

In This Issue: **ONGOING AND COMPLETED PROJECTS**



Three Tree Flats

Georgia Commons, now known as **3 Tree Flats**, has received a LEED Gold in the new LEED Neighborhood Design pilot program which encourages transit oriented, mixed use and mixed income development. The podium building, which includes 130 units of mixed income housing over the 28,000 sf Mary's Center community health clinic and underground parking, features a green roof, vegetated green screen and landscaped courtyard with the "3 Tree" steel sculpture by local artist Robert Cole.

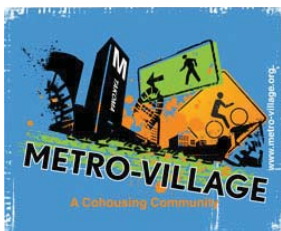
The studio, one, two and three-bedroom flats have designer kitchens with stainless steel appliances and track lighting, washer/dryer and expansive windows, most with spectacular views of the courtyard, the National Cathedral, and Washington's monuments. The plans also include a limited number of two-story lofts with spiral stairs and a private roof deck. The building construction topped out in July and is scheduled for completion in February of 2011.



Gilbert Highlands Apartments

Gilbert Highlands in Takoma Park is now open after a \$2 million renovation. This 21 unit apartment building features new entrance canopies, an aluminum roof "parasol" and judicious use of stucco cladding to respectfully accentuate the existing architecture. Redesigned kitchens with pass-throughs, updated bathrooms, energy efficient windows, new HVAC, plumbing & electrical systems were all integrated into this fully sprinklered building. Green features include rain barrels, low-flow plumbing fixtures, Energy Star appliances & mechanical equipment to help reduce utility costs while healthier low-VOC materials, reflective roofing, "dark sky" lighting and bicycle racks exemplify this project's conscientious renovation. Gilbert Highlands was designed in compliance with Enterprise Green Communities Criteria, 2008.

Phase 2 of this 106 condominium project in the Marshall Heights neighborhood of Southeast Washington DC is complete. Seventy four units of new and renovated townhomes and flats are either sold or on the market, with the remaining 32 units anticipated for construction in 2011. These one, two, three and four bedroom units provide a fresh and dramatic change to the formerly blighted city block, marking a significant improvement to this portion of Anacostia, which is undergoing a noteworthy metamorphosis.



Woodson Heights Condominiums

Metro-Village Cohousing

Pre-design and the formation of the new cohousing group is ongoing this fall for Metro-Village, an infill cohousing project adjacent to the Takoma Metro Station in Takoma Park, Washington D.C.

See more details at www.metro-village.org.