

**HOLLAND GARDENS REVITALIZATION Development Matrix**

<b>DEVELOPMENT PRIORITIES</b>	<b>RESIDENTIAL DENSITY</b>	<b>Scenario 1:</b> Rehabilitation of existing buildings (62DUs/acre)	<b>Scenario 2:</b> New construction with 4-story mid-rise apartment buildings. Ground floor residential. Surface parking. (Gloria Robinson Homes)	<b>Scenario 3:</b> New construction with 5 to 10-story apartment buildings. Non-residential ground floor. (Parking, community and retail spaces)	<b>Scenario 4:</b> New construction with high-rise apartment buildings. Non-residential ground floor. Structured parking. (11+ stories)

<b>Resident Priority: Neighborhood</b>	Stay in the neighborhood				
	Better housing				
	Better transit				
	Spaces for children				
	Laundromat				
	Safer streets				
	Retail				

<b>Resident Priority: Site Amenities</b>	Parking				
	Fitness Room				
	Laundry Room				
	Community space for senior residents				
	Elevators				
	Daycare				
	Play areas for children				
	Computer center				
	Community garden				
	Daycare				

<b>Resident Priority: Building and Unit Amenities</b>	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				

<b>Systems and Infrastructure</b>					
	Aging infrastructure				
	Minimize impact of flooding				
	Long term resiliency				
	Green infrastructure				

<b>Environmental</b>	Address lead paint/asbestos				
	Minimize noise				
	Improve air quality				

<b>Sustainability / Energy efficiency</b>	Energy consumption and costs				
	Water consumption				
	Building envelope				

<b>Neighborhood context</b>					

<b>Basic Development Priorities</b>	One-to-one replacement (192 units)				
	Handicap accessible units				
	ADA compliance				