

HIGHLANDS ADDITION

WASHINGTON, DC



Crawford Edgewood Managers, Inc.

New Market Investors, LLC

DC Housing Authority

Torti Gallas and Partners, Inc.

Loiederman Soltesz Associates

Zoning Commission Hearing

April 26, 2007

ZONING COMMISSION
District of Columbia

CASE NO.

06-45

EXHIBIT NO.

37

ZONING COMMISSION
District of Columbia
CASE NO.06-45
EXHIBIT NO.37

HIGHLANDS ADDITION DEVELOPMENT TEAM

Applicant: CEMI-NMI Highlands, LLC

- New Market Investors, LLC (NMI) – Tsebelu Edae
- Crawford Edgewood Managers, Inc. (CEMI) – H.R. Crawford
- DC Housing Authority – Knox Hayes

Architect/ Master Planner: Torti Gallas and Partners, Inc.

- Thomas Palmer, Erin Christensen

Civil Engineer and Landscape Architect: Loiederman Soltesz Associates, Inc.

- Jagdish Mandavia, Steve Tawes

Attorney: Arnold and Porter, LLC

- Cynthia Giordano, Nathan Gross

Traffic Consultant: Wells and Associates



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CRAWFORD EDGEWOOD MANAGERS, INC. NEW MARKET INVESTORS, LLC. DC HOUSING AUTHORITY

CEMI Background:

- D.C. LSDBE qualified firm
- Specialize in urban property development and management
- Experience with local affordable housing driven community revitalization projects
- Completed more than 2000 housing units in company's history

NMI Background:

- Washington metro-area based firm specializing in affordable housing and community development
- Portfolio of 995 units, financed under a variety of affordable housing finance programs

DC Housing Authority:

- Current Landowner of development site
- All rental units in proposed development rented to low income families (60% AMI or less)



REPRESENTATIVE PROJECTS



Walter E. Washington Estates,
Washington, D.C.

CEMI, Torti Gallas

Successful PUD



Walter E. Washington

Community Center,

Washington, D.C.

CEMI, NMI, Torti Gallas



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REPRESENTATIVE PROJECTS



The Carver Senior Apartments,
Washington, D.C.

CEMI, NMI

Successful PUD

Other Projects Include:

Barnaby Manor Apartments,
Washington, D.C.

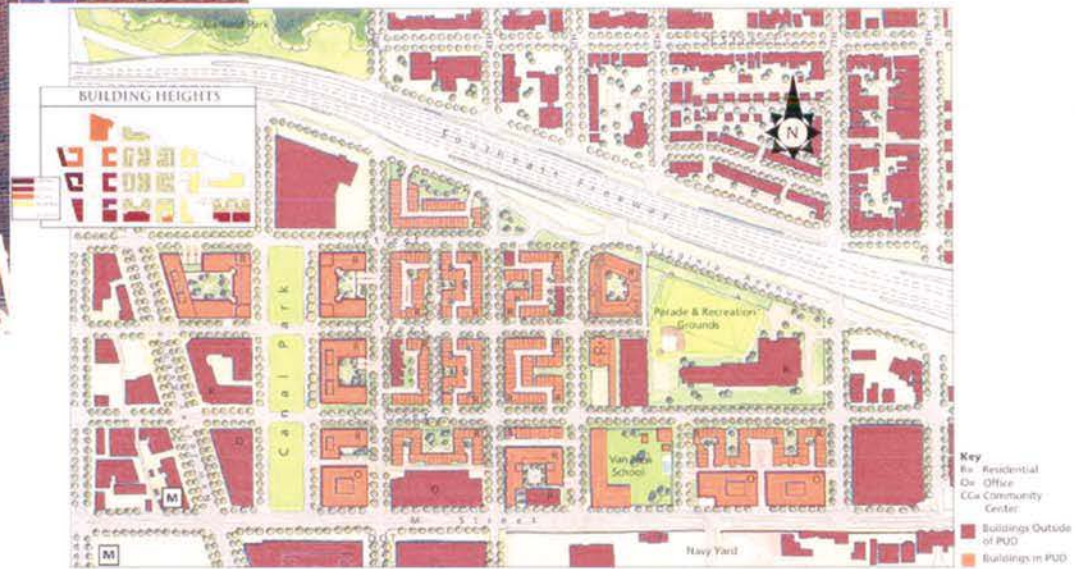
Parkside Terrace Apartments,
Washington, D.C.



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REPRESENTATIVE PROJECTS



Arthur Capper, Washington, D.C.

Torti Gallas and Partners

Successful PUD



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REPRESENTATIVE PROJECTS



Salishan, Tacoma, WA



City West, Cincinnati, OH



Martin Luther King Neighborhood
Revitalization, Philadelphia, PA

Torti Gallas and Partners

HOPE VI



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HIGHLANDS ADDITION

HIGHLANDS ADDITION- VISION

Project Goals:

- Stabilize and improve neighborhood
- Provide homeownership and affordable housing in Southeast D.C. and create a diverse, mixed-income neighborhood
- Provide connectivity and enhanced public safety
- Create an environmentally responsible development
- Development consistent with goals for the Office of Planning's East of the River Initiative



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PROJECT STRUCTURE

- DCHA currently owns property
- Public/Private Partnership
- Public funds (DCHA & DHCD) will be leveraged with private investment
- New rental units will supplement DC's affordable housing stock
- New homeownership units for DC's workforce population



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HIGHLANDS ADDITION

COMMUNITY OUTREACH

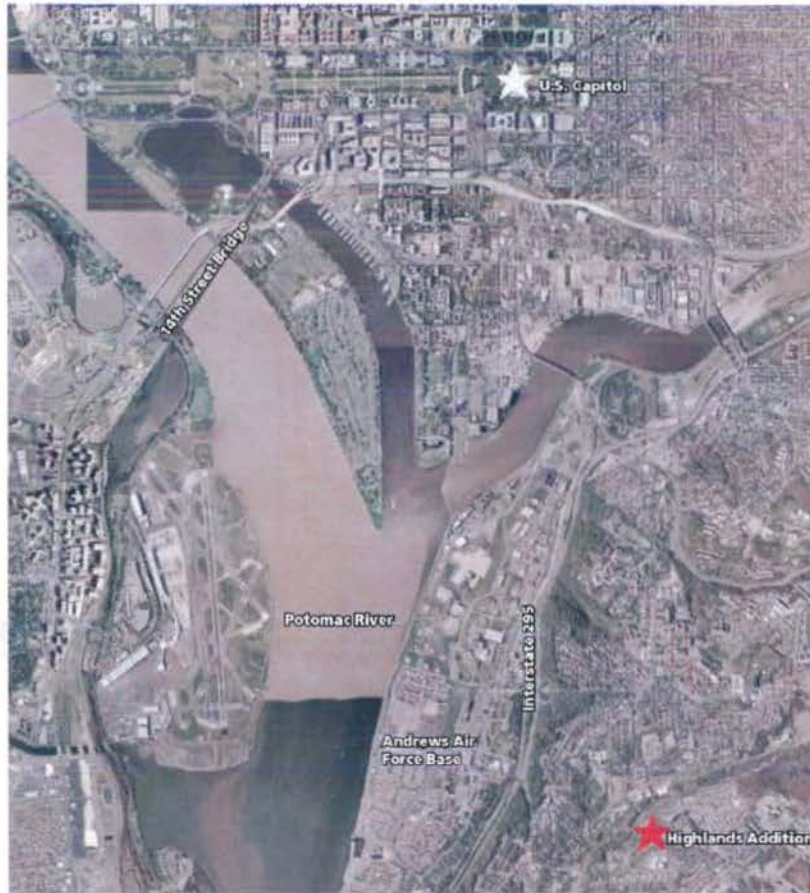
- Charrette series 2004
- Neighborhood meetings
- ANC Meetings



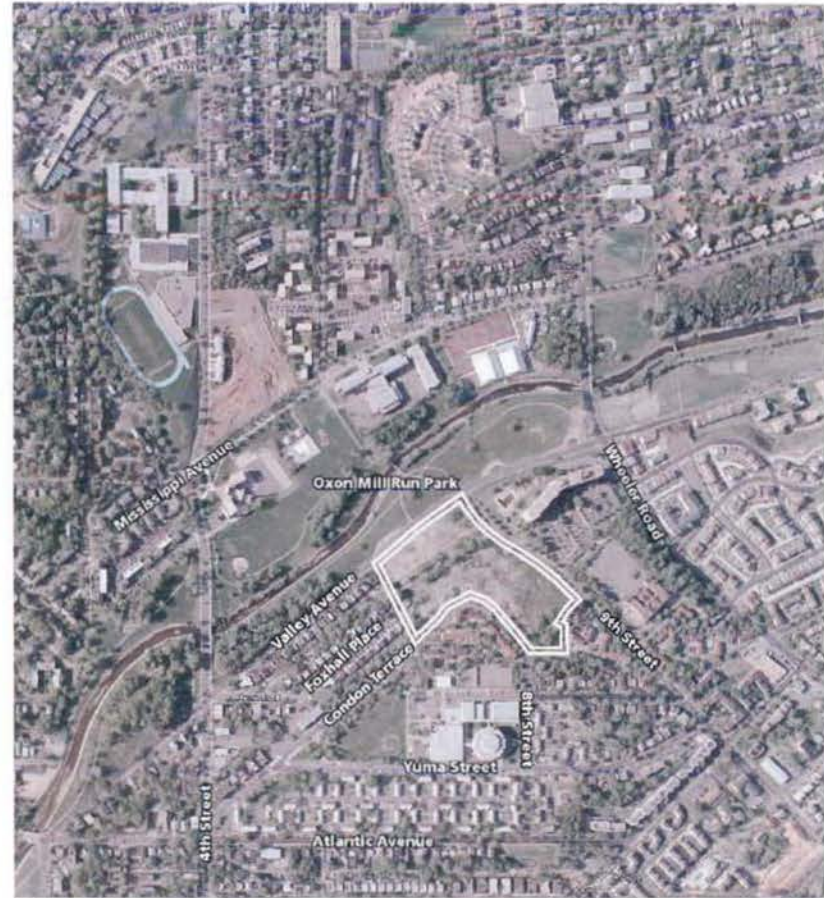
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PROJECT CONTEXT



Context Map



Site Location



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PROJECT CONTEXT: EXISTING CONDITIONS



1. Oxon Mill Run Park



2. Existing Apartment Building on Valley Avenue



3. Existing Duplexes on Foxhall Place



4. View from Condon Terrace and 8th Street



5. View up Wheeler Road



KEY PLAN



6. View Across Oxon Run Park



7. Existing Apartment Building across 9th Street



8. Existing adjacent Housing Authority units across 8th Street (Highlands Addition)



9. View Across Site from 9th Street



10. View Across Site from Foxhall Place



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PROJECT CONTEXT: NEIGHBORHOOD ASSETS



8 Baseball Fields
Mississippi Avenue & Wheeler Road SE



15 The ARC Town Hall Education, Arts, and Rec. Center (under construction) Mississippi Avenue SE



16 Community Clinic / Southeast Veterans Service
820 Chesapeake Street SE



17 Congress Heights Senior Wellness Center
3500 Martin Luther King, Jr. Avenue SE



9 Oxon Run Community Swimming Pool
Mississippi Avenue SE



18 Covenant House
2001 Mississippi Avenue SE



19 Ferebee Hope Community Service Center
3855 8th Street SE



20 Frederick Douglass Community Building
East Capitol Street, NE



10 Barry/Southeast Tennis Center
Mississippi Avenue SE



21 National Children's Center
3400 Martin Luther King, Jr. Avenue SE



22 Walter E. Washington Community Center (under construction) 9th Street & Southern Blvd SE



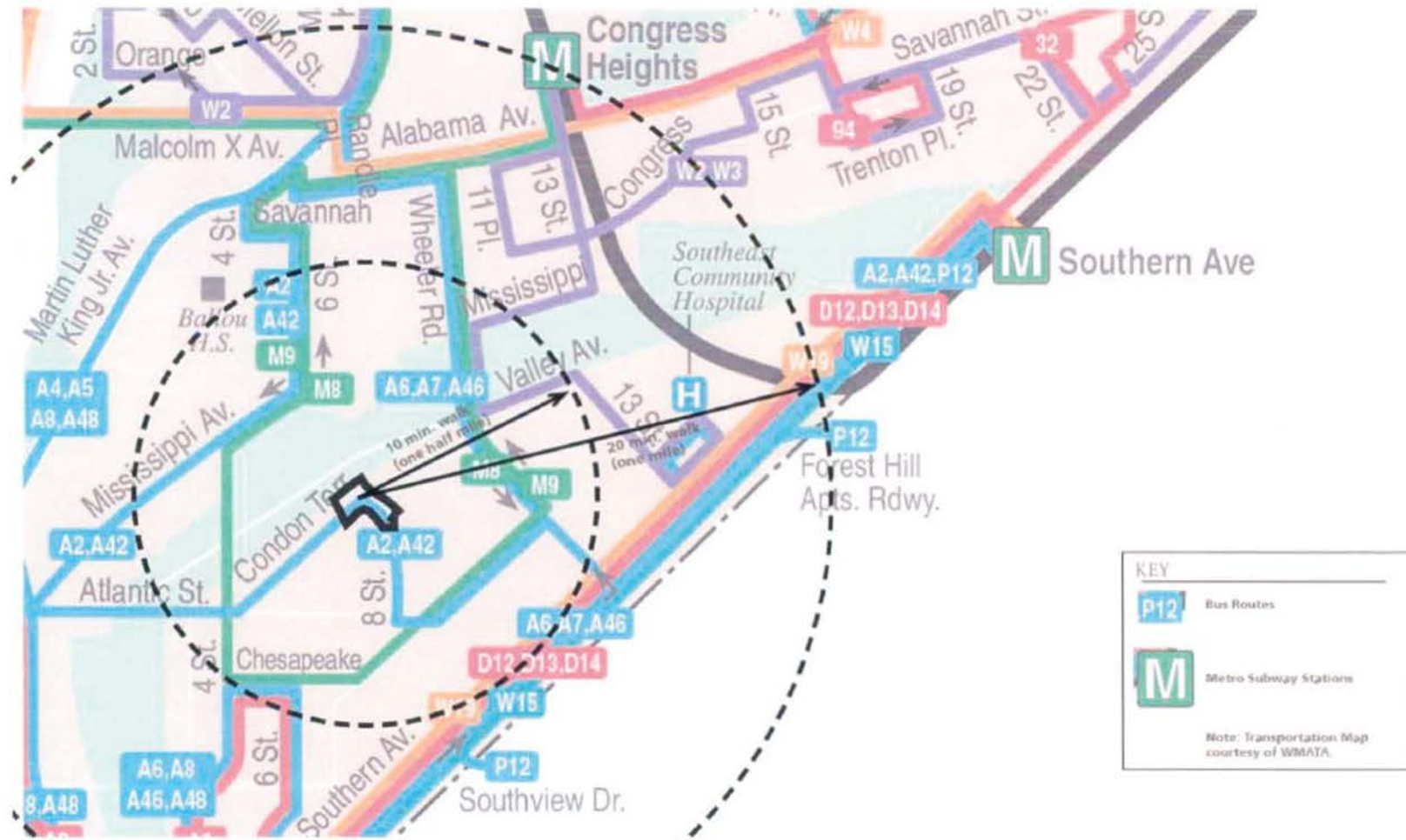
23 Wheeler Creek Community Center
Valley & Varney Roads SE



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PROJECT CONTEXT



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PROPOSED DEVELOPMENT

Existing Site



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PROPOSED DEVELOPMENT

Proposed Site Plan



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CONNECTIVITY

Street Networks



EXISTING STREET NETWORK



PROPOSED STREET NETWORK

KEY	
	Existing Streets
	T3: Foxhall Place Extension
	T2: Condon Terrace Extension
	T1: Proposed Street Rolark Place
	U1-U9: Proposed Alleys
	Existing Alleys

NOTE:
Refer to Sheet S10 for the corresponding street sections for all proposed streets and alleys.



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HIGHLANDS ADDITION

PROPOSED PROGRAM

Unit Type Diagram



KEY

- 2 Bedroom Triplex Stacked Flat
(2 Bedroom Accessible Flat w/
two 2 Bedroom walkup
Rowhouses above)
- 2 Bedroom Rowhouse
- 3 Bedroom Triplex Stacked Flat
(2 Bedroom Accessible Flat w/
two 2 Bedroom walkup
Rowhouses above)
- 3 Bedroom Rowhouse
- 4 Bedroom Rowhouse

Unit Type Program

2	2-Bedroom Accessible Flat
24	2-Bedroom Rowhouse
4	3-Bedroom Accessible Flat
70	3-Bedroom Rowhouse
38	4-Bedroom Rowhouse
138	Total Units

Building Type Program

1	Single Family Detached
24	Single Family Semi-Detached
95	Rowhouses
6	Triplex Stacked Flat



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Ownership/Rental Diagram



Program	
30	Rental Units
108	Homeownership Units
138	Total Units

GREEN PLANNING AND ARCHITECTURE

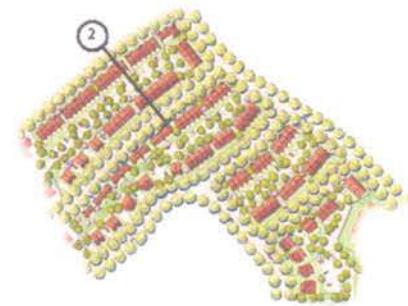
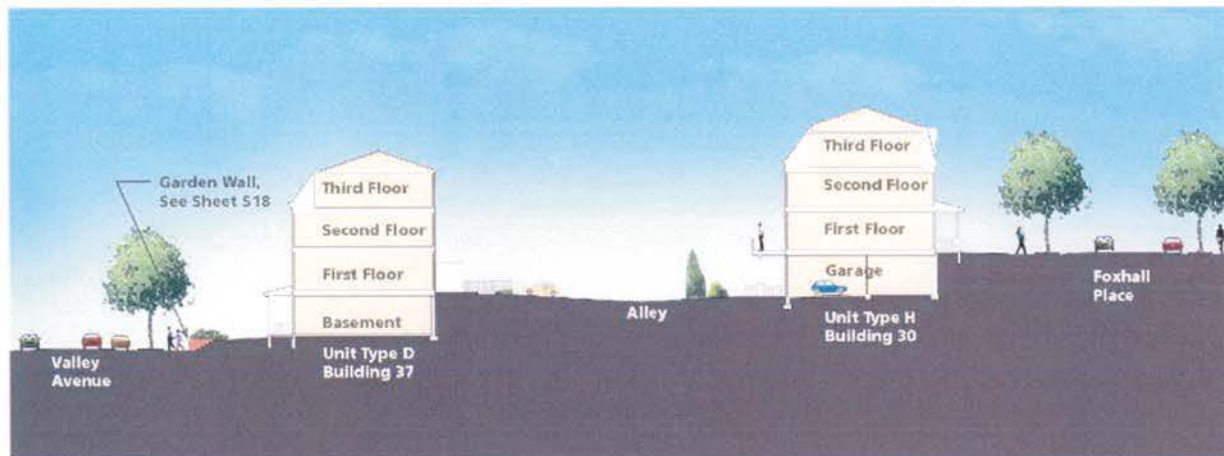
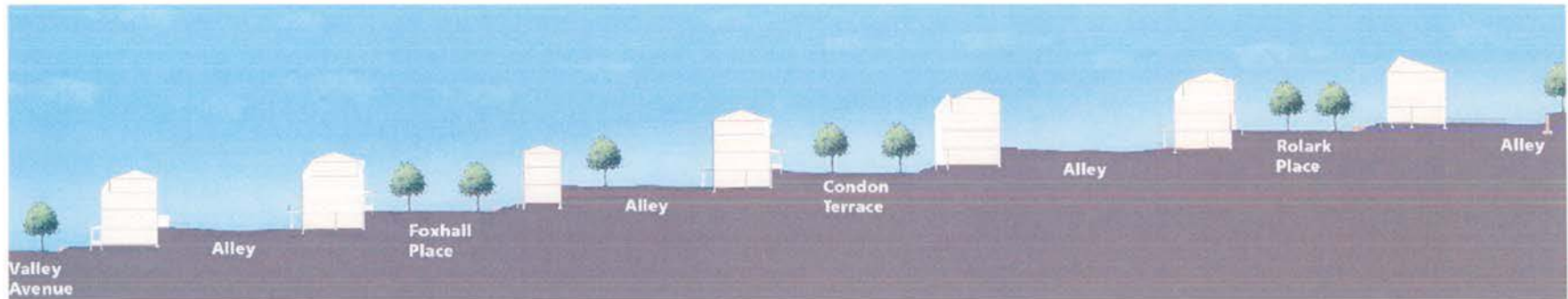
- New connectivity to public transportation
- Ecologically advanced stormwater management techniques including:
 - Dry wells
 - Rain barrels
 - Rain gardens
 - Sand filters and structural filters
- Pedestrian friendly, tree-lined streetscapes
- Native landscaping as appropriate
- Energy Star appliances and low-flow plumbing fixtures
- Low-VOC paints and adhesives



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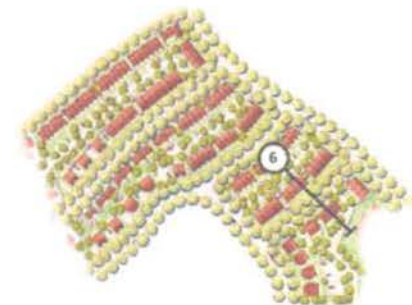
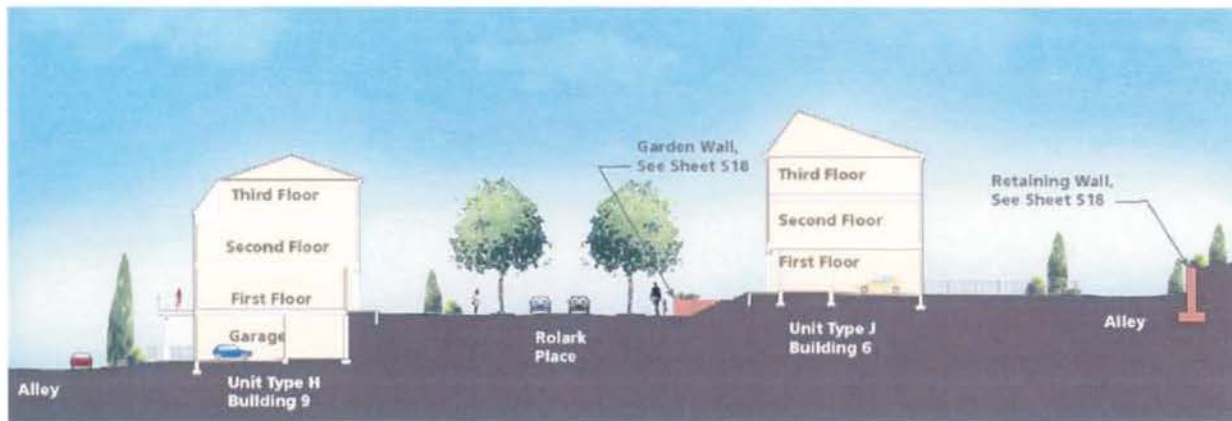
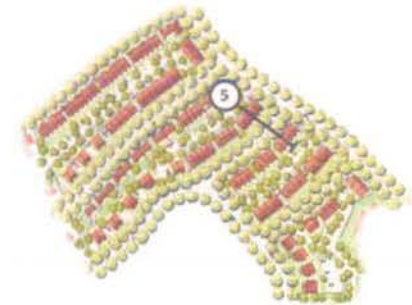
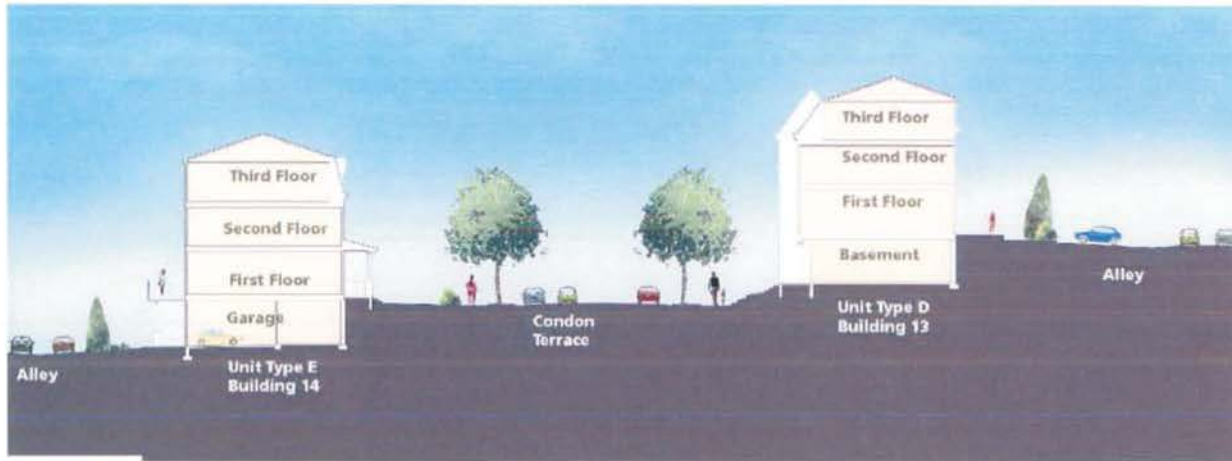
SITE SECTIONS



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HIGHLANDS ADDITION

SITE SECTIONS



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SITE WALL TYPOLOGIES



Garden Walls Character



Existing Wall along Foxhall Place



Brick Screening Walls Character



Retaining Walls Character



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OPTIONAL REAR DECKS



KEY

- Rear Deck allowed - 6' projection
- Rear Deck allowed - 8' projection

Note: Please refer to Lot Comparison Matrix, Sheet S2-S3 for lot occupancies and FAR incorporating allowed rear deck options

TYPICAL MATERIALS

Rear Decks: Pressure treated wood decking and railings

Pressure treated wood columns with masonry base



Rear Deck Character Precedent



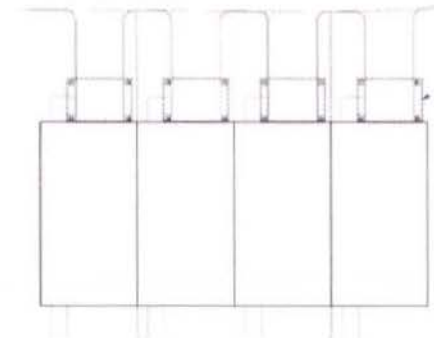
Rear Deck Character Precedent



Sample Side Elevation with Deck

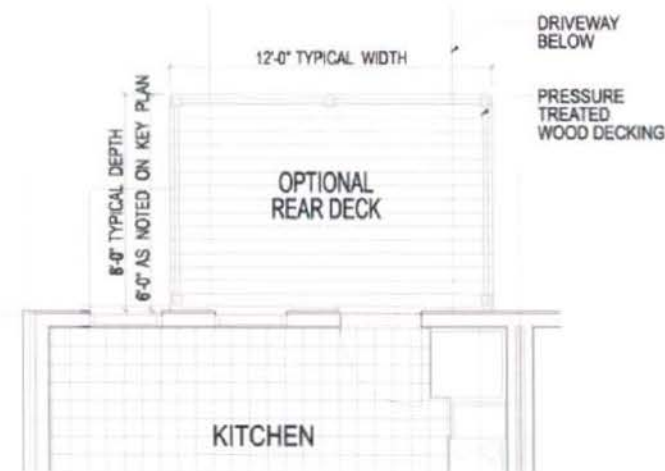


Sample Rear Elevation with Deck



OPTIONAL REAR DECKS PROJECT OVER DRIVEWAYS

2 SAMPLE BUILDING WITH REAR DECKS



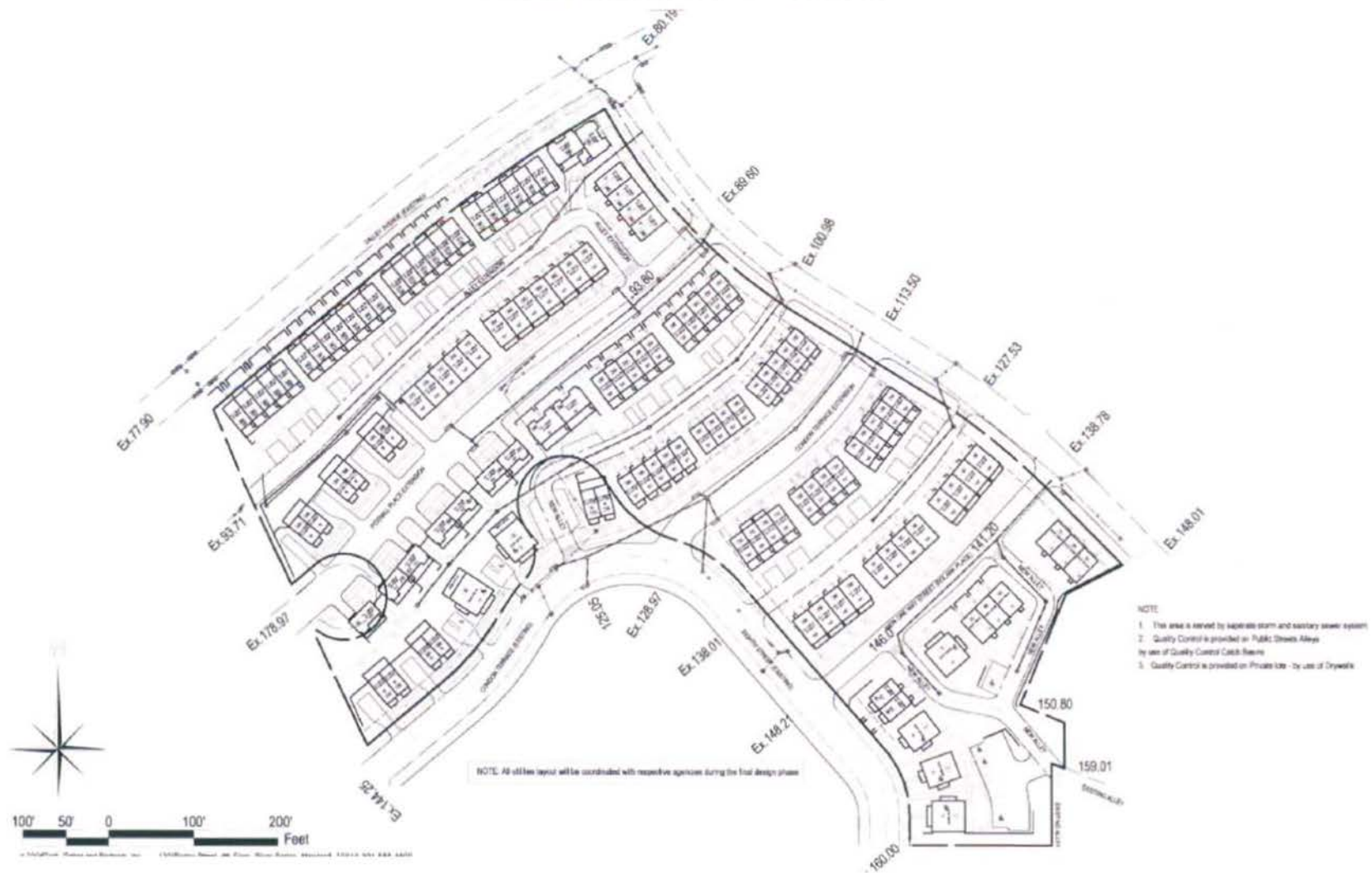
1 TYPICAL PLAN OF REAR DECK OPTION



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PROPOSED GRADING AND STORMWATER MANAGEMENT



PROPOSED LANDSCAPE PLAN

NOTE:

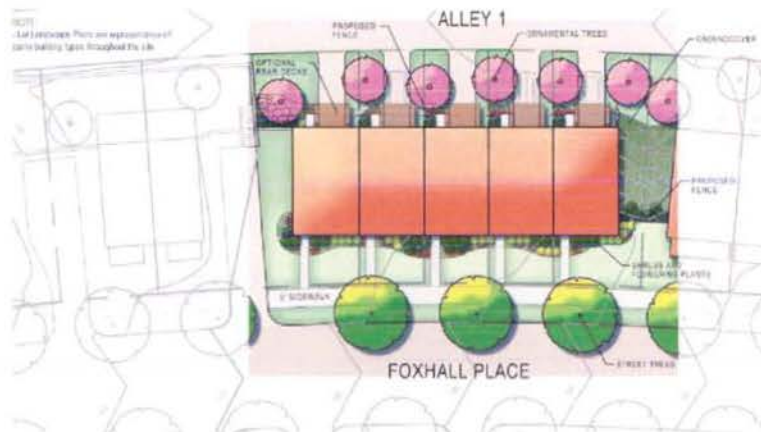
- Species of proposed street trees are per the Urban Forestry Administration's Recommended Street Tree List



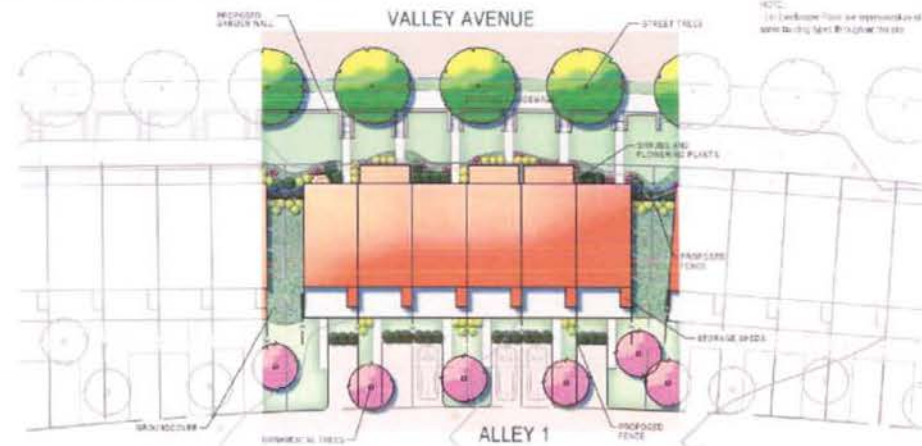
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LOT LANDSCAPE PLANS



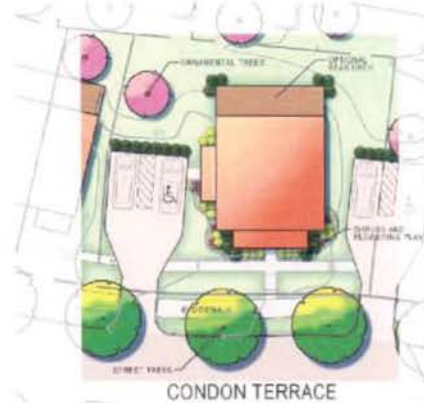
Landscape Plan at Downhill Units



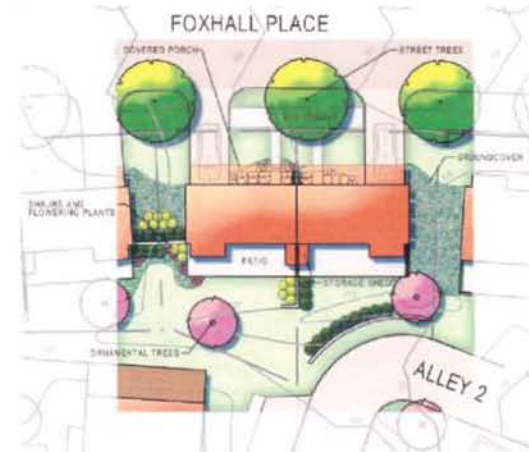
Landscape Plan at Uphill Units



Landscape Plan at Corner Units



Landscape Plan at Accessible Units



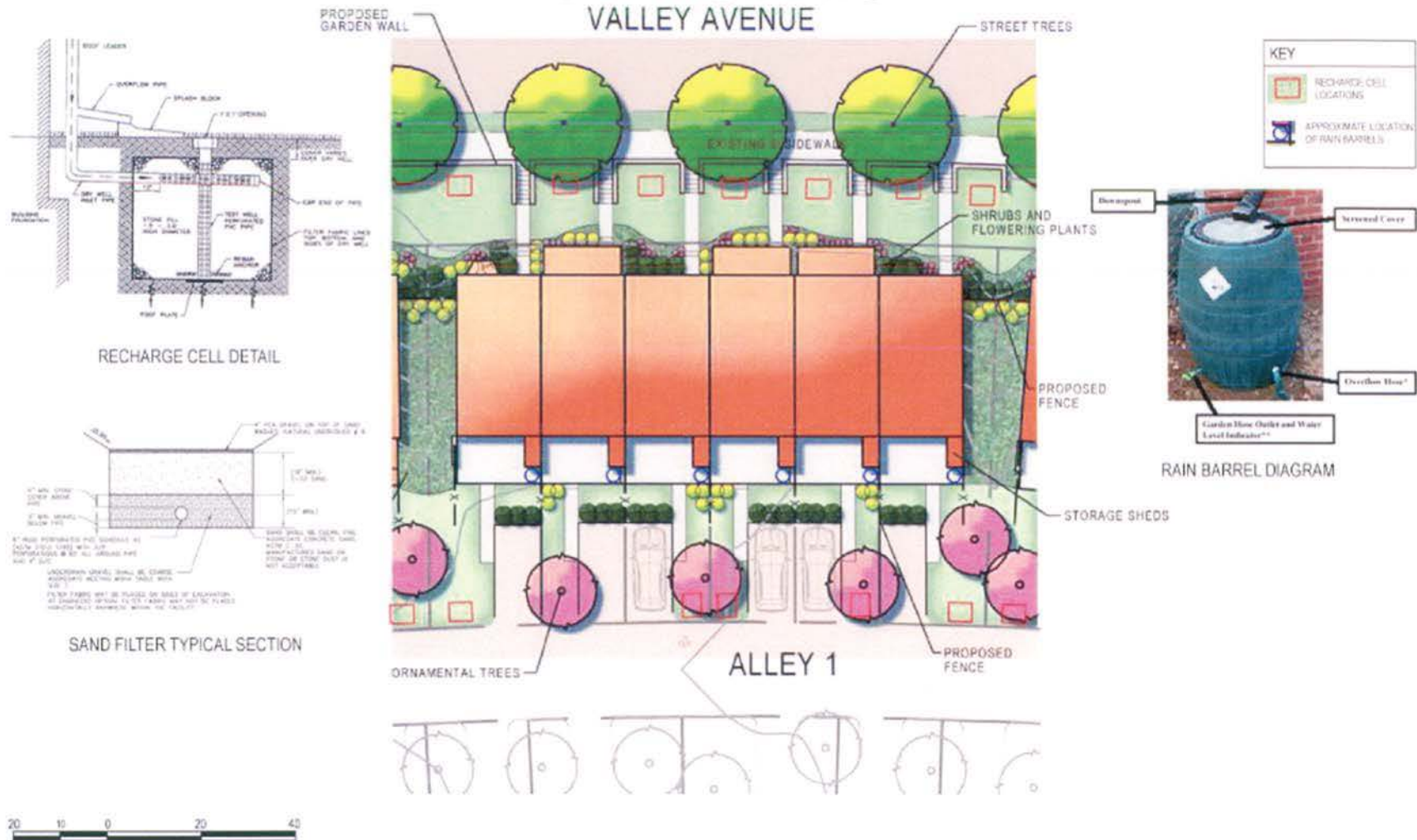
Landscape Plan at Uphill, Side-turned Units



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STORMWATER MANAGEMENT CONCEPTS



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PROPOSED ARCHITECTURE



Valley Avenue south side Elevation



Foxhall Place north side Elevation



Condon Terrace north side Elevation



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NEIGHBORHOOD HOUSING TYPES



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PROPOSED ARCHITECTURE

Washington Victorian Precedents



Washington Victorian Designs



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PROPOSED ARCHITECTURE

Colonial Precedents



Colonial Designs



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PROPOSED ARCHITECTURE



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HIGHLANDS ADDITION

ELEVATION MATRIX

UNIT TYPE	A	B	C	D1	D2	D3	D4	D5	D6
UNIT NAME	2-BR Accessible Flat with two 2-BR Rowhouses above	2-BR Rowhouse	3-BR Accessible Flat with two 2-BR Rowhouses above	3-BR Rowhouse (back banded)	3-BR Rowhouse (back banded)	3-BR Rowhouse (back banded)	3-BR Rowhouse (back banded)	3-BR Rowhouse (back banded)	3-BR Rowhouse (back banded)
MATERIAL	Cementitious Fiberboard Siding	Brick	Cementitious Fiberboard Siding	Brick	Brick	Brick	Cementitious Fiberboard Siding	Cementitious Fiberboard Siding	Cementitious Fiberboard Siding
NUMBER OF OCCURRENCES	2	12	4	10	8	9	7	5	8
ELEVATION									

E1	E2	F1	F2	G	H1	H2	H3	J	K
3-BR Rowhouse (integral garage)	3-BR Rowhouse (integral garage)	3-BR Rowhouse (sideturned and integral garage)	3-BR Rowhouse (sideturned and integral garage)	4-BR Rowhouse (1st floor garage)	4-BR Rowhouse (integral garage)	4-BR Rowhouse (integral garage)	4-BR Rowhouse (integral garage)	4-BR Rowhouse (full basement and integral garage)	4-BR Rowhouse (corner)
Brick	Cementitious Fiberboard Siding	Brick	Cementitious Fiberboard Siding	Cementitious Fiberboard Siding	Brick	Brick	Cementitious Fiberboard Siding	Brick	Brick
12	4	3	4	4	8	7	9	6	4
									

Architectural Renderings by: [illegible] and [illegible] for [illegible] and [illegible]

Architectural Renderings by: [illegible] and [illegible] for [illegible] and [illegible]



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HIGHLANDS ADDITION

ARCHITECTURAL STYLES

Colonial



3 Bedroom Triplex/Stacked Flat:
Cementitious Fiberboard Plank Siding,
Asphalt shingles, Wood Trim



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ARCHITECTURAL STYLES

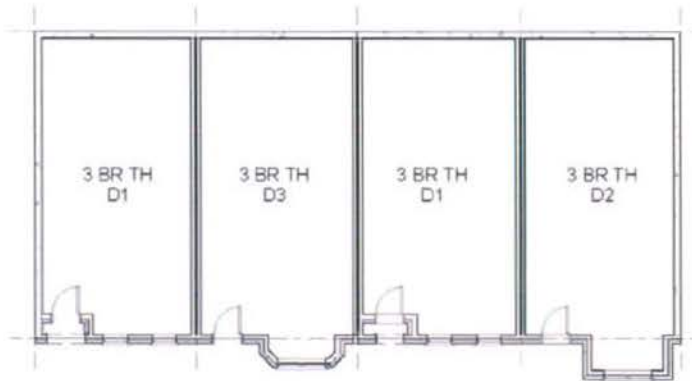


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ARCHITECTURAL STYLES

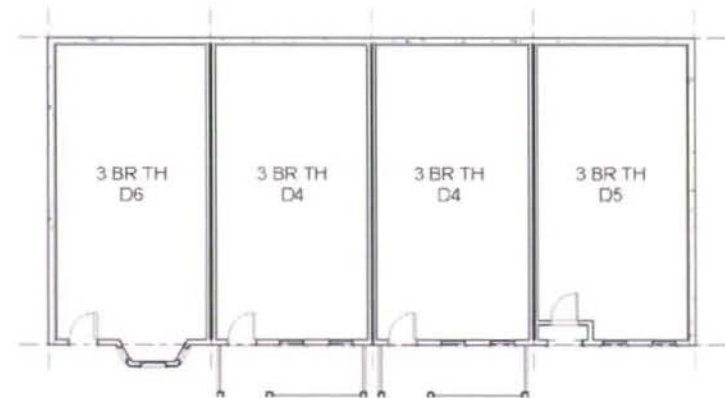
Washington Victorian



3 Bedroom Back-buried townhomes:

Brick Veneer, Pre-cast Stone Lintels and Sills, Asphalt Shingles

Colonial



3 Bedroom Back-buried townhomes:

Cementitious Fiberboard Plank Siding, Asphalt Shingles, Wood Trim



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ARCHITECTURAL STYLES



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MATERIALS



Siding Scheme 1



Siding Scheme 2



Siding Scheme 3



Siding Scheme 4



Siding Scheme 5



Cementitious Fiber Board – Plank Siding



Horizon Village HOPE VI
North Charleston, SC



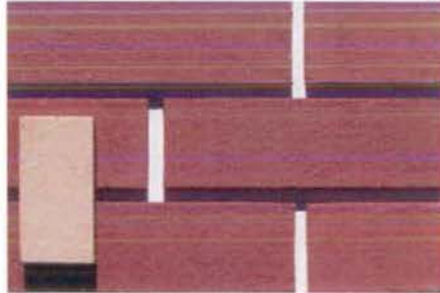
Bridgeton HOPE VI
Bridgeton, NJ



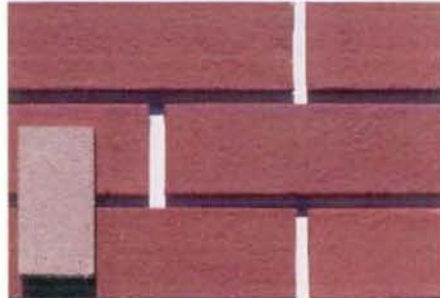
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MATERIALS



Brick One, Accent One



Brick One, Accent Two



Brick Two, Accent One

Brick with Precast Detailing



City West HOPE VI
Cincinnati, OH



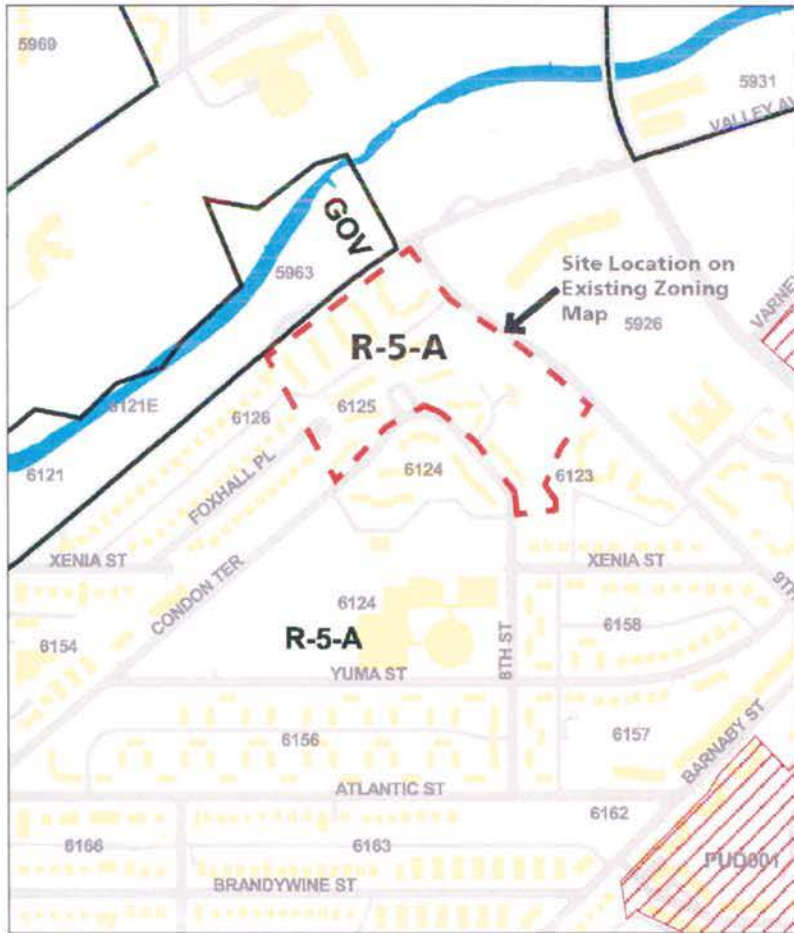
Ellen Wilson HOPE VI
Washington, DC



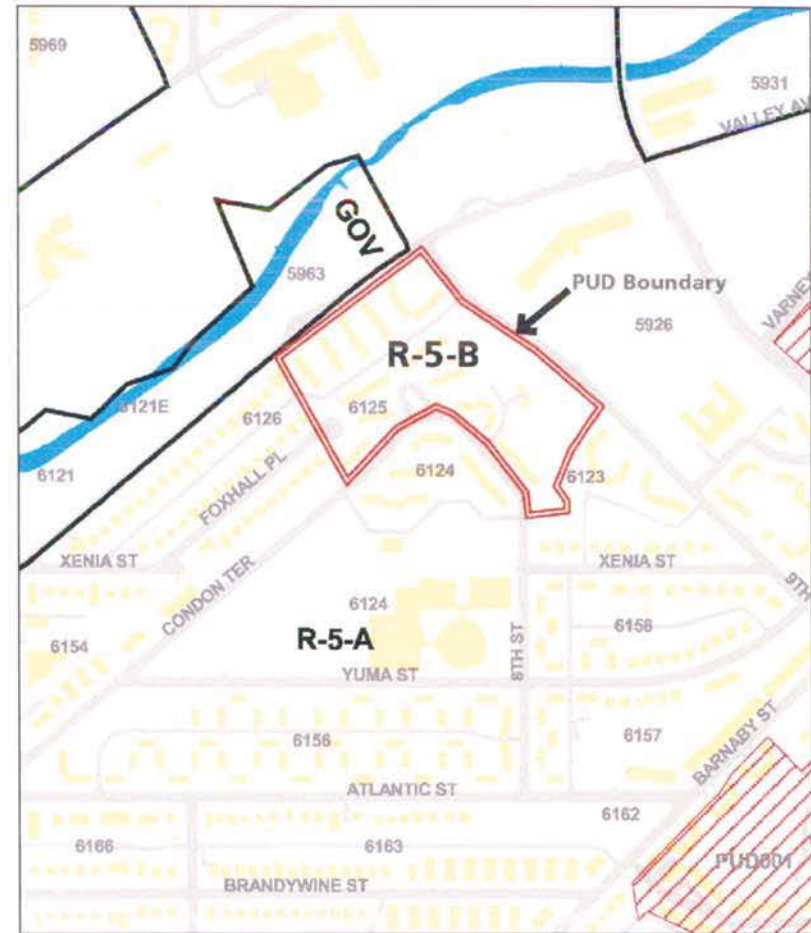
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PROPOSED ZONING



Existing Zoning



Proposed Zoning



AREAS OF FLEXIBILITY

[illegible]

Building	Zoning			Building Dimensions			Setbacks			Lot Operation			Lot Occupancy (%)	Lot Area		
	Zoning Lot	Building Type	Year of 2022	Height (feet)	Height (stories)	Capacity (p.)	Building Footprint (sq. feet)	Ground Floor Area (sq. ft.)	Maximum Retail (sq. ft.)	Maximum Restaurant (sq. ft.)	Maximum Office (sq. ft.)	Maximum Lot Width (ft.)			Maximum Lot Depth (ft.)	
R-5-B Zoning Regulations (Matter of Right)																
			50'	40' Limit				10' Front 10' Side 10' Rear	10' Front 10' Side 10' Rear	10' Front 10' Side 10' Rear	10' Front 10' Side 10' Rear					
R-5-B PUD Standards (Per OCCMR Title 10 Section 2435)																
			60'	40' Limit				10' Front 10' Side 10' Rear	10' Front 10' Side 10' Rear	10' Front 10' Side 10' Rear	10' Front 10' Side 10' Rear					
21	A	ROW	1	33.9	34	514	1702	14,161	10.14	30.14						
B	ROW	1	33.8	34	514	1702	14,683	10.20								
22	A	ROW	1	49.8	34	548	2536	15.58	18.13	31.46	61.33	3333	19%	6.77		
B	ROW	1	49.8	34	548	2536	15.58	0.00	18	97.88	1873	33%	1.53			
C	ROW	1	56.6	34	548	2536	15.58	0.00	18	94.03	1707	29%	1.60			
D	ROW	1	50.4	34	548	2536	44.23	1.06	13	11.27	335	14%	1.61			
E	ROW	1	50.2	34	548	2536	43.51	0.81	25.74	34.65	2653	34%	0.58			
23	A	ROW	1	31.61	34	548	2536	43.67	0.81	25.26	31.32	2563	25%	0.39		
B	ROW	1	31.61	34	548	2536	43.67	0.00	18	92.84	1673	45%	1.59			
C	ROW	1	52.03	34	548	2536	44.23	1.06	18	24.69	1863	35%	1.53			
D	ROW	1	52.21	34	747	2634	41.63	0.00	18	92.23	1668	48%	1.59			
E	ROW	1	30.63	34	548	2536	39.35	0.94	26.04	69.17	2369	27%	1.68			
24	A	ROW	1	41.11	22	513	2733	27.65	8.07	44.23	35.21	2521	23%	0.78		
B	ROW	1	40.91	22	513	2733	25.18	8.07	43.81	61.48	2541	23%	0.84			
25	A	ROW	1	43.1	18	849	2742	33.82	0.00	41.04	61.79	2840	33%	0.97		
B	ROW	1	44.6	18	949	2742	32.92	0.04	41.17	60.36	2932	33%	0.56			
C	A	ROW	1	44.5	18	849	2742	33.78	18.95	81.04	41.29	48.71	2819	34%	1.22	
D	B	ROW	1	44.5	18	849	2742	33.83	15.52	81.04	41.24	68.71	2833	33%	1.68	
26	A	ROW	1	44.6	18	943	2559	23.95	0.04	41.69	61.31	2844	25%	0.87		
B	ROW	1	43.0	18	943	2559	22.95	0.08	41.63	62.56	2709	24%	0.63			
C	ROW	1	43.0	18	843	2453	18.23	15.54	42.07	63.21	3480	19%	0.4			
27	A	ROW	1	47.61	88	836	2653	30.16	9.72	29.98	71.18	2481	34%	1.16		
B	ROW	1	49.11	38	836	2653	20.02	0.00	22	72.99	1607	52%	1.78			
C	ROW	1	47.71	38	836	2653	35.02	0.06	22	75.14	1634	61%	1.75			
D	ROW	1	48.5	38	836	2653	33.16	21.23	16.13	32.97	1737	28%	1.52			
28	A	ROW	1	44.29	36	1030	3334	24.56	0.14	39.69	78	2469	41%	1.57		
B	ROW	1	44.29	36	912	3280	25.15	0.06	22	78	1716	63%	1.62			
C	ROW	1	42.09	36	1032	3288	24.87	0.00	22	78	1716	63%	1.62			
D	ROW	1	42.29	36	912	3288	25.02	0.25	22	78	1716	63%	1.62			
E	ROW	1	42.19	36	812	3188	24.35	0.00	22	77.87	1718	63%	1.62			
F	ROW	1	41.29	36	912	3288	23.25	0.00	22	75.97	1700	63%	1.62			
29	A	ROW	1	40.39	36	1032	3288	23.25	0.06	32.24	71.39	2467	37%	1.33		
B	ROW	1	38.8	36	888	3284	25.02	0.00	22	78	1716	62%	1.61			
C	ROW	1	38.8	36	888	3284	25.01	0.00	22	78	1716	62%	1.61			
D	ROW	1	38.8	36	888	3284	25.01	0.00	22	78	1716	62%	1.61			
E	ROW	1	38.8	36	888	3284	25.02	0.06	22	78	1716	62%	1.61			
30	A	ROW	1	38.8	36	888	3284	25.02	0.13	29.37	78	2427	37%	1.34		
31	A	ROW	1	33.6	34	514	1732	16.88	26.65							
B	ROW	1	32.3	34	514	1732	16.88	16.53								
32	A	ROW	1	33	34	514	1732	28.16	16.53	18.17	78	18226	29%	0.58		
B	ROW	1	32.6	34	514	1732	41.63	16.63								
33	A	ROW	1	32.5	34	514	1732	37.87	28.69							
B	ROW	1	28.5	22	313	2733	12.16	11.81	10.52	9.00	91.65	2617	37%	0.69		
34	A	ROW	1	37.8	22	913	2739	10.20	17.61	5.20	6.16	66.76	2542	33%	1.47	
B	ROW	1	42.73	34	548	2536	18.11	8.26	15.85	80	1867	33%	1.57			
D	ROW	1	43.6	34	548	2536	35.73	0.06	19	0	1445	49%	1.77			
E	ROW	1	43.5	34	548	2536	35.73	0.06	19	0	1445	49%	1.77			
D	ROW	1	47.6	34	548	2536	18.18	0.00	19	0	1445	49%	1.77			
E	ROW	1	47.8	34	548	2536	30.65	0.00	19	0	1445	49%	1.77			
F	ROW	1	47.8	34	548	2536	30.65	0.00	19	0	1445	49%	1.77			
37	A	ROW	1	43.5	34	548	2536	19.44	0.37	22.44	80	245	34%	1.33		
B	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
C	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
D	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
E	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
F	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
G	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
H	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
I	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
J	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
K	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
L	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
M	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
N	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
O	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
P	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
Q	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
R	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
S	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
T	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
U	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
V	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
W	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
X	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
Y	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			
Z	ROW	1	43.6	34	747	2636	39.21	0.00	18	80	1445	52%	1.64			

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CEMI|NMI|DCHA
LOIEDERMAN SOLTESZ ASSOCIATES
TORTI GALLAS AND PARTNERS

HIGHLANDS ADDITION

PUBLIC BENEFITS - SUMMARY

- Major Public-Private Contribution to housing revitalization in Washington Highlands neighborhood
- Dedication of public streets and alleys, including tree-lined streets and streetlights
- Mixed-Income Housing:
 - 22 percent affordable rental units; 78 percent market-rate units (fee simple)
 - Integration of handicapped-accessible units in the development
 - Numerous large units
- Superior site plan and design:
 - Environmentally sound development on sloping site
 - Enhanced stormwater management and water quality
- First Source and LSDBE Agreements
- Not inconsistent with the Comprehensive Plan – Moderate Density Residential, Housing Element, Environment Element.

