



RESIDENT & STAKEHOLDER MEETING GREENLEAF

Greenleaf Revitalization
Plan, 2017



GDP Proposal
Submittal Plan, 2019



Current Proposed Plan, 2021



WEDNESDAY, SEPTEMBER 8, 2021 AT 6:00 P.M.

Work Sessions Series "A"

Session #1 - Development Plan

Session #2 - Greenleaf Senior Renovation

Please join DCHA and Greenleaf Development Partners for the virtual break-out sessions on Wednesday, September 8th.

You must register for the meeting and can join by computer or phone.
For assistance or questions in advance of the meeting, please contact us at:

GreenleafRedev@gmail.com

VIA PHONE AND ZOOM

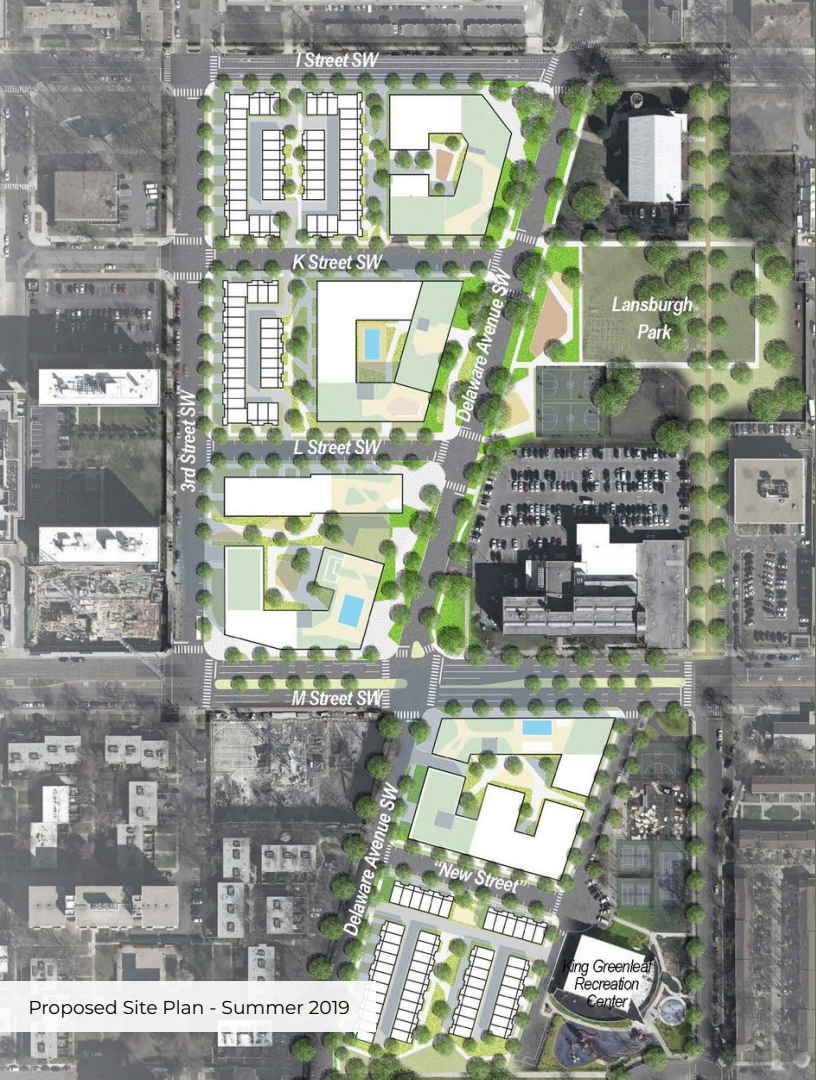
Call (301) 715-8592

Passcode: 854 8453 1938#

Link: <https://bit.ly/3gTFiQQ>

DCHA is committed to providing equal access to this event for all participants & residents with disabilities. If you need a reasonable accommodation or sign language interpreter service, please contact our ADA/504/Language Department at 202-535-2737 or ADA504@dchousing.org with your complete request. Please allow at least 3 business days to make the necessary arrangements. If you need a foreign language translator, please contact our ADA/504/Language Department at 202-535-2737 or email LA@dchousing.org. Please allow at least 5 business days to make the necessary arrangements.

ZONING COMMISSION
District of Columbia
CASE NO. 20-12
EXHIBIT NO. 48A



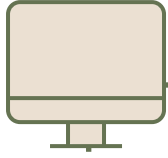
Proposed Site Plan - Summer 2019

SEPTEMBER 8, 2021

GREENLEAF REVITALIZATION PLAN

WORK SESSION SERIES "A"
DEVELOPMENT PLAN AND SENIOR RENOVATION

ZOOM INSTRUCTIONS



FROM A COMPUTER

Zoom Registration Link:

https://us02web.zoom.us/webinar/register/WN_I9pF-pokcS_us3Lawzf1rYQ

Upon registration at the above link you will receive your unique link to join the webinar.

Please use the **Q&A box** or **Raise Hand** feature to ask questions



JOINING BY PHONE?

Dial: **1- 301 715 8592**
Webinar ID: **854 8453 1938#**

During Q&A:
Dial ***9** to raise your hand
Dial ***6** to unmute

WELCOME

SESSION #1: DEVELOPMENT PLAN

01. Welcome & Introduction
02. What have we heard?
03. Recap of Revitalization Plan
04. Development Plan Overview
05. Comments, Q&A

Break (5 minutes)

SESSION #2: GREENLEAF SENIOR

06. Greenleaf Senior Proposed Renovation
07. Comments, Q&A
08. Closing Remarks & Next Steps

02. What have we heard?

ABOUT...

DCHA/GDP PROCESS RECAP

- ▶ Exclusive Right to Negotiate - Signed January 2021
- ▶ Operating Agreement - Signed June 2021
- ▶ Master Development Agreement - To Be Signed by December 23rd, 2021

OPERATING AGREEMENT OVERVIEW

- ▶ Identifies each party's high level roles and responsibilities
- ▶ Establishes timeline for Revitalization Plan and MDA
- ▶ Defines deposit/budget to work towards MDA

BUILD FIRST/DEVELOPMENT TIMELINE

- ▶ Westminster West Tower only
- ▶ Timeline to be discussed today

ABOUT...

ONGOING MAINTENANCE

- ▶ DCHA is currently working on, and will continue making, immediate repairs throughout the redevelopment process. DCHA's separate "Stabilization Plan" aims to further address critical repairs
- ▶ For routine maintenance needs please contact:
+ Patricia Dunlap
PDunlap@dchousing.org

+ Rhona Harvell
Harvell@dchousing.org
- ▶ An additional session is being planned to ensure we can cover this topic in further detail

TENANT RIGHTS

- ▶ This topic is of critical importance and a clear set of policies is being developed in conjunction with DCHA's Board
- ▶ An additional session is being planned to ensure we can cover this topic in further detail

RELOCATION COSTS

- ▶ Relocation costs will be covered. Tenants will not incur relocation costs

COMMUNICATION

- ▶ Renewed focus on clear communication with main stakeholder groups:
 1. Resident Council Leaders + Residents
 2. Greenleaf Neighborhood Advisory Council (including ANC Representatives)

03. Revitalization Plan Process

i. Greenleaf Revitalization Plan

ii. Revitalization Plan Engagement Schedule

MOVING FORWARD TOGETHER

Greenleaf Revitalization Plan

- ▶ Over the next four months, GDP and DCHA will create a “Greenleaf Revitalization Plan” in close **collaboration with residents and community stakeholders**.
- ▶ This plan will build on the redevelopment **vision and priorities** developed with stakeholders over the last several years, and will prioritize resident needs.
- ▶ It will include the following components to serve as a **guide for future redevelopment** and revitalization activity:

VISION AND GOALS

DEVELOPMENT PLAN (MASSING, DESIGN, PROGRAM, PHASING)

RELOCATION PLAN / TENANT RIGHTS

ONGOING ENGAGEMENT

HUMAN CAPITAL PLAN

The vision for this redevelopment is to create a **“model community”** that celebrates and retains a **diversity of races, ages, and incomes**, while delivering **modern, sustainable housing and infrastructure improvements** that enhance the quality of residents’ lives and help weave Greenleaf into the surrounding neighborhood fabric.



REVITALIZATION PLAN ENGAGEMENT SCHEDULE

Work Session Series A

TODAY

Breakout Session #1 & #2

Session Topics & Time:

#1 Development Plan @ 6 pm

#2 Senior Renovation @ 7 pm

SPECIAL SESSION

9/14

Topics:

Stabilization Plan & Ongoing Maintenance

Time:

6 pm to 8 pm

Work Session Series A

10/5

Breakout Session #3 & #4

Session Topics & Time:

#3 Relocation Plan & Tenant's Rights @ 6 pm

#4 Ongoing Engagement & Human Capital @ 7 pm

Work Session Series B

10/14

Breakout Session #1 & #2

Session Topics & Time:

#1 Development Plan @ 6 pm

#2 Senior Renovation @ 7 pm

Work Session Series B

10/19

Breakout Session #3 & #4

Session Topics & Time:

#3 Relocation Plan & Tenant's Rights @ 6 pm

#4 Ongoing Engagement & Human Capital @ 7 pm

Final Plan

11/10

Topics:

Presentation and discussion of Final Revitalization Plan

Time:

6 pm to 8 pm

04. Session #1: Development Plan

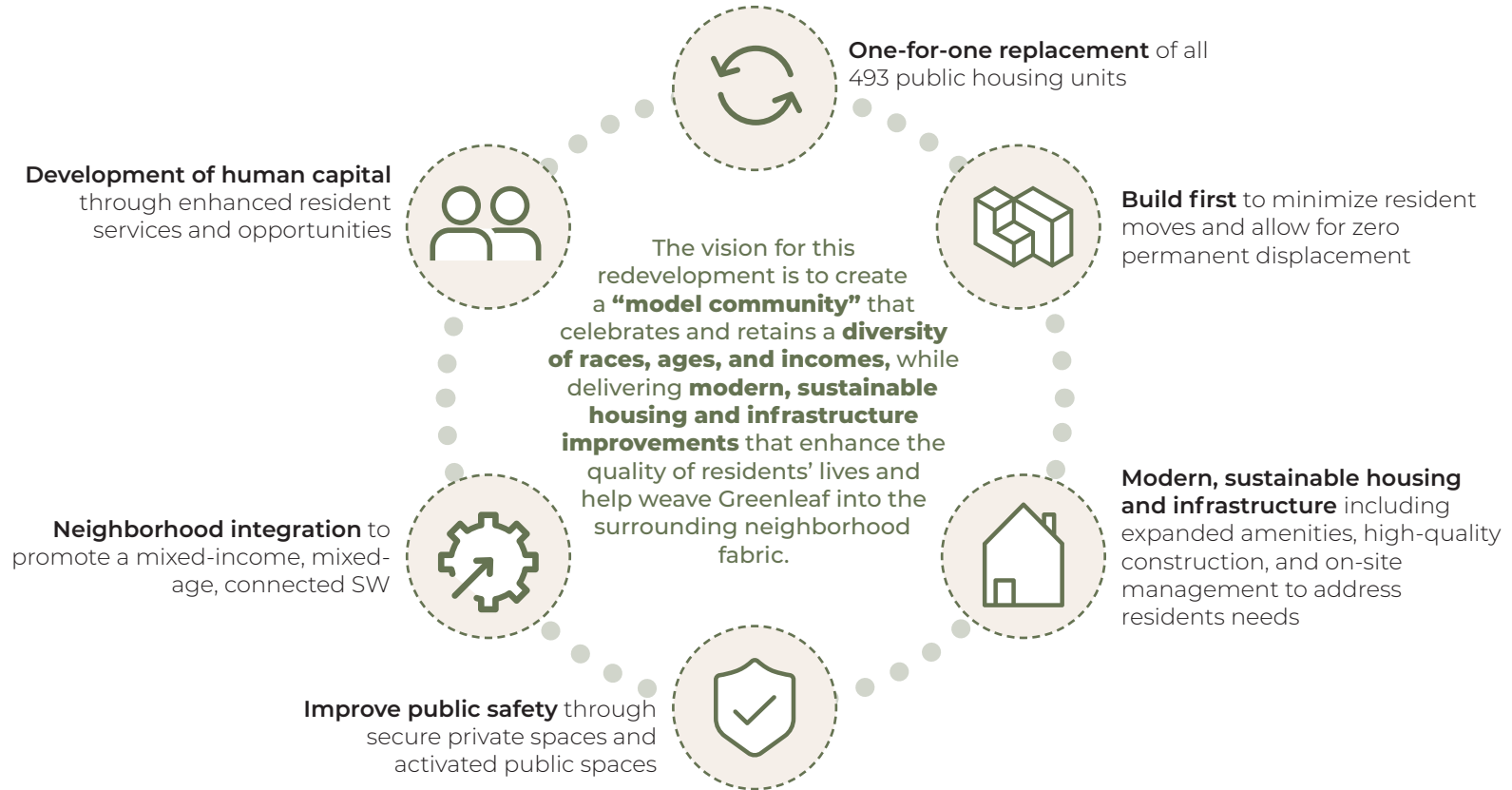
i. Plan Objectives

ii. The Evolution of the Plan

iii. Greenleaf Today

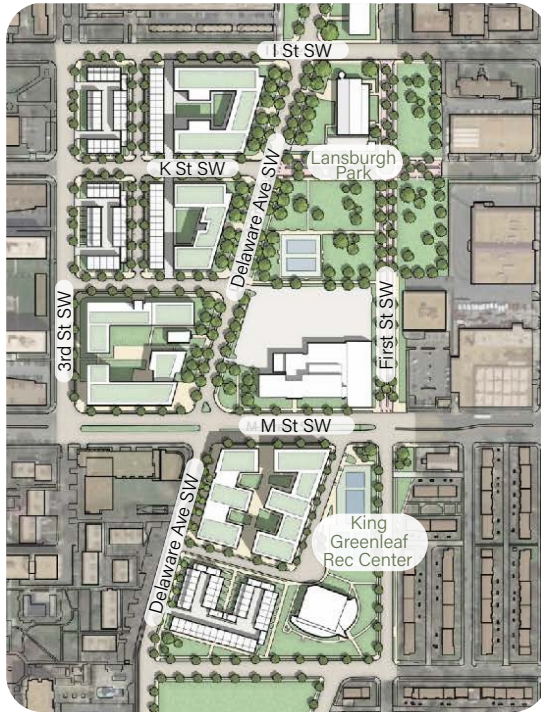
iv. Greenleaf Tomorrow

PLAN OBJECTIVES FOR GREENLEAF



THE EVOLUTION OF THE PLAN

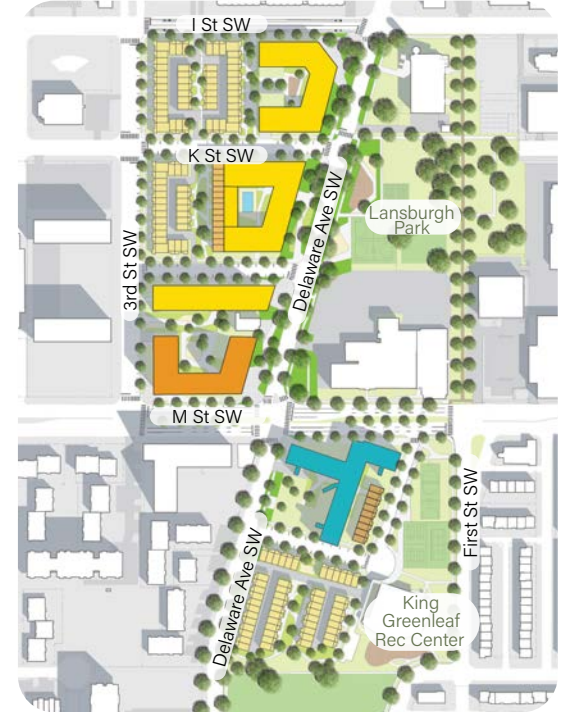
Greenleaf Revitalization Plan, 2017



GDP Proposal Submittal Plan, 2019



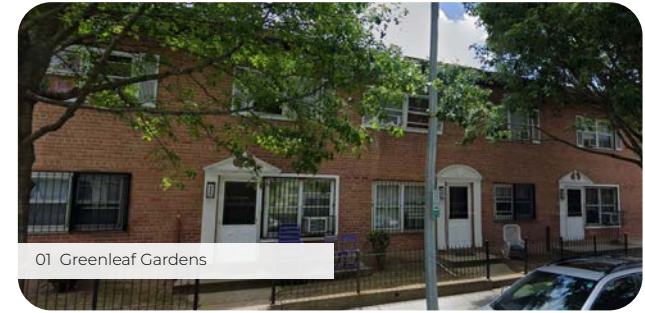
Current Proposed Plan, 2021



GREENLEAF TODAY



01- Greenleaf Gardens (Block 1)	58
02- Greenleaf Gardens (Block 2)	50
03- Greenleaf Gardens (Block 3)	22
04- Greenleaf Extension	4
05- Greenleaf Addition	32
06- Greenleaf Senior	215
07- Greenleaf Family	112
Total	493



NEIGHBORHOOD CHARACTER

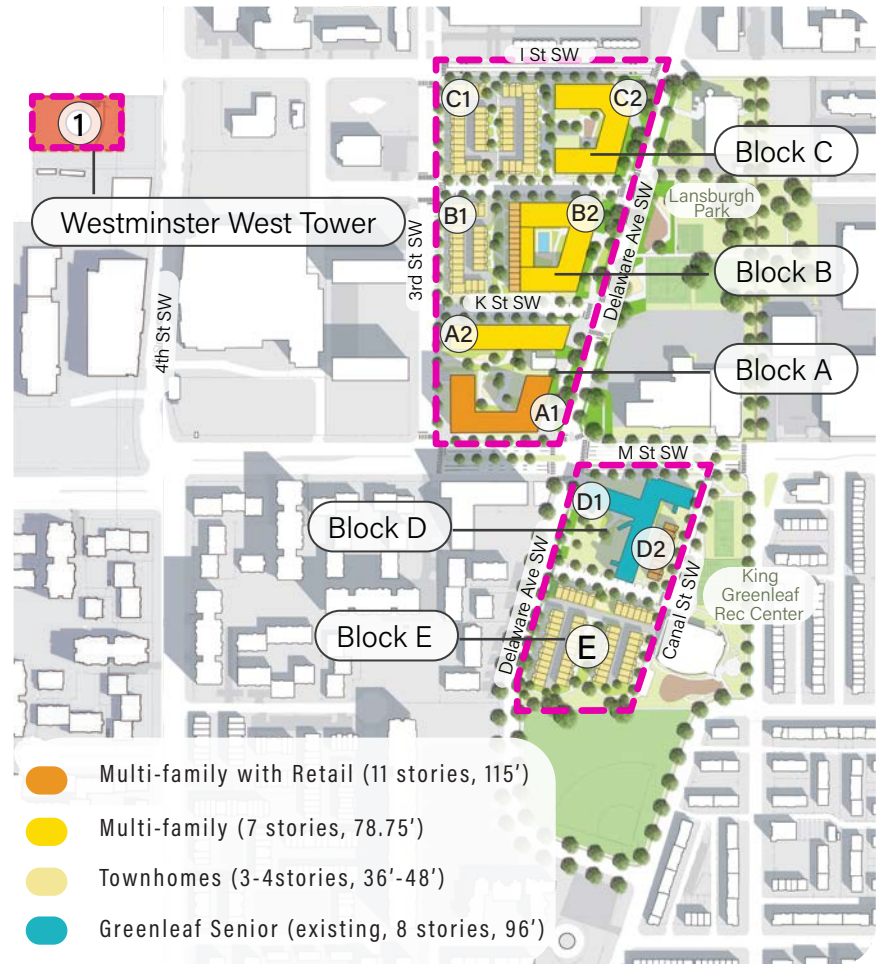


GREENLEAF TOMORROW

Proposed Site Plan & Development Program

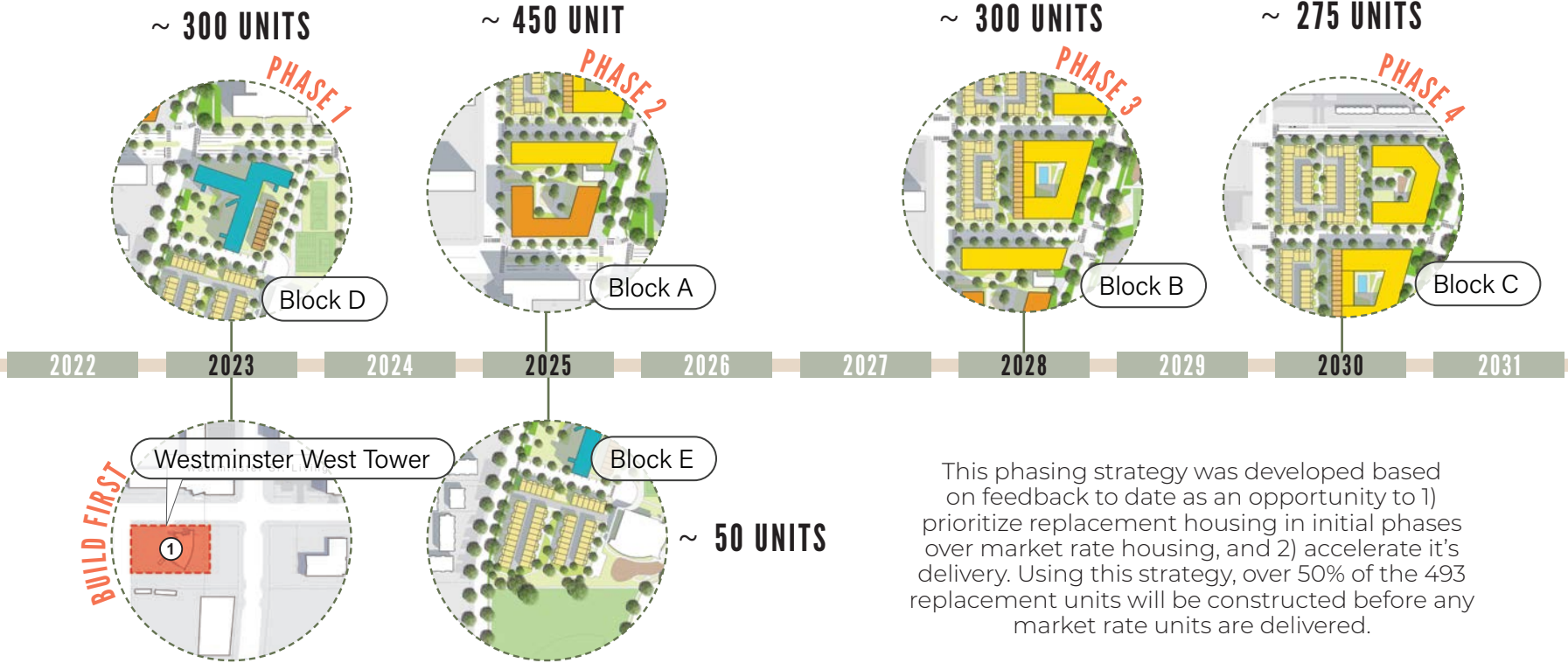
Type	Area (GSF)*	Residential*	Retail
		MF Apts TH	
BLOCK A			
BLDG A1 Multi-Family w/Retail	325,000	325	10,000
BLDG A2 Multi-Family	125,000	125	
BLOCK B			
BLDG B1 Townhomes	65,000		25
BLDG B2 Multi-Family	280,000	265	
BLOCK C			
BLDG C1 Townhomes	135,000		50
BLDG C2 Multi-Family w/Retail	220,000	225	5,000
BLOCK D			
GL SENIOR Existing Sr Living	192,000	215	
BLDG D2 Townhomes	16,000		12
BLOCK E			
BLDG E Townhomes	126,000		50
SUBTOTAL	1,484,000	1,155	137
TOTAL UNITS (incl. 493 replacement units)		1292	

*All areas and unit counts are approximate, subject to final design requirements



DEVELOPMENT PHASES

Timeline represents the potential start of construction



BUILDINGS STYLE EXAMPLES

MODERN MIXED-USE HIGH RISE



MIXED-USE MID-RISE



CONTEMPORARY TOWNHOMES



Architectural Approach



IDENTITY

The character and identity of the architecture will incorporate traditional design elements and materials found in the District



DIVERSE & INCLUSIVE

A variety of mixed-use/mixed-income buildings will accommodate the diverse demographic of current and future residents.



SUSTAINABLE

Buildings will promote environmental and human health and resiliency

CIVIC AND PUBLIC INFRASTRUCTURE IMPROVEMENTS



STREETScape EXAMPLES



Public Realm Approach



CONNECTIVITY

Enhance connectivity to and synergy with the transit station and bike/trail system



RESILIENCY & WELLNESS

Provide outdoor activities, an enriched plant palette, and amenities for all ages



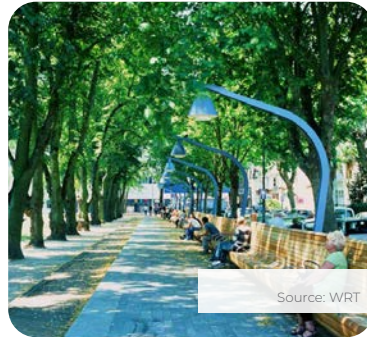
IDENTITY

Cultivate and restore an authentic and magnetic collective identity for the Greenleaf neighborhood as a whole

CIVIC AND PUBLIC INFRASTRUCTURE IMPROVEMENTS



LINEAR PARK EXAMPLES



Public Realm Approach



CONNECTIVITY

Enhance connectivity to and synergy with the transit station and bike/trail system



RESILIENCY & WELLNESS

Provide outdoor activities, an enriched plant palette, and amenities for all ages



IDENTITY

Cultivate and restore an authentic and magnetic collective identity for the Greenleaf neighborhood as a whole

CIVIC AND PUBLIC INFRASTRUCTURE IMPROVEMENTS



MEWS EXAMPLES



Public Realm Approach



CONNECTIVITY

Enhance connectivity to and synergy with the transit station and bike/trail system



RESILIENCY & WELLNESS

Provide outdoor activities, an enriched plant palette, and amenities for all ages



IDENTITY

Cultivate and restore an authentic and magnetic collective identity for the Greenleaf neighborhood as a whole

GROUND FLOOR RETAIL - POSSIBLE USES

RESTAURANTS



TRAINING



CAFÉ



CHILD CARE



CLINIC



MARKET

Retail Approach



FOOD & ENTERTAINMENT

Quality and family-friendly restaurants and food venues along M Street



HEALTH & WELLNESS

Medical services and spaces that provide wellness training to all the residents



EDUCATION & CULTURE

Education and business incubator spaces that fosters training and entrepreneurial skills

UNIT INTERIOR FEATURE EXAMPLES

MODERN FLOOR PLAN



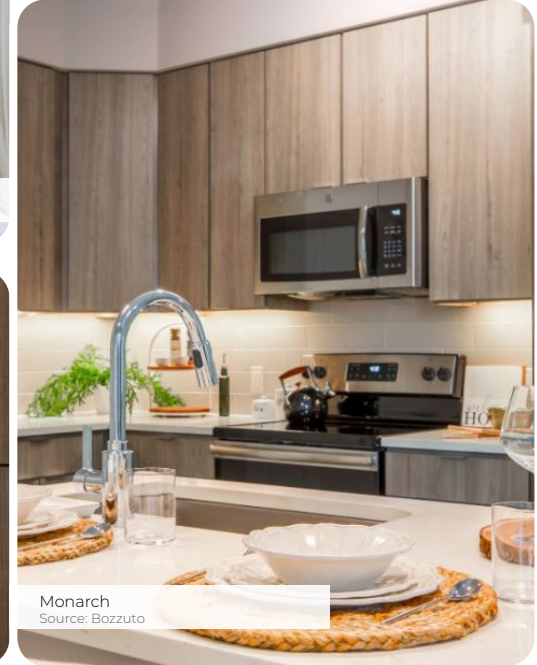
Canvas
Source: Bozzuto

COMFORTABLE BEDROOMS



The Abby
Source: Bozzuto

NEW APPLIANCES



Monarch
Source: Bozzuto

STORAGE



The Abby
Source: Bozzuto

FRESH BATHROOMS



Monroe Street Market
Source: Bozzuto

AMENITY EXAMPLES

SPACIOUS CLUBROOMS



Anthem House
Source: Bozzuto

WORK/COMPUTER SPACES



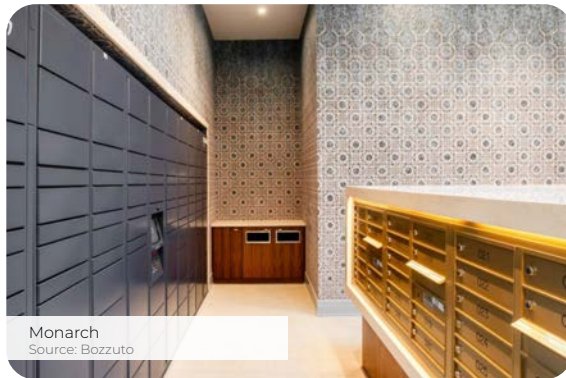
Canvas
Source: Bozzuto

FITNESS CENTER



Union Warf
Source: Bozzuto

SECURE MAIL AND PACKAGE STORAGE



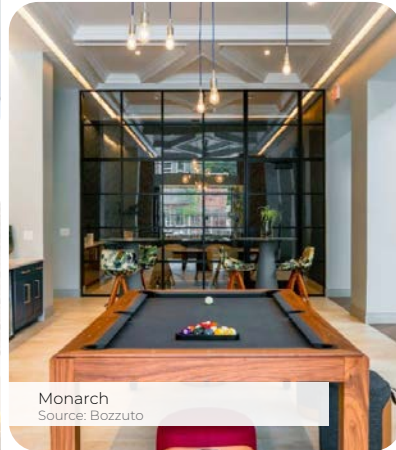
Monarch
Source: Bozzuto

SECURE & COVERED BIKE STORAGE



Monroe Street Market
Source: Bozzuto

GAME ROOM



Monarch
Source: Bozzuto

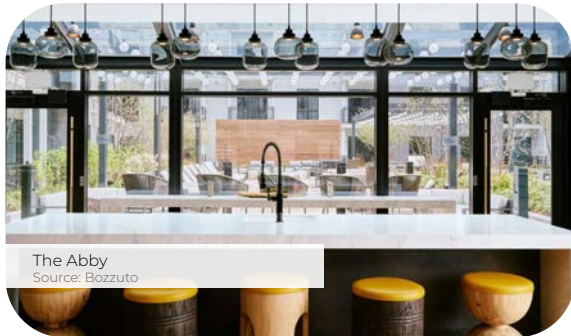
AMENITY EXAMPLES

ROOFTOP SITTING AREA



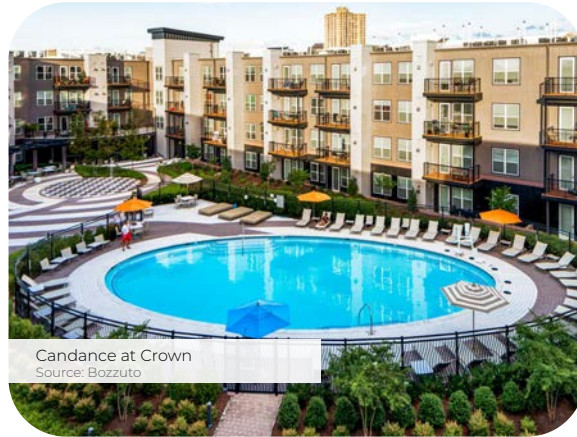
Monroe
Source: Bozzuto

INDOOR/OUTDOOR KITCHEN



The Abby
Source: Bozzuto

BALCONIES AND POOL



Candance at Crown
Source: Bozzuto

FLEXIBLE GREEN SPACE



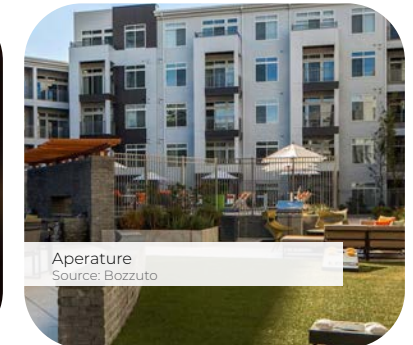
Anthem House
Source: Bozzuto

FIREPITS



Monarch Courtyard
Source: Bozzuto

LAWN GAMES



Aperature
Source: Bozzuto

05. Comments, Q&A

Contact us!

You can also send your
questions by email at:

GreenleafRedev@gmail.com

Or visit us at:

GreenleafForward.com

Break

5 - Minutes

06. Greenleaf Senior

- i. Goals
- ii. Rehab vs. Renovations, Improvements
 - iii. Minimizing Impact
 - iv. Amenities & Common Areas Today
 - v. Future Improvements Opportunities
 - vi. Renovation of all Units
 - vii. Schedule

GOALS

Based on the feedback and comments received from the residents, here is list of the Goals, which can be achieved with a Renovation of Greenleaf Senior:

- ▶ **Minimize resident disruptions**
- ▶ **Rehouse residents** as quickly as possible
- ▶ Start the renovation and **deliver brand new units** as quickly as possible
- ▶ **Address** all life safety issues
- ▶ **Improve and/or expand existing amenities and services** (courtyards, laundry room, lobby... etc)
- ▶ Rehab **all units** and common areas
- ▶ Be able to finish the rehab in **approximately 2-years**
- ▶ Possible **conversion** of 2-bedroom units to 1-bedroom units **to increase space** in the units

WHAT ARE...

... the differences between Renovation vs. Improvement?

Renovation

Producing brand new units, common areas, and building systems

To occur under Revitalization Plan

Improvement/Repairs

Addressing existing major repairs that are time sensitive until renovation begins

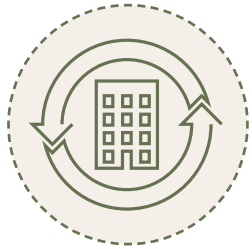
To occur under Stabilization Plan

DCHA will be doing the following repairs prior to renovation:

- ▶ Greenleaf Senior: replace both elevators, remediation of environmental issues

MINIMAZING IMPACT

We want to minimize residents' disruption



Take advantage of the **high number of vacant units and start the renovation of those units first**

93 VACANT UNITS
122 OCCUPIED UNITS

Potential opportunity for residents to **stay in unit** while it is rehabbed/renovated

1. Residents can use a **hospitality suite** in the building during construction worktimes and return to unit at night
2. Hospitality suite will have **services and amenities**
3. Hospitality suites will have **beds for disabled residents and residents with health challenges**
 - ▶ **Temporary move to a vacant unit** while unit is rehabbed/renovated
 - ▶ **Temporary or permanent move**

Moving expenses and packing assistance covered at no cost to resident



Wyman House Renovation
Source: Don Pearce Photographers



Wyman House Renovation
Source: Don Pearce Photographers

AMENITIES & COMMON AREAS TODAY

We want to improve the common areas and amenities spaces in the building

LOBBY



PANTRY/KITCHEN AREA

ONE LAUNDRY ROOM



MULTI-PURPOSE ROOM



LOUNGE ROOM



COURTYARDS



FUTURE IMPROVEMENTS OPPORTUNITIES

We want to improve the appearance, functionality, accessibility, and aesthetic of all common areas in the building

- ▶ Energy efficient and healthy living environment
- ▶ Inviting and accessible lobby
- ▶ Additional Laundry Room areas throughout the building
- ▶ Improve the **appearance and functionality** of the Multi-Purpose Room, Kitchen, and other amenities
- ▶ Improve **access to the courtyards and redesign** to provide sitting areas, spaces for gardening, walking, among others
- ▶ New **flooring, lighting, and ventilation** in all common areas including hallways

MULTI-PURPOSE ROOM



KITCHEN



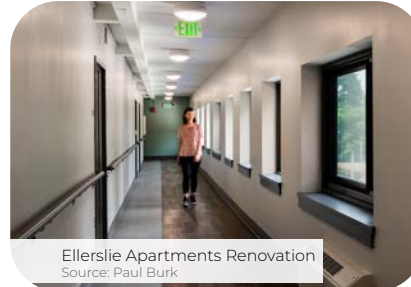
COURTYARDS



COURTYARDS



INDOOR IMPROVEMENTS



INDOOR IMPROVEMENTS



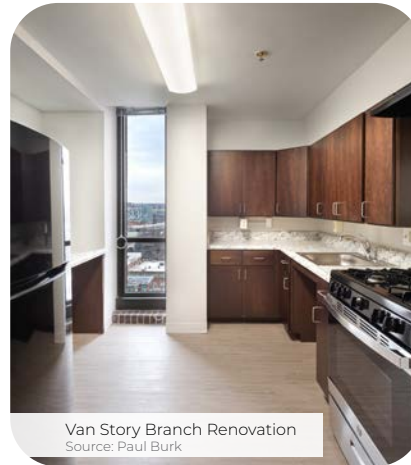
RENOVATION OF ALL UNITS

We will renovate and ensure all units comply with building and ADA code

All units will feature new:

- ▶ Bathrooms
- ▶ Kitchens (including additional appliances like dishwashers)
- ▶ Coat closet
- ▶ Flooring and painting
- ▶ Light fixtures
- ▶ Windows and covering

KITCHEN



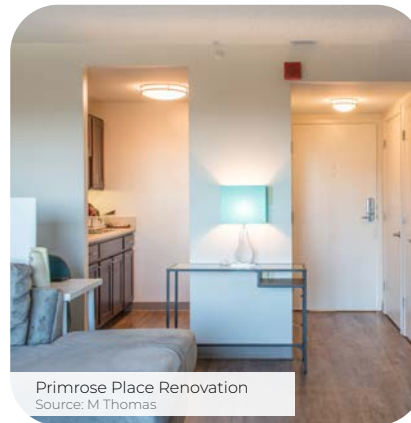
BATHROOM



FLOORING & PAINT



LIGHT FIXTURES

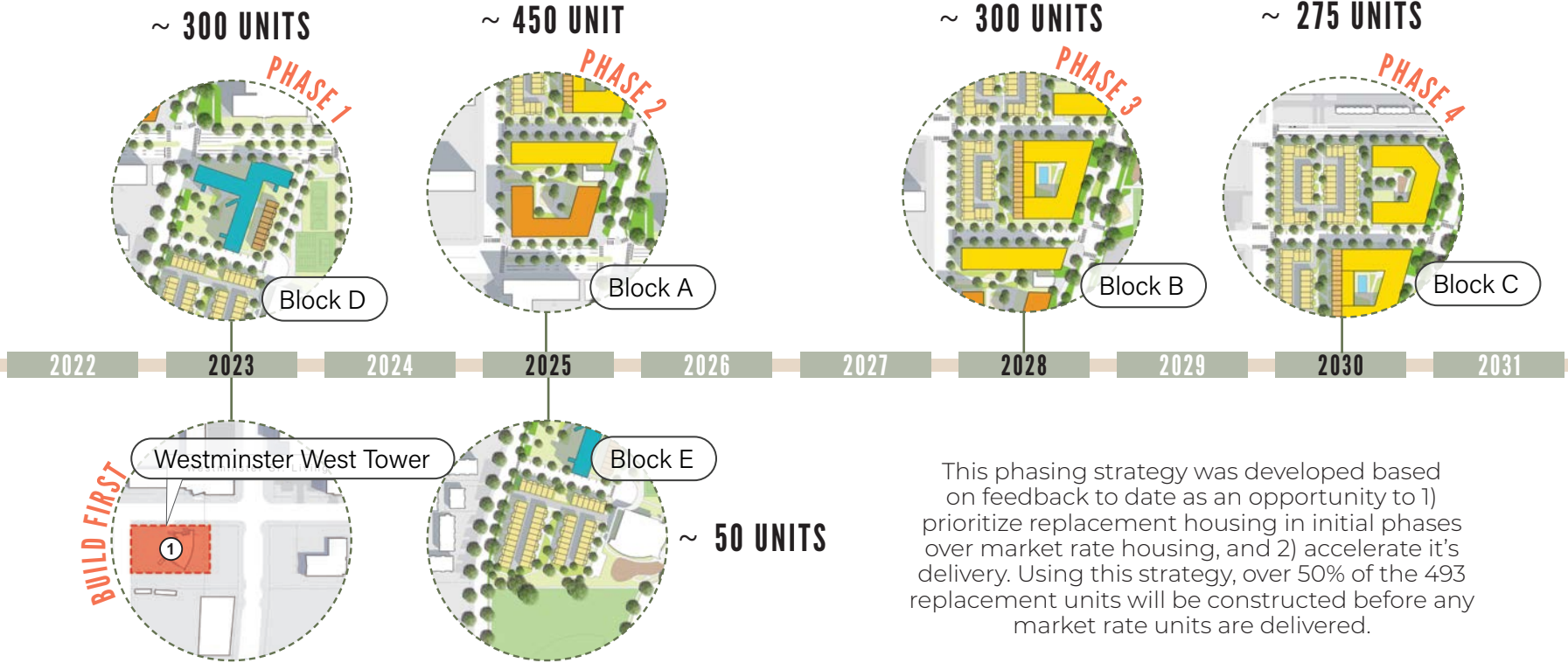


WINDOWS & COVERING



DEVELOPMENT PHASES

Timeline represents the potential start of construction



07. Comments, Q&A

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