

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



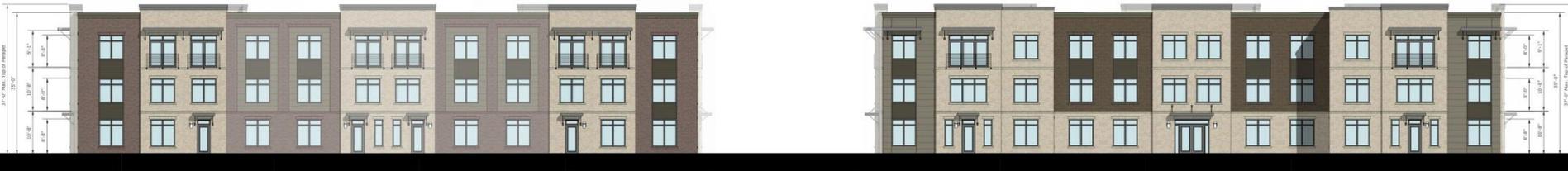
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Proposed Concept : Front Elevation



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. PENDELTON 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"

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Alternate Concept : Perspectives



1 WYTHE LOOKING WEST
A4



2 WYTHE LOOKING EAST
A4



3 PENDLETON LOOKING WEST
A4



4 PENDLETON LOOKING EAST
A4

*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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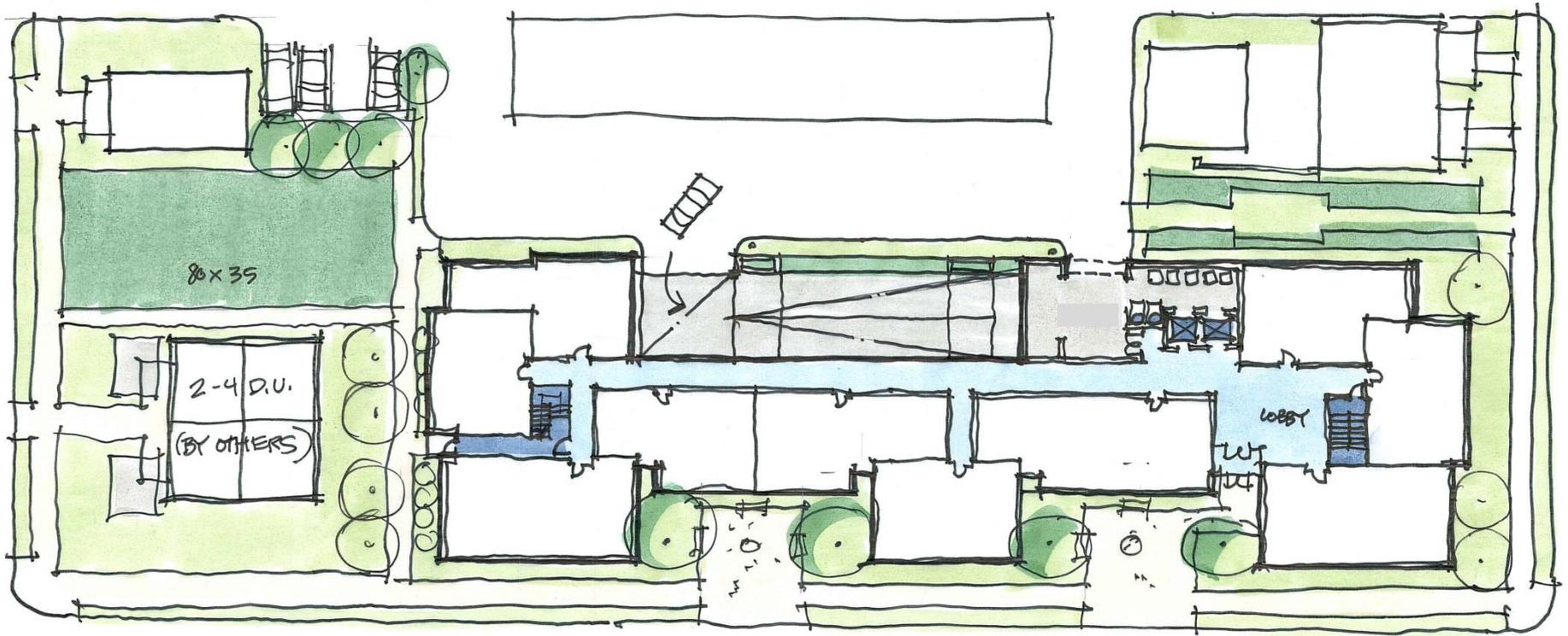
Open Space – Further Considerations

- 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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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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