

# ONE UNIVERSITY DEVELOPMENT



**NILES BOLTON  
ASSOCIATES**



**43** Affordable Properties

**4,000** Apartment Units

Located in **10** Different States, **Office in Fairfax**

Over **\$500 Million** in development value

**Winner** of 2017 NCPPP Innovation Project Award for Residences at Government Center



**75** Student Housing projects

More than **46,000 beds** developed

Over **11,500 beds** under management

Over **\$600 million in owned assets** since 2013

**\$2.6 billion** in development value

### NILES BOLTON ASSOCIATES

Designed approx. **60,000** beds on over **70** campuses nationwide

Named **Top 45** design firm in the U.S. by Building Design + Construction for 2017

Experience with RISE includes over **35,000** beds and **14 million sf** of campus facilities

Est. Alexandria, Va. office in **1987** & have completed **over 30** residential projects in Fairfax County



Government Center – Fairfax, VA

ONE UNIVERSITY  
DEVELOPMENT

SCG  
DEVELOPMENT

RISE  
A REAL ESTATE COMPANY

NILES BOLTON  
ASSOCIATES





## Trellis House – Washington DC

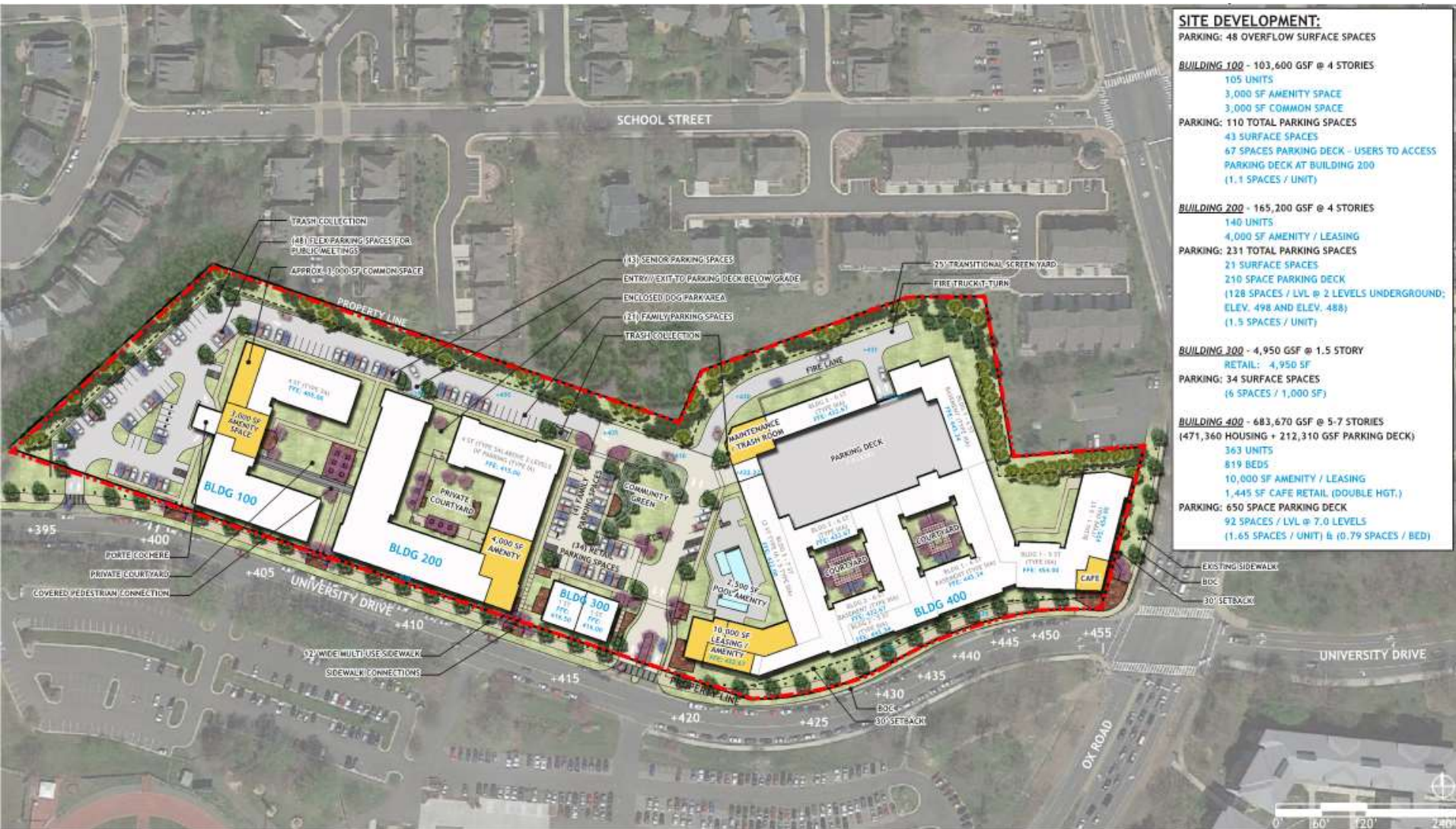
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**SITE DEVELOPMENT:**

PARKING: 48 OVERFLOW SURFACE SPACES

**BUILDING 100** - 103,600 GSF @ 4 STORIES

- 105 UNITS
- 3,000 SF AMENITY SPACE
- 3,000 SF COMMON SPACE

PARKING: 110 TOTAL PARKING SPACES

- 43 SURFACE SPACES
- 67 SPACES PARKING DECK - USERS TO ACCESS PARKING DECK AT BUILDING 200 (1.1 SPACES / UNIT)

**BUILDING 200** - 165,200 GSF @ 4 STORIES

- 140 UNITS
- 4,000 SF AMENITY / LEASING

PARKING: 231 TOTAL PARKING SPACES

- 21 SURFACE SPACES
- 210 SPACE PARKING DECK (128 SPACES / LVL @ 2 LEVELS UNDERGROUND; ELEV. 498 AND ELEV. 488) (1.5 SPACES / UNIT)

**BUILDING 300** - 4,950 GSF @ 1.5 STORY

- RETAIL: 4,950 SF

PARKING: 34 SURFACE SPACES

- (6 SPACES / 1,000 SF)

**BUILDING 400** - 683,670 GSF @ 5-7 STORIES

- (471,360 HOUSING + 212,310 GSF PARKING DECK)
- 363 UNITS
- 819 BEDS
- 10,000 SF AMENITY / LEASING
- 1,445 SF CAFE RETAIL (DOUBLE HGT.)

PARKING: 650 SPACE PARKING DECK

- 92 SPACES / LVL @ 7.0 LEVELS (1.65 SPACES / UNIT) & (0.79 SPACES / BED)



