

Glenarden Apartments Community Participation Meeting #3



JUNE 22, 2015



PENNROSE

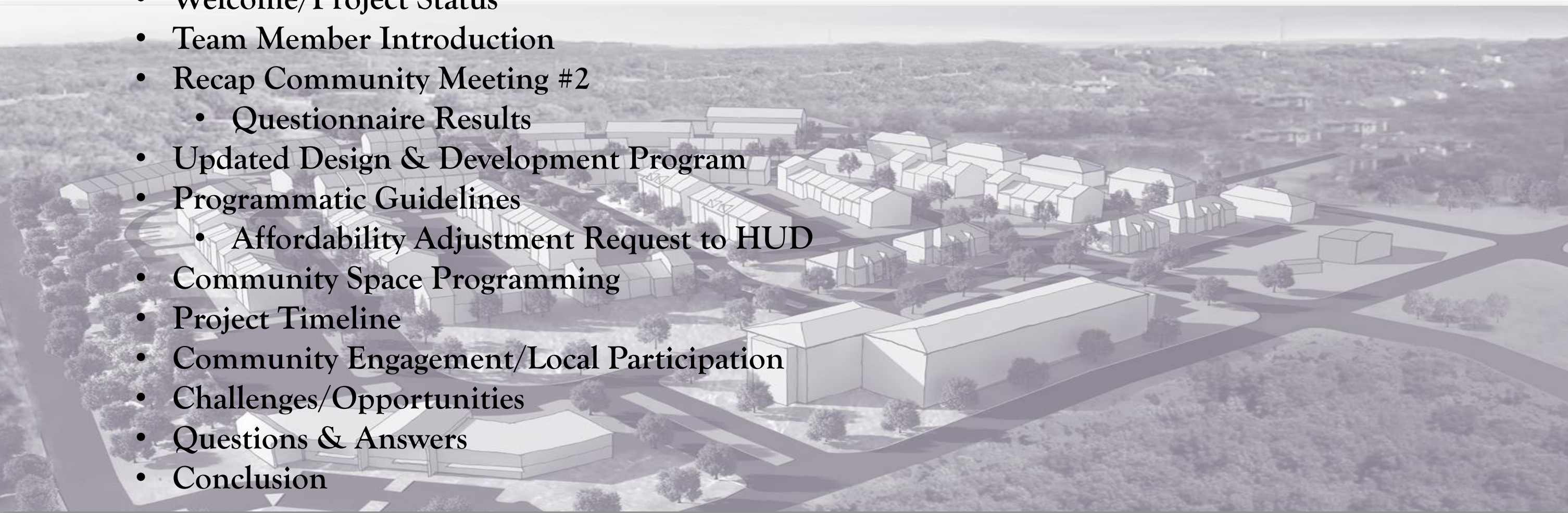
We Bring It All Together



Glenarden Redevelopment Community Meeting #3

Agenda

- Welcome/Project Status
- Team Member Introduction
- Recap Community Meeting #2
 - Questionnaire Results
- Updated Design & Development Program
- Programmatic Guidelines
 - Affordability Adjustment Request to HUD
- Community Space Programming
- Project Timeline
- Community Engagement/Local Participation
- Challenges/Opportunities
- Questions & Answers
- Conclusion



Glenarden Redevelopment Partners

The Team

WHO WE ARE

PENNROSE PROPERTIES, LLC Co-Developer and Property Management

B & W ENGINEERS Co-Developer

MARKS, THOMAS ARCHITECTS Architect and Master Planner

AREL ARCHITECTS Architect

FIRST BAPTIST CHURCH OF GLENARDEN Community Partner

SHABACH! MINISTRIES, INCORPORATED Community Partner

HARKINS BUILDERS General Contractor

MARENBERG ENTERPRISES INCORPORATED Real estate developers

BLACO CONSTRUCTION Homebuilder

BEN DYER ASSOCIATES, INC. Civil Engineer

PENNROSE



MARKS, THOMAS ARCHITECTS



FIRST BAPTIST CHURCH OF
GLENARDEN



Questionnaire Results Community Meeting #2



Demographics of Respondents

- The majority of respondents have lived in Glenarden for 20 years or more, have never lived in the previous Glenarden Apartment Community that is being redeveloped, and own their own home.

Transportation

- The majority of respondents own one or more vehicle and do not have garages. They value Glenarden's connectedness to transit, and use several modes of transportation: walking, car, and public transportation.

Vision for the Glenarden Redevelopment

- The majority of respondents envision the new Glenarden Redevelopment being a safe community that has amenities nearby and provides accommodations for seniors.
- The majority of respondents favor homes with 3 bedrooms and 2 bath, in a mix of new rental and for-sale homes with a slight preference for single-family home ownership.

Additional Comments

- No Section 8 housing
- Restrict the number of affordable units
- Don't like the Activity Center included as part of the senior building and so close to the liquor store
- Want for sale housing across from existing residential area to the north of the site

Development Goals

- Conform to the Landover Gateway Sector Plan using New Urbanist techniques
- Create a walkable development with a diversity of uses and sustainable design
- Reduce density
- Design well landscaped open public spaces for the community
- Introduce a discernible “center” to the community
- Provide a range of affordability and building typologies
- Incorporate engineering practices of the Sustainable Sites Initiative “light imprint” multifunctional storm water management system

Satisfying Sector Plan Guidelines

- THE “GATEWAY NORTH” NEIGHBORHOOD
- LAND USE MIX: RETAIL 2-5% / RESIDENTIAL 95-98%
- DENSITY PROJECTION: 394 UNITS, 25,000 SF RETAIL, 41,667 SF OFFICE



- ALL STREETS TO ALLOW FOR PARALLEL PARKING ON BOTH SIDES AND TWO-WAY TRAFFIC
- SINGLE FAMILY ATTACHED TOWNHOMES
- BUILDING HEIGHTS: 2-4 STORIES
- TOWNHOMES SHOULD BACK UP TO AN ALLEY
- PROMENADES CONNECT CATTAIL CREEK DRIVE TO CENTER OF NEIGHBORHOOD.

• FEATURE PUBLIC GREENS AS NEIGHBORHOOD ENTRY FEATURES AT THE CORE OF THE NEIGHBORHOOD

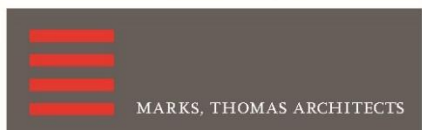
• MIXED-USE DEVELOPMENT AT INTERSECTION OF EVARTS ST. AND BRIGHTSEAT ROAD

• PROVIDE A LINEAR PARK ALONG EVARTS STREET

CONCEPTUAL SITE PLAN ALTERNATIVE #1



CONCEPTUAL SITE PLAN ALTERNATIVE #2



Glenarden Redevelopment Master Plan
CONCEPTUAL SITE PLAN
June 18th, 2015



Scale: 1" = 100'-0"



Copyright - All Rights Reserved
These drawings are protected under the Copyright Act of 1976 and shall not be reused, without the written permission of the Architect.
Architectural building designs, unit layouts, unit mix and area or elevations renderings shown herein are for illustrative purposes only and subject to change with final design and permit documents.

Site Plan Changes based on Community Input

- Move Homeownership Units to Hamlin Street

RESPONSE - Done

- Remove Activity Center from Senior Building

RESPONSE – Proposal Clubhouse/Activity Center in Separate Facility

- Reduce Density

RESPONSE – 578 units to 429 units

- Housing Types – Low Density

RESPONSE – Townhomes, Stacked Flats and Low-Density Multifamily

- Restrict Number of Affordable Units

RESPONSE – Request to HUD this summer

Proposed Site Plan

Initial Concept

UNIT COUNTS:

GLENARDEN I:

100	SENIOR APARTMENTS
56	MANSIONETTES (RENTAL)
35	TOWNHOUSES (RENTAL)
80	STACKED TOWNHOUSES (RENTAL)
271	TOTAL UNITS

GLENARDEN II:

65	TOWNHOUSES (HOME OWNERSHIP)
8	MARKET TOWNHOUSES (HOME OWNERSHIP)
24	MANSIONETTES (RENTAL)
16	STACKED TOWNHOUSES (RENTAL)
113	TOTAL UNITS

384 TOTAL UNITS ACROSS SITE

LEGEND

	HOME OWNERSHIP TOWNHOUSES
	RENTAL TOWNHOUSES
	STACKED RENTAL TOWNHOUSES
	RENTAL MANSIONETTES
	SENIOR APARTMENT BUILDING
	COMMUNITY SPACE (4,000 SF)
	OFFICE / RETAIL - 2 STOREYS (25,000 SF)
	GREENSPACE
	TOT LOT



Proposed Site Plan #2

UNIT COUNTS:

GLENARDEN I:

- 100 SENIOR APARTMENTS
- 56 APARTMENT BUILDING (RENTAL)
- 16 MARKET TOWNHOUSES (HOME OWNERSHIP)
- 38 TOWNHOUSES (RENTAL)
- 122 STACKED TOWNHOUSES (RENTAL)
- 332 TOTAL UNITS**

GLENARDEN II:

- 65 TOWNHOUSES (AFFORDABLE HOME OWNERSHIP)
- 17 MARKET TOWNHOUSES (HOME OWNERSHIP)
- 15 STACKED TOWNHOUSES (RENTAL)
- 97 TOTAL UNITS**

429 TOTAL UNITS ACROSS SITE

LEGEND

- HOME OWNERSHIP TOWNHOUSES (98 TOTAL)
- RENTAL TOWNHOUSES (38 TOTAL)
- STACKED RENTAL TOWNHOUSES (137 TOTAL)
- 4 STORY APARTMENT BUILDING W/ GROUND FLOOR RETAIL (56 UNITS TOTAL)
- SENIOR APARTMENT BUILDING (100 UNITS TOTAL)
- COMMUNITY SPACE (4,000 SF)
- YOUTH ACTIVITY CENTER / CLUBHOUSE
- RETAIL (5,000 SF)
- GREENSPACE (APPROX. 2.7 ACRES NOT INCLUDING YARDS)
- TOT LOT



Affordability Requirements

HUD – U.S. Department of Housing and Urban Development

ROLE

1. Seller of Land
2. Establishes Affordability Requirements for the County

AMI = AREA MEDIAN INCOME (Based on Census Data)

MFI	\$109,200	Prince Georges/Montgomery/DC/Alexandra		
AMI%	One Person	2 Person	3 Person	4 Person
30%	\$ 22,950	\$ 26,200	\$ 29,500	\$ 32,750
50%	\$ 38,250	\$ 43,700	\$ 49,150	\$ 54,600
60%	\$ 45,900	\$ 52,440	\$ 58,980	\$ 65,520
80%	\$ 47,600	\$ 54,400	\$ 61,200	\$ 68,000

HUD COVENANT RESTRICTIONS

Mandatory

HUD Contract Use Restrictions

Total Affordable Units - 305

Total # of Units - 389

RDA Purchase Contracts Use Restrictions			
Restricted Use		Glenarden I & II	Glenarden I & II
	AMI%	HUD Requirement	Proposal to HUD
Affordable Rental	30%		24
Affordable Senior Rental (+55)	50%	100	76
Affordable Rental	60%		50
Affordable Rental	80%	140	10
Affordable Homeownership	80%	65	0
Market Rental			
Market Homeownership			
Retail/Commerical (sf) - MXT		25,000	4,100
Total Afforadble Units		305	160

Proposed Development

Total Affordable Units - 160

Total # of Units - 429

Preferred Redevelopment Income Restrictions			
			Glenarden I & II
	AMI%		Proposal to HUD
Affordable Rental	30%		24
Affordable Senior Rental (+55)	50%		76
Affordable Rental	60%		50
Affordable Rental	80%		10
Affordable Homeownership	80%		0
Market Rental	< 80%		171
Market Homeownership	< 80%		98
Retail/Commercial (sf) - MXT			4,100
Total Units			429

Homeownership

Proposed Homeownership Plan

98 - market-rate townhomes

- Sales price of about \$320,000 (APPROX.)
- Typical House size of about 1,440 SFT plus lower level with garage (20'*36')
- 3 BR/ 2.5 bath standard
- Open floor plan including living, dining, family rooms and kitchen
- Options and selections will be



OCCUPATIONS BASED ON INCOME

OCCUPATION	AVERAGE ANNUAL SALARY
NURSE (COUNTY)	\$70,000
TEACHER (COUNTY)	\$59,100
GOVERNMENT EMPLOYEE	\$34,000 – 94,000
POLICE OFFICER (COUNTY)	\$46,000 – 111,774

Activity Center / Clubhouse



CONCEPTUAL SITE PLAN ALTERNATIVE #2



CLUBHOUSE/ACTIVITY CENTER For use by all Residents

PROGRAMMING IDEAS

Classrooms Lifestyle Seminars

After School Program

Great Room

Movie Theatre

Yoga Studio

Fitness Facility

Pool

Outdoor Gazebo/Grilling Area

Club House Wi-Fi

Tot Lot

Business Center/Conference Room

NEED YOUR INPUT!

UNIT COUNTS:

GLENARDEN I:

100	SENIOR APARTMENTS
56	APARTMENT BUILDING (RENTAL)
16	MARKET TOWNHOUSES (HOME OWNERSHIP)
38	TOWNHOUSES (RENTAL)
122	STACKED TOWNHOUSES (RENTAL)
332	TOTAL UNITS

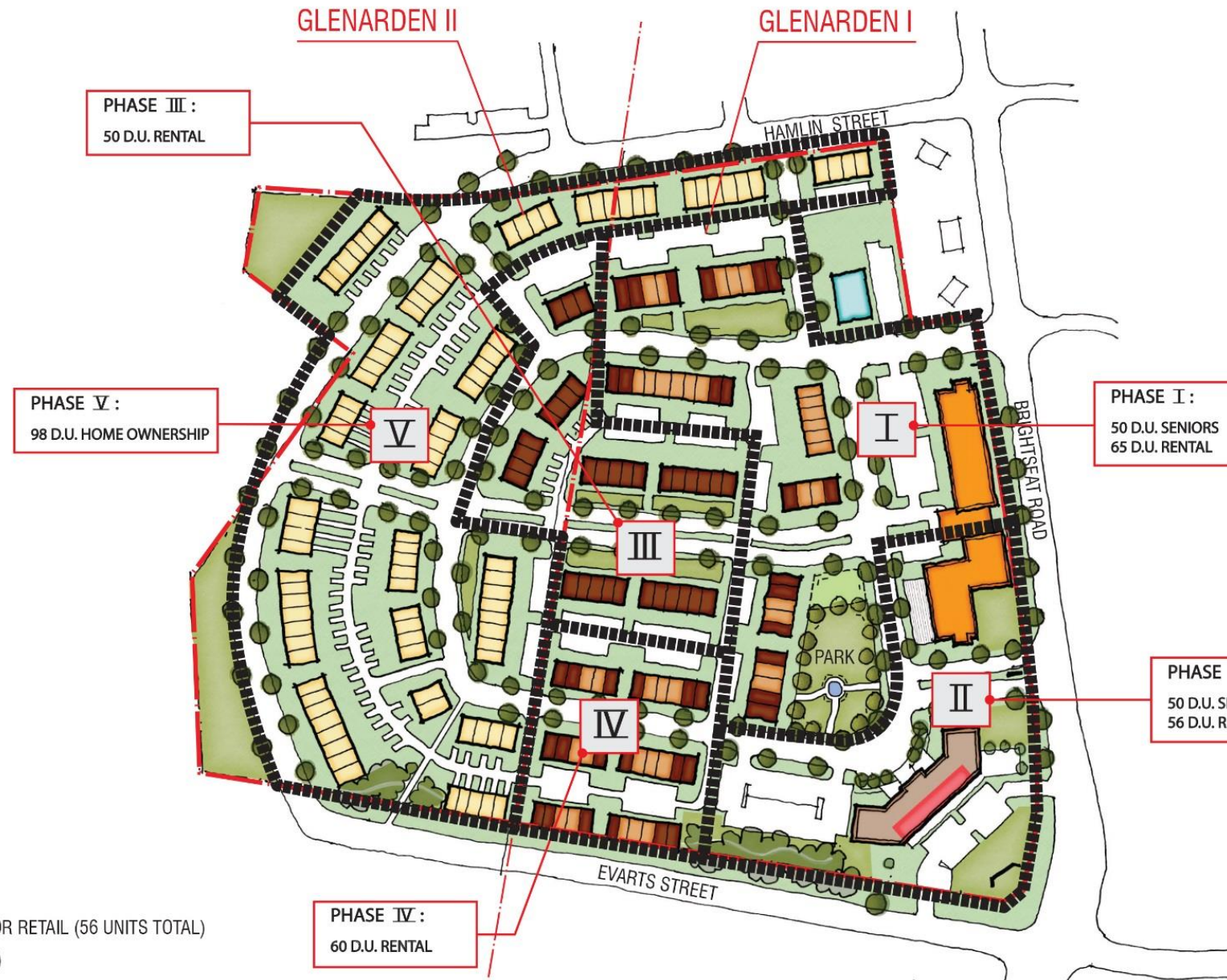
GLENARDEN II:

65	TOWNHOUSES (AFFORDABLE HOME OWNERSHIP)
17	MARKET TOWNHOUSES (HOME OWNERSHIP)
15	STACKED TOWNHOUSES (RENTAL)
97	TOTAL UNITS

429 TOTAL UNITS ACROSS SITE

LEGEND

- HOME OWNERSHIP TOWNHOUSES (98 TOTAL)
- RENTAL TOWNHOUSES (38 TOTAL)
- STACKED RENTAL TOWNHOUSES (137 TOTAL)
- 4 STORY APARTMENT BUILDING W/ GROUND FLOOR RETAIL (56 UNITS TOTAL)
- SENIOR APARTMENT BUILDING (100 UNITS TOTAL)
- COMMUNITY SPACE (4,000 SF)
- YOUTH ACTIVITY CENTER / CLUBHOUSE
- RETAIL (5,000 SF)
- GREENSPACE (APPROX. 2.7 ACRES NOT INCLUDING YARDS)
- TOT LOT



PHASING ANALYSIS:

I	SENIOR BUILDING (RENTAL)	50
	TOWNHOUSES (RENTAL)	23
	STACKED TOWNHOUSES (RENTAL)	42
	TOTAL UNITS, PHASE I	115
II	SENIOR BUILDING (RENTAL)	50
	APARTMENT BUILDING (RENTAL)	56
	TOTAL UNITS, PHASE II	106
III	STACKED TOWNHOUSES (RENTAL)	50
	TOTAL UNITS, PHASE III	50
IV	TOWNHOUSES (RENTAL)	15
	STACKED TOWNHOUSES (RENTAL)	45
	TOTAL UNITS, PHASE IV	60
V	TOWNHOUSES (HOME OWNERSHIP)	98
	TOTAL UNITS, PHASE V	98
	PROJECT TOTAL:	429



Scale: 1" = 100'-0"



Copyright - All Rights Reserved
 These drawings are protected under the Copyright Act of 1976 and shall not be reused without the written permission of the Architect.
 Architectural building designs, unit layouts, unit mix and exterior elevations renderings shown herein are for illustrative purposes only and subject to change with final design and permit documents.

Project Timeline

2015

HUD Proposal

Financing Applications for Phase I & II

Begin Preparing Site Plan/Subdivision Plans

Quarterly Community/Outreach Meetings

2016

Design and Construction Documents

County Entitlement Process

Quarterly Community/Outreach Meetings

2017 – 2020

Infrastructure Site Work

Construction Start Phase I, II and Homeownership

Phase III & IV Financing

For Sale Homes Construction & Pre-Sales

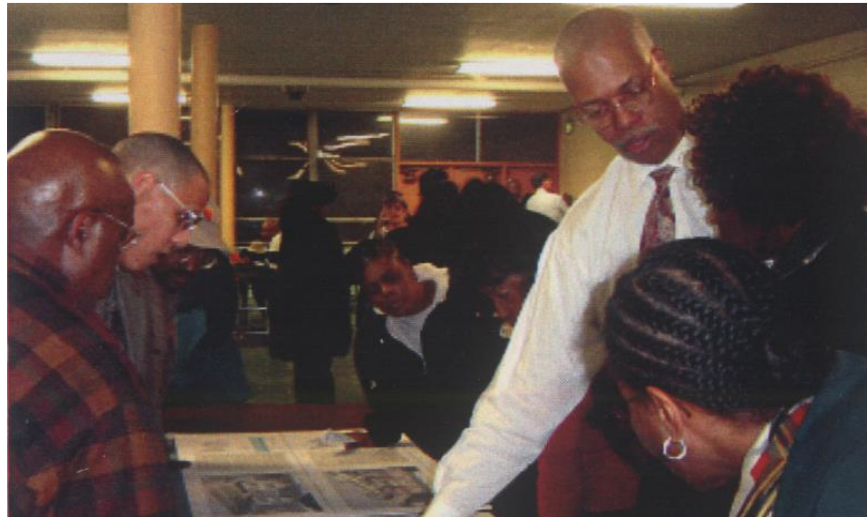
Community Engagement

- Learn from the community
 - Resident focus groups
 - Stakeholder interviews
 - Community forum
- Establish a shared vision with the community
 - Open houses
 - Informal resident meetings
 - Quarterly project update meeting with stakeholders
 - Website communication and social media outlets




Community Engagement – Local Hiring

- Inform and engage the community
 - Public workshops and vision charrettes
 - Job Fairs for potential employees from the community and local vendors/companies



CAREER EXPO



DATE: Saturday, October 8, 2011
TIME: 9:00 am to 12:00 pm
LOCATION: Westside Skill Center
4501 Edmondson Avenue
Baltimore, Maryland 21229


Southwest Baltimore Community Development Corporation, the Department of Transportation Red Line Economic Employment Office, and Uplands Visionaries, LLC is hosting a Career Expo in the Uplands community on Saturday, October 8, 2011 from 9:00 am to 12:00 pm. This is a free event open to all residents of Baltimore City, particularly those within the 21229 zip code.

The purpose of this event is to work with residents and small businesses in the surrounding Uplands communities to get people job ready and employed at the Uplands and in Baltimore City. Some of our partners on this event are the Mayor's Office of Employment Development, the Baltimore City PACE Program, and Project Jump Start to direct people to those resources that will assist them in getting employed.

This is the second event being held at the Uplands regarding employment opportunities and job readiness for local residents and MBE/WBE companies interested in being a part of the Uplands Redevelopment. Our first event was a Meet and Greet held on June 27, 2009 where prospective residents and those interested in employment opportunities were invited to learn about the upcoming plans for the Uplands, meet the development team, and hear about future development plans for the community. At this event, we shared with participants that an Employment/Subcontractor Fair would be held as the project was underway.

The Career Expo is a continuation of our efforts to strengthen our partnership and communication with the community about the Uplands Redevelopment.

If you have any questions please feel free to contact Nichole Battle at 443-423-1496.



www.viewatuplands.com *Urban Convenience. Suburban Charm.*

CHALLENGES/OPPORTUNITIES

Challenges

- HUD – Approval of alterations to the plan and affordability levels
- Financing/Project Costs –
 - Infrastructure – Streets/Utilities
 - Storm water Requirements
 - Market Fluctuations

Opportunities

- Project will bring substantial economic benefits to the Glenarden community and Prince George's County
- Re-Use of vacant site
- Proposed site plan meets and enhances guidelines of the Landover Gateway Sector Plan



Conclusion

- Our experienced team has the expertise, resources and passion to complete this multi-phased mixed-use, mixed-income project
- Team is committed to community involvement at every stage of development
- Project will bring substantial economic benefits to the Glenarden community and Prince George's County



Glenarden Redevelopment Partners

Questions?

Thank You!

