

301 N AND 331 N STREETS NE

FOULGER-PRATT DEVELOPMENT

AA STUDIO

TORTI GALLAS URBAN, INC.



INITIAL PUD APPLICATION:	10/30/15
PRE-HEARING PUD SUBMISSION:	3/28/16
SUPPLEMENTAL PRE-HEARING PUD SUBMISSION:	5/31/16
FIRST PUBLIC HEARING:	6/20/16

FOULGER-PRATT



Established in 1963, Foulger-Pratt is a real estate development firm distinguished by its long-term investment focus and extensive experience executing successful mixed-use, transit-oriented projects throughout the Washington DC metro area. The firm's intimate knowledge of virtually every submarket in this robust and stable regional economy has enabled it to develop more than 13.7 million square feet of commercial office, retail space, and multifamily residential projects. From acquisition to development, construction to asset management, the company's fully integrated teams create value at all stages of an investment's lifecycle.

Foulger-Pratt is privately owned, led, and staffed by many of the industry's most talented professionals. The firm's culture has been carefully cultivated for the last half-century through deliberate effort to operate consistently in accordance with specific Core Values. The result is a reputation of unmatched integrity, accountability and vision.

FOULGER-PRATT

MISSION STATEMENT:

We build people, relationships, businesses, buildings and communities that are excellent and lasting

MISSION STATEMENT:

We Build To Last

CORE VALUES:

- We treat people the way we want to be treated
- We plan thoroughly and execute effectively to deliver a quality product
- We are accountable for our actions and behaviors and hold others accountable as well
- We constantly strive to learn and improve
- We maximize our resources to manage risk and create profit for the benefit of our stakeholders
- We strive to have fun!

DEVELOPMENT MAP



- 1 PHASE 1 CONSTRUCTED**
Elevation at Washington Gateway
100 Florida Ave, NE
- 2 PUD IN PROCESS**
The Shapiro Residences
1270 4th Street, NE
- 3 UNDER CONSTRUCTION**
Gateway Market and Residences
340 Florida Ave, NE
- 4 PUD IN PROCESS**
300 M
300-320 M Street, NE
- 5 UNDER CONSTRUCTION**
Uline Arena
1140 3rd Street, NE
- 6 PUD IN PROCESS**
Central Armature
1200 3rd Street, NE
- 7 PUD IN PROCESS**
The Highline
320 Florida Ave, NE
- 8 PUD IN PROCESS**
Ditto Residential
301 Florida Ave, NE



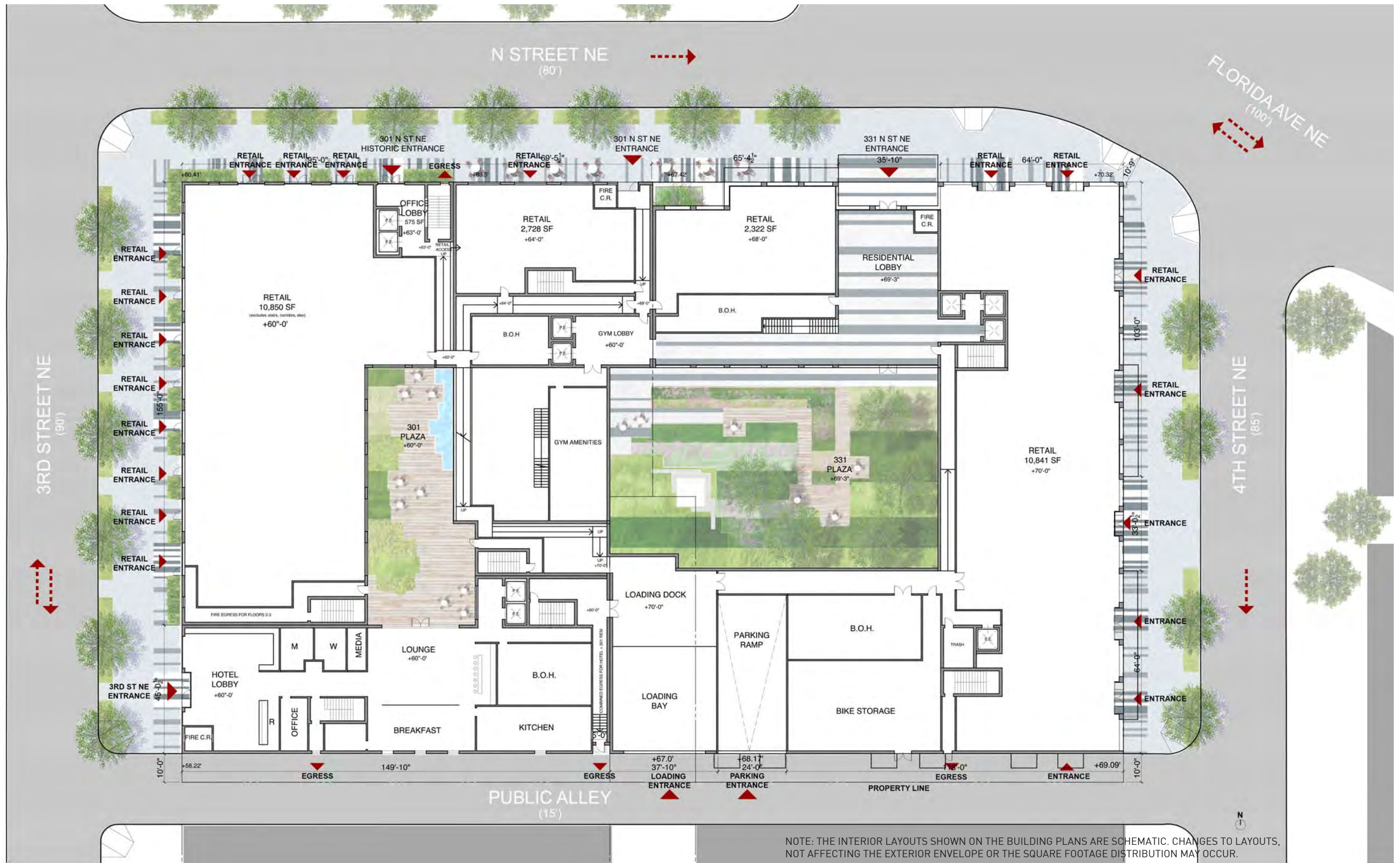
SITE PHOTOS











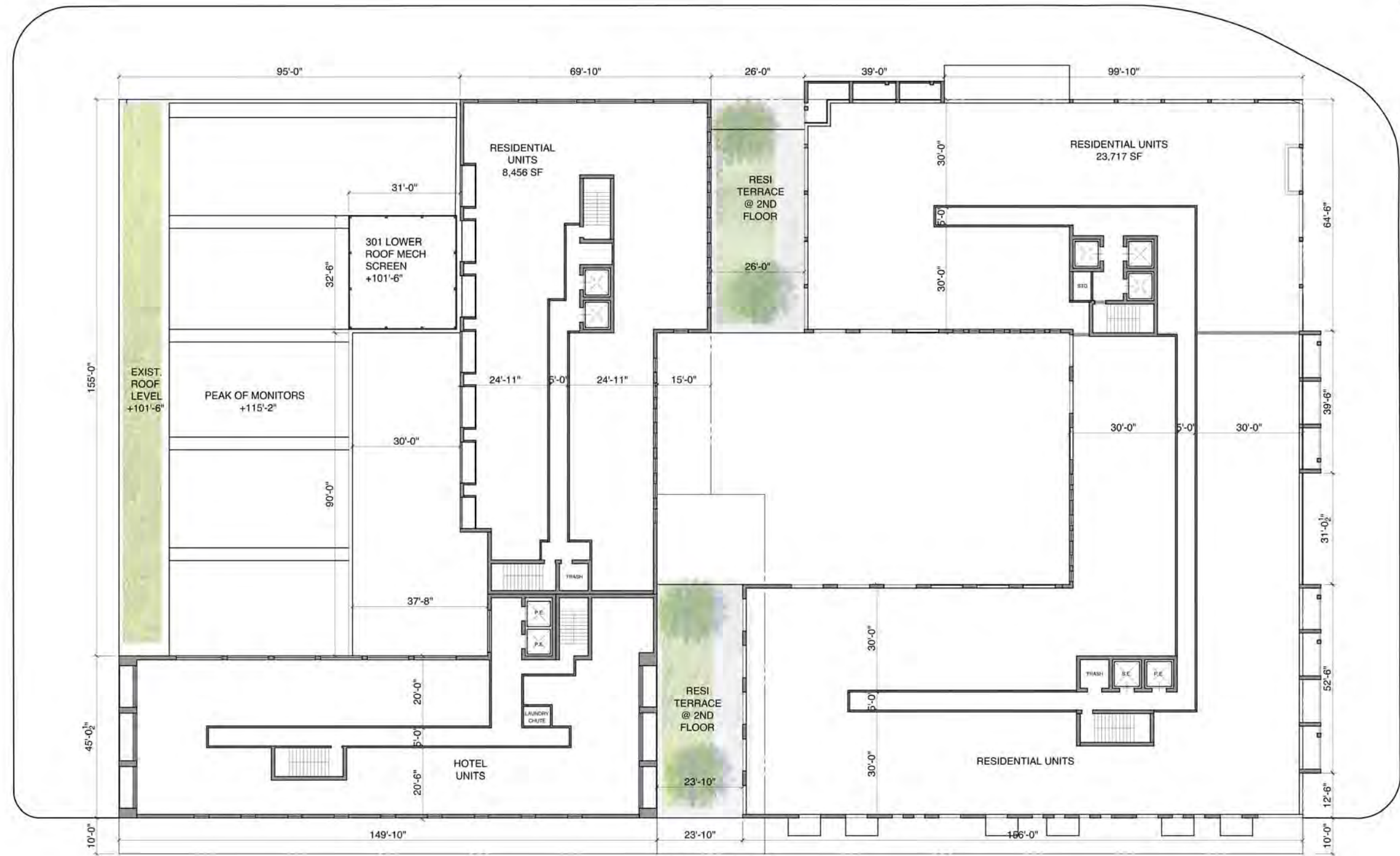
NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

N STREET
(80')

FLORIDA AVE
(100')

3RD STREET
(90')

4TH STREET
(85')



PUBLIC ALLEY
(15')

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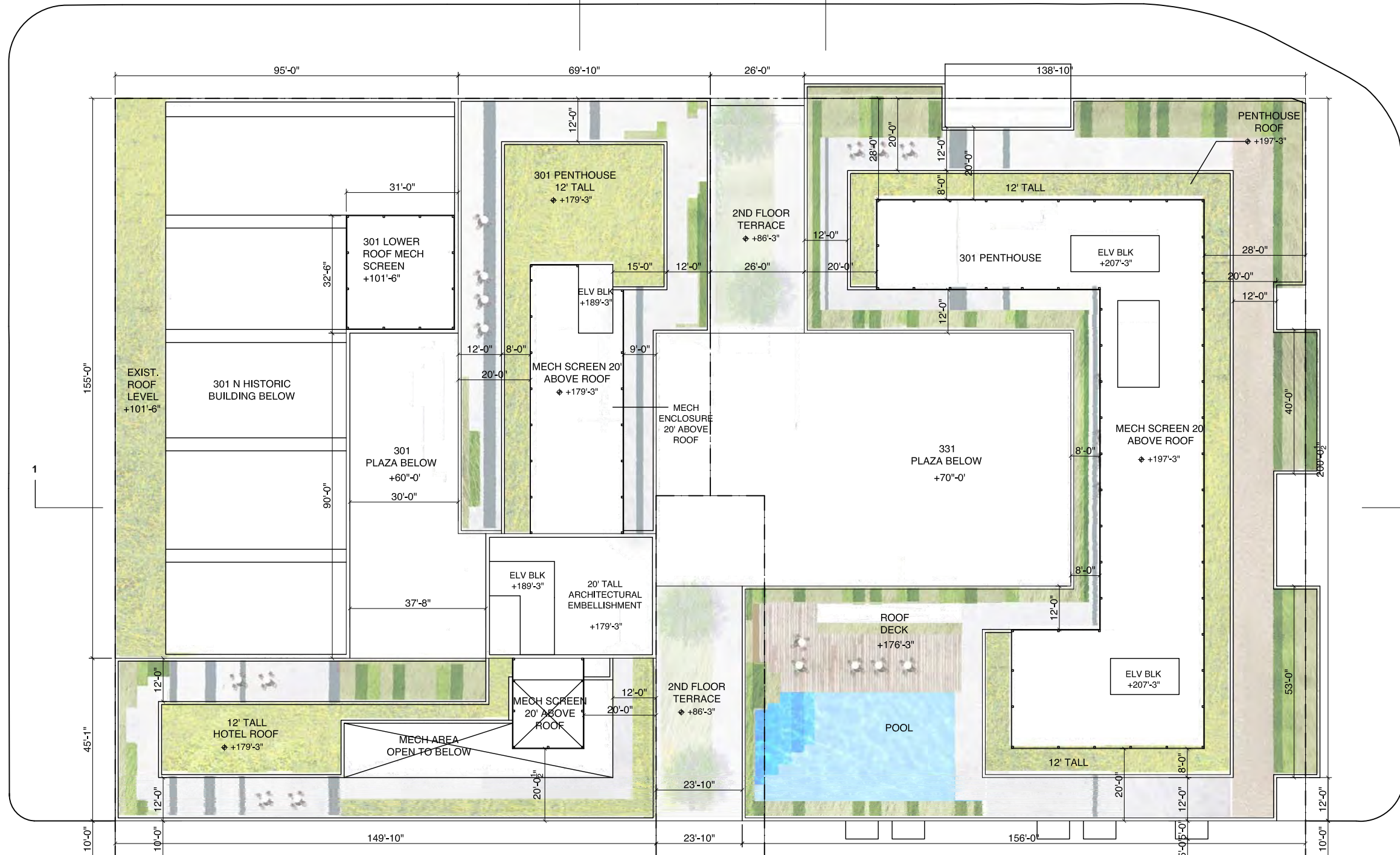
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(90')

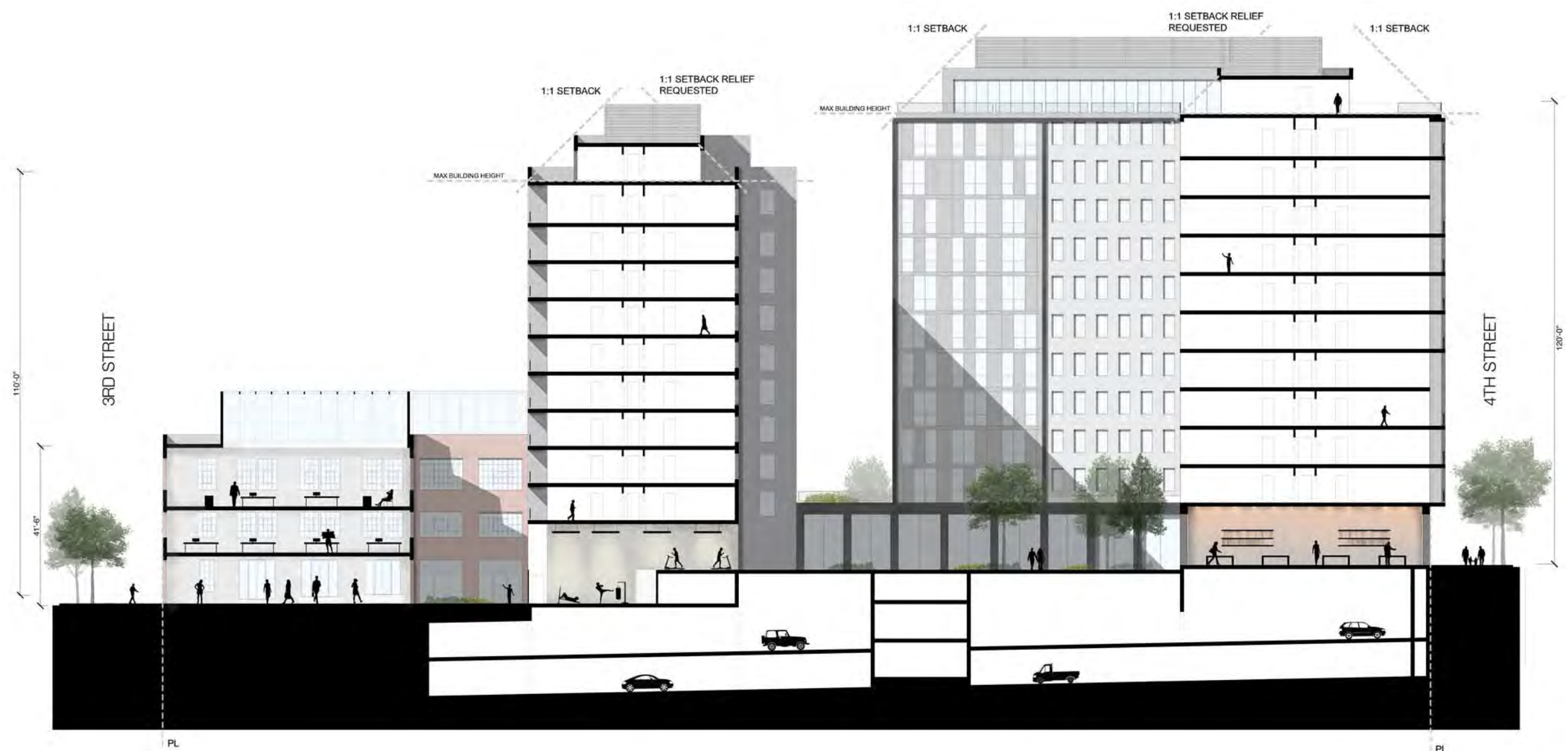
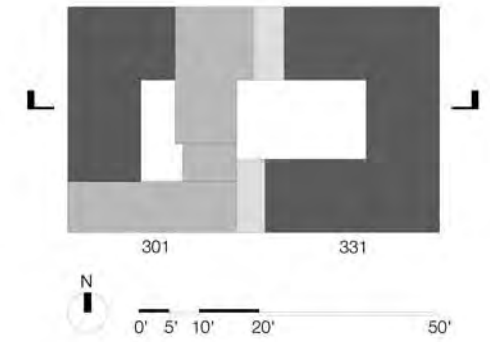
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PERSPECTIVE - 3RD STREET

MARCH 28, 2015

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