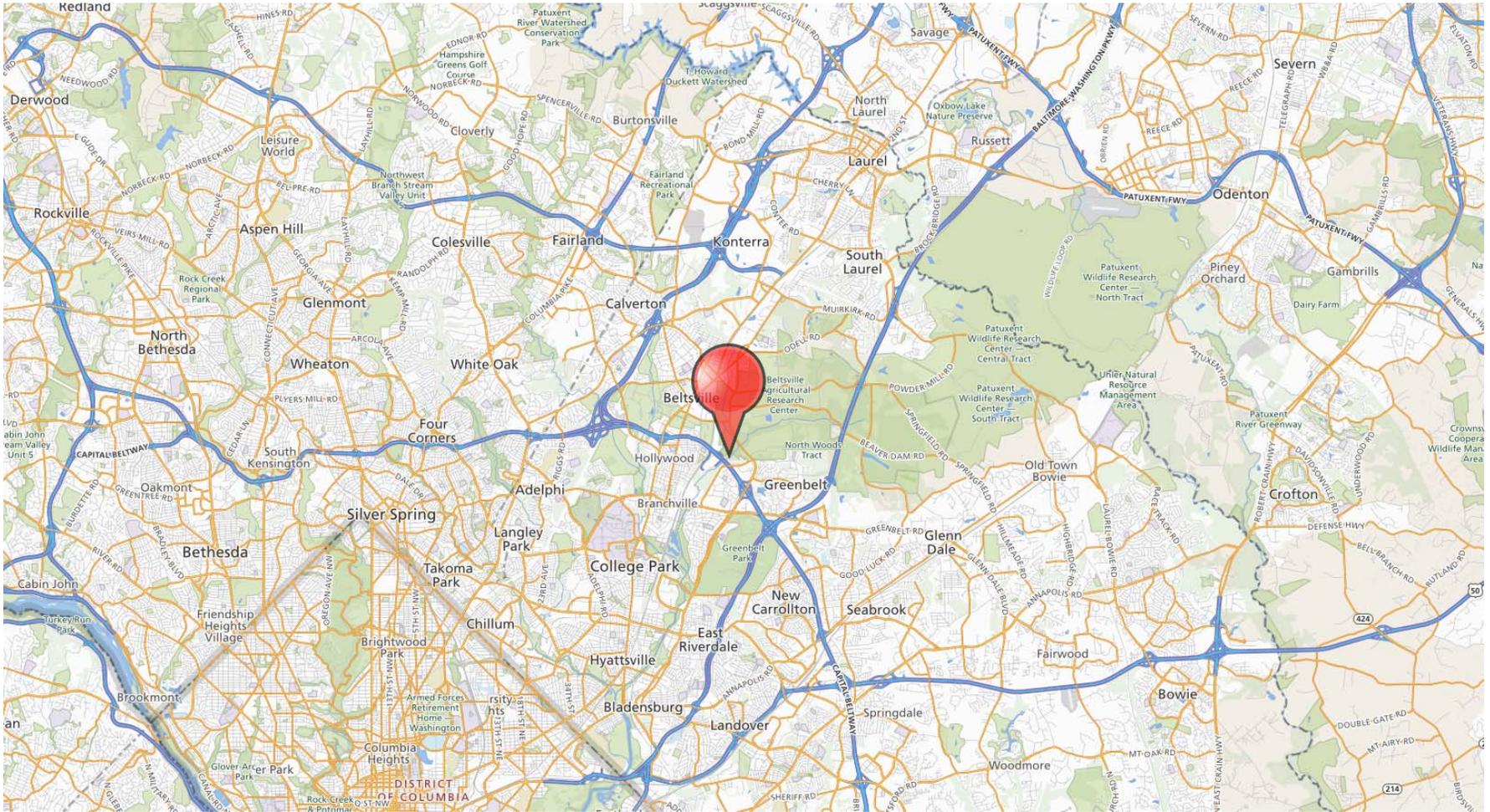




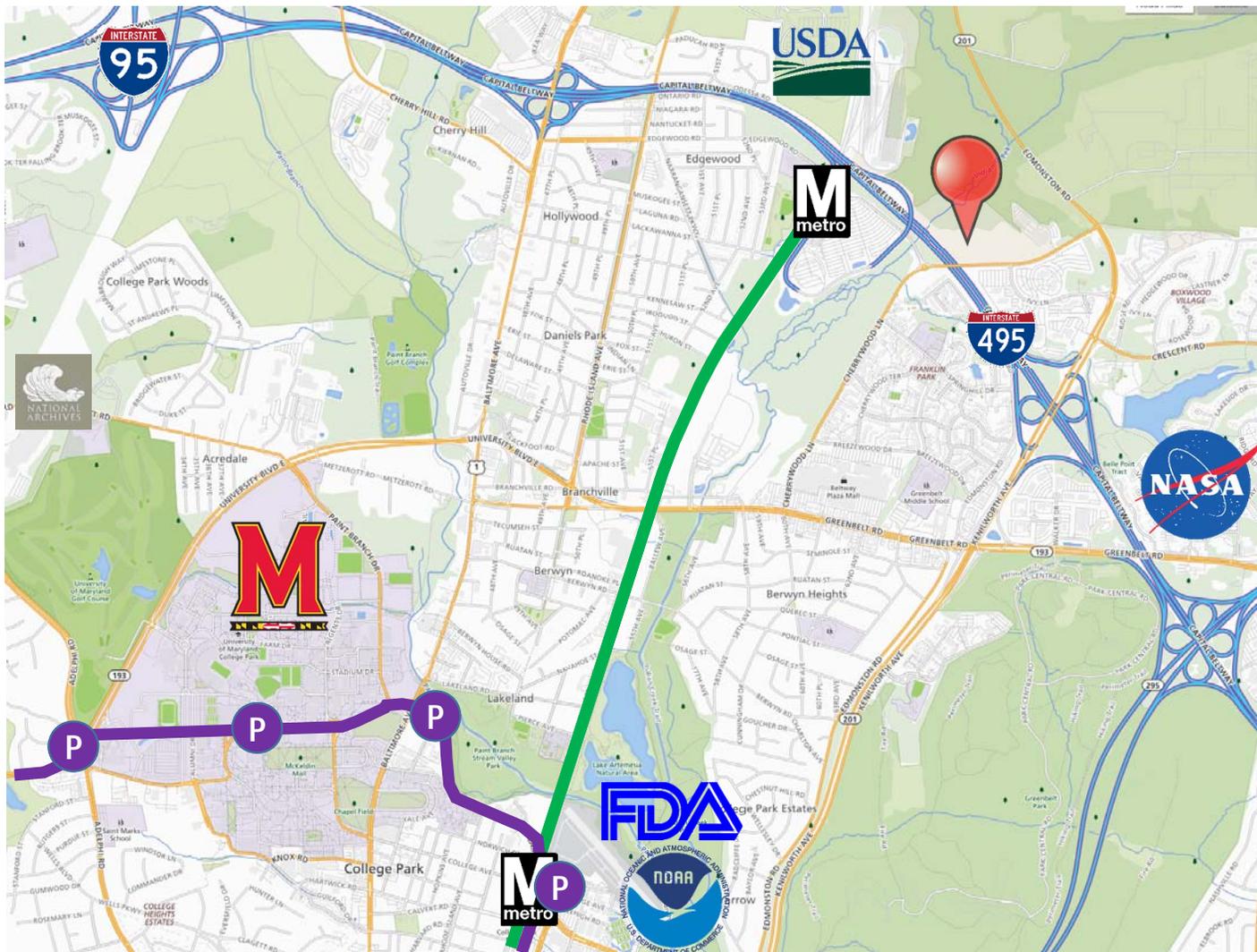
THE NRP GROUP OVERVIEW

- 25 Years
- Over 300 Projects Completed
- Over 750 Employees
- Based in Cleveland, OH, Local Office in Gaithersburg, MD
- Development, Construction, and Property Management All Internally
- 3 Projects at Prince George's County Metro Stations (Greenbelt, Largo, & Prince George's Plaza)





NRP GREENBELT





USDA
LAND

SITE

INTERSTATE
495

M
metro

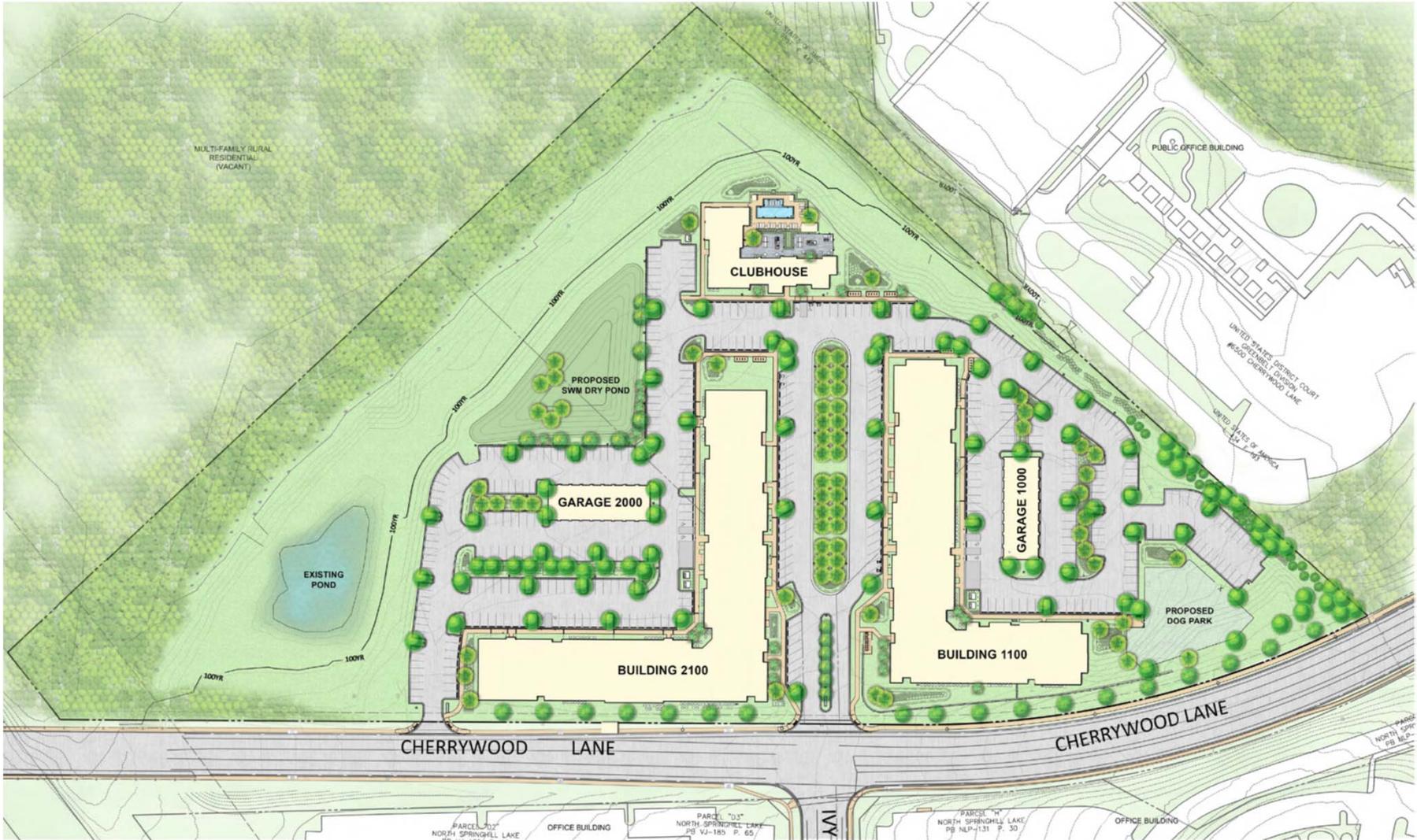


II. PREVIOUS TOWNHOUSE PROPOSAL



NRP GREENBELT METRO — PROJECT GOALS

- **Deliver the First T.O.D. at the Greenbelt Metro Station**
- **Deliver Residential to the Capital Office Park (Greenbelt Office > 30% Vacant)**
- **Provide the Highest Quality Urban Design for the Cherrywood & Ivy Intersection**
- **Provide Multiple Means & Methods to Get to the Metro (Bus Ridership & Capital Bikeshare)**
- **Provide a Wide Variety of Unit Types**
- **Provide Best-in-Market Unit Finishes for Future Residents**
- **Provide Best-in-Market Amenities for Future Residents**
- **Maximize the Sustainability of the Project**
- **Minimize Visibility of Surface Parking**
- **Transition a Vacant Site to a Taxable Use**



NRP GREENBELT METRO — PROJECT HIGHLIGHTS

- Site was Previously Approved as 3 Large Office Buildings Surrounded by Visible Parking
- Proposing 354 Multifamily Units (Mix of Studios, 1BRs, 2BRs, & 3BRs)
- Residential Clubhouse & Amenity Building
- .6 Mile Walk to the Greenbelt Metro Station
- New Bus Shelter
- Superior Bike Amenities & Proposed Capital Bikeshare Station
- Best in Market Amenities
- Best in Market Unit Finishes



NRP GREENBELT METRO — AMENITIES

- **Separate Resident Clubhouse & Amenity Building**
- **Resort-style Swimming Pool**
- **Work-From-Home Support (Business Center)**
- **Club-quality Fitness Center On-Site**
- **Package Lockers**
- **Dog Park & Interior Dog Spa**
- **Significant Bike Amenities (Interior Storage)**
- **24/7 On-Site Maintenance**
- **Social Programming**
- **Detached Garages**
- **Capital Bikeshare Station**



NRP GREENBELT METRO — RECREATIONAL AMENITIES BUDGET

Clubhouse (Building Only)	\$912,768
Grills, Fire Pit, Pet Waste & Bike Racks	\$49,358
Bike Racks	\$31,000
Dog Spa Equipment	\$4,470
Fitness Equipment	\$106,000
Swimming Pool & Pool Equipment	\$150,000
Pool Deck	\$75,000
Dog Park	\$60,000
Community Garden	\$30,000
TOTAL	\$1,418,596

SUSTAINABILITY FEATURES

- LEED for Homes v4: Easily Surpasses Certification, Likely Surpasses Silver
- Capital Office Park Becomes Mixed-Use (Opportunity to Walk to Work)
- Superior Bicycle Amenities
- 36% of the Site is Preserved
- Project Preserves Existing Floodplain Elevation
- Project Reduces Runoff Into the Indian Creek Watershed (No SWM Currently)
- Additional Pond is Included to Attenuate Up to a 100-Year Storm Event
- Over 30 ESD's Have Been Included and Distributed Throughout the Project
- Construction PM is LEED Accredited Individual Meters
- Programmable Thermostats
- High-Efficiency HVAC Equipment
- Energy Star Lighting
- Energy Star Appliance Packages



LOCATION & TRANSPORTATION



- Site was Previously Approved for (3) Office Buildings
- Multifamily Project Will Establish a Mix of Uses for the Capital Office Park
- Results in a 78% Reduction in Daily Automobile Trips (From Office)
- Transit-Oriented-Development (85% of NRP Mid-Atlantic's Projects are T.O.D.)
- 4 Different Ways to Get to the Greenbelt Metro Station (Without a Car)
- Significant Bike Amenities:
(Capital Bikeshare, Dedicated Lanes, 130 Interior Bike Parking Spaces, Bike Repair)
- On-site Amenities Also Significantly Reduces Automobile Trips
- Electrical Vehicle Charging Stations Come Standard at NRP

	AM TRIPS	PM TRIPS	TOTAL TRIPS
OFFICE BUILDINGS	945	875	1,820
PROPOSED MULTIFAMILY	184	212	396

DISCUSSION