

# PROVIDENCE

*Reimagined*

PROVIDENCEREIMAGINED.COM



COMMUNITY PRESENTATION

MAY 2023

*Information, plans, imagery and renderings are subject to change, for illustrative purposes only, and should not be relied upon as definitive. References to "EYA" refer to EYA, LLC. EYA, LLC's development affiliates build homes in the Virginia, Maryland, and Washington, DC metropolitan area. Individual projects are developed and sold by EYA-affiliated entities, and all representations regarding the development, construction, or sale of any project or property refers to those affiliates. For PROVIDENCE REIMAGINED, the development affiliate entity is **VISION PH ASSOCIATES LLC**. No representations regarding the development, construction or sale of any portion of this community is made by EYA LLC or any EYA affiliate except **VISION PH ASSOCIATES LLC**.*

# CURRENT CONTEXT

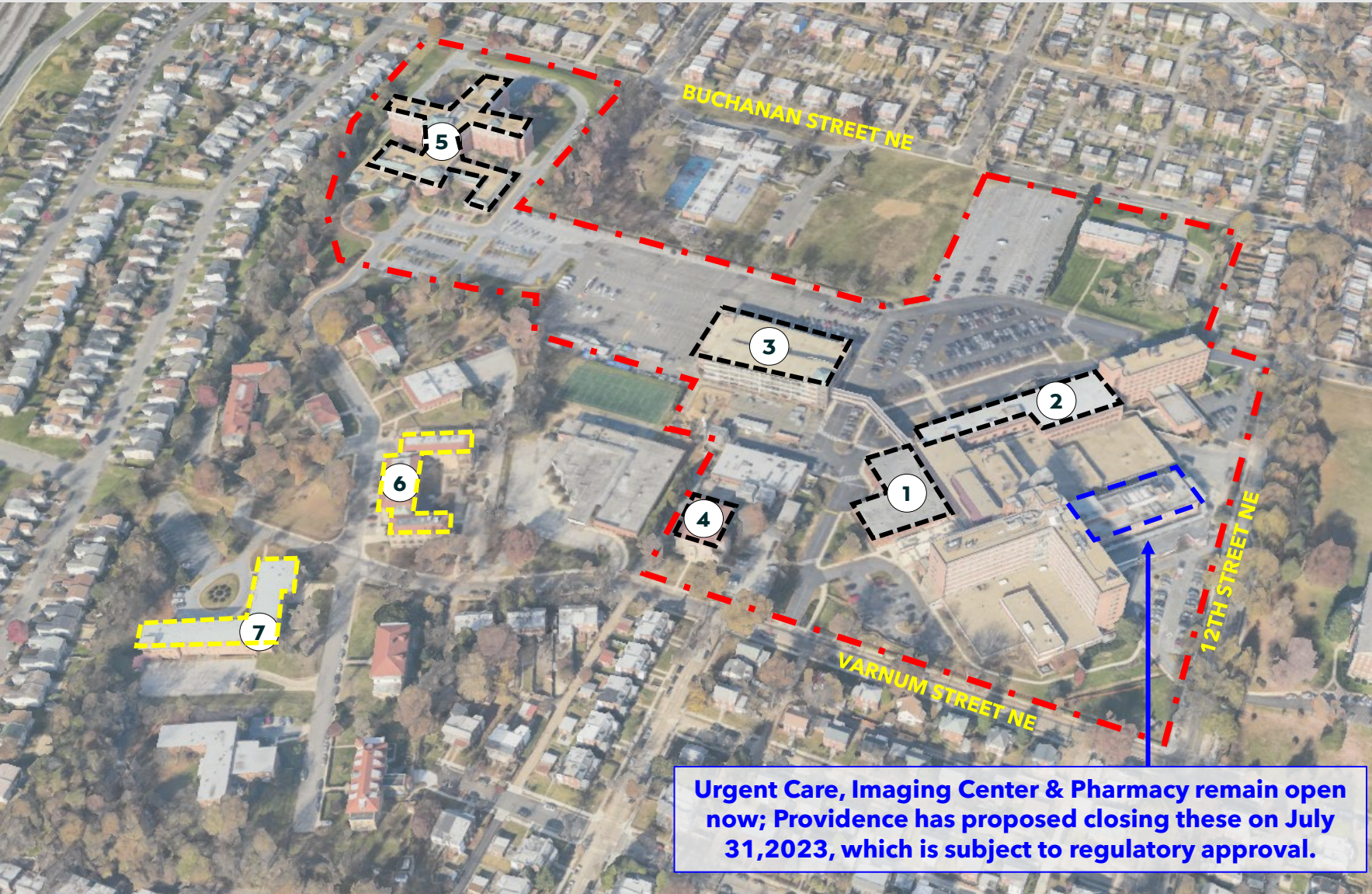
- At this time, all existing clinical services on the Providence Campus remain open.
- Providence has proposed the closure of Providence Urgent Care & Providence Diagnostic Imaging Center on July 31, 2023, which is subject to pending regulatory review and approval by DC Health.
- Development of the Providence Campus is prospective and subject to regulatory approval.



# PAST COMMUNITY OUTREACH – FEEDBACK TO DATE

- Design context-appropriate density, heights, and setbacks
- Include significant open space including a central gathering space for Michigan Park
- Include a purpose-built sports field to replace the loss of the Josephites space
- Include significant affordable and workforce housing
- Include housing for seniors
- Provide space for non-profit uses
- Preserve mature trees
- Respond to community's concerns about traffic, trucks and parking

# EXISTING BUILDINGS TO REMAIN POST REDEVELOPMENT



Urgent Care, Imaging Center & Pharmacy remain open now; Providence has proposed closing these on July 31, 2023, which is subject to regulatory approval.

## 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

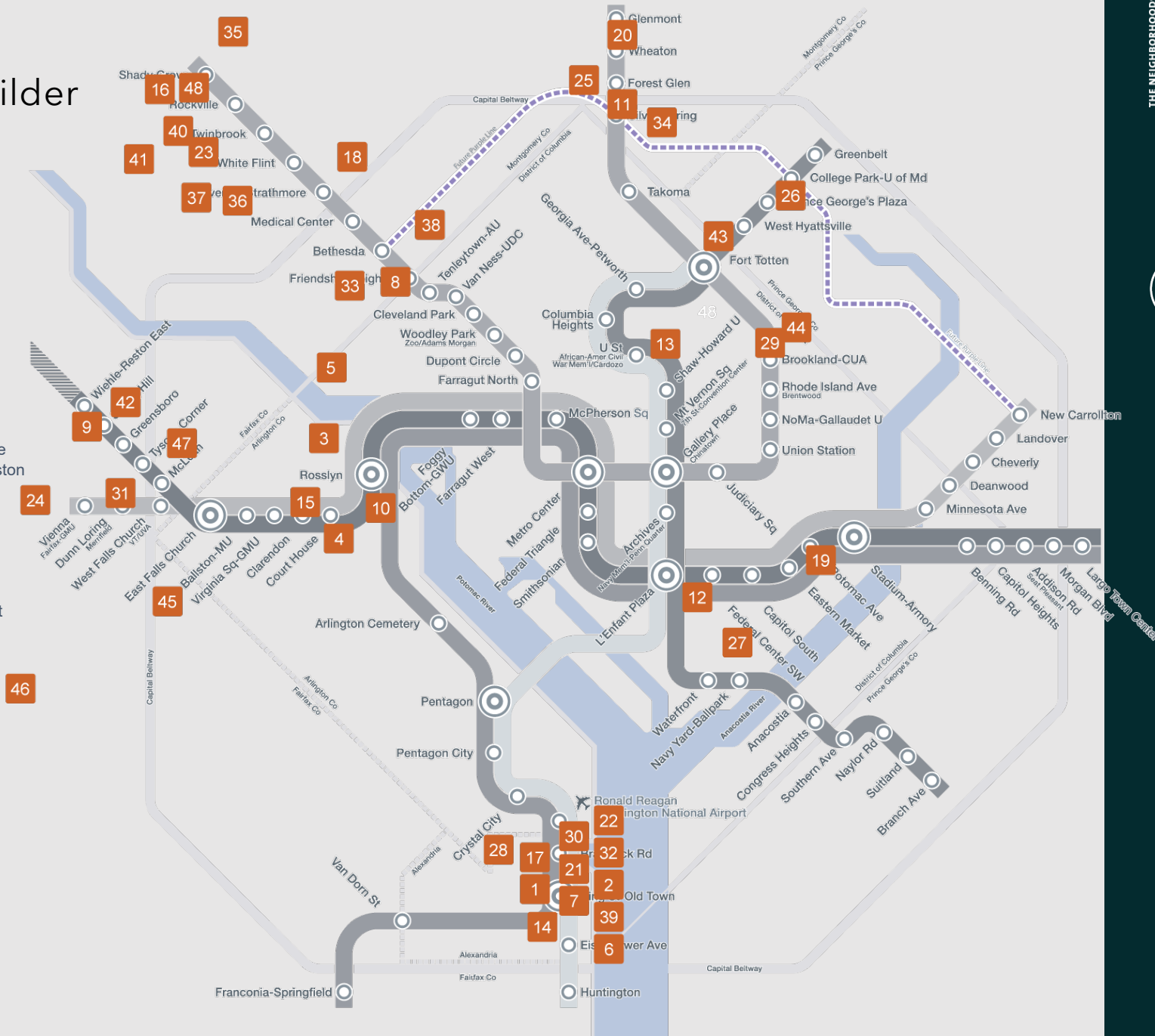
## OFF CAMPUS:

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

# 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

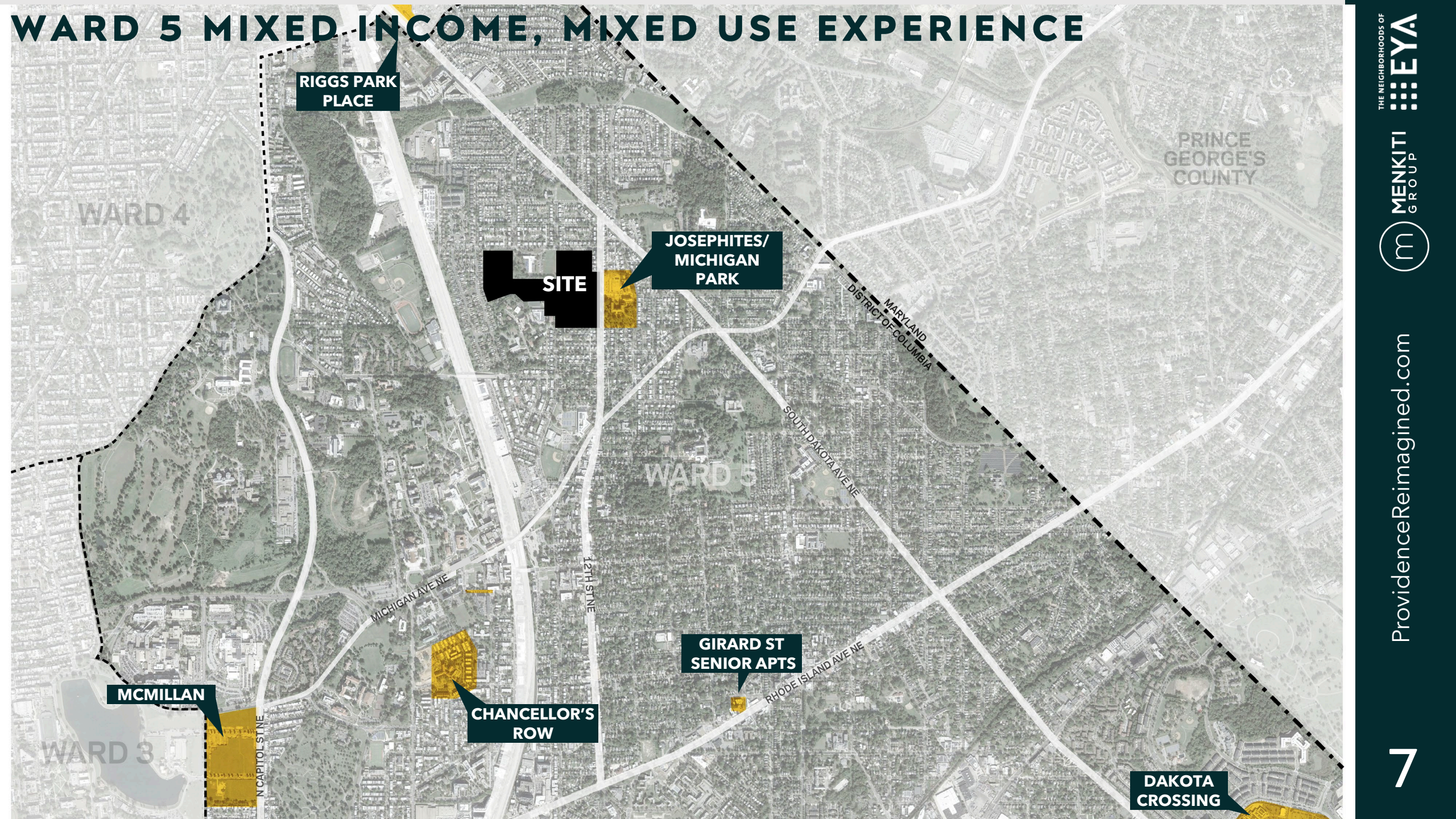


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# WARD 5 MIXED INCOME, MIXED USE EXPERIENCE



**RIGGS PARK PLACE**

**T SITE**

**JOSEPHITES/  
MICHIGAN PARK**

**MCMILLAN**

**CHANCELLOR'S ROW**

**GIRARD ST SENIOR APTS**

**DAKOTA CROSSING**

# WARD 5 MIXED INCOME, MIXED USE EXPERIENCE



**RIGGS PARK PLACE**

Affordable Senior Housing, Townhomes



**JOSEPHITES/MICHIGAN PARK**

Townhomes



**CHANCELLOR'S ROW**

Retail, Townhomes



**RESERVOIR DISTRICT PARK**

Multi-family, MOB, Townhomes, Retail, Historic Preservation, Large Open Spaces



**DAKOTA CROSSING**

Retail, Townhomes



**GIRARD ST. SENIOR APARTMENTS**

Affordable Senior Housing



# MISSION BASED FOCUS AREAS

**EDUCATION AND NON-PROFITS**



**SENIOR CARE**



**MIXED-INCOME HOUSING**



**PARKS AND OPEN SPACE**



# VISION

Transform a vacant hospital and acres of asphalt parking lots into an **appropriately-scaled mixed-income and mixed-use neighborhood.**

Respect the existing residential context and create open space and parks that will become the **central gathering place for the community.**



# EDUCATION AND NON-PROFIT USES

# EDUCATION AND NON-PROFIT USES

- Mundo Verde addition at 817 Varnum Street NE
- Police and fire occupational therapy clinic
- Carroll Manor Nursing Home
- Medical office buildings at 1140 & 1160 Varnum Street NE to remain



# EXISTING MEDICAL USES ON CAMPUS

## EXISTING TO REMAIN POST REDEVELOPMENT:

- Dental
- Allergy and Immunology (multiple)
- Nephrology (kidney) (multiple)
- Washington Eye Specialists
- Family Nurse Practitioner
- Infectious Disease (multiple)
- Cardiology (multiple)
- Endocrinology
- Internal Medicine (multiple)
- Family Medicine (multiple)
- Foot & Ankle Associates of DC
- Neurology (multiple)
- Diabetic Eye and Macular Disease Specialists
- Gastroenterology
- Center for Vein Restoration
- Pulmonary Critical Care
- Pain Management (multiple)
- Physical Therapy
- OB/GYN
- Speech Therapy
- Hematology & Oncology
- ENT
- LabCorp
- **Convenient Clinic Urgent Care & Primary Care**

## EXISTING USES OPEN NOW; PROPOSED TO CLOSE ON JULY 31, 2023 PENDING REGULATORY REVIEW & APPROVAL

- Providence Urgent Care
- Providence Diagnostic Imaging Center
- Providence Pharmacy

An inviting redeveloped campus is key to retaining and attracting great medical uses long term

# SENIOR CARE

# SENIOR CARE

- Carroll Manor Nursing Home
- New senior affordable housing building
- Many key medical practices targeted towards seniors to remain on site.
- Open space
  - Fitness and recreation focused
  - Healthy walking loop for exercise



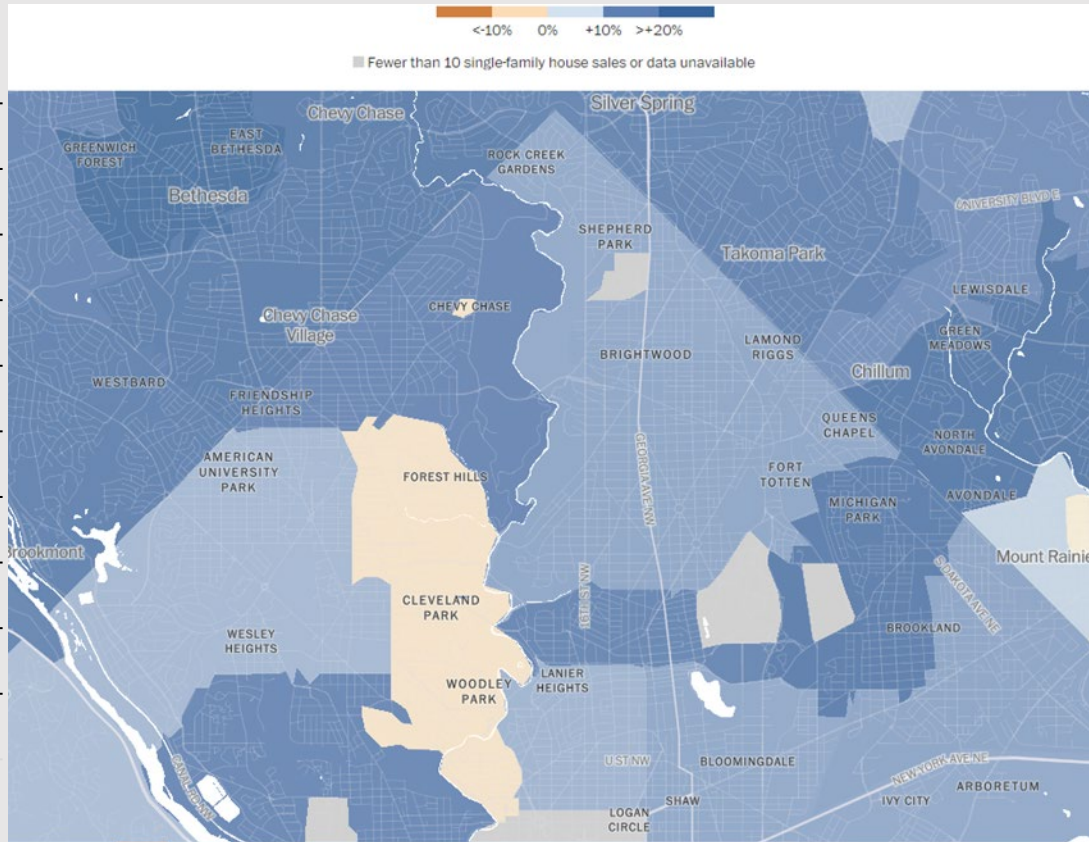
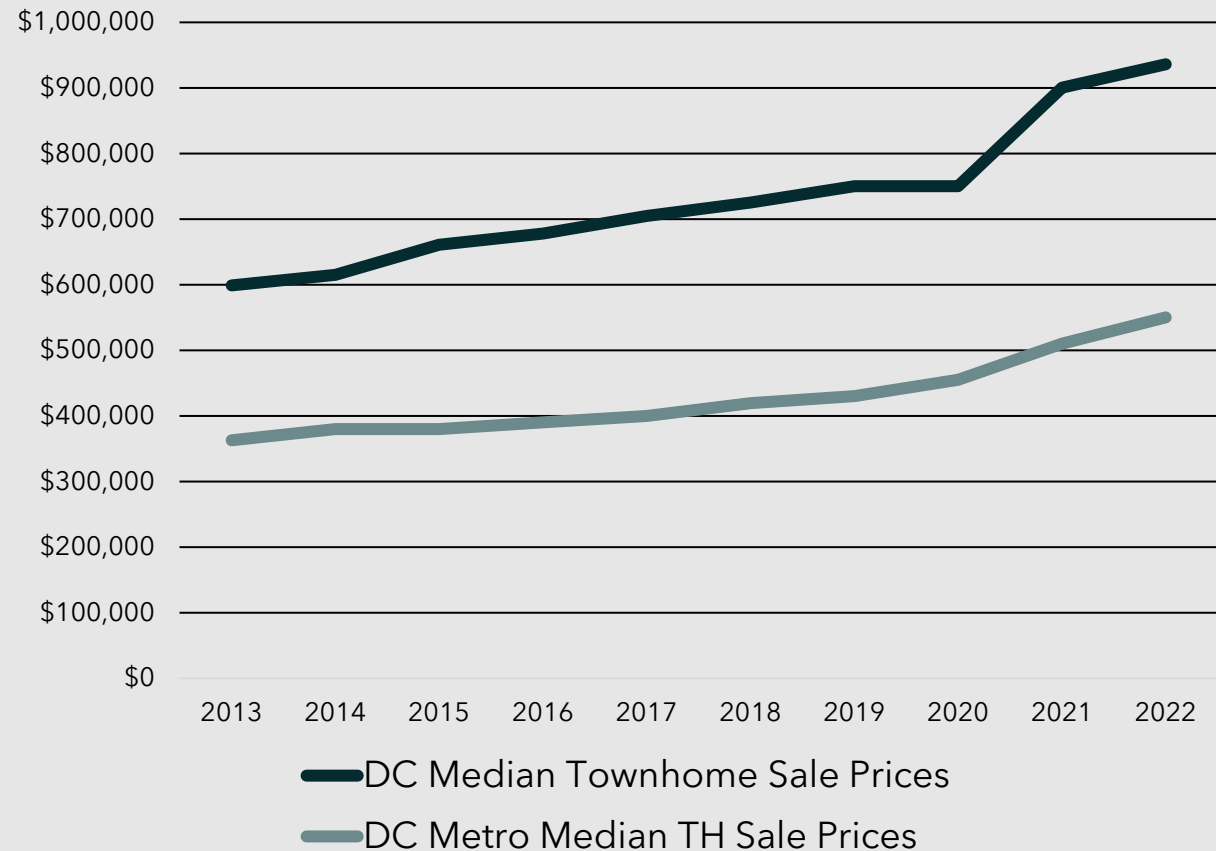


# HOUSING


# DC HOUSING CRISIS

- DC median townhome price has grown 1.5x since 2013
- Wash Post: Brookland/Michigan Park: **15.1%** increase in average sales price in 2021 to **\$745,000**

DC & DC Metro Townhome Median Sale Prices Over Time



# WHO LIVES IN AFFORDABLE/WORKFORCE HOUSING

	PROFESSIONAL	AMI	INDIVIDUAL INCOME	HOUSEHOLD INCOME (4 PPL)
POLICE OFFICER		80%	\$ 59,875	\$113,850
PUBLIC SCHOOL TEACHER		80%	\$ 68,453	
FIRE FIGHTER		60%	\$ 50,871	\$85,400
NURSE (LPN)		60%	\$ 52,658	
EMT		50%	\$ 39,093	\$71,150
DELIVERY TRUCK DRIVER		50%	\$ 43,626	
STOCK CLERK		50%	\$ 39,455	
CASHIER		30%	\$ 25,306	\$42,700
BARTENDER		30%	\$ 25,773	

Source: Menkiti; National Housing Conference

# LOCAL SOLUTION TO THE HOUSING CRISIS

## **Existing Neighborhood\*:** 0% protected affordable

- Kennedy & Josephite's developments will make 2% of neighborhood housing stock protected affordable

## **Base Providence Proposal:** 20% of new housing to be protected affordable; aiming for 30%.

- Approximately 150 new affordable homes relative to the 772 existing.
- **For every 4-6 existing homes, there will be 1 new protected affordable home built.**
- Neighborhood will be ~15% protected affordable overall in line with DC goals.
- Provides affordable housing opportunities in the neighborhood for seniors and renters to ensure socioeconomic diversity over the long-term and enable existing homeowners to build equity in their homes.

*\*Neighborhood here is defined as ANC Single Member District 5A03*

# PARKS, OPEN SPACES AND PLACEMAKING

# MULTI-PURPOSE SPORTS FIELD



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THE NEIGHBORHOODS OF  
**EYA**

**MENKITI**  
GROUP

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# HARDSCAPE PLAY AREA



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THE NEIGHBORHOODS OF



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# CHILDREN PLAYGROUND/TRACK



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# COMMUNITY GREEN



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# SITTING AREAS & PASSIVE OPEN SPACE



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# HERITAGE TREES

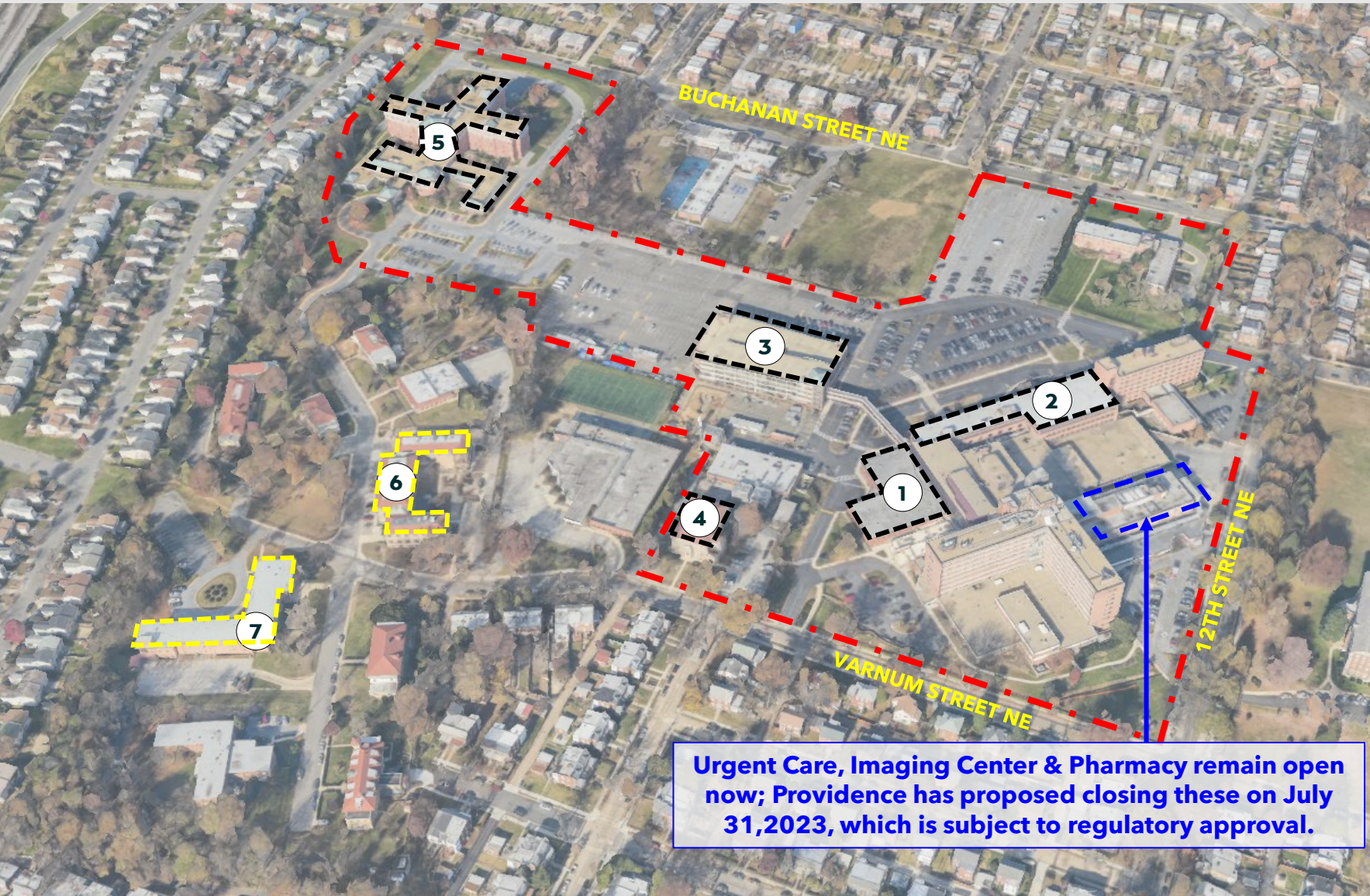


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# SITE DIAGRAMS



# EXISTING BUILDINGS TO REMAIN POST REDEVELOPMENT



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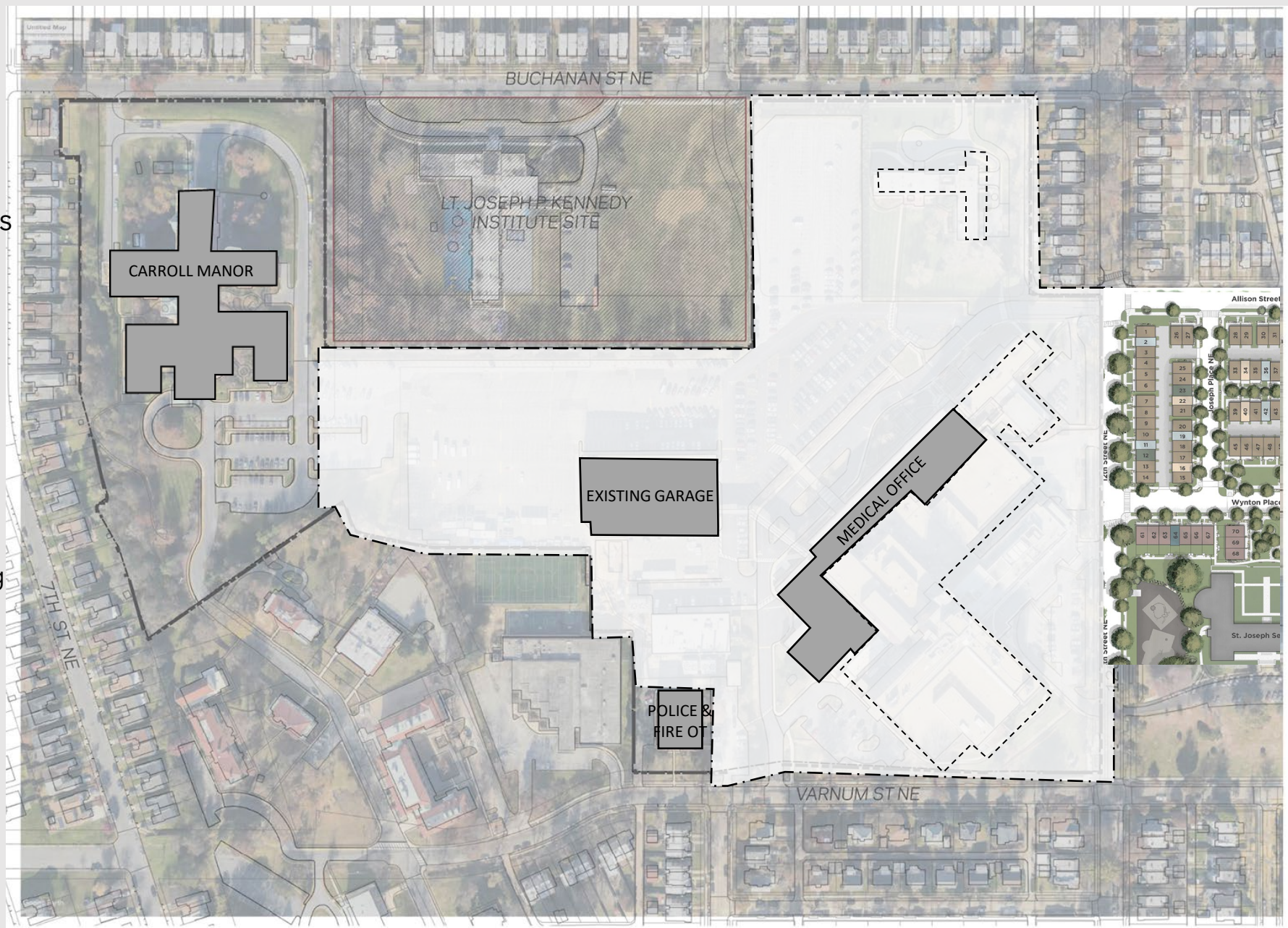
- 6: Existing Mundo Verde
- 7: Mundo Verde Addition

# EXISTING CONDITIONS PLAN: BUILDINGS TO REMAIN

Existing Buildings  
- To Remain



### Site Constraints:

- Angle of existing buildings & parking to remain
- Kennedy School - 10th Street to the north
- Police & Fire building - 10th Street to the south
- Carroll Manor to the west



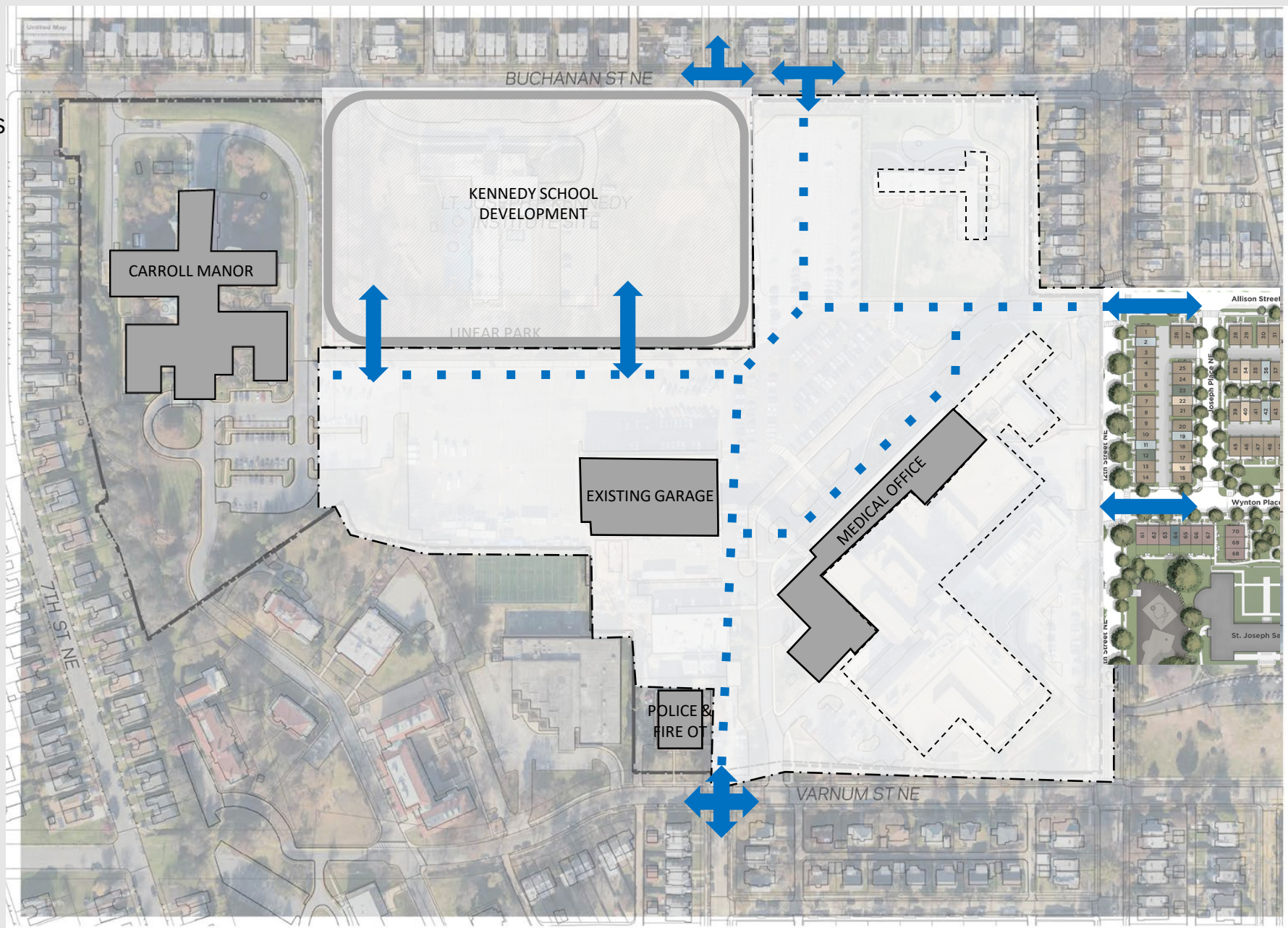
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# GRID OF STREETS

-  Existing Buildings - To Remain
-  Street Grid/ New Roads

## Grid of New Streets:

- North/South Connection
- Traffic Calming and Deflection
- Connection/entry to Carroll Manor
- Extension of Allison Street NE
- Drop-off Zone for MOB
- Avoid Police and Fire OT and Kennedy






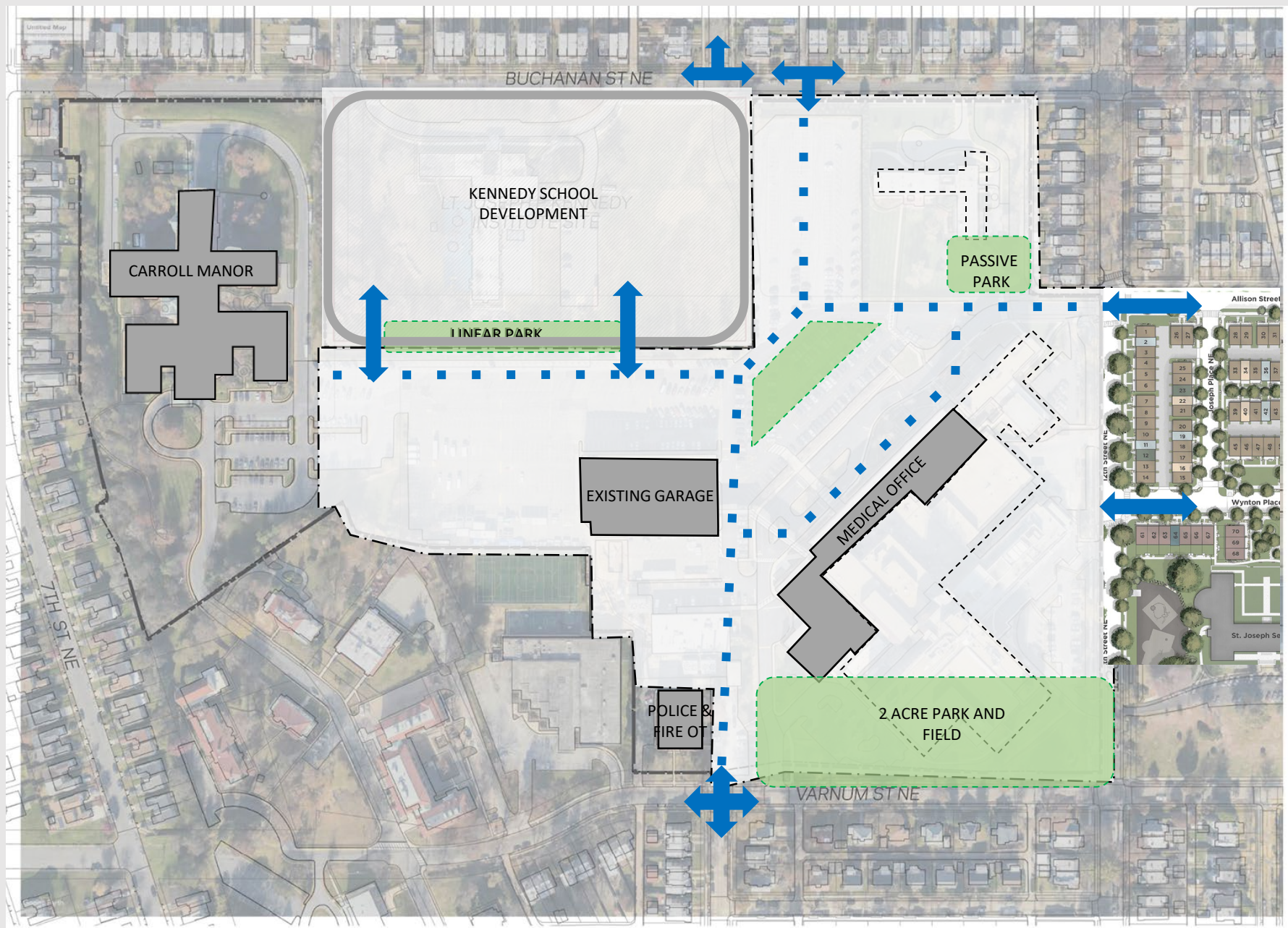
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# PARKS AND OPEN SPACES

-  Existing Buildings  
– To Remain
-  Street Grid/  
New Roads
-  Park/Open Space  
Options

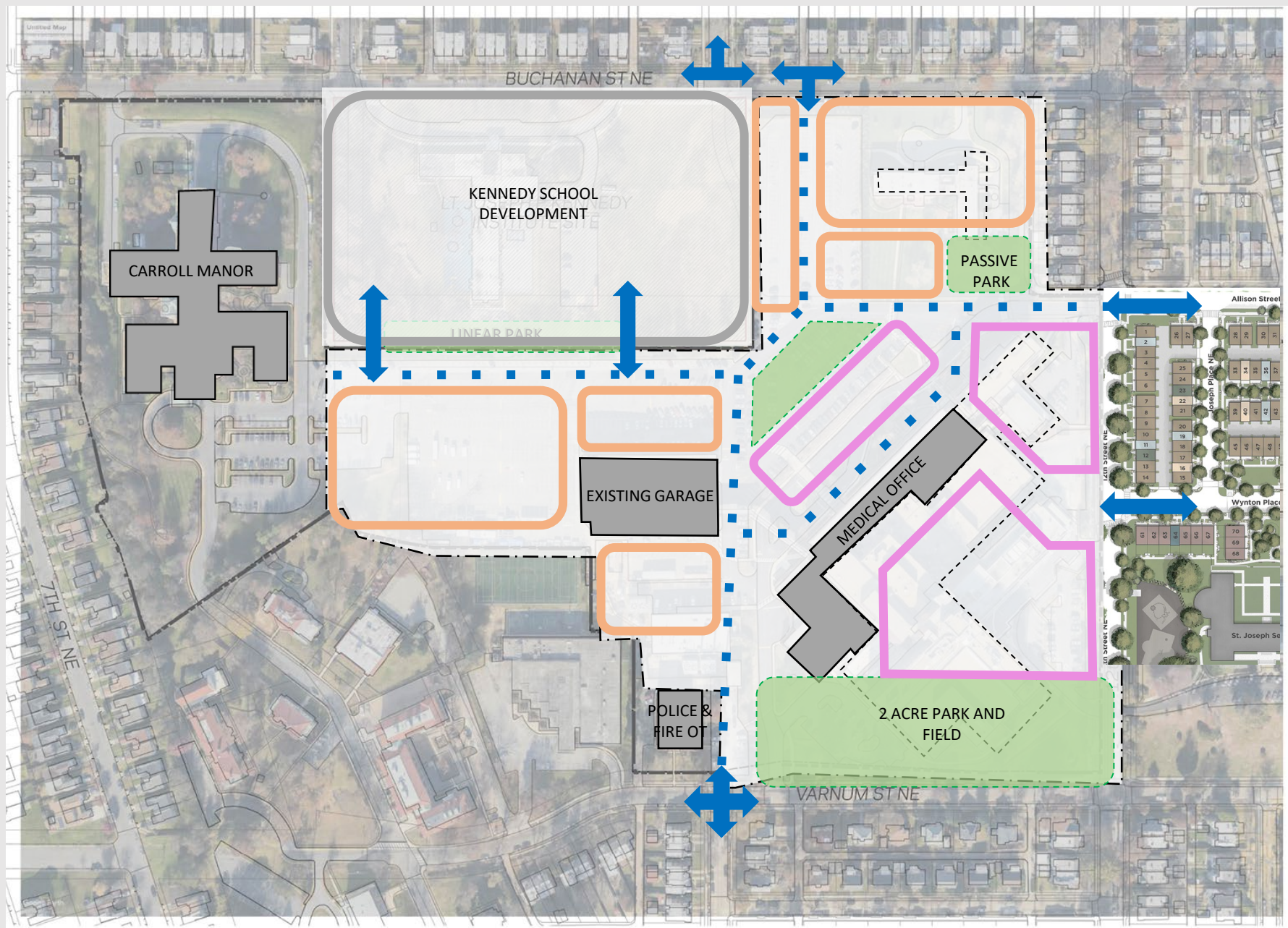


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# SITE PLAN OPTION A






-  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.

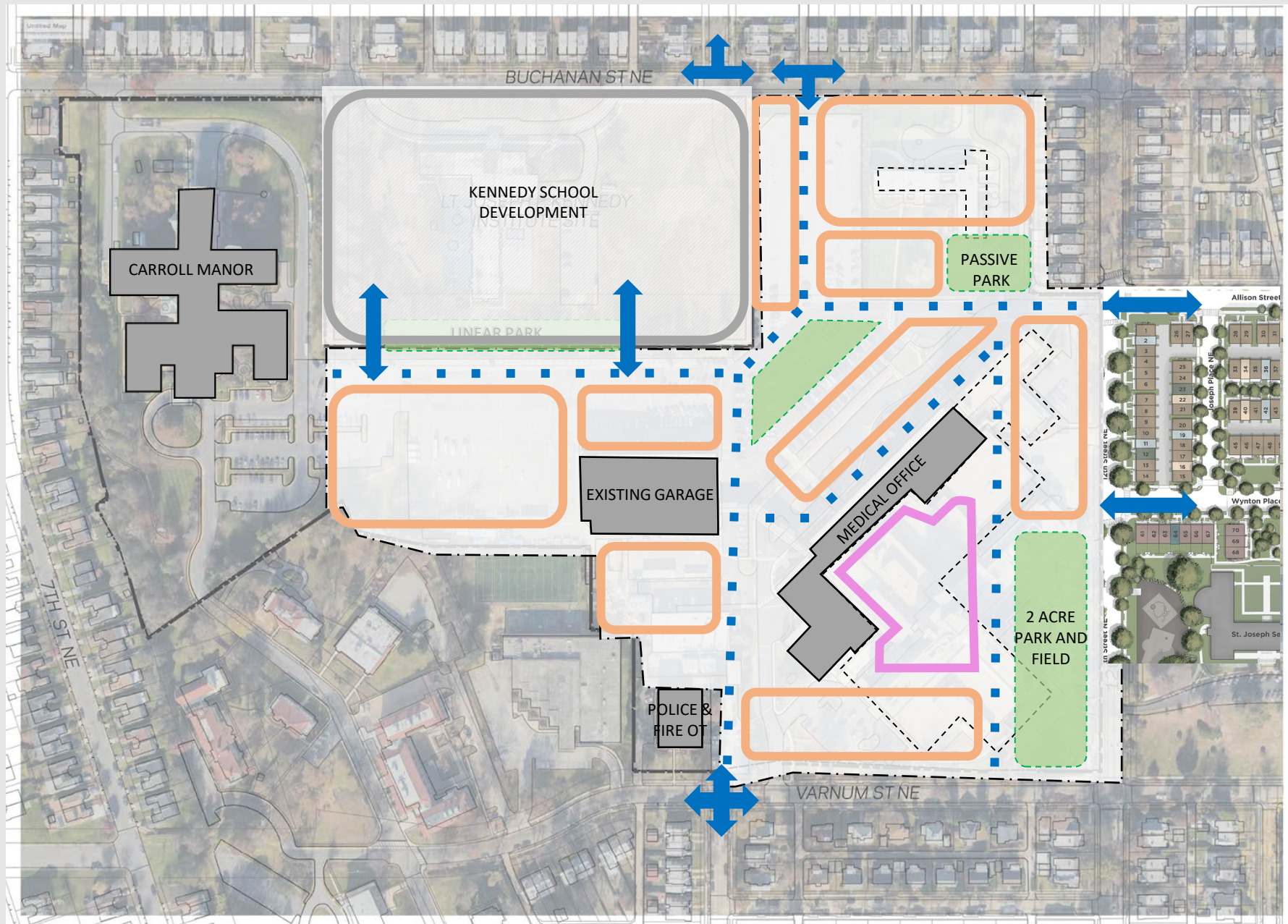


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# SITE PLAN OPTION B

-  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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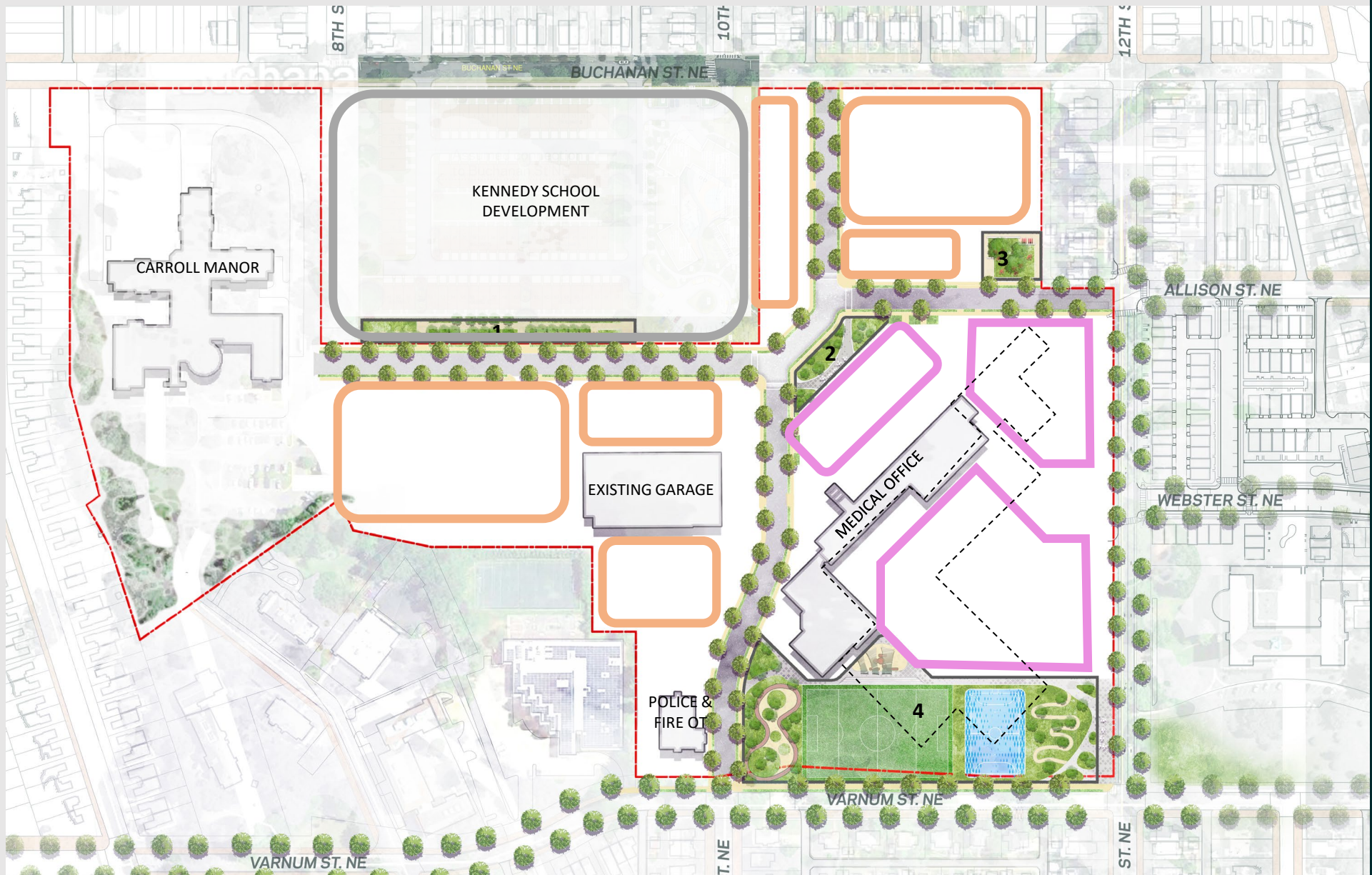
# SITE PLAN OPTION A

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

NOTE:  
Existing hospital  
is 9 stories tall.

Park/Open Space  
Options:

- 1 Linear Park
- 2 Community Park/Plaza
- 3 Passive Park
- 4 Community Central  
Park (2ac.)



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# EXERCISE LOOP



0.5 Mi/10 Min. Walk  
1.0 Mi/20 Min. Walk



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# CENTRAL COMMUNITY PARK CONCEPT



- |                                     |   |   |
|-------------------------------------|---|---|
| <b>1</b> Entry Plaza                | <b>4</b> Hardscape Court(s)             | <b>7</b> Community Plaza                        |
| <b>2</b> Soccer Field (140' x 220') | <b>5</b> Community Garden Plots         | <b>8</b> Streetscape Improvements/<br>Walk Loop |
| <b>3</b> Children Playground        | <b>6</b> Native Garden/Sitting<br>Areas |   |

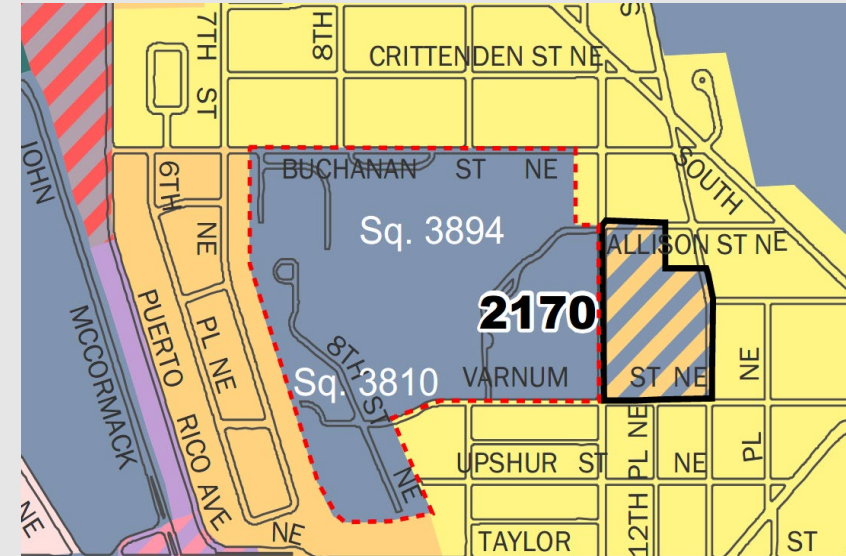
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# ZONING AND PROCESS



# COMP PLAN AND ZONING

- Zone: RA-1, Comp Plan Recommendation: Institutional
- Permitted Uses:
  - Medical care
  - Child and/or elderly development center
  - Continuing care retirement community
  - Rowhouses and apartments
  - Community service center
  - Retail TBD
- Process
  - Planned Unit Development (“PUD”), submitted by Applicant and approved by DC Zoning Commission.
- Timeline:
  - PUD: 9 to 12 months
  - Site Plan and Permits: 12 months
  - Groundbreaking assuming no appeal: 21 to 24 months
  - Construction timeline: 24 to 30 months



The PUD process outlined here assumes that existing services at Providence are allowed to close following regulatory approval.

# STRATEGY FOR RETAIL INCLUSION

- Current RA-1 Zone does not allow retail.
- Medical office buildings are allowed to have retail as an ancillary use with no signage, canopies, or direct customer entry/exit from the sidewalk.
- Comp Plan includes text suggesting and encouraging mixed use and retail in certain conditions that apply here.
- Move forward with PUD with space that is designed to be flexible. Update the Comp Plan in 2026 to allow retail uses in time for the buildings to deliver.



# FUTURE MEETINGS

To sign up to attend an upcoming meeting, review FAQs, and receive updates on the project, visit [www.PROVIDENCEREIMAGINED.com](http://www.PROVIDENCEREIMAGINED.com)

**Reach the team at [info@ProvidenceReimagined.com](mailto:info@ProvidenceReimagined.com)**

## Prior Meetings

- Thursday, May 4<sup>th</sup> at 6:45 PM ANC SMD 5A03 Meeting (Zoom)
- Monday, May 8<sup>th</sup> at 6:30 PM (Zoom)
- Monday, May 8<sup>th</sup> at 8:30 PM (Zoom)
- Wednesday, May 10<sup>th</sup> at 8 AM (Zoom)
- Friday, May 12<sup>th</sup> at 12 PM (Zoom)
- Monday, May 22<sup>nd</sup> at 7 PM (Zoom)

## Upcoming EYA Virtual Meetings

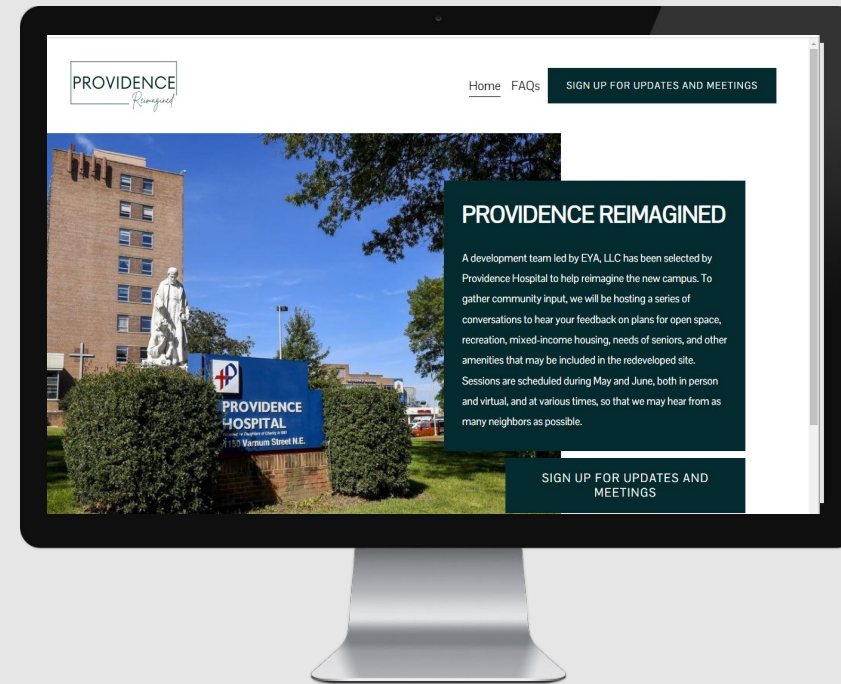
- Friday, May 26<sup>th</sup> at 12 PM (Zoom)
- Tuesday, May 30<sup>th</sup> at 8 PM (Zoom)
- Wednesday, May 31<sup>st</sup> at 12 PM (Zoom)
- Friday, June 9<sup>th</sup> at 12 PM (Zoom)

## Upcoming EYA In-Person Events

- Thursday, June 1<sup>st</sup> Meeting at 7 PM (Lamond Riggs Library)
- Saturday, June 17<sup>th</sup> Morning Social (Michigan Park Community Playground)

## Other Upcoming Meetings

- ANC 5A Meeting - Thursday, May 25<sup>th</sup> at 6:45 PM (Zoom)
- North Michigan Park Civic Assoc. - June 7<sup>th</sup> at 7:30 PM (North Michigan Park Rec. Center)
- Queens Chapel Civic Association - June 12<sup>th</sup> at 7 PM (Union Wesley AME Zion Church - 1860 Michigan Ave. NE)
- Michigan Park Citizens Association - Date & Time TBD
- Brookland Neighborhood Civic Association - Date & Time TBD



# THANK YOU

Visit [www.ProvidenceReimagined.com](http://www.ProvidenceReimagined.com) for more info.

Reach the team at [Info@ProvidenceReimagined.com](mailto:Info@ProvidenceReimagined.com)