

811 Kennedy

an affordable family apartment building and neighborhood restaurant

Project Overview

Our Team

Flywheel Development:
Powe Studio Architects:
KADCON construction:
Beracah Homes:
Jaime Vargas:

affordable sustainable local housing developer, CBE
1,200 families live in Powe designed urban apartments
local quality urban builder, CBE
modular building supplier
DC restaurateur, owns Brookland's San Antonio grill,
will create concept for site

Our Program

15 affordable family apartments: 9 three bed/two bath + 6 two bed/two bath
120 to 150 seat neighborhood restaurant
7 parking spaces + loading

Our Concept

contemporary 4 story net zero energy building, Passive House and Living Building Challenge targets

Our Schedule

design	4 to 6 months
permitting & bidding	4 to 6 months
construction	8 months

Unit Mix

100% affordable: 50 – 80% AMI

Flywheel Development



Cycle House: Multifamily, Retail, Restaurant, 1520 North Capitol Street Washington, DC



Perry Street Townhomes, Mont Rainier, MD



Perry Street Under Construction



Powe Studio Architects: urban living and affordable apartments



Maryland Avenue Towns, Capitol Hill, DC



Wickham Towns, Habitat for Humanity, Crozet, VA



Eckington Mews Apartments, NE Washington, DC



West Main Urban Apartments and Café, Charlottesville, VA

KADCON



The Prime, Arlington, VA



3033 M St. NW, Washington, DC

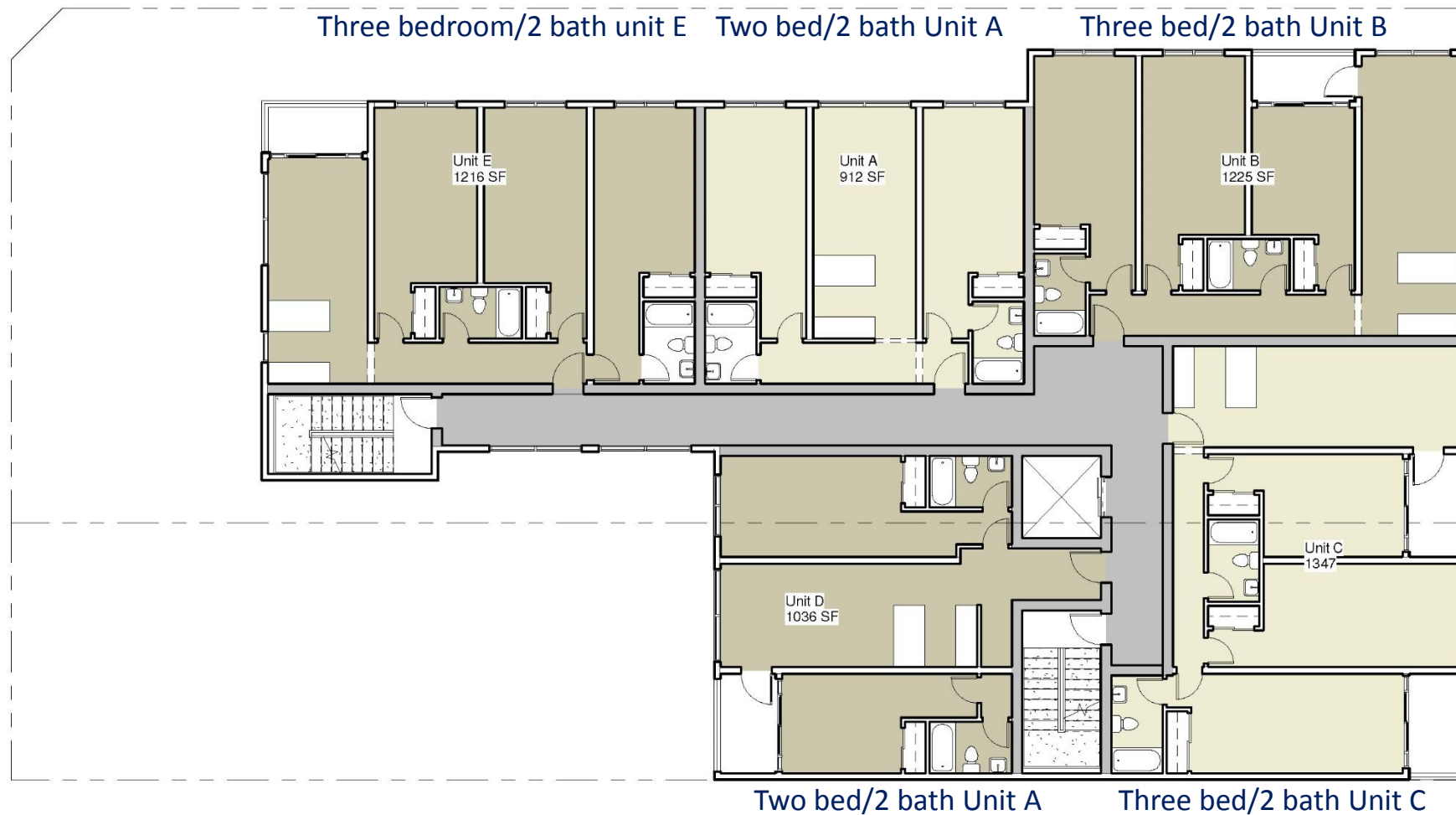


City Vista, Washington, DC

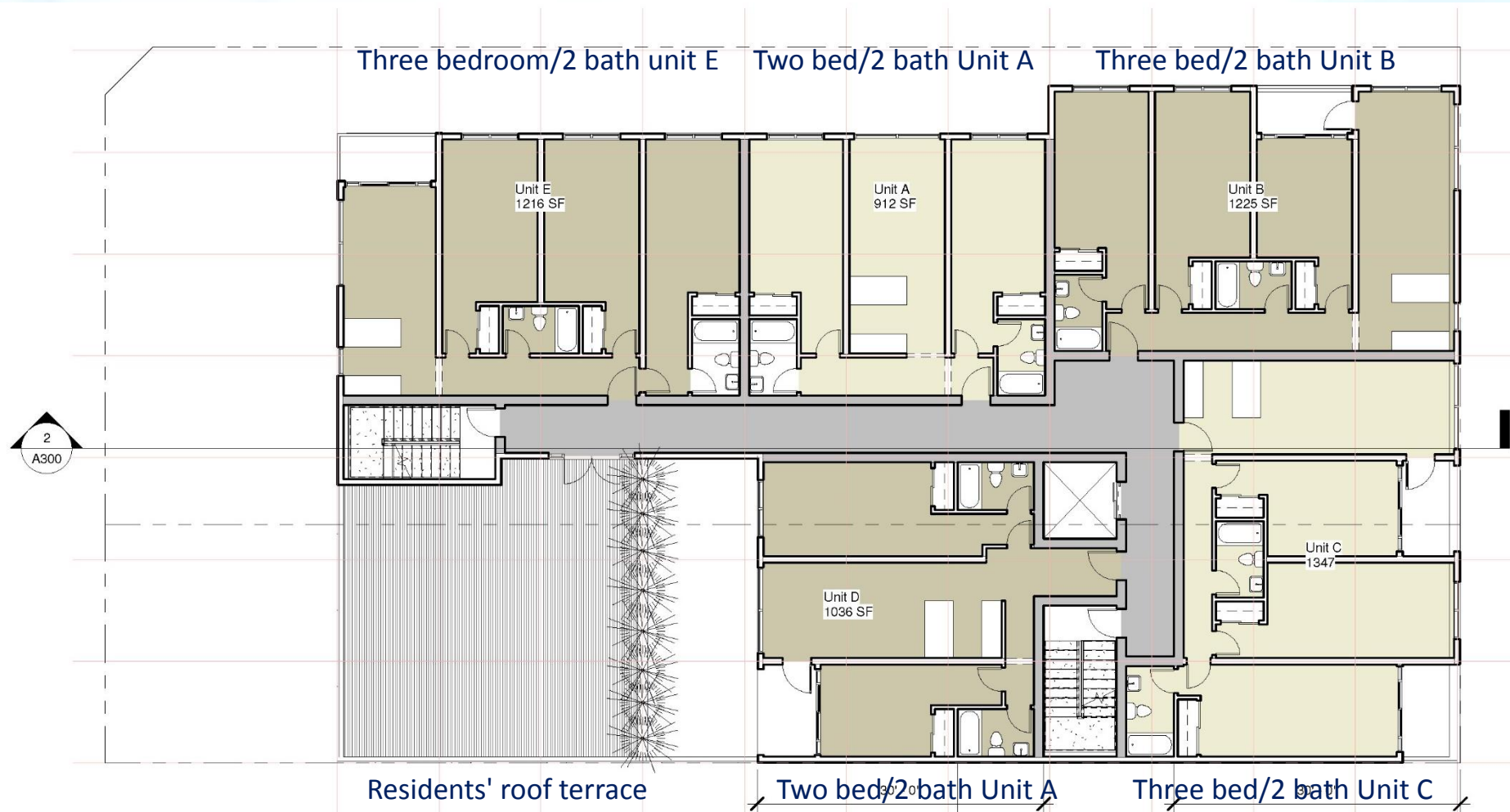


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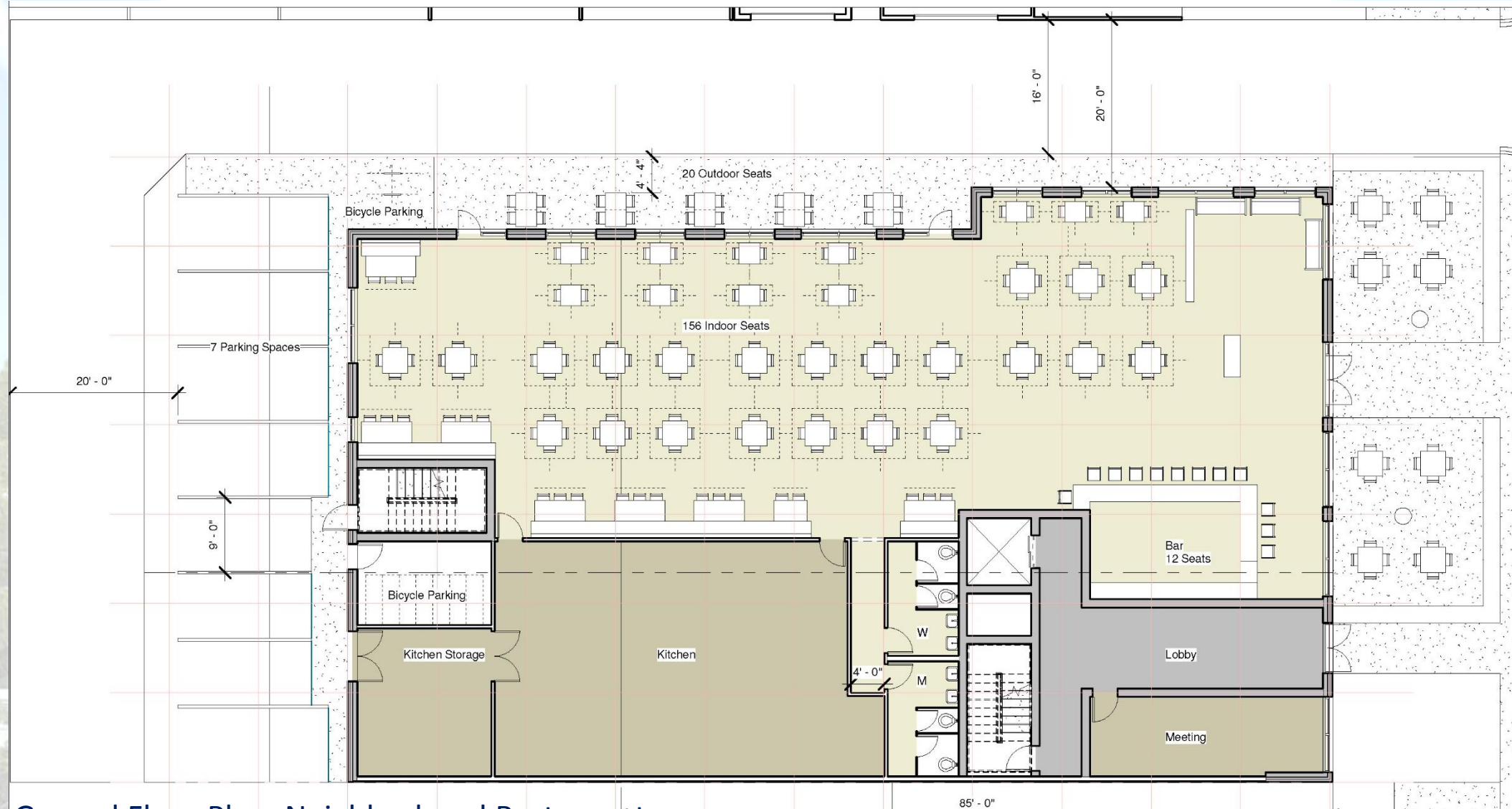
809 - 813 Kennedy Street NW, Washington, DC



Typical Apartment Floor Plan, levels 3 & 4



Second Floor Plan



Ground Floor Plan: Neighborhood Restaurant: 125 to 150 seats, with outdoor seasonal seating, apartment lobby and events room



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Our Team commits to:

1. Affordable family-sized homes
2. New neighborhood restaurant
3. Sustainable design, net zero energy performance
4. Active and ongoing community engagement
5. Minimizing construction disruption in neighborhood, facilitated by modular construction



Contact Us:

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