



HILL EAST PHASE II

BLOCKS C, E, H

R13 COMMUNITY PARTNERS

Community Presentation • May 20, 2021

DEVELOPMENT TEAM



Evens Charles
Frontier Development
& Hospitality Group*



Geoff Flournoy
BRP Companies



Meredith Marshall
BRP Companies



Anthony L. Wash
A. Wash Associates*



Henok Tesfaye
U Street Parking*



Casey Stringer
Broughton Construction*



Harvey Yancey
H2 Design Build*



Andrea Thomas
United Planning
Organization



Babatunde Oloyede
MHCDO



100% Minority Development Team | Majority CBE Ownership | 100% CBE Design Team | Ties to the Community

DEVELOPMENT PARTNERS



Yvette M. Alexander
Y. Alexander & Associates

Y. Alexander & Associates



J.R. Clark
Squire, Patton, Boggs



Bo Menketi
Menkiti Residential*



Kyrus Freeman
Holland & Knight



Thomas Penny
Donohoe Hospitality



Stephanie Williams
Bozzuto Management



Kevin Brown
Montage Development*



Rohan Mehra
Prusik Group



Bryan Embrey
Whiting-Turner



Matt Schagrin
Common Living



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DESIGN TEAM



*Thomas Gallas
Torti Gallas Urban*
Architect/Master Planner*



*Sarah Alexander, AIA
Torti Gallas Urban*
Architect/Master Planner*



*Michael Marshall
Michael Marshall Design*
Architect/Master Planner*



*Peter Fillat, III AIA
Fillat + Architecture*
Architect/Master Planner*



*Mamo Assefa
Delon Hampton*
Civil Engineer*



*Abdullah Ayazi, LEED AP
Global Engineering Solutions*
MEP*



*Vassil Draganov
Silman*
Structural*



*Sharon Bradley
Bradley Site Design*
Landscape Architect*



*Iris Amdur, LEED AP
GreenShape*
Sustainability*



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FRONTIER DEVELOPMENT AND HOSPITALITY GROUP



A strategic, risk-managed, value-creation firm with a double bottom-line approach, that enhances communities where it invests, all the while delivering sound economic returns to its investors and capital partners.

Diverse portfolio of hospitality and multi-family investments in urban and secondary markets across six states.

Team brings 125 years of collective tenure and over \$3.5 billion of executed real estate transactional experience.

Hospitality experience includes the development and capitalization of over \$200 million of quality lodging assets that carry flags by major international brands such as Marriott, Hyatt, Hilton and IHG.



The Westin Baltimore Washington



Fairfield Inn & Suites by Marriott
Atlanta Downtown



DoubleTree by Hilton Largo - Washington DC

**Black Enterprise
Largest 100
Black Owned
Businesses in the
Nation 2019**

**Outstanding
Entrepreneur
Award**

Presented by the
Caribbean American
Heritage 2019

**Deal of the
Year Award**

DoubleTree by Hilton
Largo, MD, presented
by NABHOOD 2016

**Entrepreneur
of the Year**

Awarded by
NAMD 2010

**Outstanding
Hotelier Award**

Presented by the
Asian American
Hotel Owners
Association 2010

**Hotel Owner
of the Year
Award**

Presented by
NABHOOD 2009

BRP COMPANIES



Building for Better: Brick by brick. Building by building. Block by block.

At BRP Companies, we're committed to raising the bar for real estate. Every day, we bring a holistic, thoughtful approach to each project - developing equitable, sustainable solutions that benefit tenants, investors, and everyone in between.



Geoff Flournoy



Meredith Marshall



Ranked #3
Most Active NYC
Developer of 2020
by The Real Deal

\$3.7B
Active Portfolio

4,700
Total Units
Completed or Under
Development; 3,000
Units in Pipeline

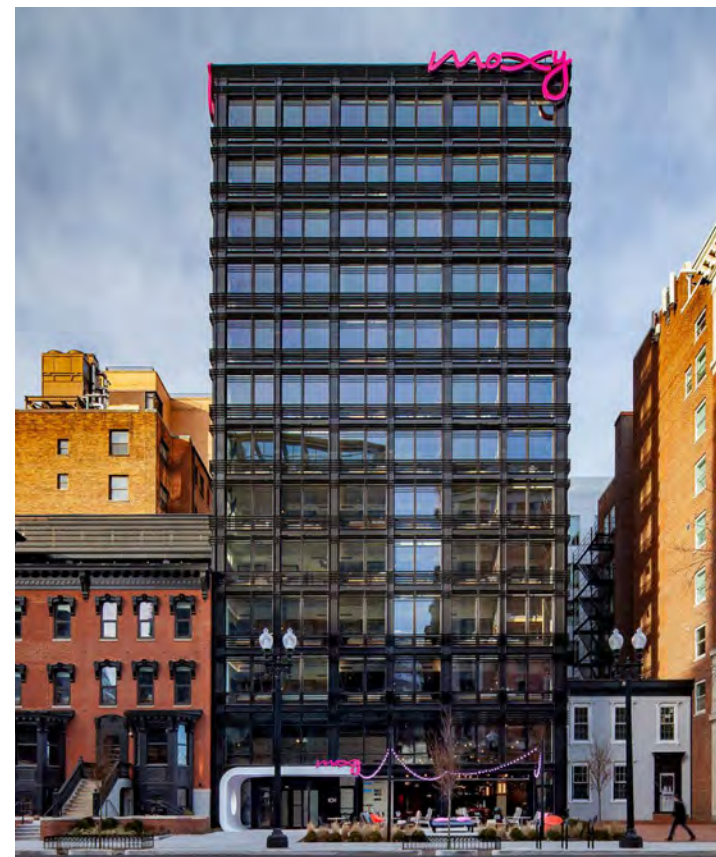
615K
Square Feet of
Community Facility
and Retail Space Built
or Under Development

3,200+
Jobs Created in
Under served
Neighborhoods

**14 Year
Joint-Venture
Partner with
Goldman Sachs**



CREATING TRANSFORMATIVE NEIGHBORHOODS



"A PLACE FOR ALL PEOPLE"



Our plan for **HILL EAST** will provide residents and guests with **COMFORTABLE** and **SAFE PLACES** to **LIVE** and **REST, SOCIALIZE** with neighbors, and **ENGAGE IN HEALTHY LIFESTYLES**.

A VIBRANT NEIGHBORHOOD





HEALTHY ACTIVE LIVING

PARKS • PLAYGROUNDS • RETAIL • GROCER

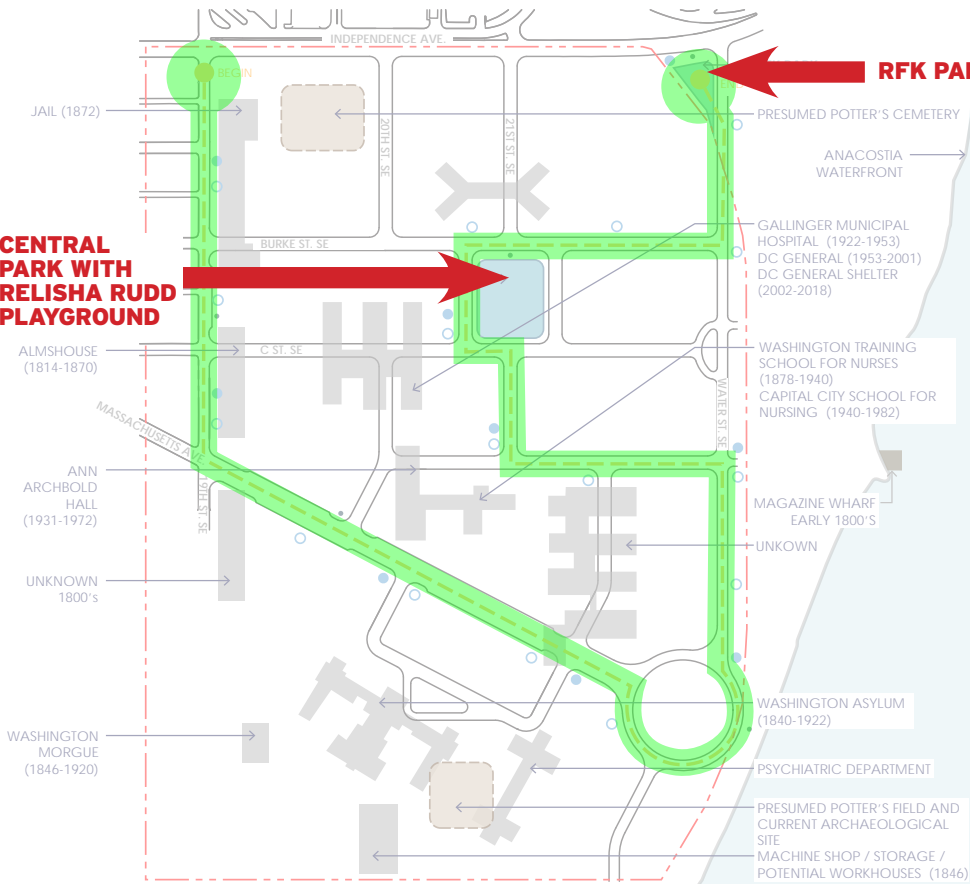
RFK MEMORIALIZATION | RELISHA RUDD PLAYGROUND



Yvette Alexander and
Relisha Rudd's Mother



HILL EAST HISTORY AND CULTURE WALK



• CULTURAL TRAIL SIGNAGE



○ TRAIL MARKER



• ART



■ HISTORICAL NAMESAKE DEDICATION

An aerial night rendering of a sustainable urban development. The scene features a large, modern stadium with a curved roof and glass facade in the upper left. In the center, a large, multi-story residential or commercial building with a grid-like facade and many lit windows is prominent. To its right, a smaller, more traditional brick building with a flat roof is visible. The foreground shows a street with cars, trees, and a small park area with a red heart sculpture. The overall atmosphere is illuminated by the warm lights of the buildings and the cool blue tones of the night sky.

A SUSTAINABLE AND RESILIENT COMMUNITY

LEED PLATINUM

LEED ND

NET ZERO READY

**LOW IMPACT
STORMWATER
DESIGN**

DEVELOPMENT PROGRAM

RENTAL HOUSING

Marketing/Management Partner



- 1,005 Rental Units
- 334 Affordable Units Complying with AWI Act and §10-801 (33%)
 - 184 units at 30% MFI
 - 150 units at 50% MFI
- 334 Middle Income and Workforce Housing Units at 80% MFI to Meet RFK Ideals (33%)
- 333 Market Rate Units (33%)
- Studios, 1-3 BR Units Available at each Income Tier Evenly Disbursed Throughout

Maximizing a Mixed-Income Community
If You Work in DC, You will be able to Live in HILL EAST



DEVELOPMENT PROGRAM

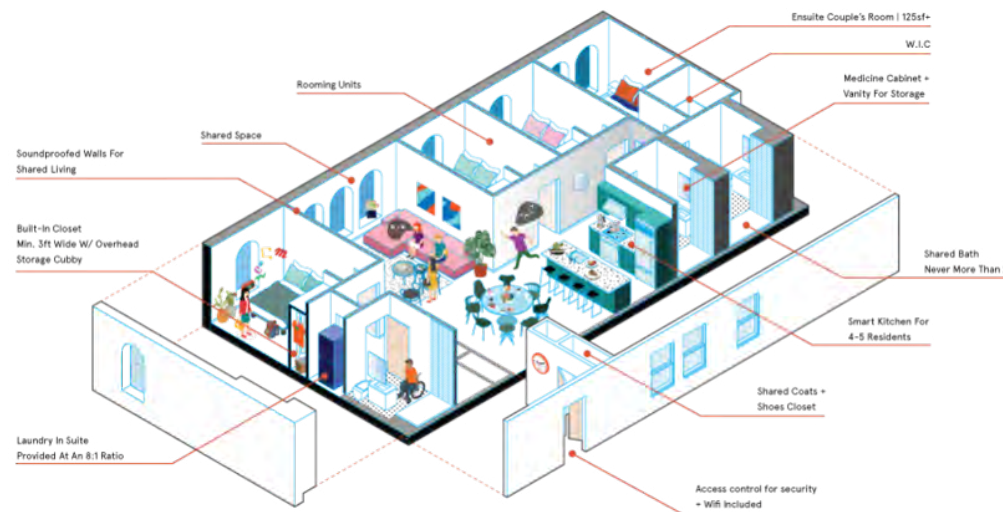
CO-LIVING

Marketing/Management Partner



- **115 Co-Living beds**
35 Affordable (30%)
 - 19 beds at 30% MFI
 - 16 beds at 50% MFI
 - 80 market-rate beds
- **Fully Furnished**
- **Private Bedroom**
- **Shared high-end Kitchen**
- **Basic Supplies**
- **Free On-Site Laundry**
- **Free high-speed WiFi**
- **Weekly Cleaning**
- **Property Services**

*Housing with a More Flexible Lifestyle
at an Affordable Price Point*



DEVELOPMENT PROGRAM

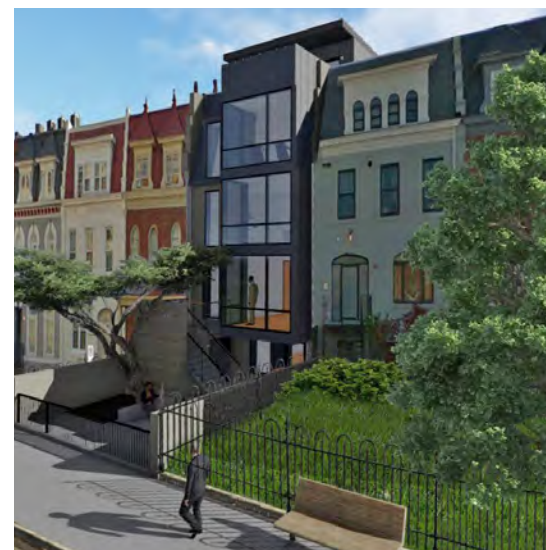
HOME OWNERSHIP

Marketing/Management Partner



- **126 For-Sale Units**
38 Affordable (30%)
 - 19 units at 50% MFI
 - 19 units at 60% MFI
 - 87 market-rate units
- **Studios and 1-3 Bedroom Condo Units**
- **A Collection of 2-over-2s and Town Homes Available**

Wealth Creation for Economic Stability and Independence



DEVELOPMENT PROGRAM

HOSPITALITY



DONOHUE
Integrity and Vision Since 1884

- Marriott Residence Inn Offering Extended Stay Apartment-Style Suites
- Lobby Bar and Lounge
- Restaurant
- Rooftop Lounge with Unobstructed Views of the Capitol and the Capitol Hill Neighborhood.

*Spearheading a Tourism Hub as
Ward 7's First Cornerstone Hotel*



**HOSPITALITY BRANDS
THE DEVELOPMENT TEAM HAS WORKED WITH:**



DEVELOPMENT PROGRAM

RETAIL

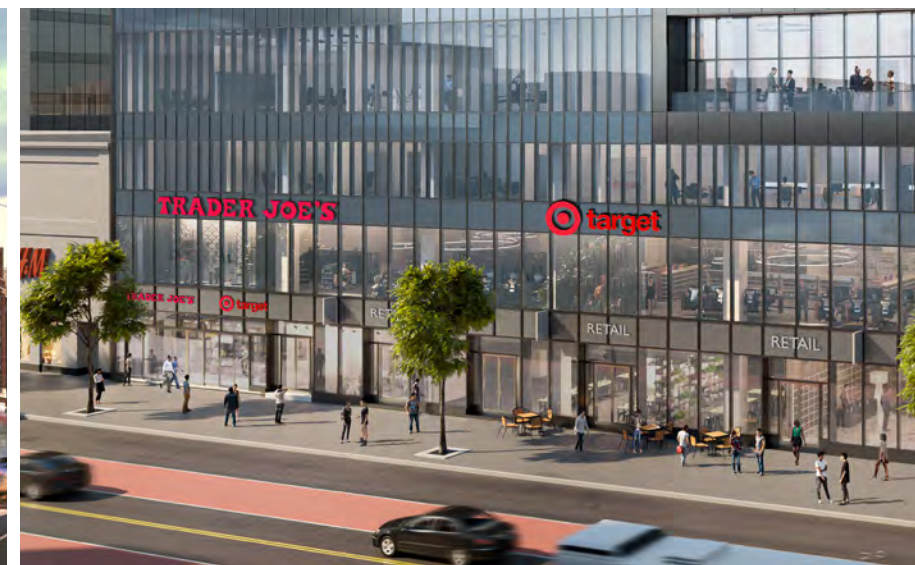
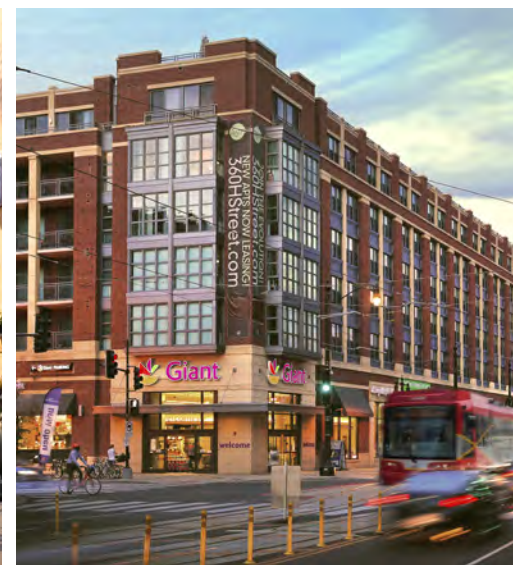


- Quality Grocery
- Essential Retail
 - Household Products
 - Restaurants
 - Fitness
 - Services (Banks, Health & Wellness, etc.)

Responsible Retail that Meets the Needs of the Community



GROCERY TENANTS THE DEVELOPMENT TEAM HAS WORKED WITH:





LOCAL BUSINESS
OPPORTUNITIES



ECONOMIC
GROWTH



LOCAL
EMPLOYMENT
OPPORTUNITIES

EDUCATION AND
JOB TRAINING

THINK
ABOUT
THINGS
DIFFERENTLY



CREATING OPPORTUNITIES

Retaining and Empowering Residents in the District



MIX OF
RETAIL AND
COMMERCIAL



HOME GROWN
DEVELOPMENT
TEAM



LOCAL
EMPLOYMENT
OPPORTUNITIES



QUALITY
HOUSING



EDUCATION
JOB TRAINING
AND
JOB PLACEMENT



COMMUNITY OUTREACH

We Have Met with Kingman Park Civic Association, Friends of Kingman Park, and ANC 7F



NEIGHBORHOOD
BASED AMENITIES



LISTENING
TO THE
COMMUNITY



WORKSHOPS
AND
CHARRETTES



QUALITY
HOUSING



REMEMBERING
HISTORY AND
CULTURE



COMMUNITY ENGAGEMENT

We Have Met with Kingman Park Civic Association, Friends of Kingman Park, and ANC 7F

Emerging Community / Destination

BUILT ON INCLUSIVITY, EQUALITY AND BETTERMENT



A “Place for All People” Built by the People

Strong Community Alignment with Ward 7

100% Minority Development Team
Led by all Native Washingtonians with
Majority CBE Ownership as well as a
100% CBE Design Team

Well Capitalized, Uniquely Qualified,
and the Necessary Experience for
Certainty of Execution

A Place for Inclusive Living Options with a
Comprehensive Variety of Living Options

Signature Mid-Box Grocer with a
wide Variety of Quality Retail

An Environmentally Sustainable
and Resilient Neighborhood

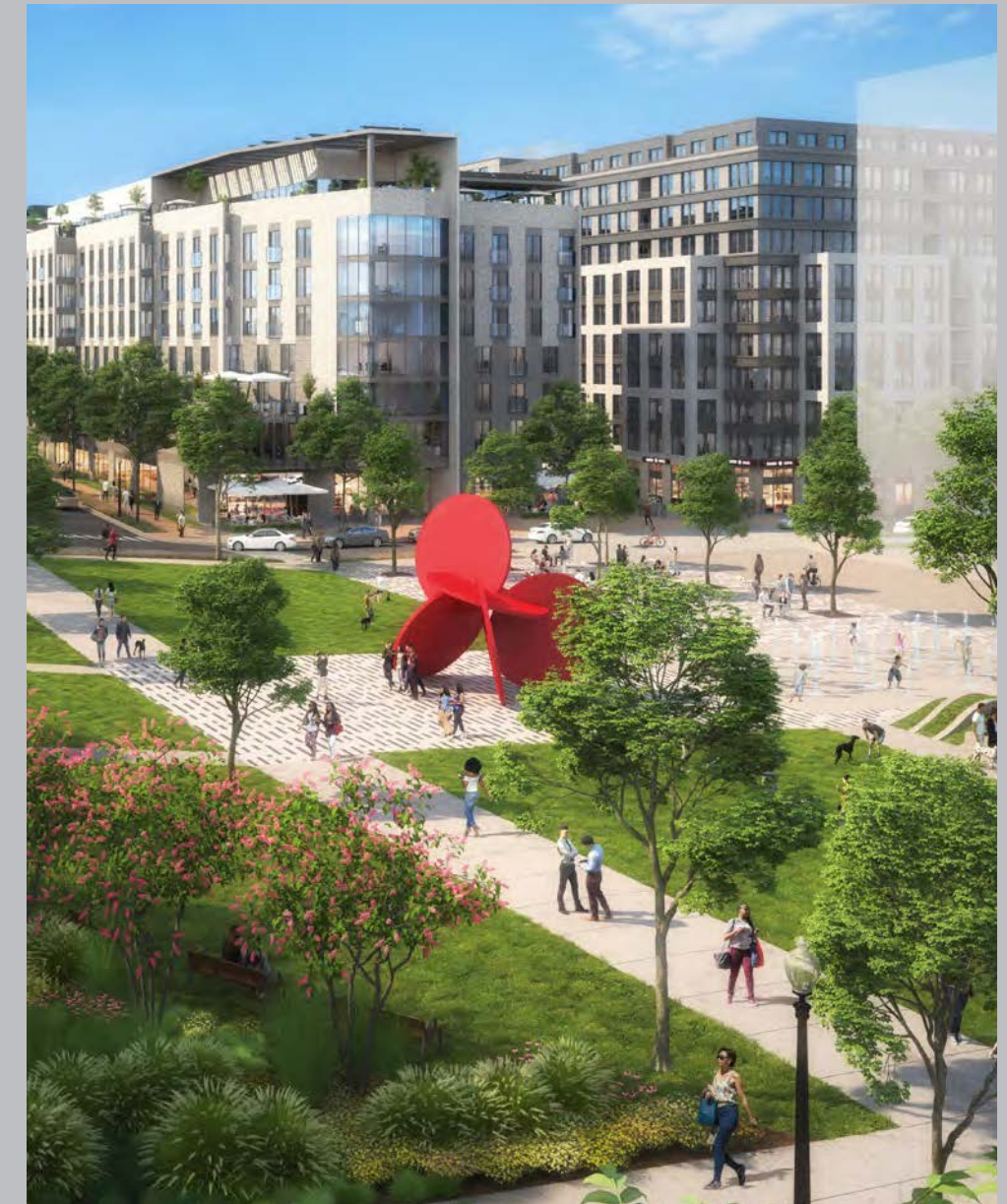
4,000 New Construction and
250 New Permanent Jobs

Incubator Space for Local Entrepreneurs,
Start Ups and Job Training Facilities

R13 COMMUNITY PARTNERS | YOUR PARTNER ON HILL EAST

Emerging Community / Destination

IF YOU WORK IN DC, YOU WILL BE ABLE TO LIVE IN HILL EAST



Q&A

R13 COMMUNITY PARTNERS | YOUR PARTNER ON HILL EAST