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
Proposed Concept: Floor Plans

Ramsey Homes
Redevelopment Work Group
May 19, 2016
Proposed Concept: Rear Elevation – South Building

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

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

Ramsey Homes

Redevelopment Work Group

May 19, 2016
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

Ramsey Homes
Redevelopment Work Group
May 19, 2016
Alternate Concept: Floor Plans
Alternate Concept: Front Elevation – New Building

*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: 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

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May 19, 2016
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
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

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