

# SPRING ROAD

## APARTMENTS AND CONDOMINIUMS

*A FUTURE VISION FOR 1125 SPRING ROAD*



- 131 mixed-income rental apartments.
- 75 for-sale condominiums.
- Housing for All: More than 50% more affordable housing than is required by the RFP targeted to lowest income levels spread throughout the project.
- Construction that fits the neighborhood: The new apartment building's articulated façade helps break up the block and steps down as it gets closer to the alley so it doesn't overwhelm the classic row houses to the north.
- Preserves the historic Hebrew Home with a complete exterior renovation and new French casement windows.
- A new 10th Street that knits together the two sides of the street with raised pedestrian walks and traffic calming bulbs.
- A new linear park along 10th Street that activates the area with a new community destination. Improved streetscapes, extensive bio-retention, permeable paving, native drought tolerant plants, and gathering places for our neighbors.
- Opportunities for public sculpture and community art with a commitment to community involvement.
- Built to Green Communities standards and LEED Gold standards.
- A team of experienced, community-minded developers, designers and contractors who are committed to turning the community's vision into reality.



# SPRING ROAD APARTMENTS AND CONDOMINIUMS



# Team

- NHP Foundation (lead developer): National non-profit
- TWG (developer): DC Based and CBE
- FiveSquares Development (developer): DC Based
- Core Architects (architect): DC Based and CBE

# Program

- 50% Affordable Units and 50% Market Rate Units
- 75 Condos (8 affordable)
- 131 Apartments (95 affordable)
- Historic Renovation: condominiums
- New Construction: mixed-income apartments
- Parking underground
- New Linear park along 10<sup>th</sup> Street
- Built to LEED Gold Sustainability Standard

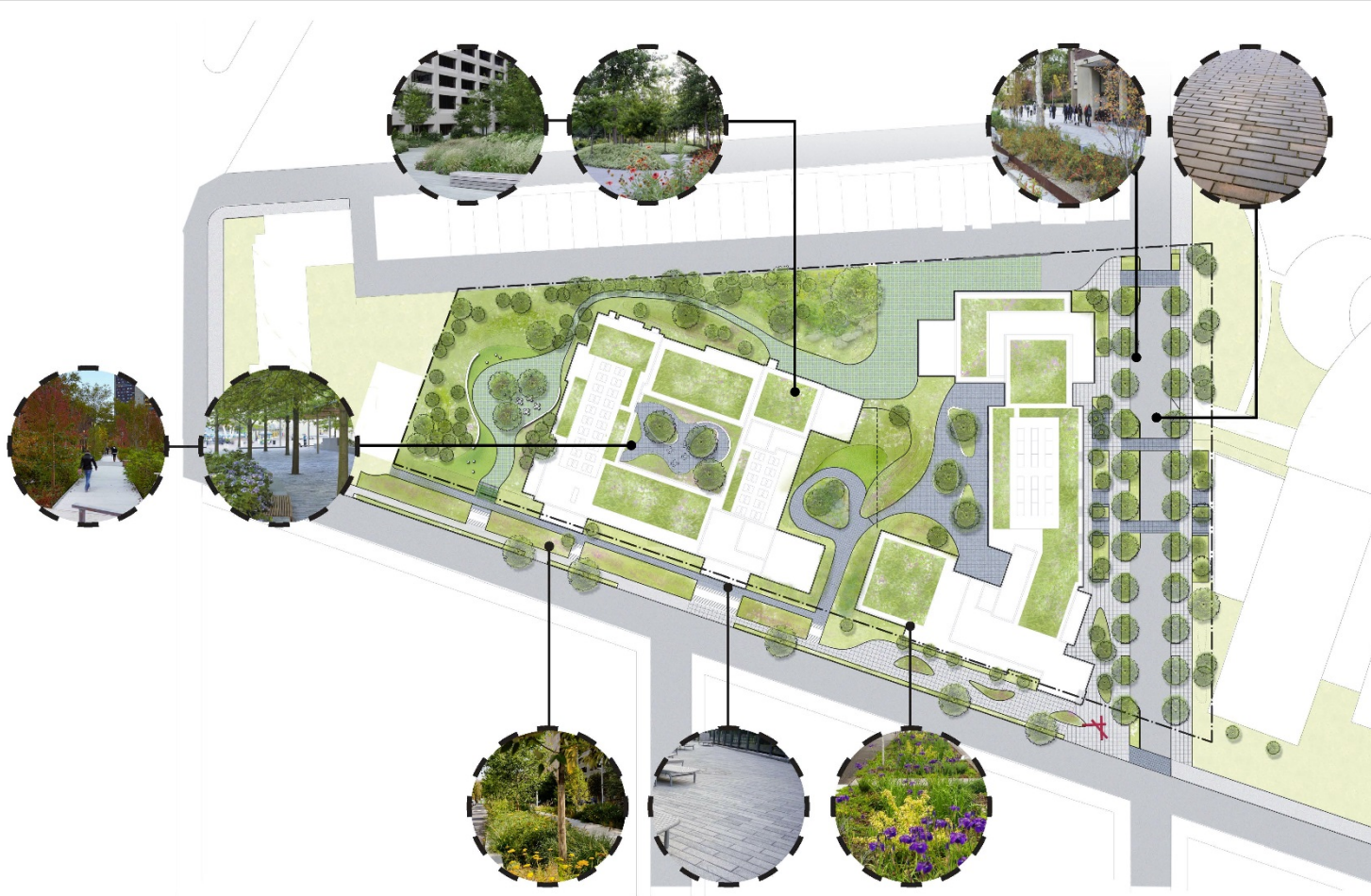
# Vision



# New Apartments on 10<sup>th</sup> and Parking via alley



# Spring Gardens and Public Art along 10<sup>th</sup> Ave





# Exceed District's CBE Participation Goals

- 52% of the eligible expenses will be contracted with CBE's.
- Commitment to First Source Hiring
- Exploring a Joint Venture Construction Company with a SBE.

# Our Key is to Communicate Early and Often

- SRA has a deep and strong understanding of the neighborhood and extensive experience with community engagement.
- We met with community leaders while developing our proposal and look forward to engaging more with the community once selected.
- We intend to use social media to reach more residents.
- We recognize that the project is on the border of Ward 1 and Ward 4 and that it's an active community with active ANCs.

# SPRING ROAD APARTMENTS AND CONDOMINIUMS



# Partners' Interests are Aligned

- FiveSquares will be lead developer on condominiums
- NHP Foundation will be lead developer on apartments.
- TWG will maintain at least a 20% equity position in the apartments and condominiums.
- All partners will have an ownership position in all parts of the project.

# Alternative Program

- 40% Affordable Units and 60% Market Rate Units
- 131 Condos (15 affordable)
- 75 Apartments (75 affordable)
- Historic Renovation: apartments
- New Construction: new condos
- Parking underground
- New Linear park along 10<sup>th</sup> Street
- Built to LEED Gold Sustainability Standard