

COMMUNITY PRESENTATION
FALL 2025

PROVIDENCE

Reimagined

PROVIDENCEREIMAGINED.COM

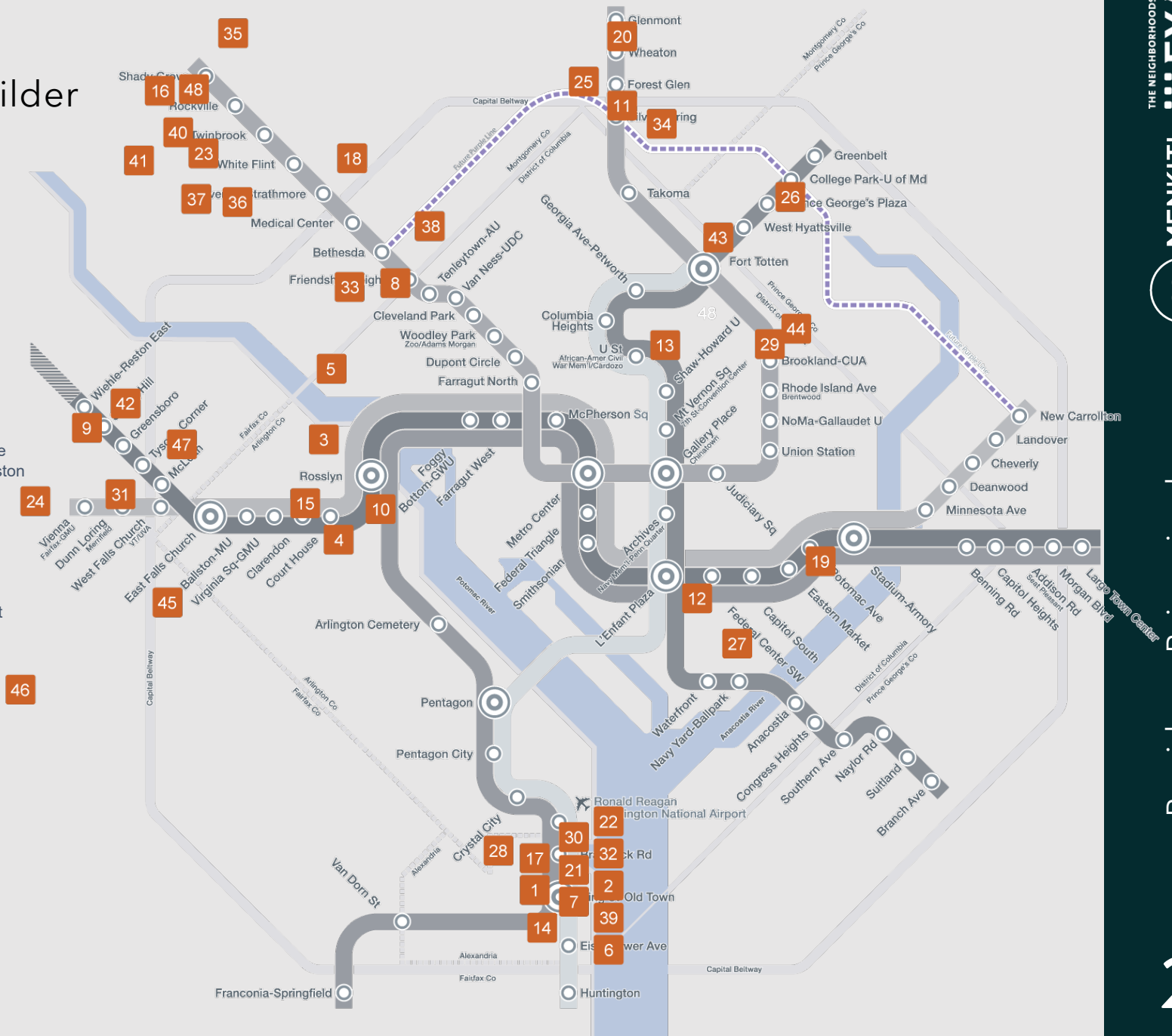


*Information, plans, imagery and renderings are subject to change, for illustrative purposes only, and should not be relied upon as definitive. References to "EYA" refer to EYA, LLC. EYA, LLC's development affiliates build homes in the Virginia, Maryland, and Washington, DC metropolitan area. Individual projects are developed and sold by EYA-affiliated entities, and all representations regarding the development, construction, or sale of any project or property refers to those affiliates. For PROVIDENCE REIMAGINED, the development affiliate entity is **VISION PH ASSOCIATES LLC**. No representations regarding the development, construction or sale of any portion of this community is made by EYA LLC or any EYA affiliate except **VISION PH ASSOCIATES LLC**.*

ABOUT EYA

- Award-winning local residential builder in DC, MD, and VA for 30 years
- Nearly 50 communities and 6,000 homes
- Focused on creating communities convenient to transit, retail, and recreational amenities

- | | | |
|--------------------------------------|---|---------------------------------|
| 1. Stonegate | 21. Chatham Square | 40. Tower Oaks |
| 2. Rivergate | 22. Potomac Greens | 41. Cabin John Village |
| 3. Palisades Park | 23. Park Potomac | 42. The Towns at Reston Station |
| 4. Courthouse Hill | 24. Centerpointe | 43. Riggs Park Place |
| 5. Hillandale | 25. National Park Seminary | 44. Michigan Park |
| 6. Ford's Landing | 26. Arts District Hyattsville | 45. Graham Park |
| 7. Old Town Village | 27. Capitol Quarter | 46. Sutton Heights |
| 8. Courts of Chevy Chase | 28. Alexandria Crossing | 47. Tysons Ridge |
| 9. Westwood Village | 29. Chancellor's Row | 48. Farmstead District |
| 10. Monument Place | 30. Old Town Commons | |
| 11. Cameron Hill | 31. Mosaic District | |
| 12. Capitol Square | 32. The Oronoco | |
| 13. Harrison Square | 33. Little Falls Place | |
| 14. Carlyle City Residences | 34. Chelsea Heights | |
| 15. Clarendon Park | 35. Westside at Shady Grove Metro | |
| 16. Fallsgrove | 36. Grosvenor Heights | |
| 17. The Lofts at Braddock Metro | 37. Montgomery Row at Rock Spring | |
| 18. Strathmore Park | 38. The Brownstones at Chevy Chase Lake | |
| 19. Bryan Square | 39. Robinson Landing | |
| 20. The Brownstones at Wheaton Metro | | |



THE MENKITI GROUP

ABOUT US

Founded in 2004, The Menkiti Group is a 100% minority-owned Certified Business Enterprise headquartered in Washington, DC, with additional offices in Worcester, Massachusetts.

An integrated real estate services company, The Menkiti Group focuses on a double bottom line, measuring success in terms of positive social impact and financial returns. The company was founded with the mission to transform lives, careers, and communities through real estate, and is committed to driving neighborhood impact and engaging in communities with a long-term lens. Focuses include urban investment, residential and commercial development, residential sales, and commercial brokerage.

The company's approach to urban neighborhood transformation and investment is centered upon partnerships with capital investors, local developers, community stakeholders, and small business owners to create thriving urban spaces that drive sustainable neighborhood impact and produce economic growth. Projects range from residential renovations and the development and tenanting of main street commercial properties to large-scale, mixed-use, transit-oriented development projects.

To date, The Menkiti Group has invested over \$360MM in emerging urban neighborhoods, worked on the development of over 3.8MM SF of real estate, and assisted over 2,000 families in purchasing their first homes. Their CPMG Foundation has supported over 41,000 families since its inception in 2014 and invests in organizations making an impact in education, housing, youth and entrepreneurship.

VISION

We envision an America where all communities are thriving, diverse, and economically vibrant habitats.

MISSION

To transform lives, careers and communities through real estate.

PORTFOLIO

The Menkiti Group currently has over 4.9MM SF in its development pipeline including catalytic projects such as MLK Gateway in Anacostia, Bond Bread with Howard University, The Yards Parcels G1 and G2 in partnership with Brookfield, and St. Elizabeths Parcels 7, 8, and 9.

**19
YRS**

IN
BUSINESS

**\$360
MM**

INVESTED IN
NEIGHBORHOODS

**3.8MM
SF**

DEVELOPMENT
WORKED ON

**4.9MM
SF**

DEVELOPMENT
IN THE PIPELINE



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FALL 2025 UPDATE

EXISTING BUILDINGS TO REMAIN POST REDEVELOPMENT



ON CAMPUS:

- 1: Providence Med Bldg
32K SF, 3 floors
- 2: DePaul Med Bldg
69.5K SF, 4 floors
- 3: Parking Garage
405 spaces, 5 floors
- 4: Police & Fire Clinic
15K SF, 3 floors
- 5: Carroll Manor Nursing
169K SF, 6 floors

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OFFICE OF ATTORNEY GENERAL AND SHPDA UPDATE

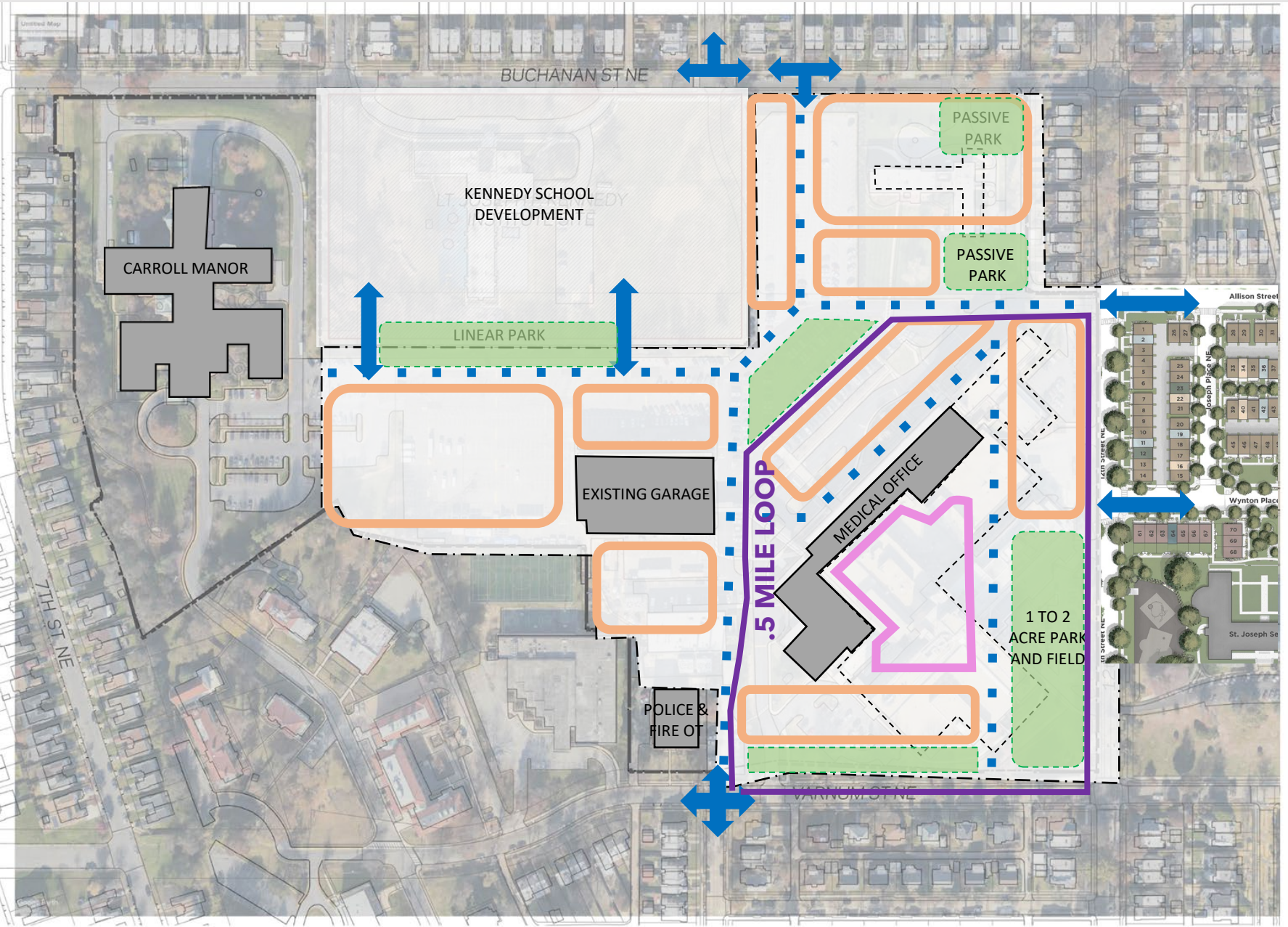
- OAG conditions of approval of sale of Providence Hospital
 - \$5M contribution to support healthcare service in the district
 - A trust board will be created by the OAG to make decisions regarding the disbursement of funds
 - Urgent care center included in proposed PUD for the redevelopment
 - Transfer of functional medical equipment to the District or DC designated charitable healthcare providers
- General requirements
 - Existing medical office buildings, nursing home and police & fire physical clinic to remain on campus
 - Minimum 20% affordable housing
- SHPDA update
 - SHPDA issued their approval for the land transfer on May 21, 2025

PROJECT UPDATE

2023 SITE PLAN DESIGN

- Existing Buildings – To Remain
- Street Grid/ New Roads
- Park/Open Space Options
- Max 4 story zone
- Max 6 story zone

NOTE:
Existing hospital
is 9 stories tall.



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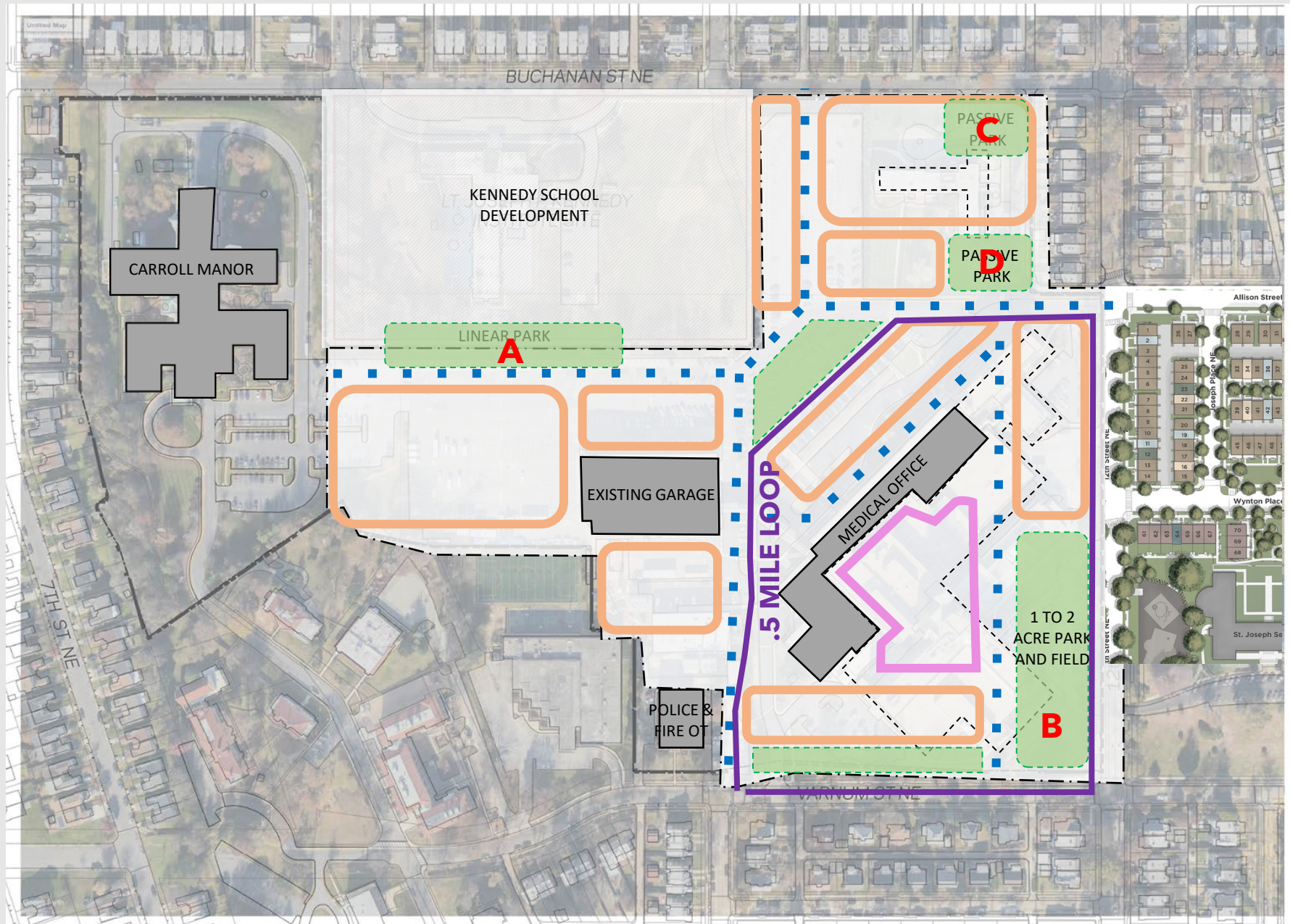
2023 PARK DESIGN

A Linear park shared between Kennedy site and Providence

B Sports oriented park and walking loop

C Pocket park used as a buffer up against exiting homes

D Pocket park used as a buffer up against exiting homes



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LINEAR PARK CONCEPT PLAN

- 1 Entry sign
- 2 On-street parking (per site plan)
- 3 Shade canopy with movable seating below and aggregate hardscape
- 4 Wayfinding signage
- 5 Small dogs park
- 6 Large dogs park
- 7 Dual dog run entry
- 8 Dog park shade structure
- 9 Public art (or entry sign column)
- 10 Bench
- 11 Perimeter fence
- 12 Multi-use lawn with Adirondack chairs
- 13 Mounded landscape
- 14 Lawn play mounds
- 15 Older kids' naturalized playground (ages 5-12)
- 16 Smaller kids' play area (ages 2-5)
- 17 Seat wall
- 18 Bioretention area with boardwalk



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VARNUM & 12TH CONCEPT PLAN

- 1 Entry sign (optional – sign here or signage on retaining wall)
- 2 Shade canopy plaza with movable seating below and enhanced paving
- 3 Decomposed granite space with gliders and fun, sculptural seating
- 4 Multi-use lawn (accommodates K-8 soccer play -130' x 190')
- 5 Spectator field seating area
- 6 Plaza gathering space with decomposed granite seating area
- 7 Movable planters
- 8 Retail seating area with vine-covered trellis
- 9 Mews with seating
- 10 Secondary green space
- 11 Small gathering space with seating
- 12 Retaining wall (could include signage)
- 13 Crosswalk
- 14 Private alley
- 15 Gently-mounded multi-use lawn
- 16 Multi-use/event lawn
- 17 Pollinator garden
- 18 Tricycle loop
- 19 Pedestrian multiuse path

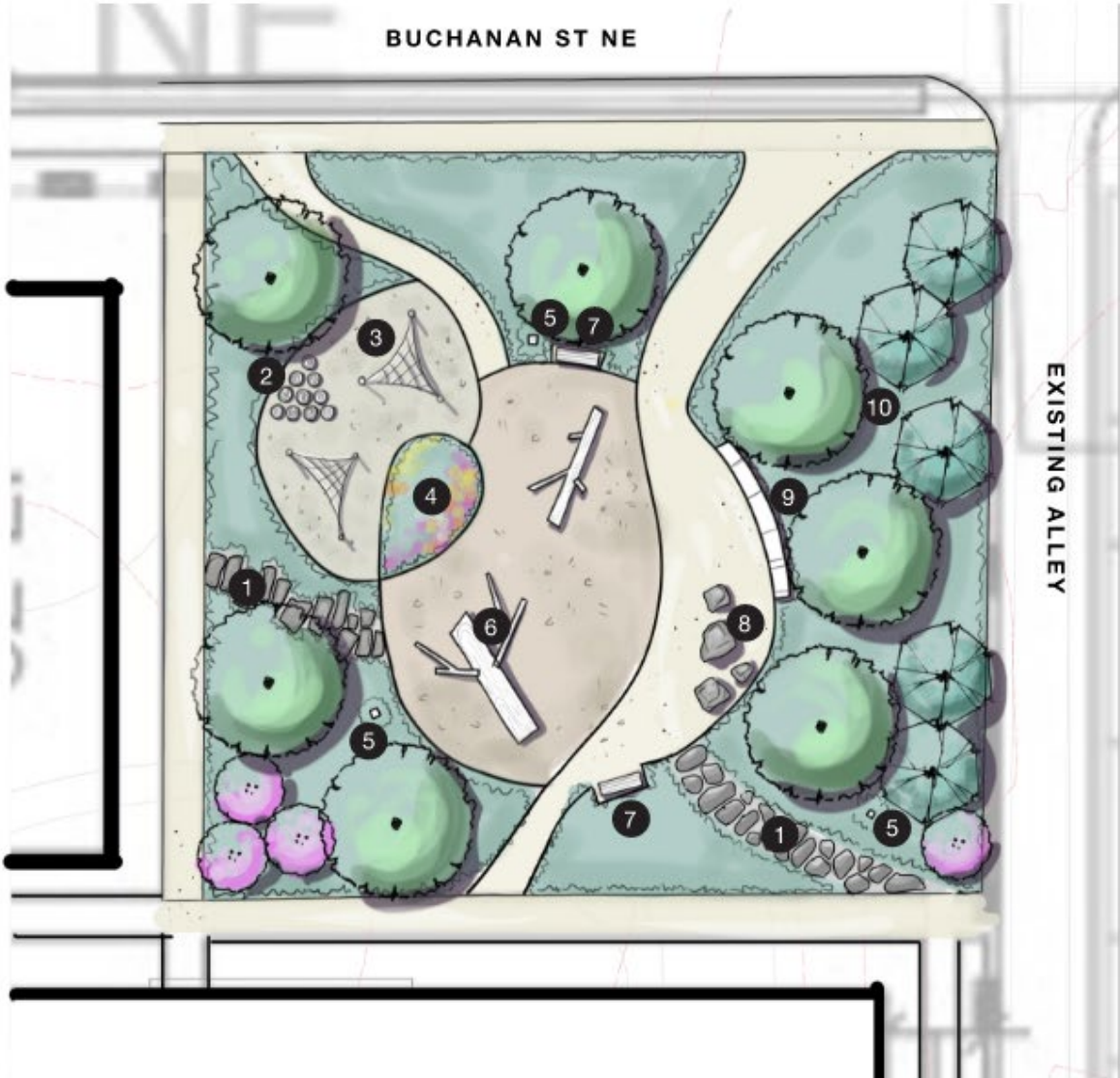


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BUCHANAN POCKET PARK CONCEPT PLAN

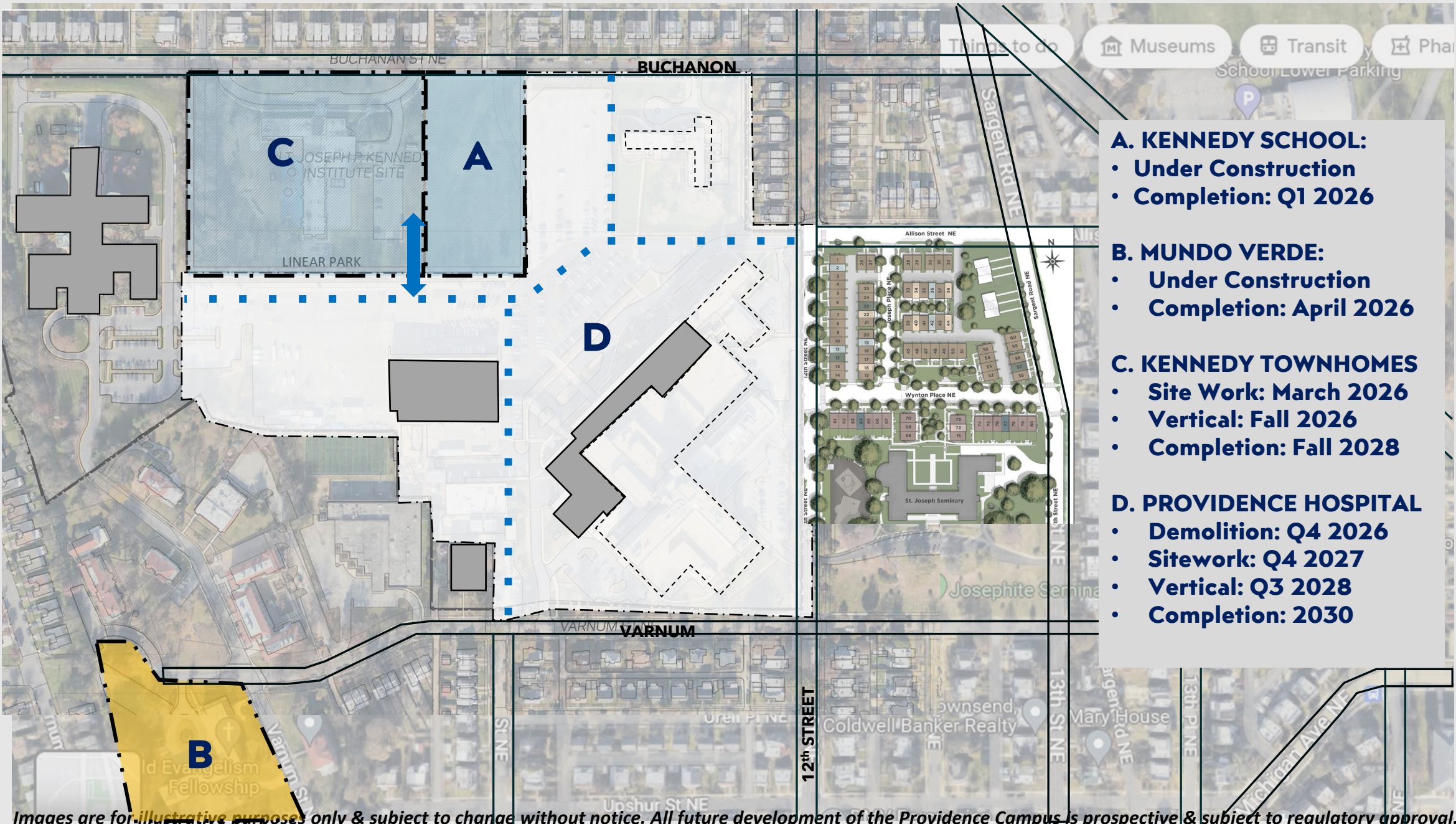
This park design nestles nature play into landscape to create a unique play space different from the community's neighboring playgrounds.

- 1 Garden Stones
- 2 Stepping Logs
- 3 Rope Hammocks
- 4 Pollinator Garden
- 5 Bird House - Bat House
- 6 Climbing Logs
- 7 Bench
- 8 Boulders
- 9 Slab Bench
- 10 Tree Grove



CONTEXT & NEXT STEPS

ESTIMATED CONSTRUCTION SCHEDULES



NEXT STEPS

- Trust Agreement draft is being reviewed by OAG. Appointment of trustees by OAG will occur after approval of Trust Agreement: Estimated to occur in **Q1 2026**
- Series of meetings to update the community: **2025/2026**
- Submit Planned Unit Development (PUD) to DC ZC reflective of changes to proposed plan: **Q1 2026**
- DC Office of Planning Staff and Zoning Commission reviews PUD submission; Staff provides feedback which may alter plan or proffers: **Spring 2026**
- PUD hearing at the Zoning Commission (Targeting **Summer 2026**) plus 6 to 9 months for zoning order (**Spring 2027**)
- Submit Site Plan and Permit Drawings for review (6 months following zoning order)
- Receive Site Plan Approval and Building Permits (1 year following submission): **Fall 2028**
- Begin demolition and site work: Hoping to begin in **End 2026**
- Begin 24-36 month construction period to redevelop the site: Hopefully **Fall 2028**

THANK YOU

Visit www.ProvidenceReimagined.com for more info.

Reach the team at Info@ProvidenceReimagined.com

