



**New
Communities
Initiative**

Zoning Commission Case No. 15-10
“Deanwood Hills”
5201 Hayes Street, NE



The New Communities Initiative

Lincoln Heights and Richardson Dwellings

Testimony of Lee Goldstein

October 15, 2015

Lincoln Heights/Richardson Dwellings Development



NCI Master Plan Conceptual Development Program (*from 2006 Revitalization Plan*):

- Residential: ~1,400 mixed-income housing units
 - 1-for-1 replacement of 630 public housing units
- Mixed-use Town Center

Amenities Built- to-Date (or planned):

- New playgrounds completed at Marvin Gaye Park in 2009
- HD Woodson High School opened in 2011
- Improvements to the NHB streetscape completed in 2012
- Strand Theater: Initial renovation and stabilization work completed in 2015

“Offsite” Housing Built-to-Date:

- Marley Ridge (C Street)
- 4427 Hayes St, NE: 26 total units, delivered in 2011
- The Nannie Helen at 4800, 70 total units, including 23 replacement units, and 47 additional affordable units, delivered in 2013

The Deanwood Hills development plan fully supports the guiding principles of New Communities and priorities of the District by:

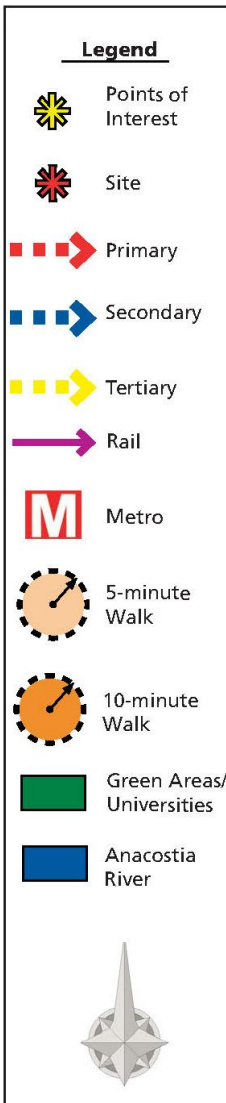
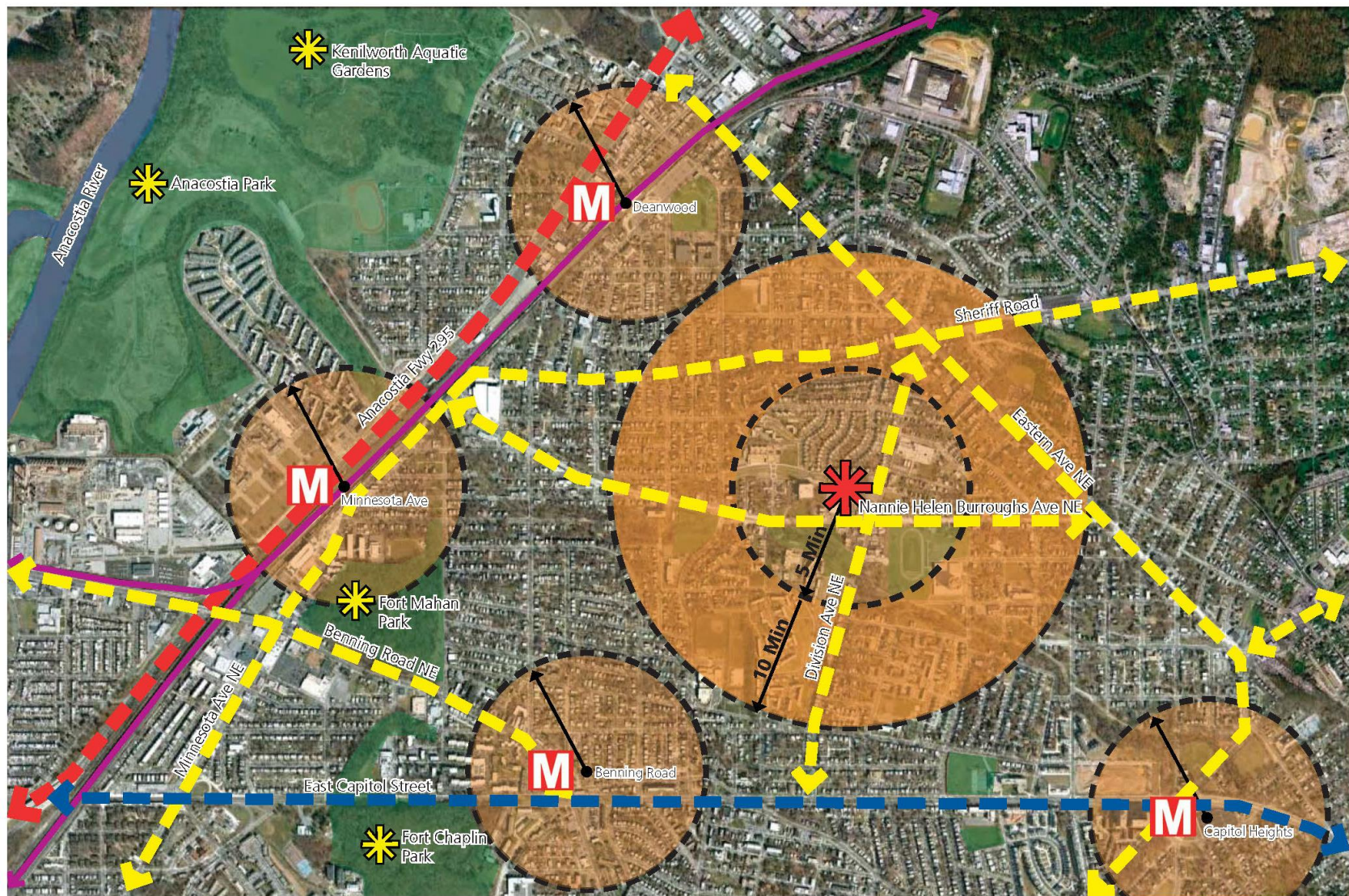
- Creating mixed-income housing that will deliver a project with high quality housing options for a range of incomes, where all the units are of the same quality regardless of household income level;
- Supporting the build first principle by developing some replacement housing prior to the demolition of the existing public housing at Lincoln Heights and Richardson Dwellings;
- Advancing the goal of one-for-one replacement by including 50 replacement units;
- Not only preserving public housing units but also producing 100 new housing units for households at or below 60% of the area median income, in addition to the 50 public housing replacement units;
- Producing job creation for District residents through the First Source commitment;
- Supporting small, local and disadvantaged businesses through the commitment to hire and contract Certified Business Enterprises.

Pennrose's recent awards that have direct correlation to the development of Deanwood Hills:

1. *#1 Developer – Top 50 Affordable Developers List 2013 – Affordable Housing Finance*
2. *Commitment to Excellence Award for Energy Efficiency and Sustainable Practices, Maryland Governor's Housing Conference – C.W. Brooks Apartments*
3. *Advancement in Diversity - Chattanooga African American Chamber of Commerce –Villages at Alton Park*
4. *NAHRO Award of Excellence for Innovation in Affordable Housing – Baldwin's Run*
5. *HUD Best in American Living Award – Gateway Crossing*



DEANWOOD HILLS
5201 hayes street, ne
Deanwood Hills, LLC
Torti Gallas Urban



Regional Analysis



Deanwood hills, llc
TORTI GALLAS urban, llc

Deanwood hills

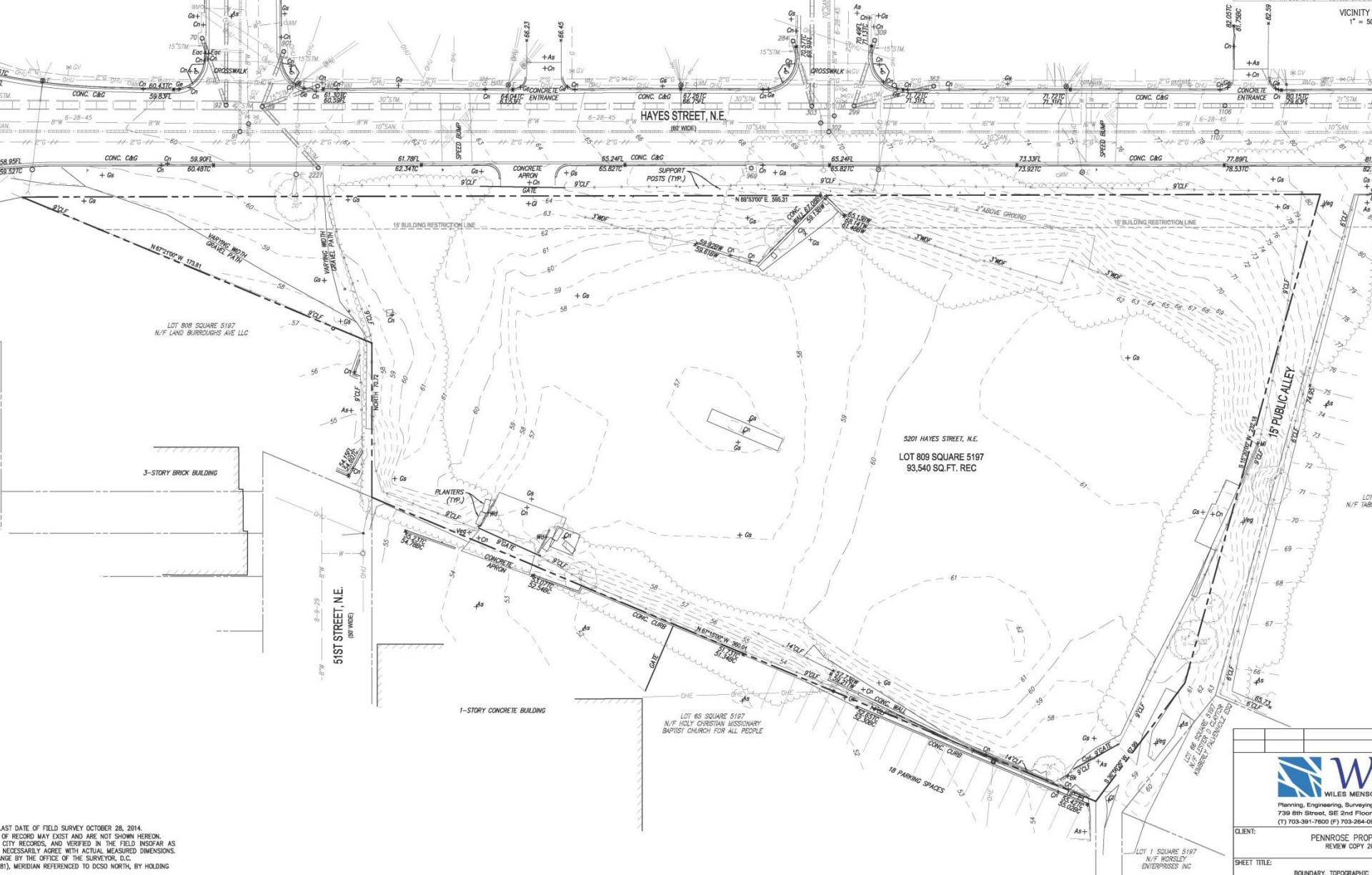


Site Aerial



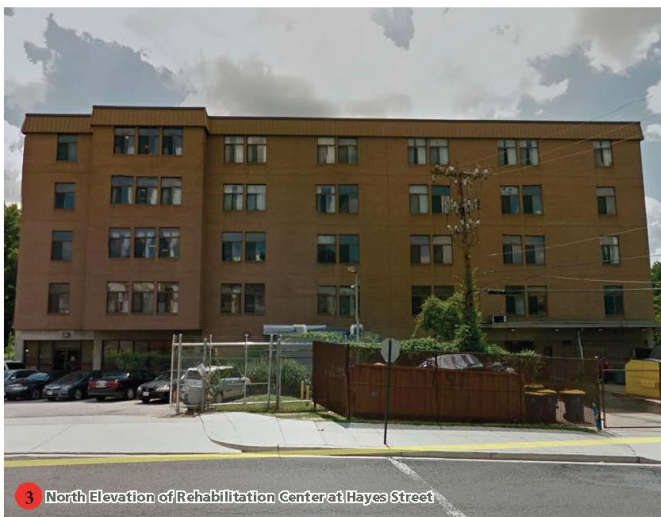
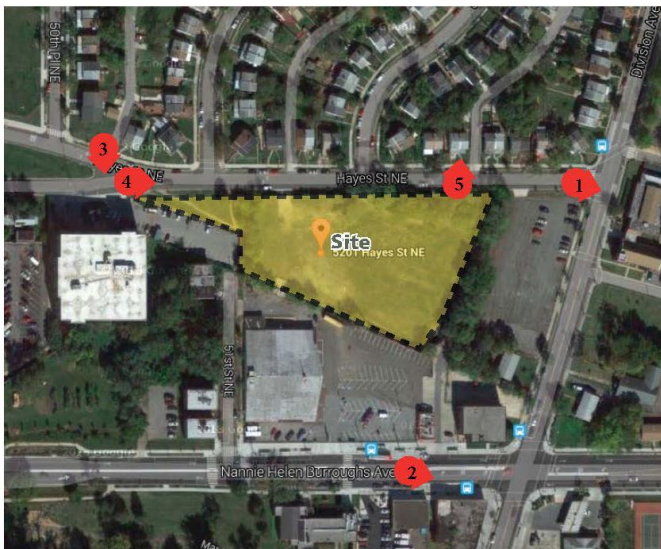
Deanwood hills, llc
TORTI GALLAS urban, llc

Deanwood hills



DATE OF FIELD SURVEY OCTOBER 28, 2014.
OF RECORD MAY EXIST AND ARE NOT SHOWN HEREIN.
CITY RECORDS, AND VERIFIED IN THE FIELD INSURANCE AS
NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS.
BY THE OFFICE OF THE SURVEYOR, D.C.
(81), MERIDIAN REFERENCED TO DC80 NORTH, BY HOLDING

 WILES MENSGING Planning, Engineering, Surveying 730 8th Street, SE 2nd Floor (773) 703-3911 (773) 703-3944	
CLIENT:	PENNROSE PROPERTIES, INC.
SHEET TITLE:	BOUNDARY, TOPOGRAPHIC

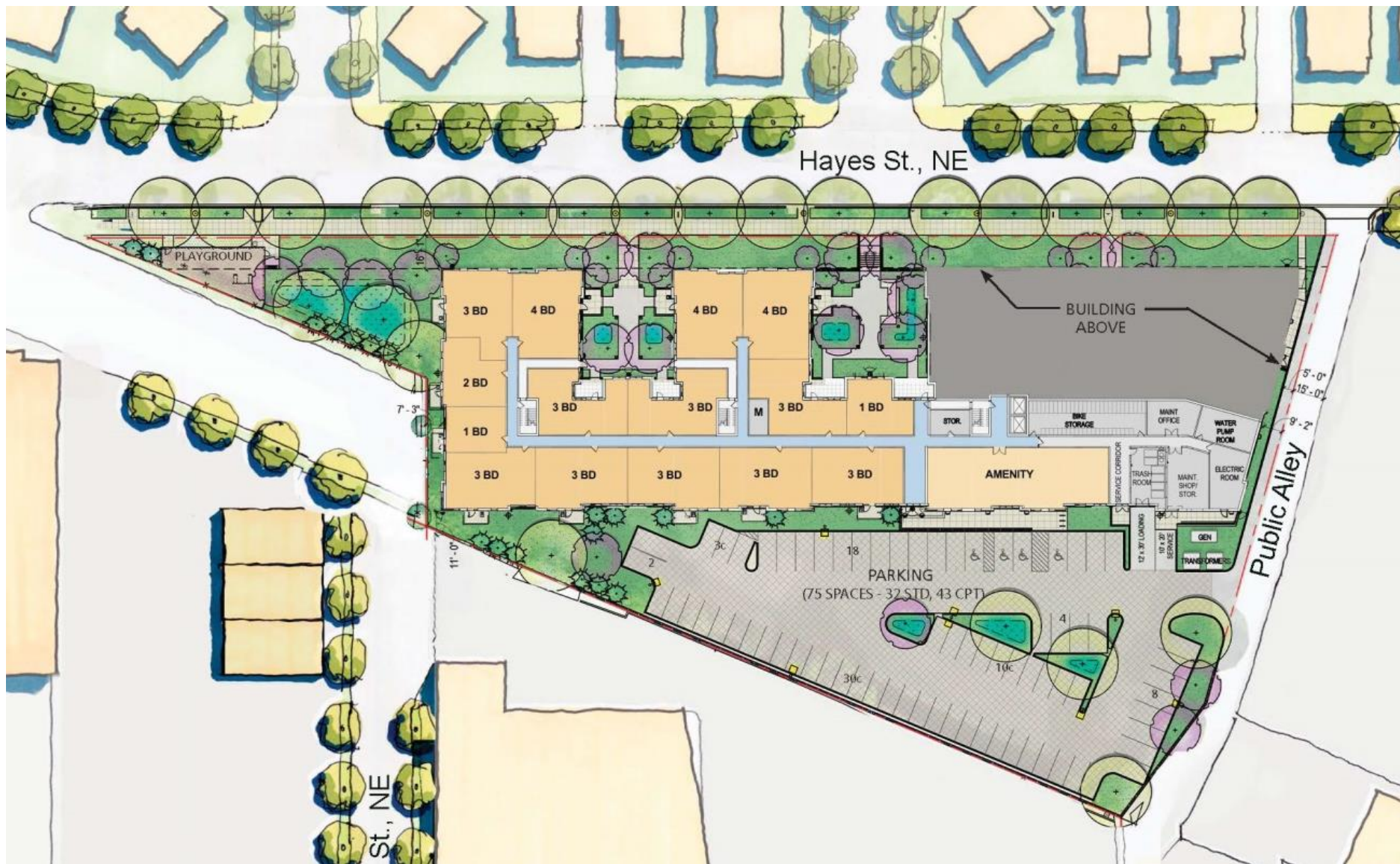


Context Photos

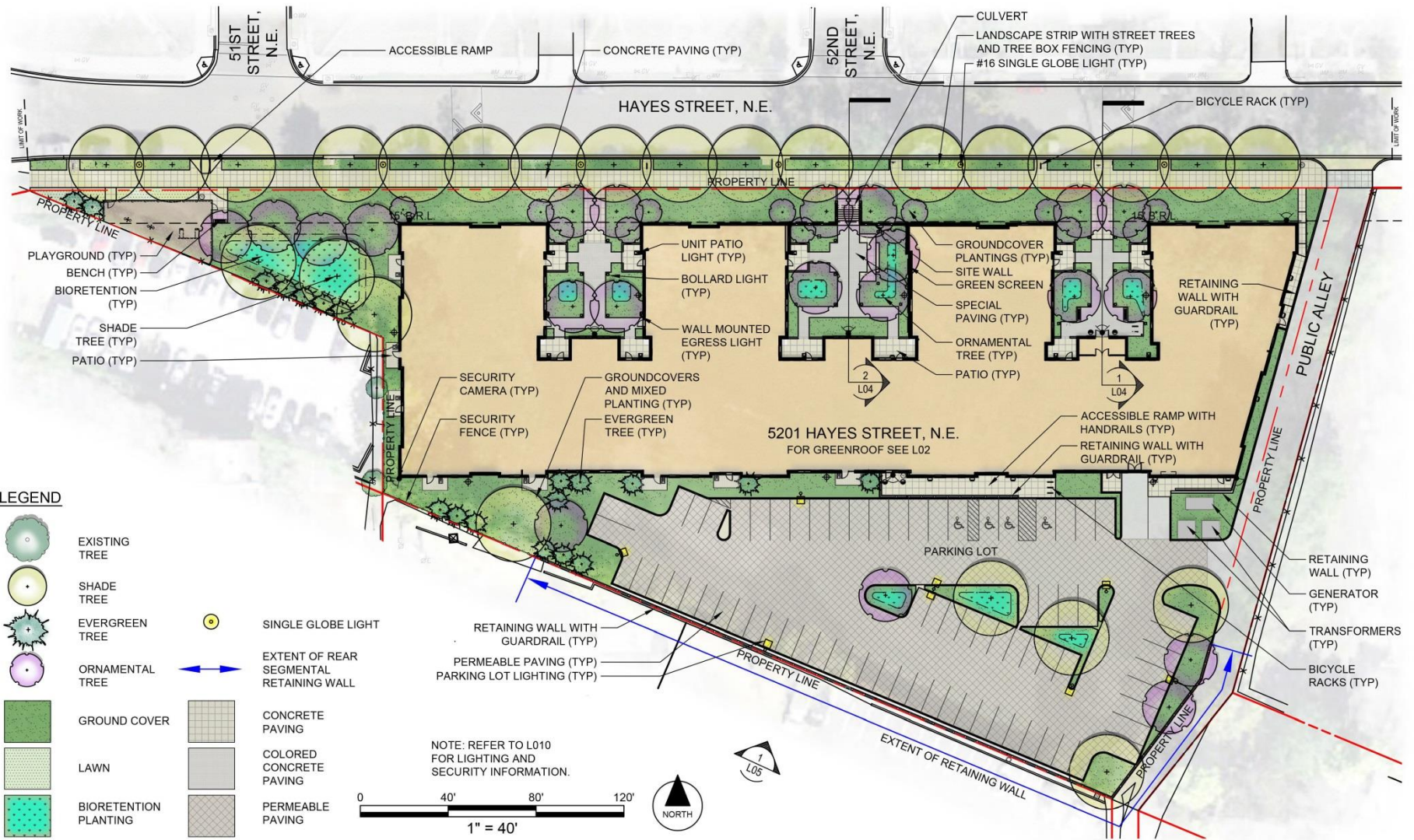


Deanwood hills, llc
TORTI GALLAS urban, llc

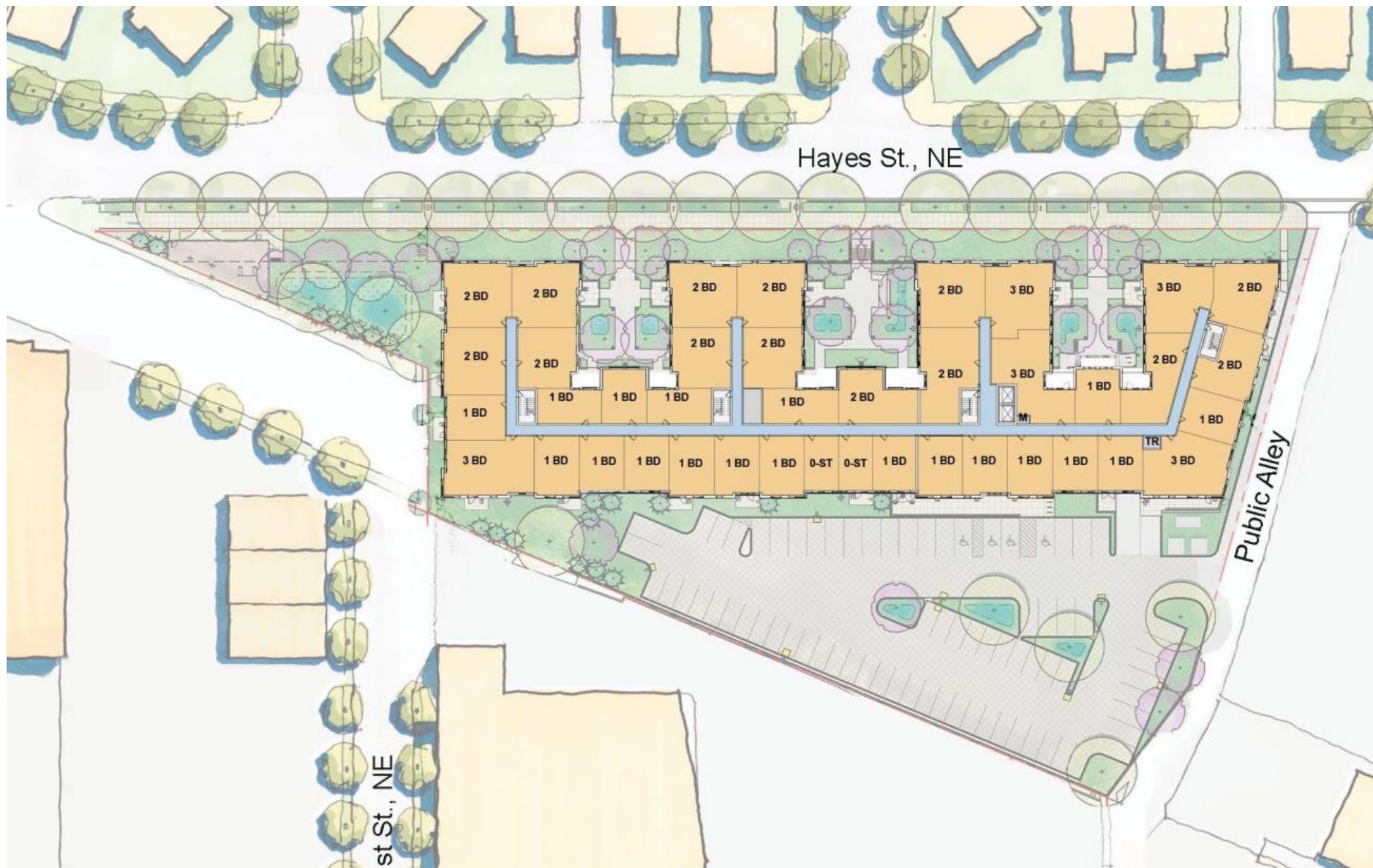
Deanwood hills



Lower Level Floor Plan

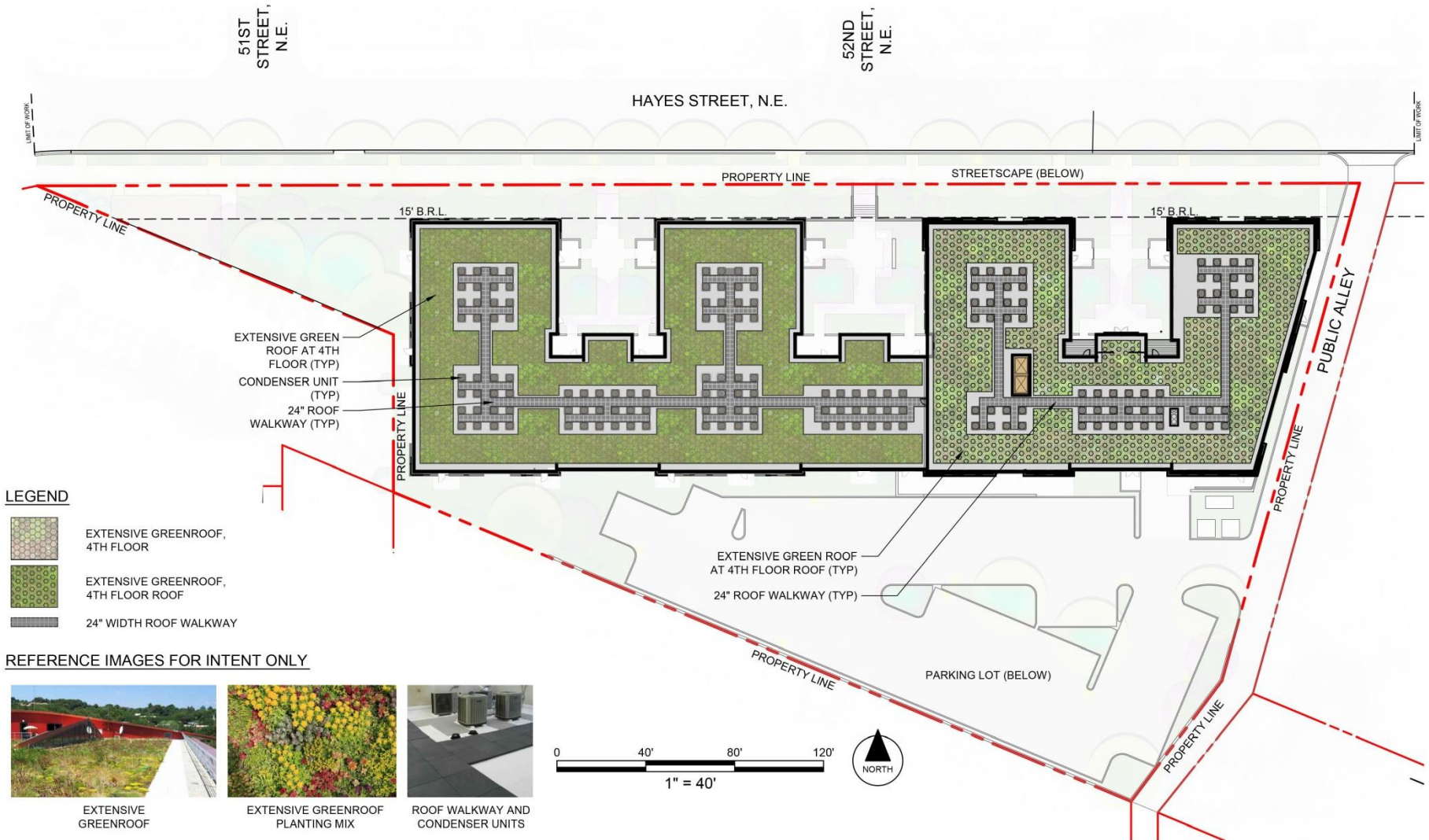


Landscape Plan



Typical Floor Plan





Roof Plan



North Elevation – Hayes Street



South Elevation



Section Through Hayes Street



KEY PLAN

Building Elevations with Context



Deanwood hills, llc
TORTI GALLAS urban, llc

Deanwood hills

MATERIALS LEGEND

- 1 Masonry - Color #1
- 2 Masonry - Color #2
- 3 Fiber Cement Siding - Color #1
- 4 Fiber Cement Siding - Color #2
- 5 Windows & Doors
- 6 Decorative Railing
- 7 Decorative Sunshade
- 8 Metal Coping
- 9 Aluminum Storefront
- 10 Metal Canopy



- 8
- 7
- 3
- 1
- 5
- 2



3. Fiber Cement Siding – Color #1 4. Fiber Cement Siding – Color #2



1.Masonry – Color #1 2.Masonry – Color #2 Metal

Enlarged North Elevation



MATERIALS LEGEND

- 1 Masonry - Color #1
- 2 Masonry - Color #2
- 3 Fiber Cement Siding - Color #1
- 4 Fiber Cement Siding - Color #2
- 5 Windows & Doors
- 6 Decorative Railing
- 7 Decorative Sunshade
- 8 Metal Coping
- 9 Aluminum Storefront
- 10 Metal Canopy



3. Fiber Cement Siding – Color #1



4. Fiber Cement Siding – Color #2



1. Masonry – Color #1



2. Masonry – Color #2



Metal

Enlarged North Elevation

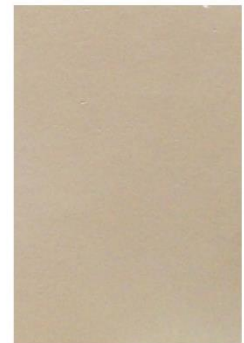


MATERIALS LEGEND

- 1 Masonry - Color #1
- 2 Masonry - Color #2
- 3 Fiber Cement Siding - Color #1
- 4 Fiber Cement Siding - Color #2
- 5 Windows & Doors
- 6 Decorative Railing
- 7 Decorative Sunshade
- 8 Metal Coping
- 9 Aluminum Storefront
- 10 Metal Canopy



3. Fiber Cement Siding – Color #1



4. Fiber Cement Siding – Color #2



1. Masonry – Color #1



2. Masonry – Color #2



Metal

Enlarged South Elevation



Hayes Street Rendering



Deanwood hills, llc
TORTI GALLAS urban, llc

Deanwood hills



Courtyard Rendering



Deanwood hills, llc
TORTI GALLAS urban, llc

Deanwood hills