



HOLLAND GARDENS Revitalization Development Matrix



REDEVELOPMENT PRIORITIES	POTENTIAL REDEVELOPMENT APPROACH	Scenario 1: Rehabilitation of existing buildings	Scenario 2: Low density new construction (4-story apartment building)	Scenario 3: Medium density new construction (5 to 10-story apartment building)	Scenario 4: High density new construction (11+ stories)
Fundamental Development Priorities	One-to-one replacement (192 units)	●	●	●	●
	Handicap accessible units	●	●	●	●
	ADA compliance	●	●	●	●
Resident Priority: Neighborhood	Stay in the neighborhood	●	●	●	●
	Better housing	●	●	●	●
	Better transit	●	●	●	○
	Spaces for children	●	●	●	●
	Laundromat	●	●	●	●
	Safer streets	●	●	●	●
	Retail	●	●	●	●
Resident Priority: Site Amenities	Parking	●	●	●	●
	Fitness Room	●	●	●	●
	Laundry Room	●	●	●	●
	Community space for senior residents	●	●	●	●
	Elevators	●	●	●	●
	Daycare	●	●	●	●
	Play areas for children	●	●	●	●
	Computer center	●	●	●	●
	Community garden	●	●	●	●
	Daycare	●	●	●	●
Resident Priority: Building and Unit Amenities	Unit size and layout	●	●	●	●
	Air conditioning	●	●	●	●
	More than one bathroom per unit	●	●	●	●
	Individual HVAC system	●	●	●	●
	Private decks / balconies	●	●	●	●
	Washer / dryer	●	●	●	●
	Option to stay in my home if I have a disability	●	●	●	●
	Dishwasher/microwave	●	●	●	●
Systems and Infrastructure	Aging infrastructure	●	●	●	●
	Minimize impact of flooding	●	●	●	●
	Long term resiliency	●	●	●	●
	Green infrastructure	●	●	●	●
Environmental	Address lead paint/asbestos	●	●	●	●
	Minimize noise	●	●	●	●
	Improve air quality	●	●	●	●
Sustainability & Energy Efficiency	Energy consumption and costs	●	●	●	●
	Water consumption	●	●	●	●
	Building envelope	●	●	●	●
Neighborhood Context					