



**Urban Land
Institute**

Terwilliger Center for Housing

**Moving Out:
How Future Demand Will Impact Housing Opportunity**

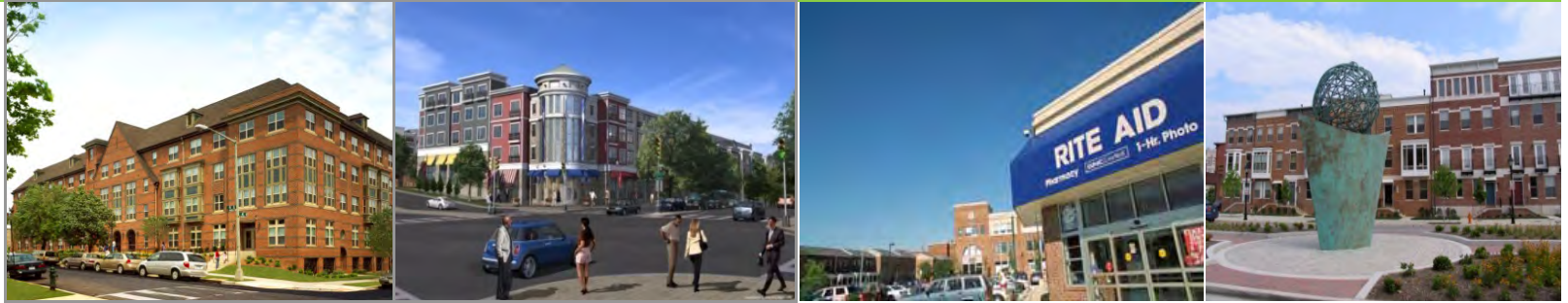
What Do the Numbers Tell Us?

Caroline Kenney

June 21, 2012



**URBAN
ATLANTIC**



Business Lines

1998-2002	Public-Private Urban Large Scale Development
	Land & Infrastructure
	Mixed-Use
	Rental & For Sale Residential, Commercial, Retail
1998-2012	Multifamily Rental – Market Rate, Workforce, Affordable
2004-2007	For Sale Condominium – Development & Conversion
2005-2007	Student Housing – Investor Condominiums
2003-2011	New Market Tax Credits – 4 Allocations
1999-2012	Transit Oriented Development
2006-2012	Green Development & Energy Conservation
	Energy Efficiency Development
	Energy Efficiency Finance - PACE
Future	Balance of Real Estate Development & Financial Services



Southwest Waterfront, Washington, DC

- TOD within 13.5-acre Waterfront Station redevelopment
- Two, 12-story, 266-unit multifamily buildings – gut rehab of former EPA office buildings





Southwest Waterfront, Washington, DC

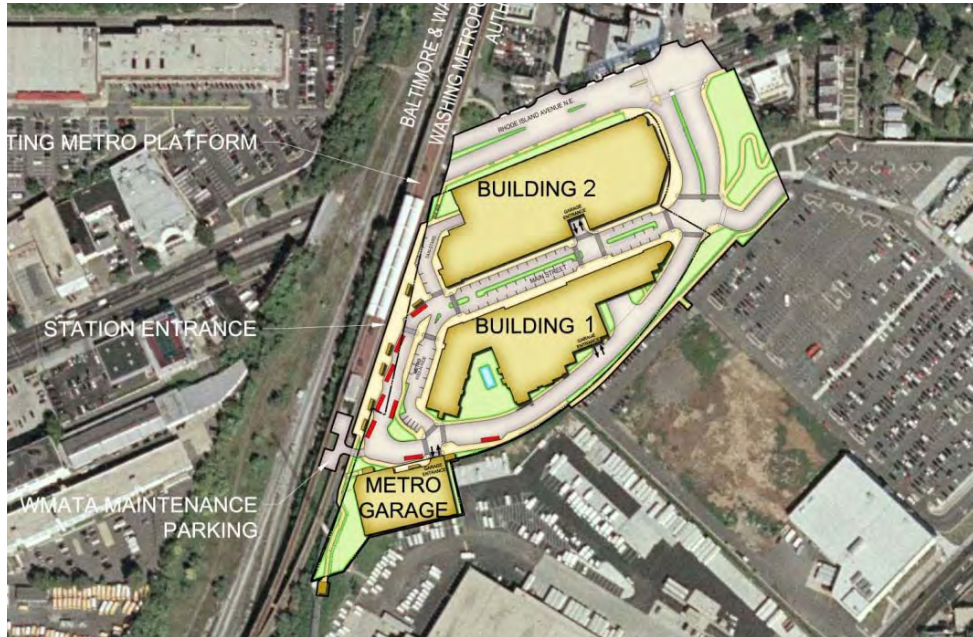


- High end loft-style
- 70% studio & 1BR
- Highly amenitized
- Large communal spaces
- Gym, yoga, demo kitchen, rooftop pool, club room, dog washing, outdoor courtyard,
- “We Works”
- Shared parking
- 20% affordable





Rhode Island Row, Northeast Washington, DC



- Public-private partnership
- Catalytic impact
- Mixed-income rental – 274 units (80% workforce, 20% affordable)
- Majority 1 & 2BR's
- Class A Finishes & Amenities
- Retail – 70,000 SF (10% set aside for local businesses)
- Metro Red Line, 16 Bus Lines
- Shared parking
- Mixed-finance





Rhode Island Row, Northeast Washington, DC



Ox Blue
Construction Camera Service





Arthur Capper Carrollsburg, Near Southeast Washington, DC



- Urban Atlantic/Forest City Master Plan
- TOD, Employment Center
- Mixed-Use
- Mixed-Income Homeownership & Rental
- Public Amenities
- 27 acres
- 1,600 Residential
- 500,000 sf Commercial
- Capitol Quarter Townhomes (EYA): 323 market, workforce & affordable units completed 2009-2012