

Late Backup

Affordable Housing Proposal - Plaza Saltillo Development

August 3, 2016

Capital Metropolitan Transportation Authority
& Endeavor Real Estate Group

	Regulating Plan	Regulating Plan	Regulating Plan Density and Height Bonus	Regulating Plan, Density and Height Bonus plus CURE Request (Not Feasible)	Regulating Plan, Density and Height Bonus plus CURE Request
Types of Development	Base Entitlements	Base Entitlements	Density Bonus	10' height, 8' height and 65' height increase	10' height, 8' height and 65' height increase
Height	40'	40'	60'	70' and 68' Mixed Use, 125' Office	70' and 68' Mixed Use, 125' Office
Affordable housing calculation	Not Required	Not Required	15% of total sf (residential square footage; office and retail)	15% of total sf (residential, office and retail)	15% of residential; fee for office and retail
Number of residential stories	0 (100% Commercial)	2 over 1	3 over 1	4 over 1	4 over 1
Active edge block faces	3	3	3	5	5
Total square footage	425,000	425,000	525,000	981,600	981,600
Total retail square footage		45,000	45,000	111,600	111,600
Total affordable housing	0	0	92,000	147,200	112,500
Total multi family units	0	400	679		800
Total market rate units	0	400	564	616	659
Term for affordable housing	0	40 years	40 years	40 years	40 years
Level of affordability - Blocks 1-4	N/A	50% MFI or less	50% MFI	50% MFI	50% MFI
- 100 unit affordable housing development	N/A	50% MFI or less	50% MFI or less	MFI, not to exceed an average of 50% MFI	MFI, not to exceed an average of 50% MFI
Development Feasibility	Yes	Yes	No	No	Yes

REGULATING PLAN

REGULATING PLAN

DENSITY & HEIGHT BONUS

STRICT CODE INTERPRETATION

ENDEAVOR PROPOSAL



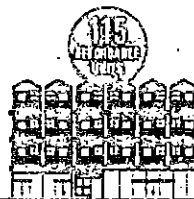
0 AFFORDABLE UNITS

- 0 Market Rate Units
- All Commercial Project
- Residential Not Required in TOD Mixed Use Sub District
- 40' Height
- Feasible



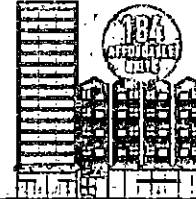
0 AFFORDABLE UNITS

- 400 Market Rate Units
- Mixed Use Project
- Residential Over Retail
- 40' Height
- Feasible



115 AFFORDABLE UNITS

- 564 Market Rate Units
- 50% MFI
- Mixed Use Project
- Residential Over Retail
- 60' Height
- 15% of Residential SF
- 15% of Office & Retail SF
- Not Feasible



184 AFFORDABLE UNITS

- 616 Market Rate Units
- 50% MFI
- Mixed Use Project
- Residential Over Retail
- Office Over Retail
- 68/70/125' Height
- 15% of Residential SF
- 15% of Office & Retail SF
- Not Feasible



141 AFFORDABLE UNITS

- 659 Market Rate Units + \$600,000
- 50% MFI Floating Affordable Units
- 50% MFI Average Tax Credit Project
- Mixed Use Project
- Residential Over Retail
- Office Over Retail
- 68/70/125' Height
- 15% of Units + Hallways and Indoor Amenities (leasing center, workout facility, etc.) ("Residential SF")
- 15% of Office & Retail SF
- 21 more affordable units than RFP
- Feasible