



RESPONSE SUMMARY FOR DISTRIBUTION TO THE COMMUNITY

POUNDS, a local, small, District resident-owned real estate construction and development company, founded by former Washington Redskin Darryl Pounds, has partnered with Jubilee Housing, a faith-based non-profit affordable housing developer, to submit a proposal to the Deputy Mayor's Office of Planning and Economic Development to develop Parcel 42. We have named Sorg Architects, also a local, woman-owned architecture firm that has vast experience throughout the District, and they have designed an architecturally significant building that will fit the fabric of the Shaw neighborhood.

Our plan calls for a 100-unit, 8-story mixed-use building that consists of ground-level retail, (6) live-work units, and 94 units throughout floors 2-8. Parking for retail provides six surface spaces located on the east side of the property. Tenant parking is underground on the terrace and parking levels of the building. C-2-B zoning requires 1 space for 3 units that equals 32 spaces with an additional 3 spaces required for the retail area.



The building includes 54 parking spaces. The small parcel east of the alley is proposed to be developed as a community garden.

BUILDING MASSING & DESIGN FEATURES

The massing composition of the building has been developed to respond to adjacent structures, relate to the street pattern, and create the appearance of a much smaller scaled building so as to create a structure that is a comfortable fit with its neighbors.

The building is broken down into a number of smaller forms:

The northernmost segment has been limited to 6 stories above grade in order to be approximately the same height as the existing structures to the north along 7th Street. This form sits on a recessed retail ground floor, which acts as a podium upon which the main mass of the building rests. Additionally, in order to clearly separate this form from the main building mass, a large recess has been created. A stack of five balconies projects from this recess, providing a finer scale of elements in the composition.

The main building mass opens to 7th Street as a cellular grid of balconies with a deeply recessed facade. This treatment allows each floor to be clearly defined and provides a clear sense of scale, as well as an impression of openness, which is a strong contrast to the solidity of the side walls and roof that act as the container of these cells. The materiality of this box-like container will be a smooth, panel system of either stone or manufactured cladding units.



Below this main mass are the recessed retail and live/work facades, which feature not only lively storefronts, but five individual stairs which rise up as sculptural objects from the landscape to connect to the raised first floor of the live/work units. Similar to the effect of the projecting balconies facing 7th Street, these individual stairs inject an element of human scale to this long facade.



Attached to the main building mass above this recessed facade along R Street/Rhode Island, is the most striking feature of the design - a seven story glass facade angled toward Rhode Island Avenue covered with an irregular pattern of horizontal wood sunscreens. This form is a readily perceived response to the angled passage of Rhode Island Avenue through the neighborhood, tangential to the Parcel 42 site.

The randomness of the sunscreen elements imparts an artistic expression of finely crafted detail on this most important facade, and itself is a response to the perforated metal screen of

the Shaw Library diagonally across R Street to the southwest.

The entrance to the residential lobby is marked by a simple cantilevered, metal clad canopy. The location of this entrance separates the retail and live/work spaces, providing a buffer between the two.

Rent Projections are as follows:

UNIT TYPE	PROJECTED MO. RATE
EFFICIENCY	\$1,600
1 BEDROOM	\$2,000
1 BEDROOM + DEN	\$2,175
2 BEDROOM	\$2,310
3 BEDROOM	\$2,800
LIVE/WORK	\$2,925



The POUNDS|Jubilee team is committed to addressing the District’s affordable housing needs. Our project calls for 40% of the units to be affordable at a target rate of 40% AMI. Jubilee Housing, which has a long and successful track record as an affordable housing developer, will oversee this aspect of the project.

The neighborhood will benefit from the retail that this project proposes. Our team currently has a “letter-of-intent” from a financial institution that has a history of providing financial literacy courses. Both the residents and tenants will also benefit from the community garden that will be part of this project. We also know that this project will create both construction jobs and jobs associated with the retail tenants.



Parcel 42

PRESENTED TO THE
SHAW COMMUNITY

NOVEMBER 14, 2012

POUNDS | Jubilee Housing | Sorg Architects

- 1. Development Team**
- 2. Qualifications & Experience**
- 3. Project Vision & Approach**
- 4. Community Benefits**



Lead Developer

Development Partner /
Affordable Housing &
Services Provider



Planner & Architect

DEVELOPMENT TEAM



- Founded in 2002 by Darryl Pounds, POUNDS is a real estate development, construction & consulting firm
- POUNDS specializes in urban renewal and believes in responsible development and dedicated to investing in DC's core urban neighborhoods
- POUNDS has successfully developed multi-family, boutique condos, and retail in the District



V Apartments



400 H Street NE



Boutique Condo Projects



JUBILEE HOUSING

more than housing...homes.

- Founded in 1973, Jubilee Housing is a faith based non-profit organization whose mission to provide affordable housing and supportive services to economically disadvantaged residents of the Adams Morgan neighborhood
- Jubilee Housing currently owns and manages eight (8) multi-family buildings in Ward 1's Adams Morgan neighborhood.



Left to Right: Ritz, Mozart, Fuller, Marietta



The Euclid



- Sorg Architects is an award-winning planning and design firm headquartered in Washington, DC, with over 26 years of experience in the design and construction of mixed-use and multi-family housing projects in the city.



The Visio & Murano



Beauregard Condominiums



Solea Condominiums

QUALIFICATIONS AND EXPERIENCE



- **Prominent Location**
- **Building form aligned with R and 7th Streets**
- **Lower height at north side, adjacent to residential**
- **Projecting bay at south angled toward Rhode Island**
- **Community garden**



- **Signature building as gateway for community**
- **Design of façade reflects different contexts**
- **Sustainable design considerations**
- **Ground floor retail podium**

We are committed to achieving LEED Gold Certification using the following strategies:

- Community Connectivity
- Available public transportation
- Bike racks and changing rooms
- White roofs and landscape pavers
- Landscaping with native species
- Rainwater cistern
- 35% Water reduction
- 30% reduction in energy consumption
- Low VOC materials
- 20% Recycles content
- 20% Regional materials
- FSC certified wood products
- Views to the exterior

We are committed to benefitting the Shaw Community in the following ways:

- Provide deeply affordable housing units
- Providing 5,000 SF of additional street facing retail and services in addition to live work units
- Creating Community Green Space
- Enhancing financial literacy will be achieved through classes offered by the “financial services” retail tenant. Our team has a signed letter-of-intent from a “financial services company” to open a branch in one of the retail bays of the project
- Creating Jobs
 - New construction jobs through the First Source Agreement with DOES
 - New jobs through retailers, including our “financial services” tenant, who is committed to hiring from within the neighborhood
 - Our team will ensure the property management company hires District residents to serve in various administrative, engineering & custodial capacities