Ramsey Homes Redevelopment

Progress Report on City – ARHA Joint Work Plan

Community Meeting
May 26, 2016
Background of the Ramsey Homes Redevelopment Project

- Proposed Plan heard by City Council
  - Council approval of Master Plan Amendment and Re-zoning
  - Deferral of Development Special Use Permit
- Council Direction of City-ARHA Joint Work Plan
  - Improvement of Proposed Concept
  - Development of Alternative Concept
  - Consider and Evaluate Potential Permutations

Ramsey Homes
Community Meeting
May 26, 2016
Discussion Points for Tonight’s Meeting

• Proposed and Alternate Concepts, and Permutations

• Potential Use of Preserved Building

• Open Space and Use of Alley Ends
Proposed Concept: Summary

- 53 Affordable Dwelling Units
- Unit Mix:
  - 6 One-Bedroom Units
  - 43 Two-Bedroom Units
  - 4 Three-Bedroom Units
- 44,854 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: Site Plan
Proposed Concept: Front Elevation

*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.*
**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

- 43,448 net square feet

- Four stories, approximately 44’ 6”, 20’ side setback/shoulders

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

- Underground parking – 30 spaces
Alternate Concept: Site Plan
Alternate Concept: Front Elevation – New Building

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

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Alternate Concept: Perspectives

*Illustrative only: architecture will be developed once a preferred concept is selected
Alternate Concept: Use of Preserved Building

- Residential Use
  - 4-unit configuration
    - Two-bedroom, 1½ bath units
  - 2-unit configuration
    - Three-bedroom, 2½ bath units
- Either configuration to have new kitchen, bathroom, washer/dryer, electrical upgrade and heating/cooling system
- Strategic opportunity to potentially create replacement units
- Potentially helps meet Section 106 mitigation goal
- ARHA potentially retains ownership & operation of whole site
Alternate Concept: Use of Preserved Building

- Non-Residential Use
  - Examples of Non-Residential Use:
    - ARHA ancillary facility
    - Museum extension
    - Daycare center
  - Application is subject to “greater scrutiny” by HUD
  - May trigger potential requirement to offer preserved building for sale to residents (HUD determination)

- Economic Sustainability
  - Potential generation of income from the building use
  - Short-term and long-term income
  - Capital and Operating Costs Related to Uses
Open Space – Further Considerations

- 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%
  - Applicable to either concept
Open Space – Further Considerations

*Illustrative only: Alley end conversion to open space
## Summary Comparison

<table>
<thead>
<tr>
<th></th>
<th>Proposed</th>
<th>Alternate</th>
</tr>
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<tbody>
<tr>
<td>Units</td>
<td>53</td>
<td>52 + 2 or 4</td>
</tr>
<tr>
<td>Square Feet</td>
<td>44,854</td>
<td>43,448 (exclusive of preserved building)</td>
</tr>
<tr>
<td>Height</td>
<td>39’</td>
<td>44’ 6” (partial 4th floor)</td>
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<tr>
<td>Open Space</td>
<td>16% Ground</td>
<td>29% Ground</td>
</tr>
<tr>
<td></td>
<td>24% Rooftop</td>
<td>No rooftop with alley</td>
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<tr>
<td>Parking</td>
<td>29</td>
<td>30</td>
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# Cost Comparison

<table>
<thead>
<tr>
<th></th>
<th>Proposed 2 Buildings (53 units)</th>
<th>Alternate New Bldg (52)</th>
<th>Preserved (2)</th>
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</thead>
<tbody>
<tr>
<td>Construction</td>
<td>$8.4 - 8.7m</td>
<td>$8.1 - 8.5m</td>
<td>$0.5 - 0.7m</td>
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<tr>
<td>Site &amp; Offsite Improvements</td>
<td>$2.0 - 2.3m</td>
<td>$2.0 - 2.3m</td>
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<tr>
<td>Soft Costs (Fees &amp; Consultants)</td>
<td>$2.2-2.4m</td>
<td>$2.2-2.4m</td>
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<tr>
<td>Other costs (land, etc.)</td>
<td>$3.8m</td>
<td>$3.8m</td>
<td>$0m</td>
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<tr>
<td>Developer fee</td>
<td>$1.7m</td>
<td>$1.7m</td>
<td>$0m</td>
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<tr>
<td>Total</td>
<td>$18.1 - $18.9</td>
<td>$18.3-$19.1</td>
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</table>

**Notes:**
- For the Alternate, the allocation of costs between the new and preserved building has not been decided.
- City financial support for either concept is anticipated < $2.5 m
- Future architectural decisions may impact cost.
Next Steps

• Section 106 Community Update – June 6th

• Redevelopment Work Group – June 9th
  – Presentation and discussion of revised Proposed and Alternate Concepts, including evaluation of financial and tax credit competitiveness and long term sustainability, for recommendation of preferred concept

• City Council - ARHA Board Update – June 28th
  – Presentation of community feedback, revised Proposed and Alternate Concepts, and staff recommendations regarding preferred concept and permutations