



ANACOSTIA COMMUNITY PARTNERS

Response to Request For Proposals For 1234 Good Hope Parcels

COMMUNITY PRESENTATION | SEPTEMBER 2022



OUR TEAM

100% Local and 99% minority and community land trust owned and controlled



Bo Menkiti
The Menkiti Group



Evens Charles
Frontier Development &
Hospitality Group



Tom Kadida
Kadida Development Group



Diarra McKinney
Rosewood Strategies



Ginger Rumph
Douglass Community
Land Trust*



Kevin Brown
Montage Development



Henok Tesfaye
United Investments



Jack Becker
bld.us*



*Note: All are CBE businesses or have applications pending.
* Ward 8 business*

OUR PROJECT CONCEPT

A Mixed Income Community that Reflects the Surrounding Neighborhood's Diversity

- a HOTEL** 118 rooms branded as Home2 Suites by Hilton
- b AFFORDABLE SENIOR** 80 affordable units reserved for seniors
- c AFFORDABLE MULTIFAMILY** 133 affordable units catering to a mix of incomes
- d CONDOS** 77 for-sale affordable condos providing new homeownership opportunities
- e RETAIL** 9,000 SF fronting Good Hope Road SE
- f PARKING** 115 parking spaces located onsite



OUR EXPERIENCE

Anacostia Community Partners: A Team Deeply Experienced in Developing these Product Types



733 affordable
housing units



1,500
hotel keys



8

LIHTC Projects



180,500
total retail SF



803 for-sale
townhouses/condos

PROGRAM OVERVIEW – SITE PLAN



PROGRAM OVERVIEW – STREET LEVEL



PROGRAM OVERVIEW – FIRST FLOOR



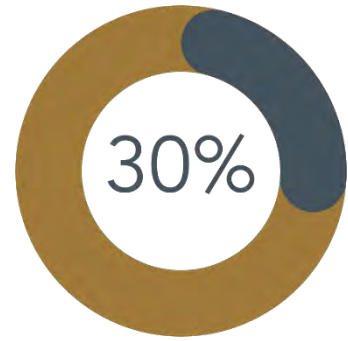
PROGRAM OVERVIEW – CENTRAL CIRCULATION THROUGH THE SITE



PROPOSED PROGRAM

Affordable Rentals

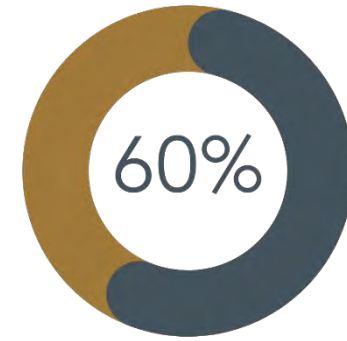
213 Units are 100% Affordable to Ward 8's Workforce & Senior Residents



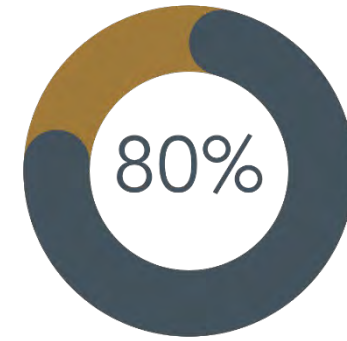
16 units at 30% AMI



48 units at 50% AMI



101 units at 60% AMI



48 units at 80% AMI

Unit Breakdown:

8

studios

140

1-bedroom

41

2-bedroom

24

3-bedroom

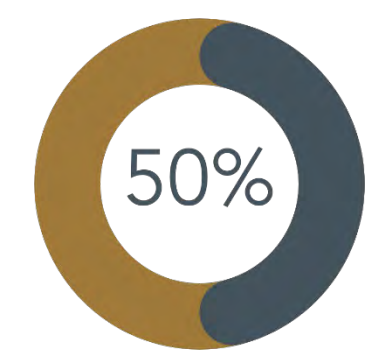
7.5% of total units at 30% AMI, 22.5% of total units at 50% AMI – compliant with 10-801



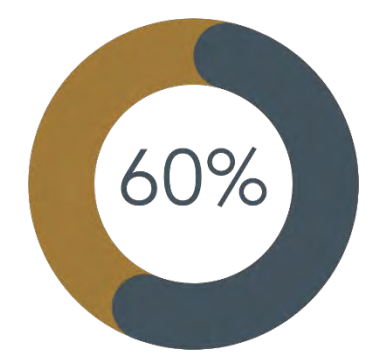
PROPOSED PROGRAM

Affordable For-Sale Condos

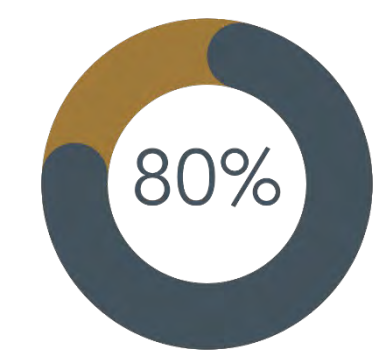
77 Condos to receive ongoing stewardship from the Douglass Community Land Trust



12 units at 50% AMI



2 units at 60% AMI



63 units at 80% AMI

Unit Breakdown:

37

1-bedroom

22

2-bedroom

18

3-bedroom

Exceeds 10-801 requirement of 15% of total units at 50% AMI or below and 15% of total units at between 50% and 80% AMI



PROPOSED PROGRAM

Hotel

118 
Hotel Rooms
68,000 SF

The First Hotel of Its Kind East of the River



PROPOSED PROGRAM

Retail

9,000+
SF 

2+ retail bays for tenants catering to resident and hotel-driven demand

*Community-Serving
Retail and Local Jobs*



ECONOMIC AND PUBLIC BENEFITS



Approximately 125 permanent full and part time jobs will be supported by the overall project



Substantial tax benefits to the District over 20 years



Approximately 1,500 construction jobs supported during the project



Establishment of hospitality internships, scholarships, mentoring, and job placement (modeled off of the Ballou Academy of Hospitality and Tourism or AOHT)

New homeownership and wealth creation opportunities for the community by way of new condos and community land trust ownership. Additional access to quality affordable housing within the District



Partnership with the non-profit Grove Collective Foundation to advance economic mobility outcomes and implement workforce and education audits

First hotel East of the River will help usher in a new tourism related element to the local economy



At least 35% of the total project costs will be contracted with CBEs





Thank You

EXHIBITS

1234 Good Hope Parcels



SHEET LIST

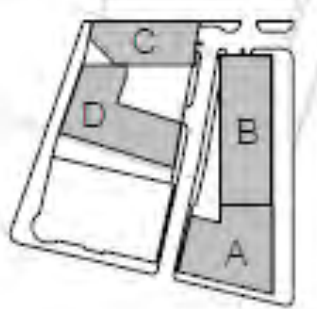
A.00	COVER SHEET
A.01	HISTORICAL DEVELOPMENT
A.02	ZONING CODE DATA
A.03	VICINITY MAP
A.04	EXISTING LAND USE MAP
A.05	FUTURE LAND USE MAP
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Gross Area - Street Level	
BUILDING	AREA
BUILDING B	1,650 SF
BUILDING C	6,444 SF
BUILDING D	1,470 SF
GARAGE A	25,085 SF
Grand total	34,650 SF

UNIT INFORMATION - 00 STREET LEVEL		
SPACE	Count	Area
Building B		
Residential		
LOADING	1	1,538 SF
Building B	1	1,538 SF
Building C		
Hotel		
BOH	2	1,481 SF
LOADING	1	1,439 SF
LOBBY	1	2,559 SF
Building C	4	5,479 SF
Building D		
Residential		
LOBBY	1	1,135 SF
Building D	1	1,135 SF

UNIT INFORMATION - STREET LEVEL SF TOTALS	
TYPE	Area
Hotel	5,479 SF
Residential	2,673 SF



1234 Good Hope Parcel

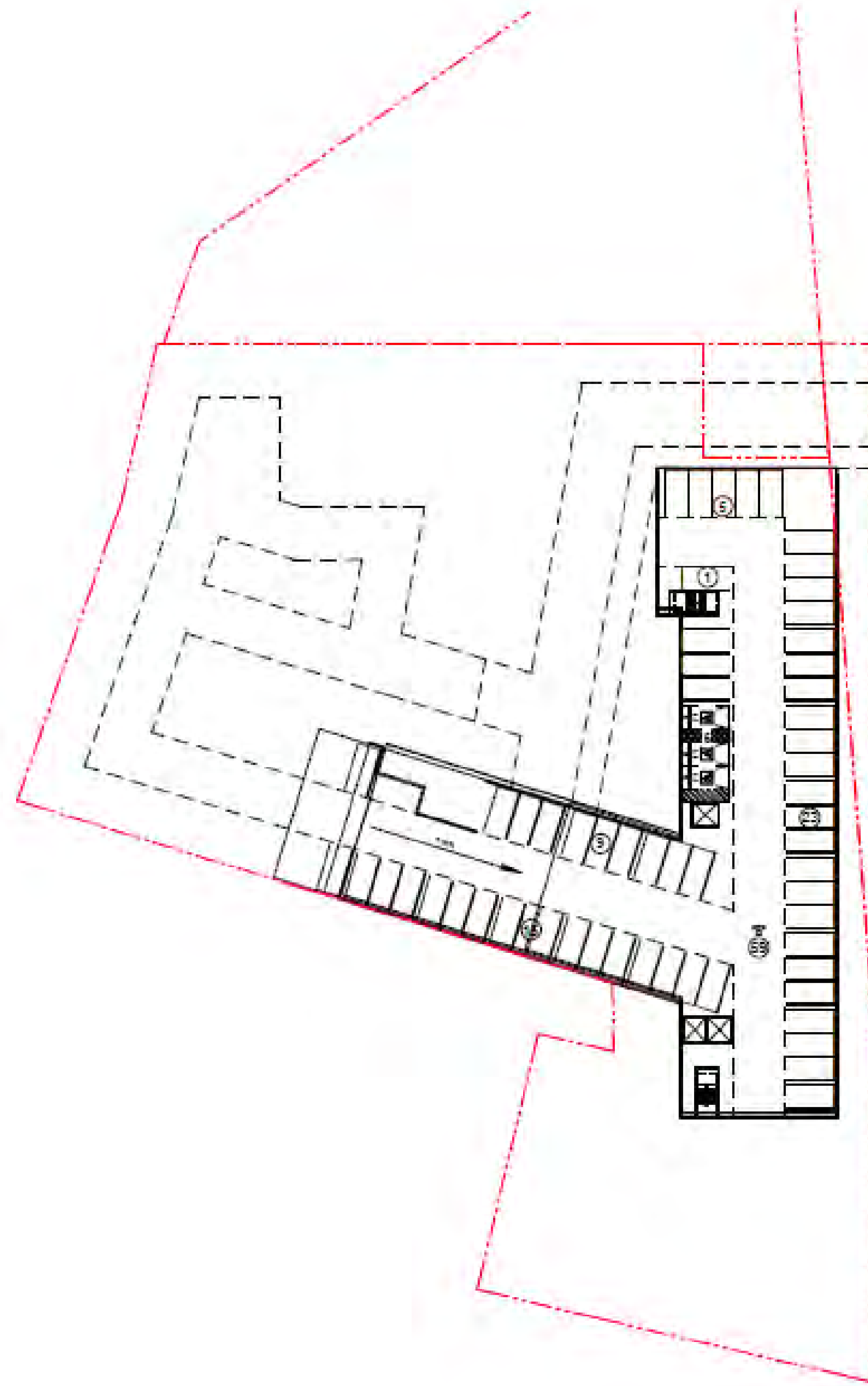
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STREET LEVEL | A.12

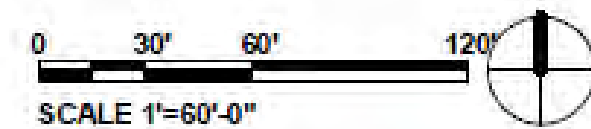
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Gross Area - OA Garage	
BUILDING	AREA
GARAGE B	20,272 SF
Grand total	20,272 SF

	LOT AREA	PKG SPACES
A	25,279	60
B	22,869	59

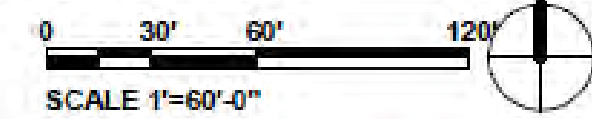




Gross Area - 01 First Floor	
BUILDING	AREA
BUILDING A	10,675 SF
BUILDING B	17,379 SF
BUILDING C	7,875 SF
BUILDING D	14,070 SF
Grand total	49,999 SF

UNIT INFORMATION - 01 FIRST FLOOR		
SPACE	Count	Area
Building A		
Residential		
LOBBY	1	1,169 SF
Retail		
RETAIL	1	6,708 SF
Building A	2	9,877 SF
Building B		
Residential		
LOBBY	2	942 SF
TH	16	13,600 SF
Building B	18	14,542 SF
Building C		
Hotel		
1BR	10	3,973 SF
AMENITY	1	1,882 SF
HK	1	330 SF
Building C	12	6,185 SF
Building D		
Residential		
1BD	7	5,258 SF
2BD	3	2,751 SF
AMENITY	2	2,932 SF
STUDIO	2	1,050 SF
UTILITY	1	345 SF
Building D	15	12,336 SF

UNIT INFORMATION - FIRST FLOOR SF TOTAL	
TYPE	Area
Hotel	6,185 SF
Residential	28,048 SF
Retail	6,708 SF



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FIRST FLOOR PLAN | A.14

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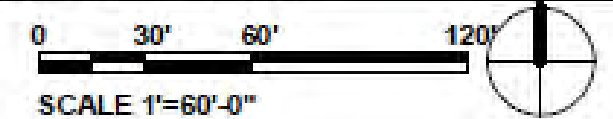




Gross Area - 02 Second Floor	
BUILDING	AREA
BUILDING A	10,407 SF
BUILDING B	17,878 SF
BUILDING C	8,913 SF
BUILDING D	14,072 SF
Grand total	51,270 SF

UNIT INFORMATION - 02 SECOND FLOOR		
SPACE	Count	Area
Building A Residential		
1BD	1	789 SF
2BD	3	3,173 SF
3BD	1	1,332 SF
AMENITY	1	2,532 SF
STUDIO	1	663 SF
UTILITY	1	225 SF
Building A	6	8,694 SF
Building B Residential		
TH	16	14,552 SF
Building B	16	14,552 SF
Building C Hotel		
1BR	18	7,075 SF
HK	1	324 SF
Building C	19	7,399 SF
Building D Residential		
1BD	9	6,402 SF
2BD	4	3,315 SF
3BD	2	2,032 SF
STUDIO	1	480 SF
UTILITY	1	345 SF
Building D	17	12,574 SF

UNIT INFORMATION - SECOND LEVEL SF TOTALS	
TYPE	Area
Hotel	7,399 SF
Residential	35,820 SF



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SECOND FLOOR PLAN | A.15

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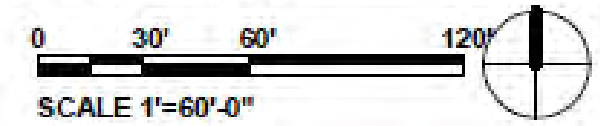




Gross Area - Typical Floors (Third to Seventh)	
BUILDING	AREA
BUILDING A	9,892 SF
BUILDING B	14,043 SF
BUILDING C	8,913 SF
BUILDING D	14,072 SF
Grand total	46,920 SF

UNIT INFORMATION - TYPICAL FLOORS		
SPACE	Count	Area
Building A		
Residential		
1BD	8	5,662 SF
2BD	3	2,616 SF
UTILITY	1	225 SF
Building A	12	8,694 SF
Building B		
Residential		
1BD	9	6,293 SF
2BD	2	1,797 SF
3BD	3	3,429 SF
STUDIO	2	1,060 SF
Building B	16	12,599 SF
Building C		
Hotel		
1BR	18	7,075 SF
HK	1	324 SF
Building C	19	7,399 SF
Building D		
Residential		
1BD	8	5,817 SF
2BD	4	3,315 SF
3BD	2	2,032 SF
STUDIO	2	1,064 SF
UTILITY	1	345 SF
Building D	17	12,573 SF

UNIT INFORMATION - TYPICAL LEVELS SF TOTALS	
TYPE	Area
Hotel	7,399 SF
Residential	33,866 SF



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TYPICAL (THIRD TO SEVENTH) FLOOR PLAN | A.16

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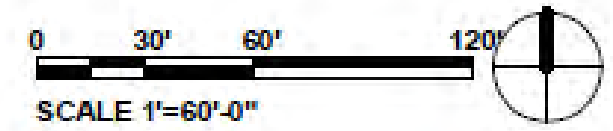




Gross Area - 08 Eight Floor	
BUILDING	AREA
BUILDING D	14,072 SF
Grand total	14,072 SF

UNIT INFORMATION - 08 EIGHT FLOOR		
SPACE	Count	Area
Building D		
Residential		
1BD	8	5,813 SF
2BD	4	3,315 SF
3BD	2	2,032 SF
STUDIO	2	1,064 SF
Building D	16	12,224 SF

UNIT INFORMATION - EIGHTH FLOOR SF TOTALS	
TYPE	Area
Residential	12,224 SF



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EIGHTH FLOOR PLAN | A.17

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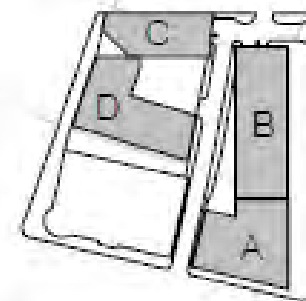




Gross Area - 09 Ninth Floor	
BUILDING	AREA
BUILDING D	7,895 SF
Grand total	7,895 SF

UNIT INFORMATION - 09 NINTH FLOOR		
SPACE	Count	Area
Building D		
Residential		
180	6	3,927 SF
280	1	831 SF
AMENITY	1	472 SF
STUDIO	2	775 SF
UTILITY	1	346 SF
Building D	11	6,351 SF

UNIT INFORMATION - NINTH FLOOR SF TOTALS	
TYPE	Area
Residential	6,351 SF



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NINTH FLOOR PLAN | A.18

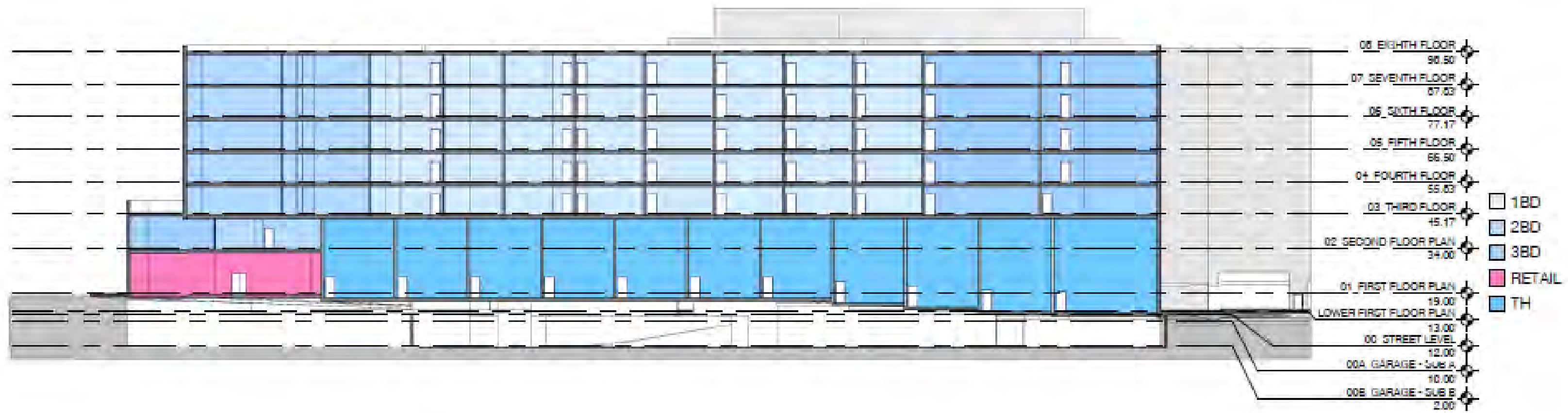
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1. Unit Matrix - Good Hope Road													
Good Hope Road, Washington, DC 20011													
Date: Monday, January 31, 2022													
					Keys	Studio	1BD	2BD	3BD	TH	# of units	Efficiency %	
LEVEL	USE	Floor Area (Gross SF)	Commercial	Residential Amenities NSF	Avg Unit Area Net SF (Area)								
Parking Garage A	Parking	25,085			25,085							100%	
Parking Garage B	Parking	20,272			20,272							98%	
Building A - Market Rate													
Street Level		0			0						0		
1st Floor	Commercial	10,675	8,709	1,261	9,970	0	0	0	0		0	93%	
2nd Floor	Residential	10,407		2,777	8,597	1	1	1	2		6	83%	
3rd Floor	Residential	9,892		245	8,468	0	7	4	0		11	85%	
4th Floor	Residential	9,892		245	8,468	0	7	4	0		11	86%	
5th Floor	Residential	9,892		245	8,468	0	7	4	0		11	86%	
6th Floor	Residential	9,892		245	8,468	0	7	4	0		11	86%	
7th Floor	Residential	9,892		245	8,468	0	7	4	0		11	86%	
SUB TOTAL		70,542	8,709	5,263	60,907	1	36	21	2		61	86%	
Building B - Residential													
Street Level		1,650		1,600	0	0	0	0	0		0	0%	
1st Floor	Residential	17,379		455	14,106	0	0	0	0	16	16	81%	
2nd Floor	Residential	17,878			14,573	0	0	0	0		0	82%	
3rd Floor	Residential	14,043			12,591	2	9	3	3		16	90%	
4th Floor	Residential	14,043			12,591	2	9	3	3		16	90%	
5th Floor	Residential	14,043			12,591	2	9	3	3		16	90%	
6th Floor	Residential	14,043			12,591	2	9	3	3		16	90%	
7th Floor	Residential	14,043			12,591	2	9	3	3		16	90%	
SUB TOTAL		107,122		2,055	91,634	10	45	15	15	16	96	76%	
Building C - Hotel													
Street Level	Hotel	6,444		5,479	2,559	0						40%	
1st Floor	Hotel	7,875		2,211	5,852	10						74%	
2nd Floor	Hotel	8,913		324	7,073	18						79%	
3rd Floor	Hotel	8,913		325	7,073	18						79%	
4th Floor	Hotel	8,913		326	7,073	18						79%	
5th Floor	Hotel	8,913		327	7,073	18						79%	
6th Floor	Hotel	8,913		328	7,073	18						79%	
7th Floor	Hotel	8,913		329	7,073	18						79%	
SUB TOTAL		67,797		9,649	50,849	110						74%	
Building D - Residential													
Street Level	Residential	1,470		1,135	1,135	0	0	0	0		0	77%	
1st Floor	Residential	14,072		3,277	11,989	2	7	3	0		12	85%	
2nd Floor	Residential	14,072		345	12,228	2	9	3	2		16	87%	
3rd Floor	Residential	14,072		345	12,228	2	9	3	2		16	87%	
4th Floor	Residential	14,072		345	12,228	2	9	3	2		16	87%	
5th Floor	Residential	14,072		345	12,228	2	9	3	2		16	87%	
6th Floor	Residential	14,072		345	12,228	2	9	3	2		16	87%	
7th Floor	Residential	14,072		345	12,228	2	9	3	2		16	87%	
8th Floor	Residential	14,072		345	12,228	2	9	3	2		16	87%	
Penthouse	Residential	7,895		817	5,242	2	6	1	0		9	66%	
SUB TOTAL		121,941		7,644	103,962	18	76	25	14		131	84%	
Total Unit Count						118	29	157	62	31	16	290	80%
Totals			413,209	8,709	24,611	352,709							
Percentage Totals						10%	54%	21%	11%	6%	102%		





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BUILDING SECTION | A.20

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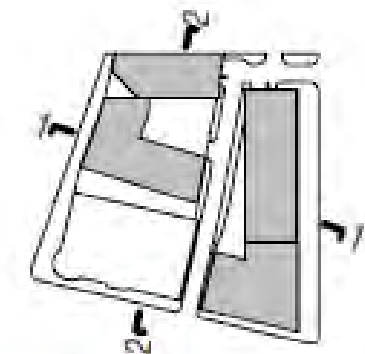
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② SECTION - SITE - COURTYARD
1" = 40'-0"



- 1BD
- 2BD
- 3BD
- AMENITY
- TH



① SECTION - SITE - MLK - 13th STREET
1" = 40'-0"



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PERSPECTIVE - AERIAL VIEW | A.22

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PERSPECTIVE - MLK Jr. AVE NORTH SIDE | A.23

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PERSPECTIVE - GOOD HOPE RD & 13TH ST | A.24

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PERSPECTIVE- 13TH STREET & S STREET | A.25

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PERSPECTIVE - PRIVATE DRIVE | A.26

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