

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

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Discussion Points for Tonight's Meeting

- Proposed and Alternate Concepts, and Permutations
- Potential Use of Preserved Building
- Open Space and Use of Alley Ends

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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

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Proposed Concept : Site Plan



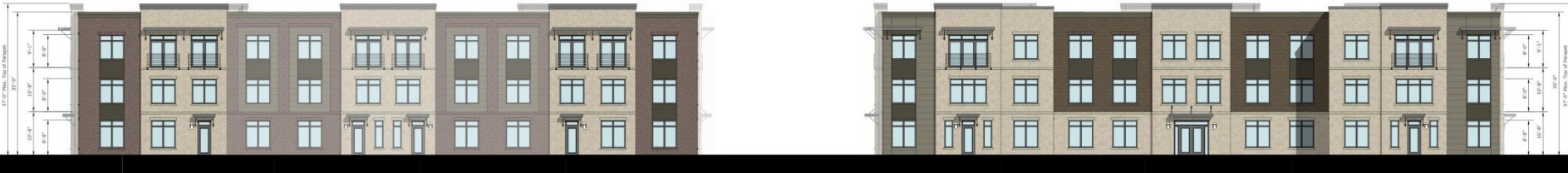
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Proposed Concept : Front Elevation



1 NORTH PATRICK STREET ELEVATION
A3 3/32" = 1'-0"

*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

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

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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
- 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

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Alternate Concept : Site Plan



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Alternate Concept : Front Elevation – New Building



1 NORTH PATRICK STREET ELEVATION
A3 3/32" = 1'-0"

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

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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

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

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Alternate Concept : Perspectives



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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

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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

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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

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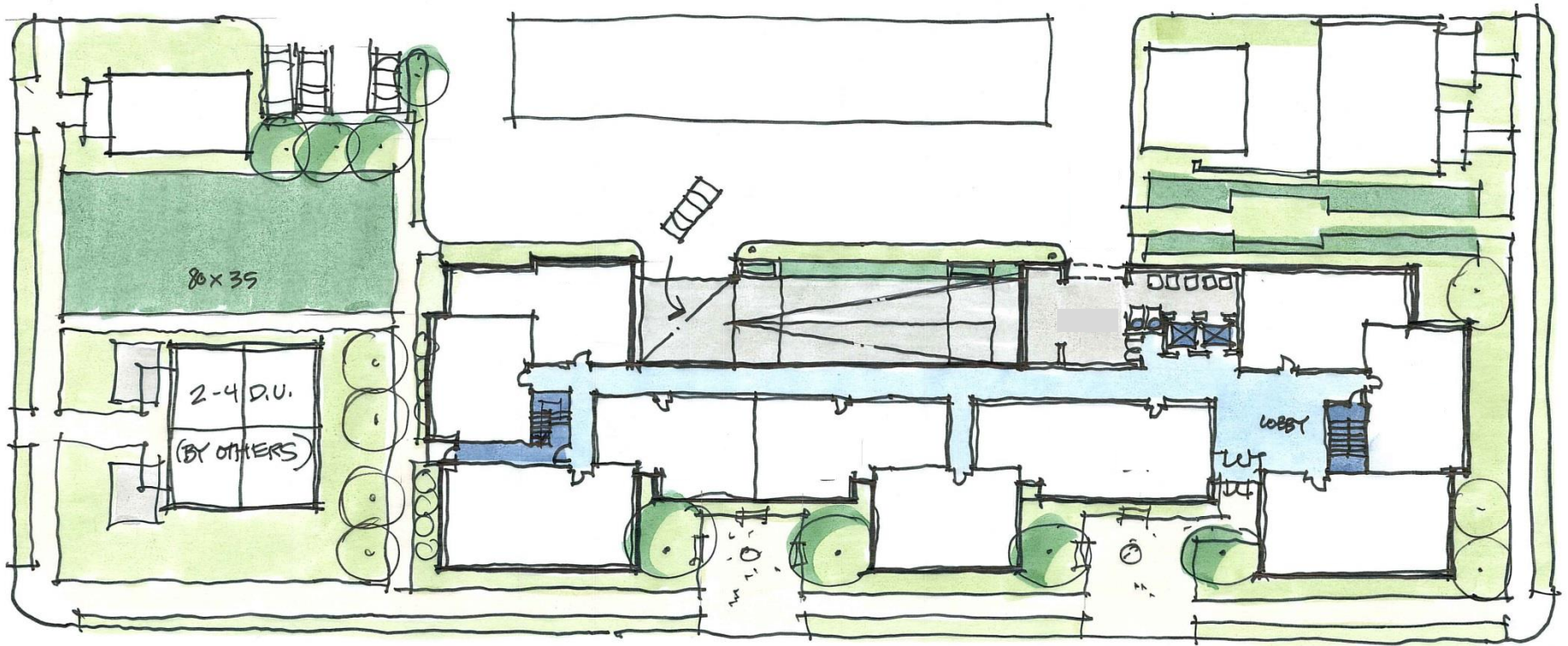
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Open Space – Further Considerations



*Illustrative only: Alley end conversion to open space

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Summary Comparison

| | Proposed | Alternate |
|-------------|---------------------------|---|
| Units | 53 | 52 + 2 or 4 |
| Square Feet | 44,854 | 43,448 (exclusive of preserved building) |
| Height | 39' | 44' 6" (partial 4 th floor) |
| Open Space | 16% Ground 24% Rooftop | 29% Ground No rooftop with alley |
| Parking | 29 | 30 |

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Cost Comparison

| | Proposed 2 Buildings (53 units) | Alternate New Bldg (52) Preserved (2) | |
|------------------------------------|--|--|--------------|
| Construction | \$8.4 - 8.7m | \$8.1-8.5m | \$0.5 - 0.7m |
| Site & Offsite Improvements | \$2.0 - 2.3m | \$2.0 - 2.3m | |
| Soft Costs (Fees & Consultants) | \$2.2-2.4m | \$2.2-2.4m | |
| Other costs (land, etc.) | \$3.8m | \$3.8m | \$0m |
| Developer fee | \$1.7m | \$1.7m | \$0m |
| Total | \$18.1 - \$18.9 | \$18.3-\$19.1 | |

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.

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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

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