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**NCRC Subsidiary Names Developer  
For the Former Wax Museum Site**

*Washington, DC*, -- The Board of Directors of the RLA Revitalization Corporation, a subsidiary of the National Capital Revitalization Corporation, selected a preferred development team for the 3.2 acre former Wax Museum site at its public Board meeting. The site is located east of Mount Vernon Square, at Fifth and K Streets in Northwest Washington, DC

The RLARC Board selected the Lowe Team, comprised of Lowe Enterprises Mid-Atlantic, Inc., CIM Urban Real Estate Fund LP, Bundy Development Company, and the Neighborhood Development Company. The grocer in the proposal is Safeway.

“Selecting a preferred development team was extremely difficult; each of the teams had unique strengths, and each is singularly attractive for the different attributes they bring to this project,” said Karen M. Hardwick, Chair of the RLARC Board of Directors. “The redevelopment of this site has the capacity to accelerate the transformation of the Mount Vernon Triangle and is critical to this culturally and economically diverse community.”

The Lowe proposal provided a strong site plan with contemporary design that contains a strong development program. The program had an emphasis on retail, characterized by the commitment of the Safeway grocer anchor. In addition, the retail space wrapping around Safeway along 5<sup>th</sup> and K Streets presents a strong opportunity for the creation of a neighborhood amenity not currently found in the Mount Vernon Triangle area. The program includes a 55,000 sq. ft. full service Safeway grocery store, which includes a Starbucks, drycleaner and bank. The proposal also included an additional 54,274 square feet of retail space, which is expected to be comprised of a mix of national and local retailers, potentially including restaurants, specialty apparel, a dance studio and a health club.

Similarly, the Lowe Team proposal contained a variety of residential opportunities with a high percentage of homeownership. The proposal included 623 residential units – 421 condominiums and 202 rental apartments. For both affordable condos and apartments, the program included: 5 percent of units affordable to households with incomes at 30 percent of

AMI (\$26,100 for family of 4) and below; 5 percent of units affordable to households with incomes at 50 percent of AMI (\$43,500 for a family of 4) and below; and 10 percent of the units affordable to households with incomes at 80 percent of AMI (\$56,500 for a family of 4) and below

Other strengths included the commitment to the project by the financial partner, CIM Urban Real Estate Fund, and two local LSDBE real estate developers -- the Neighborhood Development Co and the Bundy Development Corporation. Both companies will have a substantial stake in project, as the developers of the condominium buildings.

“The Lowe Team provides the depth and breadth of experience with such complex projects, and demonstrated the ability to work cooperatively with the RLARC to expedite the development,” said RLARC CEO and President Theodore N. Carter. “We promised the community that we would quickly put this important parcel back in service as an anchor to the redevelopment of the Mount Vernon Triangle, and I’m pleased that construction is scheduled to begin in spring 2005.”

The RLA Revitalization Corporation used a two-step selection process for the redevelopment of the former Wax Museum site. Step One was the developer qualification selection process, which included an evaluation of each developer’s financial strength, that in turn produced a short list of qualified developers. Step Two required full technical proposals for the mixed-use development, which was required to include at a minimum 400 mixed-income residential units and a variety of retail stores anchored by a grocery store. In the RFP, developers were encouraged to include uses or amenities that are complimentary of the new Convention Center and the City Museum, located on New York Avenue. The RFP was open to all interested development teams

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