

Hillandale Gateway



SPRING 2022 Update

Hillandale Partnership



- Third Generation business
- Commercial & Multi-Family (Developer/GC/Owner)
- Long Term Holders
- Focused on Quality & Durability

- Quasi-Governmental
- Mission to provide affordable housing to low- and moderate-income families and individuals in Montgomery County.
- Multi-Family (Developer/Owner/Manager)
- Long Term Holders
- Focused on Quality & Durability



East of Market Apartments



Duffie Corporate HQ



Home 2 Suites



1001 New Hampshire Ave

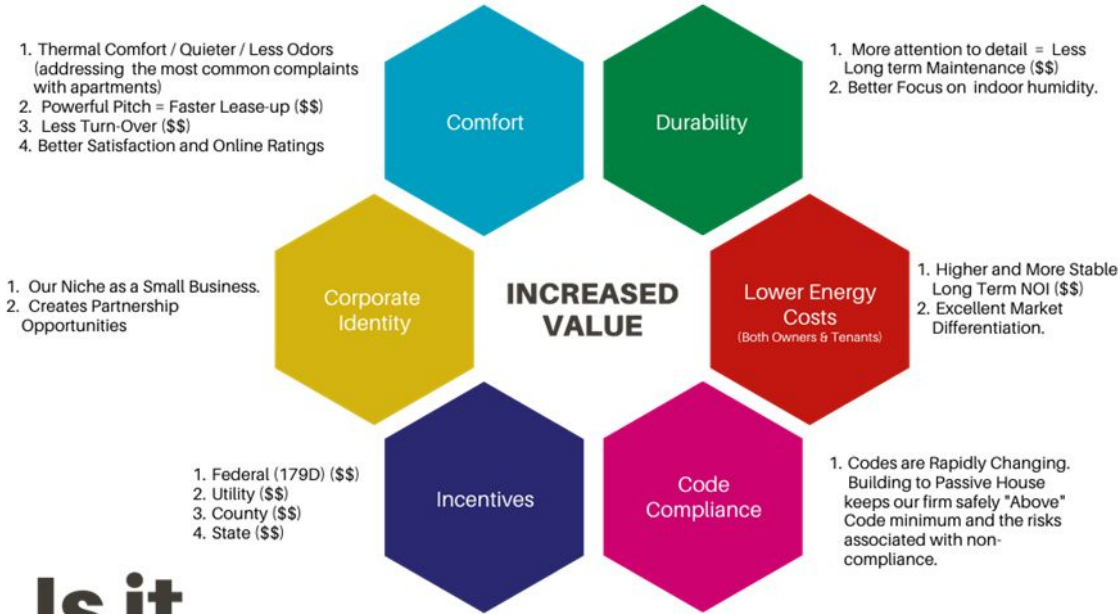
How We Got Here

Why build better than code minimum?



TRIPLE
BOTTOM
LINE

Why build better than code minimum?



Is it Worth It?

Passive House



A DESIGN FRAMEWORK TO REDUCE ENERGY CONSUMPTION & IMPROVE RESILIENCY

- Continuous Insulation
- Air-Tight Construction
- Optimized Windows & Solar Gains
- Balanced Ventilation with Heat Recovery
- Minimized Mechanical Systems

The Time Has Come

URBANLAND Topics ▾ Ind

Urban Land > Sustainability > The Time for a Net-Zero Building Boom Is Now

The Time for a Net-Zero Building Boom Is Now

By Stacey Hobart and Marta Schantz
March 26, 2021

Text Size: A A A
Print Email Share Facebook LinkedIn Twitter

The cascading effects of climate change demand a new approach to how buildings are developed and managed.



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Why Passive Building Design for the Multi-Family Sector is Rapidly Being Embraced

by Michael Flood | Architect, Triple Decker, Boston Condo, Builder, Building in Boston, Building Trends, Contractor, Developer, Homeowner, Remodeler |



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Feature Story

The passive house that's aggressively green

A six-story building designed to the "Passive House" standard just went up in Cambridge. Architect Michelle Apigian, MA '00, MCP '00, gives us a tour and explains why it's so energy efficient.

by Alice Dragonon April 16, 2020

CITYREALTY Buy Rent Sell Buildings Insights

CityRealty > Market Insight > Features > Future New York > The Ultimate Map Of NYC's Passive House Movement Includes 32 Energy-Efficient Overachievers in the Works


Features

Show: Future New York ▾

From Future New York

The Ultimate Map of NYC's Passive House Movement Includes 32 Energy-Efficient Overachievers in the Works

By CityRealty Staff
Thursday, February 7, 2019



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f t in + 4

South Dakota's first Passive House apartments to benefit low-income families

July 9, 2018

When Copper Pass apartments in eastern Sioux Falls opens in September, it will be the first of its kind in South Dakota.

The structure will be the state's first multi-family housing building designed to meet Passive House standards — a rigorous energy efficiency credential that only a few projects in the state have attempted to earn, reports **Argus Leader**.

Designed and built in coordination with the governor's office and state housing department, the apartment is both energy efficient and affordable.

Copper Pass will offer one-, two- and three-bedroom rentals. Units are designed to meet or exceed quality for federal low-income housing guidelines, earning 60 percent of market rate.

Copper Pass, the first of three such buildings, will be part of a years-long effort to improve energy efficiency. Builders worked on the design and modeled it with help from the U.S. Green Building Council.

Costello's second building, which will be called Majestic Ridge, will be Energy Star certified. The developer is installing monitoring devices in both to track energy efficiency.

FACILITY EXECUTIVE
Creating Intelligent Buildings

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Growth In Zero Energy Buildings

Report from New Buildings Institute reveals big picture advances across North America.

October 26, 2021

Compiled by Facility Executive Staff
From the October 2021 Issue

The Time Has Come



GREEN DESIGN

In these super-sustainable new apartments, you may never pay a heating bill

Passive house high-rises provide cleaner air, lower utility costs, and an affordable option for tenants

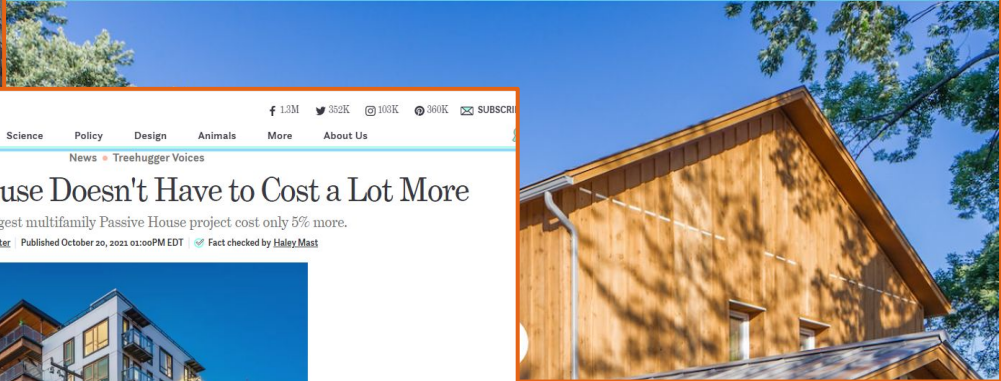
By Patrick Slisson | Mar 6, 2020, 11:30am EST



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Passive House Busts High Cost Myth

Posted on July 20, 2018 by Bruce Sullivan



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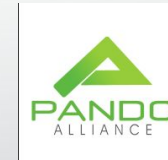
No, Passive House Doesn't Have to Cost a Lot More

Seattle's largest multifamily Passive House project cost only 5% more.

By Lloyd Alter | Published October 20, 2023 01:00PM EDT | Fact checked by Haley Mast

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The Hillandale Gateway Team

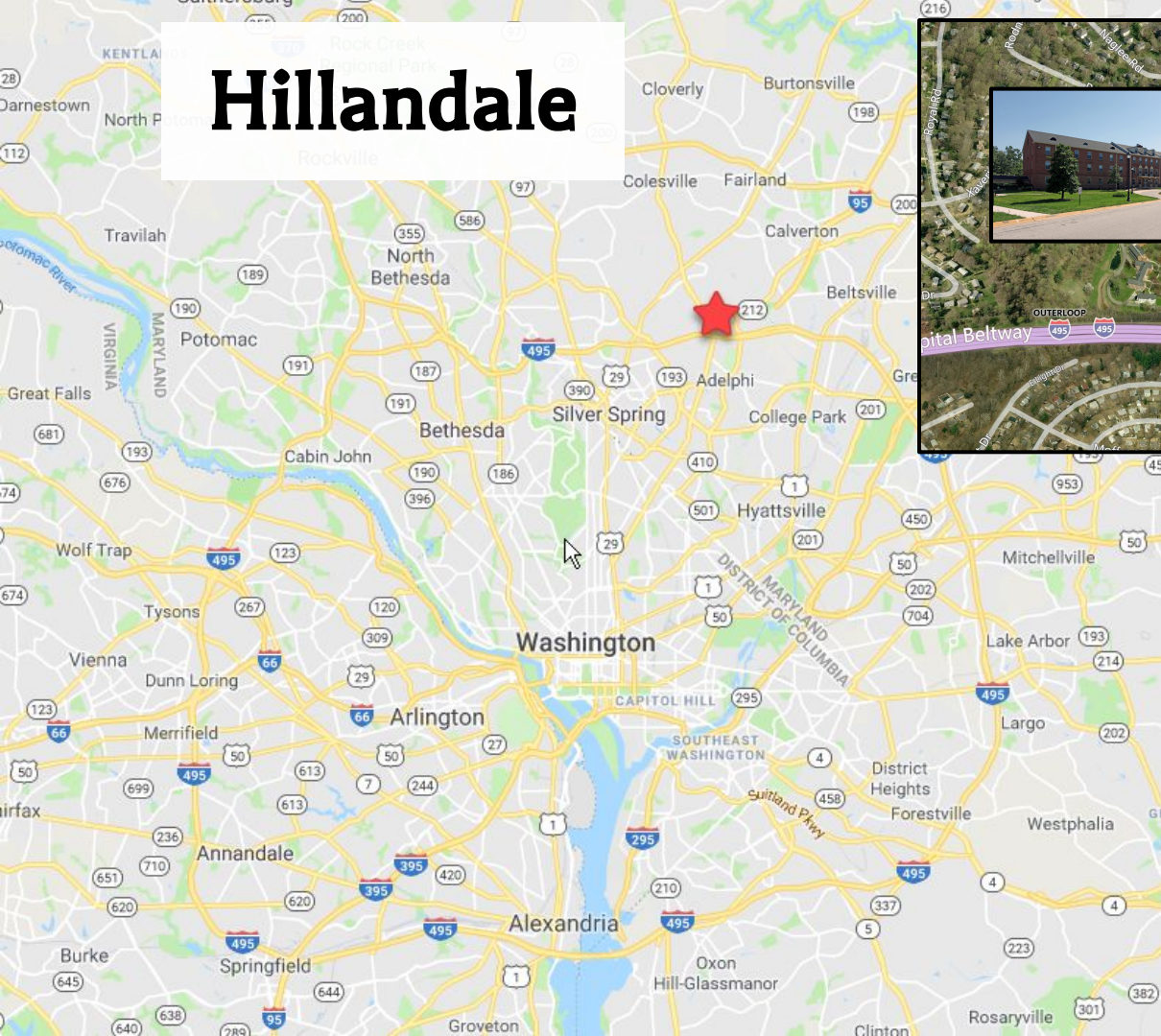


Hillandale Gateway

An architectural rendering of the Hillandale Gateway development. The scene shows several modern, multi-story buildings with a mix of glass, brick, and light-colored panels. The buildings are arranged around a central courtyard area filled with numerous trees, some with yellow foliage, suggesting a park-like setting. There are also parking areas with cars and a road with a sign that reads 'Northwest Blvd' and 'Hillandale Gateway'. The overall style is a detailed, colorful illustration.

Hillandale Gateway will be an all-electric, multi-building, mixed-use, mixed-income project anticipated to be delivered in a single phase and designed to reach the highest levels of sustainability. Hillandale Gateway is intended to help fulfil the vision of the White Oak Science Gateway Master Plan which was adopted in 2014.

Hillandale

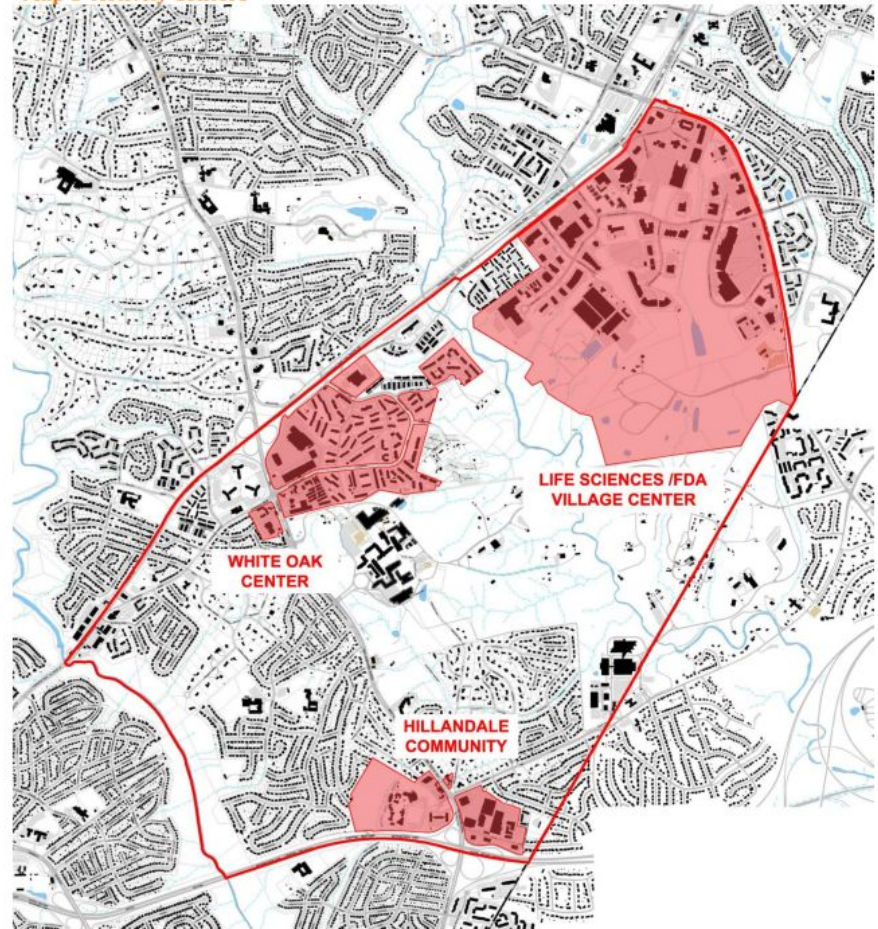


JULY 2014
White Oak Science Gateway Master Plan
APPROVED AND ADOPTED



**What is Making
Hillandale
Gateway Possible**

Map 5 Activity Centers

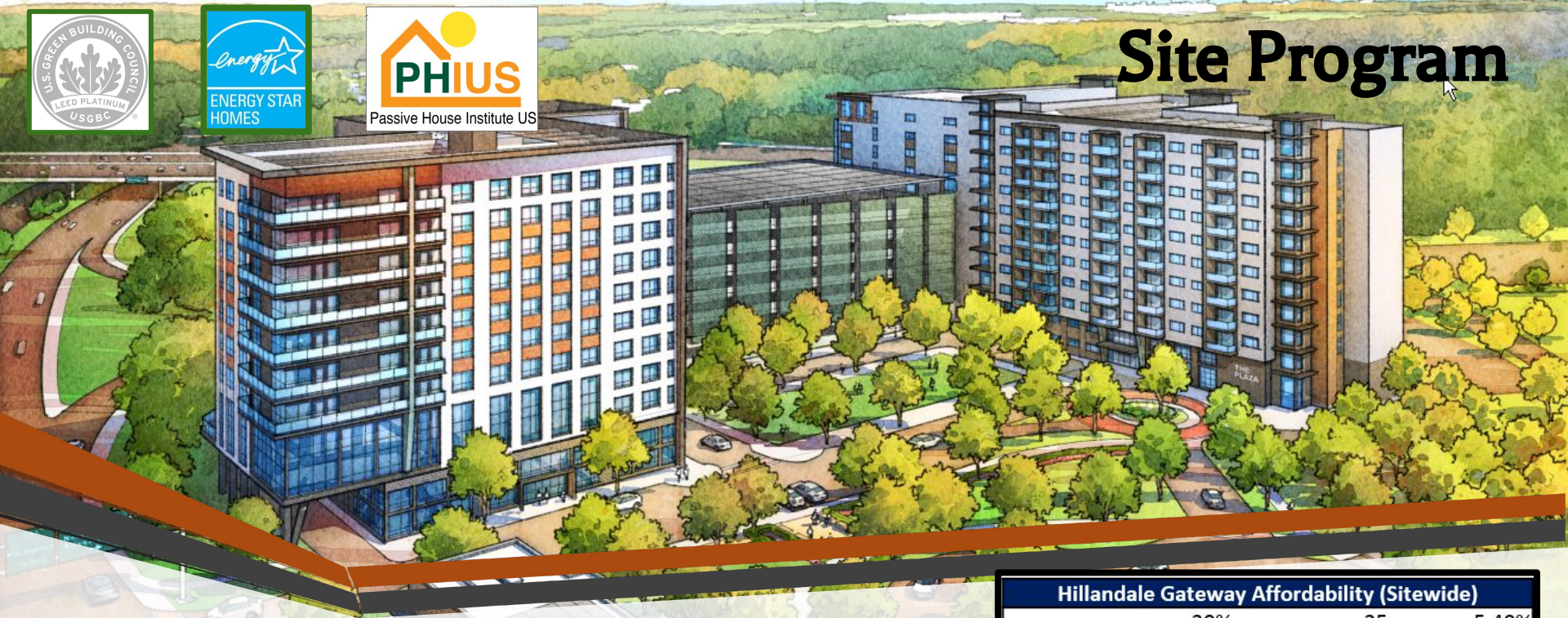




Hillandale Gateway's Zoning



Site Program



- 463 Total Homes in Two (2) Residential Buildings
- Three (3) Free Standing Retail Buildings.
- Mixed-Use & Mixed Income
- Shared Parking Garage
- Public Site Amenities & Transit Station



Hillandale Gateway Affordability (Sitewide)		
30%	25	5.40%
40%	25	5.40%
50%	67	14.47%
60%	50	10.80%
70%	25	5.40%
80%	56	12.10%
Market	215	46.44%
TOTAL	463	100.0%

What does “Mixed-Income” Mean?

LIHTC Income Limits for 2022
(Based on 2022 MTSP Income Limits)

	Charts	60.00%	30.00%	40.00%	50.00%	60.00%	70.00%	80.00%	140.00%
1 Person	🏠	59,820	29,910	39,880	49,850	59,820	69,790	79,760	83,748
2 Person	🏠	68,340	34,170	45,560	56,950	68,340	79,730	91,120	95,676
3 Person	🏠	76,860	38,430	51,240	64,050	76,860	89,670	102,480	107,604
4 Person	🏠	85,380	42,690	56,920	71,150	85,380	99,610	113,840	119,532
5 Person	🏠	92,220	46,110	61,480	76,850	92,220	107,590	122,960	129,108
6 Person	🏠	99,060	49,530	66,040	82,550	99,060	115,570	132,080	138,684
7 Person	🏠	105,900	52,950	70,600	88,250	105,900	123,550	141,200	148,260
8 Person	🏠	112,740	56,370	75,160	93,950	112,740	131,530	150,320	157,836
9 Person	🏠	119,580	59,790	79,720	99,650	119,580	139,510	159,440	167,412
10 Person	🏠	126,420	63,210	84,280	105,350	126,420	147,490	168,560	176,988
11 Person	🏠	133,200	66,600	88,800	111,000	133,200	155,400	177,600	186,480
12 Person	🏠	140,040	70,020	93,360	116,700	140,040	163,380	186,720	196,056

LIHTC Rent Limits for 2022
(Based on 2022 MTSP/VLI Income Limits)

Bedrooms (People)	Charts	60.00%	30.00%	40.00%	50.00%	60.00%	70.00%	80.00%	FMR
1 Bedroom (1.5)	🏠	1,602	801	1,068	1,335	1,602	1,869	2,136	1,567
2 Bedrooms (3.0)	🏠	1,921	960	1,281	1,601	1,921	2,241	2,562	1,785
3 Bedrooms (4.5)	🏠	2,220	1,110	1,480	1,850	2,220	2,590	2,960	2,260

Hillandale “Today”



Age Restricted (AR) Program

- 155 Homes
- Age Restricted - 62 and above
- Sustainability Targets
 - LEED H Platinum
 - Energy Star Multifamily
 - Passive House Target
 - ZNE
- Retail 1st Floor (~4,500 SF)
- Affordability

AR Building		
<i>100% of Units will be LIHTC Units Utilizing the Income Average Set Aside</i>		
30%	15	9.7%
40%	15	9.7%
50%	25	16.1%
60%	50	32.3%
70%	25	16.1%
80%	25	16.1%
Market	0	0.0%
TOTAL	155	100.0%



Non-Age Restricted (NAR) Program

- 308 Homes
- *Sustainability Targets*
 - LEED H Platinum Target
 - Passive House Target
 - Energy Star Multifamily
- Affordability

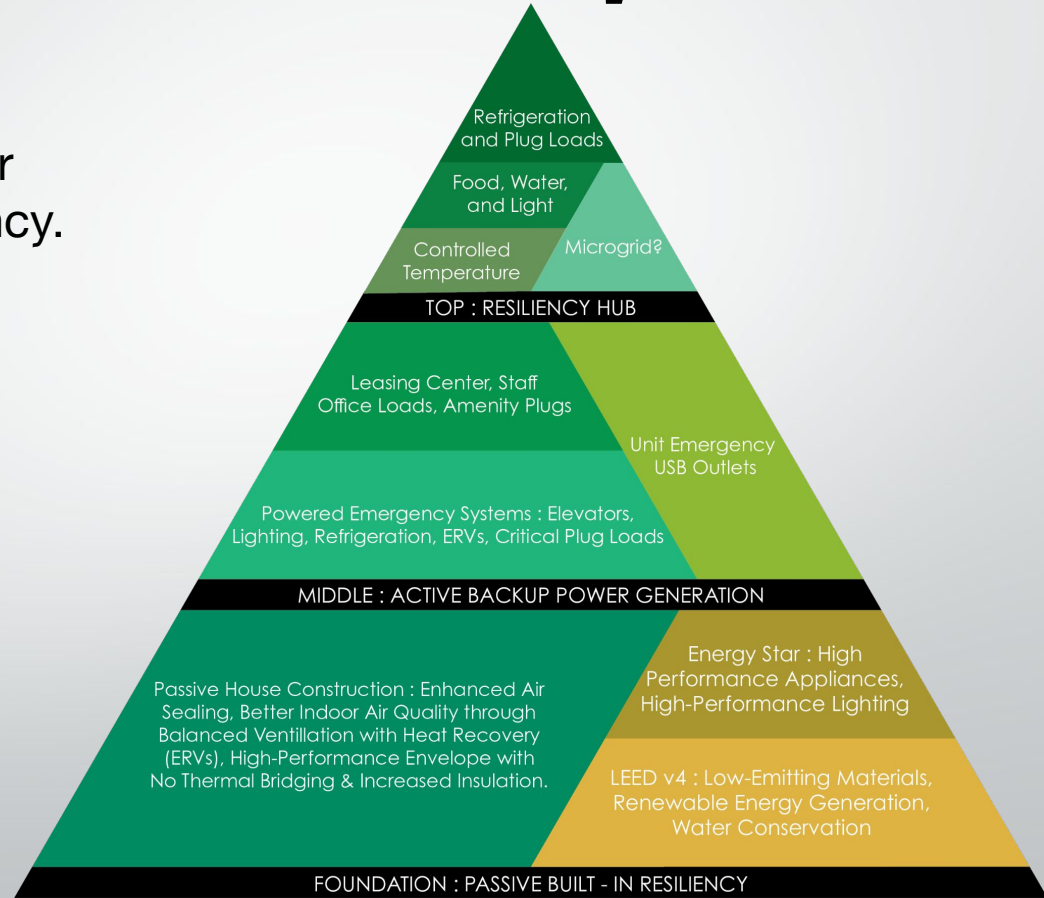
NAR Building		
<i>30% of Units (93 Units) will be LIHTC Units Utilizing the Income Average Set Aside</i>		
30%	10	3.2%
40%	10	3.2%
50%	42	13.6%
60%	0	0.0%
70%	0	0.0%
80%	31	10.1%
Market	215	69.8%
TOTAL	308	100.0%



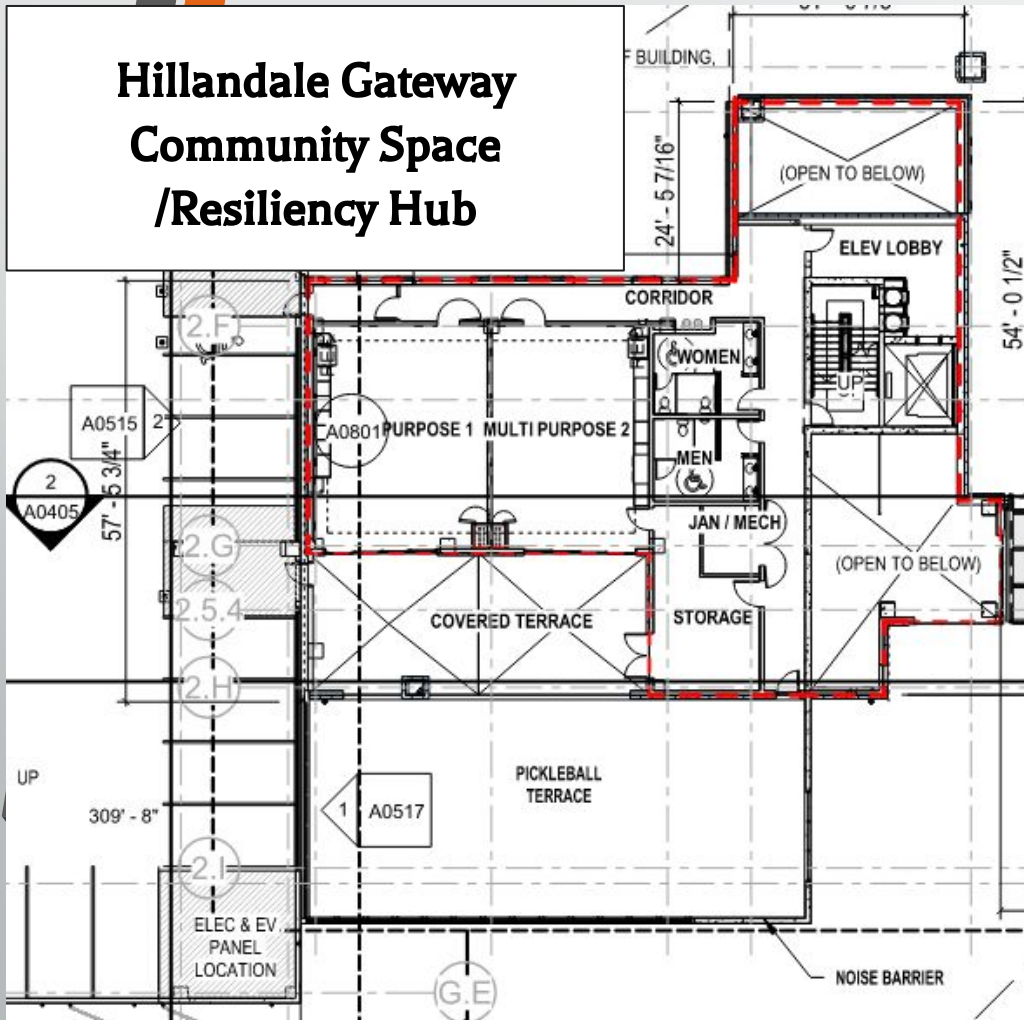
Resiliency and Sustainability

Hillandale Gateway will offer multiple “Levels” of Resiliency.

- Foundational “Built-In”
- Active/Backup Power Generation
- Resiliency Hub



Hillandale Gateway Community Space /Resiliency Hub



Hillandale - Exemplary Planning for Today

- **PROXIMATE TO TRANSIT**

- Adjacent to existing Bus Stations & Future MD-650 BRT.

- **DENSITY SUPPORTIVE OF TRANSIT**

- **MIXED USE**

- **MIXED INCOME**

- Income Averaging from 30% AMI to Market Rate.

- **WALKABLE TO COMMERCIAL AMENITIES**

- Adjacent to the Hillandale Shopping Center.

- **PROXIMATE TO JOBS/FDA**

- 18,000 Future Positions walkable/bikeable.

- **THOUGHTFUL PLACEMAKING**

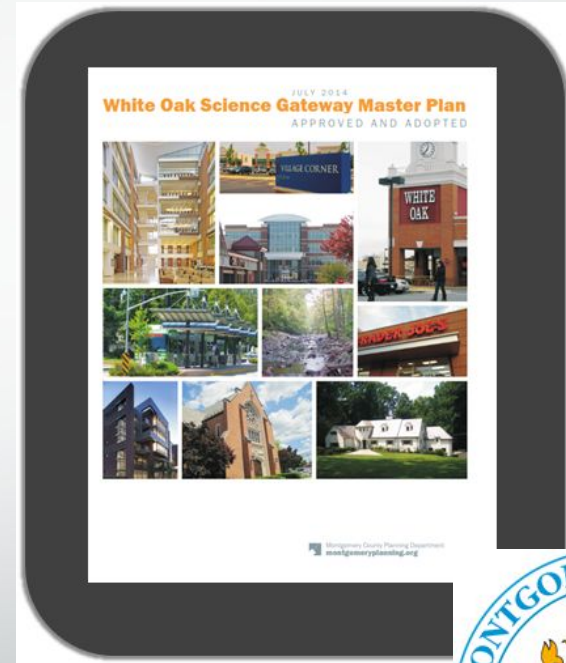
- Integral & Prominent Public Spaces

- **HIGHLY SUSTAINABLE**

- Third Party Verified PHIUS/LEED/ENERGY STAR
- Resilient
- Energy Efficient - Reduce GHG emissions through energy conservation.

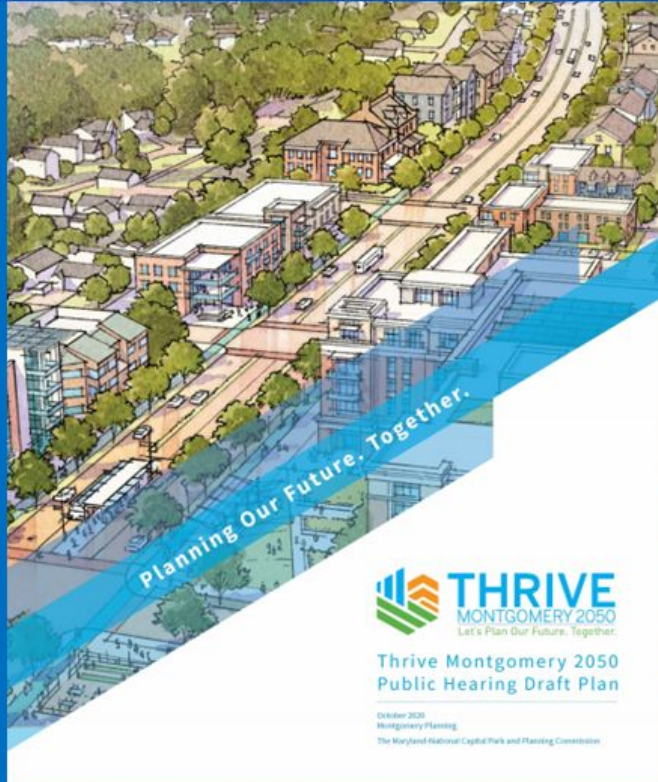
- **INTEGRAL COMMUNITY MEETING SPACE**

- Meeting an East County need.



Hillandale - Exemplary Planning for Tomorrow

Thrive Montgomery 2050



The issues have been grouped into eight categories: Complete Communities, Connectedness, Diverse Economies, Safe and Efficient Travel, Affordability, Healthy and Sustainable Environment, Diverse and Adaptable Growth, and Culture and Design.

The issues presented in this report relate to the three primary outcomes for the Plan: Economic Health; Community Equity; and Environmental Resilience. Most of these issues are not isolated, standalone issues, they impact each other in several ways. For example, traffic congestion is made worse by a land-use pattern where jobs require commutes over long distances with no transit connections. The lack of affordable housing near jobs in transit locations forces people to live farther out in places with no or minimal transit causing increased vehicular travel, which leads to increased GHG emissions. Similarly, lack of adequate transit is a mobility issue but has serious social equity implications with profound effect on the ability of low-income communities to access jobs and other opportunities.

Meeting the challenges of climate change will require a strong commitment to reducing GHG emission, conserving and enhancing natural areas, reducing our carbon footprint, converting to 100 percent renewable energy production, and limiting our development footprint.

Eradicate greenhouse gas emissions

A broader range of housing types—particularly multi-family buildings with smaller units, shared walls, and proximity to a variety of destinations by bike or on foot will contribute to reduced energy consumption and greenhouse gas emissions (GHG). Reducing our vehicle miles traveled by increasing public transit use is the best way to eliminate our transportation-related GHG emissions.

Meeting the challenges of climate change will require a strong commitment to reducing GHG emission, conserving and enhancing natural areas, reducing our carbon footprint, converting to 100 percent renewable energy production, and limiting our development footprint.

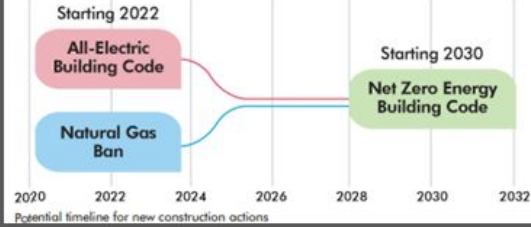
Hillandale - Exemplary Planning for Tomorrow

CLIMATE ACTION PLAN



MONTGOMERY COUNTY CLIMATE ACTION PLAN
Building a Healthy, Equitable, Resilient Community

PUBLIC DRAFT



Montgomery County CAP Building Actions • Climate Action

B-5 All-Electric Building Code for New Construction

Primary Benefit: GHG Mitigation – High	Co-Benefits: Public Health – Somewhat Positive	Authority: Outside County – Requires County Collaboration with Other Public or Private Entities or Is Outside County Authority	Development Stage: Proposed
Climate Risk Reduction – Drought		Investment Level: County: \$\$ Private: \$\$	Lead: DPS
			Contributor: DEP, DGS

Montgomery County CAP Building Actions • Climate Action

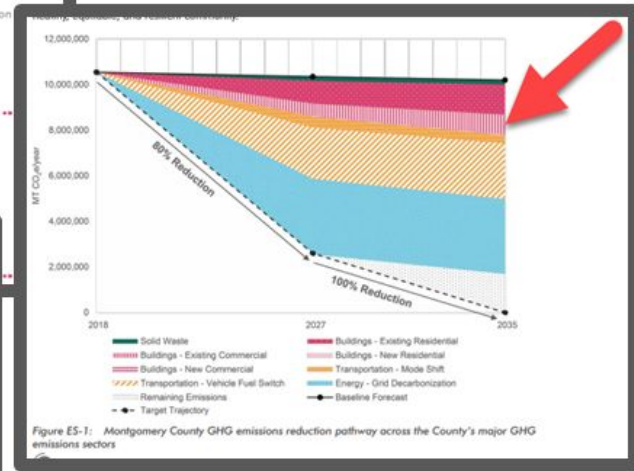
B-7 Net Zero Energy Building Code for New Construction

Primary Benefit: GHG Mitigation – High	Co-Benefits: Public Health – Somewhat Positive Economic Prosperity – Somewhat Positive	Authority: County – May Require Policy Amendment or New Policy	Development Stage: Proposed
		Investment Level: County: \$\$\$	Lead: DPS, DGS, MCPS, DHCA

Climate Action • Building Actions Montgomery County CAP

B-6 Ban Natural Gas in New Construction

Primary Benefit: GHG Mitigation – High	Co-Benefits: Racial Equity and Social Justice – Somewhat Positive Public Health – Somewhat Positive	Authority: Outside County – Requires County Collaboration with Other Public or Private Entities or Is Outside County Authority	Development Stage: Proposed
		Investment Level: County: \$\$ Private: \$\$	Lead: DPS
			Contributor: DEP, DGS



Hillandale - HOC Leading by Example



Buildings

Montgomery County is home to resilient and efficient buildings.

- Increase energy efficiency in all buildings, with the County leading by example with its own building portfolio.
- Support sustainable, carbon-neutral building design and improvements.
- Expand access to financing and programs to construct or upgrade resilient, efficient buildings.
- Create jobs and grow the workforce by transitioning to resource-efficient, low-carbon, resilient buildings.



Hillandale Gateway - Development Timeline



Hillandale Gateway



For Illustrative Purposes Only

Hillandale Gateway



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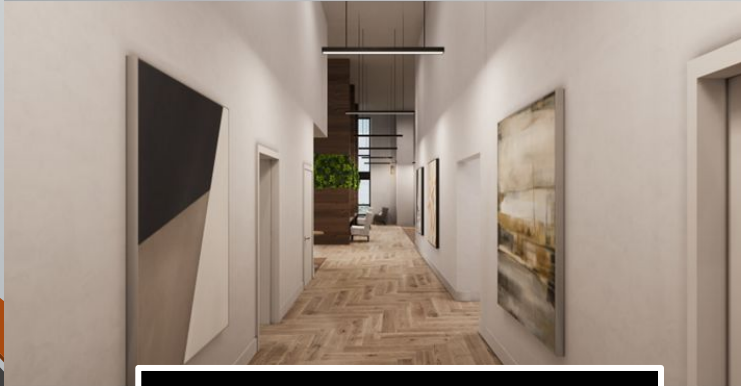
Hillandale Gateway



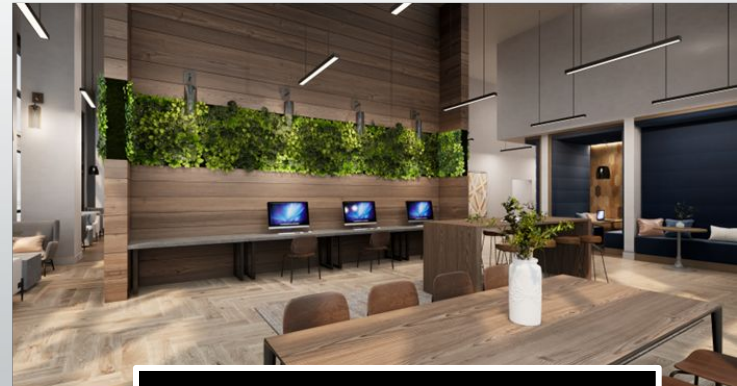
AR Clubroom Kitchen



AR Clubroom Lounge



AR Lobby Corridor



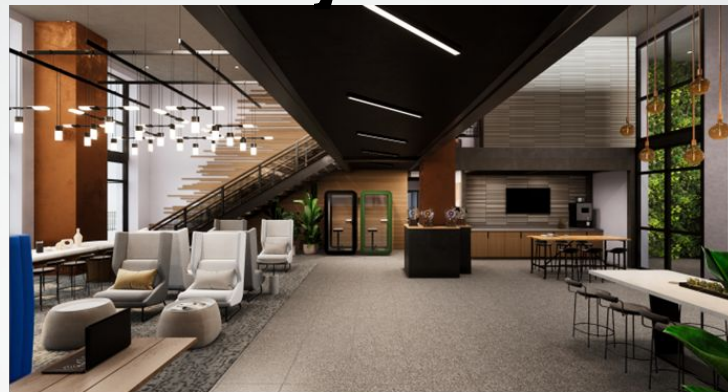
AR Co-Working Space

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Hillandale Gateway



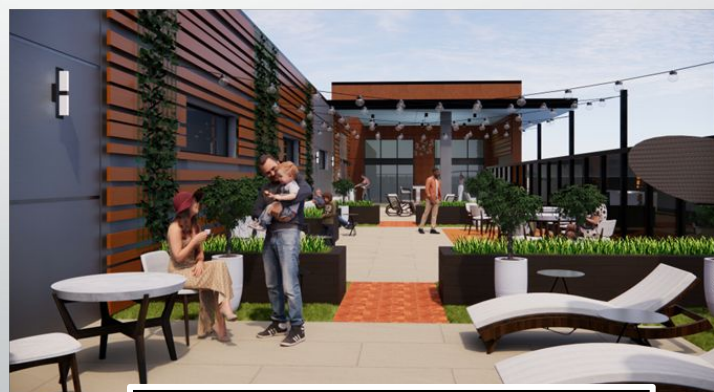
NAR Lobby Lounge



NAR Lobby Lounge



NAR Leasing Office



NAR Rooftop Lounge

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