

City Council Study
Session - 10/13/2016

1ST AVENUE AND MACDONALD

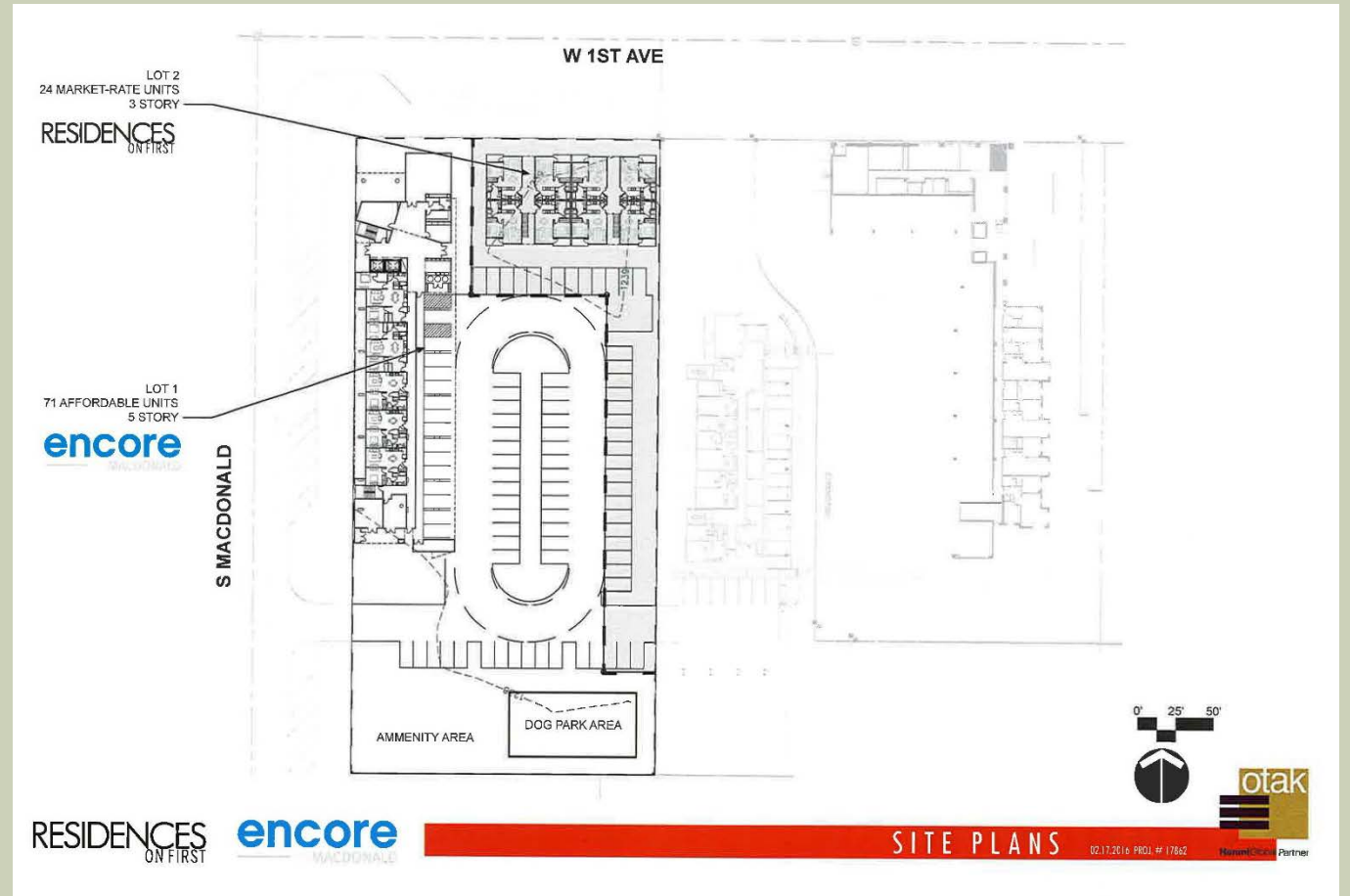
SUMMARY OF UNSOLICITED PROPOSALS

Jeffrey McVay AICP
Manager of Downtown
Transformation

MESA HOUSING ASSOCIATES II, LLC

Overview

- 1.9± acre site
- 95 total residential units
- 86,100± gross square feet between two buildings
- 86 parking spaces
- \$18,374,180 total investment



MESA HOUSING ASSOCIATES II, LLC

Residences on First

- Development not contingent upon LIHTC
- 0.5± acre site
- 24 market rate residential units
- 20 one bedroom and 4 two bedroom
- 3 story, 16,600 square foot building
- 32 parking spaces
- \$2,800,000 total investment



VIEW LOOKING SOUTHEAST



VIEW LOOKING NORTHWEST



VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTH

RESIDENCES
ON FIRST

PERSPECTIVES

(7.7.2018 PCDL # 17862)



Hammer & Associates Partner

MESA HOUSING ASSOCIATES II, LLC

Encore on Macdonald

- 1.5± acre site
- 71 affordable senior residential units
- 47 one bedroom and 24 two bedroom
- 5 story, 69,400± square feet building
- 54 parking spaces
- \$15,574,180 total investment
- Requests land at no cost
- LIHTC request due March 1, 2017



ARTHAUS PROJECTS, LLC

Overview

- 1.9± acre site
- 170 total residential units
- 185,900± gross square feet between four buildings
- 147 parking spaces
- \$32,145,000 total investment



birds eye perspective view from 1st Ave and Macdonald

ARTHAUS PROJECTS, LLC

Development Details

- 1.9± acre site
- 170 market rate residential units
- 34 studio, 18 one bedroom, 118 two bedroom
- One 5-story and three 4-story buildings totaling 185,900± square feet
- Up to 10,000± square feet ground level retail along 1st Avenue



street level perspective view from 1st Ave and Macdonald

ARTISAN DEVELOPMENT, LLC

Development Details

- 3.5± acre site
- Mixed-use, market-rate multi-family
- 40+ dwelling units/acre
- \$510,000 purchase price (1.9 acres appraised value \$510,000)



ARTISAN DEVELOPMENT, LLC



Representative Projects from Design Partner

