

Vision

Our vision seamlessly integrates The Old Hebrew Home and surrounding footprint into a flowing, cohesive, intergenerational residential community within a community. The Old Hebrew Home will serve as an anchor in the heart of the site, and be transformed into a vibrant affordable senior rental community. This affordable senior community will represent a majority of the overall units created on the site. The remaining footprint will be a mixture of well-constructed for-sale townhomes, wrapping the perimeter of Spring Road and 10th Street, and integrating into the existing neighborhood fabric.



The Program

- 50 market-rate family sized townhomes, 6 affordable family sized townhomes, and 90 units of affordable rental housing for District seniors at 30%, 50% and 60% AMI.
- 62% of all units are affordable to District seniors, effectively doubling the District's 30% affordability target for new construction projects.
- Focus on increasing high-quality, affordable housing inventory available to District Seniors seeking an opportunity to age-in-place while integrating into the larger community.
- Family sized homeownership opportunities with ample greenspace and cohesive footprint that promotes interaction and a neighborhood feel in the community.
- Respects the character of the Petworth neighborhood and delivers an integrated community that blends into the local fabric. All new construction is townhome product.



Our Team The team is led by Bozzuto, a national developer and builder with over 28 years of experience and a commitment to delivering quality homes and home buying experiences and The Menkiti Group, an integrated real estate services firm dedicated to transforming lives and communities through the strategic development, management, and disposition of real estate in urban markets. The Menkiti Group brings depth of experience in real estate development, design and construction, residential sales, and community engagement.





1125 SPRING ROAD NW

COMMUNITY PRESENTATION
MAY 25, 2017



COMMUNITY GUIDANCE

- Affordable Housing
- Senior Housing
- Home Ownership Opportunities
- Family-Sized Units
- Architecture Consistent with Neighborhood
- Public Space Improvements

OUR TEAM



TOWNHOME DEVELOPER



SENIOR HOUSING DEVELOPER

 TOWNHOME ARCHITECT	 HEBREW HOME LEAD ARCHITECT	 HISTORIC ARCHITECT
 LANDSCAPE ARCHITECT	 GENERAL CONTRACTOR	 LEGAL COUNSEL

VISION

- Integrated and inclusive
- Cohesive product mix
- Speed and certainty

90 Senior Apts

56 Townhomes

- 32 duplex
- 24 row



NEIGHBORHOOD SCALE & INTEGRATION

Provide a Street Edge to Community Along Spring Road & 10th Street
Consistent Feel of Townhouse Streetscape
Maintain Scale of Hebrew Home



INTERWOVEN WITH THE COMMUNITY

Detailed Brick
Facades

Style of Petworth &
Columbia Heights

Sidewalk Activation

Neighborhood
Interior Circulation
Roads



INTERWOVEN WITH THE COMMUNITY

Respect Historic
Character & Scale

Engage Spring Rd



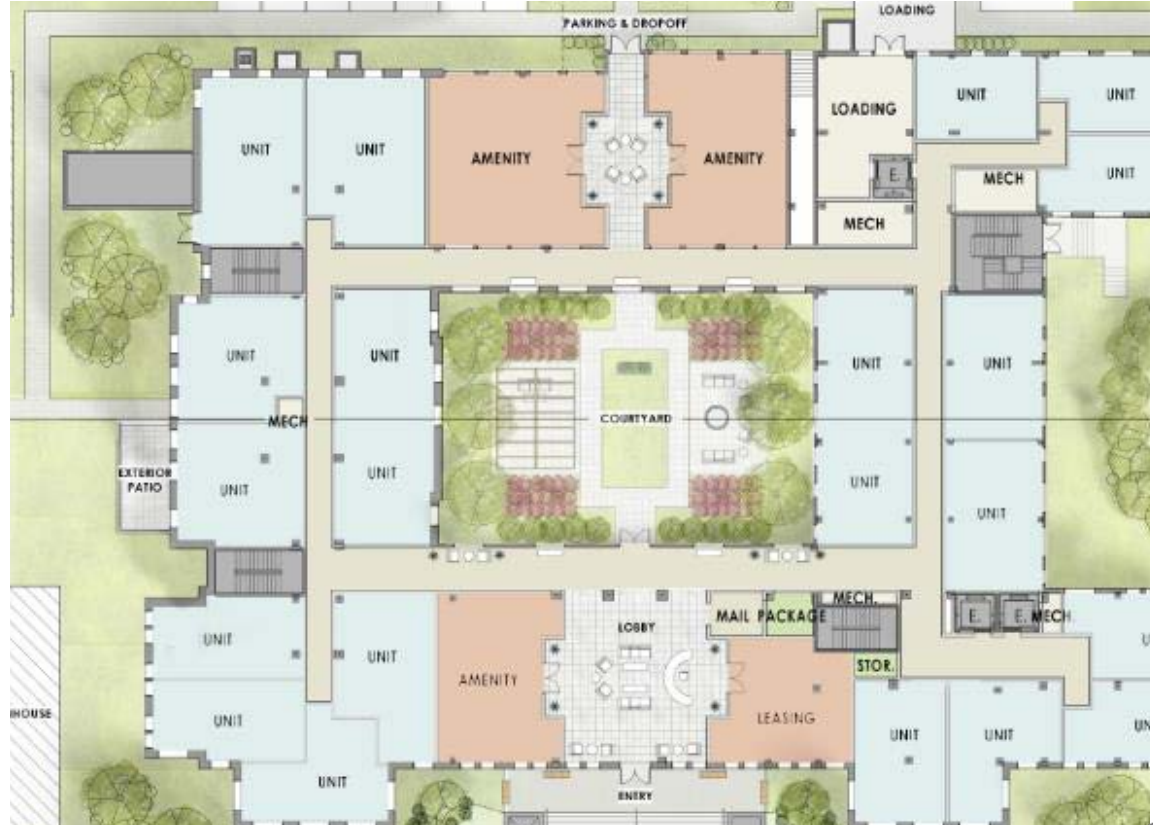
ACTIVATING ASSETS, PRESERVING HISTORY

Inviting Connections

New Grand Entry
Sequence

Active Seniors

Outdoor Gardens &
Active Programs



THOUGHTFUL PROGRAM DESIGN



Program Activated
throughout the Site

Quality Shared Spaces with
Outdoor Access

QUALITY OF LIFE



Building and Amenities that Enhances the Quality of Life of Our Seniors

ENHANCED NEIGHBORHOOD INTEGRATION

Porous Connectivity

Neighborhood
Integration



BENEFITS

Meets and exceeds the goals of the community and the District

- ✓ **Affordable Housing**
 - 65% of units will be affordable
 - Over 70% of affordable units at or below 50% AMI
- ✓ **Senior Housing**
 - 90 units of senior targeted housing
- ✓ **Home Ownership / Family Sized Units**
 - Mix of 2 and 3 bedroom home ownership opportunities
- ✓ **Public Space Improvements & Green Building Practices**
 - Revitalized Tenth Street infrastructure and frontage
 - Sustainable and amenity spaces, such as green roofs, courtyard, and gardens
- ✓ **Speed and Certainty of Delivery**
 - Can execute without need of PUD
 - Proven team



QUESTIONS?



A BALANCED PROGRAM

Program Summary: 146 total units

- 90 affordable senior homes
- 50 market townhome units
- 6 affordable townhome units

Unit Type	Quantity	Bed/bath	Approx. Square footage	Target
1 Bdr apartment	45	1/1	600	50% AMI Senior
Studio apartment	9	0/1	500	50% AMI Senior
1 Bdr apartment	14	1/1	600	30% AMI Senior
1 Bdr apartment	22	1/1	600	60% AMI Senior

Key Benefits

- Rental and ownership
- Affordable and market rate
- Product type and unit size

Unit Type	Quantity	Bed/bath	Approx. Square footage
16' row townhome	13	3/2.5	2,041
18' row townhome	11	3/2.5	2,041
Duplex townhome	16	3/2.5	2,037
Duplex townhome	16	2/2.5	1,443

NEW COMMUNITY GATHERING SPACES

