

THOMAS P. GALLAGHER

MEADOW GREEN COURTS

Presentation to the Zoning Commission

July 22, 2019



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NEIGHBORHOOD CONTEXT
MEADOW GREEN COURTS REDEVELOPMENT

MEADOW GREEN COURTS

- Vision
- Community Engagement
- Development Context
- Workforce Empowerment
- Community Spaces
- Energy Conservation
- The Larger Community

VISION

- Preserve and strengthen an existing, viable community
- Phased demolition of 435 units in 53 obsolete buildings
- 907 new units in larger, secure buildings
- Mix of rental and sale
- Serving a wide range of incomes from formerly homeless to workforce
- At least 450 units serving households at 60% of AMI or less
- Appropriate, on-site support services
- Programs for workforce development, children and seniors

COMMUNITY ENGAGEMENT

- Began consultation in 2012
- Signed comprehensive Development Agreement with Residents Association (RA) in May 2017
- Signed Community Benefit Agreement (CBA) with ANC 7F in January 2019

RESIDENT BENEFITS

- Written Development Agreement, per TOPA, in May 2017
- Permanent rent protections for current residents, with an annual rent increase cap of CPI plus 2%
- Temporary relocation moves paid for by E&G
- Ongoing consultation on design and development
- RA fully supports the rezoning

COMMUNITY BENEFIT AGREEMENT (CBA)

- Signed CBA with ANC 7F in January 2019
- Provides \$225,000 benefit fund
- Ongoing consultation on design

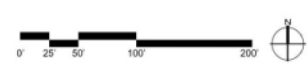









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CONCEPT MASTER PLAN
MEADOW GREEN COURTS REDEVELOPMENT

DEVELOPMENT CONTEXT

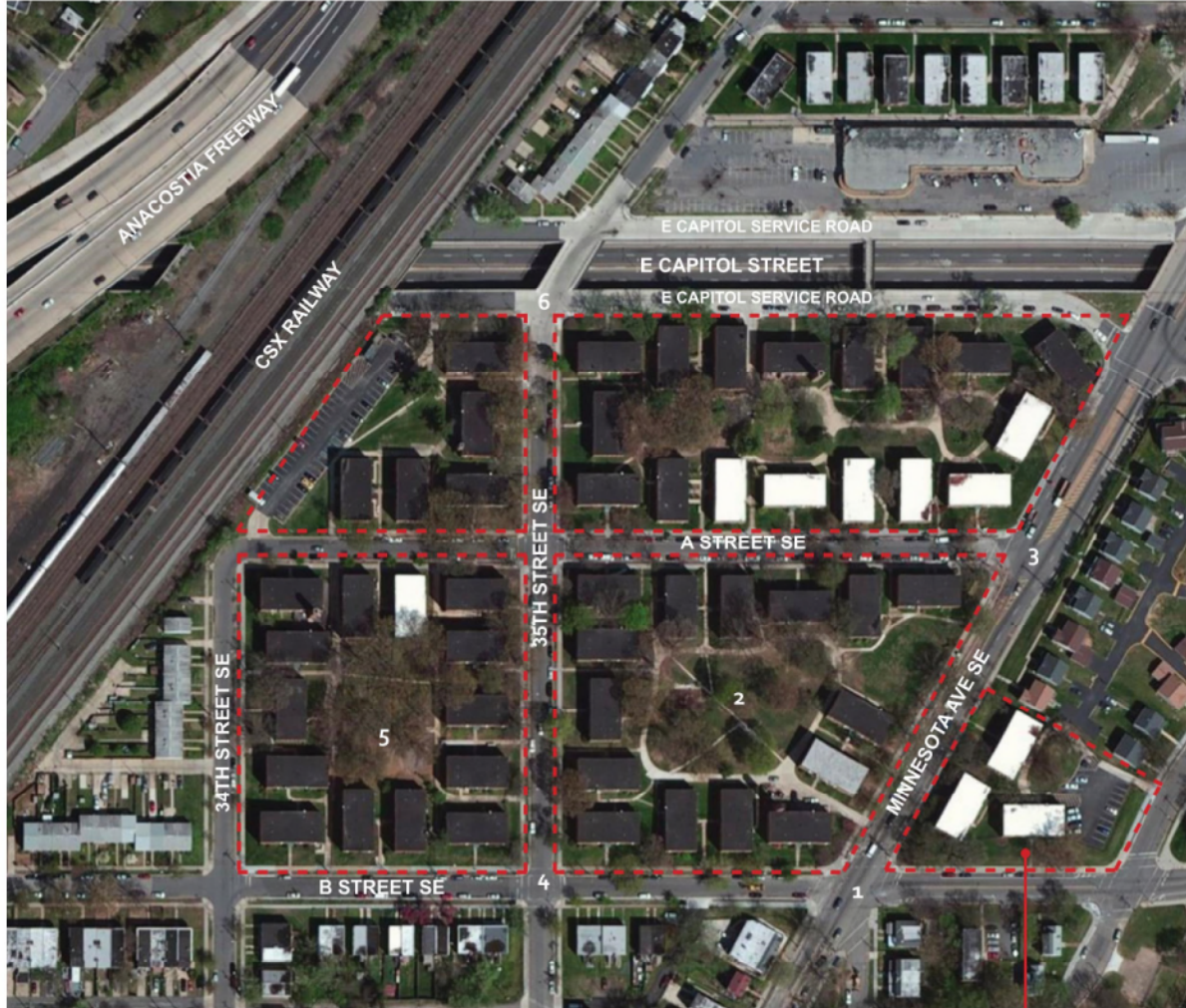
- 8-10 year horizon
- Opportunity to preserve the community and increase economic integration
- Phases flexible and responsive to resident needs, markets, financing
- Affordability commitment means reliance on DC funding for 450 units +/-
- Rezoning more appropriate than PUD
 - Long time horizon
 - Avoids contentious PUD process
- Extensive Ongoing DDOT Coordination

WORKFORCE DEVELOPMENT

- Turnaround, Inc. as Managing Member, long-term owner of tax credit phases
- Providing long-term employment and upward mobility
- Model is largely self-supporting
 - Earned revenue from work done by trainees
 - Developer fees
 - Market-rate wages and benefits



6 - EAST CAPITOL SERVICE ROAD LOOKING EAST



MILESTONE SENIOR



3 - MINNESOTA AVE LOOKING SOUTH



5 - COURTYARD



2 - COURTYARD



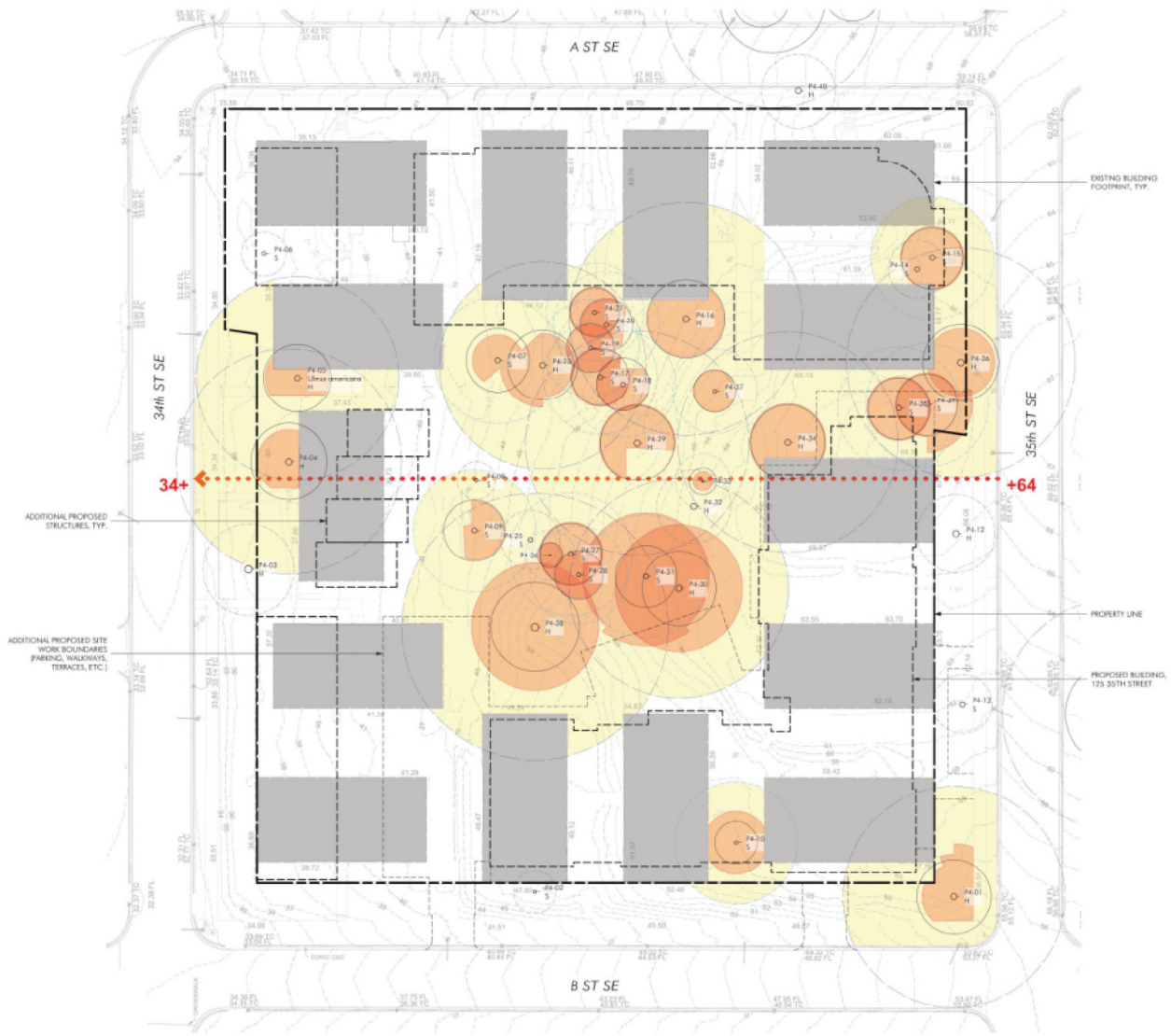
4 - 35TH STREET SE LOOKING NORTH



1 - MINNESOTA AVE + B STREET SE

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EXISTING SITE CONDITIONS
MEADOW GREEN COURTS REDEVELOPMENT



TREE SURVEY SPREADSHEET

PARCEL 4									
Number	Common name	Scientific name	Diameter (in.)	Circumference (in.)	Heritage Tree	Condition	Comments		
1	American elm	Ulmus americana	34.9	109.4	YES	Good			
2	Pinus tree	Alouatta palliata	19.7	63.9	NO	Good			
3	Green ash	Fraxinus americana	42.5	135.5	YES	Poor			
4	White oak	Quercus alba	35.5	111.5	YES	Good	No cavities found		
5	American elm	Ulmus americana	32.0	100.5	YES	Good/Fair	Significant deadwood		
6	Sycamore	Platanus occidentalis	21.5	67.2	NO	Poor/Dead			
7	White oak	Quercus alba	40.0	124.8	NO	Fair			
8	Black gum	Nyssa sylvatica	17.7	55.6	NO	Poor			
9	Black oak	Quercus velutina	28.4	89.2	NO	Good			
10	Eastern white pine	Pinus strobus	20.5	64.6	NO	Good/Fair			
11	Not Found								
12	White ash	Fraxinus americana	36.7	115.2	YES	Poor	EM present		
13	White ash	Fraxinus americana	28.4	89.2	NO	Poor	EM present		
14	Southern red oak	Quercus falcata	27.0	84.8	NO	Poor/Dead			
15	Southern red oak	Quercus falcata	29.0	91.1	NO	Fair	Significant deadwood		
16	Black oak	Quercus velutina	36.7	115.5	YES	Good			
17	White oak	Quercus alba	27.0	84.8	NO	Fair			
18	Pink oak	Quercus rubra	25.0	78.5	NO	Fair			
19	Southern red oak	Quercus falcata	22.5	70.7	NO	Good/Fair			
20	Southern red oak	Quercus falcata	24.4	76.7	NO	Fair/Poor	Scrape damage		
21	Southern red oak	Quercus falcata	23.0	72.3	NO	Good/Fair			
22	Not Found								
23	White oak	Quercus alba	32.5	102.1	YES	Fair	Basal rot, Resinograph ?		
24	Not Found								
25	Southern red oak	Quercus falcata	27.7	87.0	NO	Dead	Dead		
26	Southern red oak	Quercus falcata	11.2	35.2	NO	Fair			
27	White oak	Quercus alba	29.0	91.1	NO	Fair			
28	Southern red oak	Quercus falcata	23.5	70.7	NO	Good/Fair			
29	Southern red oak	Quercus falcata	23.4	70.7	YES	Good	35.2" single stem equivalent		
30	Black oak	Quercus velutina	34.5	106.4	YES	Good			
31	Southern red oak	Quercus falcata	28.0	86.5	NO	Fair/Poor	Basal rot		
32	Southern red oak	Quercus falcata	34.6	108.2	YES	Fair	Basal rot		
33	Southern red oak	Quercus falcata	33.0	103.8	NO	Fair/Poor			
34	Southern red oak	Quercus falcata	32.7	103.0	YES	Good/Fair			
35	White oak	Quercus alba	28.7	90.2	NO	Fair	Significant deadwood		
36	Black oak	Quercus velutina	36.0	113.1	YES	Good/Fair			
37	Black oak	Quercus velutina	33.1	102.8	NO	Good/Fair			
38	Southern red oak	Quercus falcata	42.0	131.9	YES	Good			
39	Sweetgum white oak	Quercus bicolor	29.0	91.1	NO	Fair	Sanctum, inside fence		
40	Northern red oak	Quercus rubra	34.6	106.2	YES	Fair/Poor	Major deadwood, Gnomidra		

NOTE: PARCEL 4 TREE SURVEY SPREADSHEET PREPARED & UPDATED BY KP (PITCHFORD & ASSOCIATES) ON 02/22/2018.



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PRIMARY SITE CONSTRAINTS - TREES AND TOPOGRAPHY
 MEADOW GREEN COURTS REDEVELOPMENT

ZC 19-02: Meadow Green Courts Community

Zoning Commission Hearing

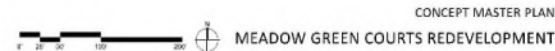
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Concept Plan & DDOT Coordination

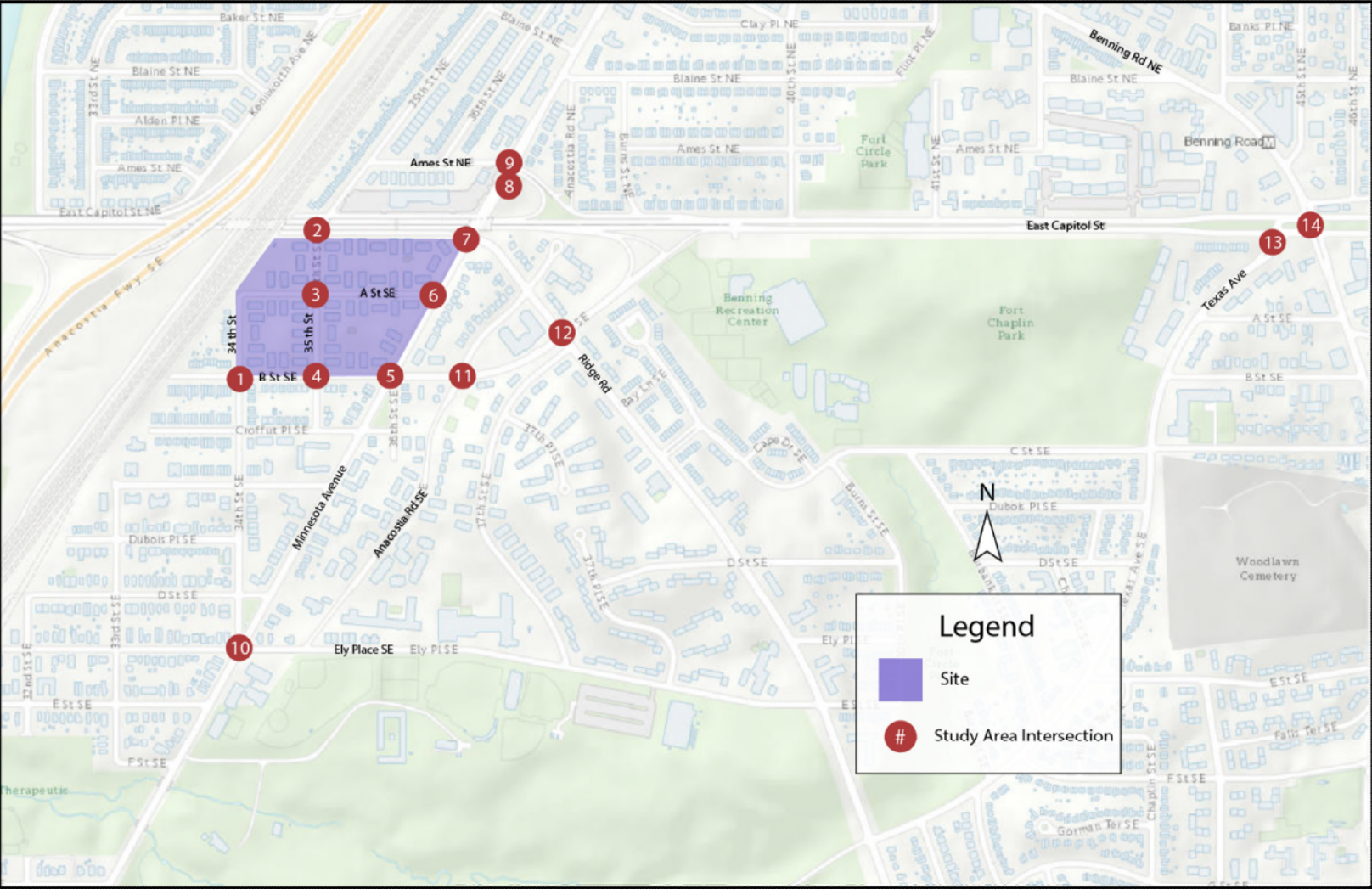
- Continued coordination with DDOT
- Public space permits should be sought for the entirety of each block to avoid piecemeal approvals and to ensure the public space design is reviewed holistically
- Minimize the number of curb cuts serving each block and combine as many proposed curb cuts and driveways as possible



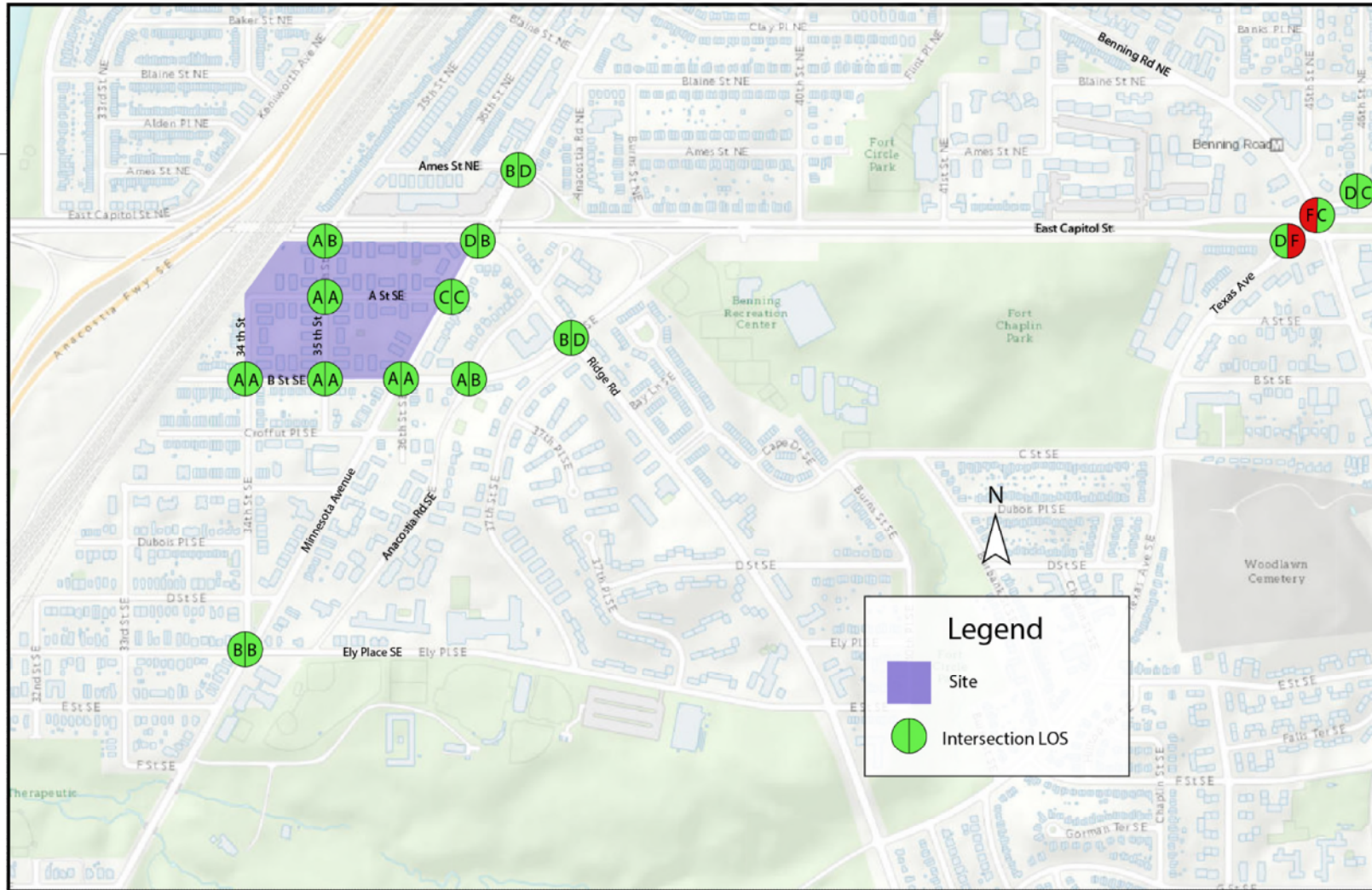
Vehicle Trip Generation

		New Unit Increase	AM Peak Hour Vehicle Trips	PM Peak Hour Vehicle Trips
BZA Approval	Block C (C2)	37	11	13
Phase 1	Block C (C1 and C3)	23	4	6
Phase 2	Block D (D1, D2 and D3)	81	15	20
Phase 3	Block A (A1, A2 and A3)	231	42	55
Phase 4	Block B (B1)	100	19	24
	Total Unit	472	91	118

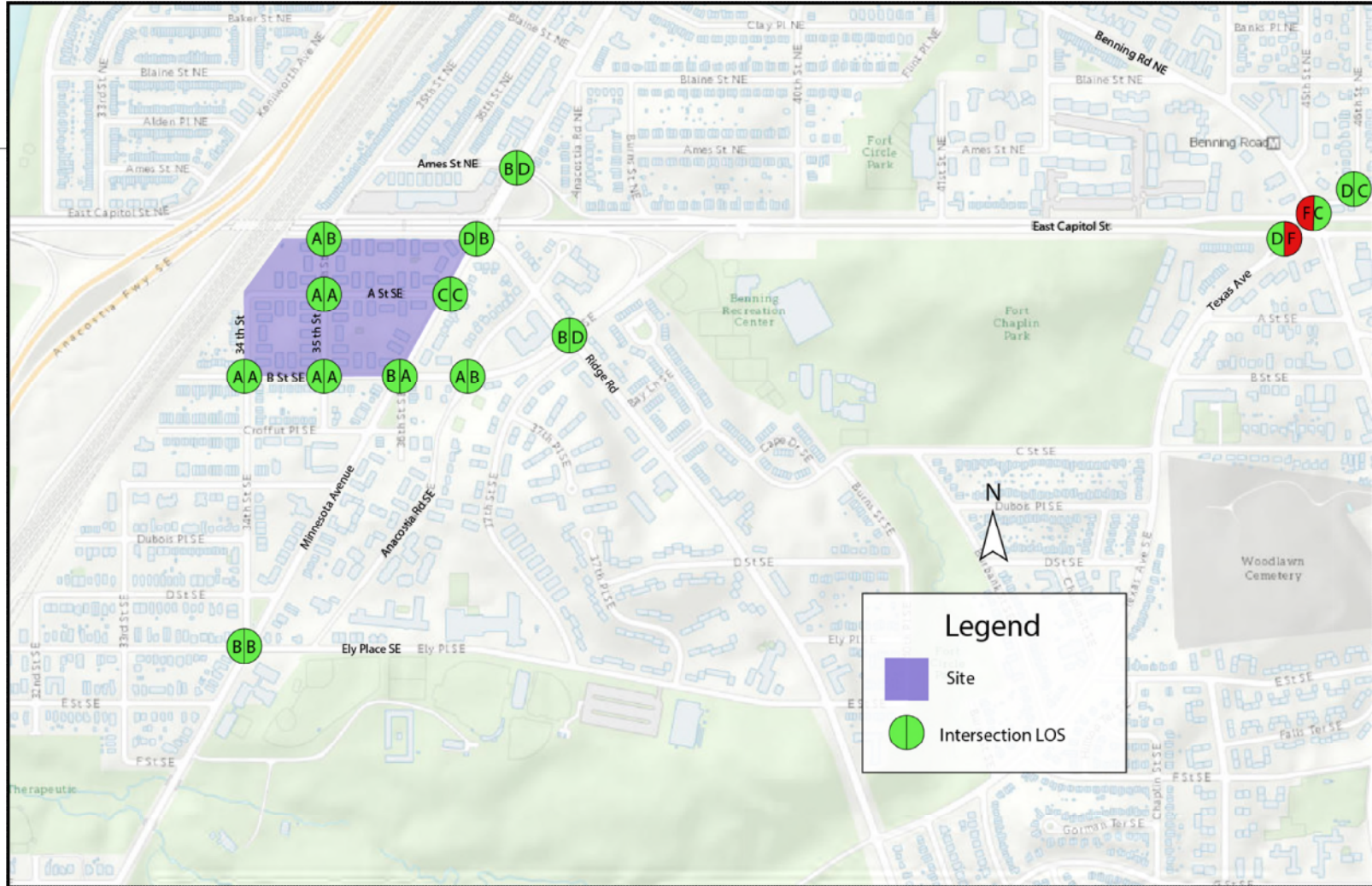
Traffic Conditions



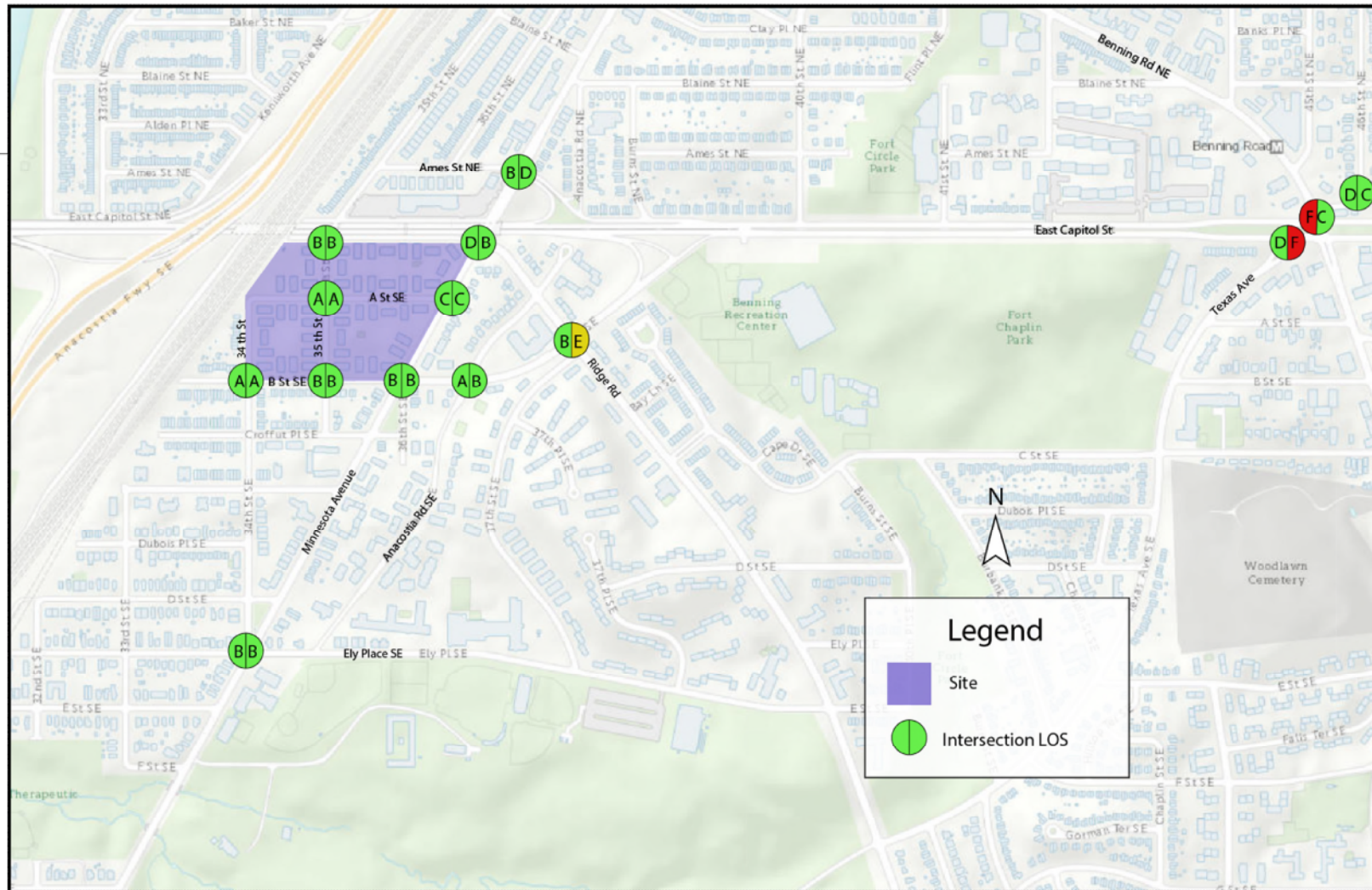
Existing Conditions



Future Background



Full Buildout



Parking Requirements

Vehicle Parking Townhomes (1:1 unit); Apartments (1:3 units)

	Existing	RA-1 Zoning	RA-2 Zoning	Applicant Proposal
Vehicle Parking	51	144	320	320

Bicycle Parking Long-term (1:3 units); Short-term (1:20 units)

Residential Units	Long-Term Parking	Short-Term Parking
881 Apartments	294 spaces	44

Transportation Demand Management

- Provide a reduced maximum parking ratio of 0.40 spaces per unit
- Develop and implement a Baseline TDM plan (as part of public space approval)
- Fund the installation of a 19-dock CaBi station on either Block A or D;
- In the event DDOT installs a CaBi station within the project area prior to redevelopment, the Applicant will install a 19-dock station in an alternate location within 1,500 feet of the site



Thank You!



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