



Proposed Site Plan - Summer 2019

SEPTEMBER 8, 2021

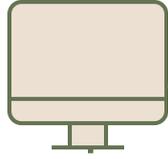
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# GREENLEAF REVITALIZATION PLAN

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WORK SESSION SERIES "A"  
DEVELOPMENT PLAN AND SENIOR RENOVATION

# ZOOM INSTRUCTIONS



## FROM A COMPUTER

Zoom Registration Link:

[https://us02web.zoom.us/webinar/register/WN\\_I9pF-pokcS\\_us3Lawzf1rYQ](https://us02web.zoom.us/webinar/register/WN_I9pF-pokcS_us3Lawzf1rYQ)

Upon registration at the above link you will receive your unique link to join the webinar.

Please use the **Q&A box** or **Raise Hand** feature to ask questions



## JOINING BY PHONE?

Dial: **1- 301 715 8592**  
Webinar ID: **854 8453 1938#**

During Q&A:  
Dial **\*9** to raise your hand  
Dial **\*6** to unmute

# WELCOME

## SESSION #1: DEVELOPMENT PLAN

01. Welcome & Introduction
02. What have we heard?
03. Recap of Revitalization Plan
04. Development Plan Overview
05. Comments, Q&A

Break (5 minutes)

## SESSION #2: GREENLEAF SENIOR

06. Greenleaf Senior Proposed Renovation
07. Comments, Q&A
08. Closing Remarks & Next Steps

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## 02. What have we heard?

# ABOUT...

## DCHA/GDP PROCESS RECAP

- ▶ Exclusive Right to Negotiate - Signed January 2021
- ▶ Operating Agreement - Signed June 2021
- ▶ Master Development Agreement - To Be Signed by December 23rd, 2021

## OPERATING AGREEMENT OVERVIEW

- ▶ Identifies each party's high level roles and responsibilities
- ▶ Establishes timeline for Revitalization Plan and MDA
- ▶ Defines deposit/budget to work towards MDA

## BUILD FIRST/DEVELOPMENT TIMELINE

- ▶ Westminster West Tower only
- ▶ Timeline to be discussed today

# ABOUT...

## ONGOING MAINTENANCE

- ▶ DCHA is currently working on, and will continue making, immediate repairs throughout the redevelopment process. DCHA's separate "Stabilization Plan" aims to further address critical repairs
- ▶ For routine maintenance needs please contact:  
+ Patricia Dunlap  
**[PDunlap@dchousing.org](mailto:PDunlap@dchousing.org)**  
  
+ Rhona Harvell  
**[Harvell@dchousing.org](mailto:Harvell@dchousing.org)**
- ▶ An additional session is being planned to ensure we can cover this topic in further detail

## TENANT RIGHTS

- ▶ This topic is of critical importance and a clear set of policies is being developed in conjunction with DCHA's Board
- ▶ An additional session is being planned to ensure we can cover this topic in further detail

## RELOCATION COSTS

- ▶ Relocation costs will be covered. Tenants will not incur relocation costs

## COMMUNICATION

- ▶ Renewed focus on clear communication with main stakeholder groups:
  1. Resident Council Leaders + Residents
  2. Greenleaf Neighborhood Advisory Council (including ANC Representatives)

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# 03. Revitalization Plan Process

i. Greenleaf Revitalization Plan

ii. Revitalization Plan Engagement Schedule

# MOVING FORWARD TOGETHER

## Greenleaf Revitalization Plan

- ▶ Over the next four months, GDP and DCHA will create a “Greenleaf Revitalization Plan” in close **collaboration with residents and community stakeholders**.
- ▶ This plan will build on the redevelopment **vision and priorities** developed with stakeholders over the last several years, and will prioritize resident needs.
- ▶ It will include the following components to serve as a **guide for future redevelopment** and revitalization activity:

### VISION AND GOALS

### DEVELOPMENT PLAN (MASSING, DESIGN, PROGRAM, PHASING)

### RELOCATION PLAN / TENANT RIGHTS

### ONGOING ENGAGEMENT

### HUMAN CAPITAL PLAN

The vision for this redevelopment is to create a **“model community”** that celebrates and retains a **diversity of races, ages, and incomes**, while delivering **modern, sustainable housing and infrastructure improvements** that enhance the quality of residents’ lives and help weave Greenleaf into the surrounding neighborhood fabric.



# REVITALIZATION PLAN ENGAGEMENT SCHEDULE

## Work Session Series A

**TODAY**

### Breakout Session #1 & #2

Session Topics & Time:

**#1** Development Plan @ 6 pm

**#2** Senior Renovation @ 7 pm

## SPECIAL SESSION

**9/14**

Topics:

Stabilization Plan & Ongoing Maintenance

Time:

6 pm to 8 pm

## Work Session Series A

**10/5**

### Breakout Session #3 & #4

Session Topics & Time:

**#3** Relocation Plan & Tenant's Rights @ 6 pm

**#4** Ongoing Engagement & Human Capital @ 7 pm

## Work Session Series B

**10/14**

### Breakout Session #1 & #2

Session Topics & Time:

**#1** Development Plan @ 6 pm

**#2** Senior Renovation @ 7 pm

## Work Session Series B

**10/19**

### Breakout Session #3 & #4

Session Topics & Time:

**#3** Relocation Plan & Tenant's Rights @ 6 pm

**#4** Ongoing Engagement & Human Capital @ 7 pm

## Final Plan

**11/10**

Topics:

Presentation and discussion of Final Revitalization Plan

Time:

6 pm to 8 pm

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# 04. Session #1: Development Plan

i. Plan Objectives

ii. The Evolution of the Plan

iii. Greenleaf Today

iv. Greenleaf Tomorrow

# PLAN OBJECTIVES FOR GREENLEAF



# THE EVOLUTION OF THE PLAN

## Greenleaf Revitalization Plan, 2017



## GDP Proposal Submittal Plan, 2019



## Current Proposed Plan, 2021



# GREENLEAF TODAY



01- Greenleaf Gardens (Block 1)	58
02- Greenleaf Gardens (Block 2)	50
03- Greenleaf Gardens (Block 3)	22
04- Greenleaf Extension	4
05- Greenleaf Addition	32
06- Greenleaf Senior	215
07- Greenleaf Family	112
<b>Total</b>	<b>493</b>



# NEIGHBORHOOD CHARACTER

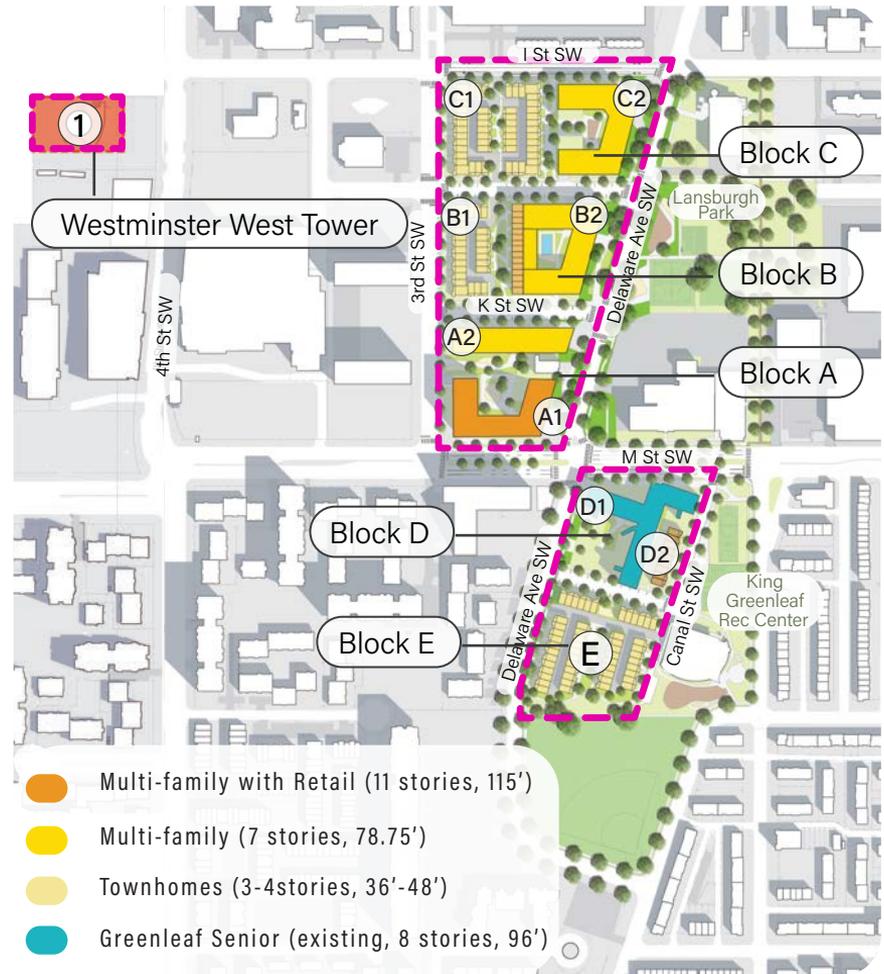


# GREENLEAF TOMORROW

## Proposed Site Plan & Development Program

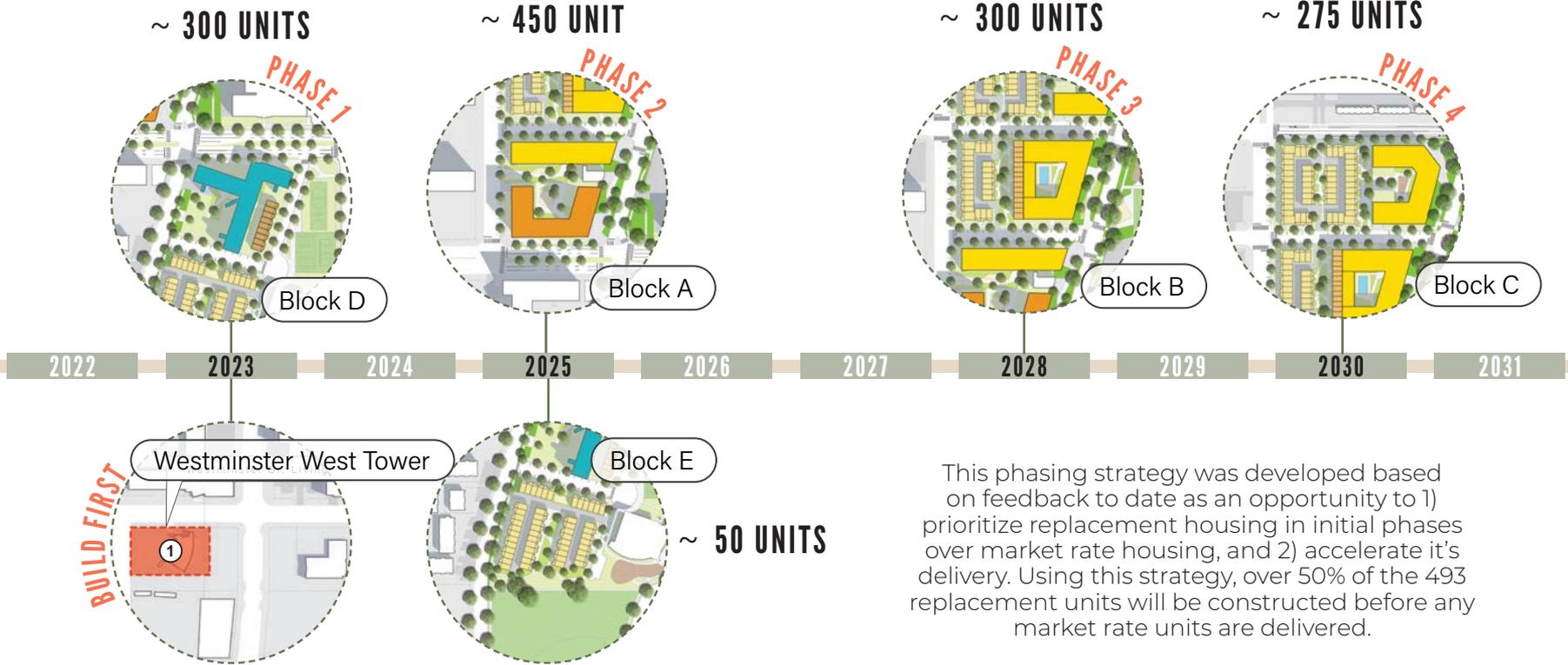
Type		Area (GSF)*	Residential*		Retail
			MF Apts	TH	
<b>BLOCK A</b>					
BLDG A1	Multi-Family w/Retail	325,000	325		10,000
BLDG A2	Multi-Family	125,000	125		
<b>BLOCK B</b>					
BLDG B1	Townhomes	65,000		25	
BLDG B2	Multi-Family	280,000	265		
<b>BLOCK C</b>					
BLDG C1	Townhomes	135,000		50	
BLDG C2	Multi-Family w/Retail	220,000	225		5,000
<b>BLOCK D</b>					
GL SENIOR	Existing Sr Living	192,000	215		
BLDG D2	Townhomes	16,000		12	
<b>BLOCK E</b>					
BLDG E	Townhomes	126,000		50	
<b>SUBTOTAL</b>		<b>1,484,000</b>	<b>1,155</b>	<b>137</b>	<b>15,000</b>
<b>TOTAL UNITS</b> (incl. 493 replacement units)			<b>1292</b>		

\*All areas and unit counts are approximate, subject to final design requirements



# DEVELOPMENT PHASES

Timeline represents the potential start of construction



This phasing strategy was developed based on feedback to date as an opportunity to 1) prioritize replacement housing in initial phases over market rate housing, and 2) accelerate its delivery. Using this strategy, over 50% of the 493 replacement units will be constructed before any market rate units are delivered.

# BUILDINGS STYLE EXAMPLES

MODERN MIXED-USE HIGH RISE



MIXED-USE MID-RISE



CONTEMPORARY TOWNHOMES



## Architectural Approach



### IDENTITY

The character and identity of the architecture will incorporate traditional design elements and materials found in the District



### DIVERSE & INCLUSIVE

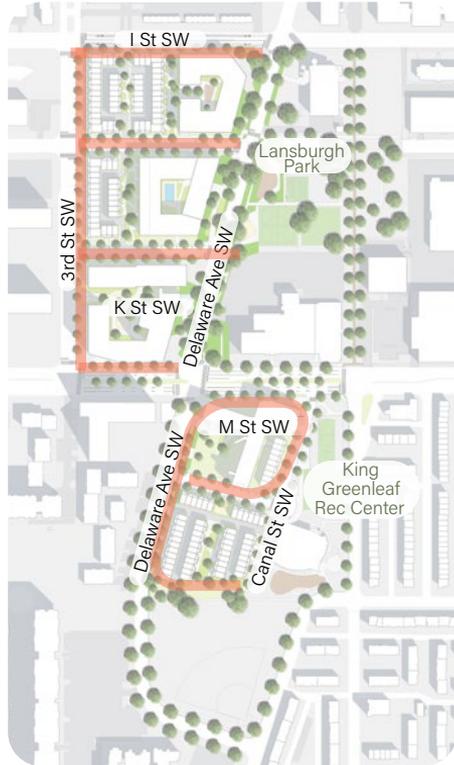
A variety of mixed-use/mixed-income buildings will accommodate the diverse demographic of current and future residents.



### SUSTAINABLE

Buildings will promote environmental and human health and resiliency

# CIVIC AND PUBLIC INFRASTRUCTURE IMPROVEMENTS



## STREETScape EXAMPLES



## Public Realm Approach



### CONNECTIVITY

Enhance connectivity to and synergy with the transit station and bike/trail system



### RESILIENCY & WELLNESS

Provide outdoor activities, an enriched plant palette, and amenities for all ages



### IDENTITY

Cultivate and restore an authentic and magnetic collective identity for the Greenleaf neighborhood as a whole

# CIVIC AND PUBLIC INFRASTRUCTURE IMPROVEMENTS



## LINEAR PARK EXAMPLES



## Public Realm Approach



### CONNECTIVITY

Enhance connectivity to and synergy with the transit station and bike/trail system



### RESILIENCY & WELLNESS

Provide outdoor activities, an enriched plant palette, and amenities for all ages



### IDENTITY

Cultivate and restore an authentic and magnetic collective identity for the Greenleaf neighborhood as a whole

# CIVIC AND PUBLIC INFRASTRUCTURE IMPROVEMENTS



## MEWS EXAMPLES



## Public Realm Approach



### CONNECTIVITY

Enhance connectivity to and synergy with the transit station and bike/trail system



### RESILIENCY & WELLNESS

Provide outdoor activities, an enriched plant palette, and amenities for all ages



### IDENTITY

Cultivate and restore an authentic and magnetic collective identity for the Greenleaf neighborhood as a whole

# GROUND FLOOR RETAIL - POSSIBLE USES

RESTAURANTS



TRAINING



CAFÉ



CHILD CARE



CLINIC



MARKET

## Retail Approach



### FOOD & ENTERTAINMENT

Quality and family-friendly restaurants and food venues along M Street



### HEALTH & WELLNESS

Medical services and spaces that provide wellness training to all the residents



### EDUCATION & CULTURE

Education and business incubator spaces that fosters training and entrepreneurial skills

# UNIT INTERIOR FEATURE EXAMPLES

MODERN FLOOR PLAN



Canvas  
Source: Bozzuto

COMFORTABLE BEDROOMS



The Abby  
Source: Bozzuto

NEW APPLIANCES



Monarch  
Source: Bozzuto

STORAGE



The Abby  
Source: Bozzuto

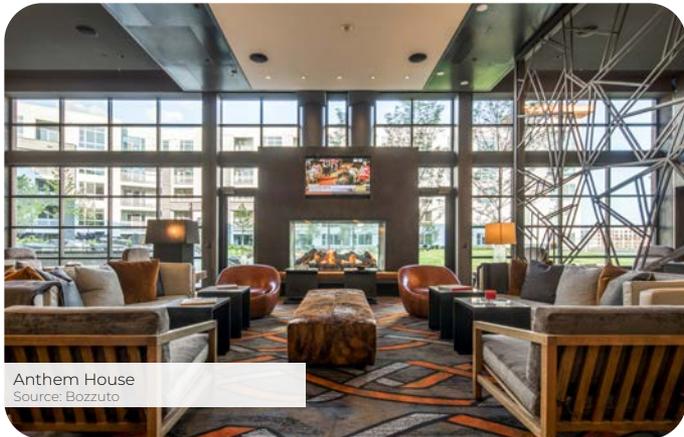
FRESH BATHROOMS



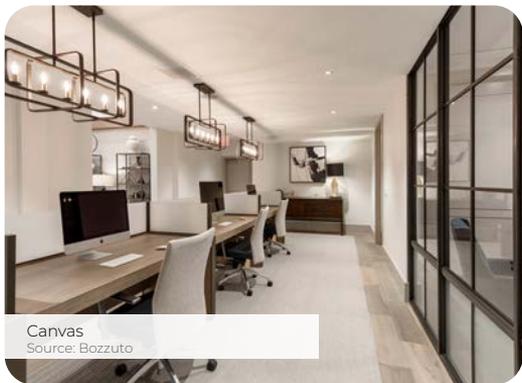
Monroe Street Market  
Source: Bozzuto

# AMENITY EXAMPLES

## SPACIOUS CLUBROOMS



## WORK/COMPUTER SPACES



## FITNESS CENTER



## SECURE MAIL AND PACKAGE STORAGE



## SECURE & COVERED BIKE STORAGE



## GAME ROOM



# AMENITY EXAMPLES

ROOFTOP SITTING AREA



Monroe  
Source: Bozzuto

INDOOR/OUTDOOR KITCHEN



The Abby  
Source: Bozzuto

BALCONIES AND POOL



Candance at Crown  
Source: Bozzuto

FLEXIBLE GREEN SPACE



Anthem House  
Source: Bozzuto

FIREPITS



Monarch Courtyard  
Source: Bozzuto

LAWN GAMES



Aperature  
Source: Bozzuto

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# 05. Comments, Q&A

## Contact us!

You can also send your  
questions by email at:

**[GreenleafRedev@gmail.com](mailto:GreenleafRedev@gmail.com)**

Or visit us at:

**[GreenleafForward.com](http://GreenleafForward.com)**