

## PROJECT SUMMARY



### TEAM

**Developer:** The Argos Group, LLC

**Equity Partner:** Valstone Partners

**Architect:** Moya Design Partners

**Operator:** Valstone Partners

### PROGRAM

**Number of Senior Assisted Living Units:** 60

**Parking Spaces:** 16

**Architecture:** Restore Original Buildings, no additions.

**Add:** bikeshare station, and bike parking along P Street

**OUR PROPOSAL:** The Argos Group and Valstone Partners (“Team”) proposes to address the shortage of available beds for seniors, by developing a Senior Assisted Living Facility on the site with approximately 60 units, all of those units designated as affordable, the buildings will be historically restored, no additions will be made.

- Our proposal has a **strong financial plan that will not require additional subsidies from the District.**
- Our team has the **necessary experience** to complete this project on time.
- We have **strong experience renovating Historic Landmarks** in the District of Columbia.
- Equitable Development, Lead Developer is a **local DBE/CBE firm.**
- Architecture: John Mercer Langston Elementary School and Slater Elementary School’s **centenary legacy** are at the hearth of this design concept.

### COMMUNITY PLAN:

- **Senior Assisted Living Units:** Our proposal places emphasis on high quality affordable units.
- **Truxton Circle Scholarship:** Merit-based: This scholarship will be awarded based on a student’s academic, and will recognize academic achievement for students of the District of Columbia enrolled in Public or Charter Schools
- **Site Visit Program:** familiarize students with the different professional trades involved in the development process, and to encourage students to pursue careers in such trades.

# - THE LANGSTON



## AFFORDABLE SENIOR HOUSING IN TRUXTON

### DEVELOPMENT TEAM

Langston Community Partners, the ownership entity, is comprised of **three minority-owned companies and a local community development corporation**, including **Banneker Communities, HEP Development, Lopez and Associates, and Medina Living Ideas for Family Excellence CDC**. These organizations and their principals bring decades of experience working on projects similar to the Langston and Slater buildings. The project is being designed by award winning minority-owned firms **dp+partners llc** and **Moody Nolan**—the largest African American design firm in the United States and AIA 2021 National Firm of the Year.

### DEVELOPMENT PROGRAM

The Langston will include 56 senior affordable apartments as well as 18,000 square feet of space for A.R.E, Inc. The apartments will include one studio and 55 one-bedroom units.

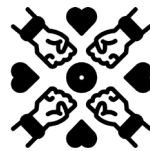
Our goal is to develop a project that will be affordable for any senior resident in the District of Columbia regardless of their income. We worked incredibly hard on the budget and proforma to keep the costs down and develop a project that would be extremely attractive to seniors who have lived in the community for years and who want to continue to age in place.

## BENEFITS



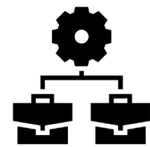
### AFFORDABLE HOUSING

56 new senior affordable units to the Truxton and Ward 5 community. The affordability mix will include 16 apartments at 30% AMI, 20 apartments at 50% AMI and 20 apartments at 60% AMI.



### DBE AND MINORITY FOCUSED TEAM

Prime design contract award to DC-based DBE and minority-owned design firm; and prime construction contract to DC-based and local DBE construction company.



### JOB CREATION

Creation of full-time and part-time jobs in the District of Columbia during construction, and summer internships for Ward 5 residents who are interested in commercial development and construction.





# LANGSTON SLATER PLACE

## A PLACE THAT MATTERS

Purpose Driven Real Estate & Community Development

Langston Slater Place reimagines and recreates the Langston Slater Schools Campus as a prominent, valuable, community centric place; that hosts a dynamic community of housing, educational, and civic uses; which transform the campus into an inclusive gathering place; an intentionally crafted “place that matters” that powers “people centered” social, cultural, educational, and economic outcomes.

The Langston Slater Community Partners (LSCP) “placemaking” vision for the campus is driven by our commitment to joining hands with the community to create a “place” that matters. Both ARE and NPCA will provide educational and instruction and cultural service resources to residents of every age. Additionally, the affordable assisted living community will provide high-quality housing to our city’s most vulnerable residents. Parallel to the educational, vocational, and cultural assets within the redeveloped campus, the assisted living community will also offer over 70 permanent employment and career opportunities and training for area and city residents to take advantage of.

**CO-DEVELOPERS**  
 Gragg Cardona Partners  
 Foundation Housing  
 Carding Group  
 National Peace Corps Association

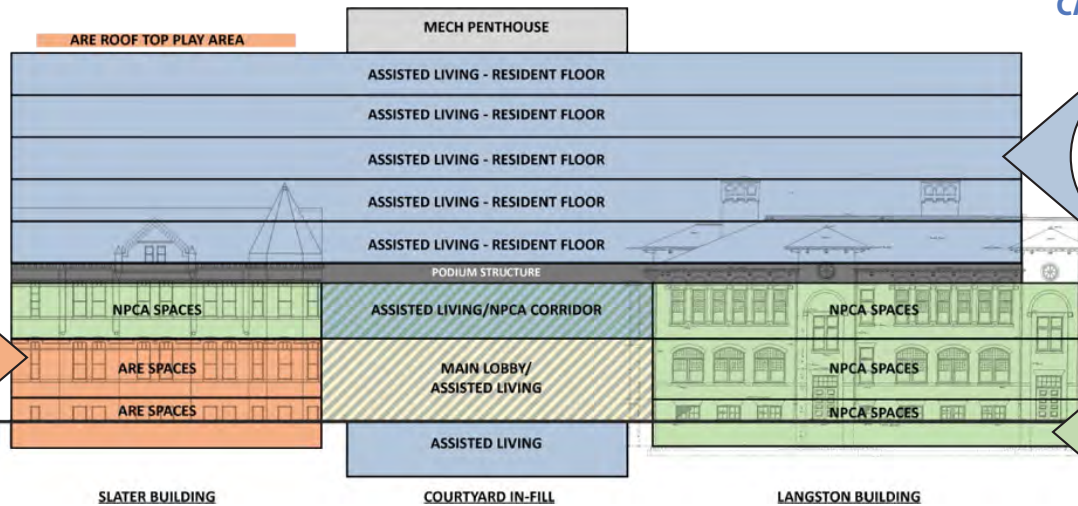
**FINANCIAL PARTNERS**  
 Affordable Housing Partners  
 Berkshire Hathaway Group  
 Systima Capital Management

**DEVELOPMENT CONSULTANTS**  
 E4H Architecture  
 Walter Sedovic Architects  
 EHT Traceries  
 Smoot Construction

**COMMUNITY PARTNER**  
 Associates for Renewal  
 in Education

**EDUCATING OUR CHILDREN**

ARE Childcare & Educational Program



**CARING FOR OUR SENIORS**

Affordable Assisted Living Community

**ENGAGING OUR COMMUNITY**

Museum of the Peace Corps Experience & Community Center

# RESTORED. REINVIGORATED. REIMAGINED.

## Lebanon Village at Langston-Slater

### DEVELOPMENT OVERVIEW

- Vibrant **mixed-income village** that repositions the historic Langston-Slater Schools into the Truxton Circle community
- Quality **for-sale and rental housing** for residents across all income levels and family types
- **Sustainable design** that will preserve the historic nature and cultural contributions of the Langston and Slater buildings
- **Engage and listen to** the residents of the **Truxton Circle Community**
- Addresses and identifies the most pressing unmet needs and desires of community residents
- **55 total units:** variety of units sizes – some **larger family-sized units**
  - 43 rental units (21 affordable)
  - 12 for-sale units (6 affordable)
- 49 % Affordable Housing Units - **Priced to be affordable at 30%, 50%, 80% of AMI - exceeds District requirement**
- **Sufficient off-street parking** to reduce congestion
- Mix of for-sale units provides **opportunity for long-term property appreciation and wealth building**
- **Respectful and thoughtful Space Planning for Associates for Renewal in Education (ARE)**



### DEVELOPMENT TEAM AND COMMUNITY BENEFITS

Significant minority participation and local community involvement, as well as: in-depth experience in mixed-income residential development; historic preservation; community engagement; and, a commitment to small business development and local resident job training

A Unique Collaboration of Experienced Local Developers Creating Wealth Building Opportunities through homeownership:

- The project will attract mixed-income residents and homeowners which will enhance diversity and vibrancy to the community
- The project will foster centered community engagement through collective stewardship of affordable housing in perpetuity, anchored by the Douglass Community Land Trust & Habitat for Humanity
- Collaborative community interactions & exploration of partnerships with House of Lebanon, Northwest One, DCHA Redevelopment projects & other public-private projects
- Strong connections to existing services & programming in the Truxton Circle neighborhood and throughout the District: community meeting spaces, child/senior supports, medical assistance
- The Mt. Lebanon Community DC (CDC) will enhance and expand its vision of improving the lives of local residents' by adding more assessable dwellings and supportive services



Montage-Rosewood-Dance Partners (MRDP) is excited to share our **transformative development concept** that provides much needed **affordable homeownership** opportunities, new **permanent job creation**, and represents the local DC arts and education economy. Our team is **truly diverse, inclusive, equitable**, and reflective of the **full creative potential** of the District of Columbia.

The MRDP Ownership Team is 100% Black-owned and Black-led.  
 Our Design, Construction, and Construction Team Includes:  
**CBE Firms: 8    Women-owned/led firms: 5    Black-owned firms: 8**

The project is a **job creator** and an **economic engine**. **Systemic-level change** will provide a foundational commitment to **advancing racial equity** in the arts, education, workforce, and community planning.

**Community Benefits will include:**

- New Arts and Education Commercial Building Anchor – to be co-owned by DIW and ARE – provides a permanent foothold for community-based organizations (CBOs) in Ward 5
- Creation of long-term cultural, educational, and affordable housing assets for Ward 5 residents.
- Increased patronage of local businesses.
- Sensitive restoration of historic Langston and Slater schools and conversion into a vibrant mixed income condominium community providing long-term investment opportunity for low to moderate income qualified buyers.
- 33 new beautiful condominium residences
  - 21 Market Rate Units
  - 12 Affordable Units at 30%, 50%, and 60% of MFI

**Co-Located with other CBOs, DIW’s dynamic programming will include:**

- First Floor Gallery Museum
- Performance & Studio Space
- Community Arts Incubator
- College & Career Advancement
- Evaluation Center & Administrative Space
- Production Lab

**ARE’s impactful programs will include:**

- NAEYC-Accredited, Licensed Child Development Center ages 2 years to Pre-Kindergarten for infants and toddlers and for children with Autistic Spectrum Disorder (ASD)
- Before and Afterschool Programs for Elementary and Middle School and for Children with Special Needs and for children ages 8 to 18 with ASD
- Summer Camps and Summer Youth Employment
- College, Career Readiness and Employability Training with Youth and Young Adults
- Virtual Programming



## Overall Concept and Vision

The NDC Team proposes to redevelop the Slater Elementary School and the Langston School buildings into a vibrant mixed-use project. It will provide new affordable housing for the Shaw neighborhood as well as new premises for the existing tenant, Associates for Renewal in Education, Inc.

Each of the two historic school buildings will be renovated to accommodate a new affordable housing program. Associates for Renewal in Education, Inc, will be relocated within the site. The John Fox Slater Elementary School will be upgraded for the new housing program. We propose to reuse the classroom configuration as residential units.

## Program

Use	Mixed Use: Residential and Commercial		
Residential	100% Affordable	82 Units	54,993 NRSF
	<i>Income Mix</i>	<i>Unit Mix</i>	<i>Space Mix</i>
Affordability Mix	30% AMI	18	10,382 NRSF
	50% AMI	64	44,611 NRSF
	<b>Total</b>	<b>82</b>	<b>54,993 NRSF</b>
Unit Dist.	<b>Stu.</b>	<b>1BR</b>	<b>2BR</b>
30% AMI	2	10	6
50% AMI	6	40	18
<b>Totals</b>	<b>8</b>	<b>50</b>	<b>24</b>
Avg. Size (sf.)	457	580	956
Project Size	Residential:	2.21 FAR	66,369 GSF
	Commercial:	0.32 FAR	9,690 GSF
	<b>Total</b>	<b>2.54 FAR</b>	<b>76,059 FAR GSF</b>
Parking	Surface	11 spaces	1,826 GSF

## Proposal Rendering Looking North Across P Street



## Proposal Site Plan



## Development Schedule Summary

Historic Preservation Review Board	03/2021 – 08/2021
PUD Process	04/2021 – 05/2022
Building Design and Permitting	01/2021 – 06/2022
Financing and Land Transfer	02/2022 – 11/2022
Construction	12/2022 – 05/2023

## Development Team

CUNNINGHAM | QUILL ARCHITECTS



### **PROGRAM**

The LS Northwest Project comprises 66 studio housing units for youth aging-out-of-foster-care to be built in two phases utilizing a co-housing model. The first phase is 50 units and will include the renovation of the Langston School and construction of a new building. The second phase involves the redevelopment and renovation of Slater School into 16 units. This co-housing project also includes over 5000 square feet of shared living space for both residents of the development and the community. A 3000 SF education and business center is designed into the project for use by the community. An alternate option includes 50 units of general occupancy affordable housing serving the District of Columbia's general population, also developed in two phases to accommodate the relocation of ARE. Phase I of the alternate option general occupancy project has a unit mix with 12 studio bedrooms, 13 one-bedrooms, and 15 two bedrooms. Phase II contains 3 studio bedrooms, 3 one-bedrooms, and 7 two bedrooms. A third option includes an additional 6 units.

NREUV, the Developer, has established a creative response to the challenges youth face when the foster-care system terminates its relationship with a young person. This response embraces young people and helps them further develop soft and hard skills, including interview skills, access to job skills training, business planning, and entrepreneurship development. The project will focus on providing tools for success for both personal and professional development. The co-housing model provides supports to reduce social isolation and increase positive life outcomes. The project also honors the rich history of women who have provided leadership to these educational institutions. Each school's strong female founding principals sought to create both wage, job training, and education equity for women, girls, and people of color. Our team honors this history by establishing a team of women leaders to implement this project.

Project Community Capital® is a social capital platform that utilizes a collective impact model that serves as a bridge to social capital. Research shows that more than 50% of jobs are found using social capital, and 70% of jobs aren't published in the public realm. Young people without a social network are challenged to position themselves successfully without social capital. PCC would offer similar services under the general occupancy affordable housing model.

### **TEAM:**

**Northern Real Estate Urban Ventures, LLC**, is a 100% African-American CBE female-owned real estate development firm. NREUV has managed over 7,500 units of affordable housing across the US. **Project Community Capital®**, a platform owned by NREUV, will occupy education, business incubator space, and will provide services to the development and the community. NREUV will partner with a supportive housing service provider to provide services for the Youth-focused development option. The Community shall have use of the incubator space.

Design Team Members include Torti Gallas + Partners, Christie Design Group, SK&A Structural Engineers, Determined by Design, Peer Consultants, and Lee & Associates. Other Team Members include Hooten Construction, Capital Construction Enterprises, Bluetee Construction, Ahn Consulting, Sustainable Design Consulting, DFM Development Services, Dr. Jennie Chaplin, Ph.D., Wright Omnimedia, Schnabel Engineering, and Premium Title.

This female-led team will work extraordinarily hard to be inclusive of the surrounding community and collect input on the design and services to be provided by this project. We appreciate the opportunity to serve.

# Project Summary

## FRIENDSHIP VILLAGE



### PROJECT PROGRAM

- 65 WORKFORCE HOUSING RESTRICTED UNITS
- 29 AFFORDABLE HOUSING RESTRICTED UNITS
- FRIENDSHIP PUBLIC CHARTER SPECIALTY CLASSROOMS
- FRIENDSHIP PUBLIC CHARTER EVENT SPACE
- A.R.E CHILD CARE FACILITY
- COMMUNITY CENTER

The goal of Friendship Village is to convert what are currently neglected buildings into a true community asset. This will be accomplished by converting the historic structures into housing for our city's essential workers through a reconfiguration of the existing classrooms. Reusing the classrooms pays homage to one of America's prominent educators and abolitionists, John Mercer Langston. We will also build a new eleven-story high-rise apartment tower in order to maximize the number of residents Friendship Village can house/support. Friendship Village will be one of the most impactful and effective sustainable strategies to support our city's need for equitable development and green tactics to reach Mayor Bowser's goal of making 35,000 new affordable homes available to residents of the District during her administration.



Friendship Public  
Charter School  
GRADES PRE-K3 TO 12



Holland & Knight



SAGE | ASSET PARTNERS



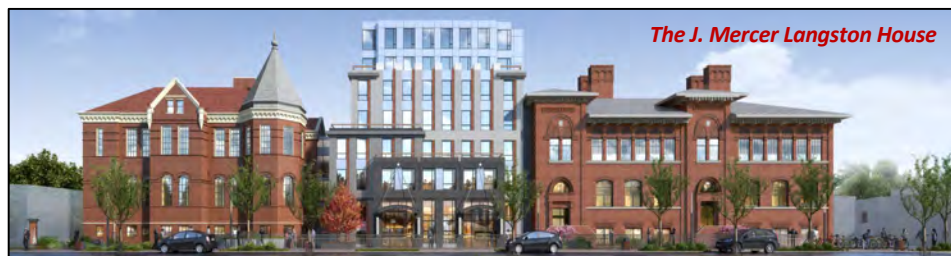
# Truxton Community Partners Langston Slater Proposal For Community Distribution



With great pride it would be an honor to return to the community that raised one of our team members, a potential to now partner with that same community to redevelop such an important and historically rich site. We have formed the Truxton Community Partners (“TCP”) and are pleased to submit our summary proposal to execute the transformational, community-focused redevelopment of the Langston Slater schools. TCP is an assemblage of an experienced, best-in-class development, design and construction team that is 100% CBE certified with 100% of the development and construction team being led by highly qualified African American-owned firms with the ROB and DBE designations.

**Team:** Our development team includes Evens Charles, CEO of Frontier Development & Hospitality Group LLC (managing partner), Harvey Yancey, CEO of H2 Design Build, and Casey Stringer, CEO of Broughton Construction. Evens Charles is a legacy DC resident, coming from humble beginnings, having been raised by a single Haitian immigrant parent in Ward 4 during the height of the crack epidemic. Evens spent all of his adolescent years in Ward 5, raised blocks away from the Langston project as he graduated from Archbishop Carroll HS. He has since built a \$200 million+ commercial real estate portfolio across 6 states. He also has an endowed scholarship in his name for his alma mater Temple University targeting underserved students in Ward 5 and the broader DC metro area. Harvey Yancey of H2, also raised in the DC metro area, brings 20 years of extensive construction, design and development experience to the team, as well as key experience in delivering high quality affordable and workforce housing throughout DC. Casey Stringer of Broughton is also a native Washingtonian who brings 30 years of construction management experience, as well as extensive experience in working with the DC government.

**Our Vision of the Site & Affordable Housing:** In the spirit of reversing some of the displacement of our lower income neighbors and contributing to a diverse, mixed income, high-quality community, we propose to reactivate the site by creating a unified project that will comprise of 91 mixed income, affordable apartments and 14,300 square feet of commercial space that will service the community through cultural arts, event space, a community café, educational services, and workforce development. We also plan to ensure the highest quality of exterior historic preservation, as we have partnered with EHT Traceries who has delivered 27 consecutive years of award-winning historic preservation projects throughout DC



**Tenant Partners:** Consistent with The DC Cultural Plan and community feedback, we have partnered with the non-profit Arena Social Arts Club as our Tenant partner. Arena will provide a cultural arts event space with a community café. Equipped with an indoor/outdoor dining pavilion, the café will provide fresh, healthy food and beverage options within a venue that will also serve as an art gallery featuring local, regional, and international artists, while providing an inspirational, multi-functional space to foster community engagement, collaboration and creativity.



ARE has joined the TCP team as its tenant partner. TCP will provide 11,850 square feet of newly, enhanced flexible space to ARE. Using project amenities to assist in improving the quality of its program, ARE will continue to provide early learning, clinical autism, and workforce development services to the underserved population in a new state of the art facility. ARE and TCP’s partnership will also deliver a Hospitality Workforce Development Program that will produce an enhanced, skilled workforce and job placement. TCP will form an Advisory Board made up of some of the largest local hospitality employers and influencers. TCP has also partnered with Open Arms Housing by allocating 15 units to support its Permanent Supportive Housing Program.



**How the Project Fits into the Fabric of the Community:** TCP offers a design that will tie the two buildings together incorporating the materials and aesthetic of the past into a modern expression of urban life-grounded in history, yet vital, beautiful and welcoming. The design of the addition references the height, materials and form of the nearby two-story rowhouses embracing the fenestration, ornamental brick detailing and massing of the historic school buildings. As Langston and Slater schools were once places of meeting and enrichment, so the new J. Mercer Langston House will be the place where the community feels at home whether they actually live in the building, attend school there, or are simply enjoying the café, art, spaces, classes, cultural happenings and spending time with their neighbors.

# LANGSTON-SLATER APARTMENTS

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**Developer:** Langston-Slater LLC (a joint venture between Urban Green LLC, Heleos LLC and the Dance Loft)

**Location:** 33-45 P Street NW  
Washington, DC 20001  
Square 0615; Lot 0827  
Lot size = 30,000sf [0.689 acres]  
Ward-5 [SMD: 5E05]



**Zoning:** Current: SF-1; Proposed – MU-4

**Description:** DC Land Disposition Project with DMPED (Langston Slater RFP ). Comprehensive Re-development and historic preservation of the Langston Slater Elementary Schools into a 50-unit artist housing and performance hall. Development priorities to include historic preservation / adaptive re-use of both schools and new construction on playground.

**Strategy:** Redevelopment/Adaptive re-use of both historic school sites + playground. Utilize both schools for multi-family, affordable housing. Utilize middle playground space for new construction performing arts theatre with master leases to non-profit arts organizations.

**Residential:** 50-unit apartments within 2 historic landmark structures. Use of 4% LIHTC with all units at 50% or 30% of MFI. Unit Mix = (20) Studio; (16) 1-br; (10) 2-br and (4) 3-br..

**Commercial:** 13,000+ sq. ft. of performing arts space (theatre, dance studios and admin offices)

## **Development Priorities:**

- New construction of a 150-200 person seating capacity performance hall
- Floors 2-3 used for multi-family, affordable rental units targeting artist housing
- Dance studio space and administrative office space for Dance Loft
- Visual arts + music performance practice studios ground level
- Rooftop “Penthouse” Performance Venue
- Project will achieve net zero energy performance + LEED Gold/Platinum Certification
- Zero stormwater runoff / Rainwater capture/reuse systems
- Prioritize healthy building performance (LEED Well Building Standard)
- Street level café + performance courtyard
- Adaptation/Preservation of existing daycare center
- Transit-Oriented Development
- Interactive Langston-Slater Historic Exhibit Hall in lobby