



Bruce Monroe Site Redevelopment - Fact Sheet

Development Team

Townhomes: EYA, LLC

Mixed Use Building: The Neighborhood Development Company, LLC

Retail: Street Sense

Master Plan Architect: Ehrenkrantz Eckstut & Kuhn Architects

Potential Retail Tenants: Yes! Organic Market, Neighborhood Restaurant Group (operator of Churchkey and Birch and Barley), Elevation Burger, Hardware Store.

Development Program

Option A: The eastern 1/3 of the site facing Georgia Avenue will consist of a mixed-use, mixed income multifamily project on top of 17,000-26,000 SF of neighborhood serving retail space. The western 2/3 of the site with frontage on Irving and Columbia Road will consist of high quality urban townhomes.

Option B: Same as Option A on eastern 1/3 of site; new Bruce Monroe school on western 2/3 of site.

Mixed-use Program

- 88- 175 High quality apartment rental units (20%-30% affordable). 1, 2 and 3 Bedrooms ranging from 680 – 1,000 SF
- 17,000-26,000SF of retail space
- Community Learning Center

Townhome Program

- 52 High quality urban townhomes (20%-30% affordable), ranging in size from 1,500 – 2,000 SF. 1-2 Garage parking spaces for each townhome.

Community Benefits:

- Continued revitalization of Georgia Avenue within context of existing District initiatives and ongoing community consultation.
- High-quality planning, design, and architecture that will complement and enhance the surrounding neighborhood.
- Community Learning Center to serve neighborhood youth and adult learners.
- Creation of an estimated 200 Construction and 130 Permanent Jobs¹
- Generation of an estimated \$2.7 million per year in Property, Sales, Restaurant and Income Taxes for the District¹

¹ Dependent on final size of project as determined in consultation with the District and the community

Preliminary Site Plan

