



Government of the District of Columbia
Office of the Deputy Mayor for Planning and Economic Development

Hearing on Case No. 17-19
Consolidated PUD & Related Map Amendment
for Deanwood Town Center (Square 5197, Lots 64, 65, and 73)

Testimony of
Gina Smith, Project Manager – New Communities Initiative
Office of the Deputy Mayor for Planning
and Economic Development

Before the
District of Columbia Zoning Commission

May 7, 2018

441 4th Street, NW
Washington, DC 20001

Good evening Commissioners. For the Record, my name is Gina Smith, and I serve as a Project Manager in the Office of the Deputy Mayor for Planning and Economic Development, otherwise known as DMPED. I am here tonight to testify on behalf of the Administration, in support of Zoning Commission Case No. 17-19 relating to the proposed Planned Unit Development and Zoning Map Amendment at the corner Nannie Helen Burroughs and Division Street. This project is known as Deanwood Town Center and is comprised of two parcels separated by a public alley. . I want to start by recognizing the invaluable contributions of the community, particularly the residents of Lincoln Heights and Richardson Dwellings, the New Communities Advisory Committee, ANC 7C, and the Deanwood Citizens Association.

In November 2005, the District of Columbia and the DC Housing Authority, in collaboration with the residents of the Lincoln Heights neighborhood, initiated a community driven planning process for the redevelopment of Lincoln Heights and Richardson Dwellings. The result was the Lincoln Heights/Richardson Dwellings Revitalization Plan, which was adopted by DC Council under the District's New Communities Initiative. New Communities focuses on physical redevelopment paired with human capital investment, the Guiding Principles of which include a commitment to mixed-income neighborhoods, one for one replacement of existing public housing units, the opportunity for residents to access new quality housing units within their neighborhood, and "Build First" to minimize displacement. The revitalization plan in Lincoln Heights calls for the demolition and 1-for-1 replacement of 440 public housing units at Lincoln Heights and 190 public housing units at Richardson Dwellings woven into a vibrant mixed-income, mixed-use neighborhood.

DMPED is committed to advancing a plan for the redevelopment of Lincoln Heights and Richardson Dwellings, and in a way that meets all of the core principles of

NCI. DMPED has determined that Deanwood Town Center should serve as one of several “build first” sites for Lincoln Heights and Richardson Dwellings, allowing for the provision of replacement housing prior to the demolition of existing homes at the public housing sites. In addition to the proposed development of Deanwood Town Center, other notable NCI investments include: 5201 Hayes Street site, the Strand Theatre redevelopment, Woodson High School; the Deanwood Recreation Center; multifamily apartments at the 4800 Nannie Helen, as well as, capital improvements to Marvin Gaye Park and the Nannie Helen Burroughs streetscape.

At completion, all sites – Deanwood Town Center, other “build first” sites, and Lincoln Heights and Richardson Dwellings – will contain a mix of public housing, other affordable and market rate units, as well as other resident and public amenities. We anticipate Lincoln Heights and Richardson Dwellings, like NCI’s Park Morton redevelopment, will be completed without involuntarily displacing residents from their neighborhood. Deanwood Town Center is part of what makes this possible. Like Park Morton, we expect Lincoln Heights and Richardson Dwellings to be national models that improve upon the history of public housing redevelopment, where often in the past, better-quality housing and neighborhoods were only achieved at the expense of displacing long-time residents.

The development team proposes to develop a 183-unit building and to provide 61 replacement units for Lincoln Heights and Richardson Dwellings families. The building will also include 18 market rate units, approximately 16,000 square feet of ground floor retail, and a two-story parking garage. A significant portion of the replacement units will be sized for families, including five 5-bedroom duplex apartments to accommodate large families. DMPED will continue to work with the DC Housing Authority, the developer, and the residents of Lincoln Heights and Richardson Dwellings to develop an occupancy plan for the building, which will be transparent, clear and extensively communicated well before leasing at Deanwood Town Center begins.

In conclusion, I want to reiterate that our commitment is to creating a neighborhood of diverse populations, extensive housing choice, neighborhood amenities, and pathways to the middle class – this Project will move us closer to achieving these goals. Thank you for the opportunity to testify, and I am happy to answer any questions the Commission may have.