

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

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May 19, 2016



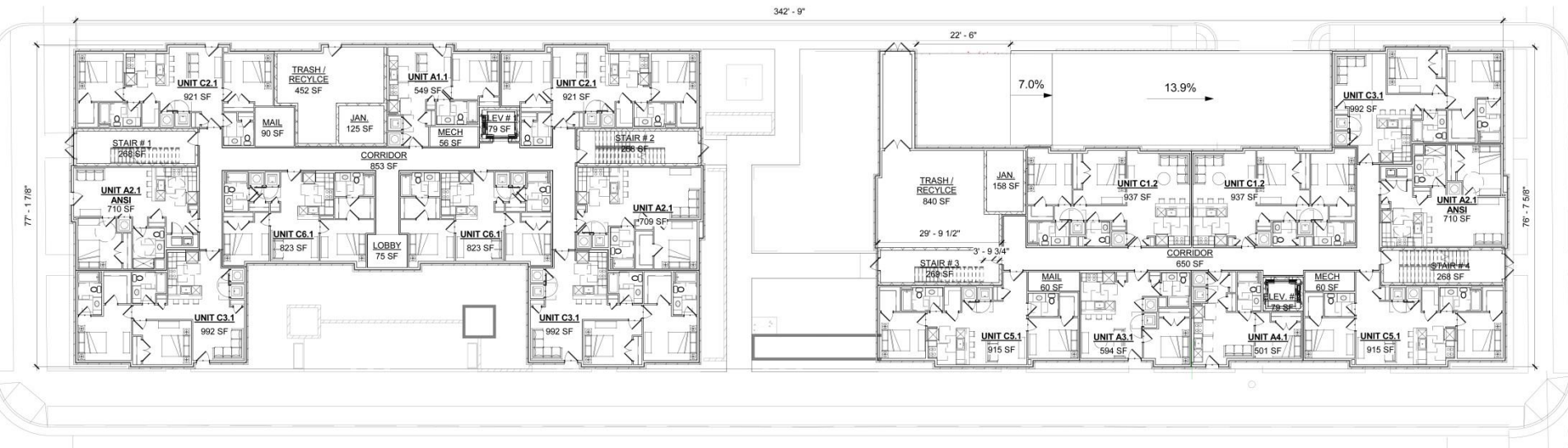
Proposed Concept : Summary

- 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

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Proposed Concept : Floor Plans



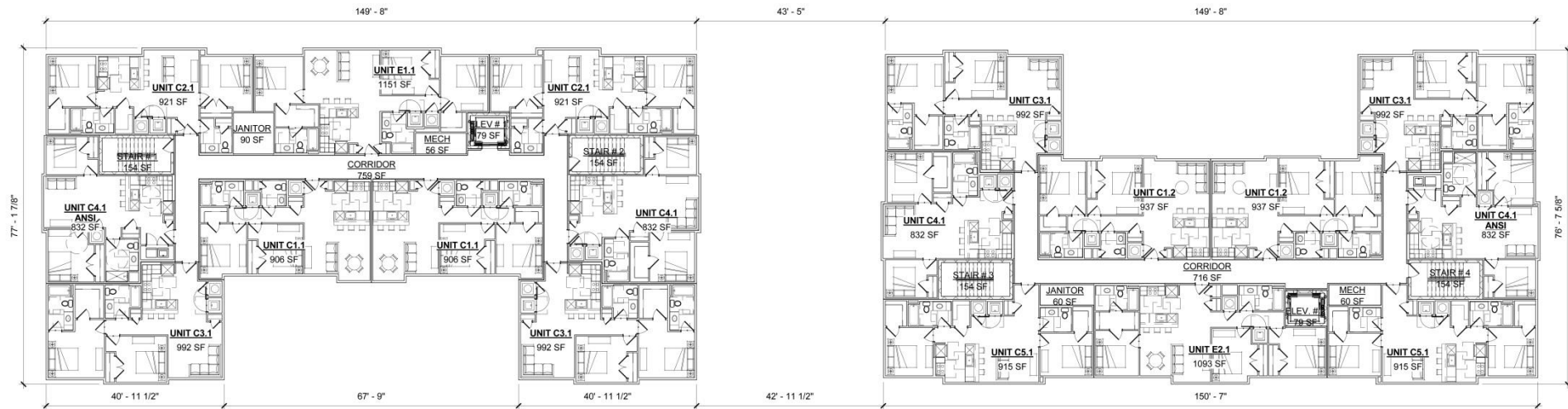
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Proposed Concept : Floor Plans



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Proposed Concept : Rear Elevation – South Building



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

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Proposed Concept : Perspectives



1. WYTHE LOOKING WEST



2. WYTHE LOOKING EAST



3. PENDLETON LOOKING WEST



4. PENDLETON LOOKING EAST

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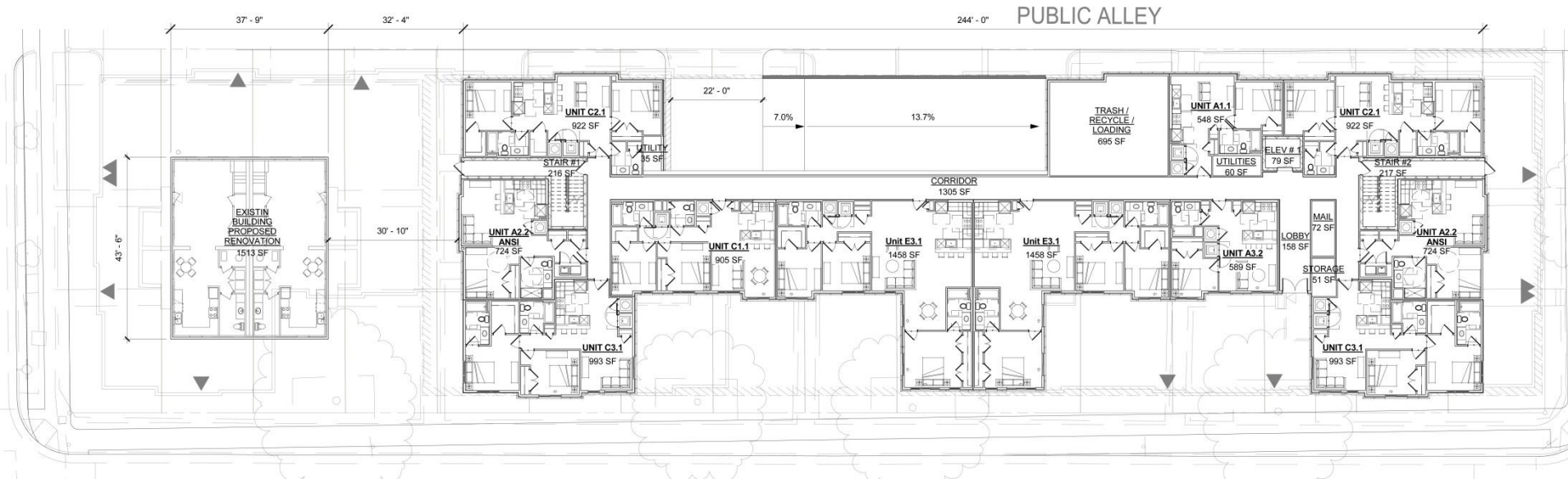
Alternate Concept : Summary

- 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

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Alternate Concept : Floor Plans



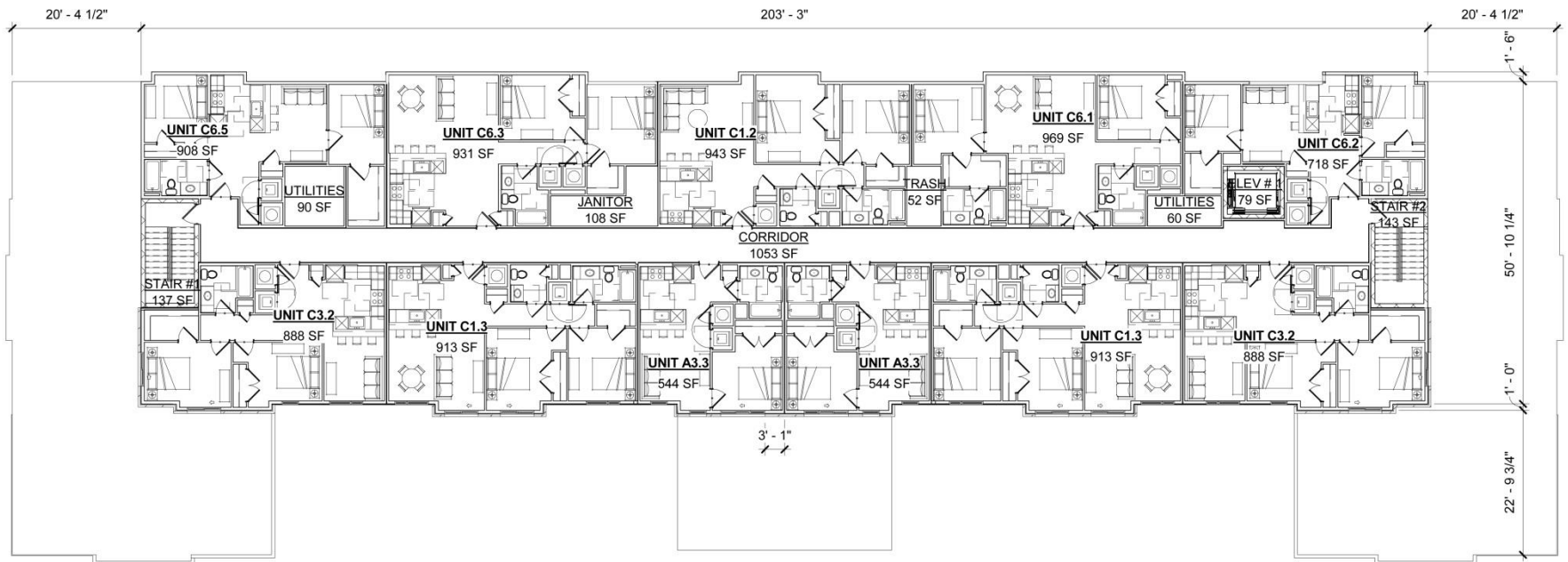
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Alternate Concept : Floor Plans



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Alternate Concept : Front Elevation – New Building



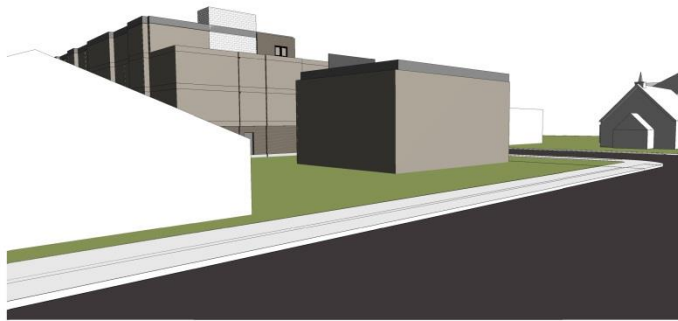
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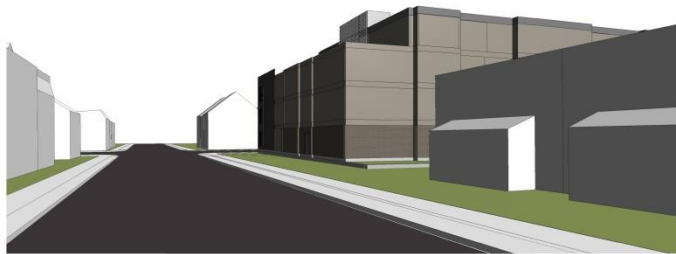
Alternate Concept : Perspectives



1
A4 WYTHE LOOKING WEST



2
A4 WYTHE LOOKING EAST



3
A4 PENDLETON LOOKING WEST



4
A4 PENDLETON LOOKING EAST

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Alternate Concept : Perspectives



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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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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

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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%

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Summary Comparison

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

*plus preserved building

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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)

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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

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