



## The Situation

The District of Columbia (the “District”) owned two aging public facilities, a library and fire station, located on separate parcels (“Square 37” and “Square 50”) in the city’s West End neighborhood. Unable to budget for new facilities during the significant economic downturn of the Great Recession, the District sought to utilize the value of the air rights of each site to deliver new public facilities as part of a larger public-private, mixed-use development project. The District, through the Office of the Deputy Mayor for Planning and Economic Development (DMPED), and in partnership with the District of Columbia Public Library (“DC Library”) and District of Columbia Fire and Emergency Medical Services Department (DC FEMS), sought a dynamic development partner that had the ability to work with DMPED to plan for two separate mixed-use development projects, each including a specific public facility important to the West End neighborhood.

## Actions & Results

Member(s) of our team, while working for DMPED, managed the solicitation and selection process for the West End Parcels. After DMPED selected its development partner, EastBanc (the “Developer”), member(s) of our team successfully negotiated a partnership agreement between the District and the Developer. After the partnership agreement was executed, member(s) of our team played a key role in the entitlement process and in capitalizing the project, including securing public funding to offset the cost of developing affordable housing and to develop a temporary fire station. Both parcels broke ground in December 2014.

**Square 37** is a 325,000 GSF mixed-use building with 7,500 GSF of ground floor retail, a 20,000 GSF new West End Library, and 164 luxury residences. It delivered in December of 2017.

**Square 50 Project** is a 110,000 GSF mixed-use building with a 15,000 GSF new state-of-the art DCFEMS Engine Company #1, a 19,000 GSF public squash facility and 61 residential rental units. Of the residential rental units, 52 are affordable units set aside to households at or below 60% Area Median Income (AMI), and 3 are Permanent Supportive Housing (PSH) units for households at or below 30% AMI. It delivered in May of 2017.

### Development Program

- Residential Rental:** 154 Units
- For-Sale Residential:** 71 Units
- Retail:** 7.5K GSF
- Public:** 35K GSF
- Other:** 19K GSF

### Overall Benefits

- Brand-new, state-of-the-art fire station at no cost to the District neighborhood
- Brand-new, state-of-the-art library at no cost to the District
- 55 affordable or permanent supportive rental units
- New, reusable temporary fire station facilities for future DCFEMS renovation projects

### Economic Opportunities

- Temporary and permanent job opportunities across different sectors and employment levels.

### Environmental Sustainability

- Square 37 built to LEED Gold standards
- Square 50 built to LEED Silver standards