

## Spring Place

**Mixed Income with Affordable Housing** Located at Spring Place and Chestnut Street, N.W., Spring Place will consist of 148 apartment units in two phases, at least 50 of these units will be “affordable.” (Residents dwelling in “affordable” units will have an income less than or equal to 60% of the Average Median Income, or AMI.) The developer has over 30 years of experience developing and managing affordable housing in the Washington DC area.

### **Cohousing Inspired Attributes**

Spring Place Phase 1 (consisting of 68 units), will include aspects drawn from cohousing, including:

- Parking to the side so open space is left for people and green areas
- A central common pedestrian court yard
- Indoor common areas
- All units face common walks and the court yard
- A common alley between phases 1 and 2 which both phases' common rooms exit onto, can be used for outdoor events shared by residents of both phases.
- Residents will agree to contribute a certain number of hours per month to the community.

*Everything below applies to both phases, 1 and 2*

### **Property Management committed to Community Building**

Management will assist residents in building a sense of community, including:

- Developing a social/organizational structure that will facilitate residents in planning community events and activities of their choosing.
- Forming effective system of meeting/organizing/communication with management.

### **Sustainable Design**

The developer is committed to making this a “green” project. Spring Place will include many “green” or “sustainable” elements, including, but not limited to:

- Energy Star Appliances
- Bio-Retention Swales
- Pervious Paving
- Low VOC Paints and Adhesives
- Recycled Flooring
- Cementitious Siding
- Vegetative Facade / Green Screen, and planter boxes
- A DC Bike Share Station will be provided by the developer
- A space for a car-share service shall be made available
- Ample secure bike storage for residents

Other green attributes will be decided on and added as the project progresses.

This project is an example of Transit Oriented Development (TOD), with certain advantages and sustainable attributes that can come with TOD: Use of an existing empty lot, walkable to Metro (thereby reducing car trips), use of existing infrastructure. It is located immediately adjacent to a planned bike path.

### **Safety**

More residents living in Takoma DC means more feet on the ground, and eyes on street. This can help make Takoma's streets more safe for everyone.

### **Local Business Support**

More residents means more customers for Takoma DC businesses. This is good for the entire community.

### **Design**

The design of Spring Place is contextual and reflects elements and materials found in with the immediate surroundings. The facades will have visual variety in color, texture, and use of materials. The use of bays, green screens and balcony railing with integral planters help to reduce the scale of the buildings and address the street.

Some of the property to be developed is currently occupied by four auto body repair shops, and a landscaping business. Another part of the property is empty and surrounded by a chain link fence. The current appearance is not visually pleasing.

The developer is working closely with staff of the Historic Preservation Review Board (HPRB). While the design is in keeping with the immediate surroundings the developers are sensitive to its proximity to four houses on the south side of Chestnut street, east of Spring Place. The developers have done a site line study, which shows that the new development will be almost completely obscured from view for a person standing on Chestnut street looking past these houses toward the proposed development. This is true because there is a significant drop in grade from the houses on Chestnut to the proposed development, and because of the existence of many trees and "out buildings" in the back yards of these homes. The developer is investigating the use of screening techniques, such as plantings or "green screens" to reduce this even further.

The proposed development has a low profile: about 40 feet to the roof at the edge, with a maximum height of about 49 feet, set back from the edge. The proposed development is also below maximum allowed site coverage and Floor Area Ratio (FAR). It is located farther from the property line shared with the Chestnut Street homes than an existing building associated with a current use.

While the development is not easily seen from locations where the older homes on Chestnut Street can also be seen, it may be useful to point out that current historic preservation practice allows for newer buildings to look new, and to coexist with older buildings. It could be suggested that it is more respectful of older buildings, when constructing new buildings that include modern technologies, to let the look and feel of the new buildings be in keeping with the current day and technologies. An attempt to make a new building look old, to make it "blend" with older buildings, may make that new building appear somewhat inauthentic.