

matchbox 

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**QUALIFICATIONS &
EXPERIENCE**

TAB 2

DEVELOPMENT TEAM

FIVESQUARES DEVELOPMENT

Co-Lead Developer, Managing Member

Andrew Altman

Andrew Altman is a nationally recognized leader in urban planning and transforming cities. Mr. Altman is the cofounder of Fivesquares Development. Mr. Altman was the first Chief Executive Officer of the London Olympic Park Legacy Company in London, England from 2009-2012. As CEO he led the master development of the largest regeneration project in the United Kingdom to position the 600-acre, 2012 Olympic Park for its post-Game use as a new international growth center. Before being recruited to London for the 2012 Olympics, he was the Deputy Mayor for Economic Development and Planning for the city of Philadelphia under Mayor Michel Nutter. Mr. Altman first established himself as a recognized urban planner in Washington, DC as the city’s Planning Director, and was subsequently the founding CEO of the Anacostia Waterfront Development Corporation, under Mayor Anthony Williams.

Ron. D. Kaplan

Ron, Co-Managing Principal of Fivesquares Development and Streetscape Partners, is responsible for structuring transactions and capital market activities. Mr. Kaplan has been involved in some of the most high-profile real estate developments in the DC area in recent years, including the \$1 billion, mixed-use redevelopment of the former DC Convention Center site, redevelopment in the Southwest Waterfront corridor and in the emerging neighborhood surrounding Nationals Park. He was formerly Chief Investment Officer for ten years at Federal Realty Investment Trust and was instrumental in creating their pedestrian oriented retail division, responsible for Santana Row, Bethesda Row, and Pentagon Row.

Paul Sowter

Paul joined Fivesquares Development in early 2017 as the Senior Vice President of Construction. He was most recently the Senior Vice President of Development as the head of design and construction for all of Vornado/Charles E. Smith’s development projects.

Prior to joining Vornado in April 2003, he spent fifteen years at The Kaempfer Company, a development firm specializing in trophy projects in the D.C. and metropolitan area. As partner and Executive Vice President of the firm, he oversaw design and construction for all projects.

Throughout his career, Paul has overseen over fifteen million square feet of Class A base building office and residential construction and associated interior and tenant work. During this time, he worked with premier architects to create marquee projects spread through DC and the metropolitan area.

A few notable projects and architects include:

- 1501K Street NW and 1900K Street NW with Cesar Pelli
- 1299 PA Ave NW (Warner Theater), 2099 PA Avenue NW, and 1001 19th Street in Rosslyn with Pei Cobb Freed and Partners
- 1101 4th Street SW, 1100 4th Street SW, and West End 25 with Shalom Baranes
- 1999 K Street NW with Helmut Jahn
- Most recently, The Bartlett, a 699 unit residential building in Arlington VA

Paul has a B.S in Civil Engineering from the University of Maryland, College Park.

QUALIFICATIONS & EXPERIENCE

KEY PERSONNEL

Matt Harris

Matt joined Fivesquares Development in 2015 and serves as Development Director and Project Manager for the Whitman-Walker Health Redevelopment Project. Prior to Fivesquares, Matt was a project manager at EastBanc, Inc., a local development company specializing in ultra-luxury multifamily and trophy office, as well as Duke Realty, one of the nation's largest office and industrial REITs.

At EastBanc, Matt led development and preconstruction efforts for the Hines School Redevelopment project, a 650,000 square foot mixed-use project with conventional debt and equity as well as LIHTC financing. At Duke Realty, he served for six years as a base building construction project manager overseeing new construction of office and industrial assets, tenant improvements, capital improvements, and infrastructure projects. Matt started the general contracting operation for Duke Realty in the Washington, DC market, overseeing both office and field construction staff. Matt started his career at Hitt Contracting, one of the capital region's foremost general contracting operations, in 1999.

Matt has participated in the development of a wide array of real estate projects including luxury and affordable multifamily, trophy office, secure government facilities, industrial, retail, and mixed-use. His involvement in real estate projects has included pursuit, acquisition, entitlement, design, permitting, construction, lease up, operations, and strategic repositioning.

Matt has a B.A. in Communication from Tulane University, New Orleans.

Notable projects include:

- Hine School Redevelopment, Washington, D.C. – 650,000 SF mixed-use development, \$230M
- Georgetown Hillside Project, Washington, D.C. – 100,000 SF luxury condo development, \$75M
- 22714 Glenn Drive, Sterling, VA – 80,000 SF new flex office/industrial building, \$8M
- Wilmer Hale, Washington, DC – 284,000 SF build-to-suit for international law firm, \$45M base building + \$25M tenant fit-up

EDENS

Co-Lead Developer

Jodie W. McLean

Jodie W. McLean is Chief Executive Officer of EDENS, one of the nation's leading private owners, operators and developers of retail real estate. With a more than 25-year tenure at EDENS, she has established herself as a key player in the company's growth and expansion to its current marketplace leadership, capitalized by blue chip investors and assets valued at \$6.2 billion. Jodie is responsible for EDENS' strategy to move the portfolio to major urban centers, creating a portfolio of assets that are the center of community life. She was named Chief Investment Officer in 1997, President in 2002 and CEO in 2015. Overall, she has been responsible for the development, redevelopment, acquisition and disposition of more than \$12 billion in retail assets.

Jodie passionately believes that retail should evolve beyond a shopping experience, and advocates for connectivity to the communities surrounding the company's retail centers. To ensure this, each EDENS development is crafted to serve as an authentic gathering place, including a unique merchandising mix and welcoming design elements, fostering a sense of engagement with its neighbors.

A native of Chicago, IL, Jodie holds a Bachelor of Science in Finance and Management from the Moore School of Business, University of South Carolina and a degree from South Carolina Honors College. McLean is a trustee of the International Council of Shopping Centers (ICSC) and the Urban Land Institute (ULI). She serves on Boards for

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KEY PERSONNEL

the Real Estate Round Table and Wofford College, as well as for several other institutions and charities. Jodie is a member of the Liberty Fellowship (Aspen Institute) Class of 2009.

Steve Boyle

Steve Boyle is Managing Director and responsible for all development leasing, and acquisition activities in EDENS' Mid-Atlantic portfolio. Steve joined EDENS in 2001, opening the company's regional headquarters office in Washington, DC. He has since grown that office to more than 80 team members with a portfolio of more than 45 properties. He has been instrumental in leading the company's expansion into urban, dense areas with projects such as CityVista, a mixed-use center anchored by an "urban style" Safeway in Washington, DC, and Mosaic, a two million SF mixed-use project in Fairfax, VA. He is currently leading the five million SF Union Market project in Northeast DC.

Prior to joining EDENS, Steve was an investment broker with CB Richard Ellis in Los Angeles, as well as with Rosenthal Shuler in Washington, DC. A native of Long Island, NY, he graduated from Princeton University. He is a board member of the Washington, DC Economic Partnership, Green Acres School and the Mount Vernon Triangle Community Improvement District.

DESIGN TEAM

CUNNINGHAM | QUILL ARCHITECTS

Master Planner, Urban Designer, Architecture and Sustainability Manager

Lee Quill, FAIA, CNU, Founding Principal, Master Planner and Urban Designer

Lee Quill, FAIA, CNU is a founding principal of Cunningham | Quill Architects and has over thirty years of experience in urban design, master planning, institutional, residential, mixed-use infill and commercial/corporate architecture. Prior to founding Cunningham | Quill Architects in 1996, Mr. Quill was an Associate in the Washington, DC office of Skidmore, Owings & Merrill. Mr. Quill is a Fellow of the American Institute of Architects.

Recognized as a leader in design and community engagement, he has presented for organizations such as the National Building Museum, the Urban Land Institute (ULI), the American Institute of Architects (AIA), and the American Planning Association (APA). He has also served as a juror for the EPA National Awards for Smart Growth Achievement. Mr. Quill has served as the Team Leader for two of the National AIA's SDATs (Sustainable Design Assessment Teams) in Colorado Springs, Colorado (2011) and Stanwood/Camano Island, Washington (2012). He has also been heavily involved in shaping growth of the DC Metropolitan area, developing policies with the DC Mayoral Task Force on Transit Oriented Development; the City of Alexandria as Chair of the Urban Design Advisory Committee (OTN) and the Carlyle-East Eisenhower Design Review Board; and as a member of the 2050 Initiative - Region Forward and Metropolitan Development Policy Committee (COG). He served as a juror for URBAN LAB, an international design competition run by the Inter-American Development Bank focused on urban revitalization in Latin America in 2015 and 2016.

Mr. Quill's projects have received numerous design awards including, Awards of Excellence, Honor and Merit in Design and Historic Resources from the AIA, two Charter Awards from the Congress for the New Urbanism, a Virginia statewide American Planning Association award, the DC Mayor's Award for Excellence in Historic Preservation, and the "Pro Bono Publico Award" from the Washington Architecture Foundation. He has been published in Urban Spaces, Architect Magazine, The Washington Post, Architectural Record, Architecture Magazine, Urban Land Magazine-ULI, Inform Magazine, The Real Estate Review, and Planning Magazine (APA).

Notable projects include:

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KEY PERSONNEL

- Charlottesville Strategic Investment Area Study, Charlottesville, VA – 310 acre Urban Master Plan
- Potomac Yard Master Plan, Alexandria, Virginia
- JBG Reston Heights, Reston, VA – 428,000 SF, 10 acres, Mixed-Use, Office, Retail, \$78M
- 10th & G Offices, First Church, Washington, D.C. – 188,000 SF mixed-use office development, \$55M
- Campus Commons Entitlements, Reston, VA – 1,392,290 SF, 11.63 Acres, Mixed-Use, Multi-Family, Office, TOD, \$200M - \$400M

John Michael Day, AIA, LEED AP BD+C, Associate Principal, Sustainability Manager

John Michael Day, AIA, LEED AP BD+C has spent more than 19 years creating a diverse and award-winning body of work, including single- and multi-family residential, infill mixed-use, commercial office, healthcare, hospitality, institutional, adaptive reuse and historic preservation. Mr. Day is an advocate for an innovative and thoughtful design process that supports diversity and team collaboration. Notable is his commitment to design excellence that elevates the physical environments of communities and enriches lives of their residents. A strong commitment to sustainable design and research guides his integrated approach to projects. He is dedicated to supporting the next generation of architects and interior designers by volunteering as a guest critic at The Catholic University of America and Marymount University. He is actively involved in design research and has published articles on sustainable design, healthcare design, and architectural design. Mr. Day plays an active role in his community, including serving as a Board Member for the DC Building Industry Association (DCBIA) Community Improvement Day from 2010 to 2014 and recently serving as the 2016 Co-Chair for the Chicago AIA Healthcare Knowledge Committee. In addition, he has participated as a volunteer in DCBIA's Community Improvement Day from 2004 to 2014. One of Mr. Day's most rewarding design experiences was to be part of a design team that worked pro bono with the Community Coalition for Haiti, a nonprofit organization, developing and designing a master plan and school building for the rural village of Mont Fleure, Haiti.

Prior to rejoining Cunningham | Quill Architects, Mr. Day was a Senior Vice President and Senior Project Designer for VOA Architects in Chicago, an Associate Principal and Senior Project Designer for Perkins + Will in Washington DC., and an Associate with Cunningham | Quill Architects. Mr. Day has a strong connection to Washington, DC and is passionate about contributing to the architecture of the Washington Metropolitan Area. A longtime resident of Washington, DC his renovated home was featured in the Washingtonian Magazine and has been recognized with numerous awards.

Notable projects include:

- 10th & G Offices, First Church, Washington, D.C. – 188,000 SF mixed-use office development, \$55M
- Campus Commons Entitlements, Reston, VA – 1,392,290 SF, 11.63 Acres, Mixed-Use, Multi-Family, Office, TOD, \$200M - \$400M

Nandor Mitrocsak, AIA, Senior Associate, Urban Designer, Project Manager

Mr. Mitrocsak has extensive experience as a project architect and urban designer designing urban master plans and large-scale mixed-use residential infill projects, as well as commercial and institutional projects. He specializes in collaborative design processes and has helped to lead numerous public design charrettes in the region. Since joining Cunningham | Quill Architects in 2007, he has worked towards synthesizing imaginative design ideas with broad grassroots public support. Prior to joining Cunningham | Quill, Mr. Mitrocsak was an urban designer at Torti Gallas and Partners and Urban Design Associates.

Outside of the office, Mr. Mitrocsak co-chairs the ULI Young Leaders RE101 committee and actively participates in the Washington, DC real estate development community. As an urban designer, his collaborative design approach has been influential in achieving community consensus for resourceful and sustainable design solutions. He has won

QUALIFICATIONS & EXPERIENCE

KEY PERSONNEL

numerous AIA awards for his work including the Charlottesville Strategic Investment Area Plan, the Branch Avenue Corridor Revitalization Plan and the Mount Rainier Mixed-Use Town Center Development Plan.

Notable projects include:

- Charlottesville Strategic Investment Area Study, Charlottesville, VA – 310 acre Urban Master Plan
- JBG Reston Heights, Reston, VA – 428,000 SF, 10 acres, Mixed-Use, Office, Retail, \$78M
- Campus Commons Entitlements, Reston, VA – 1,392,290 SF, 11.63 Acres, Mixed-Use, Multi-Family, Office, TOD, \$200M - \$400M

WILES MENSCH

Civil Engineering

Joseph Mensch

Joseph Mensch will serve as Principal of civil engineering services for the development of this project. His immense experience working on hundreds of projects in the Northern Virginia region including projects with Fairfax County has enabled Mr. Mensch with the expertise to lead the navigation of the permitting process. Mr. Mensch will provide well-defined QA/QC to ensure that Wiles Mensch's services run smoothly. He will oversee the Project Manager's guidance and will ensure that the project runs smoothly and meets all milestones as scheduled.

Mary Ramsey

Mrs. Ramsey has been involved in the design of residential, commercial, mixed-use, office, and industrial projects for nearly four decades. Her responsibilities include consultation with developers, architects, contractors and government agencies to provide full civil engineering services to include design of utility systems, stormwater management facilities, earthwork analysis, erosion and sediment controls, retaining structures, paving and subsurface drainage design. Her 30+ years of experience in the direct area has gained her an excellent knowledge of numerous local permitting review agencies.

Matthew McComas

Matthew McComas will serve as the Project Manager of civil engineering services and has been involved in the development of sites of vary size and complexity over the course of his career. His responsibilities included the design of utility systems, stormwater management facilities, BMP, culvert, roadways, Erosion and Sediment Control Plans, terrain modeling, floodplain studies and grading plans.

His expertise includes coordination with local, state, and Federal agencies; multi-disciplinary teams and clients; and expedition of public agency review and permitting. Every step of the way Mr. McComas will be there to see that each project is completed on time and within the budget.

HUNTON ANDREWS KURTH LLP

Zoning and Land Use

John C. McGranahan, Jr., Partner

John C. McGranahan, Jr. is a partner with Hunton Andrews Kurth ("Hunton") in the Firm's D.C. office. John serves as the administrative partner of that office. He also works from the Firm's client center in Tysons, Virginia.

John has more than 27 years of experience handling all aspects of real estate development and land use law. He has specific expertise with zoning, land use and environmental regulations, public facilities availability, land use litigation, real estate transactions, eminent domain, local government law and public-private partnerships. John is the head of Hunton's land use group and has obtained approvals for some of the most complex and controversial projects in Northern Virginia. He has a team comprised of a variety of professionals, each of whom brings years

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KEY PERSONNEL

of experience and relationships to securing timely and well-crafted land use approvals. John and his team have obtained approvals for a number of transit-oriented, mixed-use projects in the Dulles Airport Access and Toll Road and Route 28 corridors, including the following:

- Arrowbrook Centre, a transit-oriented, mixed-use development on approximately 34 acres in the Dulles Toll Road corridor in Fairfax County, consisting of office, retail, residential and hotel uses with an overall gross floor area of 2,331,359 square feet (0.99 FAR).
- Arbor Row, a 2.6 million square foot mixed use development of office, residential and hotel use on approximately 20 acres. Arbor Row is one of the first transit-oriented projects approved under the Tysons Plan to transform Tysons Corner into an urban center in conjunction with the extension of Metrorail to Dulles Airport.
- The first high-rise, residential condominium in Tysons approved under the Tysons Plan to be located in Block D of Arbor Row.
- Obtained zoning approvals for Kincora Village, a mixed-use business community north of Dulles Airport in Loudoun County, Virginia. Kincora Village is a 400-acre pedestrian-friendly commercial center which includes a planned minor league ballpark, 3.6 million square feet of office, 450,000 square feet of retail uses and restaurants, 1,400 apartments, 2 hotels and more than 162 acres of preserved natural park land.
- Obtained zoning approvals for Fox Gate Town Center, a mixed-use business community in the Route 50 corridor of Loudoun County, south of Dulles Airport. Fox Gate Town Center includes 560,000 square feet of employment uses, 308,000 square feet of commercial and specialty retail uses, 51,500 square feet of public/civic and institutional uses and up to 110 multi-family residential units.
- Obtained comprehensive plan and rezoning approvals for 286,000 square feet of retail (including a Wegmans), restaurant and theater uses and 232 residential units in a “town center” concept at The Field at Commonwealth.
- Obtained comprehensive plan and rezoning approval for development of approximately 2,100 residential units and a commercial office and retail component on 48 acres at the Vienna Metro Station in Fairfax County, Virginia.
- Obtained rezoning approval for Mosaic at Merrifield to permit a mixed use development consisting of residential, theater, office, hotel and retail uses.

John also has handled real estate and land use matters for several public bodies, including Fairfax Water, the Fairfax County School Board, the Fauquier County Water and Sanitation Authority and the Falls Church City Public Schools. In 2003, he represented a consortium of the commercial landowners in the Tysons Corner and Reston-Herndon areas of Fairfax County, Virginia to establish a special tax district to fund the local share of the cost of extending Metrorail service to Dulles Airport.

CONSTRUCTION TEAM

CLARK CONSTRUCTION

General Contractor

Andy Fuhrmann, LEED AP, STS, Project Executive, Vice President

Andy will provide overall management direction for the project, establishing objectives and policies while maintaining liaison with the client and architect. He will also monitor construction and financial activities and serve as Clark’s representative with primary financial and contractual responsibility for the project. With broad authority to commit Clark on matters of cost and schedule, Andy will ensure the project’s success

QUALIFICATIONS & EXPERIENCE

KEY PERSONNEL

Notable projects include:

- Parcel O Residential, Washington, DC, 467,000 GSF residential community
- Ballston Quarter Residential & Retail Renovation, Arlington, VA, 455,000 square-foot, mixed-use building
- Gannett/USA Today Headquarters, McLean, VA, 1.5 million GSF facility situated on a 30-acre site
- City Market at O Street, Washington, DC, mixed-use development
- One and Two Constitution Square, Washington, DC, 12-story, 450,00 GSF core and shell office building
- Marymount University, Ballston Campus Office, Arlington, VA, 9-story academic building and a 15-story residential apartment
- 3001 Washington Boulevard, Arlington, VA, 300,000 SF office building
- Two Liberty Center, Arlington, VA, 405,000 GSF, nine-story office building

Mike Reisinger, STS, Senior Project Manager

Mike will plan, monitor, and supervise on-site construction engineering and administration activities and advises on any preconstruction effort. He will maintain liaison with the client and architect regarding project progress and ensure that project administration activities comply with company and client requirements. Additionally, he will oversee project management staff.

Notable projects include:

- Central Place Residential, Arlington, VA, 31-story, 377-unit residential tower, 30,000 SF of ground-level retail, 17,000 SF public plaza
- Parcel O Residential, Washington, DC, 467,000 GSF residential community
- San Antonio Military Medical Center, San Antonio, TX, 764,000 SF medical center
- 1225 First Street - The Dalton, Alexandria, VA, preconstruction and general contracting services, 256,000 square-foot, 14-story mixed-use residential building
- The George Washington University District House Residence Hall, Washington, DC, preconstruction and construction manager at-risk services

QUALIFICATIONS & EXPERIENCE

RELEVANT PROJECT EXAMPLES

MOSAIC DISTRICT

FIRM: EDENS

PRINCIPALS: STEVE BOYLE, BILL CALDWELL
FAIRFAX, VA

EDENS was the Master Developer of 32 acres at the intersection of the Beltway, Interstate 66 and Route 50. Through a Partnership with Fairfax County, EDENS produced the Merrifield Master Plan. EDENS also helped Fairfax County create a TIF authority, which was the first TIF in Fairfax County. EDENS entitled, constructed and delivered over 2M SF of retail, residential, office and hotel and assembled right-of-way and built public roads and infrastructure for VDOT. EDENS designed, constructed and fully leased 500,000 SF with over 20% local tenants. The project incorporates a 150 Key Hyatt House Hotel and over 1,000 Residential Units. The largest office building lease signed in Northern Virginia that year was the 75,000 SF office building developed by EDENS. Mosaic was the first LEED ND PILOT program in the Country.

EDENS succeeded in creating a community that became the neighborhood gathering place. This was accomplished by thoughtful programming in support of EDENS' 5 hours dwell time per week standard. EDENS deployed numerous activation strategies such as yoga in the public plaza, free movie nights on an exterior screen at the Angelika Theater, open air craft and farmer's markets on the weekends, water features, site furnishings, and seasonal programming such as interactive public art during the holidays. Further, EDENS worked to ensure the success of its commercial tenants by partnering on community-engaging events with its retailers, such as the Lululemon Athletica Weekly Run Club and the Mosaic Mile. Because of its success in engaging community, sustaining strong retail, providing a broad band of high-quality residential, and incorporating multiple uses such as hotel and office, Mosaic is a celebrated new model for vibrant mixed-use communities in Fairfax County and surrounding suburbs.



RETAIL



RETAIL PLAZA



DEVELOPMENT HIGHLIGHTS

- Fairfax County Planning Commission
- 32-Acre master developer role through a partnership with Fairfax County
- Community Development Authority, first TIF in Fairfax County
- Transformative mixed-use district
- First LEED ND PILOT program in the US

UNION MARKET

FIRM: EDENS

PRINCIPALS: STEVE BOYLE, BILL CALDWELL
WASHINGTON, DC

In 2007 EDENS was introduced to the Union Market Terminal District. At the time the NoMa redline station was new and there were over a dozen cranes towering over an old maintenance facility and bus parking lot. The Union Market Terminal was on the proverbial wrong side of the tracks and the wrong side of Florida Avenue. However, it was a unique place in the city where lack of active planning led to a thriving multi-cultural industrial area. The lack of attention inadvertently led to the preservation of many of the original market structures. EDENS worked with the Office of Planning and Gallaudet University to create a Small Area Plan which was approved by the DC council in 2009, portions of which were later designated historic using EDENS' historic design guidelines. In 2012, EDENS opened the Market at Union Market.



MARKET INTERIORS

Today under EDENS' guidance, there is over 100,000 SF of newly leased retail and 188 residences with another 432 residences under construction. There are currently 6 major Planned Unit Developments in process, entitling over 3M FAR SF led by EDENS. Hence, EDENS' efforts on the master planning and implementation of its district have catalyzed tremendous redevelopment in the surrounding neighborhood. EDENS, in conjunction with the Office and Planning and DDOT have developed Streetscape Design Guidelines for the entire 45 acre designated small area. Union Market District has the first Pop-Up movie theater in the Country and the first Michelin Star restaurant in Ward 5 of Washington, DC. EDENS continues to partner with Trinidad, Gallaudet and Ivy City communities. There are currently over 400 new employees within the Union Market District, bringing daytime activation to an area that could not otherwise support retail due to lack of daytime activity. We anticipate close to 800,000 SF of retail, 5,000 apartments (500+ of which will be affordable residences), at least two office buildings and 300+ hotel rooms at full build out.



ADJACENT DEVELOPMENT



DEVELOPMENT HIGHLIGHTS

- Transformative mixed-use district starting with food-based retail market
- Master planning in conjunction with DC Office of Planning
- Complex assemblage process
- Collaboration with adjacent university
- Incorporation of arts and culture to create, activate, and promote place

QUALIFICATIONS & EXPERIENCE

RELEVANT PROJECT EXAMPLES

1701 14TH STREET NW

FIRM: IVESQUARES DEVELOPMENT
PRINCIPALS: RON KAPLAN, ANDY ALTMAN
WASHINGTON, DC

The Whitman-Walker site at 14th and R Street (1701 14th Street) is a joint venture between Whitman-Walker Health and Fivesquares Development. The project is under construction and features a 160,000 square foot urban infill, mixed-use project in the heart of the vibrant 14th Street corridor in Washington, DC. The project incorporates a wide array of best practices in urban planning and mixed-use development, including office, retail, institutional, and residential uses, unique streetscape improvements for public use and benefit, and exceptional architecture from world-renowned architect Annabelle Selldorf. In support of the ARTS overlay zoning district and working with the DC Office of Planning, Fivesquares development and Whitman-Walker Health won approval of a first-of-its-kind public space that incorporates non-standard streetscape elements such as wood decking, elevated planters with integrated lights and benches, and public art. These public spaces will serve as the focal point for the 14th Street corridor, which is a vibrant retail and residential corridor that lacks a gathering place. Further, Fivesquares and Whitman-Walker partnered with local creative firm No Kings Collective to paint the buildings and parking lots prior to construction, which activated previously underutilized spaces via large scale artwork and special events.

At delivery in 2019 the project will contain approximately 21,000 square feet of ground floor retail, over 50,000 square feet of office space, and 78 residential units. As part of Whitman-Walker's commitment to the community, there will be a 3,000 sf cultural center anchoring the corner of 14th and R Streets that will be curated and programmed by Whitman-Walker. The project received unanimous approval from the Historic Preservation Review Board at its first hearing, due to the exceptional architectural design and support of the Advisory Neighborhood Commission.



RENDERING



ACTIVATED WALL



DEVELOPMENT HIGHLIGHTS

- Joint venture with nonprofit organization
- First of its kind public space activation via linear park and public art
- Arts and Culture activation in concert with Office of Planning
- Compact urban mixed-use project with over \$100M in total development cost

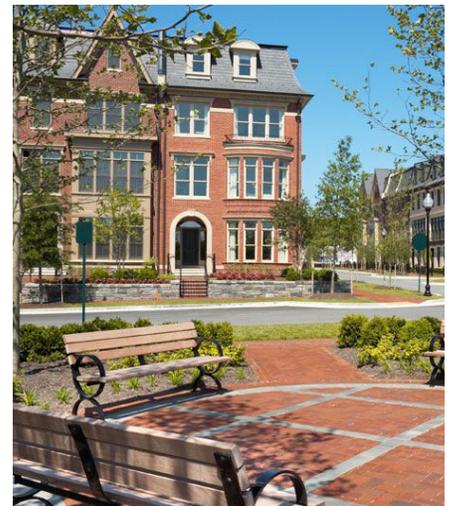
SYMPHONY PARK BETHESDA

FIRM: FIVESQUARES DEVELOPMENT
PRINCIPALS: RON KAPLAN
BETHESDA, MD

Fivesquares Principal, Ron Kaplan, successfully partnered with the American Speech-Language-Hearing Association (ASHA) to develop an 18-acre site directly adjacent to the Strathmore Music Center. Several previous developers had been unable to successfully purchase the site from the non-profit or get their proposed plans approved by the neighborhood or county. Ultimately, two previous developers walked away from deposits as they were unable to close on the land at the price they had promised given that it was in the midst of the recession. Ron structured a creative JV with ASHA that gave them up an upfront land payment and residual cash flow from sales. The development of 118 luxury townhomes on the site was hugely successful and ultimately netted ASHA far more in proceeds than any of the previous developers had promised as an upfront purchase price. Symphony Park went on to receive multiple design and sales awards including Best Townhome Project in the Mid-Atlantic Region and Platinum Award for Best New Community. As part of our innovative offering on the site, we partnered with the Strathmore Music Center to promote membership at Strathmore by offering initial memberships to each new resident. The partnership with Strathmore continues at our Strathmore Square metro station redevelopment to this day.

DEVELOPMENT HIGHLIGHTS

- Creative financial structure with a non-profit organization that provided upfront payment and cash flow participation
- 18-Acre Site that was nationally-recognized as an award-winning master planned community
- Walking distance to Grosvenor-Strathmore metro station
- Unique partnership with Strathmore Music Center.



QUALIFICATIONS & EXPERIENCE

RELEVANT PROJECT EXAMPLES

RESTON HEIGHTS

MIXED-USE DEVELOPMENT | MARKET-RATE RESIDENTIAL | RETAIL | PHASED DEVELOPMENT | TOD | PODIUM BUILDING

FIRM: CUNNINGHAM | QUILL ARCHITECTS

PRINCIPALS: LEE QUILL, FAIA

RESTON, VA | 2011 - 2018

Reston Heights encompasses the multi-phased redevelopment of high-profile office, hotel and retail properties in Reston, Virginia.

The Phase 1 development consists of a large-scale anchor retail tenant, other in-line retail tenants, underground and above-grade parking, a new retail plaza and 400 modern residential units. The project team worked with the developer to integrate below-podium retail requirements with the residential wood-frame construction above. This complex layout quickly won key approvals from the Reston Design Review Board, the Fairfax County Planning Commission, and the Fairfax County Board of Supervisors.

PROGRAM

One Bedroom, Two Bedroom, Studio, Lofts, Gym, Retail, Underground and Above-Grade Parking

SQUARE FEET

428,000 SF

UNITS

400 units

PHASE

Construction Administration

CONSTRUCTION TYPE

Construction Type IIIA, Wood Frame over Concrete Podium

CONSTRUCTION BUDGET

\$78 Million

APPROVALS

- Fairfax County Planning Commission
- Fairfax County Board of Supervisors
- Reston Design Review Board
- Process: Concept Development Plan and Final Development Plan

EXPECTED COMPLETION

Spring 2018



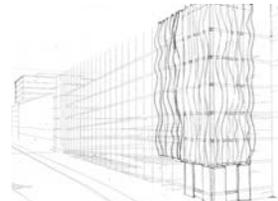
AERIAL RENDERING



RETAIL PLAZA



PROCESS MODEL



GARAGE SKIN STUDY SKETCH



MASSING STUDY



2017 CONSTRUCTION PHOTOS

QUALIFICATIONS & EXPERIENCE

FINANCIAL RISKS

BANKRUPTCY INFORMATION

Fivesquares Development LLC, Ron Kaplan, and Andrew Altman have not declared bankruptcy during the past five years.

PENDING LITIGATION

Fivesquares Development LLC, Ron Kaplan, and Andrew Altman have no business-related litigation, liens or legal claims.

JUDGEMENTS

Fivesquares Development LLC, Ron Kaplan, and Andrew Altman have no business-related, court-sanctioned financial judgment against them during the past five years.