Presentation for
Metro Walk - Phase II at Richmond Multi-Modal Transit Station
METRO WALK PHASE II – PROJECT TEAM MEMBERS

Kecia Boulware
VP, Affordable Housing
The Michaels Organization

Roger Black, Director of Business Development
The Michaels Organization

Derek Veerkamp
VP, Development
The Michaels Organization

Mary Keshishian
VP, Management
The Michaels Organization

Ernesto Vasquez
Partner & CEO
SVA Architects, Inc.

Matt Kowta
Managing Principal
BAE Urban Economics

Randolph Belle
Principal
RBA Creative
WHO WE ARE
The Michaels Organization believes in doing well by doing the extraordinary.

- The Michaels Organization Educational Foundation provides educational scholarships ranging from $1,000-$10,000.
- Our commitment to communities doesn’t stop at bricks and sticks.
- Through our Educational Foundation and Resident Services programs, we are continually investing in the well-being of our residents and the communities where they live.
- $6 million in grants to date, benefiting 2,400 students.
## The Michaels Organization By The Numbers

<table>
<thead>
<tr>
<th>Number</th>
<th>Description</th>
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<tbody>
<tr>
<td>17</td>
<td>Number of communities developed, including current construction, since 2011 by University Student Living, Michaels’ student housing company.</td>
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<tr>
<td>10</td>
<td>Number of military bases where Michaels owns and/or manages family housing</td>
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<tr>
<td>36</td>
<td>Number of states, plus the D.C. and the U.S.V.I., where The Michaels Organization has developed, owned, financed or managed properties</td>
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<tr>
<td>44</td>
<td>Number of years companies of The Michaels Organization have been developing and managing properties</td>
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<tr>
<td>376</td>
<td>Number of communities currently managed</td>
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<tr>
<td>2,000</td>
<td>Number of employees with The Michaels Organization</td>
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<tr>
<td>52,556</td>
<td>Number of units currently under management</td>
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<tr>
<td>49,950</td>
<td>Number of units owned</td>
</tr>
<tr>
<td>135,000</td>
<td>Number of residents served</td>
</tr>
<tr>
<td>$6 Million</td>
<td>Amount awarded in scholarships to residents through The Michaels Organization Educational Foundation since 1991</td>
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We are committed to the development, growth, and progress of urban communities across the country.

Residential development at Metro Walk II will leverage the City of Richmond's public infrastructure and rich diversity to expand the downtown renaissance for the benefit of its residents. Benefits will include economic and job growth, diverse housing choices, cultural enrichment, new commercial and community enterprise.

Our partnerships achieve exceptional outcomes when there is a shared vision, an appreciation of the community’s assets, and a strong drive to achieve revitalization. We see all of those critical elements for success present in working with the City of Richmond.
OUR APPROACH TO WORKING TOGETHER

• We bring comprehensive solutions to cities that jump start housing, education, civic engagement, cultural enrichment and neighborhood economic prosperity.
• Create housing opportunities for families of all income levels.
• Embrace local firms as partners to maximize local job creation and economic development opportunities.
• Choose architectural designs in congruence with the existing neighborhood.
• Enhanced stakeholder outreach, along with City and Community involvement in visioning, planning and design workshops.
• Inclusion of local arts assets.
• The Michaels Organization is relocating its headquarters to the City of Camden in July 2019, which will bring 7,500 +/- jobs.

• The Michaels Organization has broken ground on “11 Cooper,” a 156-unit mid-rise, the first newly constructed apartment building on Camden’s waterfront in 15 years.

• Opening in Spring 2019, 11 Cooper will offer Market-Rate and Affordable apartments to families and professionals looking to join the city’s workforce.
METRO WALK PHASE II CONCEPT PLAN
METRO WALK PHASE II CONCEPT PLAN

SITE PLAN AT GROUND LEVEL

1. TOWNHOMES
2. RETAIL / FLEX
3. COMMUNITY RECREATION CENTER
4. ART STUDIOS + GALLERY
5. PARKING PODIUM
6. AMENITIES
7. OPEN COURTYARD
8. EXISTING BART ROUNDBOUT
9. NEVIN AVE PROMENADE
10. 18TH ST PEDESTRIAN ACCESS

PROJECT SUMMARY
RESIDENTIAL D.U. 427
PARKING SPACES 274

The Michaels Organization
Presentation for Metro Walk Phase II
METRO WALK PHASE II CONCEPT PLAN

FRUITVALE TRANSIT VILLAGE

SDSU SOUTH CAMPUS PLAZA
METRO WALK PHASE II CONCEPT PLAN
METRO WALK PHASE II CONCEPT PLAN

OVERALL SITE CONTEXT DIAGRAM

1/2 MILE TO KAISER HOSPITAL
1/2 MILE TO CIVIC CENTER
METRO WALK PHASE II
VIEW TOWARDS WEST (BART STATION)
FROM NEVIN AND 19TH STREET
WHY THE MICHAELS ORGANIZATION?

• Our rich California experience.

• Our urban infill and transit-oriented expertise.

• We are committed to creating job opportunities for local businesses and residents; we believe residents deserve the opportunity to participate in the physical revitalization of their community.

• Our deep commitment to Giving Back - $6 million awarded in scholarships!

• We are innovative, responsive problem-solvers.

• We have a 45-year history of building communities & lifting lives.
“Social responsibility is a core value of The Michaels Organization. They truly believe their work is more than ‘sticks and bricks’ – it is about the people and that shows in their philanthropy and in every approach they take to their work.”

- MultiHousing News Awards of Excellence