



DEVELOPMENT TEAM:

**HOME TEAM COMMUNITY PARTNERS, LLC**

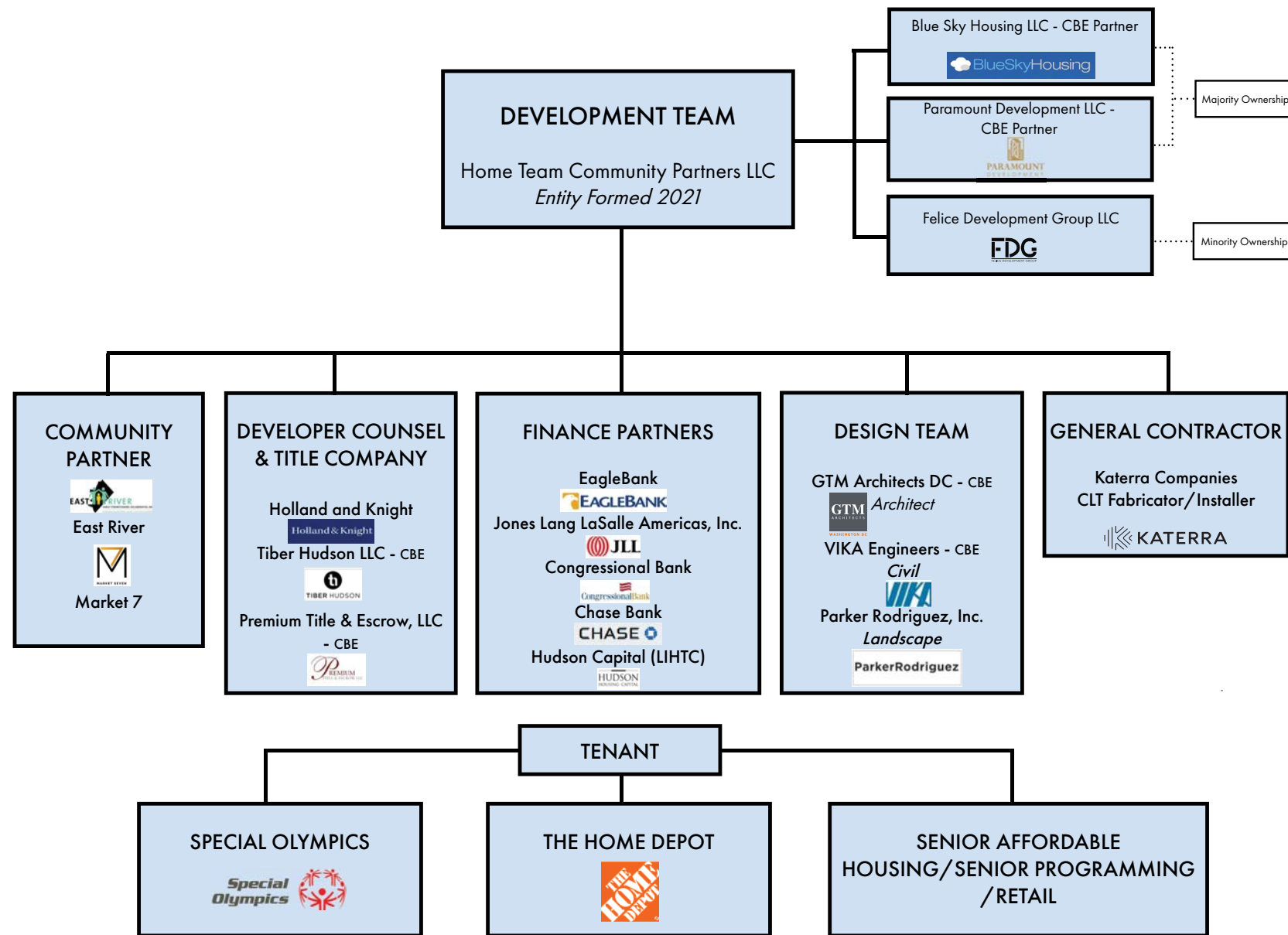


SUBMITTED TO:

**WE ARE DISTRICT OF COLUMBIA**  
GOVERNMENT OF THE  
DISTRICT OF COLUMBIA  
**MURIEL BOWSER, MAYOR**



**HILL EAST PHASE II DEVELOPMENT**  
PARCELS C, E & H (BUNDLE 2)



**Blue Sky Housing**  
 1900 M Street, NW, 3rd Floor  
 Washington, DC 20036  
 blueskyhousing.com

Blue Sky Housing, LLC (Blue Sky) is a real estate development company headquartered in Washington, DC. Blue Sky has built an impressive track record on the development side by starting in real estate the old fashioned way, i.e., one project at a time. Blue Sky started renovating dilapidated rowhouses in the District of Columbia in the late 90's and has evolved into a multi-family residential, office, retail and hospitality developer. Blue Sky's philosophy of taking under utilized real estate assets and making them into productive and contributing projects to the Washington, DC community was key in its development of luxury condominiums, apartments and senior housing over the last 20 years. Blue Sky, has established itself as a top tier developer of commercial and residential projects in D.C. Over the past decade, Mr. Horton has transformed Blue Sky from its roots in renovating dilapidated rowhouses to the developer of signature projects including Reunion Square, a 270,000 SF office building with 200,000 SF leased to DC Department of Health as New Headquarters with 500 below grade parking spaces; a 132-unit Senior Affordable Residential Apartment building with below grade parking and rooftop terrace; and a 120-room hotel building with rooftop lounge. All three buildings will have 20,000 + SF of retail. Additionally, Blue Sky developed the Aspen Apartments, a 133-unit luxury apartment project in Mount Vernon Triangle; luxury condominiums projects in the H Street Corridor (The Corridor Condominiums); The Parks at Walter Reed Abrams Hall Senior Building, a 80 unit affordable senior apartment building; U Street Corridor (Stella Polaris) and the Truxton Circle Area (The 20 Florida Ave Apartments). Blue Sky brings a strong track record in urban planning, project management, zoning and land use, financing, legal, deal negotiations and structure and community outreach.



Key Personnel:  
**Earle C. Horton, III "Chico", Managing Member**  
 chico@blueskyhousing.com

Chico is the Managing Member of Blue Sky Housing, LLC, a leading developer of commercial and residential development in Washington, DC. He has over 20 years of real estate, legal and financial experience. Chico is a Founding Member of Tiber Hudson LLC, a law firm with a specialization in real estate, banking and finance, securities and general corporate representation. He has personally been involved in billions of dollars in financings. Chico has represented Citigroup Global Markets; Goldman Sachs; Bank of America Merrill Lynch; JP Morgan Chase; UBS, Inc.; A.G. Edwards & Sons, Inc.; Morgan Stanley; Siebert Cisneros Shank & Co. LLC; McDonald Investments Inc., a KeyCorp Company and other financial institutions. He has represented clients in complex mixed-use real estate projects that have multiple layers of capital as part of its financing plan. Chico has been involved with the negotiation and drafting of complex leases, purchase contracts, partnership agreements, development agreements and other real estate transactional documents. Chico serves as bond counsel for the District of Columbia Housing Finance Agency and the District of Columbia.

Relevant Project Experience:

- Reunion Square • Washington, DC**  
 Full Development Services (as co-developer), Class A mixed-use, 270,000 sf commercial office, 20,000 sf retail, 132 senior affordable residential apartment units, below grade parking, rooftop terrace, 120-room hotel with rooftop lounge, Construction start Spring 2021
- The Aspen Apartments • Washington, DC**  
 Full Development Services (as co-developer), 10-story mixed-use, 107,113 sf commercial office, 6,800 sf retail, 133 luxury apartment units, below grade parking, 1st floor retail and lobby, private resident rooftop greenspace, Completed Summer 2016
- The Parks at Walter Reed - Abrams Hall Development • Washington, DC**  
 Acquisition, Entitlement, Community Engagement & Finance (as co-developer), 80 senior residential units, new amenity space, 10,000 sf commercial office, Completed November 2019



## FELICE DEVELOPMENT GROUP

## FIRM PROFILE

**Felice Development Group**  
4601 N. Fairfax Drive, Suite 1200  
Arlington, VA 22203  
felicedevelopmentgroup.com

Felice Development Group, LLC is a privately-owned company that specializes in full development services, including land acquisition, entitlement, financing, design, and construction management of residential and mixed-use projects in the Greater Washington, DC metro area. FDG has successfully completed multiple residential projects within the District, collaborated with major developers in the region to bring high-profile projects to completion. Executive leadership has over 24 years of construction and development experience in the Greater DC area, spanning a wide array of construction projects. The company focuses on acquiring unique properties with a large-scale vision to transform neighborhoods and create desirable homes and destinations.

### Felice Development Group:

Combines expertise in site identification, acquisition, due diligence, creative strategies, predevelopment, entitlements, design, and construction/development management to produce high-quality projects with lasting value.

Delivered nearly 7,000 luxury residential units and over 2M square feet of commercial space, as well as an extensive portfolio of historic renovations and value add developments. Currently, FDG has approximately 900 residential units and 45,000 square feet of retail space in design and development.

Been a proven public/private partner, completing 730 residential units and 40,000 square feet of retail space utilizing LIHTC and OZ financing.

Fostered 20+ years of robust real estate and construction relationships with debt and equity partners.



### Key Personnel:

**Rick Felice, President**  
rick@felicedevelopmentgroup.com

Rick has over 24 years of construction and development experience in the DC metro area, spanning a wide array of construction types and developments, including more than 5,000 units, 2M SF of commercial construction, and an extensive portfolio of historic renovation projects. He began his career in the field with general contracting and has retained the critical operational knowledge learned there to lead the completion of successful multimillion-dollar construction projects. Rick utilizes his depth of experiences and deep-rooted understanding of the industry, particularly in the Mid-Atlantic market. At FDG, he provides expertise in market survey/study, placemaking, demographics, and predevelopment services, along with creative strategies, to produce high-quality projects with lasting value.

**Larry Clark, VP, Development**  
larry@felicedevelopmentgroup.com

Larry has over 24 years of development experience in the DC metro area. Prior to joining FDG, he was Vice President/Company Officer for a leading DC developer where he was a key contributor to many complex mixed-use developments in the region, including Phase 1 of the Hill East redevelopment. His responsibilities include identifying all new development opportunities, project design, entitlements, financing, formation of strategic alliances with partners, and management of third-party consultants. His project portfolio consists of more than 2,000 completed units and 100,000 SF of tenanted retail space in the DC metro area.

### Relevant Project Experience:

**1333 M Street • Washington, DC**  
Full Development Services, including all land entitlements, Residential/Retail, 790,000 sf, 900 units, including 108 affordable units, 13 stories, Construction Start Q1 2022

**The Wren • Washington, DC**  
Design and Construction Management Services, Residential/Retail, 400,000 sf, 440 units, including 143 affordable units, 10 stories, Completed Q2 2020

**Atlantic Plumbing - Parcel C • Washington, DC**  
Design and Construction Management Services, Residential/Retail, 269,000 sf, 256 units, including 21 affordable units, 10 stories, Completed Q1 2020

## PARAMOUNT DEVELOPMENT

## FIRM PROFILE

**Paramount Development**  
3407 14th Street, NW  
Washington, DC 20010  
paramountdevelopmentllc.com

Since November 2007, Paramount Development LLC has actively transformed D.C. from the ground up. Their work includes developing projects ranging from luxury hotels and residencies to billion dollar commercial development projects.

Paramount Development's most recognized properties include the renowned Hyatt Place Hotel and Fire Station (400 E Street), the Ridge Avenue condominiums (460 Ridge Avenue), the new Lotus Apartments (4th and L Street) and the highly anticipated D.C. Wharf redevelopment project (The Waterfront). The Wharf project earned Paramount and its partners The Washington Business Journal's, "Best Real Estate Project" award.



### Key Personnel:

**Benjamin M. Soto, Owner/President**  
bsoto@premiumtitlellc.com

Owner and sole member, Benjamin M. Soto Esq., has over 20 years of real estate experience. He has invested in local real estate since 1998 and holds an active membership in the District's CBE program. Soto is the Owner/President of Premium Title & Escrow LLC and is on the Board of Directors for EagleBank, as well as DC Chamber of Commerce and the National Foundation for Affordable Housing Solutions. With an expanding portfolio, Soto has established Paramount Development as a leading force in real estate development.

### Relevant Project Experience:

**555 E Street, SW • Washington, DC**  
Full Development Services (as co-developer), 12-story mixed-use, 307,000 sf, 252-room European style hotel, 194 residential units, over 10,000 sf innovative retail space, market-rate and affordable housing senior living units, premium rooftop bar, outdoor pool and terrace, Completed May 2020

**The Southwest Waterfront Redevelopment • Washington, DC**  
Full Development Services (as co-developer), mixed use, 140,000 sf of retail and restaurant, 135,000 sf multi-purpose entertainment venue, 3 luxury hotels, 650-unit apartment building, 225 condominium units, next phase to be completed 2021

**Hyatt Place Hotel • Washington, DC**  
Full Development Services (as co-developer), 10-story hotel and state-of-the-art fire station, 214 rooms, premium rooftop bar and outdoor pool, Completed December 2015





2455 Paces Ferry Road, C-20, Atlanta, GA 30339



February 1, 2021

January 26, 2021

Daryl Thomas  
Project Development Manager  
Office of the Deputy Mayor for Planning and Economic Development  
The John Wilson Building  
1350 Pennsylvania Avenue, NW, Suite 317  
Washington, D.C. 20004

**RE: Bundle 2 – Hill East Submission**

Dear Mr. Thomas,

Let this letter memorialize our work and efforts coordinating with Felice Development and their partners/consultants to design and build a full service, 100,000+SF Home Depot store in Hill East. We are excited to be part of the proposal and committed to this location, which we foresee being the second Home Depot store in the District of Columbia.

We are attuned to the goals, objectives, and requirements noted in the RFP and the Hill East Master Plan, and we're particularly pleased that affordable housing is part of such plans. As with each of our stores, we anticipate hiring local residents and serving the local community and with this store having approximately 250-300 full and part time jobs.

As the selection process proceeds, we would be willing and happy to discuss options, answer questions, and participate as fully as possible. This site represents great potential for the Home Depot, the District, and the local community. We want to work with your proposal team, DMPED and the community to ensure Home Depot's contributions are maximized if given the opportunity to be a part of the development.

Sincerely,

D. Corbin Rowe III  
Senior Real Estate Manager

Mr. John Falcicchio  
Deputy Mayor for Planning & Economic Development  
1350 Pennsylvania Avenue NW, Suite 317  
Washington, DC 20004

Dear Deputy Mayor Falcicchio,

On behalf of the leadership team of Special Olympics International (SOI), please accept our sincere appreciation for the continued support we have received from Mayor Bowser and your team with identifying potential sites within the District for our permanent international headquarters.

We have recently connected with Home Team Community Partners (HTCP) development team; comprised of Felice Development, Blue Sky Housing and Paramount Development regarding the possibility of working with them to carry out our vision for a new SOI facility here in the District. We are working to create a facility that will not only provide office space, but more importantly to serve as a destination for Special Olympics athletes, family members, coaches, volunteers, supporters and fans to learn about, and celebrate, the 52 year history of our movement, and to further provide a headquarters from which our athletes will create a world of inclusion for all persons with intellectual disabilities over our next 52 years and beyond.

The Robert F. Kennedy Stadium and Hill East site options that HTCP shared with us, and the potential synergy with the surrounding community, is a very attractive location for us to consider. As such, should the HTCP team be selected in the bid process, SOI would be very interested in continuing conversations with them regarding how the site could potentially be tailored to incorporate our headquarters.

We look forward to learning more about this potential site as the process moves forward, and again, appreciate your time and support as we continue our search for a permanent headquarters.

Sincerely,

Timothy Shriver  
Chairman

**Special Olympics**  
1133 19th Street NW, Washington, DC 20036-3604, USA Tel +1 202 628 3630 Fax +1 202 824 0200  
[www.specialolympics.org](http://www.specialolympics.org) Email [info@specialolympics.org](mailto:info@specialolympics.org) Twitter @specialolympics  
Created by the Joseph P. Kennedy Jr. Foundation for the benefit of persons with intellectual disabilities

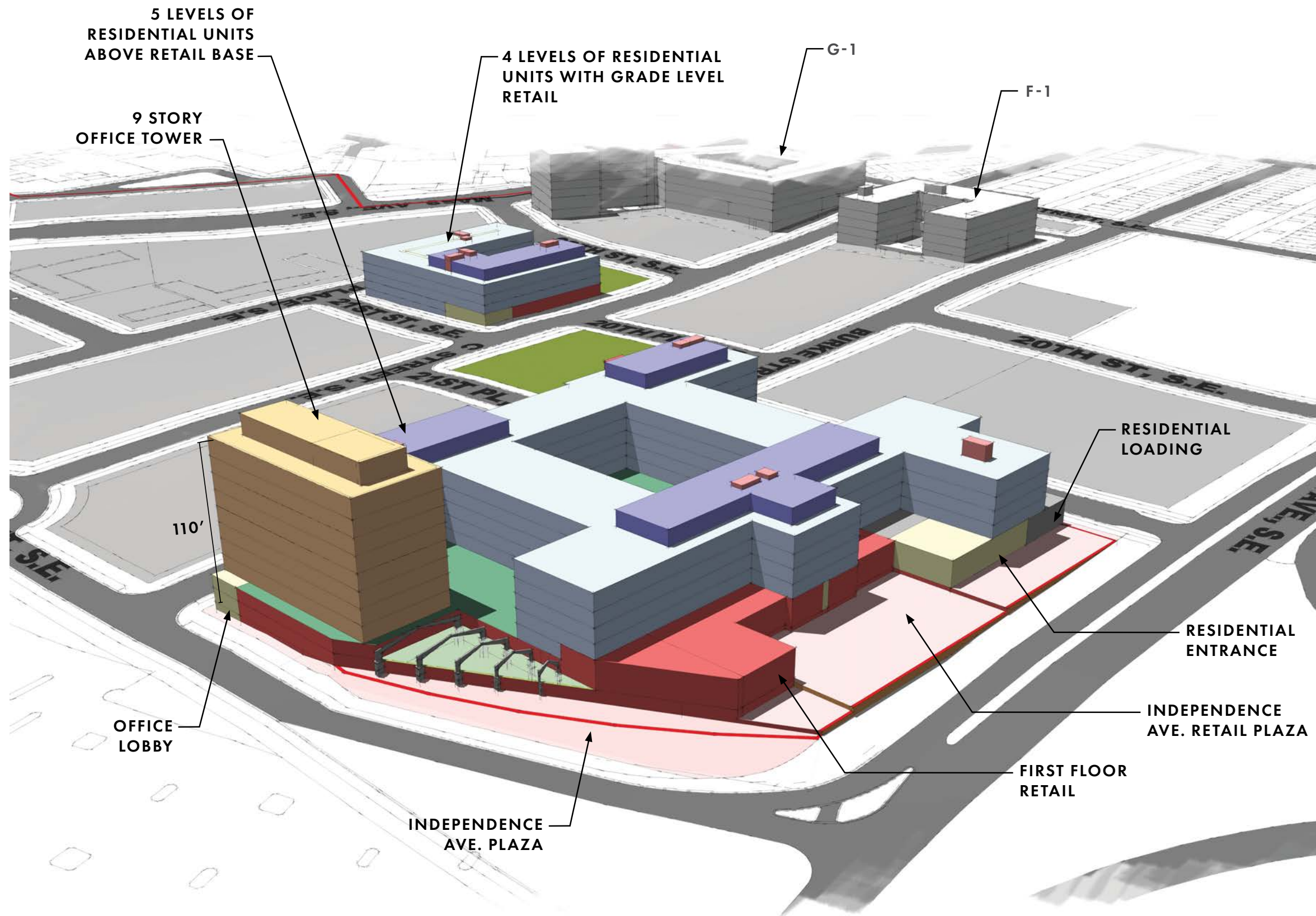




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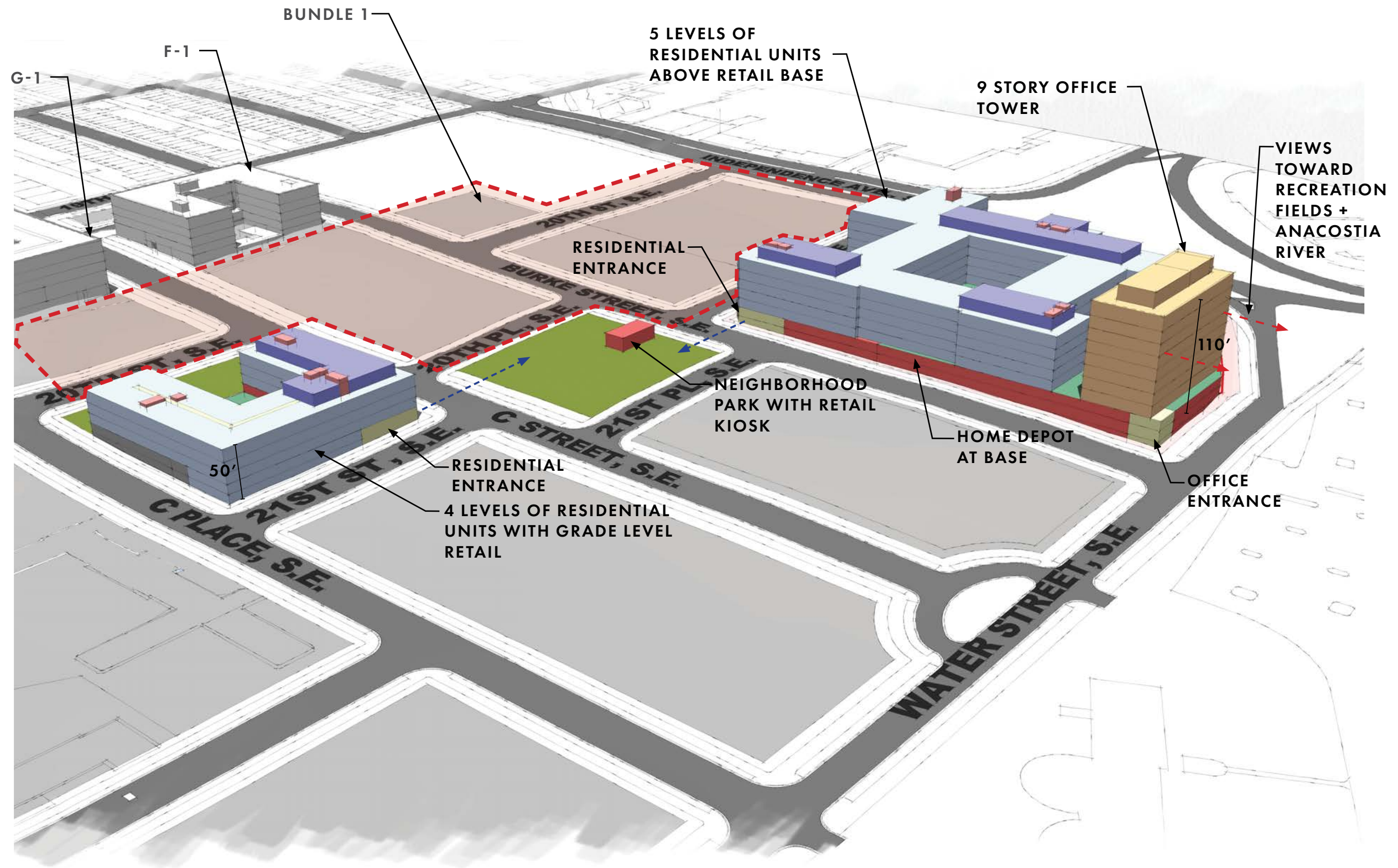
INDEPENDENCE AVENUE  
RENDERING



HOME TEAM COMMUNITY PARTNERS, LLC:



OVERALL SITE MASSING



HOME TEAM COMMUNITY PARTNERS, LLC:



## OVERALL SITE MASSING



HOME TEAM COMMUNITY PARTNERS, LLC:



**ILLUSTRATIVE SITE PLAN**

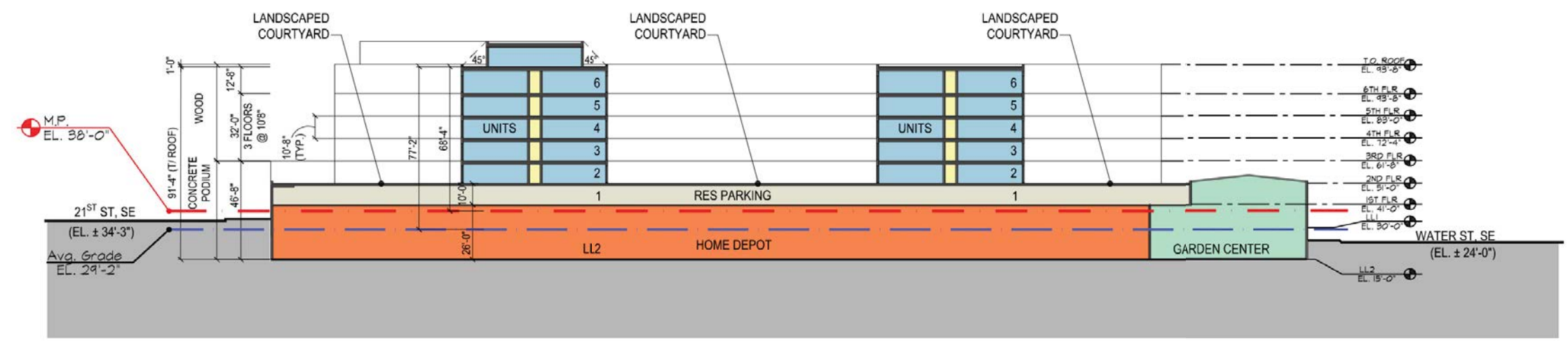
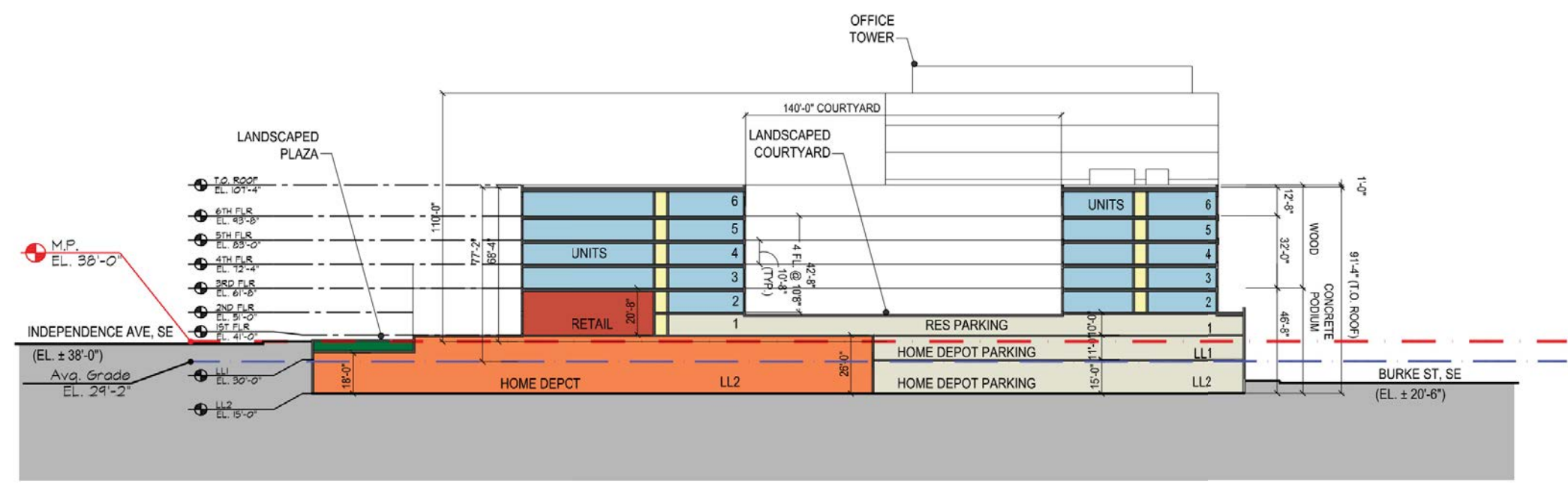




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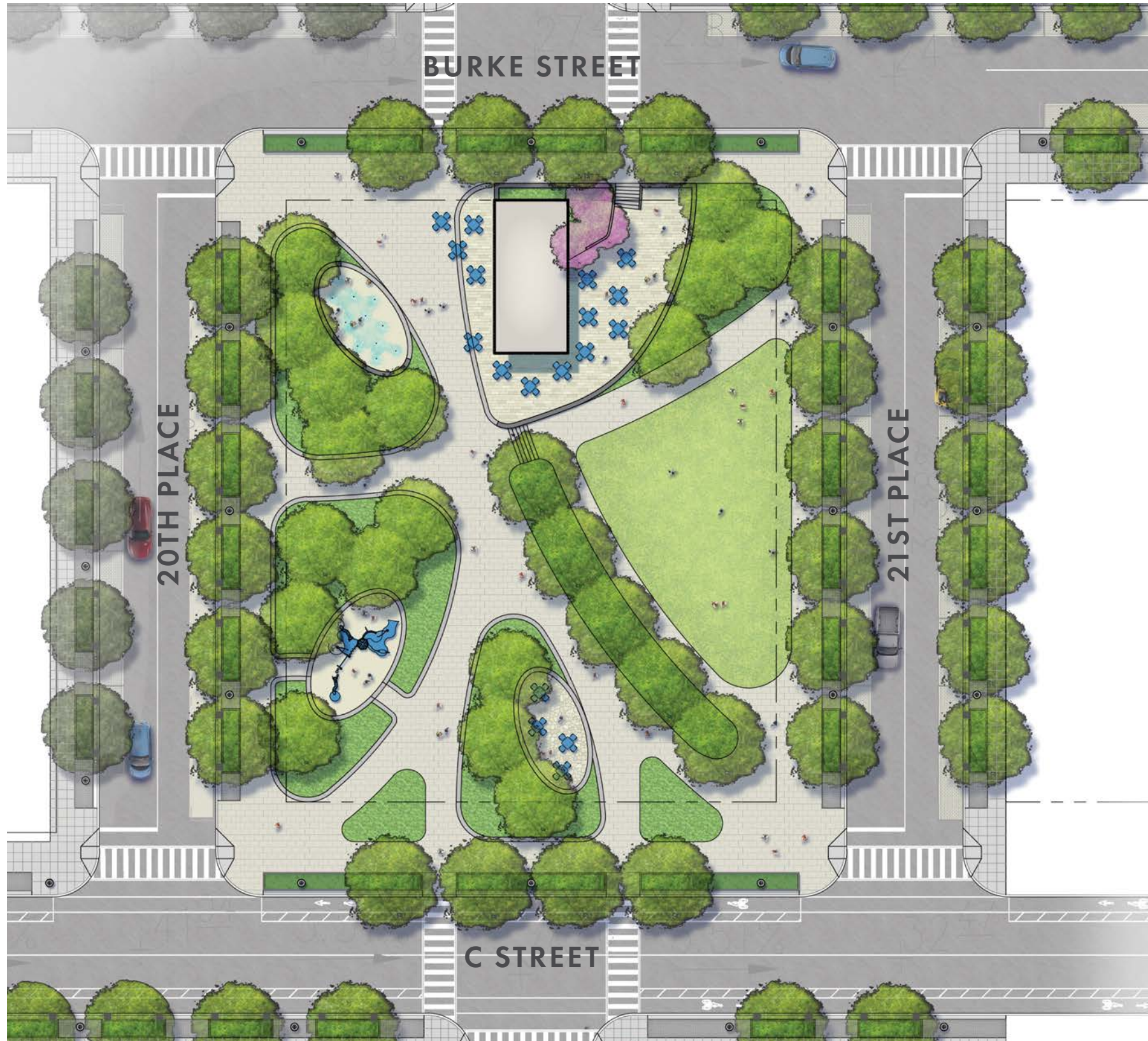
PARCEL C  
BUILDING ELEVATIONS



HOME TEAM COMMUNITY PARTNERS, LLC:



# PARCEL C BUILDING SECTIONS



HOME TEAM COMMUNITY PARTNERS, LLC:



PARCEL E  
ILLUSTRATIVE SITE PLAN



HOME TEAM COMMUNITY PARTNERS, LLC:



PARCEL E  
PRECEDENT IMAGERY



**FIRST FLOOR PLAN**  
 0 15 30 60 90  
 SCALE: 1" = 60'



21ST STREET

C STREET

20TH STREET

NORTH ELEVATION



C PLACE

21ST STREET

C STREET

EAST ELEVATION

HOME TEAM COMMUNITY PARTNERS, LLC:



PARCEL H  
BUILDING ELEVATIONS



## HILL EAST PHASE II DEVELOPMENT PARCELS C, E & H (BUNDLE 2)

- A plan that embraces the Mayor's commitment to "36,000 by 2025" mission by proposing 700 market-rate and affordable housing units in Bundle 2.
- A commitment from The Home Depot to develop a 100,000+ SF full-service store on the site. This store would be the 2nd location in the District of Columbia. This proven retailer will be an economic boost for the city and 250-300 new jobs for the local community.
- A design which includes active outdoor recreational space and a walkable, pedestrian-friendly retail plaza fronting Independence Avenue, activated by local retailers.
- A potential office tenant, a national non-profit group, has expressed interest in Parcel C for a new 80,000 SF headquarters and museum to overlook RFK fields, the river, and be near Metro.

Email [chico@blueskyhousing.com](mailto:chico@blueskyhousing.com) with inquiries.

HOME TEAM COMMUNITY PARTNERS, LLC:



THANK YOU

HOME TEAM COMMUNITY PARTNERS, LLC

