



4400 Connecticut Avenue

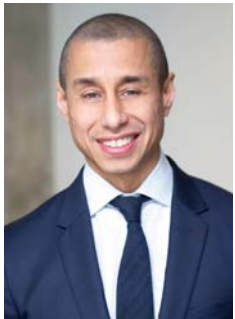
ANC Presentation #2

October 18, 2022



A Disciplined and Committed Team

- Steadfast commitment to working with educational institutions, non-profits, and municipalities to deliver neighborhood assets that have direct impact on community, especially those in underserved neighborhoods
- Direct experience in local entitlements and regional experience delivering placemaking mixed-use projects
- Certainty in terms of capital, talent, and resources to execute on time and on budget



Jair Lynch
President & CEO



Ruth U. Hoang
SVP, Development



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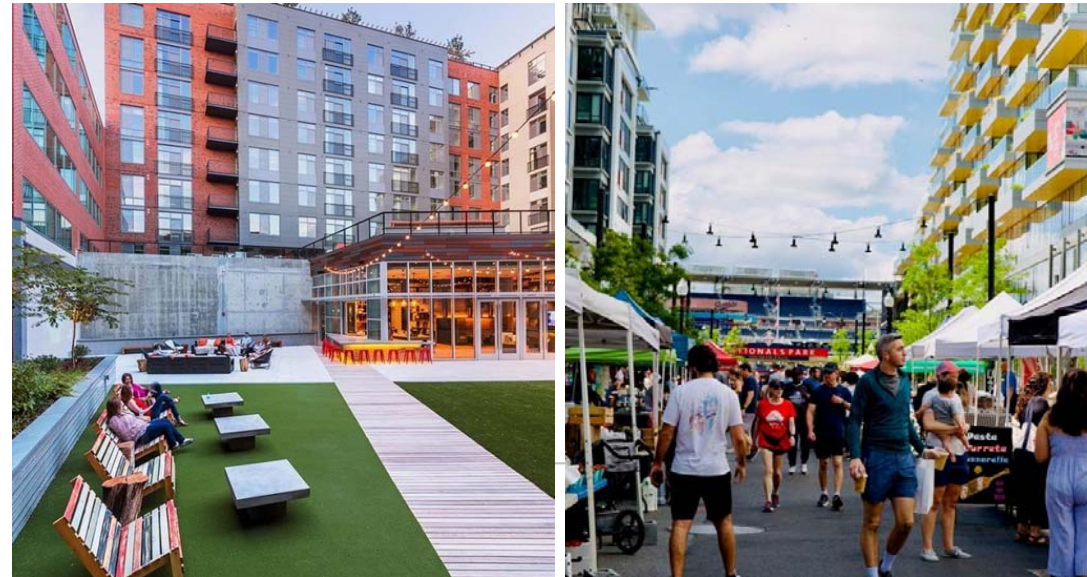


Brian A. Bracey
Development
Analyst



Creating Extraordinary Places

- History of building neighborhood assets
- Committed to Housing for All:
 - **6,500 apartment homes owned (w/ 5,000 affordable)**
 - **2,000 apartment homes in predevelopment**
- Committed to bespoke retailers local and national
 - **Unleashed; F45; Swingers Golf;**
 - **Silver Dinner; Chicken and Whiskey; Highland's Café**





Project Goals and Early Engagement

Advance Community Stakeholder Goals:

- **Housing & Affordability:** The project will deliver rental housing to the Rock Creek West submarket, with affordable housing and accommodate various AMI levels
- **Comprehensive Plan:** JLREP will redevelop the site in accordance with the goals of the recently amended Comprehensive Plan and Future Land Use Map, seeking medium-to-high-density residential development. The Comprehensive Plan update received support from the local community and ANC 3F.
- **Existing Improvements:** The redevelopment will raze an existing Day's Inn hotel and parking garage, which has been a blight to the neighborhood.
- **Public Benefits:** The redevelopment will deliver significant benefits to the Van Ness community, including ground-floor retail, streetscape and landscape improvements, undergrounding of overhead utility lines, and a brand-new alley.

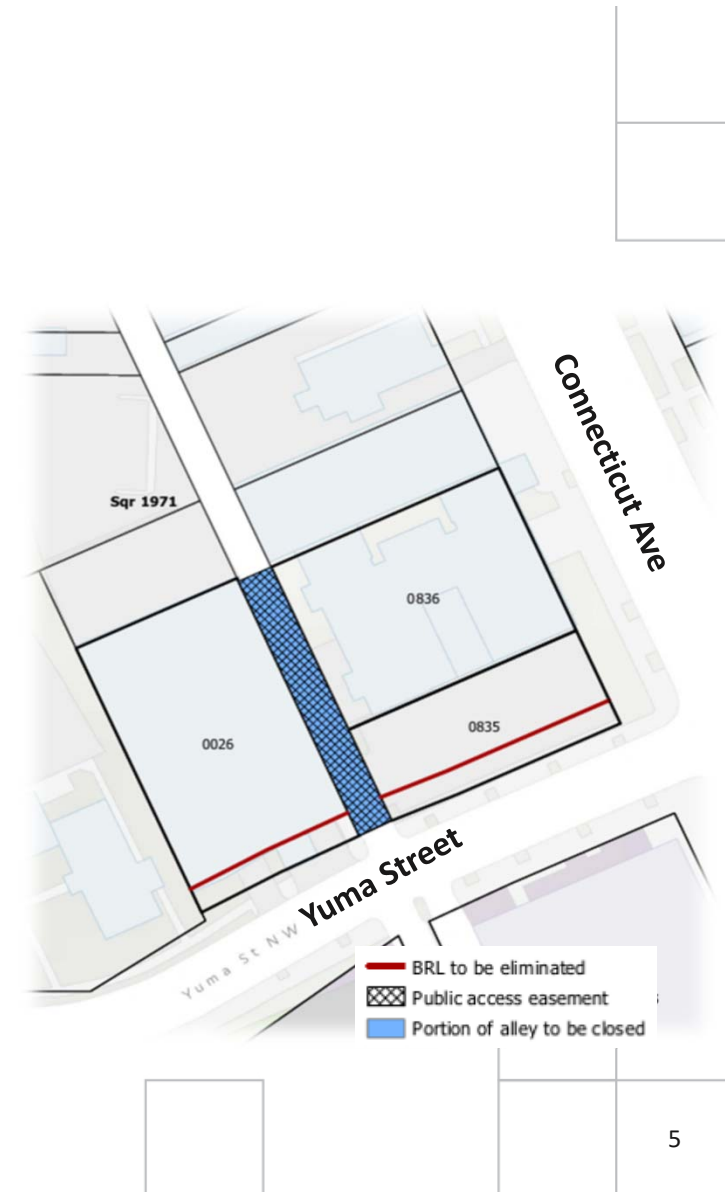
Meetings:

- **ANC 3F September Meeting:**
 - Company Intro
- **ANC 3F Housing & Development Committee:**
 - Reviewed the financing gap for various levels of affordability
 - Discussed various public capital tools
- **Van Ness Main Street:**
 - Confirmed our commitment to providing community serving ground floor retail
 - Reviewed existing retail studies
- **ANC 3F October Meeting:**
 - Request for resolution to support Alley 2.0 and BRL Removal
- **ANC 3F November Meeting:**
 - Potential Vote



Project Overview

- Jair Lynch Real Estate Partners (“JLREP”) is currently under contract to purchase three lots at 4400 Connecticut Avenue, NW with the intention of developing a mixed-use, mixed-income building.
- Two lots have frontage along Connecticut Ave and are separated from the Yuma Street lot by a public alley.
 - JLREP is seeking approval from DDOT to temporarily close a portion of the alley in order to deliver a connected development both above and below grade.
 - JLREP is also seeking approval to vacate an existing building restriction line (“BRL”) in order to provide an adequately-sized courtyard without eliminating units.
- May require legislative action by D.C. Council and Act of Congress requiring 18-24 months review, seeking support now to commence this process as soon as possible
- The development will expand the footprint to the property line, allowing for adequately sized courtyards and light wells without sacrificing housing units.





Precedent Exists

- Buildings above and below alleys are common
- JLREP executed this strategy at the eNvy condos
- The development will have a single underground garage connected to the above-ground improvements and will bridge above the existing alley, while still maintaining vehicular access and connectivity to the rest of the alley (“Alley 2.0”).
- Upon delivery of the building, JLREP will rededicate the alley to DDOT through a recorded non-restrictive public access easement so it can effectively remain a public right-of-way.





Initial Traffic Findings

- Commissioned a traffic study of the alley by Gorove Slade to review vehicles counts at peak times during the weekdays and weekends
- Observed about 1 car per minute during peak weekdays and 3 cars per minute on weekends.
- Both peak periods are manageable for one-way traffic in/out of the alley
- Alley reduction will be managed with traffic signage, flagmen and routing strategies





Requests

1. Support the temporary alley closure to allow for the construction of a single parking garage below and additional housing units above the existing alley.
 - In the finished, “as completed” condition, Alley 2.0 will be rededicated to DDOT through a non-restrictive public access easement and usable by all vehicular traffic including trucks.
2. Support removing the existing building restriction line to expand the development footprint, allowing for adequately sized courtyards and light wells without sacrificing affordable housing units.
 - In the finished, “as completed” condition, the building will be set back from the curb by approximately 14’ to allow for sidewalks and tree boxes that meet DDOT standards.
3. *Future Request:* Project will seek Planned Unit Development (PUD) approval and will return to ANC 3F to present concept for massing/scale, review affordability components, traffic impacts and community benefits



Thank You

For questions, contact us at kfl@jairlynch.com or ruh@jairlynch.com