

5500 Wisconsin – New Retail, Parking, and Apartments



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Multifamily & Retail

- At a glance
 - 11,015 sf of New Retail
 - 300 apartments, incl. 45 affordable units
 - A new shared street (or “Woonerf”)
- Schedule
 - Mobilize Enablement Early 2025
 - Commence new build Late 2025
 - Substantial Completion Late 2027



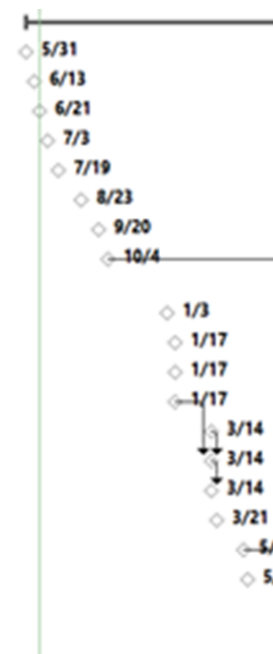
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Milestones

Key Notes

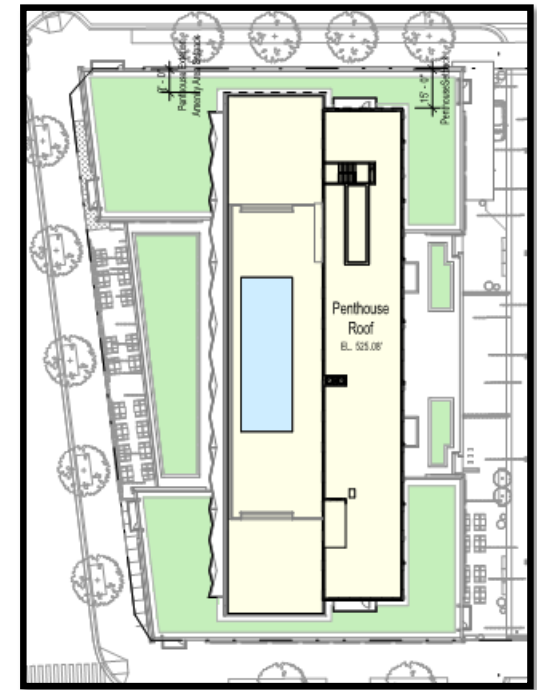
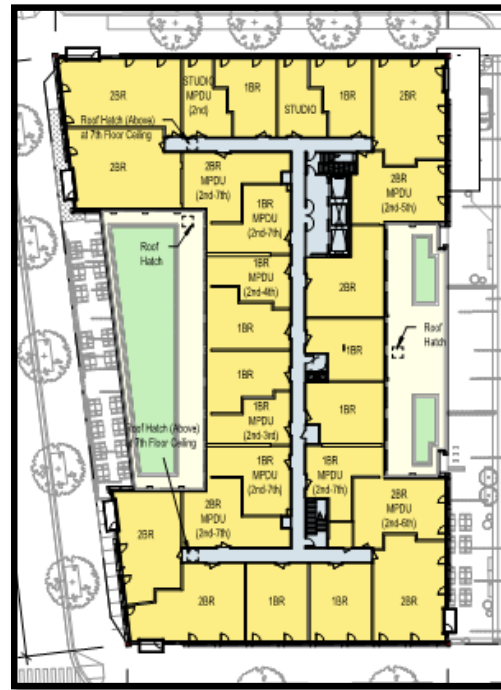
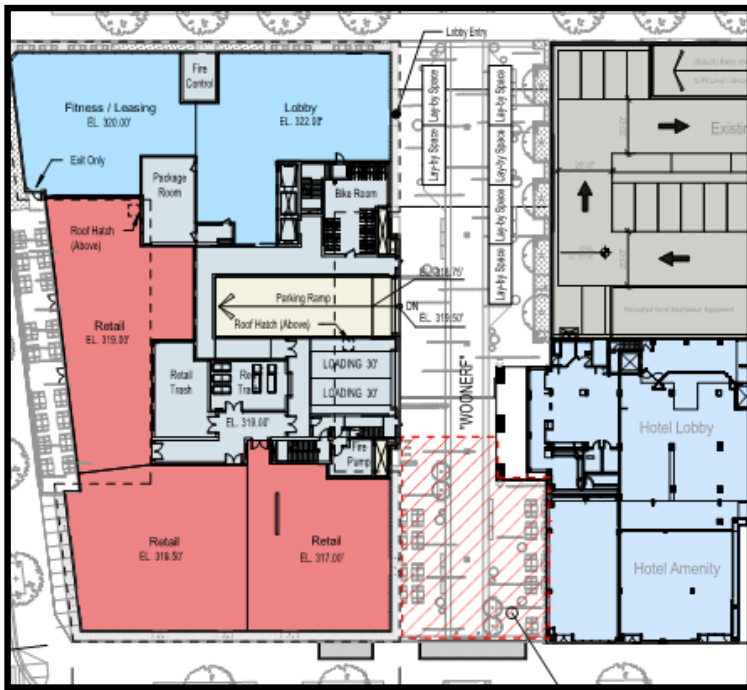
- Project remains on schedule for a GMP Bid in late September for both Enablement and Residential activities.
- Construction durations based on early feedback from DCC, updated construction schedule is pending further evaluation of the 75% CD set.
- Residential Permit duration is based on feedback from the permit expediter for 3 rounds of review and comments. And 2 rounds for the Enablement Scope.
 - We expect 2 rounds for permit review, of 30 days each with 1 week response time, however we've included 3 for the tower to be conservative.
- Permit submission based on December budget approval and Financing

Active: Yes		925d	Fri 5/31/24	Fri 12/17/27	
📅	Issue 60% VE Check Set - Resi	0 days	Fri 5/31/24	Fri 5/31/24	4
📅	Complete Investigative Work	0 days	Thu 6/13/24	Thu 6/13/24	
📅	Issue 75% Design Check Set - Resi	0 days	Fri 6/21/24	Fri 6/21/24	8,30
📅	Issue Updated 50% CDs - Enablement	0 days	Wed 7/3/24	Wed 7/3/24	18
📅	75% CD Budget	0 days	Fri 7/19/24	Fri 7/19/24	70
📅	Issue 90% CDs for Bid and Permit - Resi	0 days	Fri 8/23/24	Fri 8/23/24	13,73
📅	GMP Bid	0 days	Fri 9/20/24	Fri 9/20/24	75,54
📅	Complete DOAS Relocation	0 days	Fri 10/4/24	Fri 10/4/24	85
📅	Approve Development Budget	0 days	Fri 1/3/25	Fri 1/3/25	43,42
📅	Submit for Building Permit - Resi	0 wks	Fri 1/17/25	Fri 1/17/25	26,107
📅	Submit for Building Permit - Enablement	0 days	Fri 1/17/25	Fri 1/17/25	37,107
📅	Issue NTP - GMP and Enablement	0 days	Fri 1/17/25	Fri 1/17/25	77,107
📅	Receive Building Permit - Enablement	0 days	Fri 3/14/25	Fri 3/14/25	39
📅	Mobilize - Enablement	0 days	Fri 3/14/25	Fri 3/14/25	78,40,47,107
📅	Mobilize Enablement / Utility Relocation	0 wks	Fri 3/14/25	Fri 3/14/25	89
📅	Issue IFC 100% CD - Enablement	0 days	Fri 3/21/25	Fri 3/21/25	22
📅	Receive Building Permit - Resi	0 days	Fri 5/2/25	Fri 5/2/25	28
📅	Issue 100% IFC Set - Resi	0 days	Fri 5/9/25	Fri 5/9/25	15
📅	Complete Enablement Scope	0 days	Fri 8/29/25	Fri 8/29/25	91,86
📅	Final Turnover	0 days	Fri 12/17/27	Fri 12/17/27	101,102



5500 Wisconsin – Floor Plans

Gross Square Feet		Rentable Square feet	
Multifamily	308,800	Multifamily	249,387
Retail	11,875	Retail	11,875
Total	320,675	Total	261,262
Resi Efficiency	80.8%	Parking Spaces	219 (0.73/unit)



5500 Wisconsin – Incredible Rooftop/Amenity Views

5500 Panorama Link (184 feet)



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Thank You!



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