

**Chapter 1 : The 10 Residential Developments on the Boards For Deanwood and Congress Heights**

*DC's first ramen noodle restaurant. Dumplings and Bao. Craft Cocktails. Japanese beer and whisky. Hip hop and graffiti. Street art.*

This designation allows for a maximum permitted height of 50 feet or four stories with 15 feet of total penthouse space, while mandating a 20 foot "transition setback" with a 6 foot-wide tree buffer where the site abuts the adjacent residential neighborhood. The map amendment will enable the developer to realize a version of the redevelopment vision that has been circulating over the past year. Located at the intersection of Pennsylvania and Branch Avenues SE map , the existing shopping center will get a face-lift and a 20, square-foot Planet Fitness, along with a grocery anchor tenant. Although senior apartments were previously planned for the upzoned portion of the site, the community is hoping for market-rate for-sale housing. The latter company previously owned the properties before being sued for slumlord practices, filing for bankruptcy and being ordered to relinquish all property held in the District. CityPartners most recently planned to break ground next May on a unit apartment building with ground-floor retail designed by Maurice Walters Architects; a second phase would deliver a , square-foot office building. In the meantime, a third-party property manager was assigned to improve living conditions at the existing apartment buildings. The eventual build-out will deliver over 1, residential units, , square feet of commercial space, two hotels and a ,, square-foot hospital in partnership with George Washington University Hospital in The site can accommodate just under , square feet of by-right mixed-use development. This lot could accommodate one of the hotels, although a residential component is required and the city is hoping for Class A office above retail. A development team is expected to be selected this month. Parcel 11 The Anacostia Economic Development Corporation is restoring seven historic buildings in order to deliver apartments. Eighty percent of the apartments will be affordable to households earning up to 60 percent of area median income AMI. Parcels 10 and 14 Terrace Manor Redevelopment Another former Sanford Capital property is on the road to redevelopment. The L-shaped building would contain 56 one-bedrooms, 55 two-bedrooms and 9 three-bedrooms, all of which would be for households earning no more than 60 percent of the median family income MFI. There would be a garage with 77 vehicular and 48 long-term bicycle spaces. Stoiber and Associates is the architect. Eighty percent of the units will be for households earning up to 50 percent MFI and the remainder will be for households earning up to 30 percent MFI. The unit mix will include 20 studios, 34 one-bedrooms, 20 two-bedrooms and 32 three-bedrooms. Residents of the existing 30 apartments on the site will be able return to the development once completed. The development is designed by Torti Gallas Urban. The developer is aiming to break ground in the fourth quarter of , completing the project in The building also has 75 surface parking spaces and amenities including a fitness center, playground, and game room. Torti Gallas Urban is the project architect. The first building will contain apartments above 10, square feet of retail, including eight two-story units 2 five-bedrooms, 5 four-bedrooms and a three-bedroom fronting 51st Street and wrapping around the corner at Nannie Helen Burroughs Avenue. The second building will contain 32 apartments above 6, square feet of retail. Deanwood Metro Redevelopment Although a potential redevelopment on the site of the 1. If a development team is selected next July, the project could deliver as early as Two redevelopment scenarios have been circulating: The second, recommended by Metro staff, would deliver apartments above 10, square feet of retail sans parking garage. Either would be done via the planned-unit development process. The first phase will replace 88 existing units with two four-story buildings containing apartments, 15 stacked flats, 44 townhouses, a unit senior building at Ponds Street and Kenilworth Avenue, and a unit multi-family building directly across the street. This phase will also include replacement units for former residents of Kenilworth Courts and 48 additional units for households earning no more than 60 percent AMI. In its entirety, the development will deliver new rental and for-sale residential units, including replacement units. Designed by PGN Architects, the development will also include a 1, square-foot community space on the ground floor. The one- and two-bedroom apartments will be affordable to households earning up to 60 percent of area median income; 28 of the units would be replacement apartments for the

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