Ramsey Homes Redevelopment

Progress Report on City – ARHA Joint Work Plan

Redevelopment Work Group

May 19, 2016

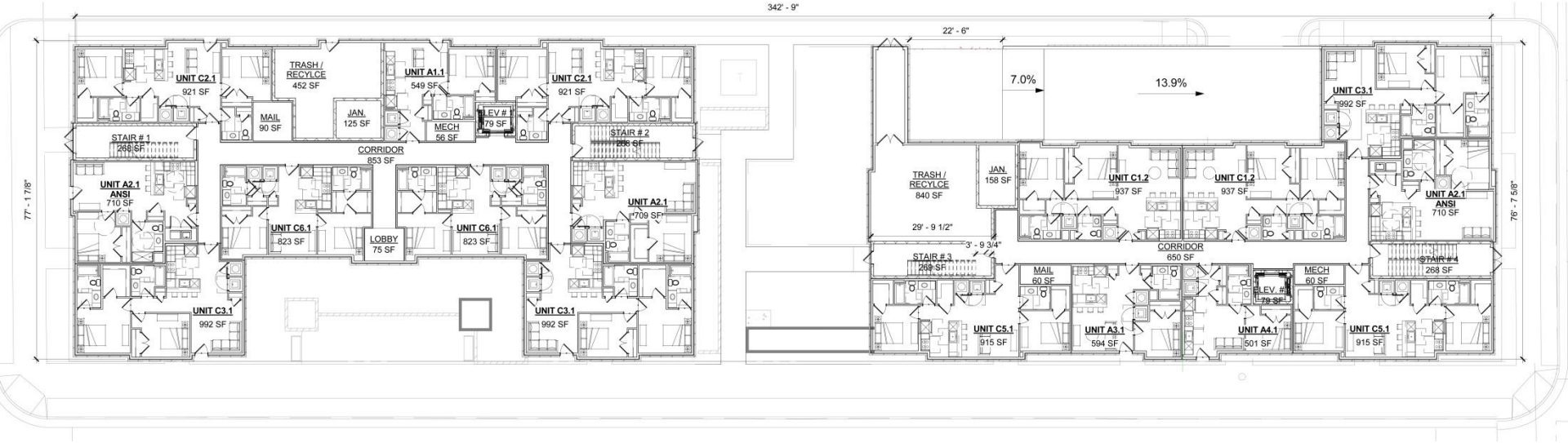
Refine Design & Layout of Proposal and Alternate

- Number of units, unit mix, and layout
- Use for preserved building
- Enhancement of public benefits
- Garage layout and entry modifications
- Two Concepts developed for comparison

Proposed Concept : Summary

- 53 Affordable Dwelling Units
- Unit Mix:
  - 6 One-Bedroom Units
  - 43 Two-Bedroom Units
  - 4 Three-Bedroom Units
- 47,737 net square feet
- Three stories, approximately 39’
- Open Space:
  - On-Site Ground-level open space (16%)
  - Rooftop amenity space (24%)
- Underground parking – 29 spaces

Proposed Concept : Floor Plans



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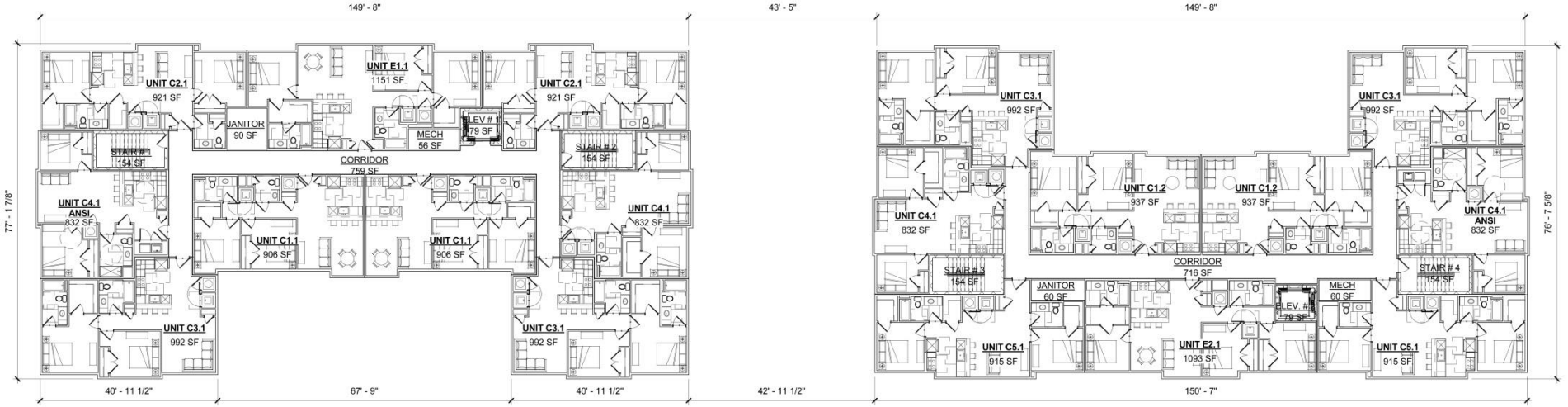
Ramsey Homes

Redevelopment Work Group *May 19, 2016*

Proposed Concept : Floor Plans



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Proposed Concept :
Rear Elevation – South Building

*Illustrative only: architecture will be developed once a preferred concept is selected

Proposed Concept : Perspectives

1. WYTHE LOOKING WEST

2. WYTHE LOOKING EAST

3. PENDELTON LOOKING WEST

4. PENDLETON LOOKING EAST

*Illustrative only: architecture will be developed once a preferred concept is selected

Alternate Concept : Summary

- 52 Affordable Dwelling Units – New Building
- 2 to 4 Dwelling Units – One Renovated Building

- Unit Mix – New Building:
  - 10 One-Bedroom Units
  - 36 Two-Bedroom Units
  - 6 Three-Bedroom Units

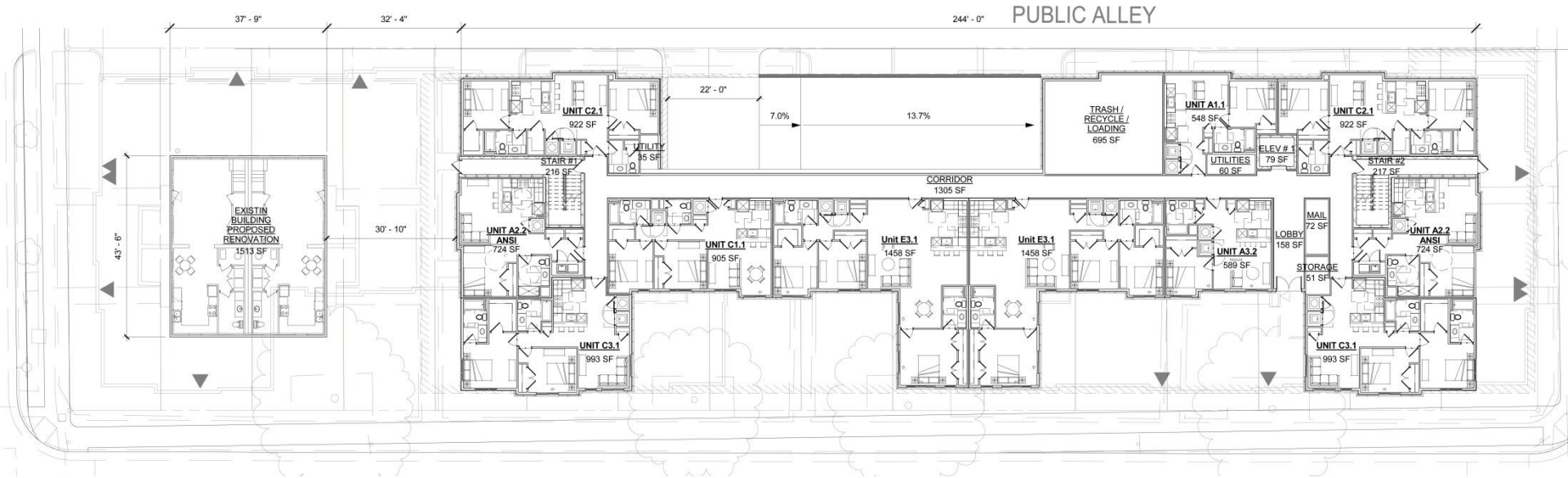
- 46,317 net square feet

- Four stories, approximately 44’, 20’ side setback/shoulders

- Open Space:
  - On-Site Ground-level open space (29%)
  - Increased setback from Pendleton Street

- Underground parking – 31 spaces

Alternate Concept : Floor Plans



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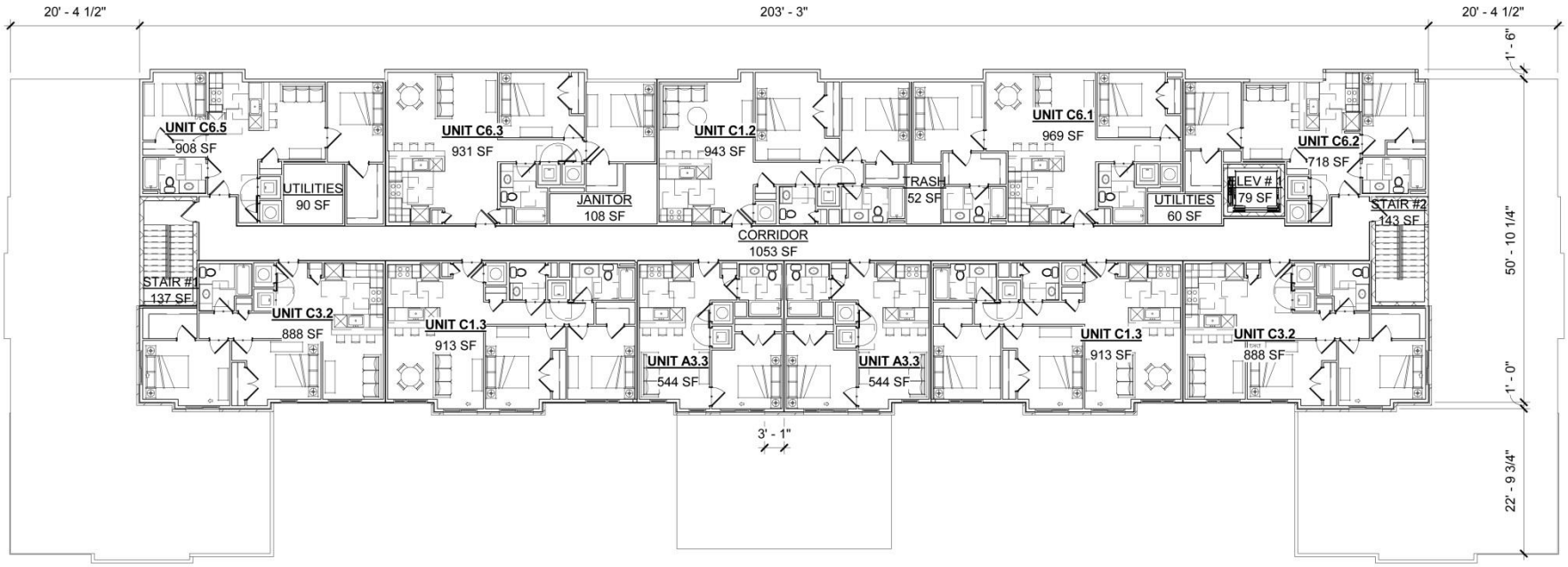
Alternate Concept : Floor Plans



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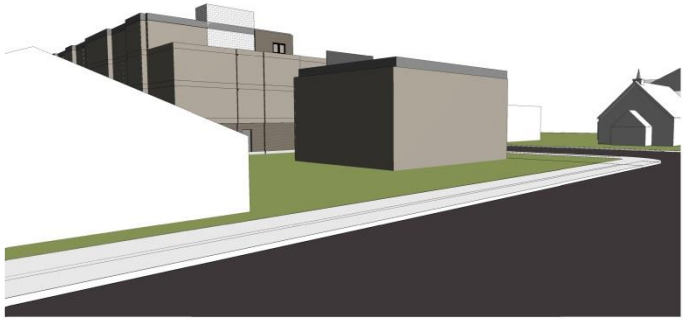
Alternate Concept :
Front Elevation – New Building

*Illustrative only: architecture will be developed once a preferred concept is selected

Alternate Concept : Perspectives



1 A4 WYTHE LOOKING WEST

2 A4 WYTHE LOOKING EAST

3 A4 PENDLETON LOOKING WEST

4 A4 PENDLETON LOOKING EAST

*Illustrative only: architecture will be developed once a preferred concept is selected

Alternate Concept : Perspectives

*Illustrative only: architecture will be developed once a preferred concept is selected

Alternate Concept :
Residential and Non-Residential Uses Considered

- Residential Use
  - 4-unit configuration
    - Two-bedroom, 1½ bath units, similar to existing
  - 2-unit configuration
    - Three-bedroom, 2½ bath units

- Non-Residential Use
  - ARHA ancillary facility
  - Museum extension

Alternate Concept :
Residential vs. Non-Residential Uses

- Residential Use
  - Potentially helps meet Section 106 mitigation goal
  - ARHA potentially retains ownership & operation of whole site
  - Strategic opportunity to create two large replacement units for future redevelopment at a cost comparable to Miller Homes (James Bland) replacement units*
  - Braddock Fund provides a potential available source

- Non-Residential Use
  - Application is subject to "greater scrutiny" by HUD

*Please note that the rehab costs referenced did not take into account soft costs provided by ARHA. Per guidance from the Work Group, staff will jointly study the allocation of all costs among the concepts proposed and these will be reported at the 5/26 Community Meeting.

Open Space – Further Considerations

- 40% Open Space Required
- ARHA Proposed Concept:
  - 16% On-Site Ground-level open space
  - 24% Rooftop amenity space
- Alternate Concept:
  - 29% On-Site Ground-level open space
  - With Alley end conversion, no need for rooftop open space (operational and cost savings)
  - Increased setback from Pendleton Street
- Alley end conversions to open space
  - Pendleton side: 1,000 sf or 3.5%
  - Wythe side: 1,000 sf or 3.5%
  - Combined available Ground-level open space : 7%

Summary Comparison

	Proposed	Alternate
Units	53	52 + 2
Square Feet	47,737	46,317*
Height	39’	44’ (partial 4th floor)
Open Space	16% Ground 24% Rooftop	29% Ground No rooftop with alley
Parking	29	31

*plus preserved building

Additional Progress

- $17,000 spent for Consultant work through April 30
- Valuation / Appraisal
- Section 106 Process
  - Stakeholders meeting scheduled June 6
- Garage Entry
  - Both schemes show improved entry
  - Review with truck movements ongoing
- Third Party Tax Credit and Financial Feasibility study
- Determination of likely City subsidy (loan) amount based on current VHDA Qualified Allocation Plan (revisions may be needed when QAP changes released)

Next Steps

- Public Meeting – May 26th
  - *Presentation and discussion of Proposed and Alternate Concepts*
  - *Public feedback*
- Section 106 Community Update – June 6th
- Redevelopment Work Group – June 9th
  - Presentation and discussion of revised Proposed and Alternate Concepts for recommendation of preferred concept
- City Council Update – June 28th
  - Presentation of Community Feedback, revised Proposed and Alternate Concepts, and staff recommendation regarding preferred concept