

POLLIN MEMORIAL COMMUNITY DEVELOPMENT TEAM

LIST OF WITNESSES

CO-APPLICANT

John Stranix, Pollin Memorial Community Development

Lisa Hodges, District of Columbia Housing Authority

ARCHITECT/MASTERPLANNER

Murphy Antoine, Torti Gallas and Partners, Inc

CIVIL ENGINEER

Ben Allen, Greenhorne & O'Mara, Inc

LAND USE PLANNER

Steven E Sher, Director of Zoning and Land Use Services, Holland & Knight LLP

ZONING COMMISSION
District of Columbia

CASE NO 06-30

EXHIBIT NO 43



PMCD/ NATIONAL PARK SERVICE
TORTI GALLAS AND PARTNERS
GREENHORNE & O MARA

POLLIN MEMORIAL COMMUNITY

ZONING COMMISSION
District of Columbia
CASE NO.06-30
EXHIBIT NO.43

PRIMARY STAKEHOLDERS

Pollin Memorial Community Development:

- Acting as Developer for the Pollin Memorial Community Project

National Park Service:

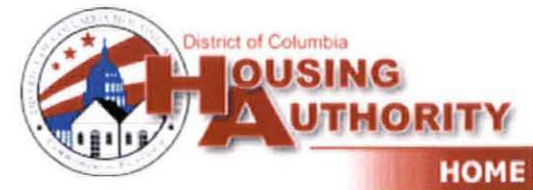
- Has administrative jurisdiction over a portion of Parcel 170/27 and Parcel 170/28

District of Columbia:

- Parcel 170/27 and Parcel 170/28 are owned in fee by the District

DC Housing Authority:

- Current Landowner of Lot 804, Square 5040, containing the existing 42-unit Parkside Additions housing complex



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POLLIN MEMORIAL COMMUNITY

LINDA JOY & KENNETH JAY
POLLIN MEMORIAL COMMUNITY
WASHINGTON, DC



CO-APPLICANT: Pollin Memorial Community Development, LLC

CO-APPLICANT: The National Park Service

CO-OWNER: District of Columbia Housing Authority

CO-OWNER: District of Columbia Office of Economic Development

DEVELOPMENT CONSULTANT: Enterprise Homes, Inc.

LAND USE COUNSEL: Holland & Knight, LLP

MASTERPLANNER & ARCHITECT: Torti Gallas and Partners, Inc.

CIVIL ENGINEER: Greenhorne & O'Mara, Inc.

TRAFFIC CONSULTANT: Wells & Associates, LLC

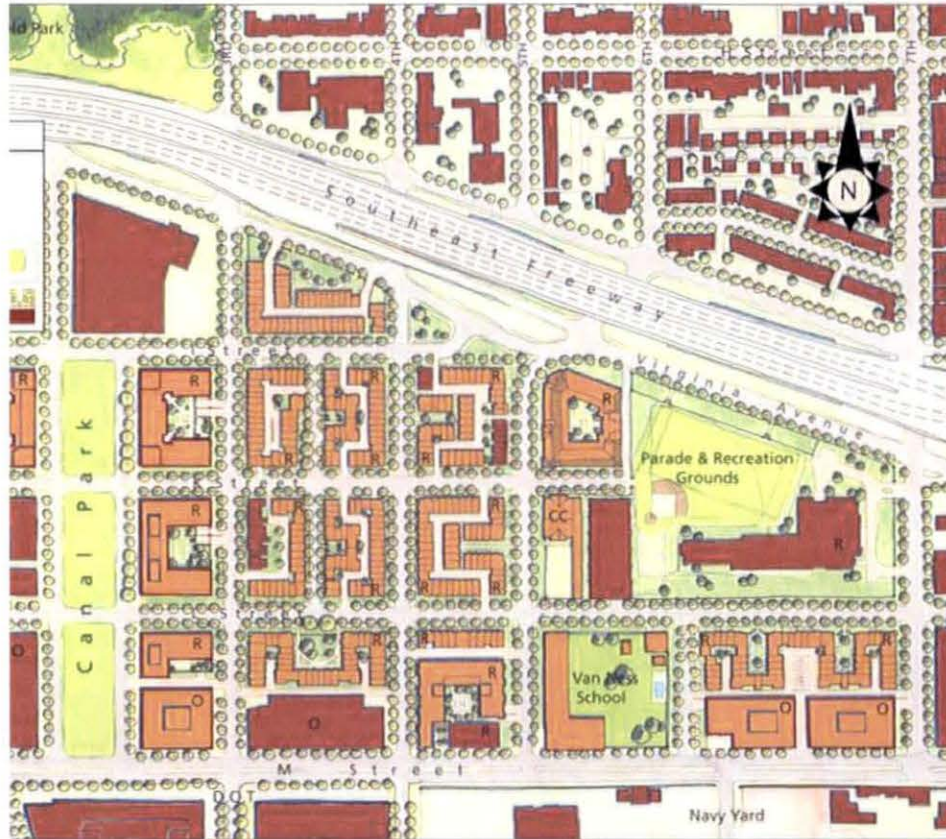
BUILDER: Clark Builders Group

Zoning Commission Hearing

July 23, 2007

REPRESENTATIVE PROJECTS

TORTI GALLAS AND PARTNERS



Arthur Capper Masterplan and Senior Buildings
Navy Yard
Washington, D.C.



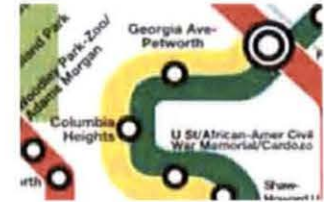
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REPRESENTATIVE PROJECTS



The Ellington
U Street NW
Washington, D.C.



Kenyon Square
Columbia Heights
Washington, D.C.



Park Place
Petworth
Washington, D.C.



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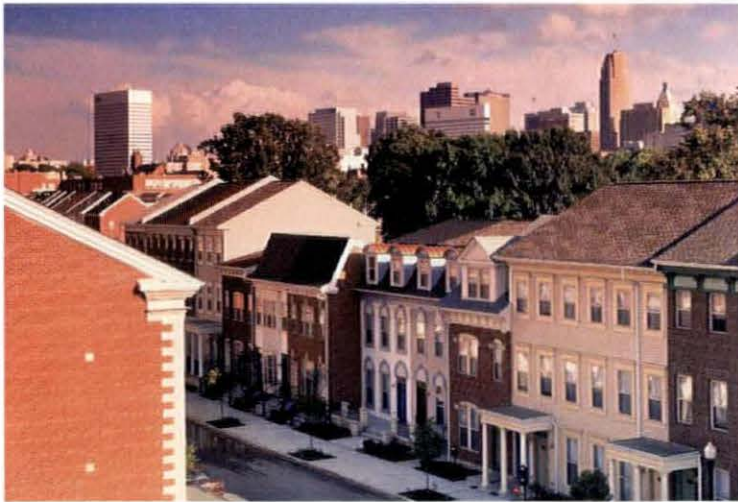
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REPRESENTATIVE PROJECTS

Neighborhood Revitalization Projects



Salishan
Tacoma, WA



City West
Cincinnati, OH



Martin Luther King
Neighborhood Revitalization,
Philadelphia, PA



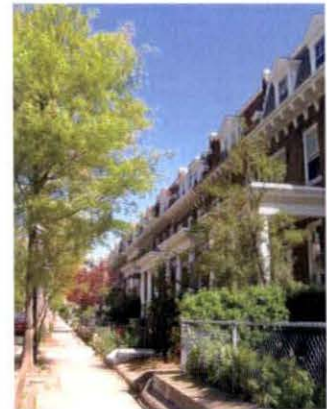
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POLLIN MEMORIAL COMMUNITY

POLLIN MEMORIAL COMMUNITY VISION

Project Goals:

- Provide homeownership and affordable housing in Northeast D.C. and create a diverse, mixed-income neighborhood
- Replace and revitalize obsolete public housing development
- Provide connectivity and enhanced public safety
- Create an environmentally responsible development
- Further the Office of Planning's Comprehensive Plan and its Guiding Principles and integrate the new community into its existing--and proposed--context



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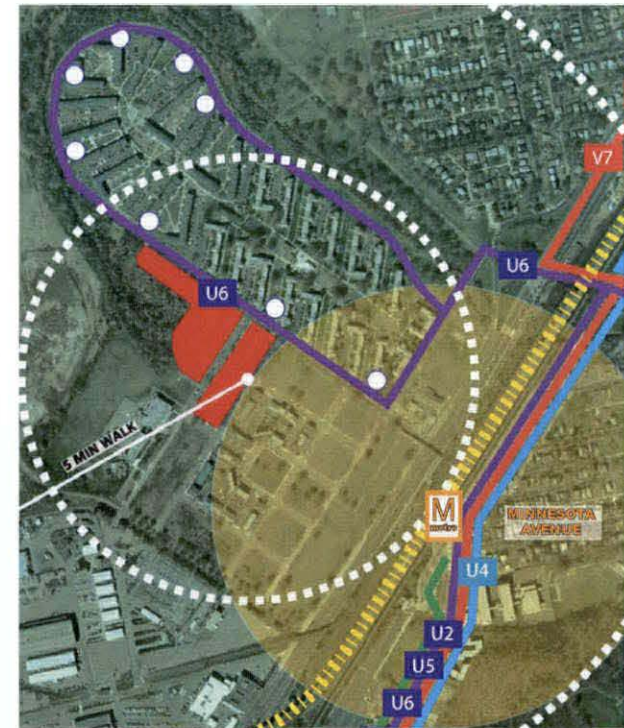
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PROJECT CONTEXT



I-295

METRO ORANGE LINE



PROPOSED ANACOSTIA RIVER TRAIL

METRO BLUE LINE

U2/U5/U6/U8, U4, & V7/V8 WMATA BUS LINES



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POLLIN MEMORIAL COMMUNITY

PROJECT CONTEXT

EXISTING CONDITIONS



1. Thomas Elementary School



2. Existing Public Housing



3. Mayfair Mansions



4. Along Hayes Street



5. Parkside townhouses



6. César Chavez Charter High School



Key Plan

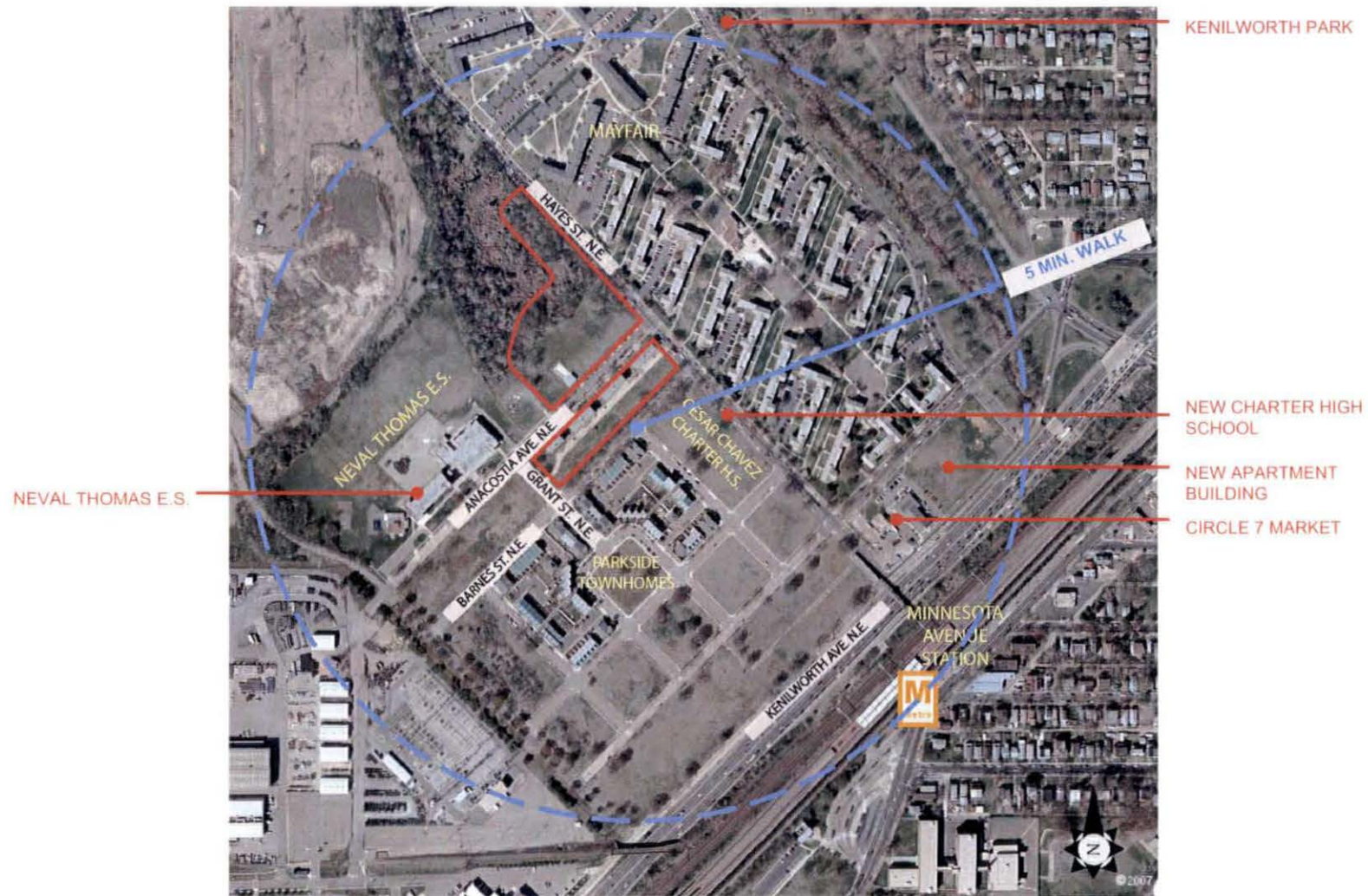


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PROJECT CONTEXT

EXISTING CONDITIONS



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PROPOSED DEVELOPMENT

AN EVOLVING CONTEXT



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PROPOSED SITE PLAN



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PROPOSED SITE PLAN

TENURE PLAN



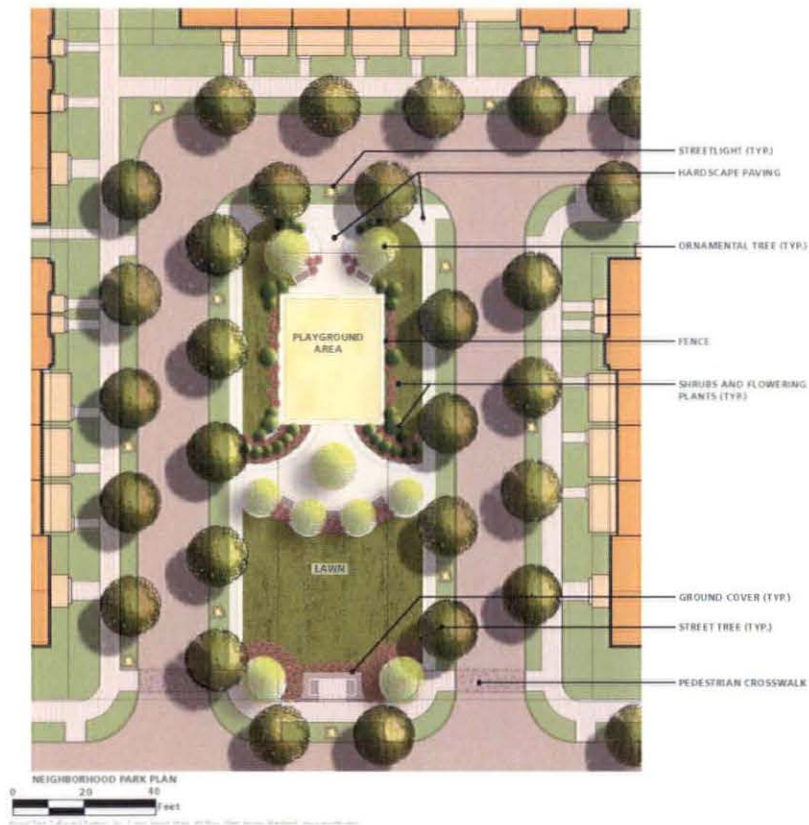
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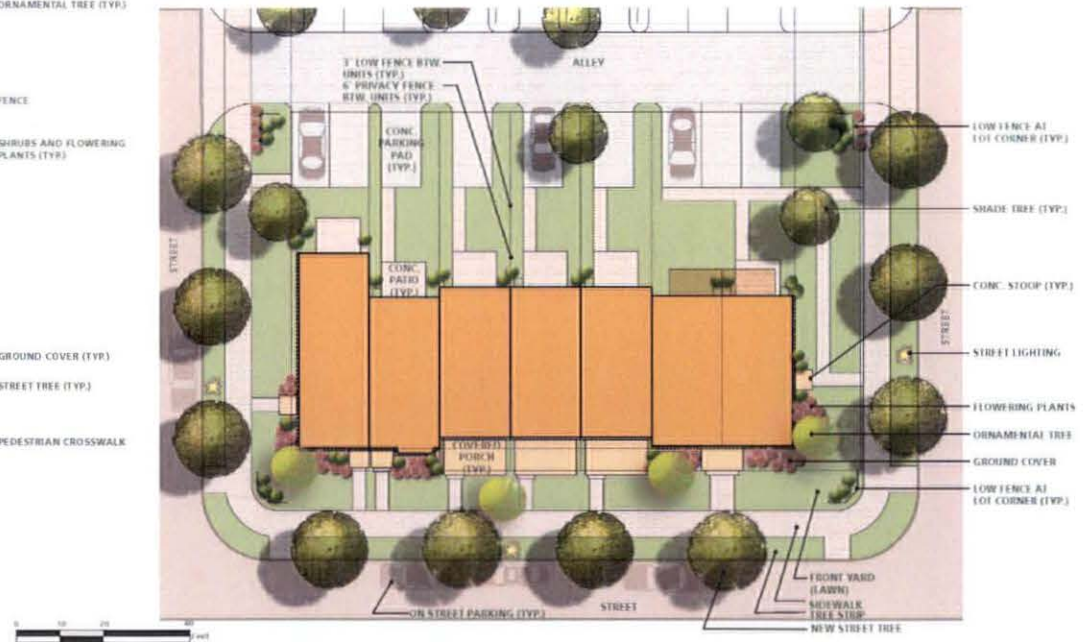
PROJECT CONTEXT

LANDSCAPE DETAILS

DETAIL LANDSCAPE PLAN FOR NEIGHBORHOOD PARK



DETAIL LANDSCAPE PLAN FOR BUILDING LOTS

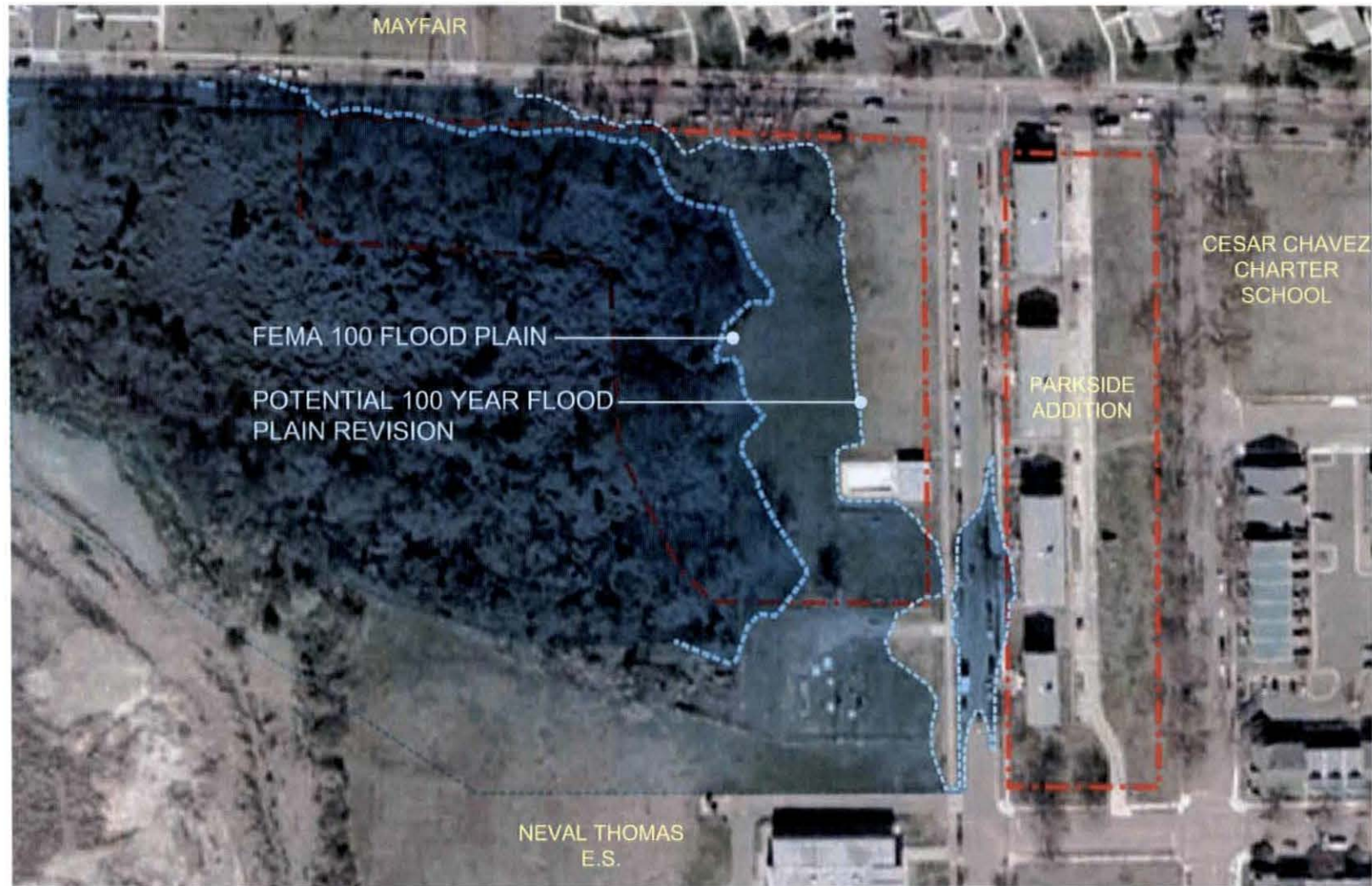


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PROPOSED DEVELOPMENT

100 YEAR FLOOD PLAIN



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PROPOSED DEVELOPMENT

100 YEAR FLOOD PLAIN

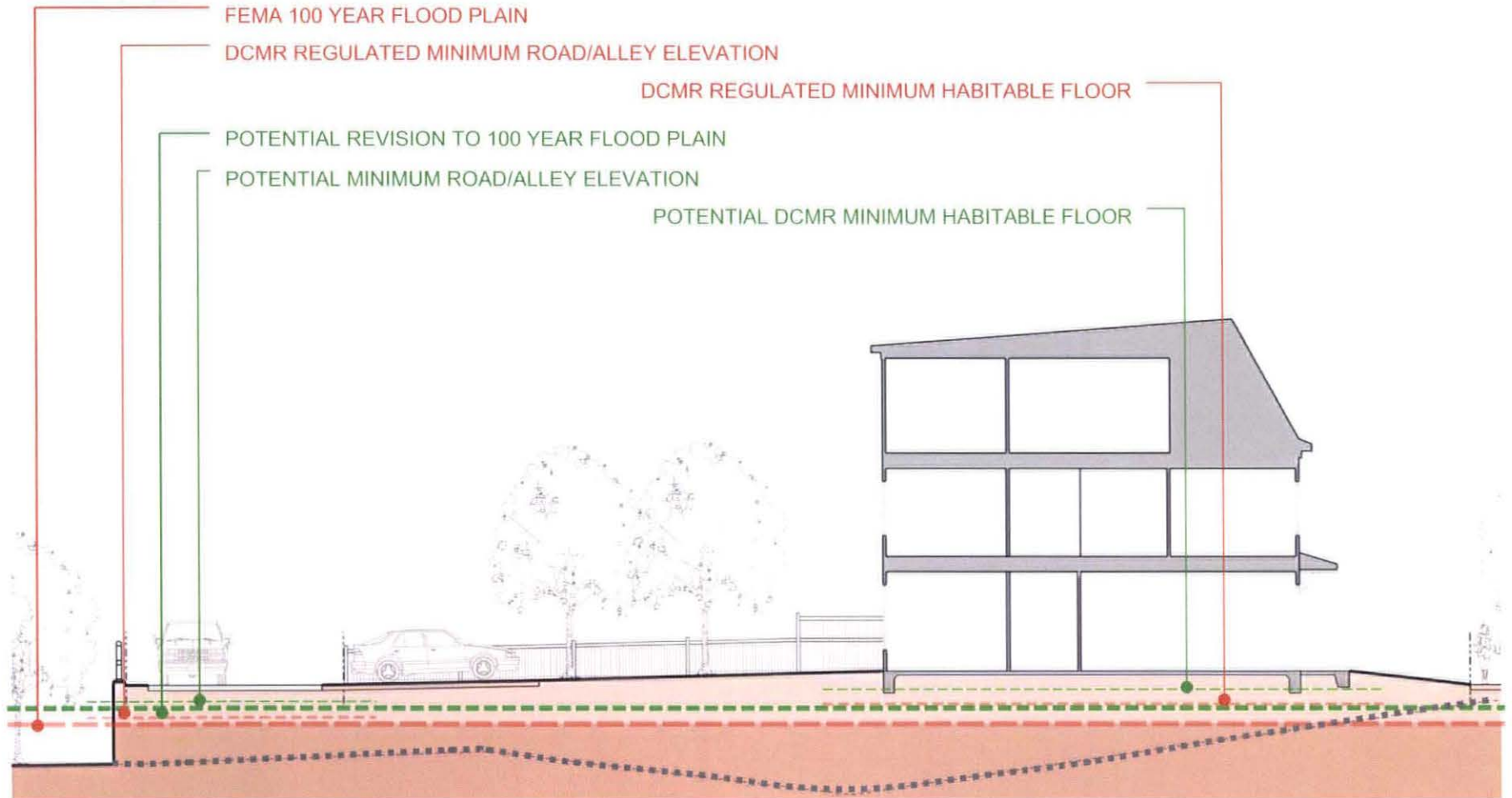


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EXCEEDING FLOODPLAIN REGULATIONS

SAMPLE LOT SECTION



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GREEN PLANNING & ARCHITECTURE

LOW IMPACT DESIGN AND STORMWATER MANAGEMENT



100' WETLAND BUFFER &
COMPACT DEVELOPMENT
FOOTPRINT

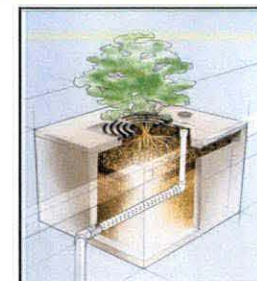
RAIN BARRELS



PRE-TREATMENT
CATCH BASINS

AMENDED SOIL FOR
INFILTRATION

FILTERRA BOXES



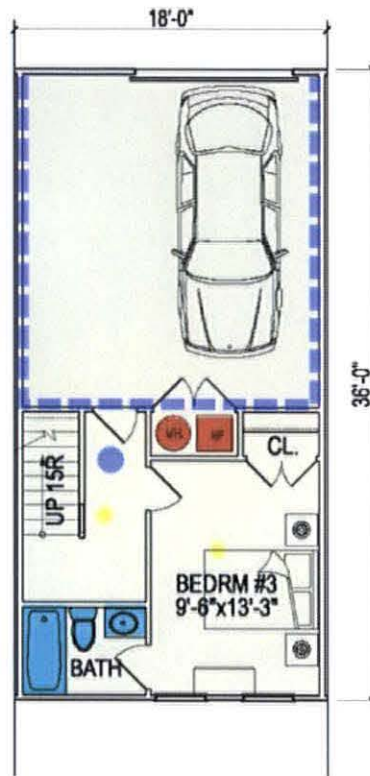
BAYSAVER SEPARATOR
UNITS



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GREEN PLANNING & ARCHITECTURE



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



LOW-FLOW WATER
EFFICIENT FIXTURES

ENERGY STAR LIGHT
FIXTURES

EFFICIENT ENERGY STAR
APPLIANCES



MEET OR EXCEED 86
HERS ENERGY
EFFICIENCY RATING

GARAGE FUME ISOLATION
AND CARBON MONOXIDE
MONITORING

NON-TOXIC, LOW VOC
INTERIOR FINISHES



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PROPOSED ARCHITECTURE

Precedent



Proposed Design



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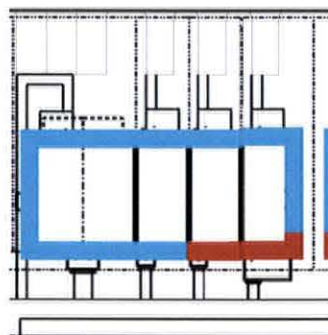
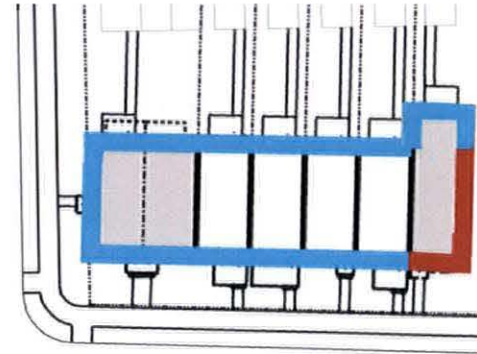
EXTERIOR MATERIALS



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BUILDING ELEVATIONS



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EXTERIOR MATERIALS



PORCH CHARACTER



PORCH CHARACTER



REAR DECK CHARACTER



STOOP CHARACTER



STOOP CHARACTER



PRIVACY FENCE CHARACTER



STREET FURNISHING CHARACTER



FENCING CHARACTER



FENCING CHARACTER



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PUBLIC BENEFITS - SUMMARY

- Major Public-Private Contribution to housing revitalization in Mayfair-Parkside
- Dedication of public parks, streets and alleys, including new street trees and streetlights
- Affordability and Homeownership Opportunities
 - 100% affordable units, including 42 replacement HA units and 83 new affordable ownership opportunities across a range of incomes
 - Range of family types (one to three bedroom units)
- Superior site plan and design
 - Environmentally sound development 100' wetland setback, tree save, Enhanced stormwater quality BMP's
 - Compact site design and unit footprints
 - Integrated handicapped-accessible units and maximized visitability
 - First Source and LSDBE Agreements
- Furthers goals of the Comprehensive Plan
 - Managing change positively
 - Enhancing diversity of housing/tenure types
 - Compatible Development
 - Connectivity
 - Transit Oriented Development
 - Preserving Affordability
 - Environmental Sustainability