



Proposal for Elmwood





Meet The Team



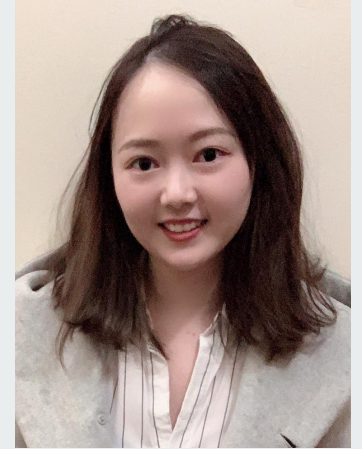
Site Planner
Ricardo



City Liaison
Darlene



Neighborhood Liaison &
Financial Analyst
Mariam



Marketing Director
Zoey



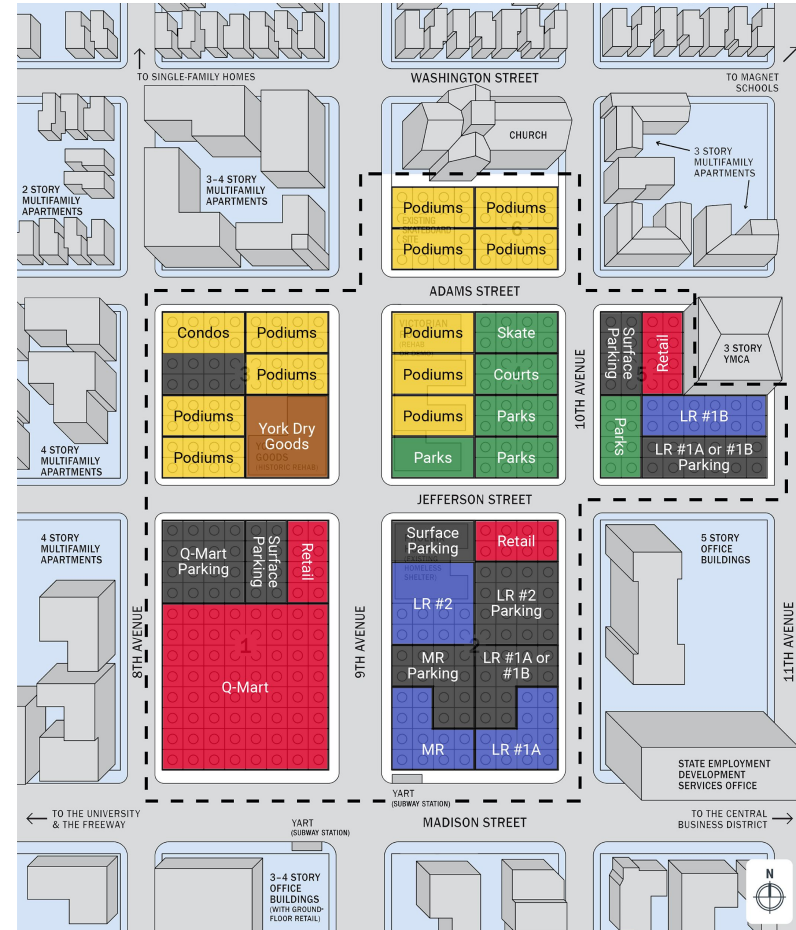
Vision Statement

We want a 20th century vibrant neighborhood as it will **boost** the city's economy, By opening a variety of professional & entry-level **employment opportunities**. As well as the new **addition of green spaces** with outdoor activities.

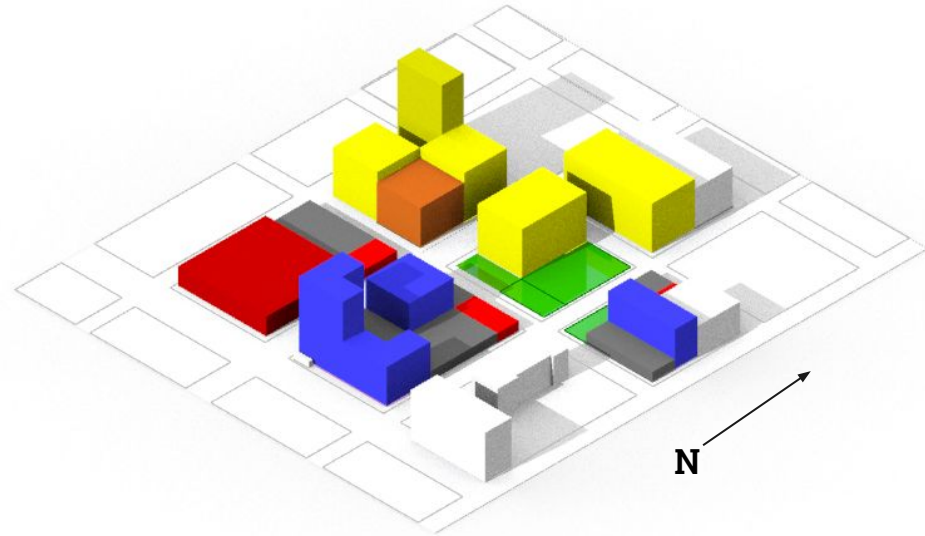
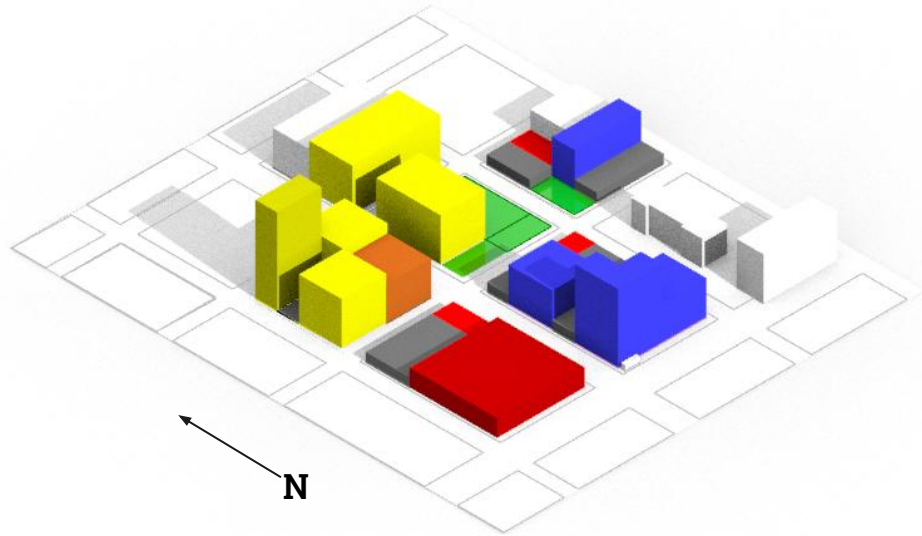


Site Plan

- Clear division of Residential and Commercial space
- New addition of **green spaces/open spaces**
- New addition of **housing, office spaces** and Q-Mart
- Removal of Victorian Row and Phoenix Hotel (existing homeless shelter)
- Placement of parking spaces for Q-mart and the office spaces, avoid heavy traffic on Madison Street
- Commercial spaces are in a short walking distance from public transportation
- Green/open spaces are the central point in Elmwood, attracting locals from each direction of Elmwood
- Each green spaces are placed well enough to obtain sunlight throughout most of the day.
- Each Building massing is coordinated by their size, giving well enough exposure to sunlight and best views of the city
- We want locals and newcomers to feel safe and excited to walk in the revitalized streets of Elmwood



3D VIEWS OF ELMWOOD



City Liaison

We promise to boost the economy by **increasing office spaces** and **building new parks**,

This will expand jobs opportunities. In addition,

We encouraging artist to paint murals for our **vibrant community**.

We are happy to help the community by listening to your letters. “The Neighborhood of Elmwood” suggested to Keep York Dry Goods, we have turned it 40% Retail and mix use.

In addition, we want a Q-mart to **increase employment** for the neighborhood. In response to that The Old Urbanist, have agreed to donate 50 computers to the Community Center.

We decided to **remove the homeless shelter** and replaced it with **additional green space** for activities



Benefits

- Jobs & Justice: **Entry Jobs** for Professional & Entry-Level, **Affordable Retail, & Community Center**
 - ◆ Middle-Class and Lower-Class can afford retail
 - ◆ **More than 1,590** Professional & Entry-job levels available
 - ◆ Boost revenue more than **14.5%**
- The Elmwood Neighborhood Alliance: Keep York Dry Goods (Historic Building), Remove Shelter
 - ◆ We are **preserving a Historic building** and making sure it is under current building code.
- Skate On: **Keep** Skate Park
 - ◆ **Exercise**
 - ◆ Keep Skaters from damaging community property
- Yorktown Bike Sharing: **Create Bike Lanes** & Office Space to Help Environment
 - ◆ **Helps the Environment** from being over polluted
 - ◆ Easy Commute
 - ◆ Paid Membership
- Pro Arts: **Create Art Studios** for Community Artists
 - ◆ Create a **Vibrant Community**
 - ◆ Keeps Culture Alive
- The Old Urbanist: **Create a Q-Mart**
 - ◆ The neighborhood wants a superstore where they can buy everything they need in one place
- Q Mart: Open **400 Entry-Level Jobs** & Donates **50 Computers**
 - ◆ Available jobs
 - ◆ **Superstore** for the Community

Aging in Place

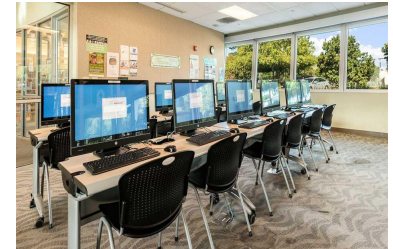
- York Dry Good
- Senior Center
- York Town Bike
- Community Art Center







Neighborhood Liaison

The residents of Elmwood demand various things. Future Vision is here to cater to their needs and fulfill our neighborhood needs.

In order to achieve this, Future Vision has incorporated a **Q-mart** to service as a superstore, this is going to open **employment opportunities** for the community. As well as York Dry Goods offering a mix use of **amenities** and **activities**.



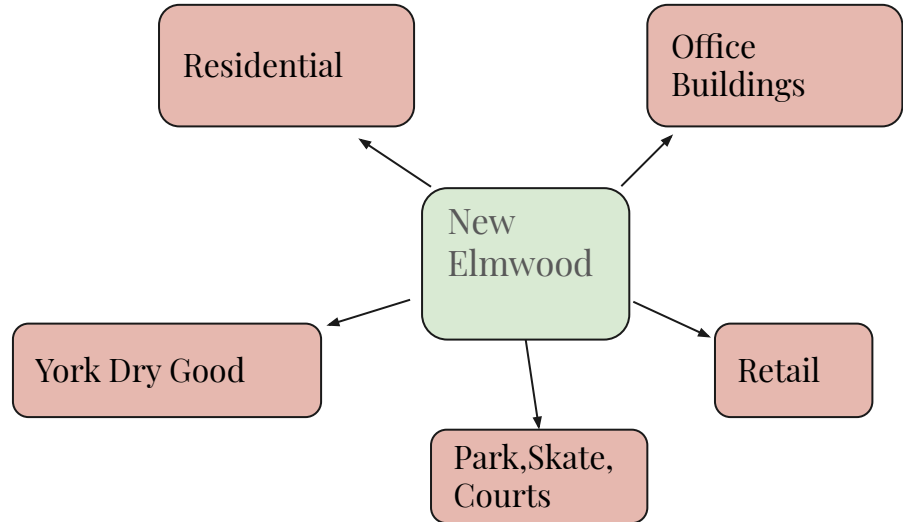
NEIGHBORHOOD AND COMMUNITY INTEREST LETTERS

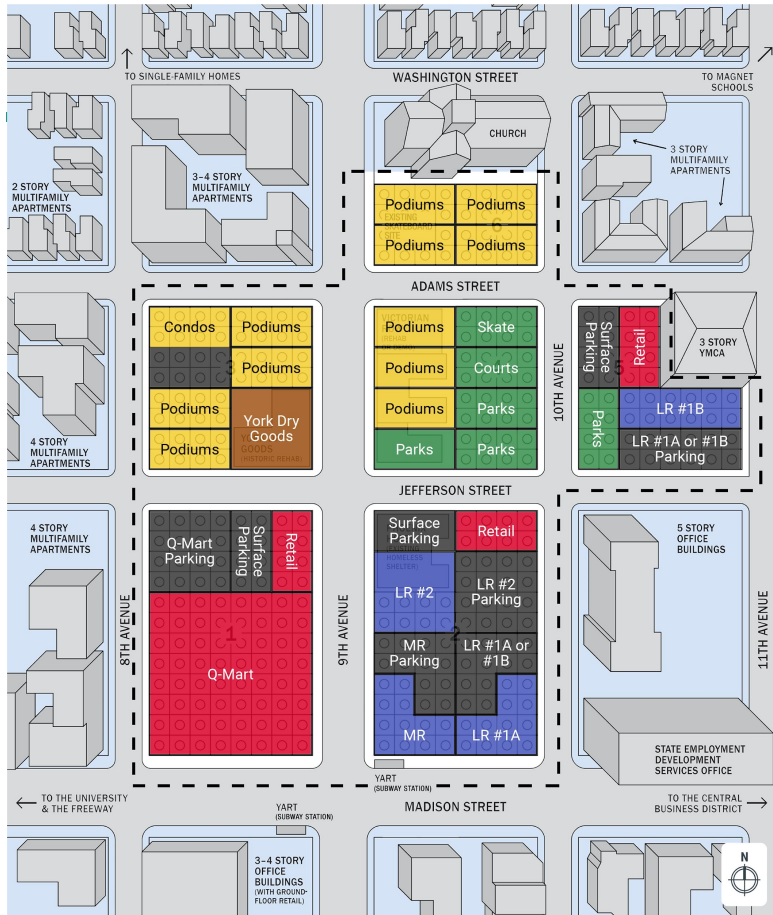
<u>COULD SATISFY</u>	<u>COULDN'T SATISFY</u>
<ul style="list-style-type: none"> → Keep York Dry Goods → Remove Shelter → Safe Parks 	<ul style="list-style-type: none"> → No Q-Mart → University Classrooms
	
<ul style="list-style-type: none"> → Q-Mart 	<ul style="list-style-type: none"> → Keep the Shelter
	
<ul style="list-style-type: none"> → Affordable Rental → Entry-Level Jobs → Affordable goods → Community Center 	<ul style="list-style-type: none"> → Rent-free Classroom Space (15,000 sq')
<ul style="list-style-type: none"> → Art Space 10,000 sq' 	
<ul style="list-style-type: none"> → Bike Sharing → 15,000 sq' of space for new office 	
<ul style="list-style-type: none"> → Keep skate park 	

Marketing Director

The New Elmwood neighborhood has more office spaces than before, allowing for **more employment opportunities** to become available. In addition, the city will attract more **residential** and **retail businesses** that will help cater to the neighborhood needs. Therefore, this will **boost and develop** the City's economy.

- Lower-mid income families
- Residential: For small family
- Retail: Surrounded by housing and office buildings.(benefit each retailer)

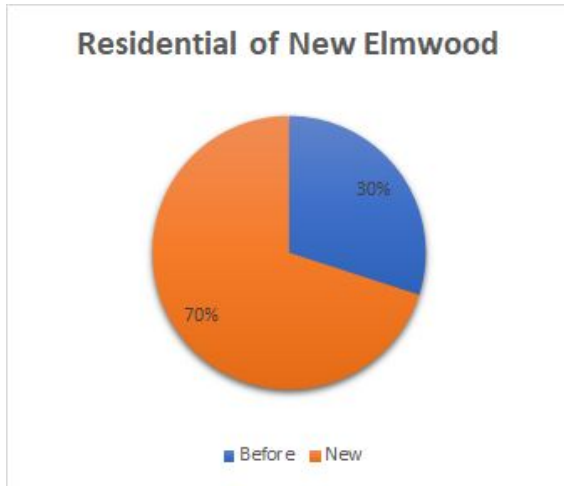
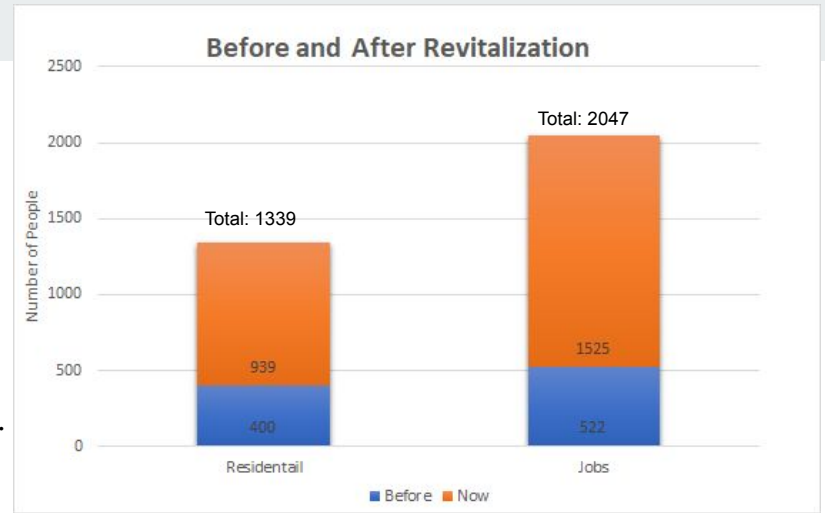




- **Residential:**
 - Podiums and Condos
- **Retail:**
 - Coffee shop
 - Discount store
 - Bakery
- **York Dry Goods:**
 - Art Space
 - Computer/Digital Center
 - Police Substation
 - Senior Center
 - Yorktown Bike Share
 - Retail: Sport goods, Artists supply
 - Office: Independents
- **Office:**
 - Social media
 - Financial services
 - Business services
 - Law firms
- **Q-Mart**

Graphic Analysis

- Comparing the past the future(residential & jobs).
- % of residential increasing.
- % of new residential live in housing (affordable & market).
- % of typical customers go to the retail.



Market Absorption

WORKSHEET #5: MARKET ABSORPTION

	Total Units	Annual Absorption	Years to Absorb
Residential			
Total Units			
- Affordable Podium Apartments	59	150	0.39
- Market-Rate Podium Apartments	161	75	2.15
- Affordable Townhouses	-	100	-
- Market-Rate Townhouses	-	17	-
- Luxury High Rise Condos	48	30	1.59
- Phoenix Hotel/Homeless Shelter	-	N/A	N/A
- New Homeless Shelter	-	N/A	N/A
Office			
Total SF			
- Office: Phoenix Hotel	-	in Low-Rise	in Low-Rise
- Office: York Dry Goods	18,500	in Low-Rise	in Low-Rise
- Office: Victorian Row	-	in Low-Rise	in Low-Rise
- Low-Rise Office Building	200,000	79,500	2.75
- Mid-Rise Office Building	120,000	69,000	1.74
Retail			
Total SF			
- Retail: Phoenix Hotel	-	in Neigh. Ret.	in Neigh. Ret.
- Retail: York Dry Goods	12,000	in Neigh. Ret.	in Neigh. Ret.
- Retail: Victorian Row	-	in Neigh. Ret.	in Neigh. Ret.
- Neighborhood Retail	30,000	17,500	2.40
- Supermarket	-	15,000	-
- Q-Mart	80,000	30,000	2.67

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- Neighborhood Retail	30,000	17,500	2.40
- Supermarket	-	15,000	-
- Q-Mart	80,000	30,000	2.67
Community Facilities			
Total SF			
- York Dry Goods/Community Facilities	17,500	N/A	N/A
- York Dry Goods/Univ. & Artist Studio	-	N/A	N/A
- Victorian Row/Univ. & Artist Studios	-	N/A	N/A
Amenities			
Total SF			
- Park/Plaza	50,000	N/A	N/A
- Sports Fields & Courts	-	N/A	N/A
- Skate Park	10,000	N/A	N/A
Parking			
Total Spaces			
- Residential Parking: Included In Structure	-	N/A	N/A
- Neighborhood Retail Surface Parking	90	N/A	N/A
- Low-Rise Office Structured Parking (3 levels)	400	N/A	N/A
- Mid-Rise Office Structured Parking (5 levels)	240	N/A	N/A
- Supermarket Parking	-	N/A	N/A
- Q-Mart Structured Parking	400	N/A	N/A
Exceeds Demand:			
			-

FINANCIAL VALUE

- **Affordable** podium apartments are **not as profitable**
- Most of residential and commercial spaces bring us profit

WORKSHEET #6: VALUE												
	Total Units	X	Value per Unit	=	Market Value	-	Developer Cost	-	Absorption Adjustment	=	Developer Profit	
Residential	Total Units											
- Affordable Podium Apartments	59	\$	35,000		\$ 2,065,000		\$ 4,684,000		\$0		(\$2,619,000)	
- Market-Rate Podium Apartments	161	\$	111,000		\$ 17,871,000		\$ 13,524,000		\$0		\$4,347,000	
- Affordable Townhouses	-	\$	68,000		\$ -		\$ -		\$0		\$0	
- Market-Rate Townhouses	-	\$	212,000		\$ -		\$ -		\$0		\$0	
- Luxury High Rise Condos	48	\$	270,000		\$ 12,960,000		\$ 9,216,000		\$0		\$3,744,000	
- Phoenix Hotel/Homeless Shelter	-	\$	1,000		\$ -		\$ -		N/A		\$0	
- New Homeless Shelter	-	\$	1,000		\$ -		\$ -		N/A		\$0	
Office	Building SF											
- Office: Phoenix Hotel	-	\$	120		\$ -		\$ -		In Low-Rise		\$0	
- Office: York Dry Goods	18,500	\$	118		\$ 2,183,000		\$ 1,850,000		In Low-Rise		\$333,000	
- Office: Victorian Row	-	\$	118		\$ -		\$ -		In Low-Rise		\$0	
- Low-Rise Office Building	200,000	\$	163		\$ 32,625,000		\$ 25,000,000		\$0		\$7,625,000	
- Mid-Rise Office Building	120,000	\$	242		\$ 29,082,000		\$ 22,200,000		\$0		\$6,882,000	
Retail	Building SF											
- Retail: Phoenix Hotel	-	\$	130		\$ -		\$ -		In Neigh. Ret.		\$0	
- Retail: York Dry Goods	12,000	\$	125		\$ 1,500,000		\$ 1,200,000		In Neigh. Ret.		\$300,000	
- Retail: Victorian Row	-	\$	125		\$ -		\$ -		In Neigh. Ret.		\$0	
- Neighborhood Retail	30,000	\$	130		\$ 3,900,000		\$ 3,000,000		\$0		\$900,000	
- Supermarket	-	\$	150		\$ -		\$ -		\$0		\$0	
- Q-Mart	80,000	\$	163		\$ 13,000,000		\$ 10,000,000		\$0		\$3,000,000	
Community Facilities	Building SF											
- York Dry Goods/Community Facilities	17,500	\$	70		\$ 1,225,000		\$ 1,487,000				(\$262,000)	

FINANCIAL VALUE

- Community facilities in York Dry Goods are not as profitable
- Skate parks are not profitable
- Fine of taking down the homeless shelter
- After every taking into consideration of the risks the value still remains at 14.5%

WORKSHEET #6: VALUE						
	Total Units	X Value per Unit =	Market Value	- Developer Cost	- Absorption Adjustment	= Developer Profit
- York Dry Goods/Community Facilities	17,500	\$ 70	\$ 1,225,000	\$ 1,487,000		(\$262,000)
- York Dry Goods/Univ. & Artist Studio	-	\$ -	\$ -	\$ -		\$0
- Victorian Row: Univ. Offices and/or Artist Studio	-	\$ -	\$ -	\$ -		\$0
Amenities	Total SF					
- Park/Plaza	50,000		\$ -	\$ 925,000		(\$925,000)
- Sports Fields & Courts	-		\$ -	\$ -		\$0
- Skate Park	10,000		\$ -	\$ 300,000		(\$300,000)
Developer Fees						
- Homeless Shelter Fund Fee		\$ -	\$ -	\$ 750,000		(\$750,000)
Parking	Total Spaces					
- Residential Parking: Included In Structure	-					
- Neighborhood Retail Surface Parking	90					
- Low-Rise Office Structured Parking (3 levels)	400					
- Mid-Rise Office Structured Parking (5 levels)	240					
- Supermarket Parking	-					
- Q-Mart Structured Parking	400					
Developer Cost of Land				\$ 7,500,000		(\$7,500,000)
			\$ 116,411,000	\$ 101,636,000	\$0	\$14,775,000
					\$0	14.5%

Financial Analyst

- As stated before, affordable housing, community facilities and parks will not bring much revenue over the 10 year period
- We're fine with taking those risks as the total revenue for the 10 year period meets the city's requirement

WORKSHEET #7: CITY REVENUE							
	Total Units	x	Assessed Value per Unit	= Tax Base	Annual City Property/ Sales Tax Revenues	Annual City Lease Payment	Revenue over 10-Year Period
- York Dry Goods (City subsidized)	17,500		\$ -	\$0	\$0	\$92,250	(\$922,500)
- York Dry Goods (Not Subsidized)	-		\$ -	\$0	\$0		\$0
- Victorian Row: Univ. Offices and/or Artist Studios	-		\$ -	\$0	\$0		\$0
Amenities	Total SF						
- Park/Plaza	50,000		\$ -	\$0	(\$49,950)		(\$499,500)
- Sports Fields & Courts	-		\$ -	\$0	\$0		\$0
- Skate Park	10,000		\$ -	\$0	(\$15,000)		(\$150,000)
Parking	Total Spaces						
- Residential Parking: Included In Structure	-						
- Neighborhood Retail Surface Parking	90						
- Low-Rise Office Structured Parking (3 levels)	400						
- Mid-Rise Office Structured Parking (5 levels)	240						
- Supermarket Parking	-						
- Q-Mart Structured Parking	400						
Total Tax Base				\$98,733,000			
Total Tax Revenues					\$702,050		\$6,098,000
					City Revenue from Sale of Land		\$7,500,000
					Total City Revenue		\$13,598,000
					City's Cost of Land		(\$10,000,000)
					City Subsidy		(\$2,008,000)
					City Ten Year Net Revenues		\$1,590,000

Instructions

Development by Block

Use Allocation

Costs

Jobs

Market

Value

City Revenue

Summary

Summary

- Total affordable residential -59
- Total market residential-209
- Total jobs-1,525

UrbanPlan Financial Summary		
Team Name:		
Use Program	Use	Years to Absorb
.....Allocation.....		
Affordable Residential	<i>Units</i>	
- Affordable Podium Apartments	59	0.39
- Affordable Townhouses	-	0.00
Total Affordable Residential	59	
Market Residential	<i>Units</i>	
- Market-Rate Podium Apartments	161	2.15
- Market-Rate Townhouses	-	0.00
- Luxury High Rise Condos	48	1.59
Total Market Residential	209	
Homeless Shelter	<i>Beds</i>	
- Phoenix Hotel/Homeless Shelter	-	N/A
- New Homeless Shelter	-	N/A
Total Shelter Beds	-	N/A
Office	<i>Building SF</i>	
- Office: Phoenix Hotel	-	in Low-Rise
- Office: York Dry Goods	18,500	in Low-Rise
- Office: Victorian Row	-	in Low-Rise
- Low-Rise Office Building	200,000	2.75
- Mid-Rise Office Building	120,000	1.74
Total Office	328,500	

Project Financial Performance	
Market Value	\$116,411,000
less Construction Cost	(\$96,144,000)
less Payment for Land	(\$7,500,000)
less Absorption Adjustment	\$0
plus City Subsidy	\$2,008,000
Developer Profit	\$14,775,000
Rate of Return	14.5%

City Revenue	
Total Tax Revenue	\$6,098,000
City Revenue from Sale of Land	\$7,500,000
less: City's Cost of Land	(\$10,000,000)
less: City Costs for Subsidized Uses	(\$2,008,000)
City Ten Year Net Revenues	\$1,590,000

City Fees	
Fee to City for Relocating Shelter	\$ 750,000

Job Creation	
Office Jobs	960
Retail/Entry Level Jobs	540
Community Facilities Jobs	25
Total Jobs	1,525



Summary

- Total parking-1,130

Community Art Space	2,500	N/A
Community Meeting/Event Space	-	N/A
Computer/Digital Center	2,000	N/A
Day Care Center	-	N/A
Drug Treatment Center	-	N/A
Juv. Offender Counseling	-	N/A
Police Sub-station	1,500	N/A
Senior Center	6,000	N/A
Teen Center	-	N/A
Yorktown Bike Share	5,500	N/A
Artist Studios	-	N/A
Univ. Classrooms	-	N/A
- Victorian Row Total	-	N/A
Artist Studios	-	N/A
Univ. Classrooms	-	N/A
Total Community Facilities	17,500	N/A
Amenities	<i>Footprint SF</i>	N/A
- Park/Plaza	50,000	N/A
- Sports Fields & Courts	-	N/A
- Skate Park	10,000	N/A
Total Amenities	60,000	N/A
Parking	<i>Spaces</i>	
- Residential Parking: Included In Structure	-	
- Neighborhood Retail Surface Parking	90	
- Low-Rise Office Structured Parking (3 level)	400	
- Mid-Rise Office Structured Parking (5 level)	240	
- Supermarket Parking	-	
- Q-Mart Structured Parking	400	
Total Parking	1,130	N/A

Summary

- Total office-338,500
- Total retail- 122,000
- Total community facilities 17,500
- Total land for amenities-12%

Total Office	338,500	
Retail	<i>Building SF</i>	
- Retail: Phoenix Hotel	-	in Neigh. Ret.
- Retail: York Dry Goods	12,000	in Neigh. Ret.
- Retail: Victorian Row	-	in Neigh. Ret.
- Neighborhood Retail	30,000	2.40
- Supermarket	-	0.00
- O-Mart	80,000	2.67
Total Retail	122,000	
Community Facilities	<i>Building SF</i>	
- York Dry Goods Total	17,500	N/A
Branch Library	-	N/A
Community Art Space	2,500	N/A
Community Meeting/Event Space	-	N/A
Computer/Digital Center	2,000	N/A
Day Care Center	-	N/A
Drug Treatment Center	-	N/A
Juv. Offender Counseling	-	N/A
Police Sub-station	1,500	N/A
Senior Center	6,000	N/A
Teen Center	-	N/A
Yorktown Bike Share	5,500	N/A
Artist Studios	-	N/A
Univ. Classrooms	-	N/A
- Victorian Row Total	-	N/A
Artist Studios	-	N/A
Univ. Classrooms	-	N/A
Total Community Facilities	17,500	N/A

Residential Affordability (Shelter is not a residence)	
Market Rate	78%
Affordable	22%

Amenities	% of Site Area
Park/Plaza	10%
Sports Fields & Courts	0%
Skate Park	2%
Total Land for Amenities	12%



Overall

We **know** that **Future Vision** we can achieve a 20th century vibrant neighborhood as it will **boost** the city's economy, By opening a variety of professional & entry-level **employment opportunities**. As well as the new **addition of green spaces** with outdoor activities.

