

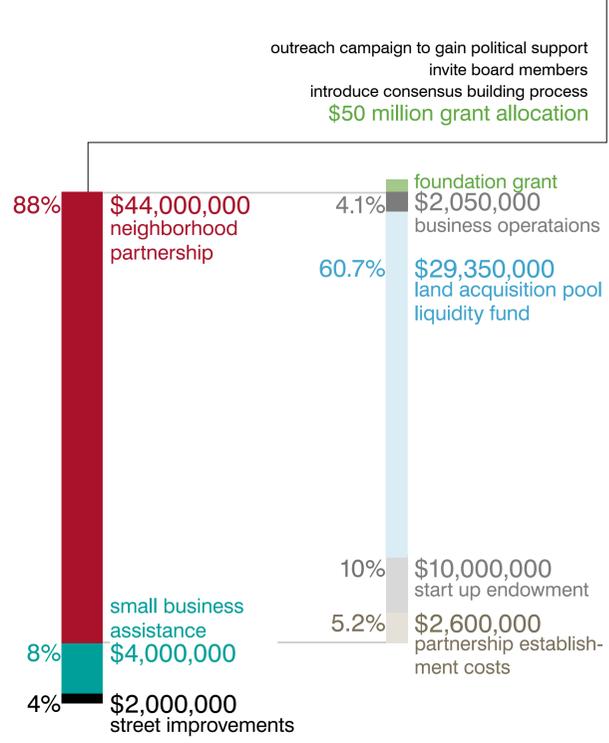


VIEW OF M STREET LOOKING WEST



# AnaCap

## Equitable Neighborhood Partnership



outreach campaign to gain political support  
invite board members  
introduce consensus building process  
**\$50 million grant allocation**

acquire vacant townhome for offices  
hire permanent staff  
finalize legal structure  
**establish offices**

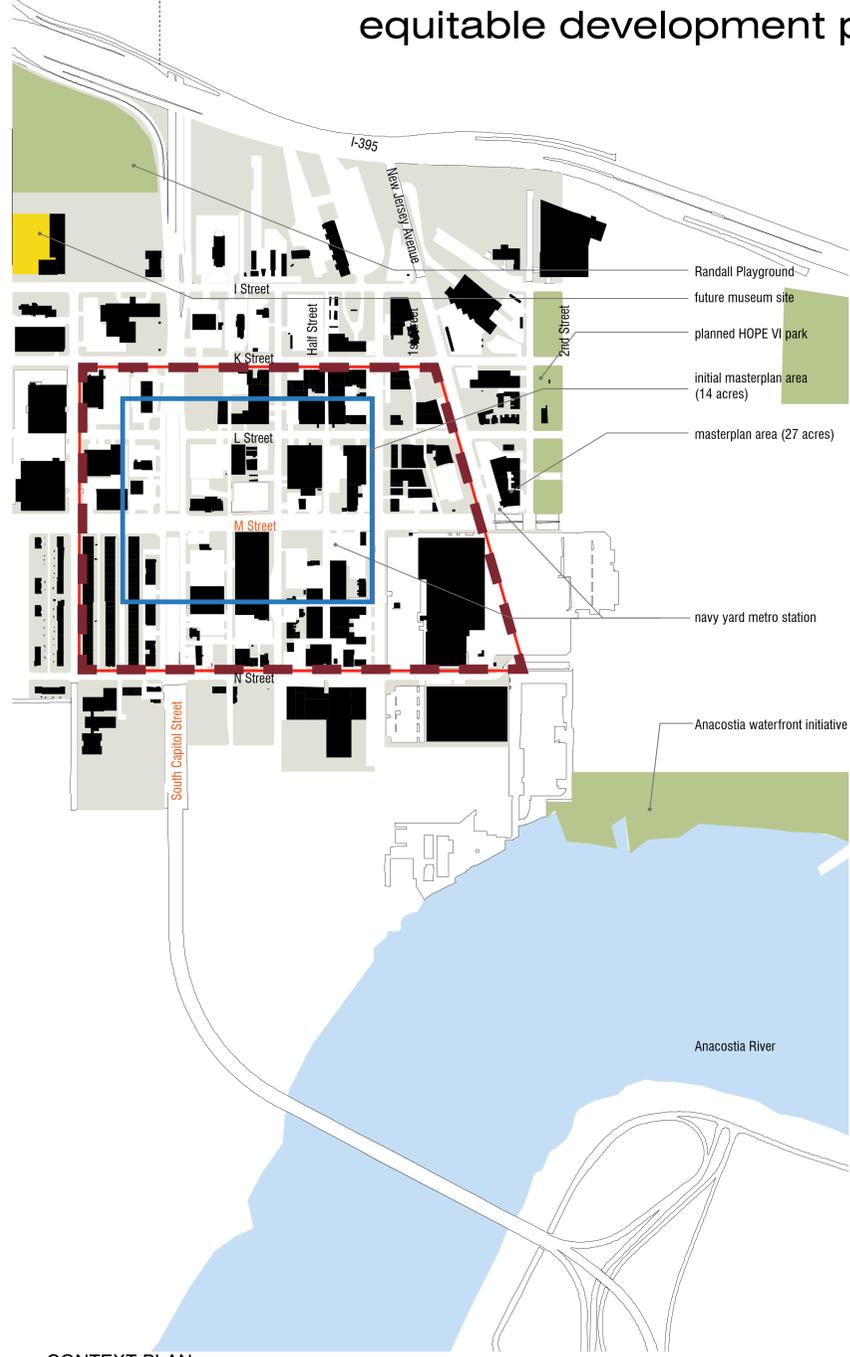
work with design consultants  
community consensus-building process  
produce planning document  
gain city approval for masterplan  
establish endowment  
**finalize masterplan**

prepare inaugural event  
host local activities and invite stakeholders  
**launch partnership**

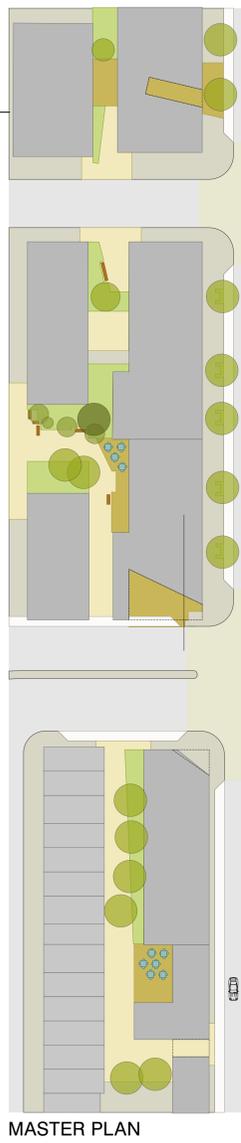


EDP PARTICIPANTS - ORGANIZATIONAL CHART

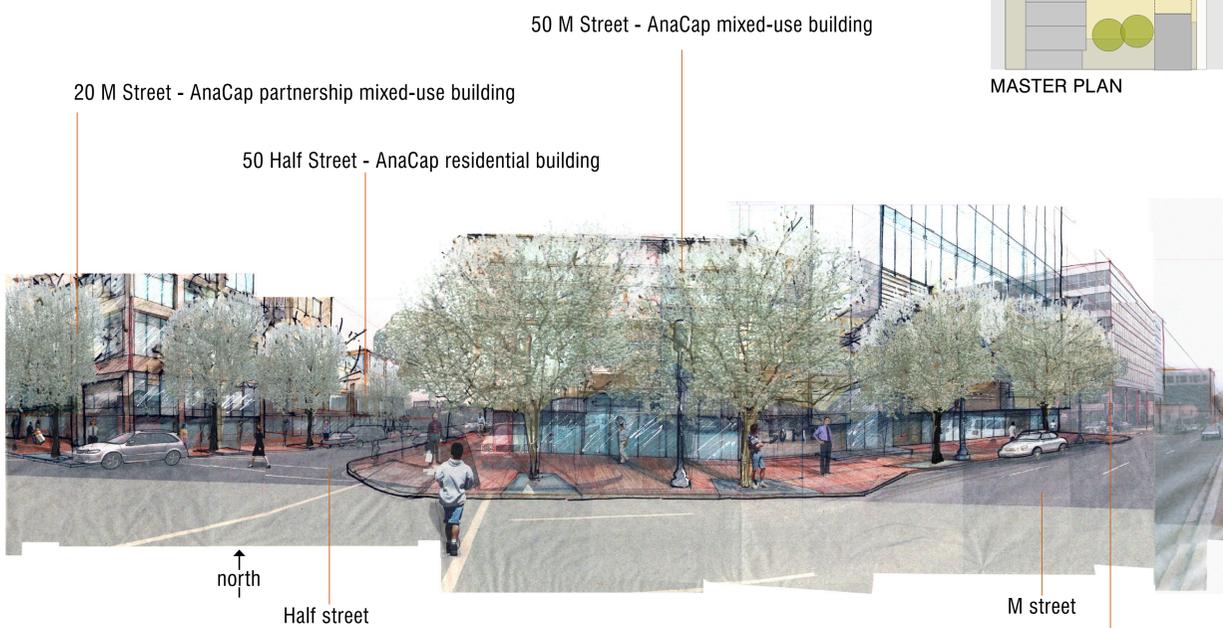
### equitable development process - edp



CONTEXT PLAN

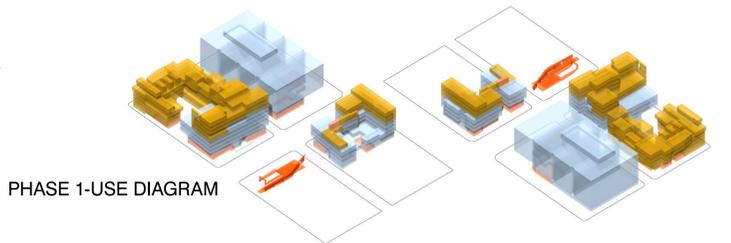
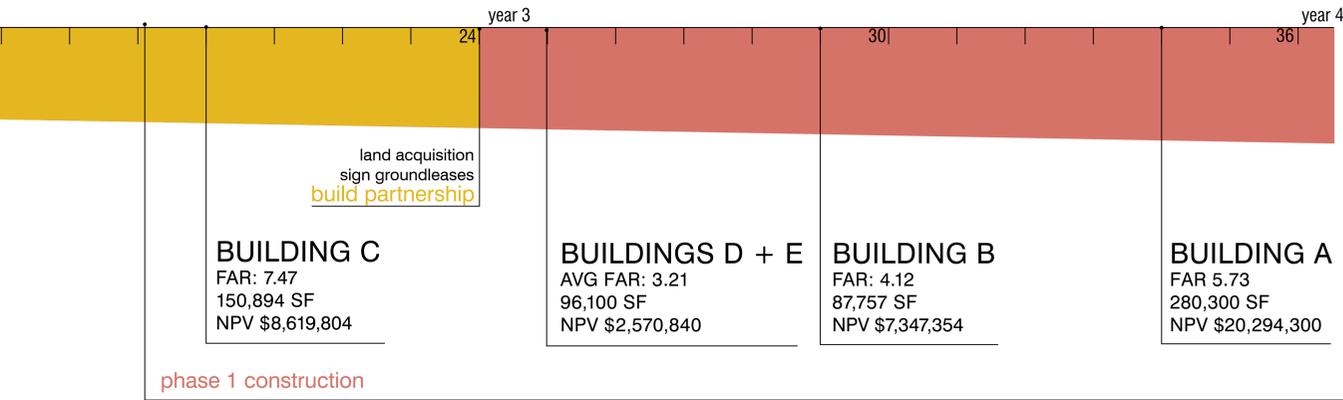


MASTER PLAN



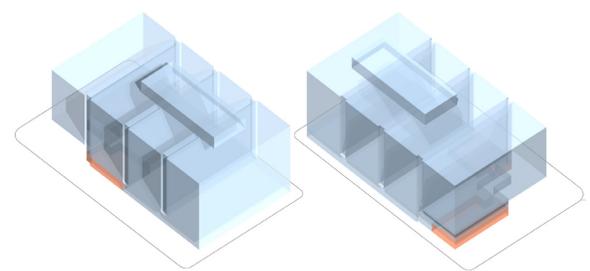
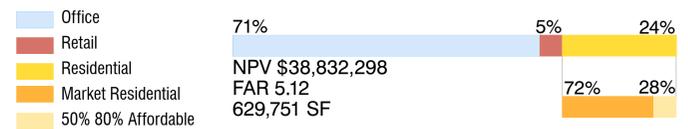
360° VIEW TAKEN FROM THE MEDIAN ON M STREET LOOKING WEST AND NORTH-WEST



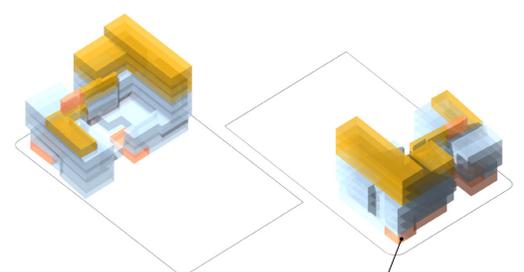


**phase 1**

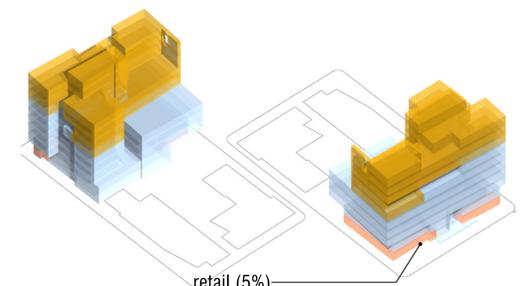
Development Strategy: Capitalize on Metro and Navy Yard  
 Neighborhood: Community art initiative  
 Proposed Uses: Maximize office returns, office/housing/retail  
 Parking: Existing surface parking lots



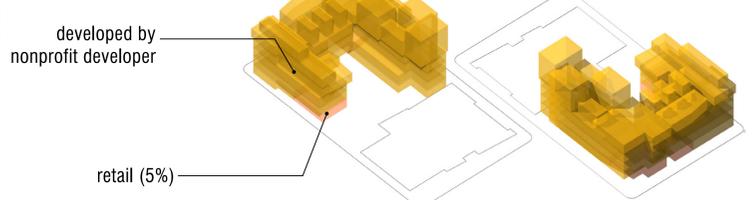
**BUILDING A**  
Existing Class A Office Building



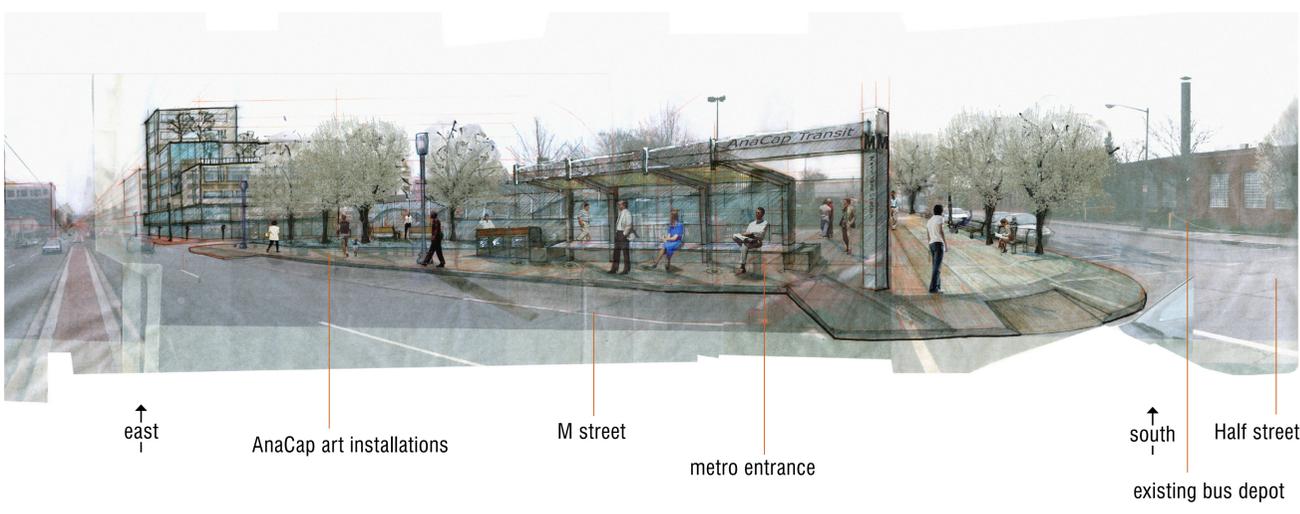
**BUILDING B**  
Mixed-use: office (75%), retail (5%), Residential (20%): market (10%), 80% AMI (10%), 50% AMI (0%)

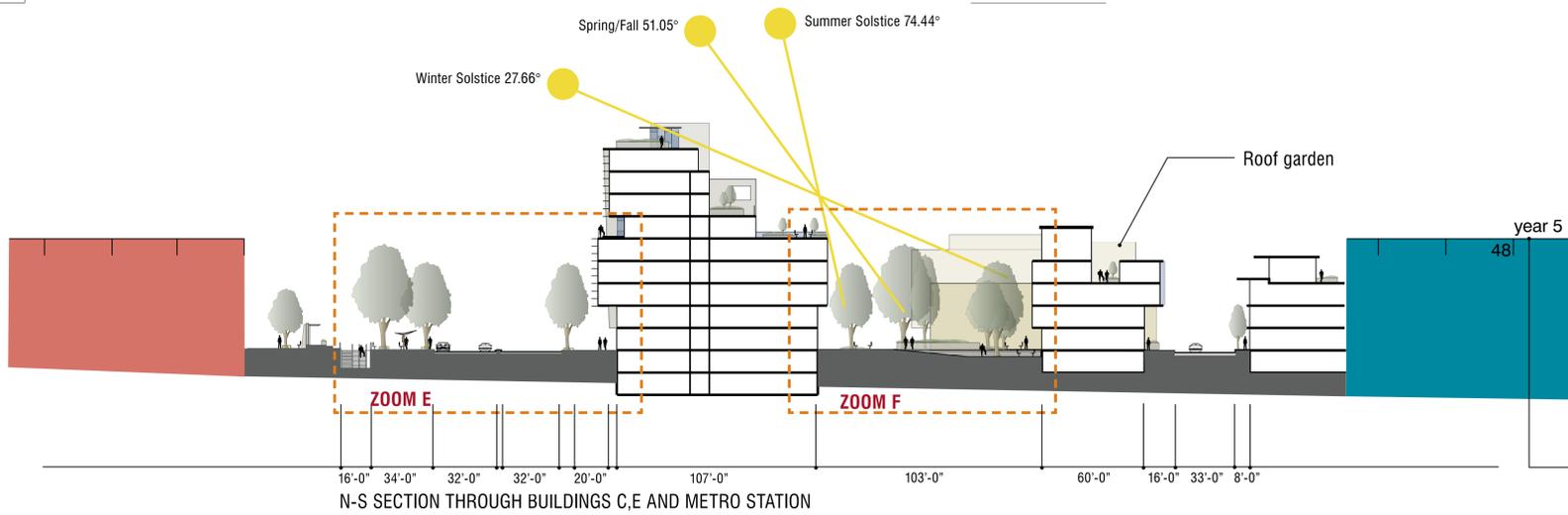


**BUILDING C**  
Mixed use: office (65%), retail (5%), Residential (30%): market (20%), 80% AMI (10%), 50% AMI (0%)



**BUILDINGS D + E**  
Mixed use: retail (5%), live/work residential (95%)  
 Residential (95%): market (75%), 80% AMI (10%), 50% AMI (10%)  
**BUILDING TYPES AND LAND USE**

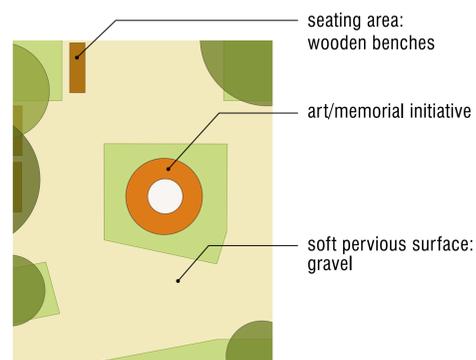




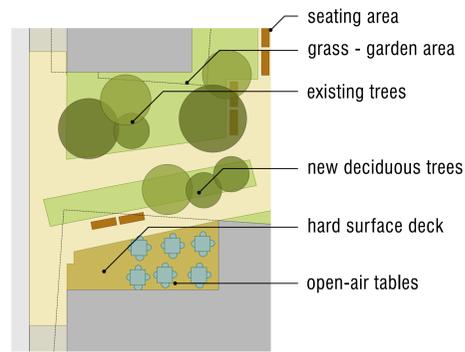
**phase 2**

Build west towards S. Capitol St.  
 Public pocket parks - urban oases  
 Increase housing, office/housing/retail  
 Garage construction begins in public partnership

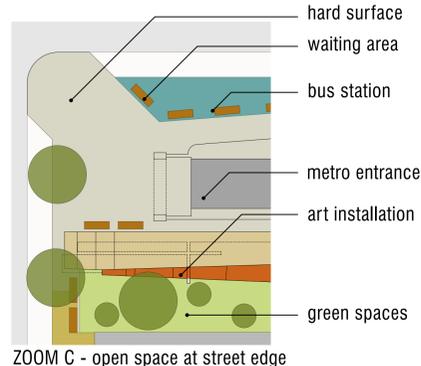
**urban design/building typologies**



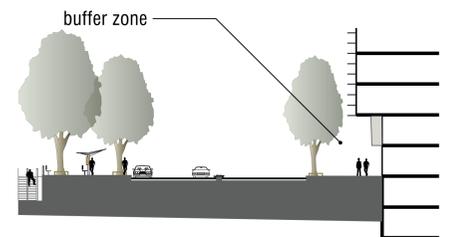
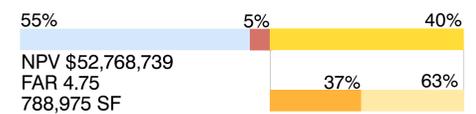
ZOOM A - arts and memorials program



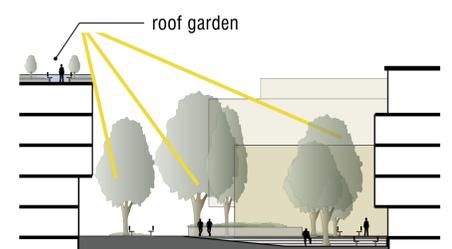
ZOOM B - inner blocks open space entrance, open air tables



ZOOM C - open space at street edge



ZOOM E - M Street condition



ZOOM F - inner block open space condition



AERIAL VIEW 10 A.M.



AERIAL VIEW 2 P.M.

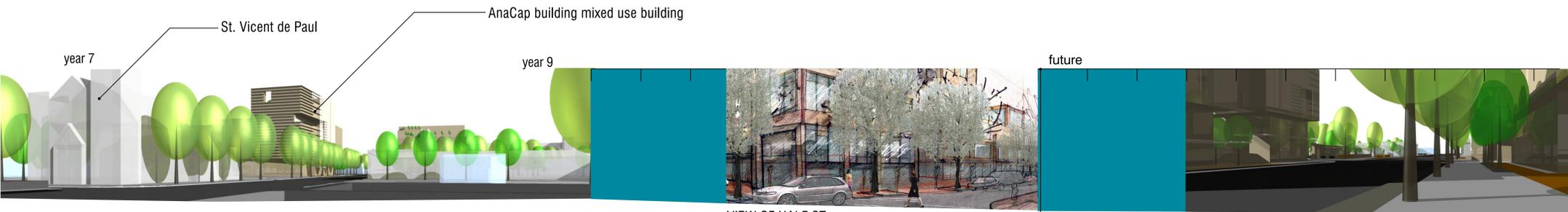


AERIAL VIEW 5 P.M.



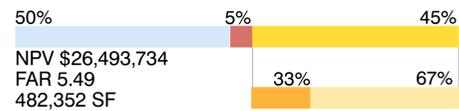
BUS + METRO + OPEN SPACE





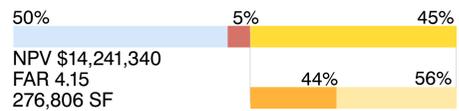
**phase 3**

Capitalize on reconstructed S.Capitol corridor  
Community Center  
More affordable housing, office/housing/retail  
garage stabilizes, 10.2% return



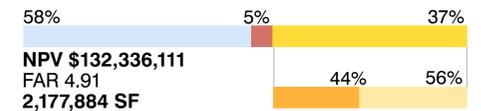
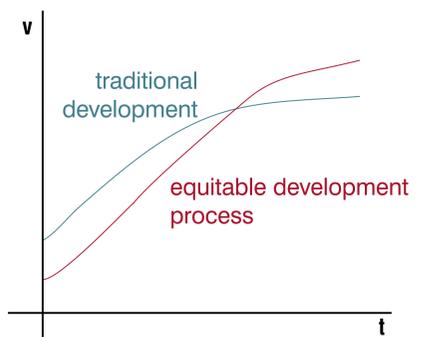
**phase 4**

Critical mass on S. Capitol St. national gateway  
Connect to Southwest  
Diverse mix of uses and residents  
garage at capacity, 19.5% return

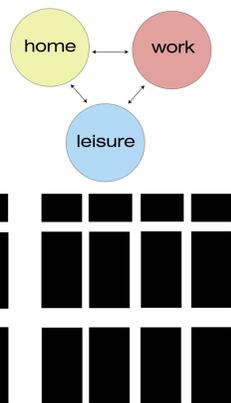


**total value**

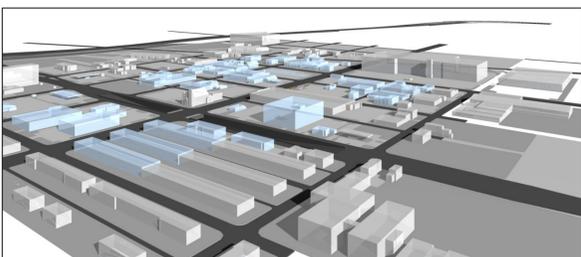
Estimated residual land value of  
masterplan area at build-out



**traditional development**



**AnaCap equitable vision**



EXISTING CONDITIONS



PHASE I PROPOSED CONSTRUCTION



FIRST STEP - PHASE ONE



FULL NEIGHBORHOOD BUILD OUT

**vision for the future**

the coherent process leads to a **whole** that is greater than the sum of its parts +  
the partnership is able to **guide change** for all its stakeholders +  
the partnership is a locally based entity that can **advance design priorities: fine grain, mixed use** +  
diverse land uses are maintained to **anticipate gentrification** +  
having a **vision of the future** allows more flexible and forward-thinking development to occur +  
a **finer grain** development and a mixture of uses contribute to a diverse neighborhood +  
partnership revenues will be **reinvested** for improvements in the neighborhood +  
**shared and reduced parking** can be coordinated through the partnership +

