Our development team, LEWIS FLATS, is excited to submit its proposal for Parcel 42. Donohoe Development Company and Spectrum Management – two DC-based employers with a long track record of success - have partnered to develop an exquisite, mixed-use concept that will fit well into the neighborhood context and offer a strong statement at this important corner.

LEWIS FLATS will feature high-quality finishes, modern design, as well as:

- **Retail the neighborhood wants.** 7,000 square feet dedicated to retail, with tenants selected with neighborhood input at every step, so the building reflects what the neighborhood wants.
- **Residential for all household sizes.** 121 residential units ranging from studios to family-sized, three-bedroom units.
- **Affordable Housing.** 33.5% of square footage for affordable housing, with the same high-end finishes, including stone countertops, stainless steel appliances, in-unit washer/dryer, etc., providing affordable housing without subsidy from the District.
- **Architecture that makes a statement for the neighborhood.** High-quality, progressive design that is striking but also fits in with Shaw Library, Asbury (old Shaw Junior High), and 625 Rhode Island.
- **Park space for the neighborhood.** A pocket park, Lewis Douglass Park, with attractive landscaping, wifi, seating, and a neighborhood playground.
- **Green design.** Energy saving, sustainable design – from a team that has built some of the greenest residential buildings in the city.
- **Honoring a great Washingtonian.** Lewis Henry Douglass served in Shaw’s regiment in the Civil War, became the first African-American typesetter hired by the Government Printing Office, founded an African-American newspaper for the District, and served in District government. We propose to name the new park and project after Lewis Douglass.

Co-developers Donohoe and Spectrum are established DC businesses with a history growing jobs, growing the tax base of the District, and a straightforward, “no drama” approach to development, construction, and management. We look forward to telling you more about our vision for LEWIS FLATS.
Lewis Flats Development Team

Co-Developer

132 years in business in the District
3rd largest Family-owned Private Company

Co-Developer

16 years in business in the District
70% of employees are DC residents

Architect

Thoughtful, contextual urban designs

Property Manager

One of DC's oldest businesses
Manager of 5,500 DC apartments

LEWIS FLATS
Qualifications and Experience
Proposed Development Program

**LEWIS FLATS**

- Honoring Lewis Henry Douglass
- Clean, modern LEED Gold design
- 121 mixed-income residences
- Affordable housing options
- Units range from studios to 3BR
- Pocket park and playground
- 7000SF ground floor retail
Proposed Development Program

LEWIS FLATS

COMMUNITY-SERVING WALKABLE PARK
COMMUNITY-DRIVEN RETAIL
37 AFFORDABLE APARTMENT UNITS
3BR CORNER UNITS ALL AFFORDABLE
Project Vision and Design

a design that blends with the existing community
Project Vision and Design

lewis flats creates a signature corner to establish an abundance of pedestrian and community activity
Project Vision and Design

TYPICAL FLOOR

TYPICAL FLOOR (2-7) - 17 UNITS +/-
8TH FLOOR + ROOF - 18 UNITS +/-
TOTAL - 120 UNITS +/-
Project Vision and Design

LEWIS FLATS

HIGH-QUALITY FINISHES
STAINLESS STEEL APPLIANCES
WASHER/DRYERS
Employment opportunities for residents of the District of Columbia and Shaw
Stakeholder Engagement, Community Benefits & Outreach
Stakeholder Engagement, Community Benefits & Outreach

www.LewisFlatsNeighbors.com