



1. Executive Summary

Capitol Hill is the largest historic residential neighborhood in Washington D.C. No other place in the city brings together such a rich combination of history and community involvement. Our proposed development respects the past, empowers the community and creates a diverse living community, through quality of space and architecture.

The Argos Group is excited about the opportunity to develop these historic landmarks in the heart of Capitol Hill. Our proposal offers **low-density development**, and mixed-income housing with 50% affordability. Our team is **not seeking any zoning variances**, or other entitlements; our team is ready and committed to work on this project immediately, we have the resources and talent to make this development a success story for the city and for the community of Capitol Hill.

Our Team

The partnership of Argos Group team promises an innovative and efficient approach to development. With more than 30 years of combined experience in construction, real estate development, community involvement, and unique vision, our team strives for excellence in development. The Argos Group and its Capitol Hill Partners are ready, and able to ensure that the planning, financing, design, construction and community involvement for these projects are a success.

The Argos Group is a **100% Certified Business Enterprise (CBE)**, and management partner of the development venture. Our Architect will be Architrave P.C., Architects [Architrave]. Architrave is a woman-owned, **CBE Certified** architecture firm located on Capitol Hill. The firm was established in 1976, and is very well respected for their expertise in historic preservation and renovation of historic landmarks. Our General Contractor will be Hamel Builders, a company based in the District of Columbia with more than 20 years of experience in construction, with focus on investing in people and their communities.

The team also includes a well-known historian in the city. He will manage our education-site visit program with nearby schools. This program enforces our strong commitment to the community of Capitol Hill.

The Development team is also committed to providing at least 50% of CBE participation in construction trades.

Development Vision

Our proposed development gives due attention and consideration to the historic value of the buildings, involves the community of Capitol Hill in the Development process, and offers a striking, forward-thinking architecture.

In an effort to maintain low density, and continue the tradition of the row house architectural style so commonly seen on Capitol Hill, our development includes a total of 4 for sale units per project, each of them with their own private entrance. The program consists of two true lofts/row houses and two large loft/flats for each property, for a combined total of 8 units. 4 market and 4 affordable units for both properties.



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Each of the properties will include an exciting courtyard, with private patios, and common grounds to be used for outdoor activities, this courtyard will also serve as the main entrance for some of the units. The architecture will feature modern interior spaces, with 15 ft ceilings, and a unique blend of contemporary design and historic character.

Our development is also aware that parking is a concern of the community. To address this concern we have designed the projects to exceed the District of Columbia parking requirements. Our design provides a total of 5 parking spaces at the property located at 525 9th Street, NE and 4 parking spaces at the property located at 1341 Maryland Avenue, NE.

Our community plan involves participation of community groups, the local ANC and nearby schools in the preconstruction and construction processes. We are also proud to introduce a program that shares the historic importance of the buildings with the community, and introduces students to the different trades involved in the real estate development process. Our interactive plan includes visits from the development team to nearby schools and field trips for students to see the progress of the projects.

Finally, we are committed to green development. Our design is based on the highest standards of energy efficiency and green components to exceed the certification criteria established by the **Green Building Council, LEED Standards**, and consistent with all historic preservation standards.

Our unique vision, and strong team qualifications and experience, provide an exciting and feasible development plan that will enhance the character of the neighborhood, while providing quality architecture. Our Team is committed to the community of Capitol Hill and capable of delivering an extraordinary project to the city of Washington, D.C.