

Alternative Development Concepts
Block A42 - Downtown East Housing

I. Alternative A

1. Redevelopment Concept

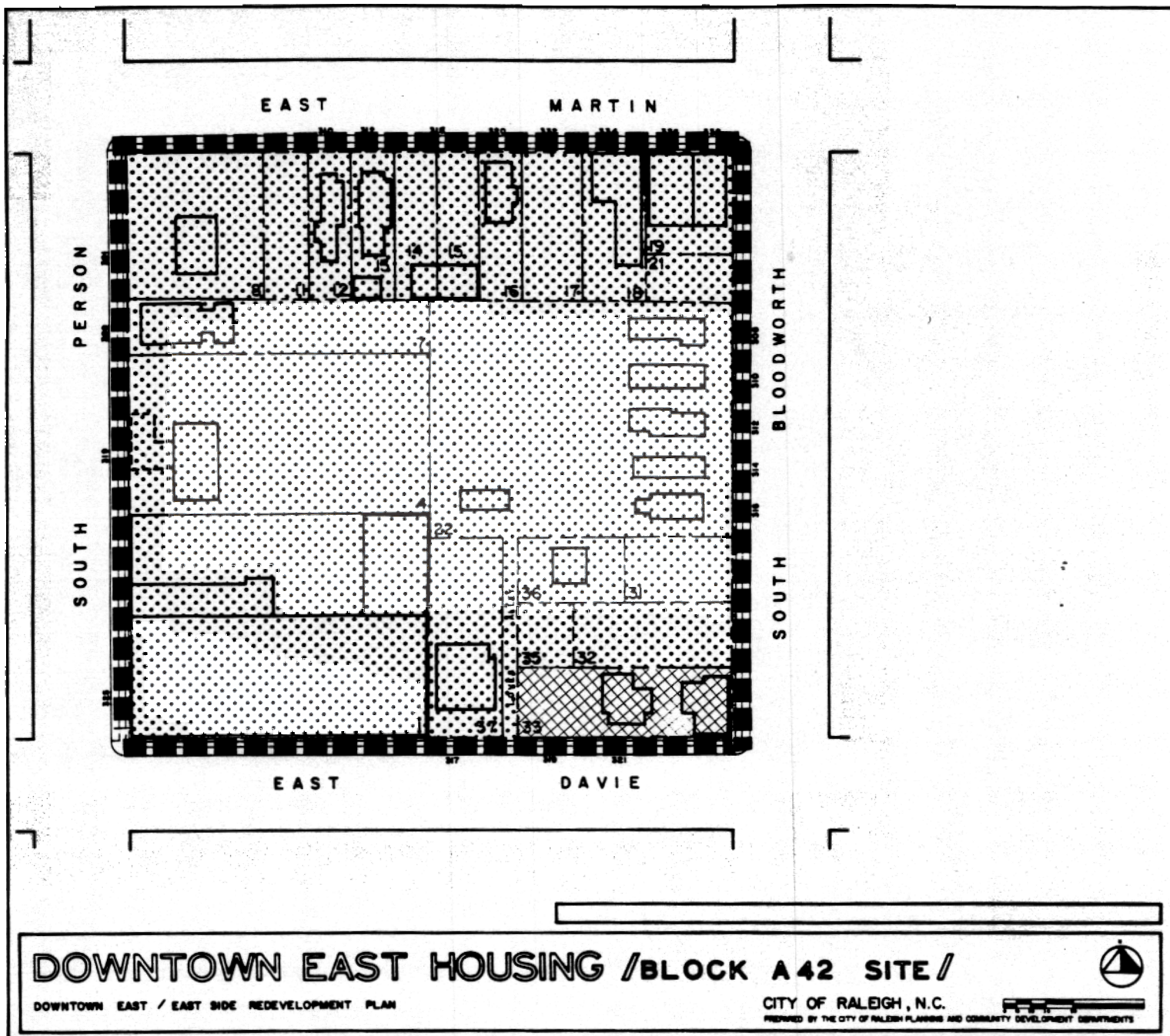
Assemble a maximum size site for new multi-family construction (assemblage of entire block - 4 acres for 80 to 120 units at 20 to 30 unit per acre density).

Ensure new construction of a scale and character compatible with surrounding neighborhood influences.




Retain existing neighborhood influences by relocating existing residential structures with rehab potential (3 structure maximum) to available City-owned infill sites in surrounding neighborhood.

2. Redevelopment Actions/Costs

Acquire 11 single-family units (1 homeowner)	\$535,308
Acquire 1 multi-family unit	83,986
Acquire 6 commercial structures (3 owner occupied)	1,015,926
Acquire 6 vacant parcels	169,531
Clear 11 residential structures	16,500
Move 3 residential structures	50,000
Clear 6 commercial structures	30,000
Relocate 15 residential tenants	45,000
Relocate 1 residential owner (temporary)	5,000
Relocate 9 businesses (3 owner occupants)	<u>60,000+</u>
	2,011,251
Public Improvements (new concrete sidewalks, curbs, trees, utilities)	<u>140,000</u>
TOTAL	\$2,151,401



REDEVELOPMENT ALTERNATIVE A:

-  Property To Be Acquired By City
-  Existing City-owned Property
-  Proposed New Multifamily Residential Area

II. Alternative B

1. Redevelopment Concept

Assemble a maximum size site for new multi-family development while retaining northwest corner of block for appropriate commercial or mixed uses (Assemblage of 3.5 acres for 70 to 105 units at 20 to 30 units per acre density).

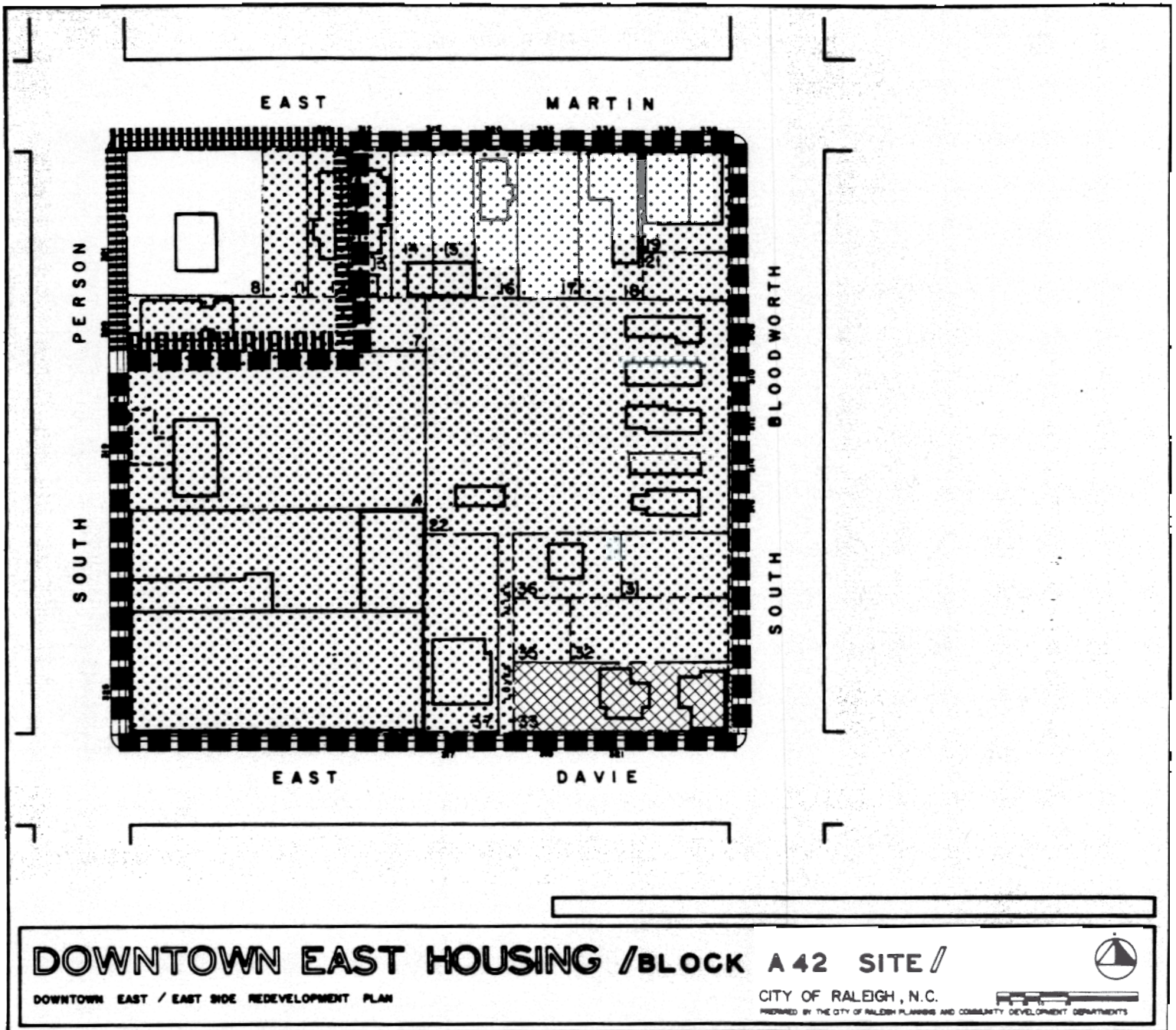
Ensure new construction of a scale and character compatible with surrounding neighborhood influences.

Retain existing neighborhood influences by relocating existing residential structures with rehab potential (2 structure maximum) to available City-owned sites in surrounding neighborhood.

Ensure rehabilitation of existing structures is of appropriate quality and use

2. Redevelopment Actions/Costs

Acquire 11 single-family units	\$535,308
Acquire 1 multi-family unit	83,986
Acquire 5 commercial structures (2 owner occupants)	918,696
Acquire 6 vacant parcels	169,531
Clear 11 residential structures	16,500
Move 2 residential structures	30,000
Clear 5 commercial structures	26,000
Relocate 15 residential tenants	45,000
Relocate 1 residential owner (temporary)	5,000
Relocate 8 businesses (2 owner occupants)	<u>50,000</u>
	\$1,880,021
Public Improvements (new concrete sidewalks, curbs, trees, utilities)	<u>\$140,000</u>
	\$2,020,171



REDEVELOPMENT ALTERNATIVE B

Property To Be Acquired By City

Existing City-owned Property

■ ■ Proposed New Multifamily Residential Area

Proposed Rehabilitation/Mixed Use Area

III. Alternative C

1. Redevelopment Concept

Assemble site for new multi-family construction (assemblage of 2.25 acre for 45 to 67 units at 20 to 30 units per acre density).

Retain northwest corner of block for appropriate commercial or mixed uses.

Ensure new construction of a scale and character compatible with surrounding neighborhood influences.

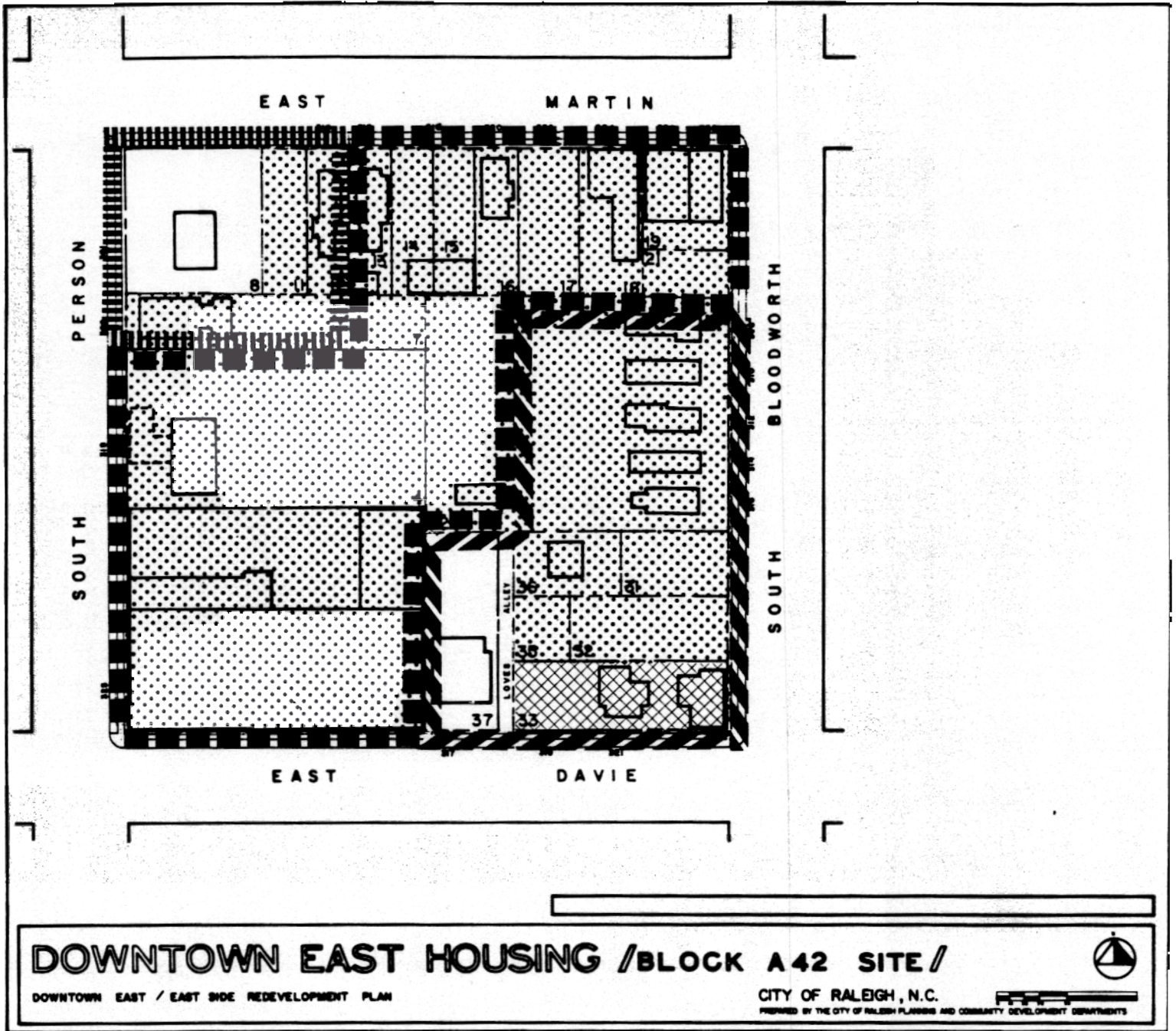
Ensure rehabilitation of existing structures is of appropriate quality and use

Retain existing single family influences on southeast quadrant of block with rehab of existing units and infill of new single family attached or detached units.






Minimize residential relocation

2. Redevelop Action/Costs

Acquire 10 single family units	\$458,472
Acquire 1 multi-family unit	83,986
Acquire 5 commercial structures (2 owner occupants)	918,696
Acquire 6 vacant parcels	169,531
Clear 7 residential structures	10,500
Clear 5 commercial structures	26,000
Relocate 15 residential tenants (some temporary)	45,000
Relocate 8 businesses (2 owner occupants)	<u>50,000</u>
	\$1,762,185
Public Improvements (new concrete sidewalks, curbs, trees, utilities)	<u>\$140,000</u>
	\$1,902,335



REDEVELOPMENT ALTERNATIVE C

-  Property To Be Acquired By City
-  Existing City-owned Property
-  Proposed New Multifamily Residential Area
-  Proposed Rehabilitation/Mixed Use Area
-  Proposed New and Rehabilitated Single Family (Attached/Detached) Residential Area

IV Alternative D

1. Redevelopment Concept

Assemble sites for new multi-family construction (assemblage of 2.7 acres for 54 to 81 units at 20 to 30 units per acre density).

Redevelopment should emphasis residential infill but should permit reuse of existing commercial structures for appropriate commercial uses.

Ensure new construction of a scale and character compatible with surrounding neighborhood influences.

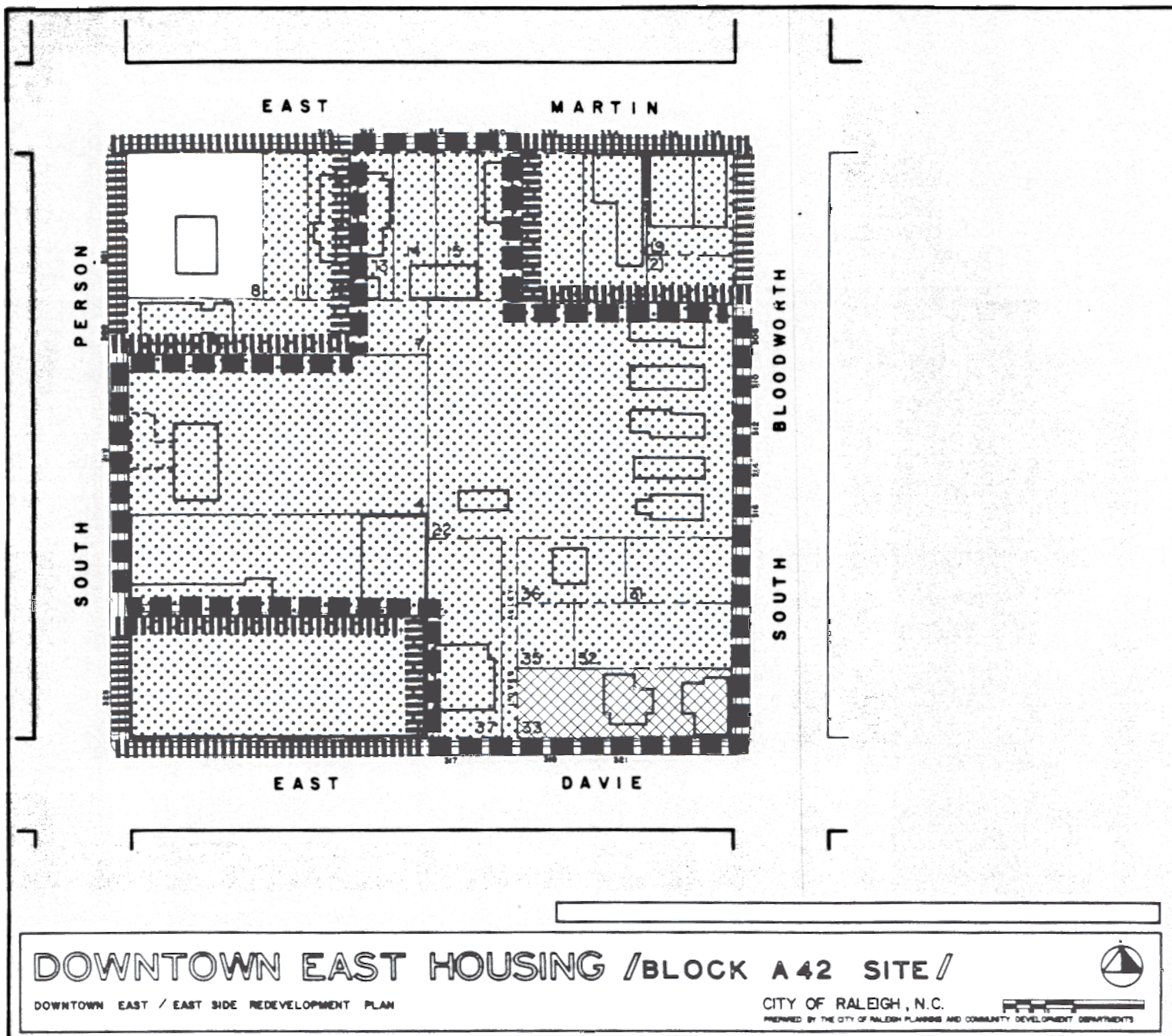
Ensure rehabilitation of existing structures is of appropriate quality and use.

Retain existing neighborhood influences by relocating existing residential structures with rehab potential (2 structure maximum) to available City owned sites in surrounding neighborhood.





2. Redevelopment Costs/Actions

Acquire 11 single family units (1 homeowner)	\$535,308
Acquire 1 multi-family unit	83,986
Acquire 5 commercial structures (2 owner occupants)	918,696
Acquire 6 vacant parcels	169,531
Clear 11 residential structures	16,500
Move 2 residential structures	30,000
Clear 5 commercial structures	26,000
Relocate 15 residential tenants	45,000
Relocate 1 residential owner (temporary)	5,000
Relocate 7 businesses 2 (owner occupants)	<u>45,000</u>
	\$1,875,021
Public Improvements (new sidewalks, curbs, trees, utilities)	<u>\$140,150</u>
	\$2,015,171

am/34b



REDEVELOPMENT ALTERNATIVE D

-  Property To Be Acquired By City
-  Existing City-owned Property
-  Proposed New Multifamily Residential Area
-  Proposed Rehabilitation/Mixed Use Area