

COMMUNITY PRESENTATION
AUGUST 2023



PROVIDENCE

Reimagined

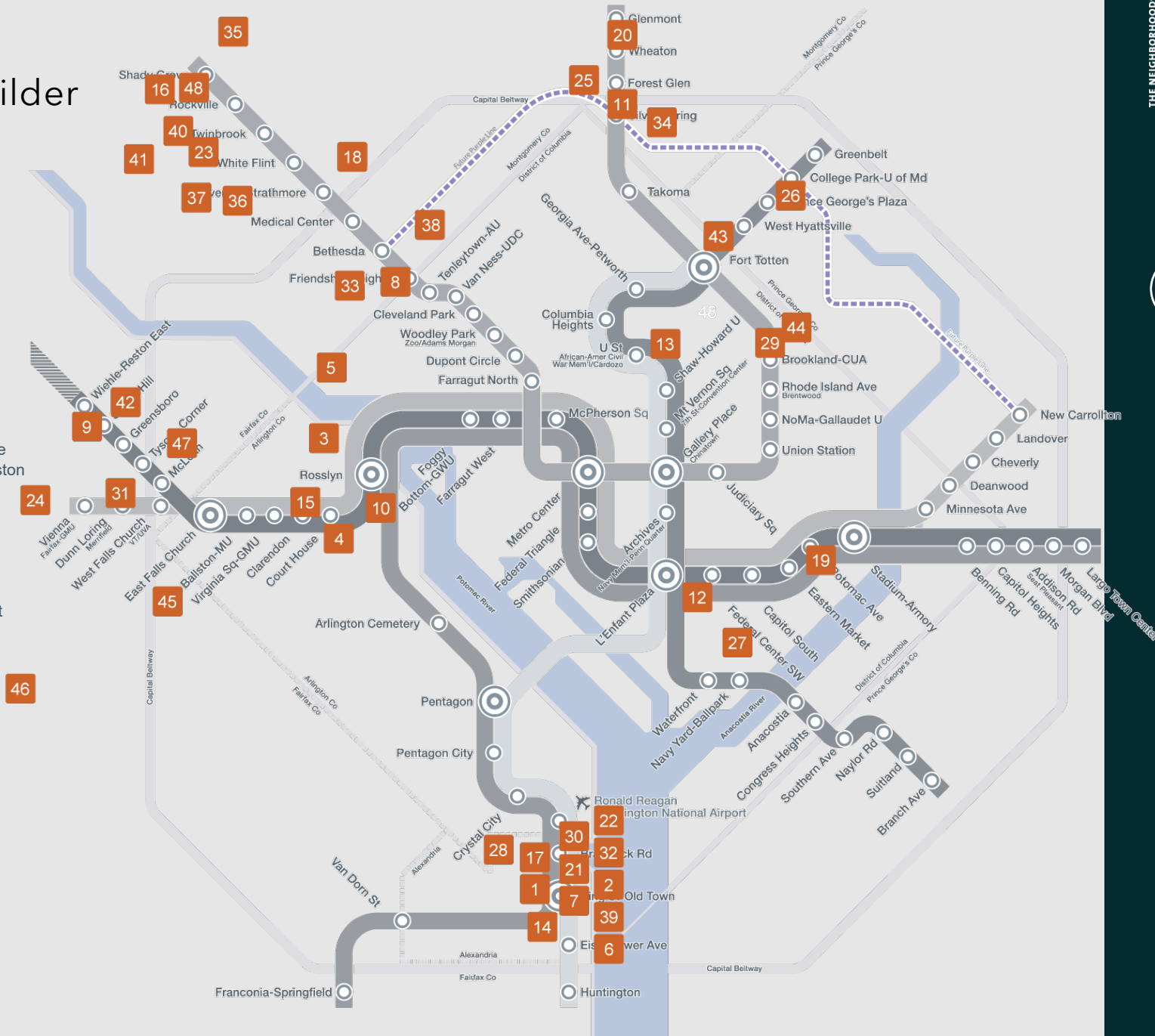
PROVIDENCEREIMAGINED.COM

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ABOUT EYA

- Award-winning local residential builder in DC, MD, and VA for 30 years
- Nearly 50 communities and 6,000 homes
- Focused on creating communities convenient to transit, retail, and recreational amenities

- | | | |
|--------------------------------------|---|---------------------------------|
| 1. Stonegate | 21. Chatham Square | 40. Tower Oaks |
| 2. Rivergate | 22. Potomac Greens | 41. Cabin John Village |
| 3. Palisades Park | 23. Park Potomac | 42. The Towns at Reston Station |
| 4. Courthouse Hill | 24. Centerpointe | 43. Riggs Park Place |
| 5. Hillandale | 25. National Park Seminary | 44. Michigan Park |
| 6. Ford's Landing | 26. Arts District Hyattsville | 45. Graham Park |
| 7. Old Town Village | 27. Capitol Quarter | 46. Sutton Heights |
| 8. Courts of Chevy Chase | 28. Alexandria Crossing | 47. Tysons Ridge |
| 9. Westwood Village | 29. Chancellor's Row | 48. Farmstead District |
| 10. Monument Place | 30. Old Town Commons | |
| 11. Cameron Hill | 31. Mosaic District | |
| 12. Capitol Square | 32. The Oronoco | |
| 13. Harrison Square | 33. Little Falls Place | |
| 14. Carlyle City Residences | 34. Chelsea Heights | |
| 15. Clarendon Park | 35. Westside at Shady Grove Metro | |
| 16. Fallsgrove | 36. Grosvenor Heights | |
| 17. The Lofts at Braddock Metro | 37. Montgomery Row at Rock Spring | |
| 18. Strathmore Park | 38. The Brownstones at Chevy Chase Lake | |
| 19. Bryan Square | 39. Robinson Landing | |
| 20. The Brownstones at Wheaton Metro | | |



THE MENKITI GROUP

ABOUT US

Founded in 2004, The Menkiti Group is a 100% minority-owned Certified Business Enterprise headquartered in Washington, DC, with additional offices in Worcester, Massachusetts.

An integrated real estate services company, The Menkiti Group focuses on a double bottom line, measuring success in terms of positive social impact and financial returns. The company was founded with the mission to transform lives, careers, and communities through real estate, and is committed to driving neighborhood impact and engaging in communities with a long-term lens. Focuses include urban investment, residential and commercial development, residential sales, and commercial brokerage.

The company's approach to urban neighborhood transformation and investment is centered upon partnerships with capital investors, local developers, community stakeholders, and small business owners to create thriving urban spaces that drive sustainable neighborhood impact and produce economic growth. Projects range from residential renovations and the development and tenanting of main street commercial properties to large-scale, mixed-use, transit-oriented development projects.

To date, The Menkiti Group has invested over \$360MM in emerging urban neighborhoods, worked on the development of over 3.8MM SF of real estate, and assisted over 2,000 families in purchasing their first homes. Their CPMG Foundation has supported over 41,000 families since its inception in 2014 and invests in organizations making an impact in education, housing, youth and entrepreneurship.

VISION

We envision an America where all communities are thriving, diverse, and economically vibrant habitats.

MISSION

To transform lives, careers and communities through real estate.

PORTFOLIO

The Menkiti Group currently has over 4.9MM SF in its development pipeline including catalytic projects such as MLK Gateway in Anacostia, Bond Bread with Howard University, The Yards Parcels G1 and G2 in partnership with Brookfield, and St. Elizabeths Parcels 7, 8, and 9.

**19
YRS**
IN
BUSINESS

**\$360
MM**
INVESTED IN
NEIGHBORHOODS

**3.8MM
SF**
DEVELOPMENT
WORKED ON

**4.9MM
SF**
DEVELOPMENT
IN THE PIPELINE



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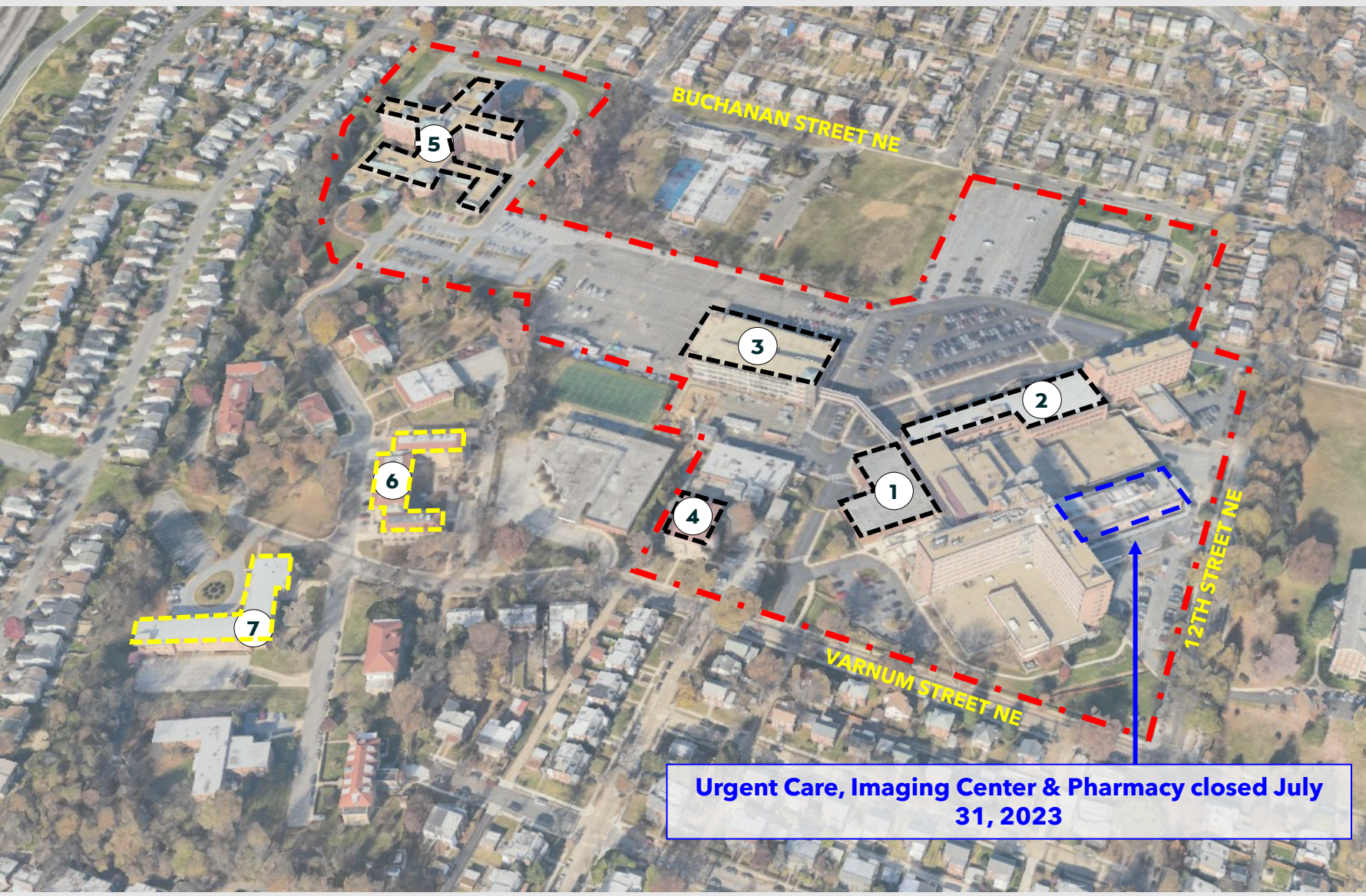
AUGUST UPDATE

CURRENT CONTEXT

- Providence Urgent Care, Diagnostic Imaging and Pharmacy closed on July 31, 2023. The Providence physician practices and other tenants in the existing medical office buildings remain open and continue to serve the community.



EXISTING BUILDINGS TO REMAIN POST REDEVELOPMENT



ON CAMPUS:






- 1: Providence Med Bldg
32K SF, 3 floors
- 2: DePaul Med Bldg
69.5K SF, 4 floors
- 3: Parking Garage
405 spaces, 5 floors
- 4: Police & Fire Clinic
15K SF, 3 floors
- 5: Carroll Manor Nursing
169K SF, 6 floors

OFF CAMPUS:

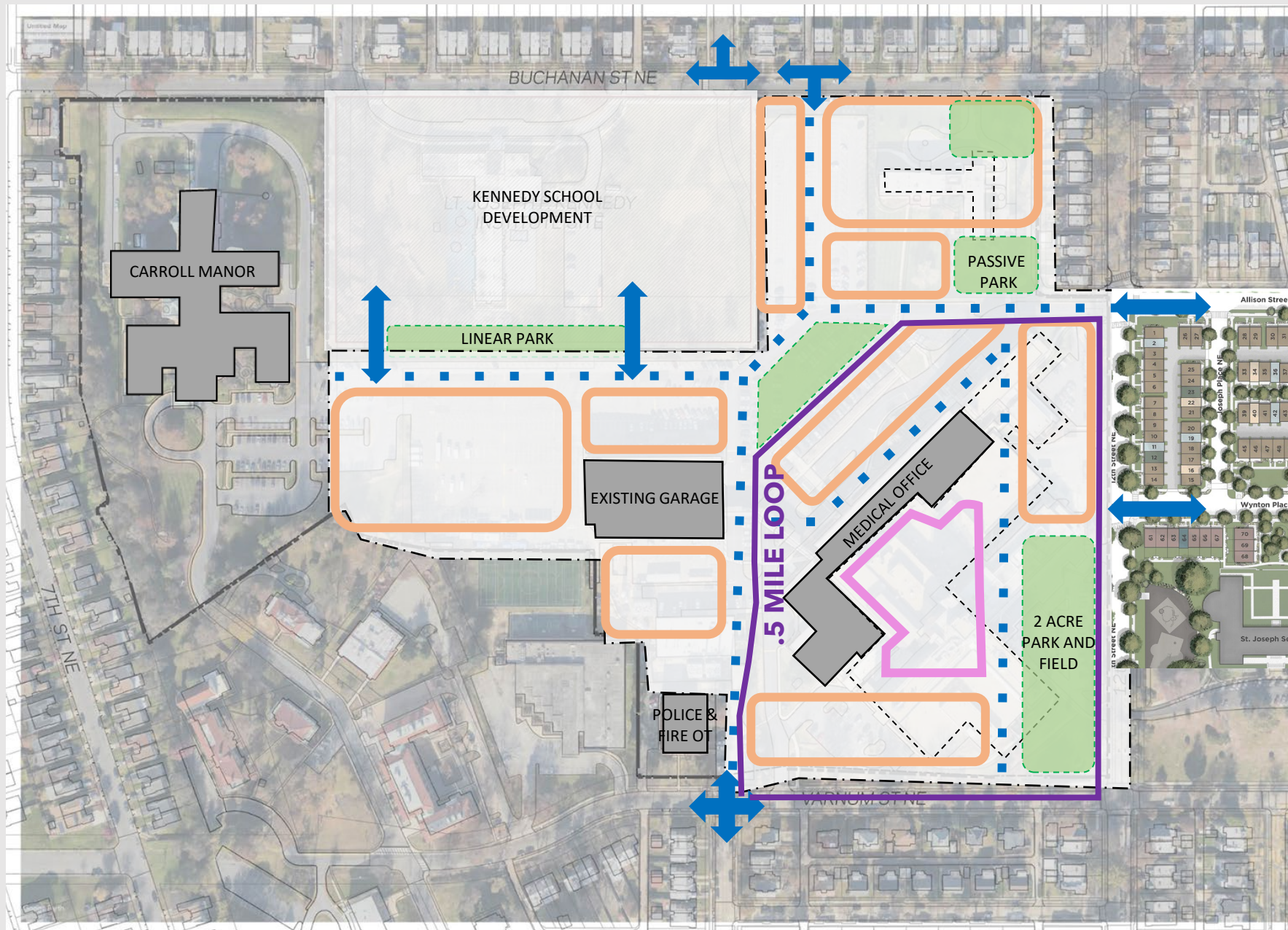
- 6: Existing Mundo Verde
- 7: Mundo Verde Addition

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SITE PLAN OPTION B

-  Existing Buildings
– To Remain
-  Street Grid/
New Roads
-  Park/Open Space
Options
-  Max 4 story zone
-  Max 6 story zone

NOTE:
Existing hospital
is 9 stories tall.



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COMMUNITY FEEDBACK

- EYA team held 20+ virtual and in-person meetings with community groups and key stakeholders to garner input & feedback early in the development process.

KEY TAKEAWAYS:

- Important to retain current medical offerings on site
- Strong interest in bringing a new urgent care provider to the site.
- Desire for green space and parks.
 - Lack of support for hard courts like pickle ball or basketball.
 - Support for children's play, green space, field, dog park, and integration of water.
 - Preference for spreading open space out so that residents to the north of the site will have more open space closer to them.
 - Concern parks and open space may generate noise and traffic.
- Consistent interest in inclusion of small-scale retail (coffee shop etc.).
- Clear desire for architectural character to match the surrounding community.
- Support for affordable housing with questions about income levels, quality, and number of units.
- Interest in how new street grid and traffic will impact neighboring streets, alleys, and parking
- Desire for bicycle and pedestrian safety and connectivity.
- Ensure locally-based & minority-owned firms given opportunity to work on the redevelopment.
- General support for demolition and redevelopment of the hospital into a mixed-income residential neighborhood with ample park space.

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CHANGES IN RESPONSE TO COMMUNITY FEEDBACK

- Drafted Hiring and Outreach Plan to encourage minority-owned and Ward 5 based contractors engagement with the redevelopment.
- Shift active park space further from Varnum Street but retail buffers it and open space along Varnum still exists. Add park spaces to the northern portion of the site closer to residents north of Buchanan Street NE.
- Redesign Northeast corner of site to leave alley as is and accommodate concerns by adjacent residents about buffers and open space.
- Enlarge park space shared by Providence and Kennedy School redevelopments.
- Consolidated 6 story rental apartment buildings into smaller portion of the site
- Replace hardscape court with other use such as community garden or additional playground
- Proactively seeking out a new urgent care provider for the site
- Reduced overall proposed unit count by about 100 units

NEXT STEPS

- Return to Community in Autumn 2023 with more detailed site plans updated based on feedback
- Garner community input on entitlement plans prior to submission to DC Office of Planning
- Submit Planned Unit Development (PUD) to DC reflective of changes to proposed plan
- DC Office of Planning Staff and Zoning Commission reviews PUD submission; Staff provides feedback which may alter plan or proffers.
- (Likely) resubmit PUD to address staff, commission, and community concerns
- PUD hearing at the Zoning Commission (9 to 12 months following initial submission)
- Submit Site Plan and Permit Drawings for review (6 months following approval)
- Receive Site Plan Approval and Building Permits (1 year following submission)
- Begin 24-36 month construction period to redevelop the site

FUTURE MEETINGS

To sign up to attend an upcoming meeting, review FAQs, and receive updates on the project, visit www.PROVIDENCEREIMAGINED.com

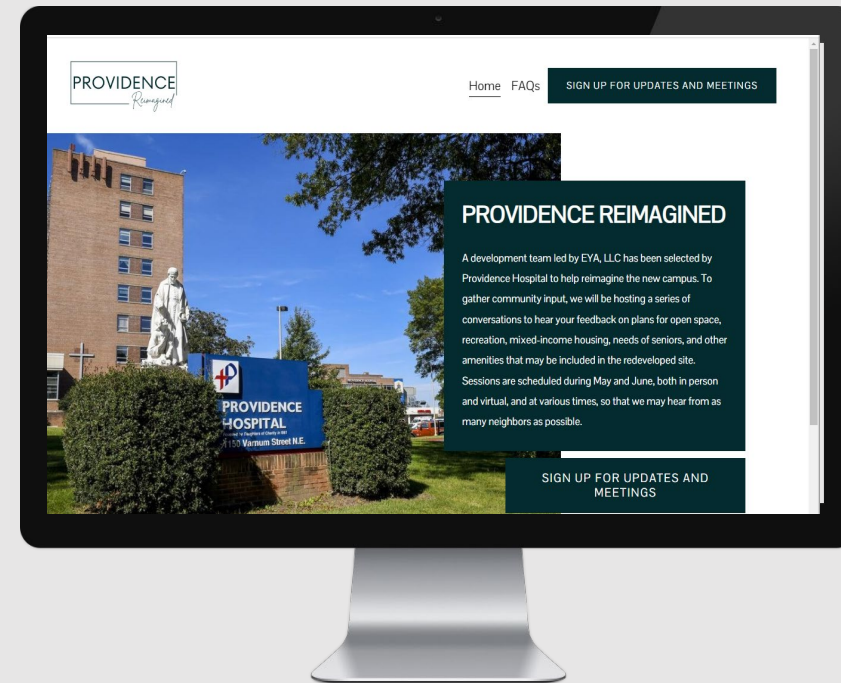
Reach the team at info@ProvidenceReimagined.com

Prior Meetings

- Thursday, May 4th at 6:45 PM ANC SMD 5A03 Meeting (Zoom)
- Monday, May 8th at 6:30 PM (Zoom)
- Monday, May 8th at 8:30 PM (Zoom)
- Wednesday, May 10th at 8 AM (Zoom)
- Friday, May 12th at 12 PM (Zoom)
- Monday, May 22nd at 7 PM (Zoom)
- ANC 5A Meeting - Thursday, May 25th at 6:45 PM (Zoom)
- Friday, May 26th at 12 PM (Zoom)
- Tuesday, May 30th at 8 PM (Zoom)
- Wednesday, May 31st at 12 PM (Zoom)
- Thursday, June 1st Meeting at 7 PM (Lamond Riggs Library)
- North Michigan Park Civic Assoc. - June 7th at 7 PM (1333 Emerson St. NE)
- Friday, June 9th at 12 PM (Zoom)
- Queens Chapel Civic Association - June 12th at 7 PM (1860 Michigan Ave. NE)
- Saturday, June 17th Morning Social (Michigan Park Community Playground)
- Brookland Neighborhood Civic Association - June 20th at 7:30 PM (Zoom)
- ANC 5B05 Meeting - June 26th at 7:30 PM (Zoom)
- 12th Street residents' meeting - July 18th at 7 PM (In-person)
- ANC SMD 5A03 Meeting - August 8 at 6:30 PM (Zoom)

Other Upcoming Meetings

- Lamond-Riggs Citizens Association - Date & Time TBD
- **Meeting Schedule for Fall 2023 Not Determined Yet. Will Post on Website and Share with ANC Once Determined**



THANK YOU

Visit www.ProvidenceReimagined.com for more info.

Reach the team at Info@ProvidenceReimagined.com