

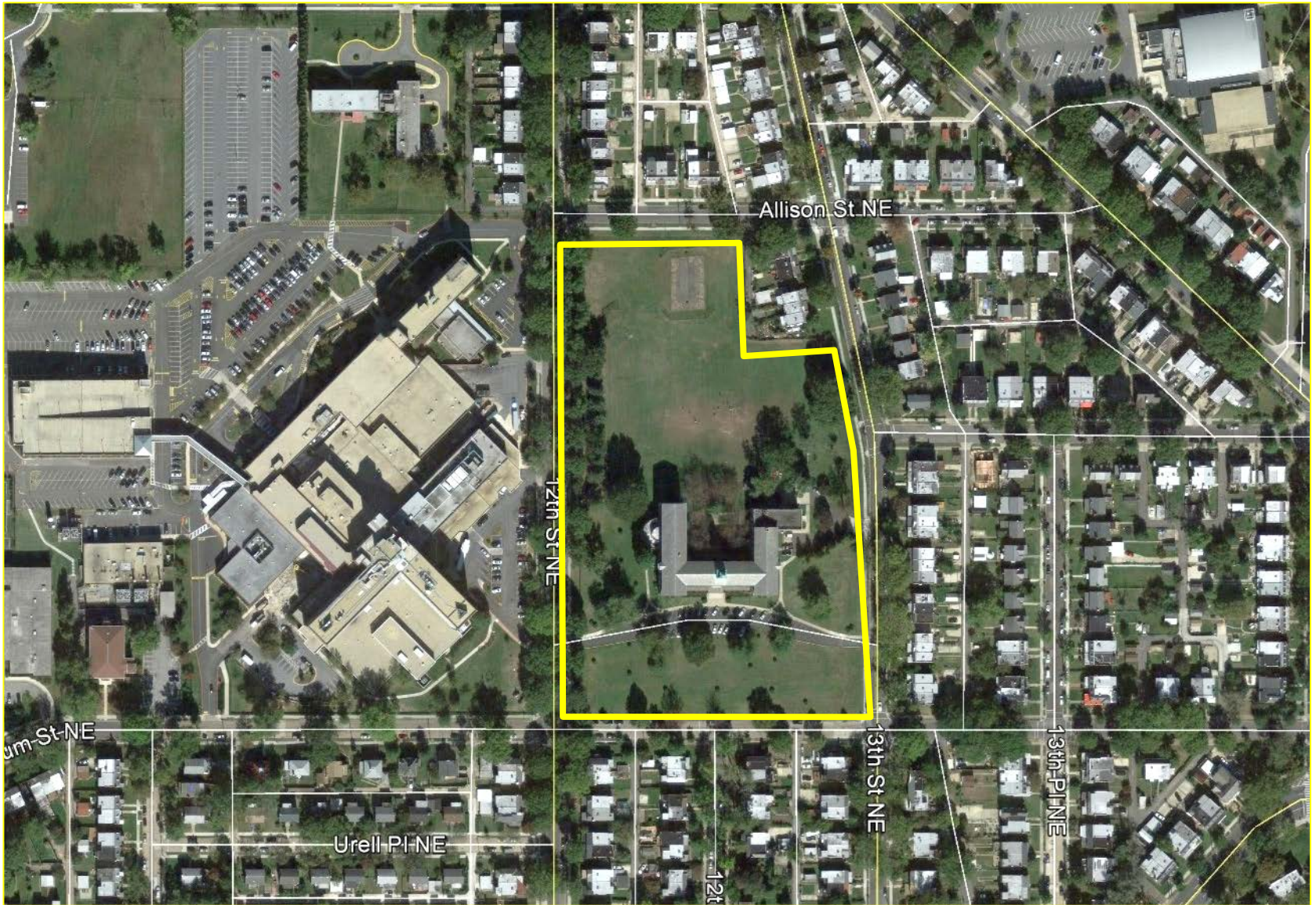


The Townhomes at Michigan Park  
The Josephite Seminary Property Update  
Washington, DC

September 2020











# EYA BACKGROUND







## Since 1992

More than 25 years  
of experience developing  
urban neighborhoods  
across the Greater  
Washington area



## Tackling the region's most complex development opportunities while maximizing value for local communities



### A proven track record

- 7,000 total units
- 10 million SF developed
- 10,000+ residents live in our homes
- Over 300 major awards and honors since 1992

### Financial capacity

- \$2 billion in development
- Equity relationships with JBGS and Bernstein Management

### Fully-integrated team

Team of over 85 employees  
encompassing acquisition, land  
development, construction, and  
sales



### Community- oriented

We build consensus  
through collaboration  
and alignment





Chancellor's Row, Northeast DC



Arts District, Hyattsville, MD



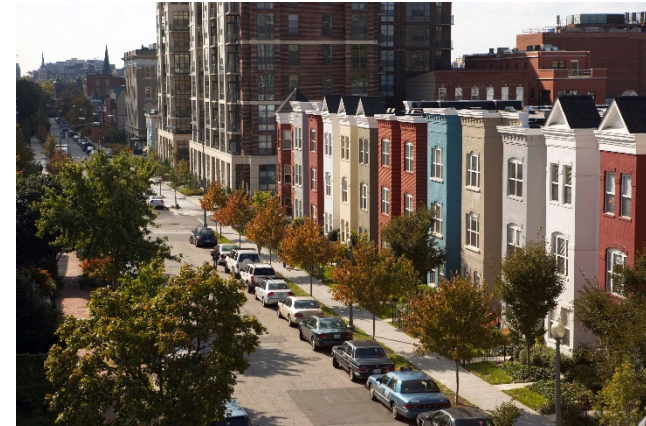
Bryan Square, Southeast DC



Capitol Quarter, Southeast DC



Chancellor's Row, Northeast DC



Harrison Square, Northwest DC

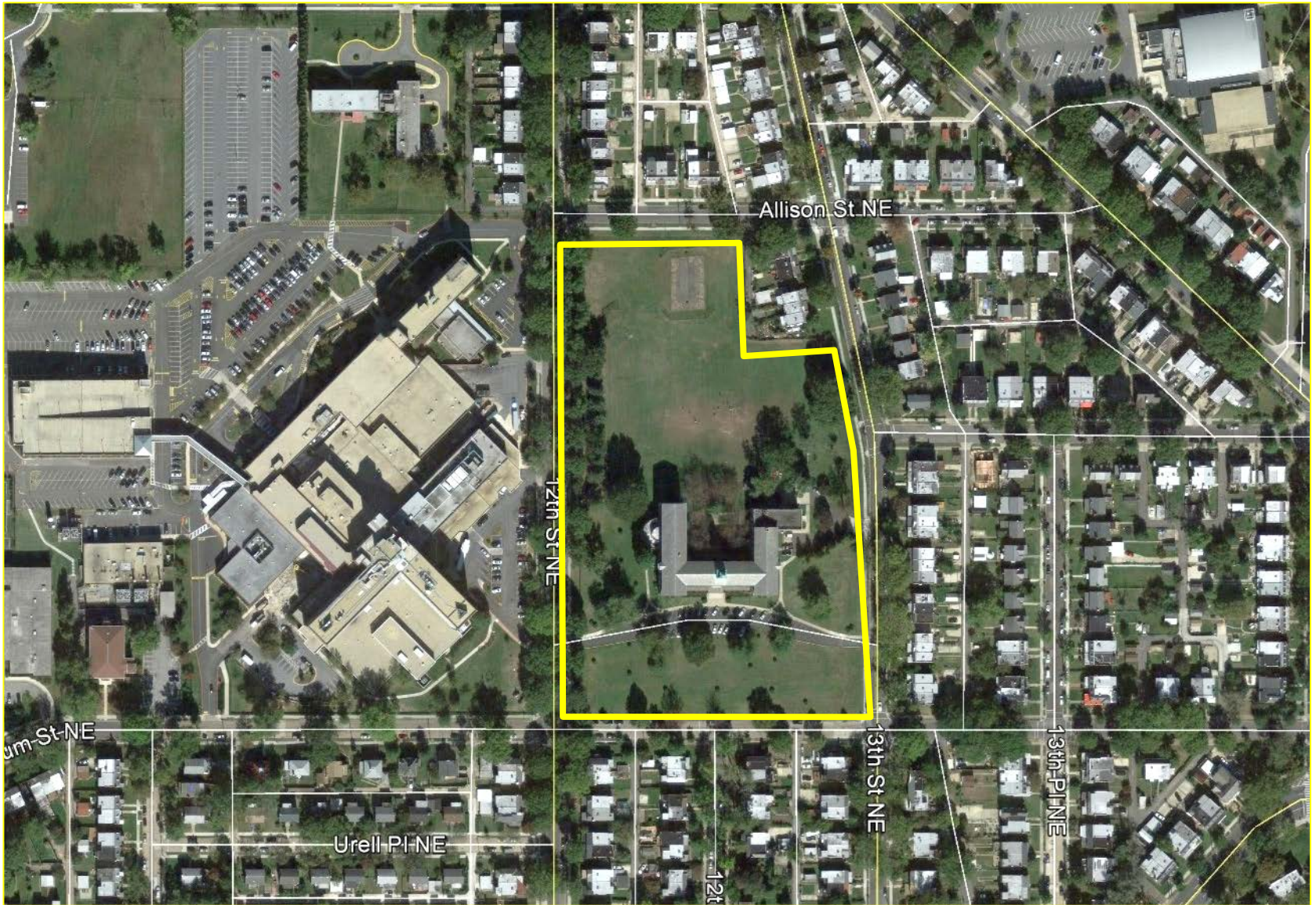




# PROJECT UPDATE



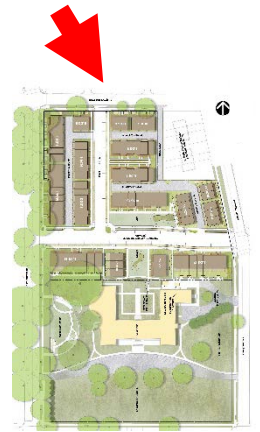








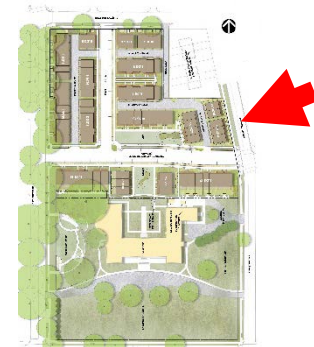








1 SARGENT ROAD LOOKING WEST



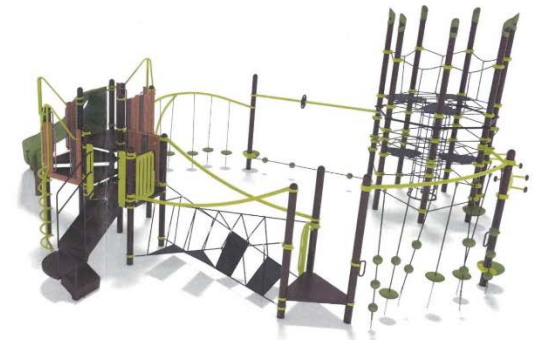












6. LANDSCAPE STRUCTURES CLIMBING PLAY PIECE



9. LANDSCAPE STRUCTURES 4 SEATER SWING SET WITH 2 BABY SEATS AND 2 REGULAR SEATS



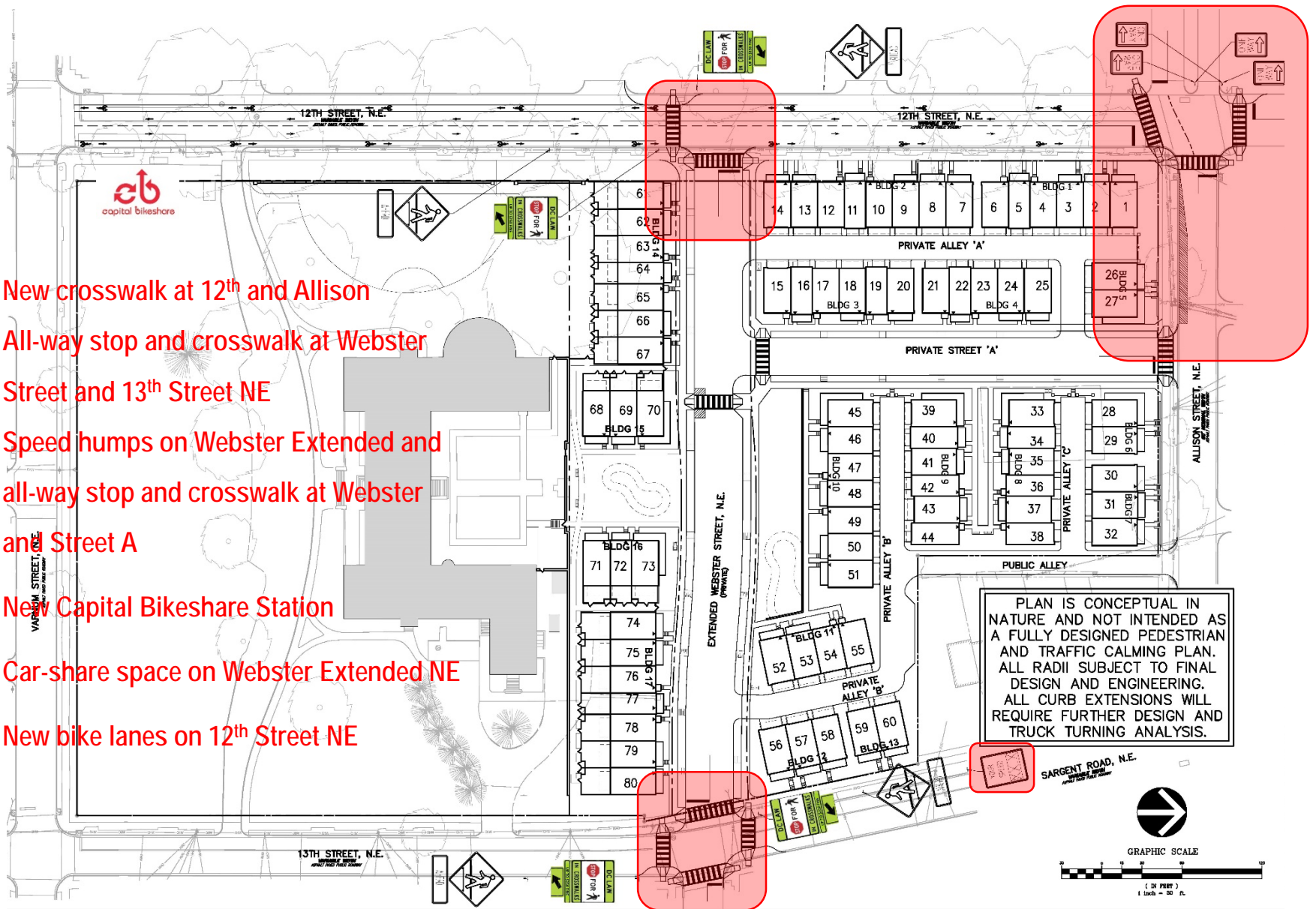
11. 42" HIGH METAL PERIMETER FENCE AT WEST LAWN PARK



13. NATURAL PLAY STRUCTURE EXAMPLE FOR WEST LAWN PARK



- New crosswalk at 12<sup>th</sup> and Allison
- All-way stop and crosswalk at Webster Street and 13<sup>th</sup> Street NE
- Speed humps on Webster Extended and all-way stop and crosswalk at Webster and Street A
- New Capital Bikeshare Station
- Car-share space on Webster Extended NE
- New bike lanes on 12<sup>th</sup> Street NE





## New Public Park Spaces

- Improvement and preservation of more than 2.5 acres of open space
- Placement of 2.5 acres of open space into a public access easement to create public gathering spaces in Michigan Park in perpetuity
- Creation and maintenance of a new play area/park for children in the community along 12<sup>th</sup> Street NE

## Historic Preservation

- Preservation of the Seminary building and surrounding land area, 50% of total land area

## Tree Preservation

- Preservation of all but one tree on the sides and front of seminary along with almost all of the oak trees on 12<sup>th</sup> Street

## Transportation Benefits

- Bikeshare Station
- Carshare space
- Traffic Calming: Full stop intersection at 13<sup>th</sup> and Webster, bulb out sidewalks at intersections and speed bumps
- Pedestrian improvements to sidewalks and crosswalks surrounding the site and off-site at 12<sup>th</sup> and Allison NE
- Bike lanes along 12<sup>th</sup> Street from Varnum Street NE to Allison Street NE in keeping with Cities Mobility Plan

## Affordable Housing

- 12.5% of units (10 units) to be reserved as affordable housing. 6 units at 50% of AMI and 4 at 80% AMI

## Employment and Training Opportunities

- Partnership with Phelps ACE High School for construction education & Contacting Luke C. Moore High School
- Work with Greater Brookland Business Association to assist local contractors with RFP's

## Tax Assistance Fund

- \$20,000 to Housing Counseling Services to offset increases in property taxes from impacted senior and low income residents near the site

## Public Art & Sculpture

- Commission \$25,000 of public art/sculpture in play area using local artists



## Schedule

- Sales trailer delivered Sep/Oct 2020
- Site work construction: Q4 2020 start
- Sales center opening Q4 2020
- Vertical construction of homes: Q1 2021 start
- Delivery of homes: Q4 2021 through sell-out

## Next Steps with Community

- Construction coordination meeting with alley neighbors
- Construction coordination meeting with adjacent neighbors
- Pre-construction survey letters to go out to existing neighbors in the next two weeks, GBBA to start survey work in October and November.
- Start implementation of public benefits plan
- Regular communication with ANC and adjacent neighbors
- EYA on-site Point of Contact (“POC”) to be determined and introduced to the community prior to start of site work.
- Will communicate with ANC representative for dissemination of information and to collect feedback from the community.



## Construction Management Plan Key Highlights:

- Work hours: 730am to 6pm (M-F), 9am to 3pm on Saturday, no work on Sunday or holidays.
- Construction entrance off of 12<sup>th</sup> Street NE
- Trailers, toilets, fences, & equipment located to minimize impacts on adjacent properties
- No tower cranes will be used
- Team will Remove trash regularly and conuct daily cleanliness walks
- All trucks leaving site will be covered to reduce dust
- Truck routes and queuing being worked out through the Public Space permitting process
- Construction parking on site and curb lane immediately adjacent to the site





## QUESTIONS AND ANSWERS

Contact info: Jason Sereno [jsereno@eya.com](mailto:jsereno@eya.com)  
Evan Goldman [egoldman@eya.com](mailto:egoldman@eya.com)

