CRUMMELL SCHOOL REDEVELOPMENT
PROJECT TEAM & INTRODUCTIONS

Trammell Crow Company

Victory Housing

CSG Urban Partners

Mary's Center

PARTNER

Goodwill

PARTNER

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
PROJECT OVERVIEW

1. 20,000sf New YMCA Facility
2. New Parks & Open Spaces
3. 12,000sf New Mary’s Center
   88 Senior Affordable Units
4. 230-unit Apartment Building
   14,000sf Retail Program
PARKS & OPEN SPACE – ACTIVE & PASSIVE USES
11 of top 15 responses included in development program

LEGEND

- Community response included in development program
PHASE 1 DEVELOPMENT w/INTERIM USES
• $250,000 commitment to improve Lewis W. Crowe Park

• 9-12 month community engagement process

• No Phase 2 building until Lewis W. Crow park is complete
PARK COMMUNITY ENGAGEMENT PROCESS

Month 1
- Community Meeting
- Concept Work

Month 4
- Community Meeting 2
- Concept Design Work

Month 9
- Community Meeting 3
- Concept Finalized
- CBA Signed
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| Community Uses             | - New 20,000sf YMCA Facility  
  - Senior and daycare services  
- New Parks & Opens Spaces  
  - Expansive program w/active & passive uses  
  - Plazas, enhanced pedestrian connections and public art  
- Neighborhood-serving retail  
  - 14,000sf 1st floor retail  
- New 12,000sf Mary’s Center Facility  
  - Mary’s Center provides healthcare, education and social services regardless of clients ability to pay |
| Housing For All Incomes & Ages | - Multi-family Program  
  - 318 total units – 105 affordable units (33% of total)  
  - AMI levels 40%-60% for all ADUs  
- Affordable Senior living  
  - 88 units fully integrated w/Mary’s Center  
  - 40%-60% AMI |
| Jobs & Accessibility       | - Workforce Development Partnership  
  - Retail-focused workforce program w/Goodwill  
  - Based on Shops at Dakota Crossing model |