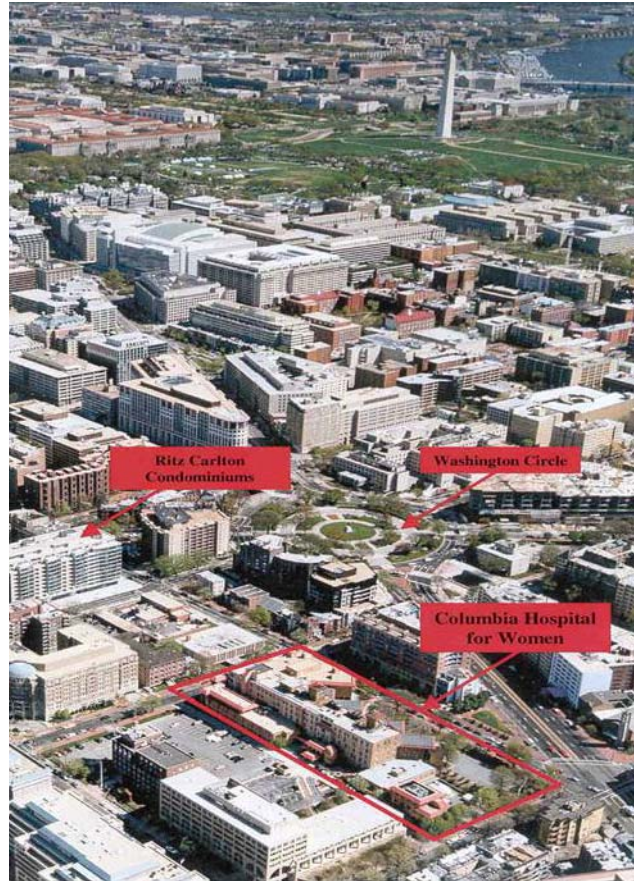


CASE STUDY – URBAN INFILL / ADAPTIVE REUSE

Historic Columbia Condominium Conversion Washington, D.C.

The Columbia is a 225-unit luxury condominium (330,000 s.f.) ideally located in the heart of Washington DC's West End scheduled to start delivering homes in April 2006. Located on one-half of a city block at the intersection of 25th Street, L Street and Pennsylvania Avenue, the project is in close proximity to Georgetown and DuPont Circle. Formerly the Columbia Hospital for Women, the development plan includes a mixture of adaptive re-use and new construction. The center portion of the hospital constructed in 1915 is being restored and two wings of new construction will be added along 24th and 25th Street with approximately 20,000 s.f. of neighborhood retail containing a grocer and hardware store fronting along respective streets. The Trammell Crow/High Street Residential team worked diligently with local neighborhood groups as well as the Historic Commission to arrive at a thoughtful redevelopment solution. The design includes demolition of most of the non-original portion (post 1915) of the building and the restoration of the original building's architectural features that were removed during the hospital's expansion, including the addition of a penthouse level belvedere that was removed in 1950 and the restoration of the sunrooms at the end of the Y shaped residences which will flank the elegant entryway.



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