

809-813 KENNEDY STREET, NW

KENNEDY COMMONS



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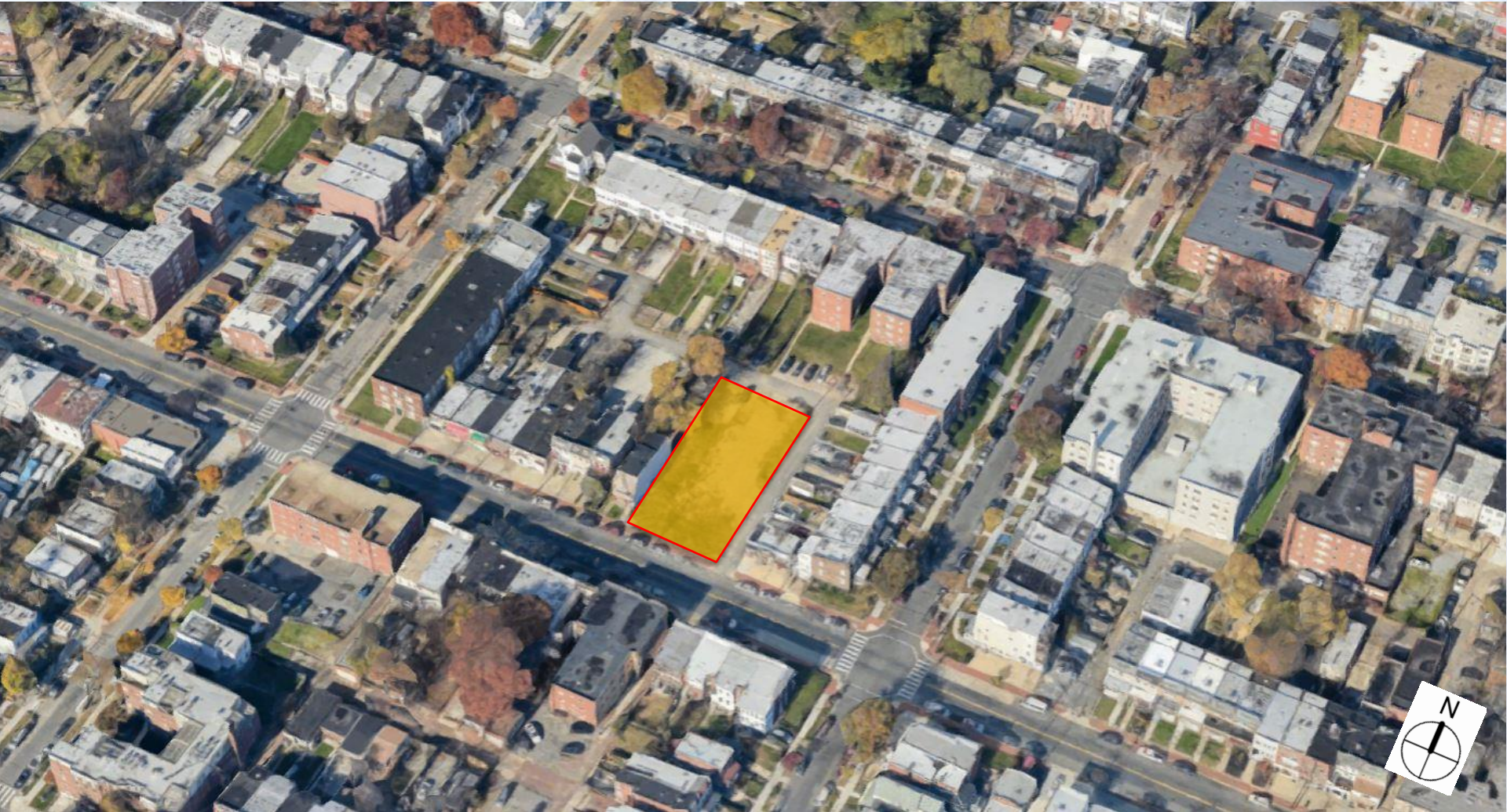
*Community Living for Families
Affordable. Vibrant. Green.*

- 27 FAMILY-SIZE APARTMENTS
- AFFORDABLE / MIXED INCOME
- PASSIVE HOUSE
NET ZERO ENERGY READY
- RETAIL
HEALTHY FOOD MARKET/CAFE
WORKFORCE DEVELOPMENT
- COMMUNITY SPACES
RESIDENT SERVICES
OUTDOOR LIVING



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HOUSING UP - PEABODY ARCHITECTS - HAMEL BUILDERS

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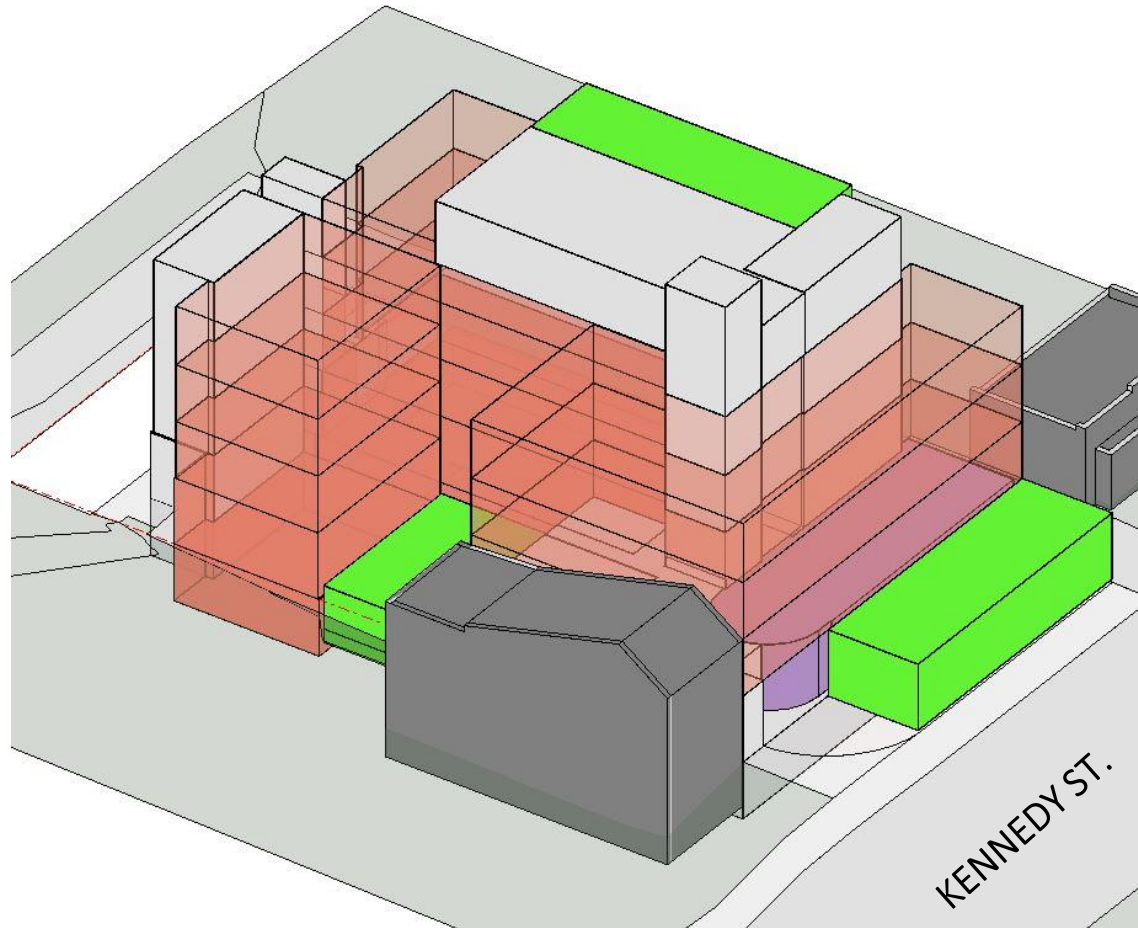
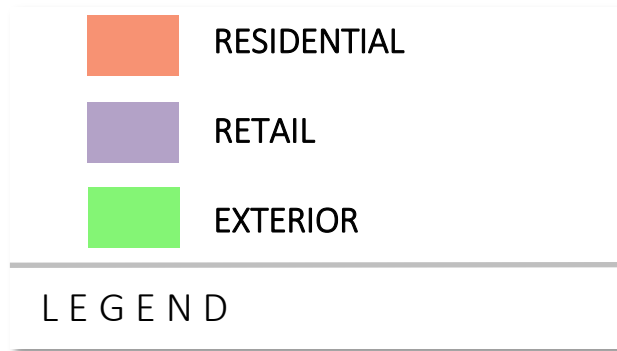
SITE PLAN



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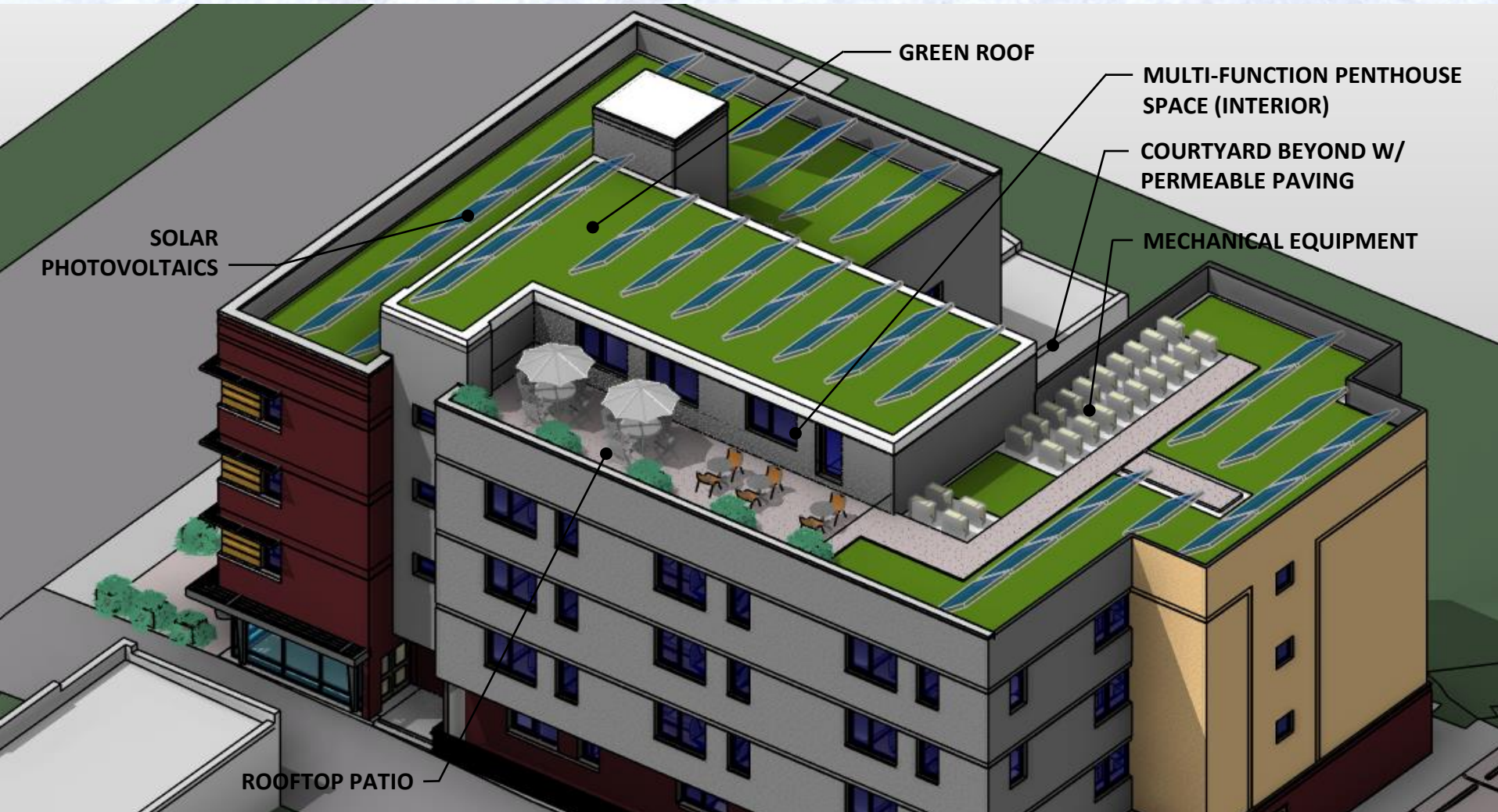
BUILDING ORGANIZATION



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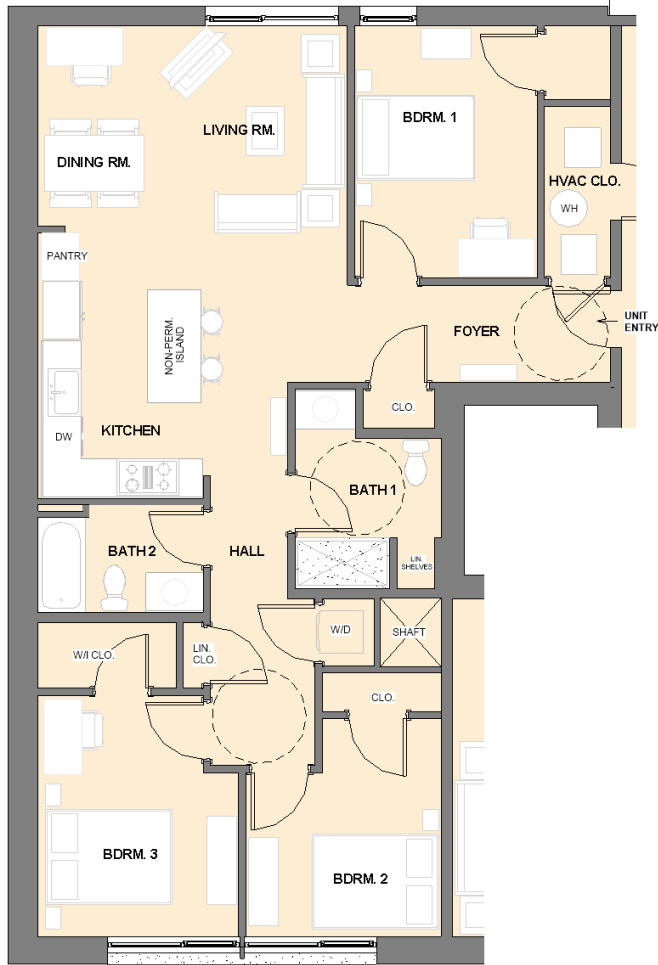
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ROOFTOP OPTIMIZATION



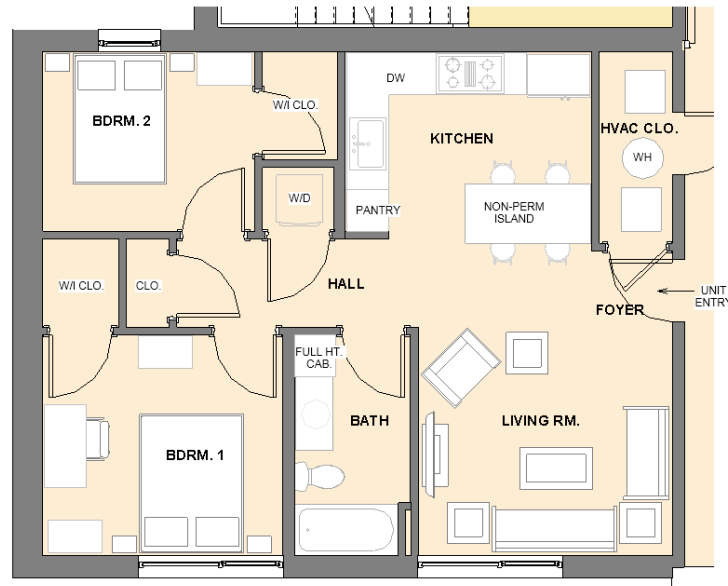
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② TYPICAL 3 BEDROOM, 2 BATH - UNIT FLOOR PLAN
1/4" = 1'-0"

AFFORDABLE APARTMENT MIX					
UNIT TYPE	AREA MEDIAN INCOME (AMI)				APPROX. APARTMENT SIZE (S.F.)
	50%	60%	80%		
2 BDRM, 1 BA	12	7	5	24	750 - 940
3 BDRM, 2 BA	2	1		3	1,010
TOTAL APARTMENTS	14	8	5	27	23,200



① TYPICAL (NW) 2 BEDROOM, 1 BATH - UNIT FLOOR PLAN
1/4" = 1'-0"

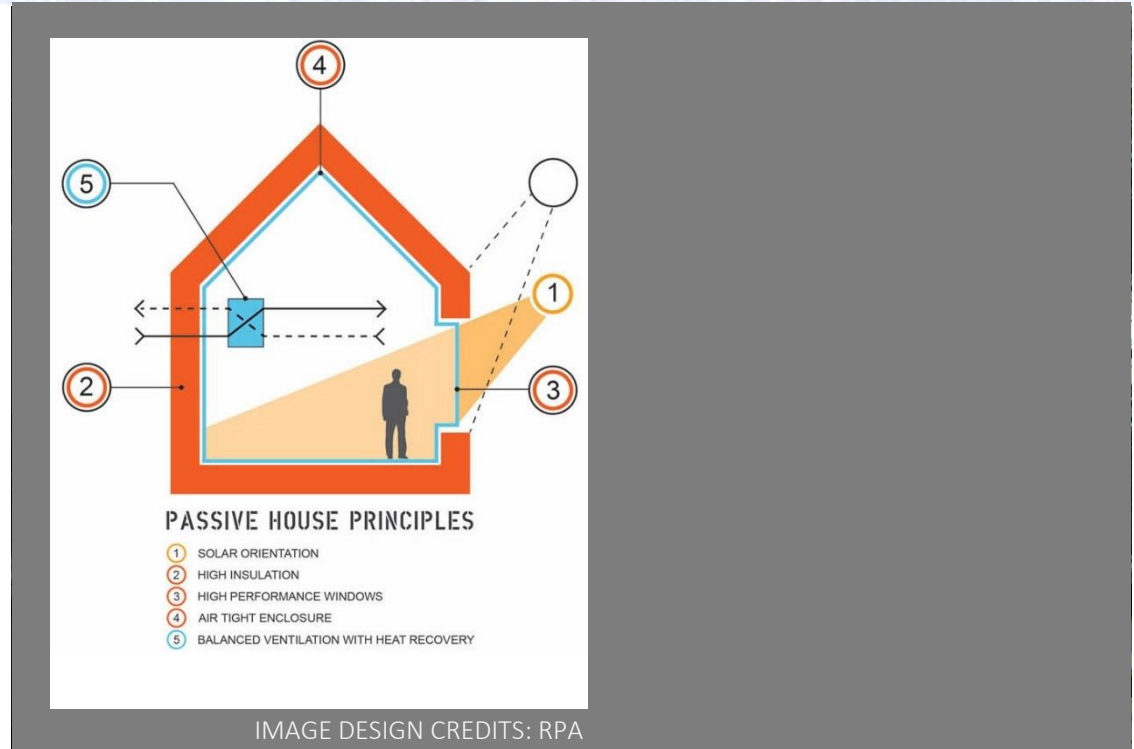
OCCUPANT BENEFITS FROM A PASSIVE HOUSE

HEALTH

- PREMIUM INDOOR AIR QUALITY
- CO₂ & VOC REMOVAL
- SUN-LIT SPACES

COMFORT

- STABLE INTERIOR TEMPERATURES
- CONTROLLED HUMIDITY
- LOW-FLOW VENTILATION
- ODOR ELIMINATION
- NOISE REDUCTION
- ENERGY SECURITY
- UTILITY COST SAVINGS



DEVELOPMENT & CONSTRUCTION TIMELINE

Event	Milestone Type	Date
Submit 2016 DHCD PADD Application	DHCD	9/22/2016
DHCD 2016 PADD Disposition/Financing Awarded	DHCD	Award Date (AD)
Complete Property Disposition	DHCD	AD+ 3 months
100% Construction Plans - Submitted for Permits	Design	AD+6 months
Letters of Financing Commitment Issued	Financing	AD+7 ½ months
Construction Plans - Permit Set (Stamped)	Design	AD+8 months
Construction Finance Closing	Financing	AD+8 ½ months
Start Construction	Construction	AD+9 months
Begin Marketing/Pre-Leasing	Leasing	AD+21 months
Construction Completion	Construction	AD+23 months

COMMUNITY DISCUSSION

