

PARTNERSHIP
ENTREPRENEURSHIP
LEADERSHIP



CRUMMELL SCHOOL REDEVELOPMENT

Trammell Crow Company

CSG
URBAN PARTNERS



HIGH STREET[™]
RESIDENTIAL



Goodwill
Greater Washington 





PROJECT TEAM & INTRODUCTIONS

Trammell Crow Company

 *Victory Housing*

CSG
URBAN PARTNERS


Mary's Center
PARTNER

Goodwill
Greater Washington 
PARTNER


the **Y**
MICA
PARTNER



RELEVANT EXPERIENCE



Victory Square (Parkside)

- 98-units senior affordable building
- Independent senior living
- 100% of units below 60% AMI



Anthony Bowen YMCA (Columbia Heights)

- 45,000sf new YMCA facility
- Daycare services



Mary's Center Georgia Ave (Petworth)

- 14,000sf Mary's Center facility
- Medical, dental, mental health and educational services



The Shops at Dakota Crossing (Fort Lincoln)

- 430,000sf Retail– Costco, Lowe's, Dick's Sporting Goods, Marshalls, and PetSmart
- Partnership w/CSG Urban Partners and Fort Lincoln New Town Corporation

Trammell Crow Company



PROJECT OVERVIEW

4

230-unit Apartment Building
14,000sf Retail Program

3

12,000sf New Mary's Center
88 Senior Affordable Units

1

20,000sf New YMCA Facility

2

New Parks & Open Spaces



BUILDING DESIGN



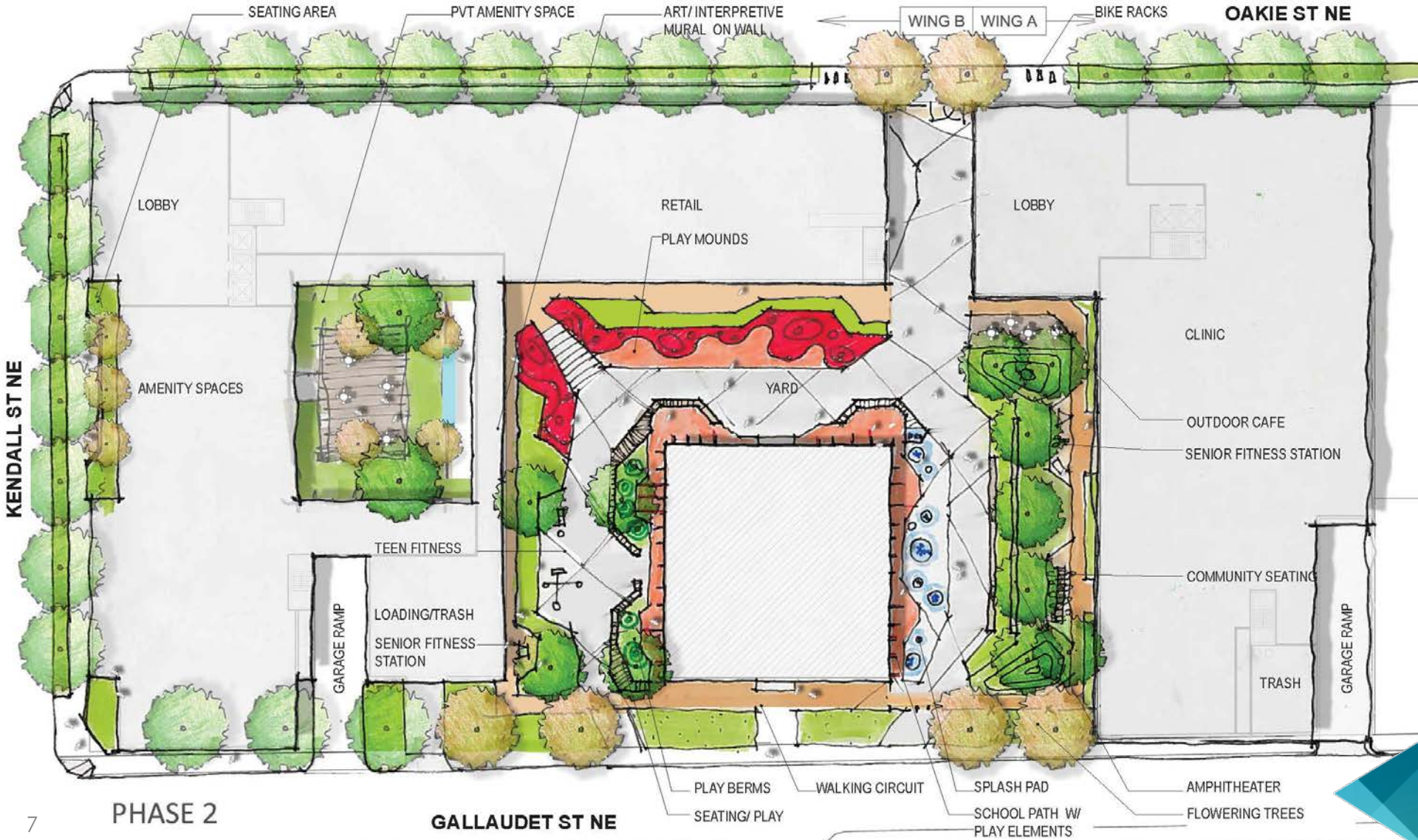


BUILDING DESIGN





PARKS & OPEN SPACE DESIGN





PARKS & OPEN SPACE – ACTIVE & PASSIVE USES





PARKS & OPEN SPACE – ACTIVE & PASSIVE USES

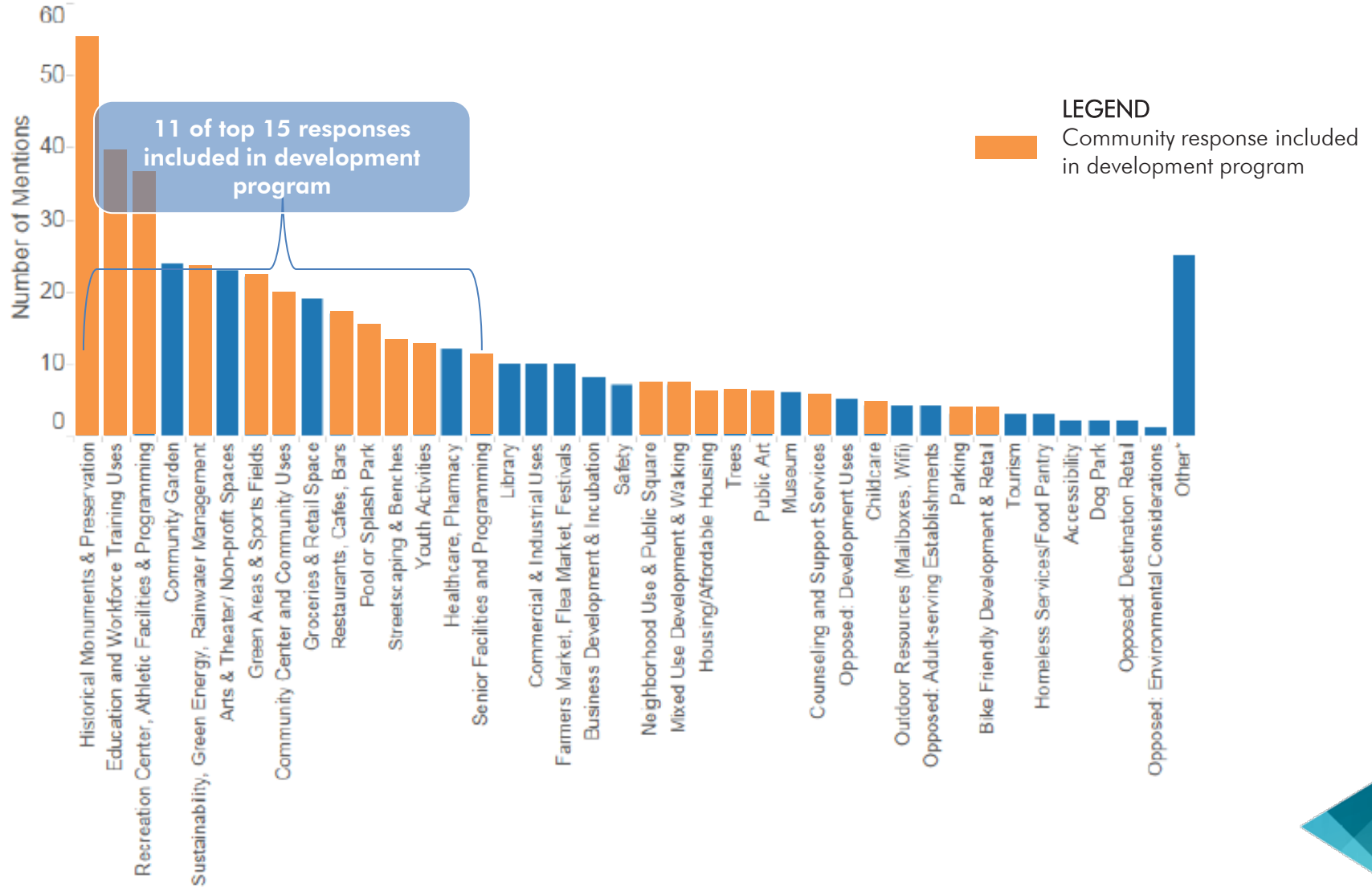




COMMUNITY FEEDBACK – OUR RFP PROCESS

Community Meeting Responses by Theme

The Most Important Community Considerations for the Redevelopment of Crummell School:



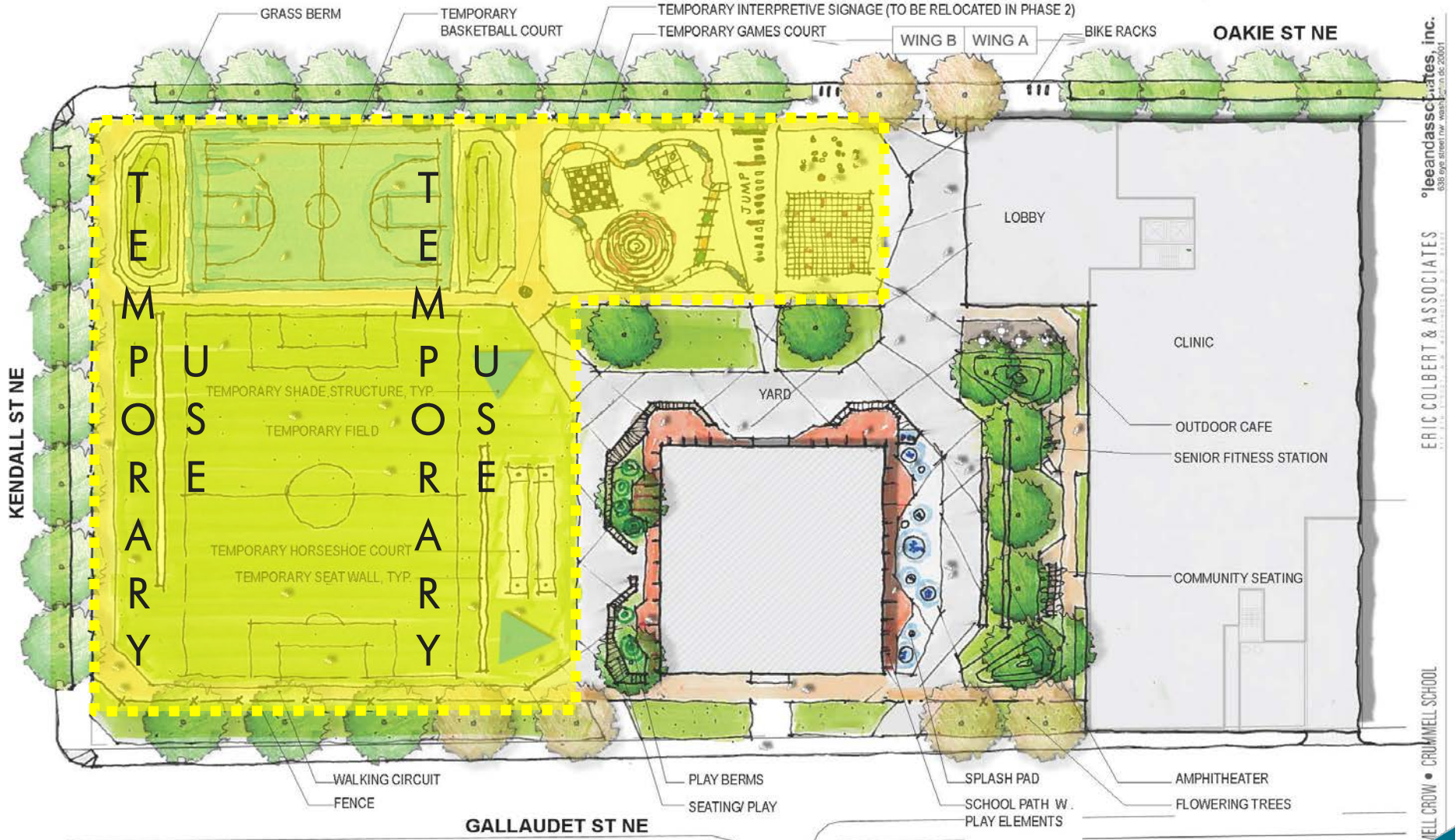


PHASE 1 DEVELOPMENT w/INTERIM USES





INTERIM USES & PHASING



ERIC COLBERT & ASSOCIATES
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WELL CROW • CRUMWELL SCHOOL



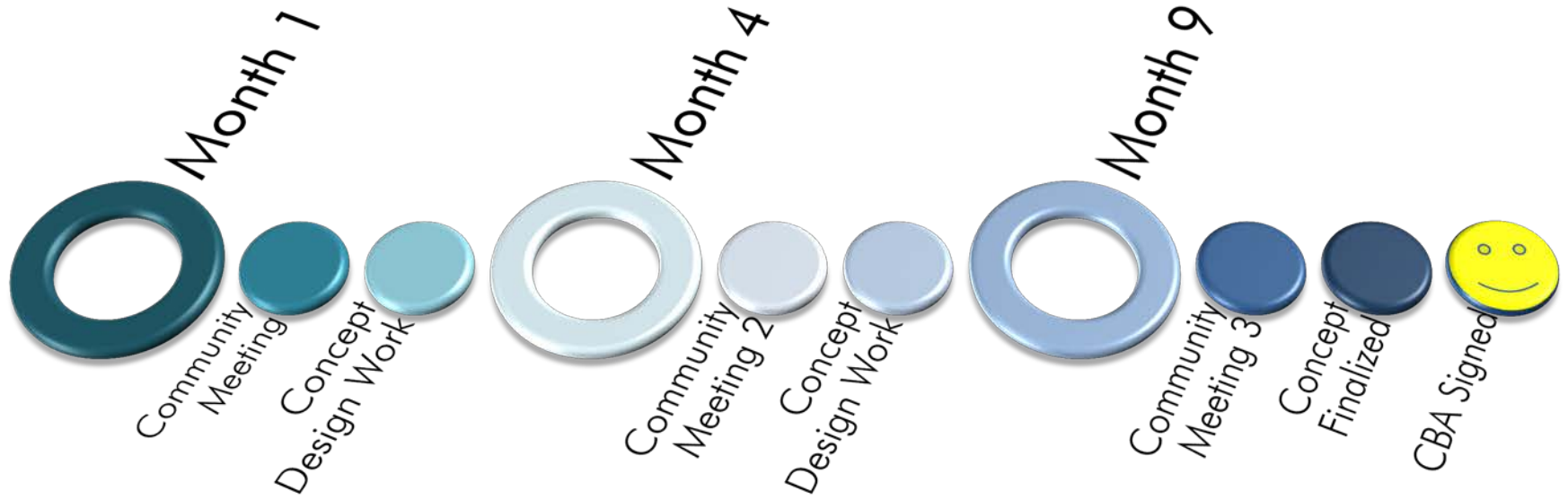
LEWIS W. CROWE PARK (WEST VIRGINIA AVE.)

- \$250,000 commitment to improve Lewis W. Crowe Park
- 9-12 month community engagement process
- No Phase 2 building until Lewis W. Crowe park is complete





PARK COMMUNITY ENGAGEMENT PROCESS





COMMUNITY BENEFITS

GUIDING PRINCIPLES	DEVELOPMENT PROGRAM
Community Uses	<ul style="list-style-type: none">❑ New 20,000sf YMCA Facility<ul style="list-style-type: none">▪ Senior and daycare services❑ New Parks & Opens Spaces<ul style="list-style-type: none">▪ Expansive program w/active & passive uses▪ Plazas, enhanced pedestrian connections and public art❑ Neighborhood-serving retail<ul style="list-style-type: none">▪ 14,000sf 1st floor retail❑ New 12,000sf Mary's Center Facility<ul style="list-style-type: none">▪ Mary's Center provides healthcare, education and social services regardless of clients ability to pay
Housing For All Incomes & Ages	<ul style="list-style-type: none">❑ Multi-family Program<ul style="list-style-type: none">▪ 318 total units – 105 affordable units (33% of total)▪ AMI levels 40%-60% for all ADUs❑ Affordable Senior living<ul style="list-style-type: none">▪ 88 units fully integrated w/Mary's Center▪ 40%-60% AMI
Jobs & Accessibility	<ul style="list-style-type: none">❑ Workforce Development Partnership<ul style="list-style-type: none">▪ Retail-focused workforce program w/Goodwill▪ Based on Shops at Dakota Crossing model