



*The 4800 at Nannie Helen, Lincoln Heights*

## Proposed Development Program

- Total Acreage ~ 28
- Residential ~ 1,400 units
- Retail SF ~ 30,000

## Development Team

**Master Developer:** TBD, solicitation expected in 2015-2016

**Master Planner:** Torti Gallas and Partners, Inc.

**Human Capital:** Homes for Hope

## New Housing and Amenities Completed to Date

### Marley Ridge

- 9 affordable housing apartments
- Opened winter 2008

### 4427 Hayes Street NE

- 26 affordable housing apartments
- Opened winter 2010

### HD Woodson High School

- 230,000 square feet
- Opened summer 2011

### The Nannie Helen at 4800

- 70 affordable housing units
- Opened summer 2013

## Lincoln Heights/Richardson Dwellings

The New Communities Initiative (NCI) is a District government program designed to revitalize neighborhoods with severely distressed housing into vibrant mixed-income communities. NCI's approach addresses both the physical architecture and human capital needs of a neighborhood. Lincoln Heights/Richardson Dwellings was incorporated into the Initiative in 2006.

### Location

Located in the northeast quadrant of the city in Ward 7, the Lincoln Heights/Richardson Dwellings neighborhood is generally bounded by 48<sup>th</sup> Place to the west, Hayes Street and Nannie Helen Burroughs Avenue to the north, 57<sup>th</sup> Street to the east, and East Capitol Street to the south.

### History

The area has a rich history and was home to several influential African-Americans, including architect Howard D. Woodson, civil rights leader Nannie Helen Burroughs, and musician Marvin Gaye.

### Project Description

The District is partnering with a development team to transform 5201 Hayes Street, formerly a trash transfer facility, into 150 new units of housing, with 50 replacement units for Lincoln Heights and Richardson Dwellings residents. The District, along with the DC Housing Authority is leading a community driven master planning process to update the 2006 redevelopment plan and prepare the site for development, and will solicit for a master developer in the coming year.

### Inquiries

Please visit our website at [www.dcnewcommunities.org](http://www.dcnewcommunities.org), where you can submit your question(s) along with your contact information.

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