

## RESPONSE SUMMARY FOR DISTRIBUTION TO THE COMMUNITY

---

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

## PARCEL 42 COMMUNITY PRESENTATION



April 13, 2016

# Lewis Flats Development Team



**DONOHOE**

*Integrity and Vision Since 1884*

132 years in business  
in the District

3rd largest Family-  
owned Private  
Company

---

**Co-Developer**

---



**SPECTRUM  
MANAGEMENT**

16 years in business  
in the District

70% of employees are  
DC residents

---

**Co-Developer**

---



**TORTI  
GALLAS  
URBAN**

Thoughtful, contextual  
urban designs

---

**Architect**

---



**B** **BORGER**  
management inc.

One of DC's oldest  
businesses

Manager of 5,500  
DC apartments

---

**Property Manager**

---



**LEWIS FLATS**

# Qualifications and Experience



LEWIS FLATS

# 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



LEWIS FLATS

# Proposed Development Program

## LEWIS FLATS

COMMUNITY-SERVING WALKABLE PARK

COMMUNITY-DRIVEN RETAIL

37 AFFORDABLE APARTMENT UNITS

3BR CORNER UNITS ALL AFFORDABLE



LEWIS FLATS

# Project Vision and Design



*a design that blends  
with the existing  
community*

**LEWIS FLATS**

# Project Vision and Design



*lewis flats creates a signature corner to establish an abundance of pedestrian and community activity*

LEWIS FLATS



# Project Vision and Design

## LEWIS FLATS

- HIGH-QUALITY FINISHES
- STAINLESS STEEL APPLIANCES
- WASHER/DRYERS



LEWIS FLATS

# Stakeholder Engagement, Community Benefits & Outreach



Employment opportunities  
for residents of the District  
of Columbia and Shaw

LEWIS FLATS

# Stakeholder Engagement, Community Benefits & Outreach



# Stakeholder Engagement, Community Benefits & Outreach

LEWIS FLATS NEIGHBORS

HOME LF DETAILS LF TEAM Q&A VOTE

community driven

MAKE LEWIS FLATS A PART OF YOUR COMMUNITY

Our goal is to ensure that the culture and sense of community in Shaw is maintained and enhanced, by working with you, our neighbors, in making Lewis Flats your new neighbor. This is a forum for Shaw residents to engage in the development process and influence the choices of the Lewis Flats development team by sharing with us how you'd like to shape your community for the future.

[www.LewisFlatsNeighbors.com](http://www.LewisFlatsNeighbors.com)