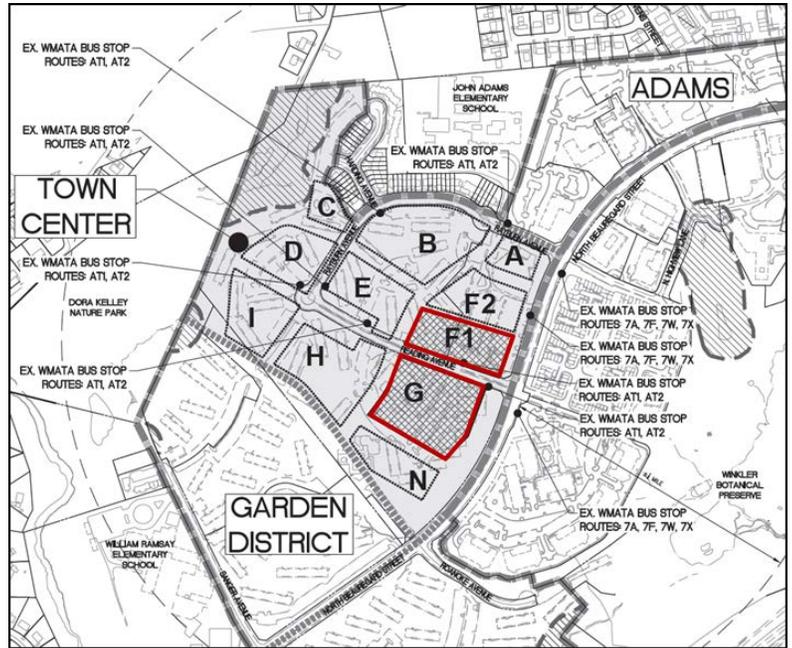


Beauregard Town Center Update

The Beauregard Town Center is one of the seven neighborhoods identified in the Beauregard Small Area Plan. Located on the west side of Beauregard Street between Rayburn Avenue to the north, Roanoke Avenue to the south, and Reading Avenue through the center, the neighborhood consists mainly of three-story, garden apartments. The Shops at Mark Center is located along Beauregard Street between Reading and Rayburn Avenues.

The Plan called for this neighborhood to be mixed use, majority residential, with some office and hotel along the Beauregard street frontage and double-loaded retail on Reading Avenue. As the Town Center neighborhood encompasses 48.2 acres overall, it is anticipated that redevelopment will be phased. JBG has not yet provided an overall time frame for redevelopment of the site

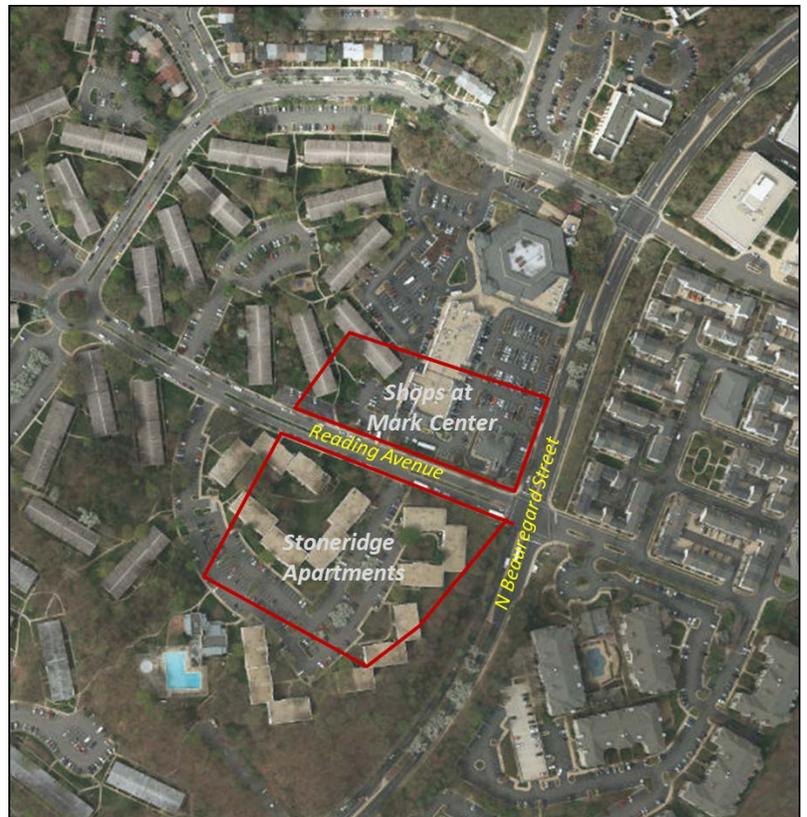


July 2016: JBG, the property developer, submitted a Concept #2 plan for the Town Center neighborhood:

- 6.62 acres, with redevelopment of Blocks F1 and G, on either side of Reading Avenue at the intersection with N. Beauregard Street
 - 573 multifamily units (up to 85' high); 109,481 sf of retail
 - Block F1 (1.86 acres) 183 multifamily units, 35,987 sf of retail
 - Block G (4.76 acres) 390 multifamily units, 73,494 sf of retail

August 2016: City Staff has provided comments. Key issues to be addressed in the next submission:

- Compliance with the approved Beauregard Small Area Plan and associated Design Guidelines for the Town Center neighborhood
- Ensuring that the overall open space and tree canopy requirements will be met
- Architecture and site plan design
- Ongoing coordination with the Beauregard Design Advisory Committee and the community.



Beauregard Town Center Update

Office of Housing:

- About 198 garden apartment units in the Stoneridge & Hillwood Apartment communities are proposed to be demolished in this first phase.
- Housing's Beauregard Relocation Coordinator is actively working with tenant community, and will begin collaborating with JBG, to make sure all households that will be impacted are in the City's database and on the waiting list for committed affordable units, per the Beauregard Plan.
- Referrals and placements into the 105 committed affordable units secured at Southern Towers will continue, as appropriate.
- The next submittal will require a housing plan for the entire Town Center neighborhood, including future City buy-down of up to 15% of all rental units to be developed.
- In addition to committed affordable rental housing resources currently being developed for Beauregard residents at St. James Plaza (93 units), the Gateway at Beauregard-King (74 units) and the future Church of the Resurrection redevelopment (100+ units), potential public-private-nonprofit partnerships to secure committed affordable units through leveraged projects in the Town Center are being explored.
- Per the Beauregard Plan, at a future date tied to a redevelopment milestone, JBG will donate 56 Hillwood units to ARHA or a nonprofit to be designated by the City for preservation as committed affordable housing.



Block F1 – proposed architecture



Block G – proposed architecture

