

LOFTS OF TRUXTON CIRCLE  
BLUE SKY HOUSING PROPOSAL  
D.C. DEPUTY MAYOR for  
PLANNING and ECONOMIC DEVELOPMENT

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# BLUE SKY HOUSING LLC

- ONE OF WASHINGTON'S PREMIER REAL ESTATE DEVELOPMENT COMPANIES
- BLUE SKY HOUSING LLC HAS BEEN IN BUSINESS FOR OVER 10 YEARS
- PROVEN TRACK RECORD AND RESULTS
- MULTIPLE PROJECTS IN THE TRUXTON, CONVENTION CENTER, MOUNT VERNON TRIANGLE AREA

# INTRODUCTION

## DEVELOPMENT TEAM

### DEVELOPER

Blue Sky Housing, LLC



### ARCHITECT/ENGINEER

ReStl Designer, LLC  
(CBE)



### ARCHITECT

MWB Architects, Inc.  
(CBE)



### LEGAL TEAM

Graves, Horton, Askew & Johns, LLC  
(CBE)



### ARCHITECT/ENGINEER

VIKA CAPITOL, LLC  
(CBE)



### TITLE SERVICES

Premium Title & Escrow, LLC  
(CBE)



### RETAIL LEASING PROGRAM

StreetSense



### APPLIANCES

M and M Appliance  
(CBE)



# QUALIFICATIONS and EXPERIENCE of TEAM



## LOTUS APARTMENTS

133 Residential Units

# QUALIFICATIONS and EXPERIENCE of TEAM



LOTUS APARTMENTS

Rooftop



LOTUS APARTMENTS

Lobby



RIDGE STREET CONDOMINIUMS

460-462 Ridge Street, NW

# QUALIFICATIONS and EXPERIENCE of TEAM



RHODE ISLAND AVENUE CONDOMINIUMS

501 Rhode Island Avenue, NW



THE HOUSE APARTMENTS

20 Florida Avenue, NE



THE STELLA POLARIS  
CONDOMINIUMS

1910 8<sup>TH</sup> STREET, NW

# QUALIFICATIONS and EXPERIENCE of TEAM



505 O STREET CONDOMINIUMS  
505 O Street, NW



500 M STREET CONDOMINIUMS  
500 M Street, NW



41 & 47 HANOVER PLACE CONDOMINIUMS



THE CORRIDOR CONDOMINIUMS  
811 8<sup>th</sup> Street, NW

# PROJECT VISION and ARCHITECTURAL DESIGN

## PROJECT VISION

- RESIDENTIAL UNITS - 16 TOTAL
  - 1 studio unit on each floor
  - 1 one bedroom unit on each floor
  - 2 two bedroom units on each floor
- 1<sup>ST</sup> FLOOR RETAIL & OFFICE
  - 2,500SF Retail (1 or 2 bays)
  - 450SF Office
- FIVE (5) AFFORDABLE UNITS
  - One (1) at 30% AMI
  - Four (4) at 50% AMI
  - Qualified low income renters/purchasers
  - Artist Live Work Studios
- COMMUNITY BENEFITS
  - Job Growth - Neighborhood Employment Plan
  - Full Community utilization and participation

# PROJECT VISION and ARCHITECTURAL DESIGN

- FAÇADE, FRONT ENTRANCES, AND APPEARANCE
  - North side ideal for public art contribution
- ROOF, OUTDOOR RECREATION SPACE
  - Support a green roof
  - Central durable common patio space w/benches
- PARKING AREA, WALKWAYS AND REAR ENTRANCES
  - Off main street deliveries for commercial occupants & artist live-work spaces
- LANDSCAPING AND STREET FURNITURE
  - Produce street furniture
  - Enhance the rear of the building by using various landscaping techniques
- LOBBY AND INDOOR RECREATIONAL SPACE
  - Ensure an attractive, lively, and enjoyable space to all residents
  - Add vibrancy and an intriguing identity to the venue
- GROUND FLOOR RETAIL
- LIGHTING AND SECURITY
- GREEN BUILDING DESIGN

# PROJECT VISION and ARCHITECTURAL DESIGN



Residential Unit

# PROJECT DEVELOPMENT

BLUE SKY HOUSING | 1520-1522 North Capital Street, NW  
Washington, DC 20002



# PROJECT DEVELOPMENT

BLUE SKY HOUSING | 1520-1522 North Capital Street, NW  
Washington, DC 20002



BUILDING PLAN

# COMMUNITY BENEFITS, STAKEHOLDER ENGAGEMENT and COMMUNITY OUTREACH

Blue Sky Housing will form a community-relations team for the project that will have the responsibility to undertake the following steps:

- Hold a focus group meeting with key constituencies including the affected ANC, the Metropolitan Police Department, and Office of the Deputy Mayor of Planning and Economic Development, among others;
- Establish a project website (which will be regularly monitored and updated);
- Conduct a transparent and active community engagement process including discussion of desired retail space; and
- Organize and conduct public meetings to obtain community input and present all updates at any ANC meetings.

# COMMUNITY BENEFITS, STAKEHOLDER ENGAGEMENT and COMMUNITY OUTREACH

- JOB GROWTH

Residents of Ward 5 will have job training and job growth opportunities

The Development team will work closely with the community (and Ward 5 as a whole) to utilize the full potential of its community capital and services.

- HOME BUYING COUNSELING AND ASSISTANCE

Work with HomeFree USA to identify and prepare low and moderate-income homebuyers to purchase affordable housing units

- ARTIST STUDIO PROGRAM

Work with Cultural D.C. (“CuDC”) to ensure the successful marketing and outreach of the affordable artist live/work units in the project; and

Provide public benefits relating to contracting, hiring and training, economic development, affordable housing for low and moderate income individuals and families and affordable artist housing.

# QUESTION and ANSWER

[blueskyhousing.com](http://blueskyhousing.com)