

ELEVEN PARKSIDE APARTMENTS (PARCEL 11)



**CONTRACTING OPPORTUNITIES
FOR WARDS 7 AND 8**



EDUCARE
32,000 sf early childhood education facility; Opened 2012

VICTORY SQUARE
98-unit senior living facility; 96,900 gsf
Opened 2012

NEW PARKSIDE TOWNHOMES
100 workforce and market rate for-sale townhomes by K Hovnanian
Opened 2016

THE GROVE AT PARKSIDE
186 affordable rental units;
183,000 gsf
Opened 1Q2017

KEY:
[White Box] BUILT
[Orange Box] 2017 APPROVED STAGE II PUDs

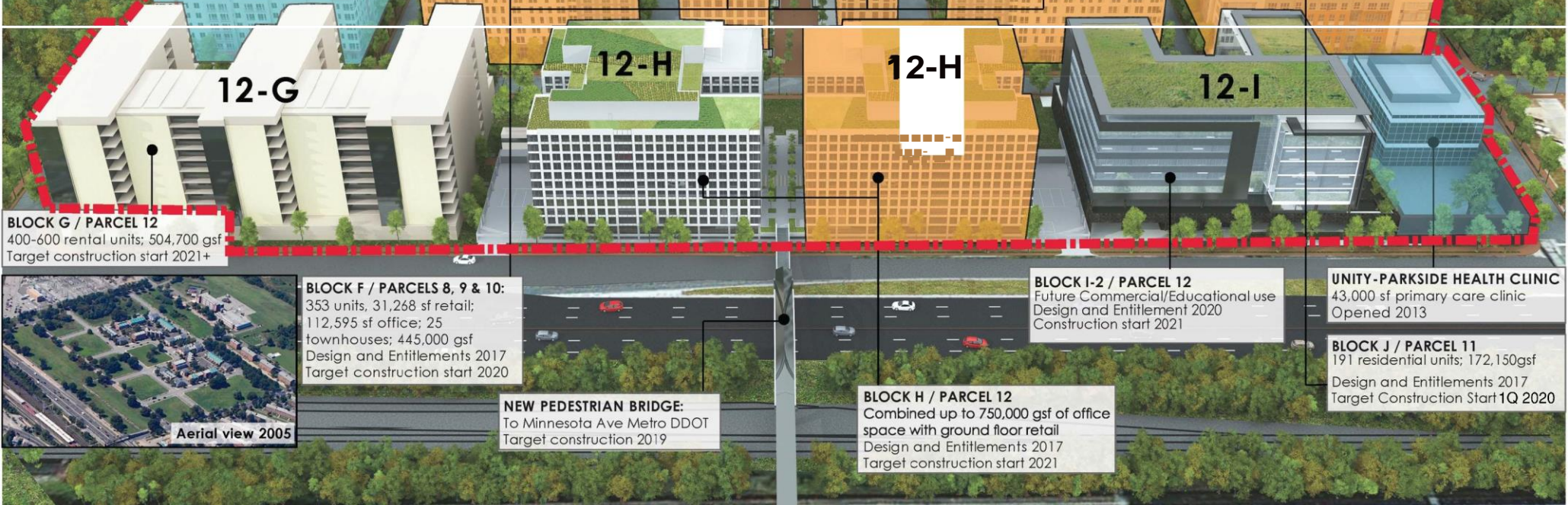
NEVAL THOMAS ELEMENTARY SCHOOL
Renovated 2012

METRO TOWNS AT PARKSIDE
83 for-sale townhomes and 42 rental units by Pollin and Enterprise
Completed 2015

EXISTING TOWNHOMES
100 townhomes built in the 1990s

CESAR CHAVEZ PUBLIC SCHOOL
Middle and High Schools
Opened 2005

PARKSIDE GREEN
1-acre public park
Opened 2014



BLOCK G / PARCEL 12
400-600 rental units; 504,700 gsf
Target construction start 2021+

BLOCK F / PARCELS 8, 9 & 10:
353 units, 31,268 sf retail;
112,595 sf office; 25 townhomes; 445,000 gsf
Design and Entitlements 2017
Target construction start 2020

NEW PEDESTRIAN BRIDGE:
To Minnesota Ave Metro DDOT
Target construction 2019

BLOCK H / PARCEL 12
Combined up to 750,000 gsf of office space with ground floor retail
Design and Entitlements 2017
Target construction start 2021

BLOCK I-2 / PARCEL 12
Future Commercial/Educational use
Design and Entitlement 2020
Construction start 2021

UNITY-PARKSIDE HEALTH CLINIC
43,000 sf primary care clinic
Opened 2013

BLOCK J / PARCEL 11
191 residential units; 172,150 gsf
Design and Entitlements 2017
Target Construction Start 1Q 2020

THE PARKSIDE VISION



PROJECT INFORMATION

ELEVEN PARKSIDE APARTMENTS | WASHINGTON, DC



PROJECT DESCRIPTION

New Construction
Type 3A Wood Over Concrete Podium with One-Level of Parking
Approximate Gross Square Footage = 199,500
Six-Story, 191-Unit Residential Building
Includes Ground-Floor Amenity Areas

ADDITIONAL DETAILS

Expected Start Date: Spring 2020
General Contractor: Bozzuto Construction Company
Architect: Grimm + Parker

Wage Scale: Yes, Commercial Wage Scale
First Source: No
Green Building Requirements: LEED Gold

BIDDER INSTRUCTIONS

BIDDERS ARE ENCOURAGED TO CONTACT TNBSOLUTIONS FOR MORE INFORMATION ON THIS PROJECT, BOZZUTO PREQUALIFICATION PROCESS AND BUYOUT SCHEDULE

FOR MORE INFORMATION

1. Complete Subcontractor Assessment Form by [clicking here](#)
2. Visit www.tnbworks.com/parksideopportunities
3. Contact Michelle Germany at mgermany@tnbworks.com or (202) 455-8582

