

The Appleton

Project Highlights



The Appleton will be a 202 rental apartment development combining the restoration of the historically designated Hebrew Home for the Aged with a new building to the east along Spring Road and 10th Street. The addition's facade along Spring Road clearly draws from the historic Hebrew Home and incorporates 21st century design. The main entrance is at the corner of Spring Road and 10th Street. Running north up 10th Street the facade shifts to a rowhouse rhythm, which is more residential in character, incorporating the rowhouse character of the neighborhood.

Apartment Mix:

The Appleton will be a mixed income community. Apartment homes will include studio, one, two and three bedroom units with more than 50% comprised of two and three bedroom apartments.

Affordability:

- 30% of the total apartment homes will be Affordable Dwelling Units.
- 15% of the apartment homes will be set aside for those families at 30% of AMI.

Support Services:

St. Ann's Center for Children, Youth and Families, which has a history of more than 150 years of service to the most vulnerable mothers and their children in Washington, D.C., will provide a continuum of support services to the low income residents in need. St. Ann's will have rent-free counseling and education offices in the historical building.

Amenities:

- Enclosed interior courtyard.
- Green public use space
- Multipurpose / Event space - available for community use.
- Approximately 49 surface parking spaces.

Development Team Experience:

The development team is composed of local firms with decades long experience in the ownership, management and re-development of apartment communities in Ward 4. Additionally, have just completed the restoration of the historic Capitol Hill Hospital into a luxury apartment building, and as a result, they are most experienced in the difficulties and requirements of historic renovations.

Developers: Borger Management, Inc.
Spectrum Management LLC

Architect: Eric Colbert & Associates PC Architects

The Appleton



Our Vision

The Appleton

To maintain the historic building and architecture, while providing modern mixed income apartment homes for the local community.

- Redevelop the historic Hebrew Home and construct a new mid-rise building adjacent to it, creating 202 rental apartment homes.
- Apartment mix will be directed toward larger apartments that can accommodate more families with children.
 - 7% Studio
 - 39% One Bedroom
 - 47% Two Bedroom
 - 7% Three Bedroom
- Developers will apply for a PUD, allowing greater community involvement and producing more affordable housing and other public benefits than a by-right project would.
- Building will be built to LEED Gold.



Our Vision

The Appleton

Affordability

- The Appleton will be a mixed income rental community.
- Affordable Dwelling Units (ADU) will be maximized:
 - 30% of the 202 units will be affordable.
 - 15% of the 202 units will be allocated to the lowest affordability – 30% of AMI.
 - All ADU units will have identical finishes as market rate units & will be proportionally representative of all unit types.
- The Goal is to appeal to a wide range of residents including, but not limited to:
 - Those already living in the neighborhood.
 - Senior Citizens.
 - Middle income renters.
 - Families with children.



Our Vision

The Appleton

Resources and Amenities

- St. Ann's Center for Children, Youth and Families – will provide social support services for low income residents.
- 3,450 sq.ft. of offices for St. Ann's personnel to provide counseling and education services to residents.
- New building includes an enclosed interior courtyard, maximizing green space for all residents.
- Existing green space between the existing historic Hebrew Home and Jewish Social Service Agency building will be transformed into a public-use space.
- 4,100 sq.ft of multipurpose/events space on the lobby level of the Hebrew Home building will be made available to the community.
- Approximately 49 surface parking spaces on the north edge with direct access to the public alley at the rear of the property.



Project Team

- Development Partners:
 - Borger Management, Inc.
 - Spectrum Management, LLC
- Social Services Partner:
 - St. Ann's Center for Children, Youth, and Families
- Architect:
 - Eric Colbert & Associates PC Architects
- Construction Management:
 - Urban Structures, Inc.
- Construction:
 - Donohoe Construction Company
- Finance:
 - Love Funding
- Zoning and Legal:
 - Goulston & Storrs, PC
- Civil Engineering:
 - Gordon

Experience

700 Constitution Ave NE

Historic Capitol Hill Hospital
(circa 1929)



Pre-redevelopment



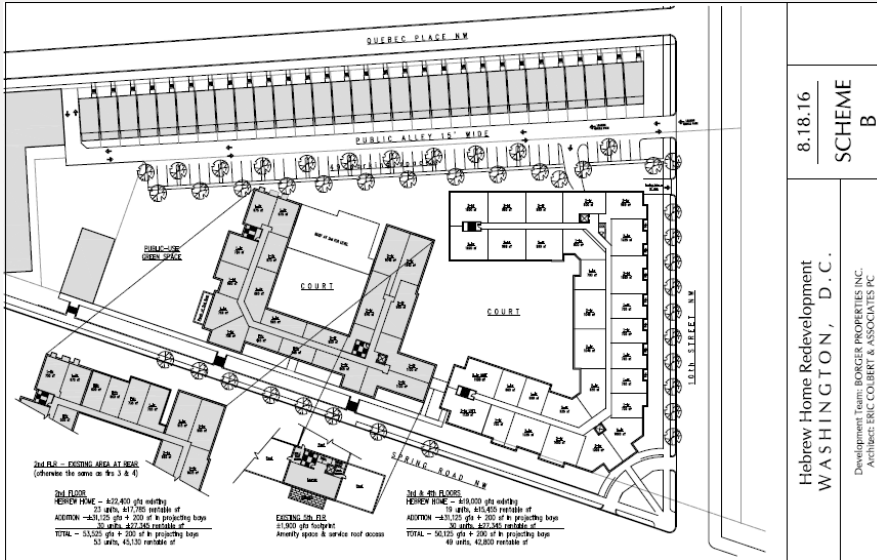
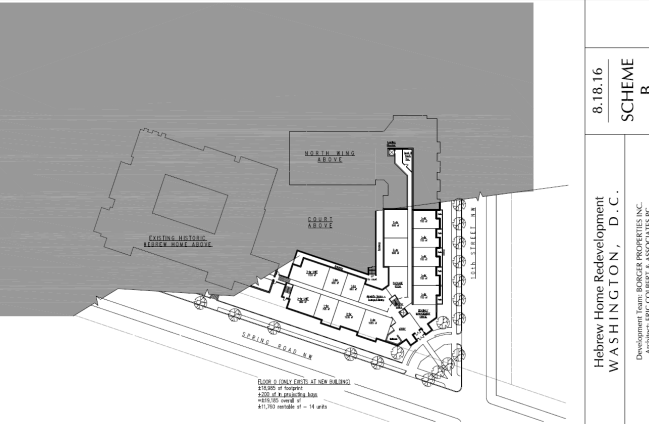
Converted to modern apartments while preserving the historic nature of the original building

Project cost
approximately \$40
million

Includes 139 luxury
rental apartments and
59 interior parking
spaces



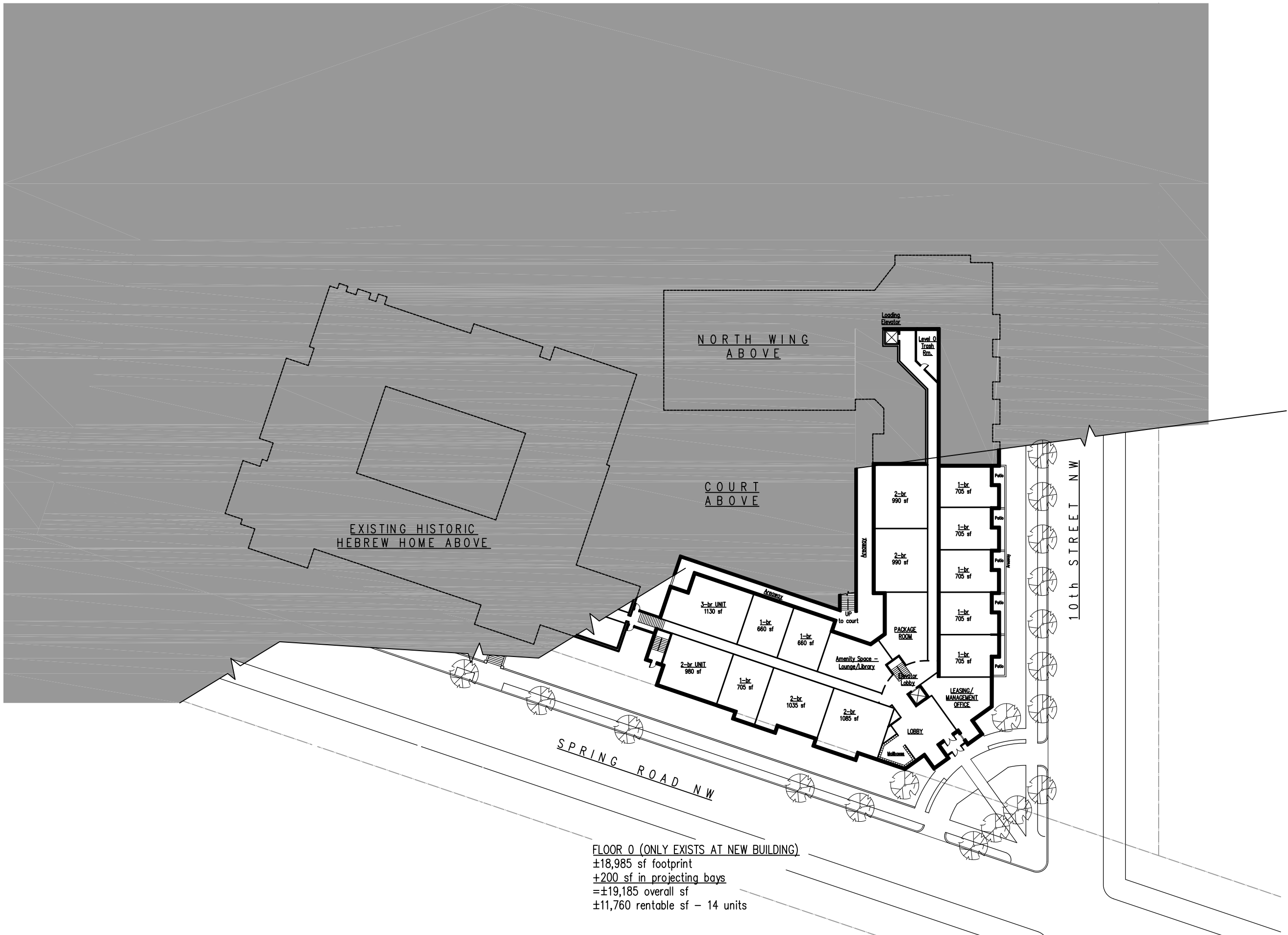
Opening March 2017



PRINCIPLES/DESIGN STANDARDS (APPLIES TO ALL UNITS, IN RENOVATED OR NEW SPACE):

- Open-plan Living/dining/kitchen areas, located with bay windows or in outside corners wherever possible.
- To the extent possible, the clutter of doors (for laundry, closets, air handlers, etc.) are located in areas other than the main living space.
- Kitchens are large enough for tenants who cook regularly. Exhausts vent to the outside.
- Space for a dining table is provided.
- Storage is vital for long-term apartment living. Each unit has generous bedroom closets, a coat closet, and at least one other closet for linens & cleaning supplies.
- Units have entrance foyers separated from the living spaces.
- Washer/dryer in all units, typically stacked in a closet.
- All bathrooms get tubs and en-suite master bathrooms get showers.



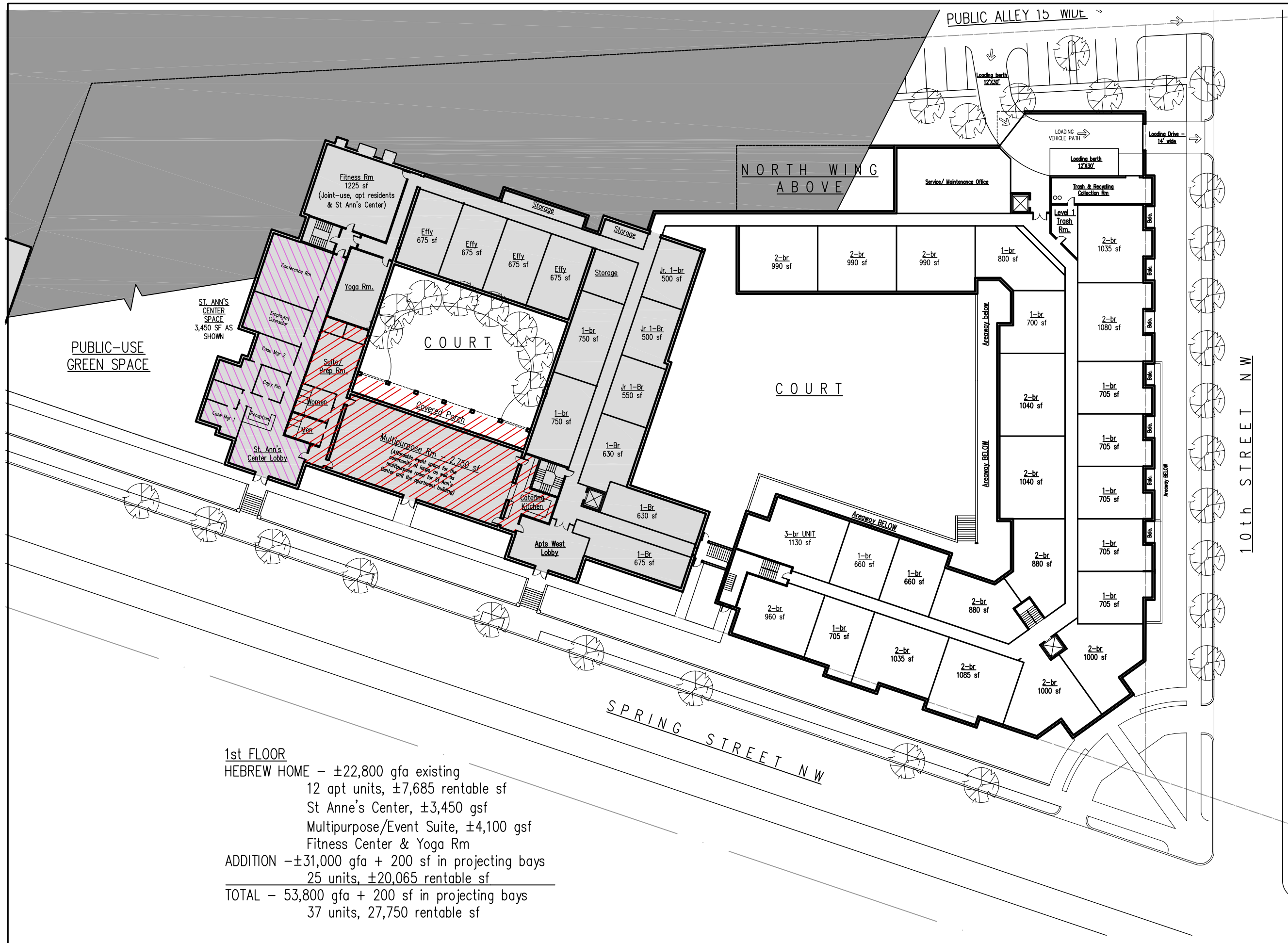


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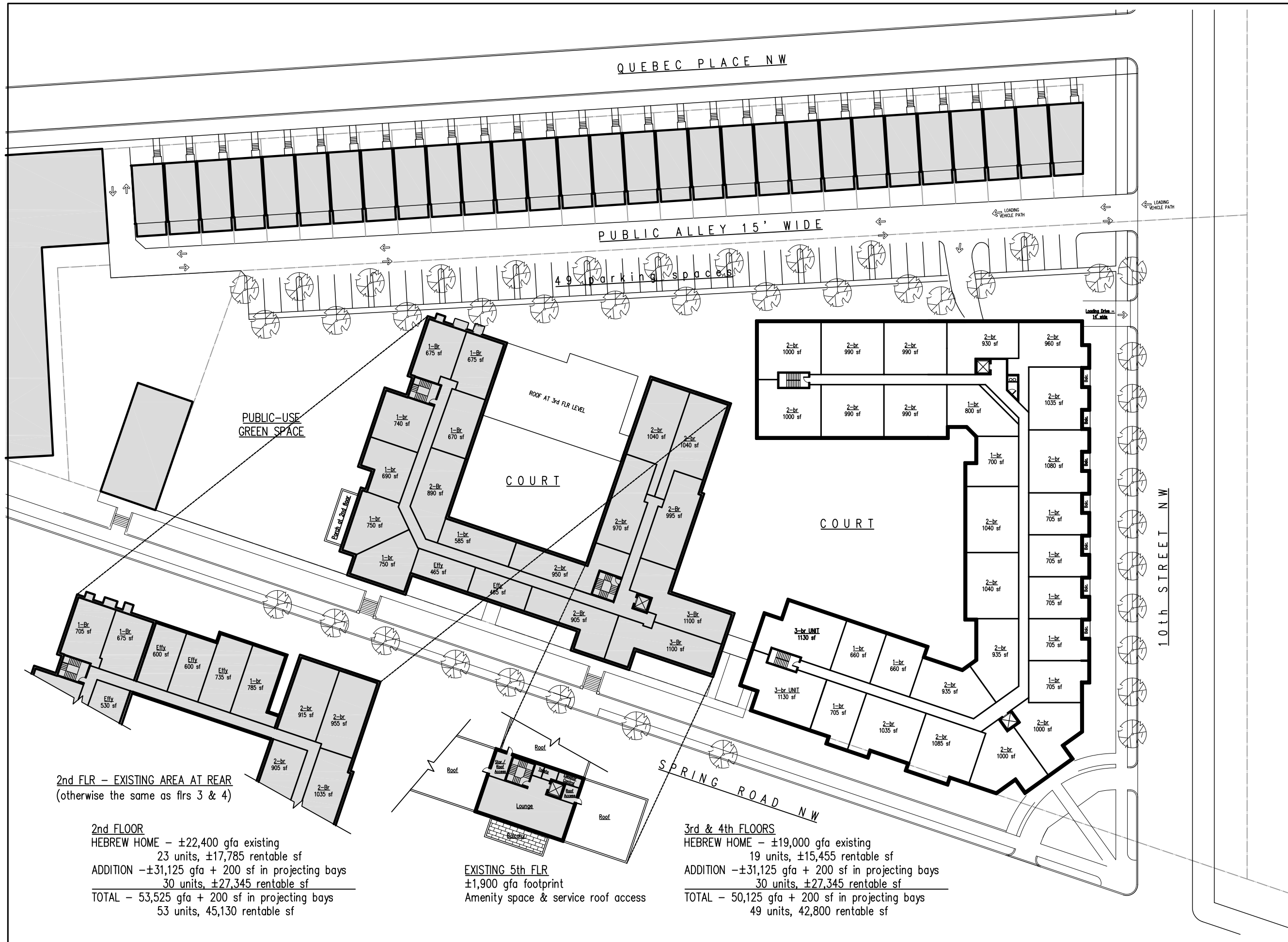
SCHEME
B

Hebrew Home Redevelopment
WASHINGTON, D.C.

Development Team: BORGER PROPERTIES INC.
Architect: ERIC COLBERT & ASSOCIATES PC



8.18.16		SCHEME B	
Hebrew Home Redevelopment WASHINGTON, D.C.		Development Team: BORGER PROPERTIES INC. Architect: ERIC COLBERT & ASSOCIATES PC	











3-br/2-ba-1130 sf

1-br/1-ba-705 sf

2-br/2-ba-1035 sf

EXAMPLE APARTMENT LAYOUTS IN ADDITION

PRINCIPLES/DESIGN STANDARDS (APPLIES TO ALL UNITS, IN RENOVATED OR NEW SPACE):

- Open-plan Living/dining/kitchen spaces, located with bay windows or in outside corners wherever possible.
- To the extent possible, the clutter of doors (for laundry, closets, air handler, bedrooms) are located in corridors rather than in the main living space.
- Kitchens are large enough for tenants who cook regularly. Exhausts vent to the outside.
- Space for a dining table is provided.
- Storage is vital for longterm apartment living. Each unit has generous bedroom closets, a coat closet, and at least one other closet for linens & cleaning supplies.
- Units have entrance foyers separated from the living spaces.
- Washer/dryer in all units, typically stacked in a closet.
- Hall bathrooms get tubs and en-suite master bathrooms get showers.

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SCHEME
B

Hebrew Home Redevelopment
WASHINGTON, D.C.

Development Team: BORGER PROPERTIES INC.
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