

# 41 ECO LIVING

## PROJECT GOALS

As Atlanta is at a **crossroads** of rethinking “affordable” housing and designing the future growth of the city, the project goals are:

To create an inclusive, resilient, and equitable mixed-use “village” that supports and empowers both its current and future residents through quality, mixed-income housing using “missing middle” typologies (**LIVE**);

To build local partnerships and on-site job training as well as employment opportunities through the use of innovative new construction methods (**WORK**);

To provide community amenities and services (**THRIVE**);

To emphasize learning skills and educational opportunities (**LEARN**);

To integrate sustainable systems and innovative building practices that can be replicated elsewhere (**SUSTAIN**);

To respect and acknowledge the history of the site through the adaptive use of several historic structures as part of the site’s redevelopment.



## PROGRAM GOALS

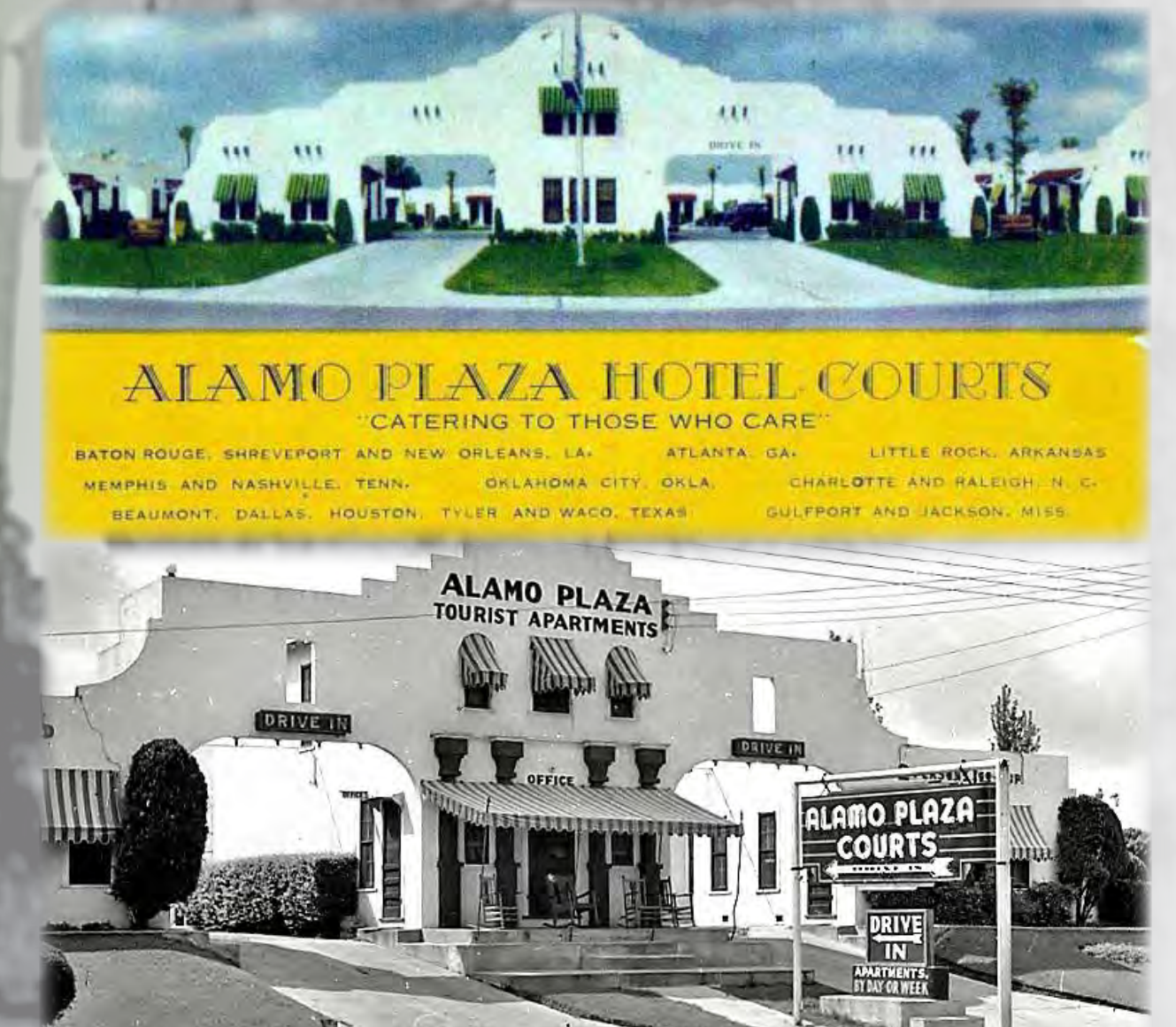
- LIVE** SUPPORTIVE HOUSING, WORKFORCE HOUSING, MARKET RATE HOUSING
- WORK** JOB TRAINING, MAKER SPACE, ECONOMIC DEVELOPMENT
- THRIVE** CONTINUUM OF CARE, HEALTH & WELLNESS, HEALTHY FOOD
- LEARN** COMPUTER LAB, LIBRARY & COFFEE SHOP, EDUCATIONAL AMENITIES
- SUSTAIN** GREEN INFRASTRUCTURE, NEIGHBORHOOD PLAZA, COMMUNITY AMENITIES

1-16 Housing (Mix of 3-4 Story Stacked Duplex/Townhomes/Stacked Flats Typologies)

- 1 Job Training/Maker Space
- 2 Entry from Pegg Road to Job Training
- 3 Outdoor Working Space
- 4 Case Workers Offices, Barber Service
- 5 Medical Clinic
- 6 Property Manager, Communal Dining, Kitchen
- 7 Coffee Shop/Pop Up Store
- 8 Computer Lab, Library, Educational Amenities
- 9 Gym/Fitness Training, Laundromat
- 10 Entry with Revitalized Lawn
- 11 Rain Garden
- 12 Fresh Market Area
- 13 Neighborhood/Public Plaza
- 14 Walkways with Stormwater Utilities
- 15 Community Courtyard
- 16 Central Spine with Green Infrastructure, Orchard Walkway
- 17 Central Plaza
- 18 Central Green with Rain Garden
- 19 Community Garden
- 20 Community Barn/Public Art Display
- 21 Residential Shared Courtyard
- 22 Residential Private Courtyard
- 23 Future Connection to Nature Preserve
- 24 Pedestrian Connection from Pegg Road
- 25 Permeable Parking
- 26 Shared Parking (Permeable Paving)
- 27 Preserved Old Growth Trees
- 28 Streetscape Improvements
- 29 Connection to Future Development

## HISTORY/CONTEXT

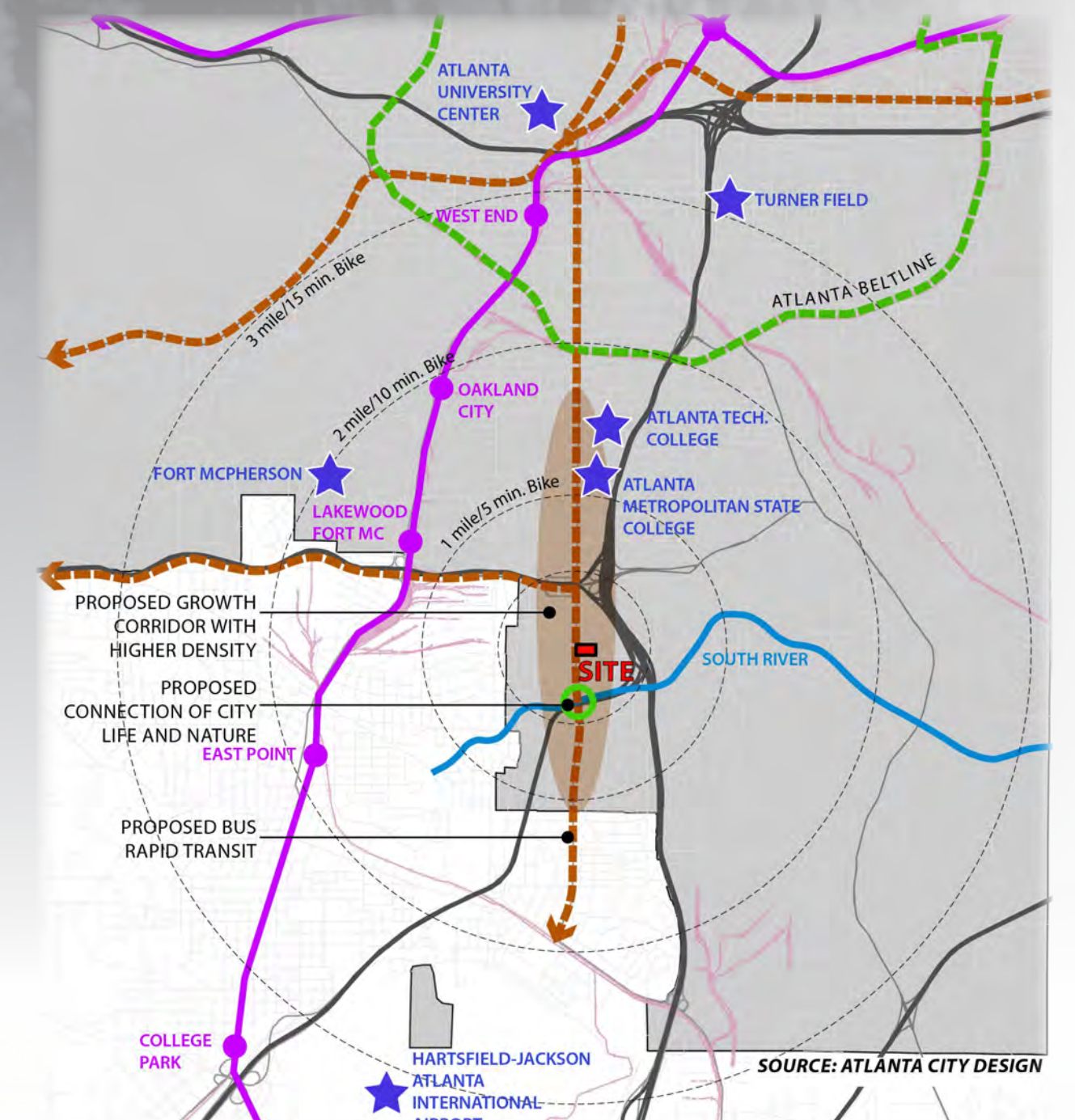
- Metropolitan Parkway as former Dixie Highway, travel route
- Era of vacation travel and auto dominance post WWII
- Creation of vacation motel courts for travelers (similar sites throughout the Southeast)



- Alamo Plaza Hotel Courts (current Santa Fe Villas)
- Similar typology across the US, but dwindling examples remain
- Aspects that are significant and/or inform our design moves on the site
- Architectural style was used to draw visitors (something they haven't seen before, innovative or experiential, large open space for outdoor enjoyment, single loaded bar buildings, caretaker/manager living on site)

NUMBER OF HOUSING UNITS	UNITS	GSF/UNIT
Efficiency - SRO Units	157	480
1 Bedroom/1 Bath Affordable Units @ 80% AMI	33	720
1 Bedroom/1 Bath Market Rate Units	30	720
2 Bedroom/1 Bath Affordable Units @ 80% AMI	39	720
2 Bedroom/1 Bath Market Rate Units	10	720
2 Bedroom/2 Bath Affordable Units @ 80% AMI	31	960
2 Bedroom/2 Bath Market Rate Units	10	960
<b>Housing Area</b>	<b>310</b>	<b>195,360</b>
Educational and Community Amenities**		4,700
Community Supportive Services**		10,750
Job Training Center*		7,800
<b>Total Building Area (Gross SF)</b>		<b>218,610</b>

\*\* Located in the existing buildings on Santa Fe site  
\* New building at the intersection of Metropolitan Parkway and Pegg Road



## SITE DESIGN STRATEGIES

**SITE USAGE**

- Underutilized land with predominantly residential use
- 75,000 SF of existing building area with 0.24 FAR

**SITE DEVELOPMENT**

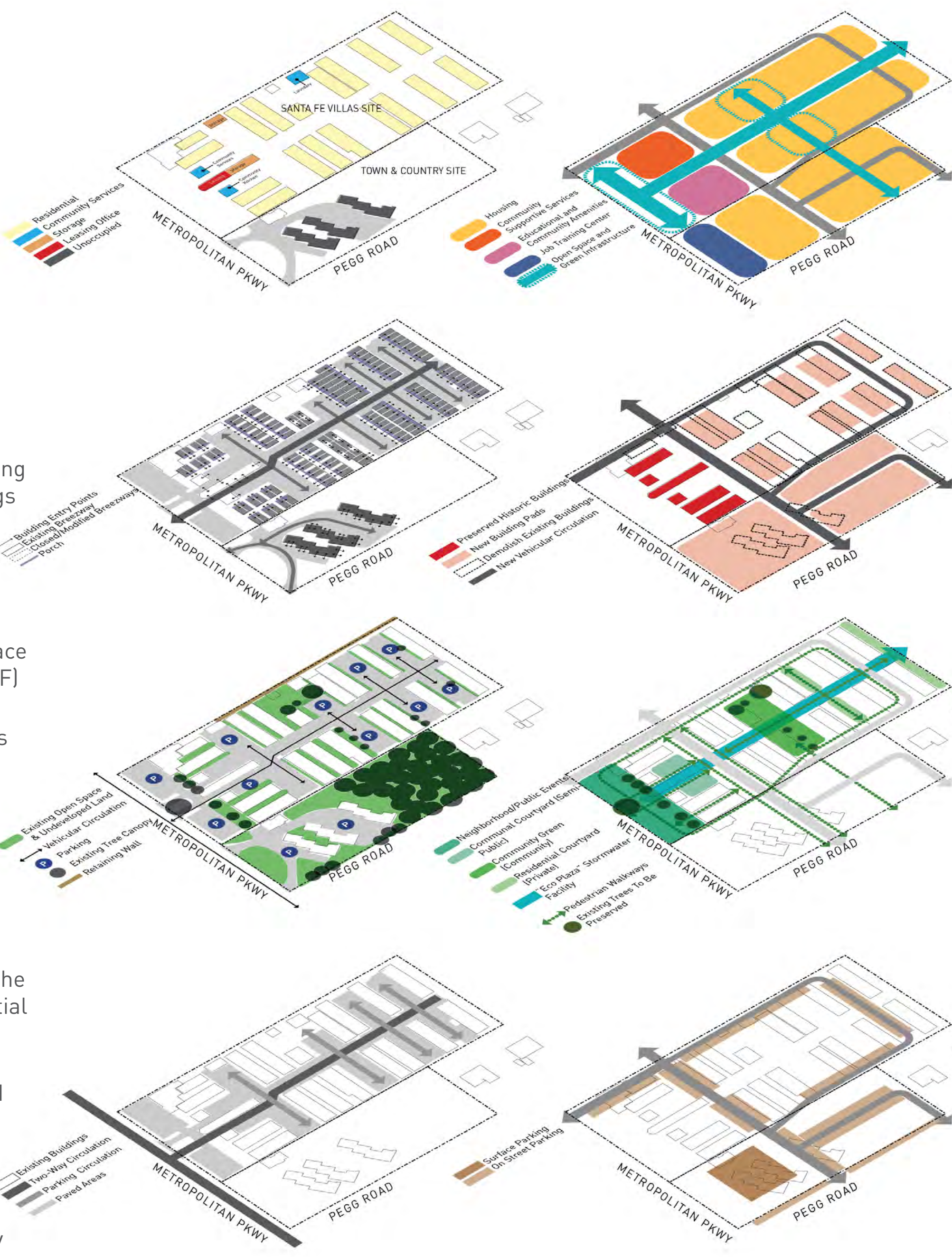
- Large superblock with one primary vehicular circulation path
- Outdated, inefficient, and non-compliant residential units requiring major repair and upgrades
- Existing unit entries face parking lot and alleys between buildings

**OPEN SPACE**

- Lack of open space hierarchy; limited and scattered open space for outdoor activities (18,000 SF) on Santa Fe site
- Front porches face parking lots
- Large paved areas create stormwater issues
- About 60,000 SF undeveloped and unused space on Town & Country site

**CONNECTIVITY+PARKING**

- Only one vehicular access for the parking areas and the residential units
- Almost 96,000 SF or 2.2 acres (31% of total site area) covered with impervious pavement
- Underutilized parking
- Uninviting surface parking lot (formerly green lawn) at the entry on Metropolitan Parkway



**SITE USAGE**

- Efficient and diverse land uses including housing, community support services, a job training center, educational amenities, and open space
- 218,610 SF of proposed building area with 0.7 FAR to maximize development potential

**SITE DEVELOPMENT**

- Superblock divided into smaller development pads with well-connected vehicular and pedestrian network
- Demolition of 17 buildings on the Santa Fe site and 3 buildings on Town & Country site
- Existing buildings' footprint and bar building typology as a guide for organization of new buildings on site
- Restoration and rehabilitation of 6 buildings of Santa Fe Villas facing Metropolitan Parkway to maintain the site history

**OPEN SPACE**

- Almost 60,000 SF of hierarchical open spaces from neighborhood plaza on Metropolitan Parkway to semi-public communal courtyards and community garden to private residential courtyards
- Streetscape, sidewalks and pedestrian loop to improve accessibility and connectivity
- Neighborhood plaza with fresh “market” near MARTA bus stop and pocket park on Metropolitan Parkway
- Central “eco plaza” with stormwater facilities and green infrastructure

**CONNECTIVITY+PARKING**

- On-street parking (head-in and parallel) along drive aisles throughout the site to avoid large parking lots
- Lower parking ratio per dwelling unit (Total 209 spaces, 1 space per 3 SRO units, 0.7 space per residential unit, 1 space/600 SF other uses)
- About 35,000 SF or 0.8 acre of impervious pavement for roads (11% of total site area)
- Pervious parking using decomposed asphalt from the old parking areas
- Extended vehicular connections to Pegg Road and adjacent sites for future connectivity
- Streetscape improvements on Metropolitan Parkway and Pegg Road to create inviting entry points
- Internal “main street” between the historic buildings and new housing

## CENTRAL GREEN





COMMUNITY ENRICHMENT FOR CURRENT AND FUTURE RESIDENTS



Loretta is a long-time activist and resident. Being retired, she is on a fixed income, which made it hard to find somewhere close by her family members that she could afford. She loves having a full kitchen now to cook meals with her grandkids.



Connor is a local teacher at Perkerson Elementary School and loves living close to both work and the students he serves. He helps with ESL and basic computer skills classes in the evenings. He enjoys running and teaching yoga at the community fitness studio when not woodworking in the maker space.



Brittany is a full-time nurse, part-time student at the nearby technical college, and entrepreneur. She works at the community clinic several days a week. She is taking business classes in hopes of getting her small business off the ground. She sells handmade soaps at the pop-up market on the plaza on Saturdays.



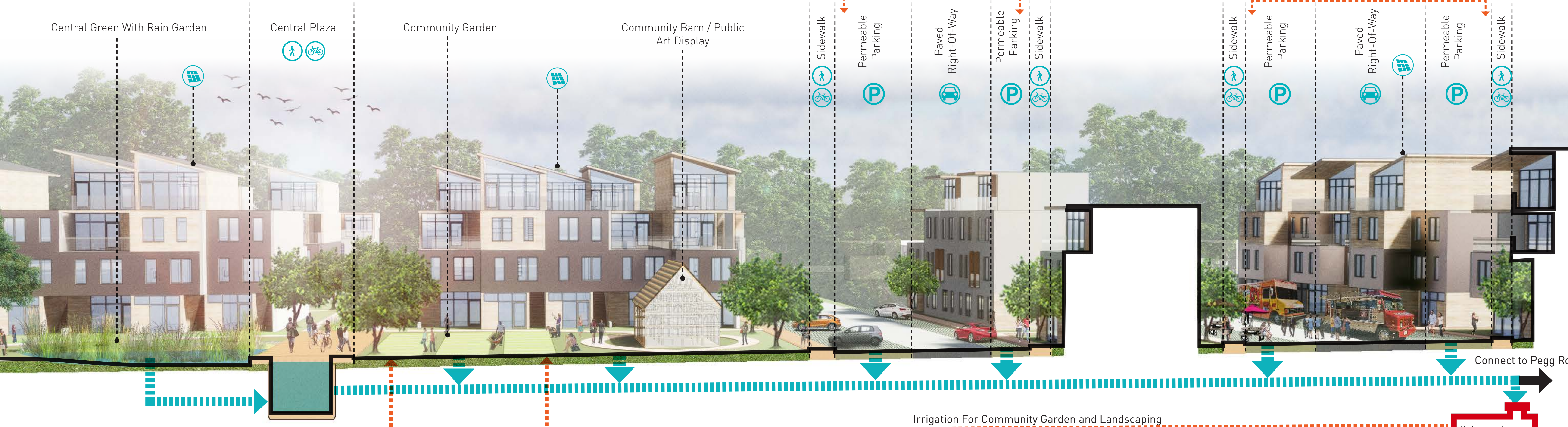
Gerald is a long time resident. He moved to the Santa Fe Villas many years ago through an SRO housing voucher and has always loved working with his hands and expressing himself creatively. He was part of the first class of residents trained in CLT fabrication and now works full-time teaching other locals how to construct and install CLT panels.



Maria is an Atlanta native and grew up a few neighborhoods over. She recently joined the Zone 3 Police Precinct and enjoys walking to work every day, volunteering at the community center on weekends, and teaching her young son about gardening and the pride of growing one's own vegetables.



N-S SECTION PERSPECTIVE

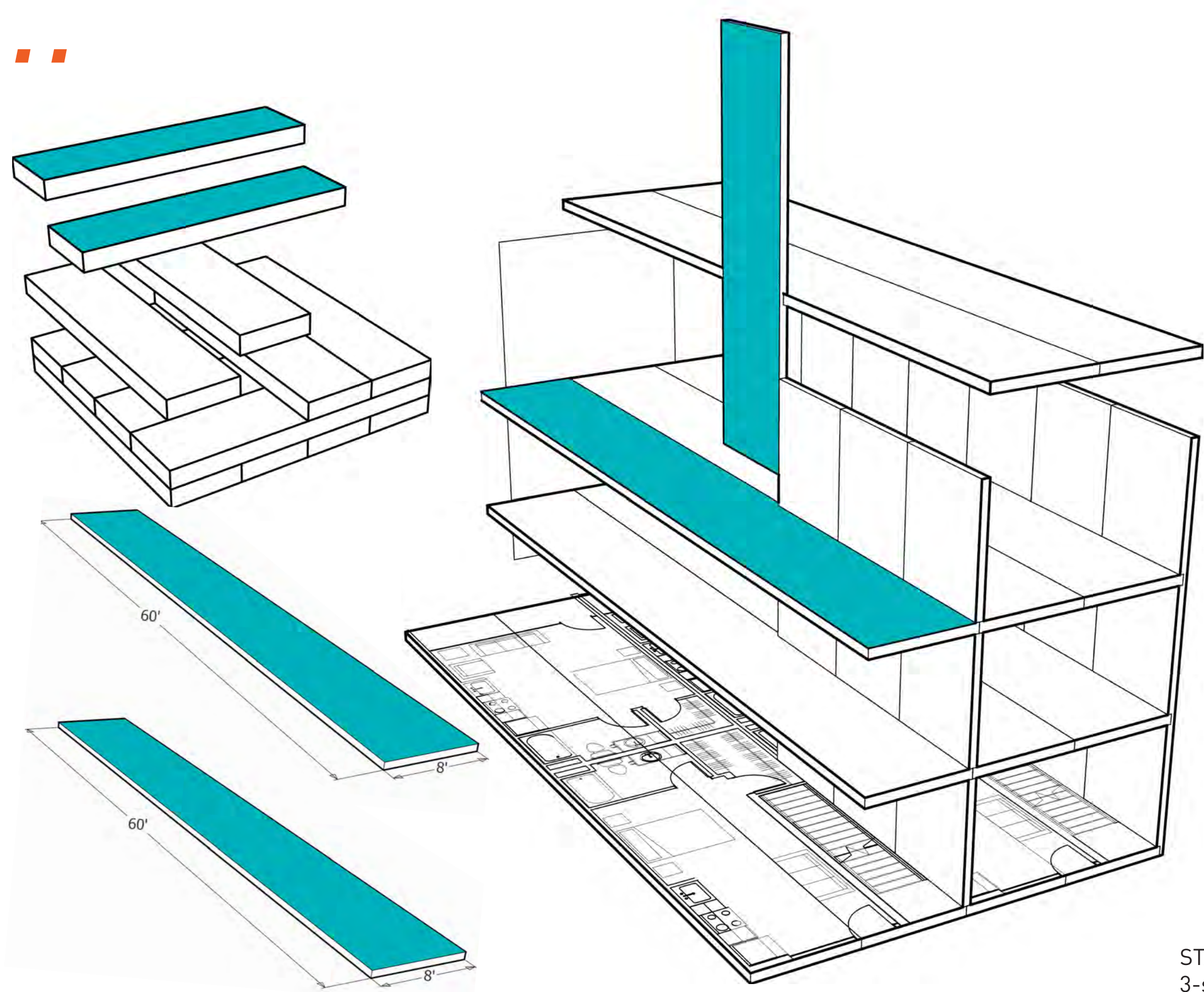


ENTERPRISE GREEN COMMUNITIES RAITING

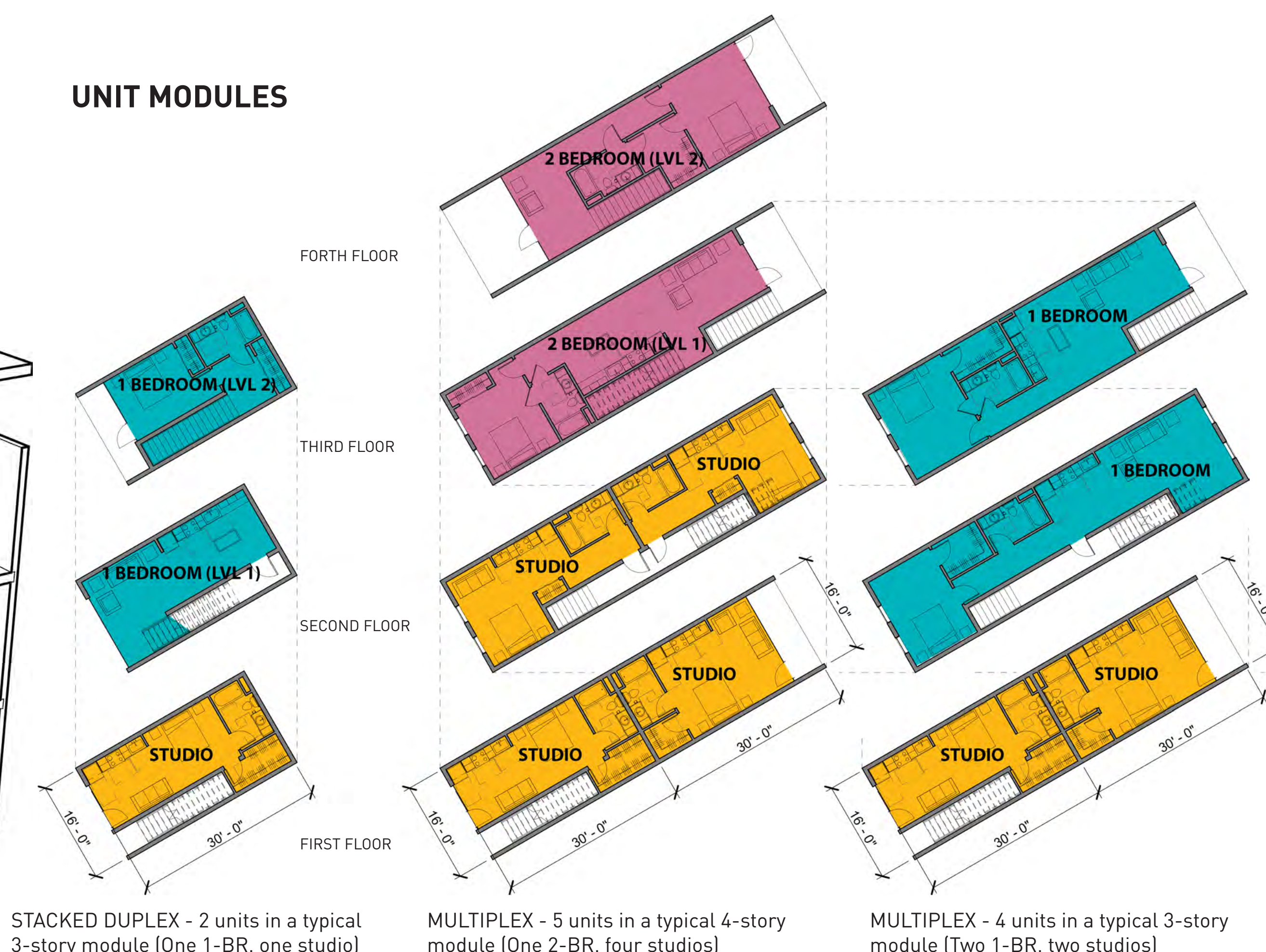
INTEGRATIVE DESIGN	LOCATION + NEIGHBORHOOD FABRIC	SITE IMPROVEMENTS	WATER CONSERVATION	ENERGY EFFICIENCY	MATERIALS	HEALTHY LIVING ENVIRONMENT	OPERATIONS, MAINTENANCE + RESIDENT ENGAGEMENT	PERFORMANCE METRICS
<p>9 /36 POINTS</p> <p><b>Designing for Project Performance</b> Comparison of the expected project performance with the performance of portfolio communities early in the design process.</p>	<p>23 /56 POINTS</p> <p><b>Compact Development</b> Proposed residential density is three times (3x) more than the existing development i.e. 0.23 FAR to 0.7 FAR Rehabilitation of some old buildings and open space revitalization 34% percentage of total project acreage is used for open space and permeable surface for all users Access to Public Transportation - MARTA bus stop is located on site and MARTA rail station is 2.0 miles from site.</p>	<p>8 /17 POINTS</p> <p><b>Efficient Irrigation and Water Reuse</b> The underground rainwater cistern with a capacity of approximately 1.7 million gallons that can be used as irrigation system for community garden and landscaping. Surface stormwater management - the underground rainwater cistern can be used to retain and harvest the first 1.0 inch of rain that falls over a 24-hour period of a one-year storm event</p>	<p>21 /25 POINTS</p> <p><b>Water Conservation and Plumbing Layout</b> WaterSense-Labeled fixtures and efficient plumbing layout is proposed as part of design guidelines. Water reuse and access to portable water - the water collected in the underground rainwater cistern can be treated and re-used on site.</p>	<p>11 /60 POINTS</p> <p><b>Additional Reductions in Energy Use</b> Design measures like bar buildings with cross ventilation, hierarchy of green spaces, staggered massing to create covered porches/balconies, and PVC roof panels, are adopted to reduce the overall energy use of the project</p>	<p>19 /21 POINTS</p> <p><b>CLT Panels</b> are used as the primary construction material for the project.</p>	<p>28 /70 POINTS</p> <p>The proposed buildings are in compliance with <b>ASHRAE 62.2-2010</b> for mechanical exhaust system Active Design: staircases and building circulation All the access points are clearly visible within a 25-foot walking distance from any edge of the lobby.</p>	<p>7 POINTS</p> <p><b>Project Data Collection and Monitoring System</b> Greater than 15% tenant-paid utility accounts Commit to collection and monitoring of energy and water performance data for at least 5 years.</p>	<p>63% reduction in total asphalt area on site</p> <p>60,000 SF of amenity space</p> <p>22,000 SF of PVC solar panel</p> <p>56% reduction in rainwater run-off from site</p>



TIMBER LAMINATED INTO CLT PANELS - PANELS USED AS WALLS AND FLOORS OF UNITS



UNIT MODULES



STACKED DUPLEX - 2 units in a typical 3-story module (One 1-BR, one studio)  
 MULTIPLEX - 5 units in a typical 4-story module (One 2-BR, four studios)  
 MULTIPLEX - 4 units in a typical 3-story module (Two 1-BR, two studios)

CLT Construction/Mass timber: CROSS-LAMINATED TIMBER

- New, untapped market to compete with existing steel and concrete construction
- Significant availability of wood in the southeast
- Cost-competitive (especially as market expands)
- Much more sustainable & environmentally-friendly material than conventional construction techniques
- Health & wellness benefits
- Promotes innovative and forward-thinking design
- Pre-fabrication: replicability and flexibility to adopt in future applications

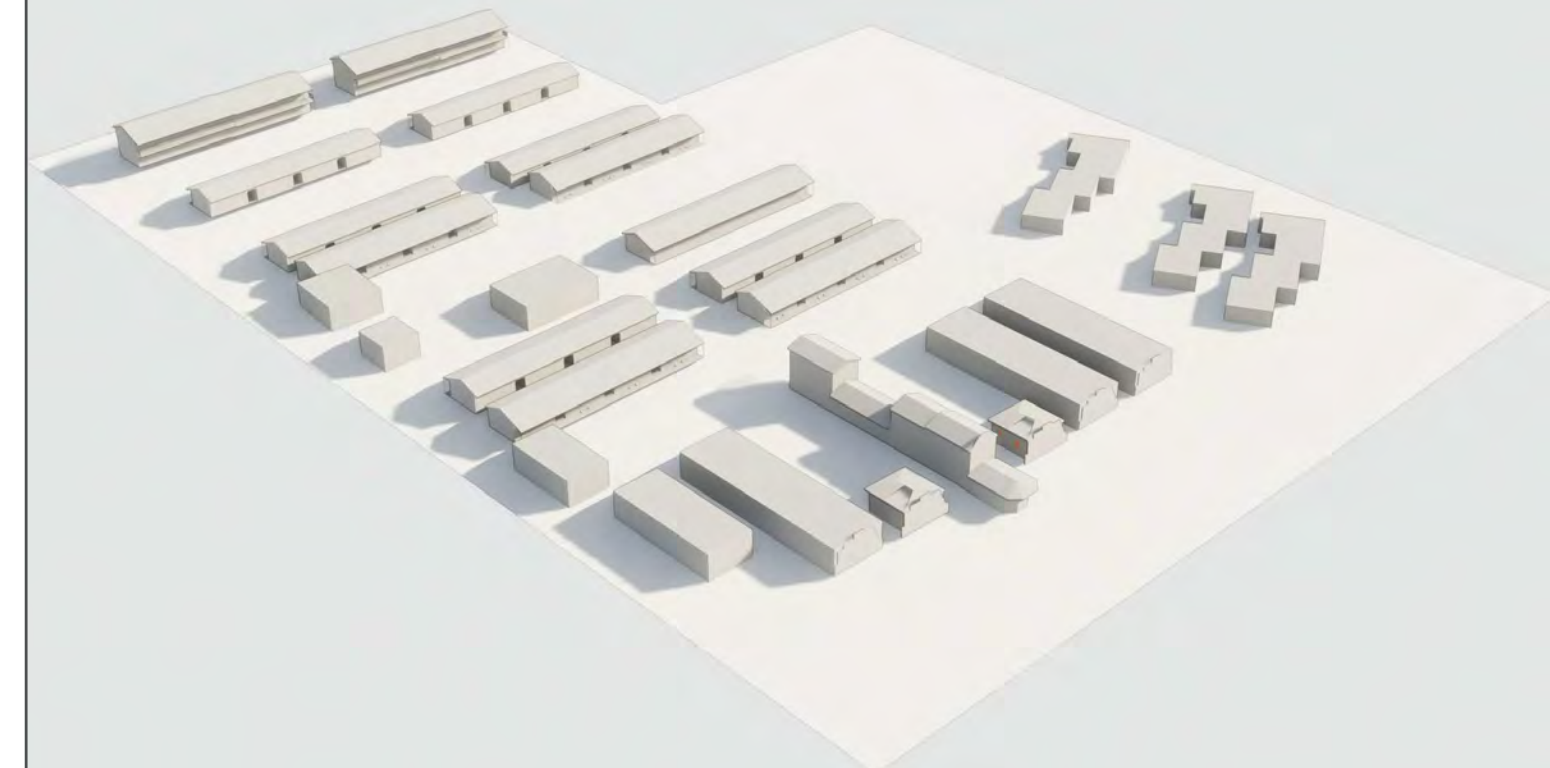
E-W SECTION



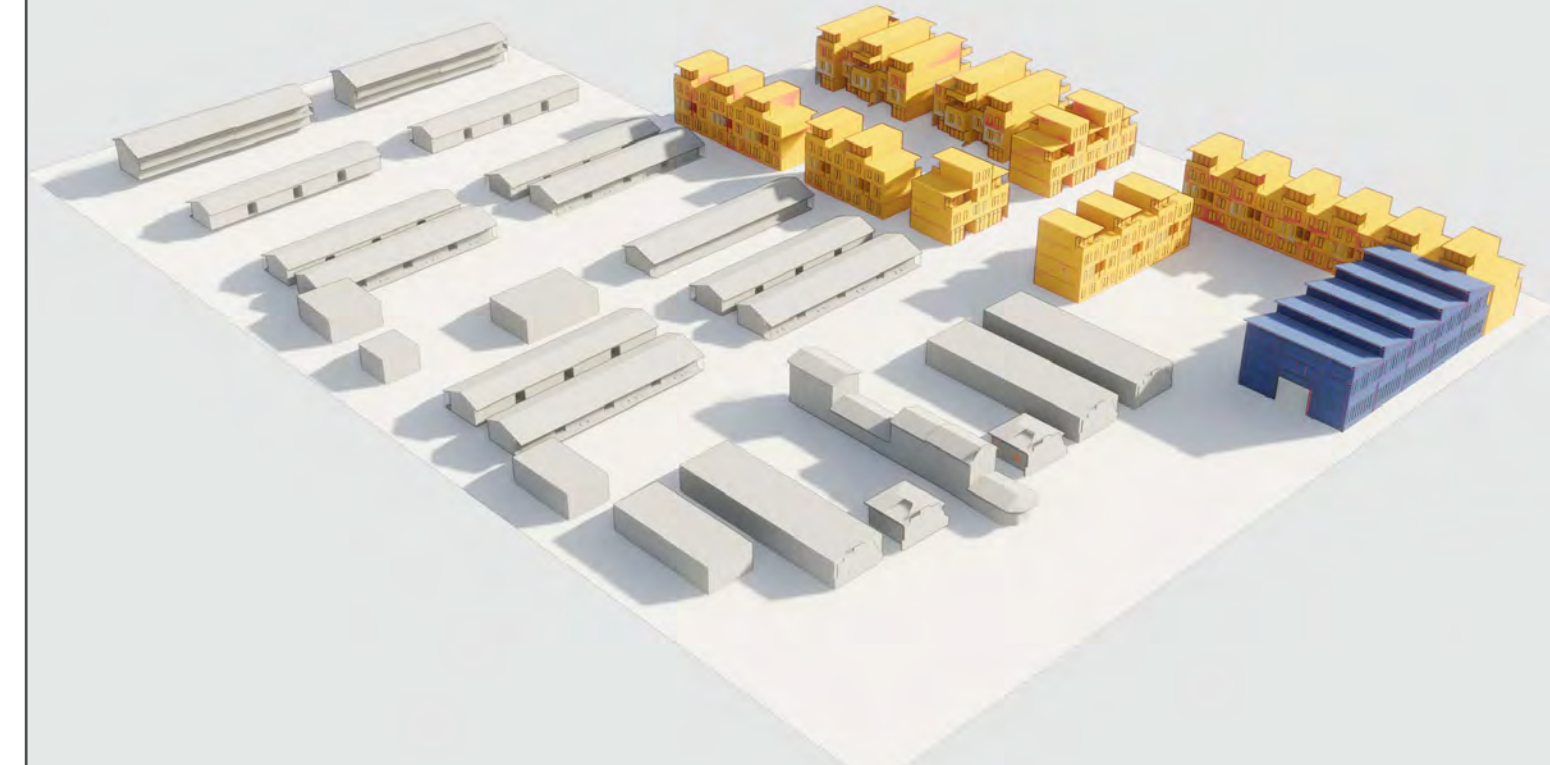
NEIGHBORHOOD PLAZA ON METROPOLITAN PARKWAY



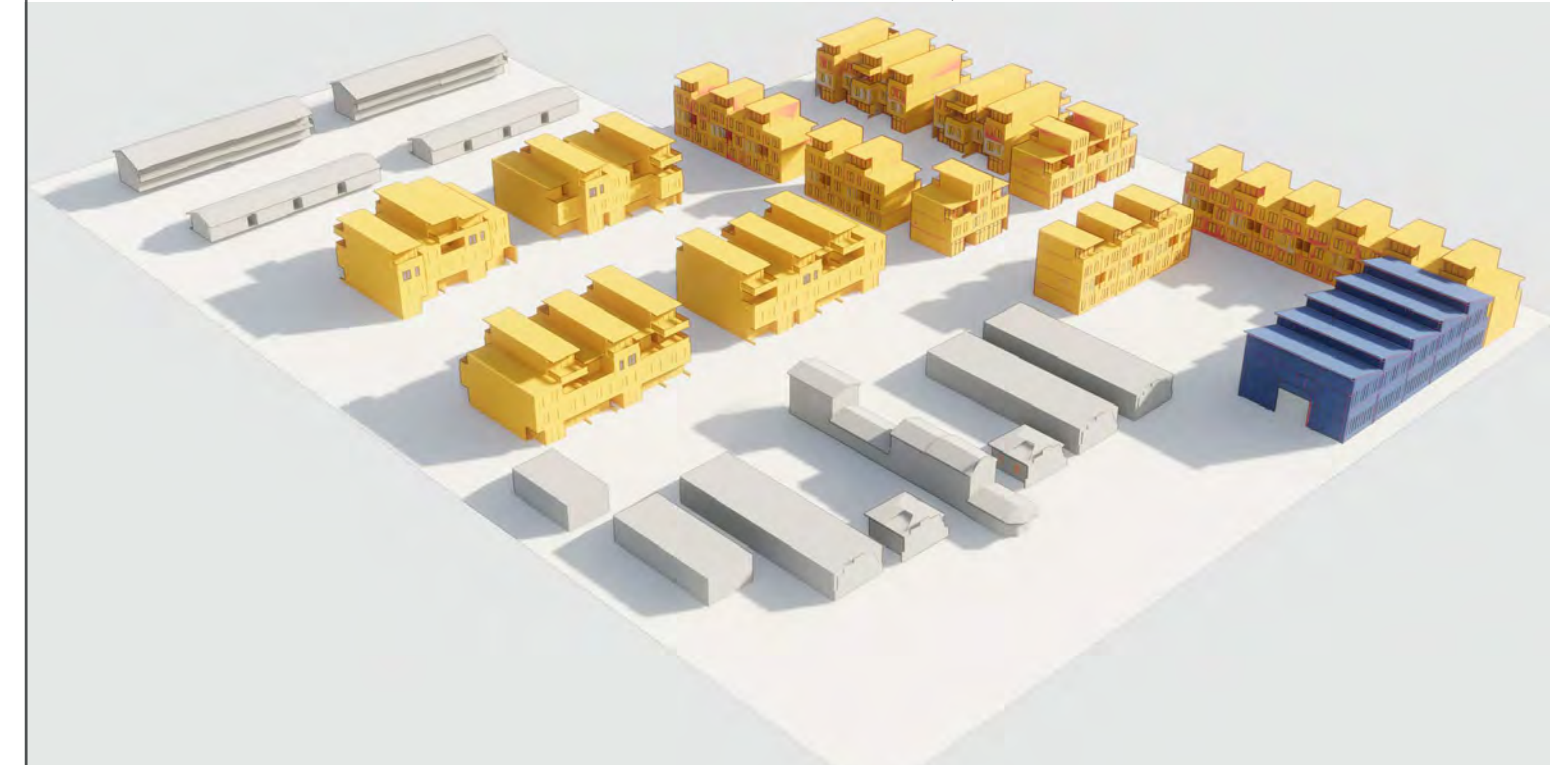
**EXISTING 75,000 SF.**  
 Town & Country Site: Uninhabited Structures  
 Santa Fe Villas Site:  
 • 147 Existing Units across 18 Buildings  
 • 100 Units for Single Room Occupancy (SRO)  
 • 22 Units for Formerly Homeless  
 • 20 for Min. Wage Workers  
 • 5 for Market Rate



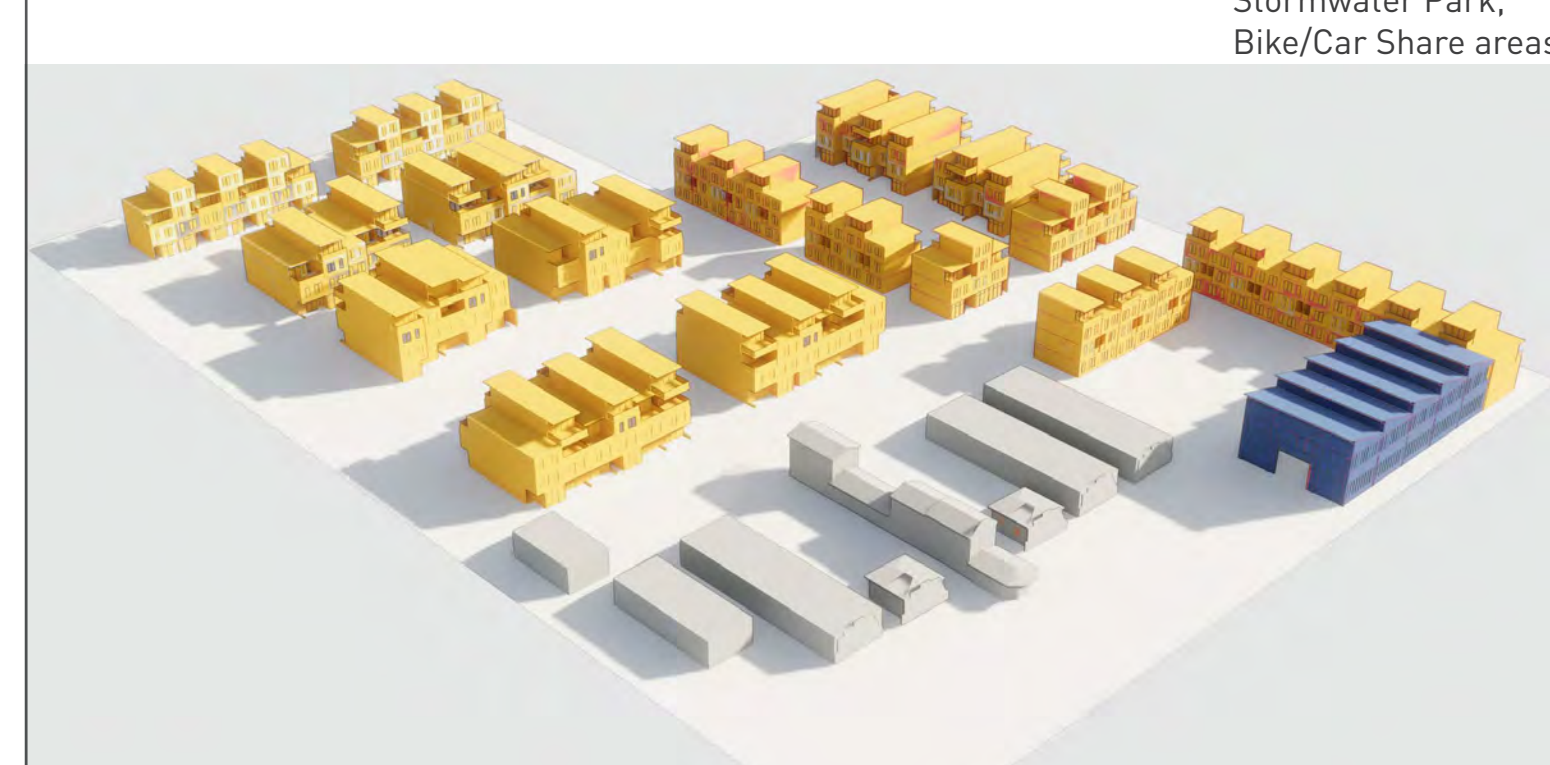
**PHASE 1**  
 Existing Affordable Units: 147 Existing Units  
 New Affordable Units:  
 • 72: Efficiency (SRO)  
 • 28: 1 Bedroom, 1 Bath  
 • 08: 2 Bedroom, 2 Bath  
 • 06: 2 Bedroom, 2 Bath  
 Non-Housing:  
 • Existing: Laundry Facility, Leasing Office, Kitchen  
 • New: Training Center



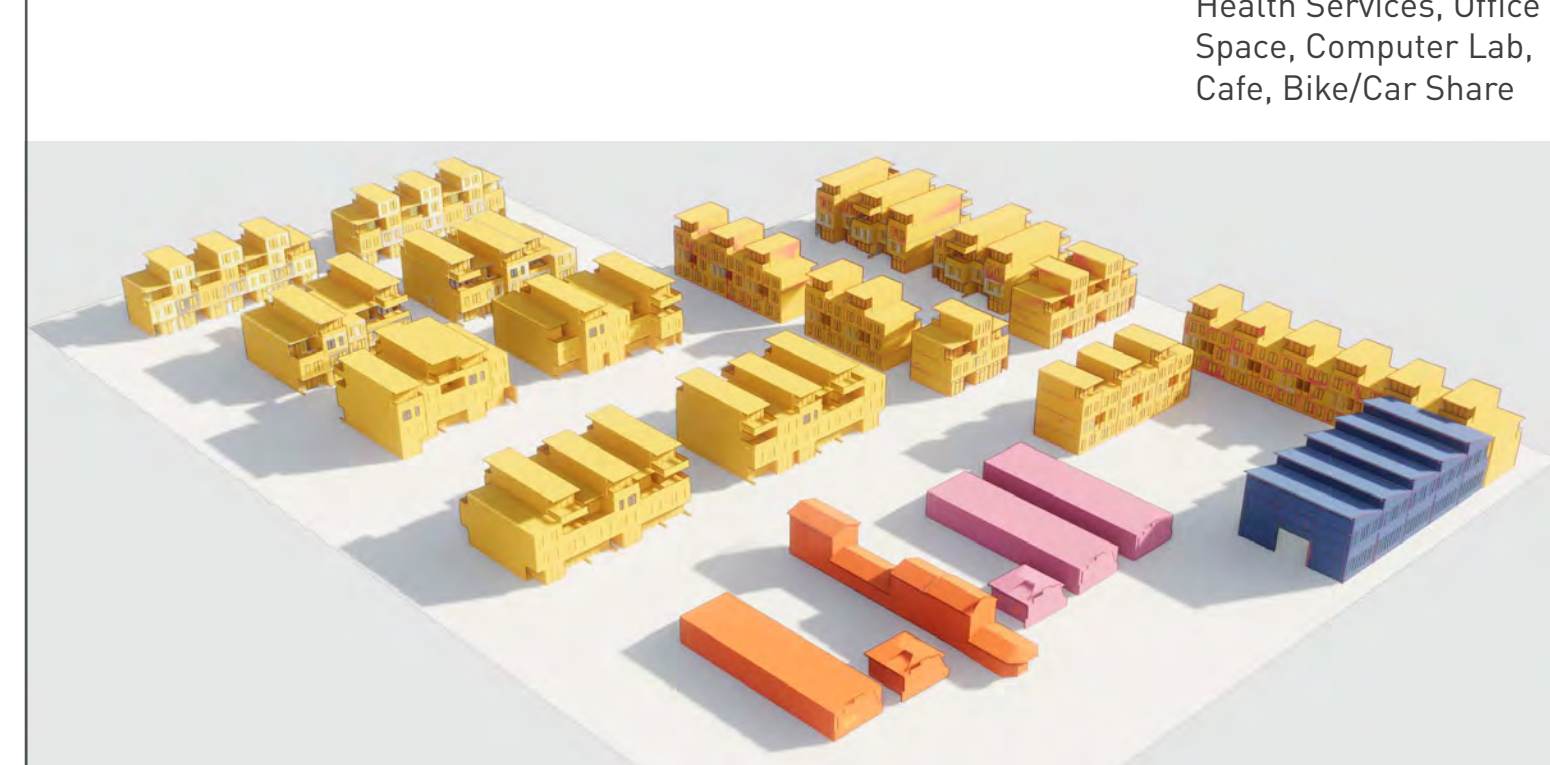
**PHASE 2**  
 Existing Affordable Units: 75 Existing Units  
 New Affordable Units:  
 • 116: Efficiency (SRO)  
 • 31: 1 Bedroom, 1 Bath  
 • 24: 2 Bedroom, 1 Bath  
 • 24: 2 Bedroom, 2 Bath New  
 Market-Rate Units:  
 • 20: 1 Bedroom, 1 Bath  
 • 6: 2 Bedroom, 1 Bath  
 • 5: 2 Bedroom, 2 Bath  
 Non-Housing:  
 • Existing: Laundry Facility, Leasing Office, Kitchen  
 • New: Training Center, Ped. Walk, Stormwater Park



**PHASE 3**  
 New Affordable Units:  
 • 157: Efficiency (SRO)  
 • 33: 1 Bedroom, 1 Bath  
 • 39: 2 Bedroom, 1 Bath  
 • 31: 2 Bedroom, 2 Bath  
 New Market-Rate Units:  
 • 30: 1 Bedroom, 1 Bath  
 • 10: 2 Bedroom, 1 Bath  
 • 10: 2 Bedroom, 2 Bath  
 Non-Housing:  
 • Existing: Leasing Office  
 • New: Training Center, Pedestrian Walk, Stormwater Park, Bike/Car Share areas

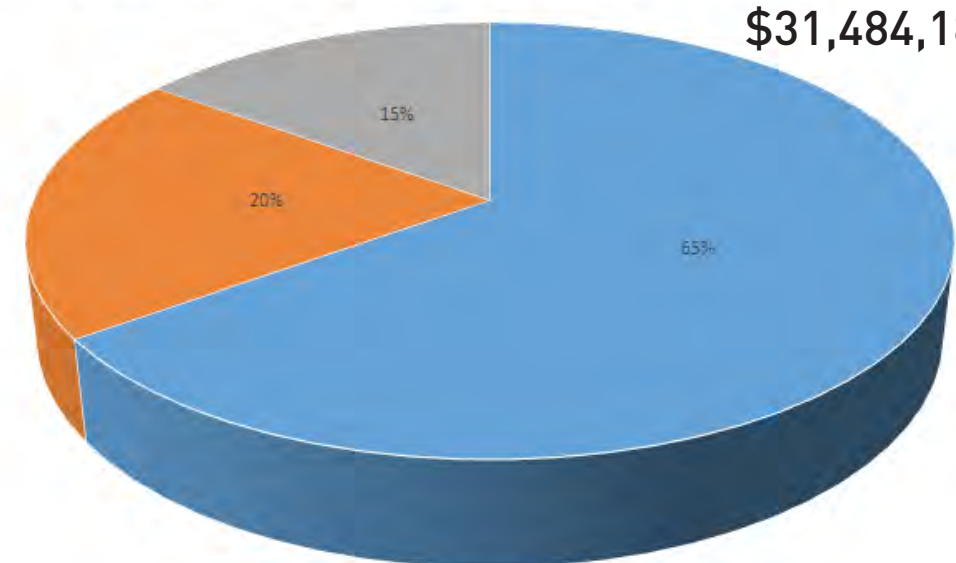


**PHASE 4**  
 New Affordable Units:  
 • 157: Efficiency (SRO)  
 • 33: 1 Bedroom, 1 Bath  
 • 39: 2 Bedroom, 1 Bath  
 • 31: 2 Bedroom, 2 Bath  
 New Market-Rate Units:  
 • 30: 1 Bedroom, 1 Bath  
 • 10: 2 Bedroom, 1 Bath  
 • 10: 2 Bedroom, 2 Bath  
 Non-Housing:  
 • New: Training Center, Ped. Walk, Stormwater Park, Gathering Lawn, Laundry, Support & Health Services, Office Space, Computer Lab, Cafe, Bike/Car Share

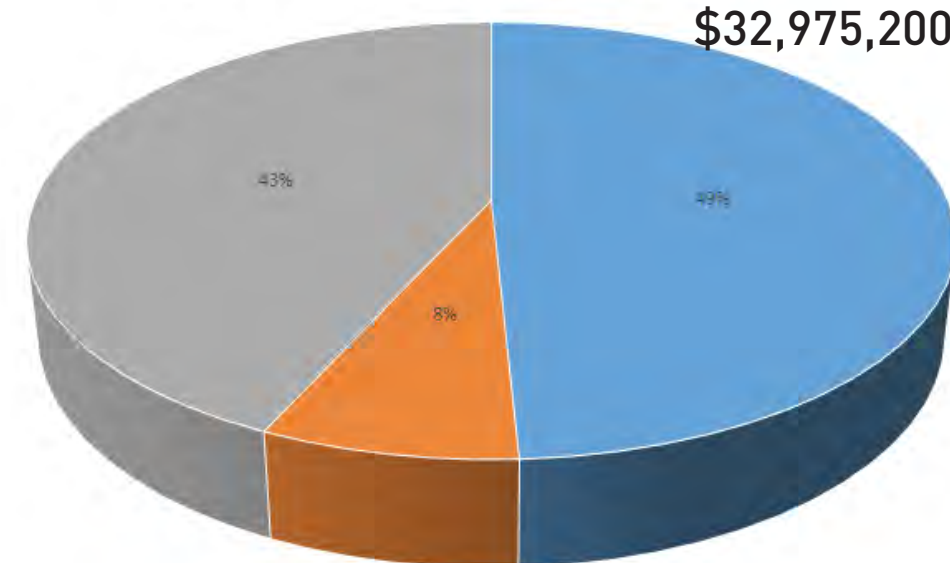


CAPITAL SOURCES

FUNDING METHOD #1: CONVENTIONAL \$31,484,189



FUNDING METHOD #2: LIHTC \$32,975,200



PROGRAM

Number of Apartment Units	Monthly Rents	Unit Assumptions	Household Size	# Units	GSF/Unit
Efficiency - SRO Units	\$550	Vouchers/AHA-HUD/S+C/LR	SRO/1 person HH	157	480
1 Bedroom/1 Bath Affordable Units @ 80% AMI	\$820	80% AMI	1 person HH	33	720
1 Bedroom/1 Bath Market Rate Units	\$940	MRKT	1 person HH	30	720
2 Bedroom/1 Bath Affordable Units @ 80% AMI	\$955	80% AMI	2 person HH	39	720
2 Bedroom/1 Bath Market Rate Units	\$1,250	MRKT	2 person HH	10	720
2 Bedroom/2 Bath Affordable Units @ 80% AMI	\$1,090	80% AMI	3 person HH	31	960
2 Bedroom/2 Bath Market Rate Units	\$1,400	MRKT	3 person HH	10	960
<b>Weighted Average Rent</b>	<b>\$771</b>		<b>Monthly Gross Rent</b>	<b>\$239,145</b>	<b>195,360</b>
				<b>Rent/SF</b>	<b>\$1.22</b>
				<b>Average RSF/Unit</b>	<b>630</b>

PROGRAM MIX (GSF) BY PHASE

