

Jonathan Rose Companies



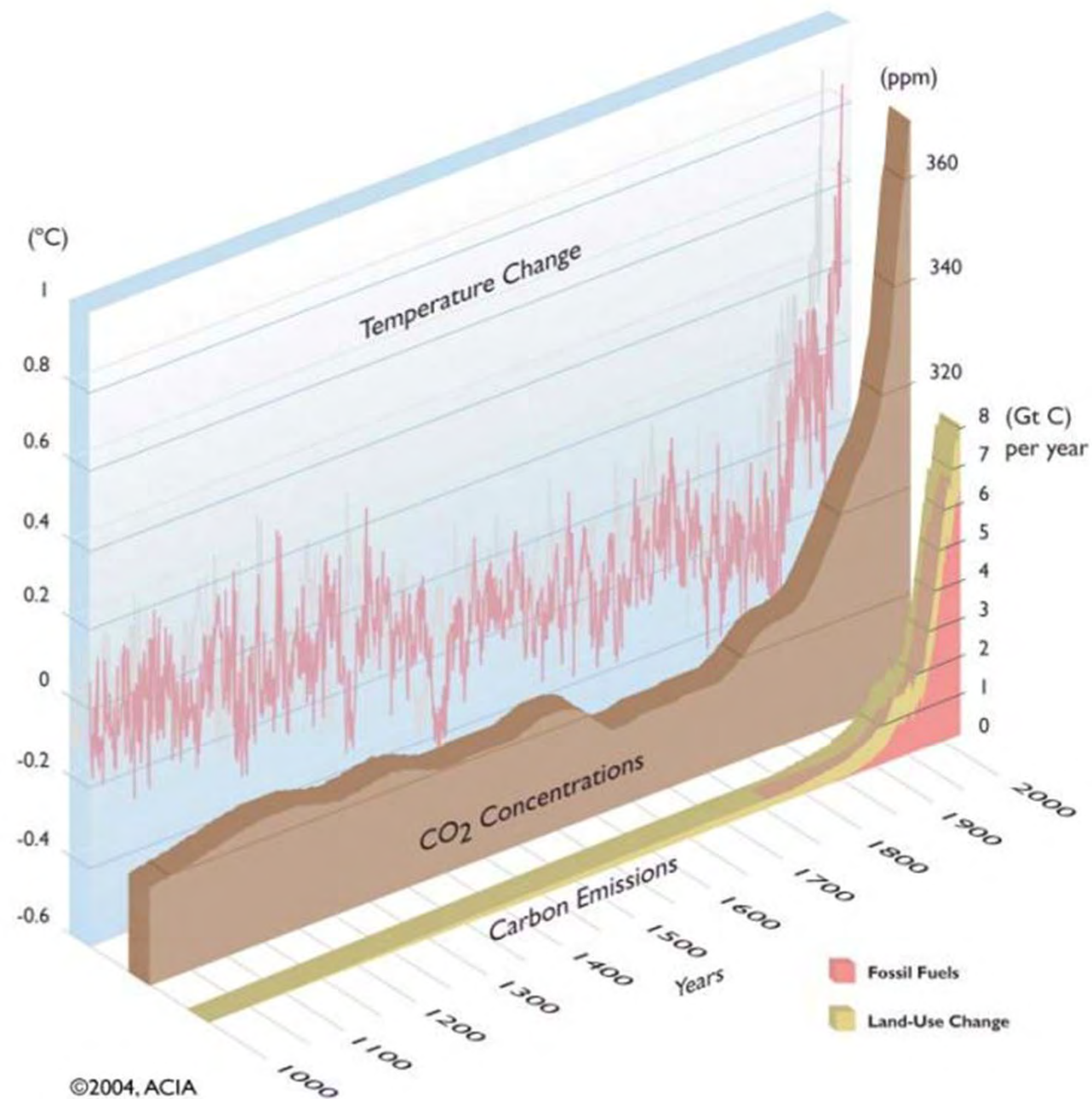
# RMLUI — Affordable Housing and Transit Oriented Development

March 4, 2011

# Jonathan Rose Companies, LLC









”It is happening now. We cannot afford to wait for long periods of time for technical solutions.”

David H. Rind, NASA Goddard  
Institute for Space Studies  
October 24, 2003







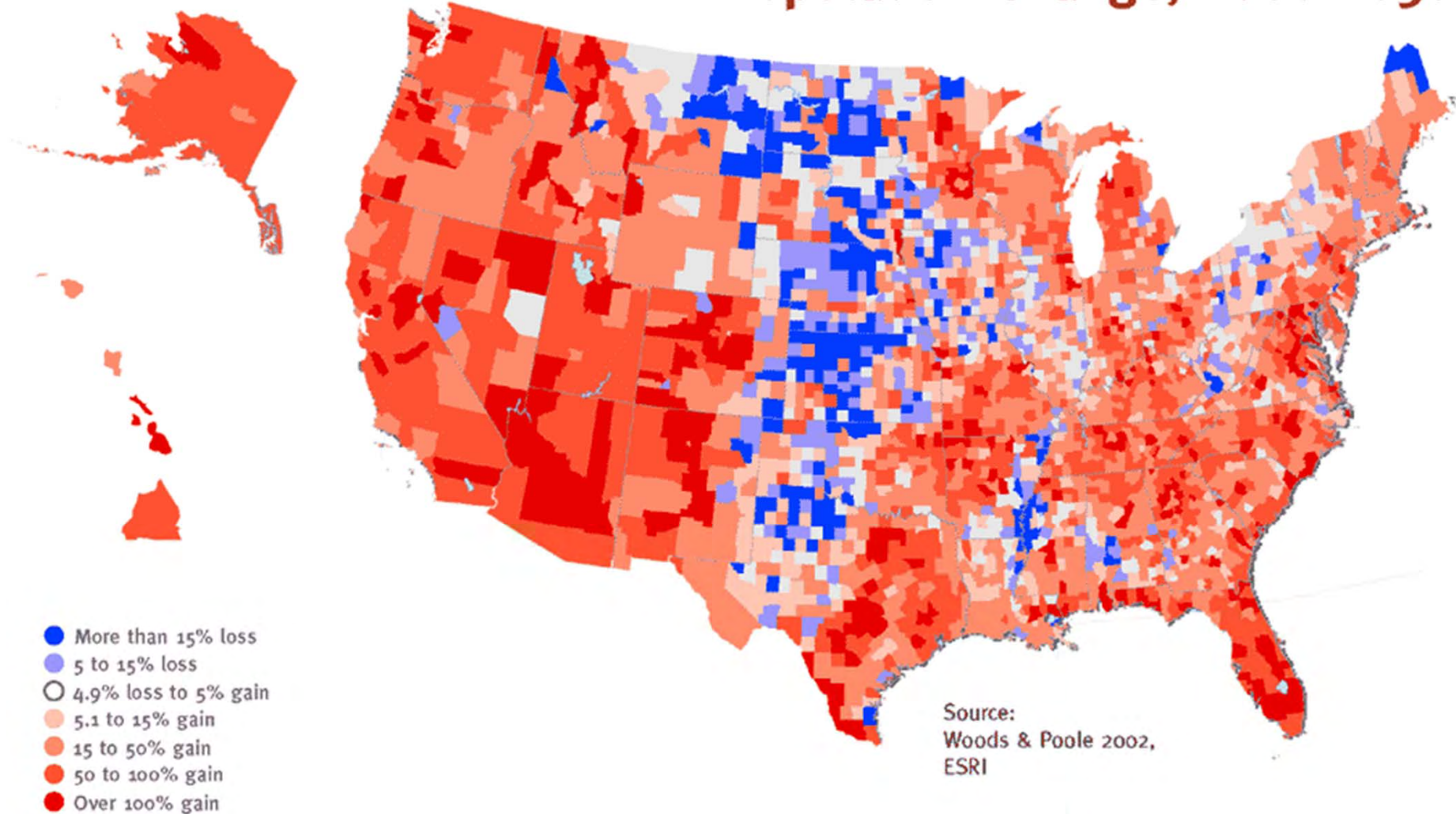




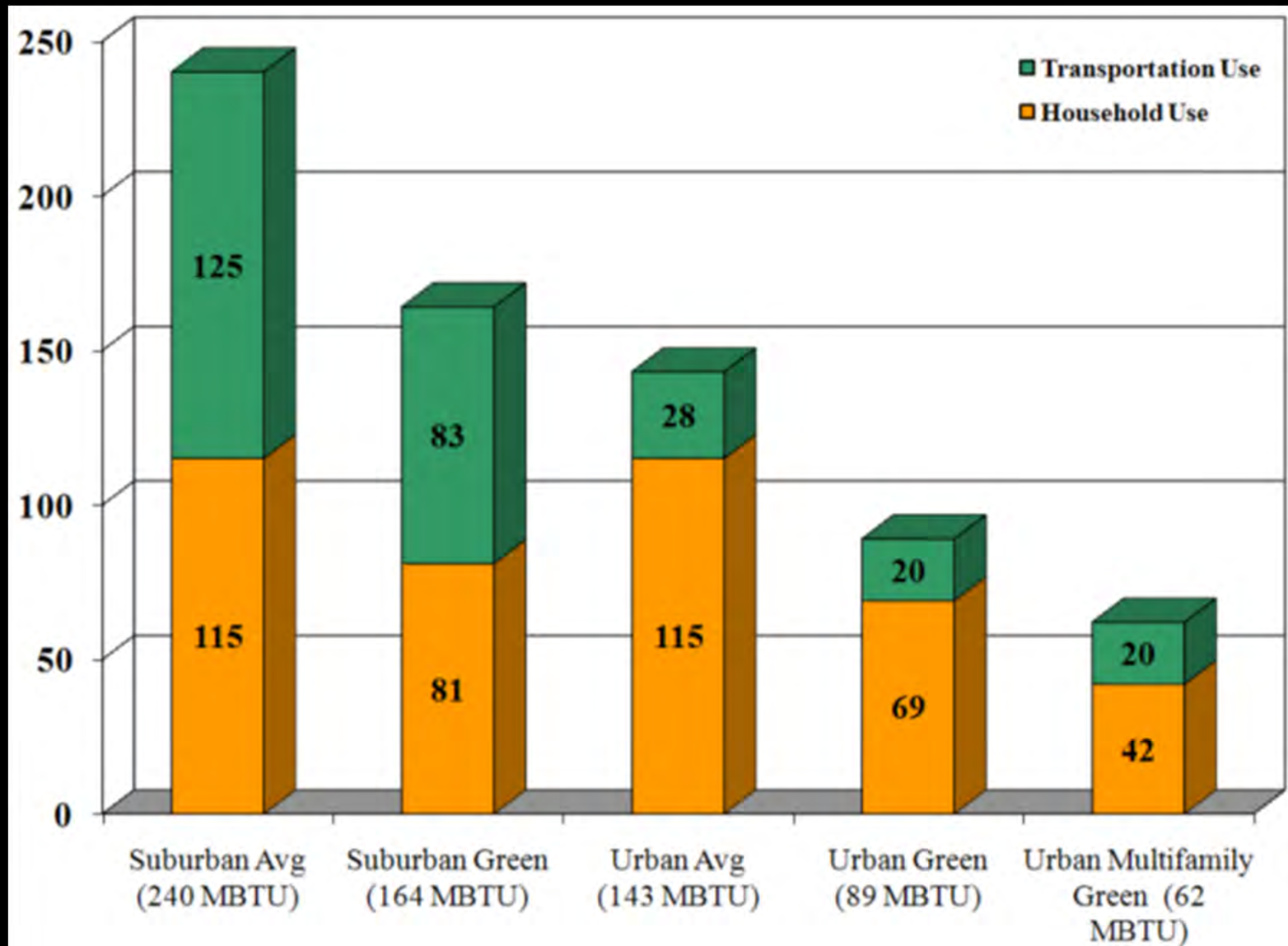




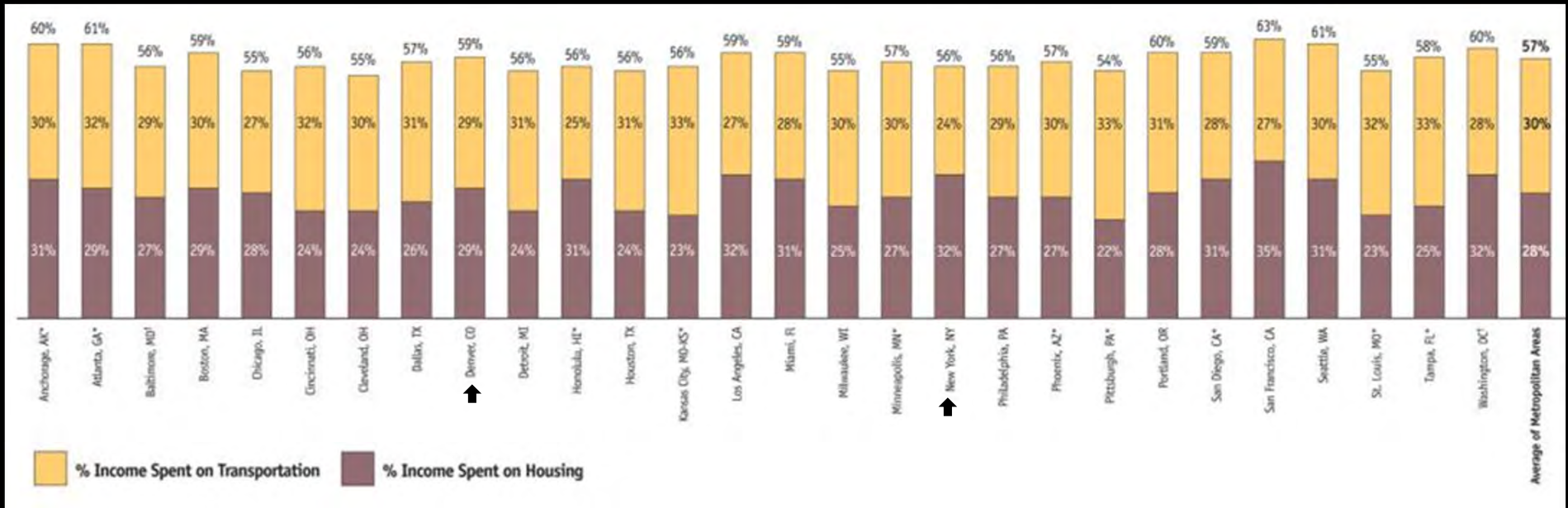
## Population Change, 2000-2050







Single Family Household Type



Transit Oriented Development can reduce transportation costs by ~30%.

LIHTC Affordable Housing generally reduces housing costs by 10-20%.

Developing affordable housing at TOD sites can save a low-income family approximately 3-6K per/yr year.

Source: Center for Neighborhood Technology calculations  
Working Families are households with incomes between \$20,000 and \$50,000.



## **HUD's Sustainable Communities Initiative**

Designed to improve regional planning efforts that integrate housing and transportation decisions, and increase the capacity to improve land use and zoning.

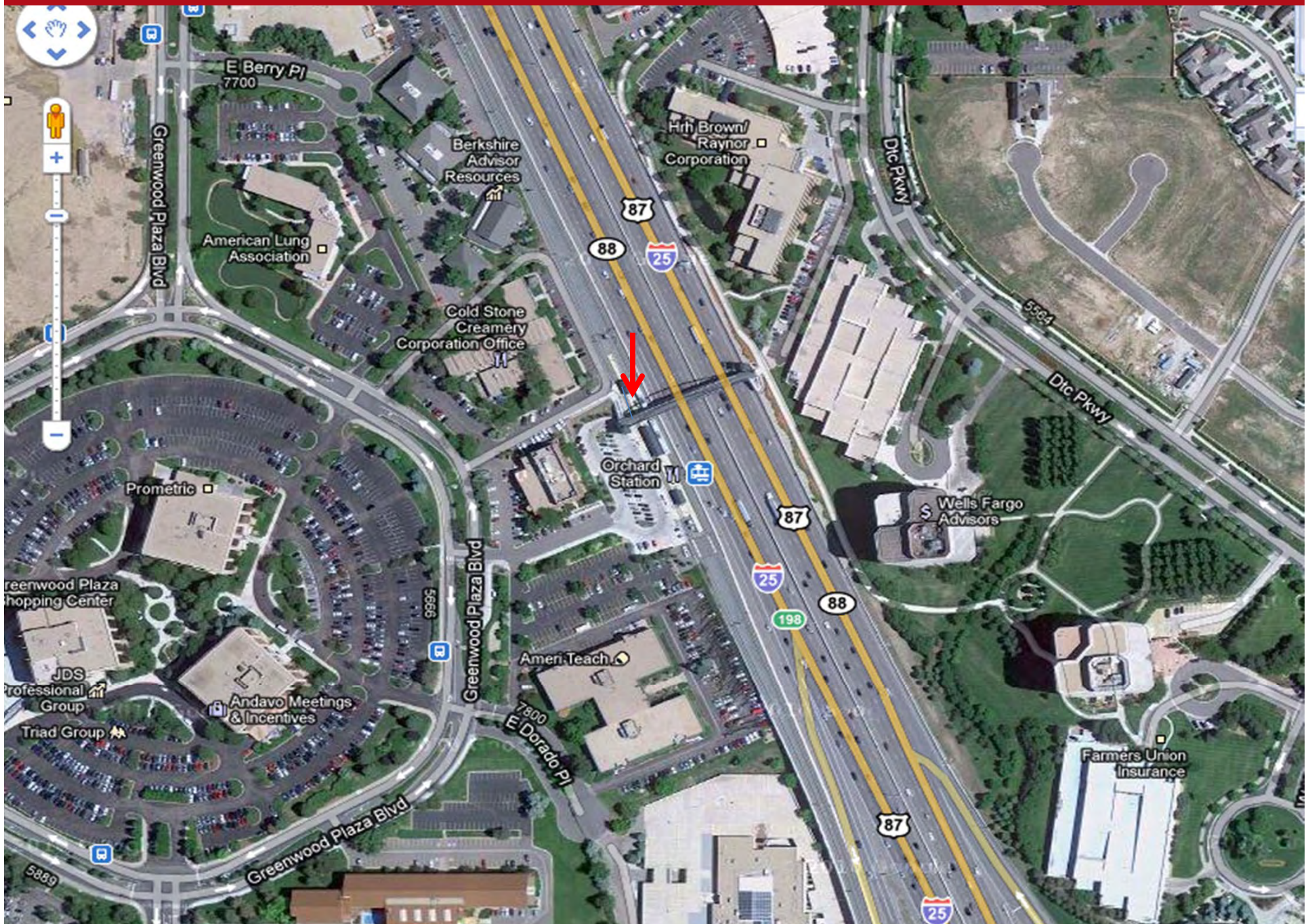
## **Sustainable Communities Regional Planning Grant Program**

Will support planning efforts that integrate housing, land use, economic and workforce development, transportation, and infrastructure investments in a manner that empowers jurisdictions to consider the challenges of:

- 1) Economic Competitiveness and Revitalization
- 2) Social Equity, Inclusion, and Access to Opportunity
- 3) Energy Use and Climate Change

The need for this type of regional, corridor and centered based planning is illustrated by recent market driven developments in the SE FasTracks Corridor. In these developments, little affordable housing has been developed, and probably not enough attention has been devoted to the issues of regional social equity, environmental responsibility, public health and regional economic competitiveness.

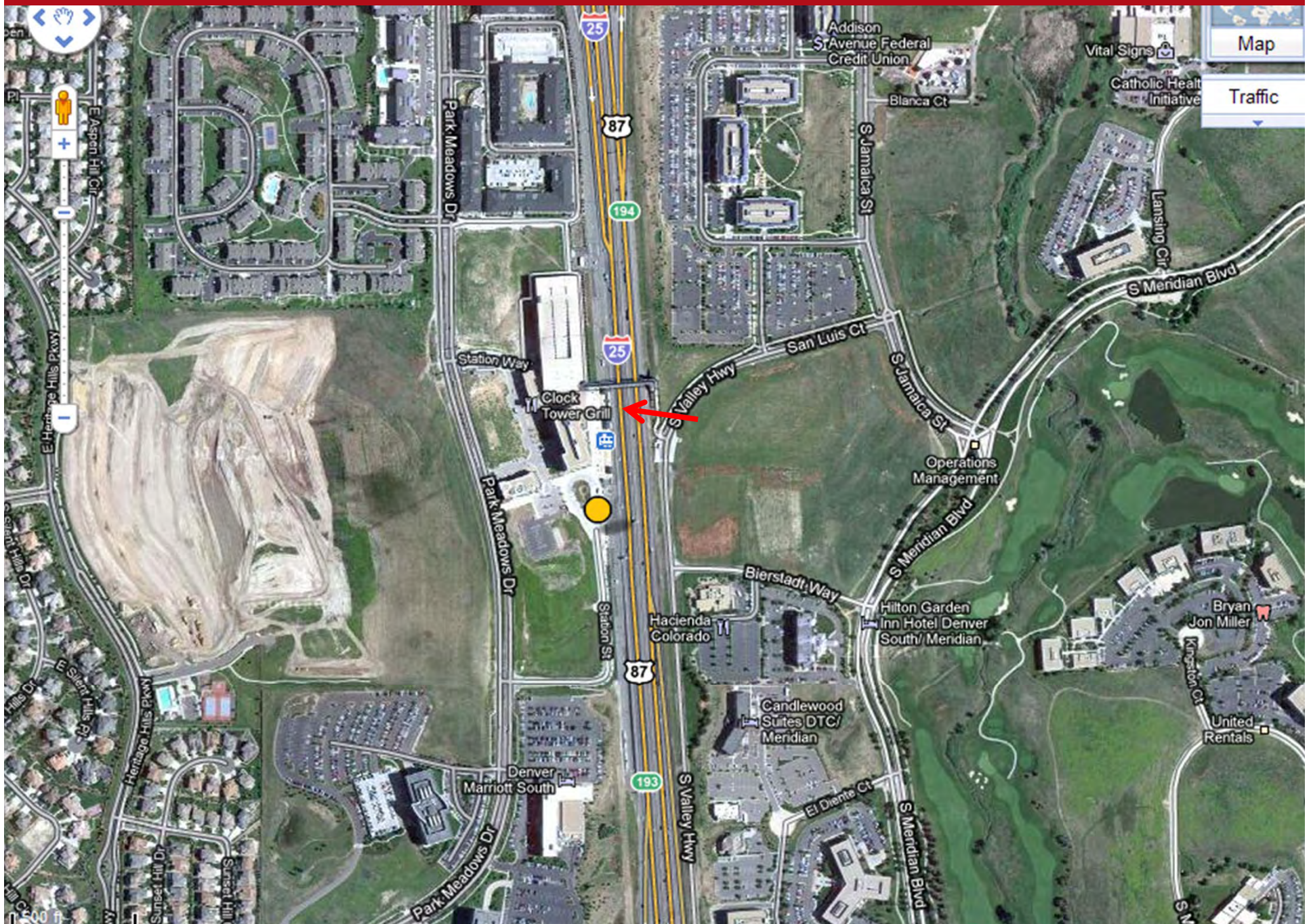








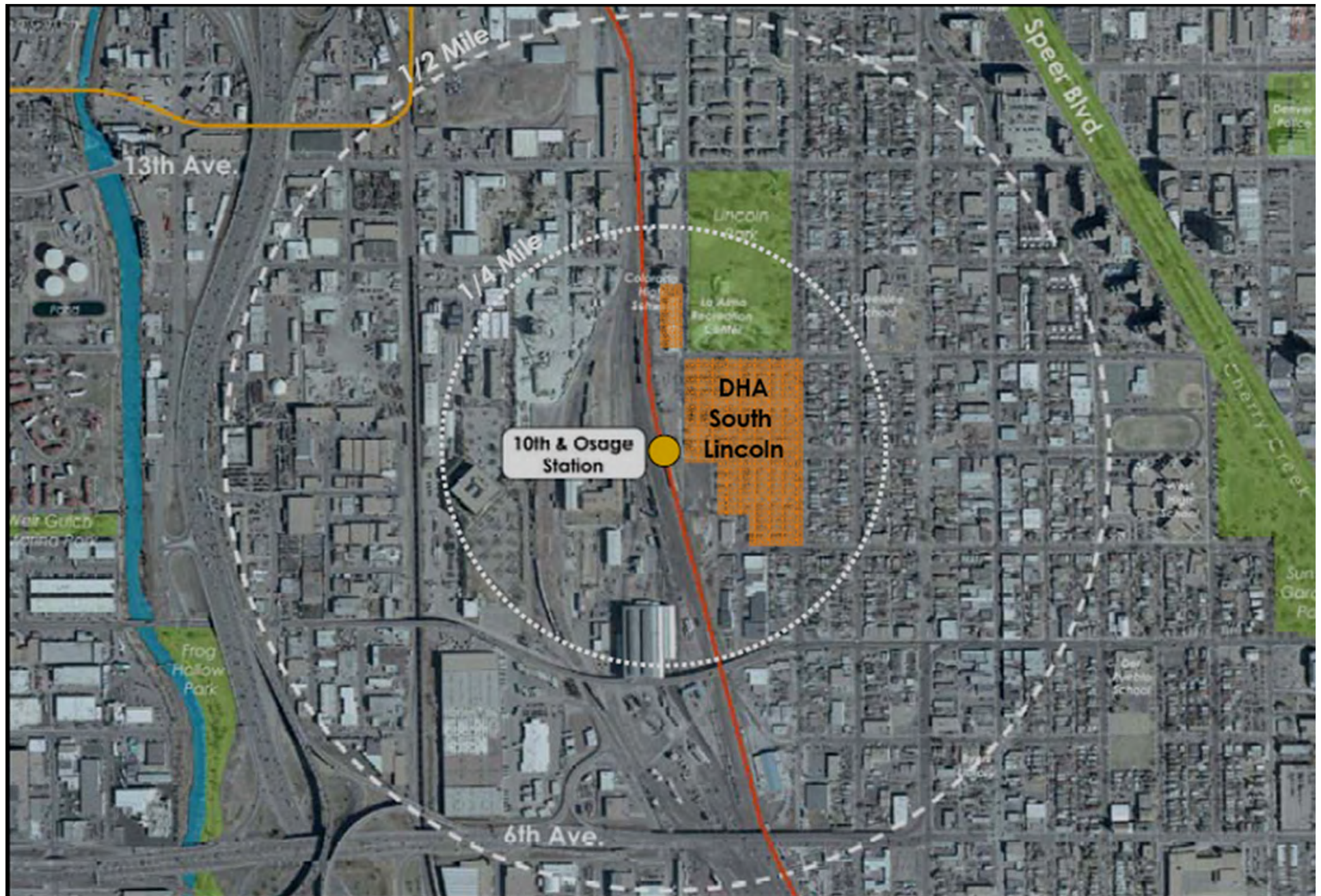














**PROGRAM TABULATIONS****Residential Units**

Townhouses	77
Flats	757
Live-Work Lofts	17
<b>Total</b>	<b>851</b>

**Non-Residential Uses**

Community Service	65,000 sf
Office	11,500 sf
Retail	26,600 sf
<b>Total</b>	<b>103,100 sf</b>

**Public Amenities**

Open Space	73,500 sf
10th Ave Plaza	10,000 sf
Community Garden	7200 sf
View Terrace	9000 sf
Streetscape improvements (ROW) excluding roadway	177,440 sf
<b>Total</b>	<b>277,140 sf</b>

**KEY**

	DHA Property
	City Property
	Townhouses
	Flats and Live-Work Lofts
	Non-Residential uses (may have flats above)
	Existing trees to be preserved



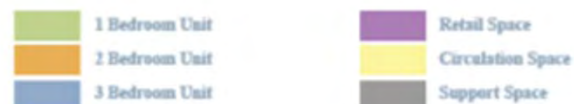
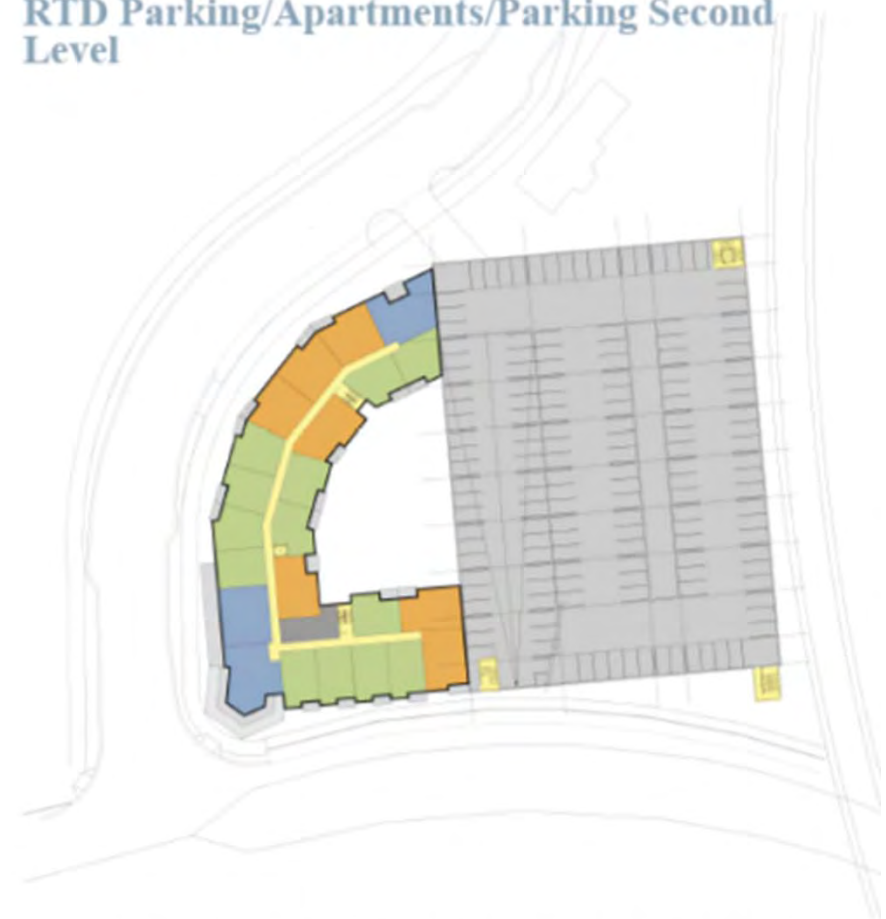










**Conceptual Design****RTD Bus Facility/Apartments & Commercial/  
Parking Main Level****RTD Parking/Apartments/Parking Second  
Level**

- First two levels in front, Pearl Parkway and Junction Place



View from lightwell looking northeast across RTD bus facility

Conceptual Design



Note: This design concept has been developed using three-dimensional software, allowing the concept to be conveyed in the vertical direction with three-dimensional vignettes rather than flat, two-dimensional elevations.



View Looking West along Pearl Parkway











ILLUSTRATIVE SITE PLAN  
HIGHLANDS GARDEN VILLAGE







**Redeveloped abandoned amusement park.**

**Created 306 housing units and 75,000 square feet of retail. 15% of the units are affordable to families earning less than 60% AMI.**

**Project received \$5.75 Million in TIF.**

**Served as catalyst for redevelopment of West Highlands Neighborhood including Tennyson Street retail.**

**Increased value of single family homes in the neighborhood from \$96 per sq ft in 1996 to \$242 per sq ft in 2004 (higher percentage sq ft increase than citywide)**

**Sales taxes in Denver 1% between 2002 and 2004. Sales taxes in the commercial area adjacent to HGV increased 19% from 02-04.**



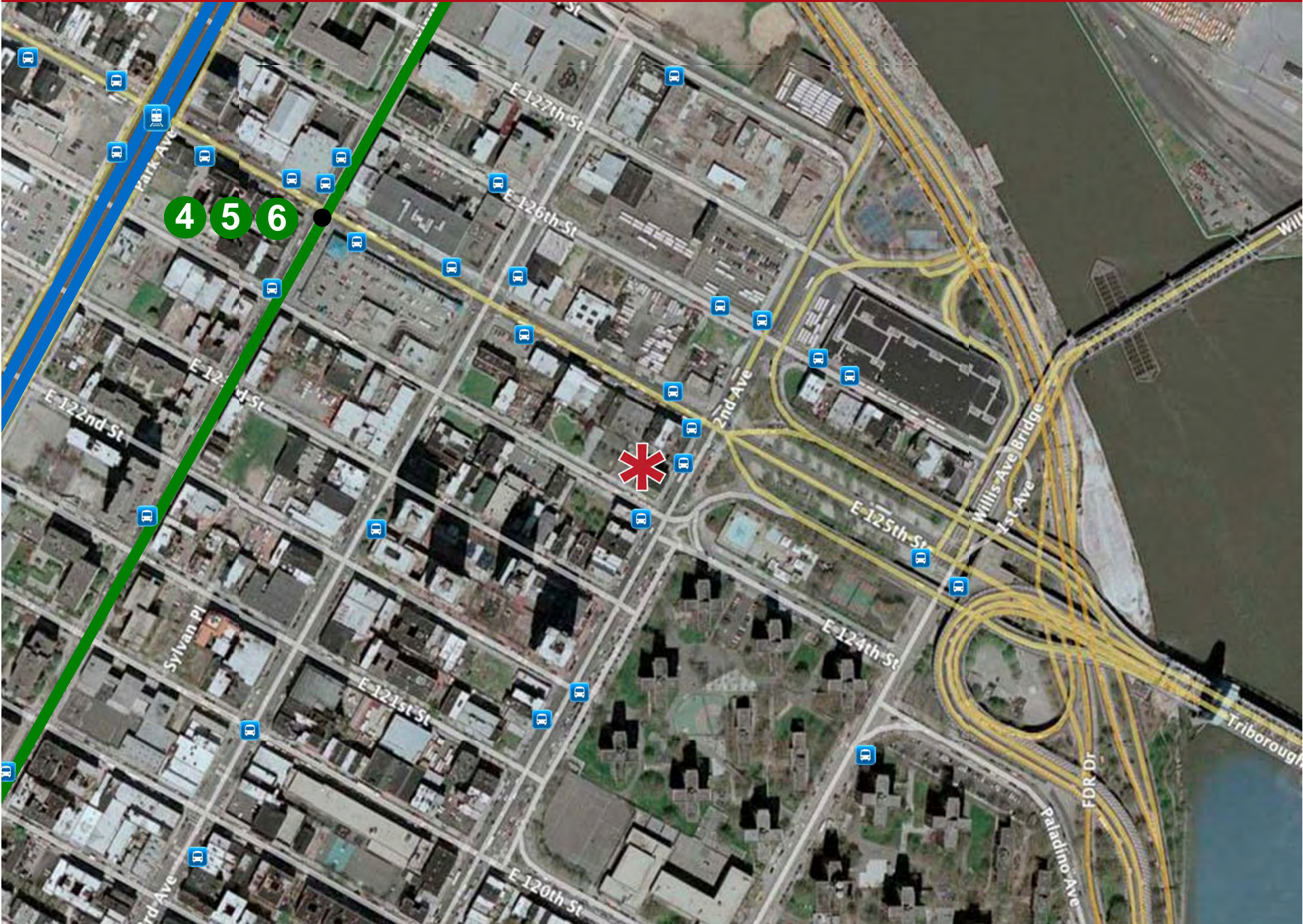


Jonathan Rose Companies LLC

Tapestry, Harlem, NY











Announcing a request for proposals to design and build **INNOVATIVE, SUSTAINABLE, and AFFORDABLE** housing in the South Bronx.



New Housing  
New York



New York City Department  
of Housing Preservation  
and Development

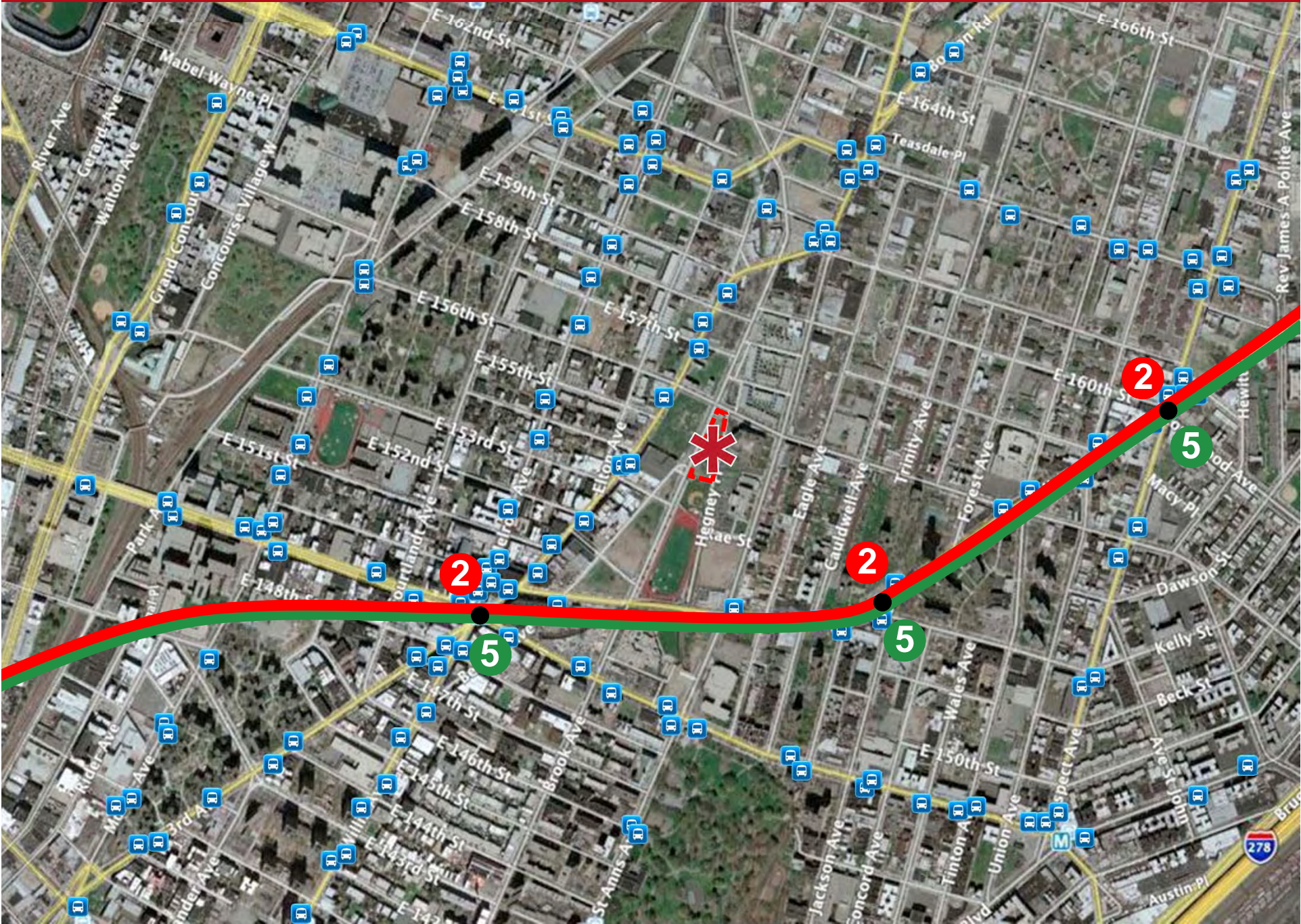


American Institute of Architects  
New York chapter



New York State  
Energy Research  
and Development

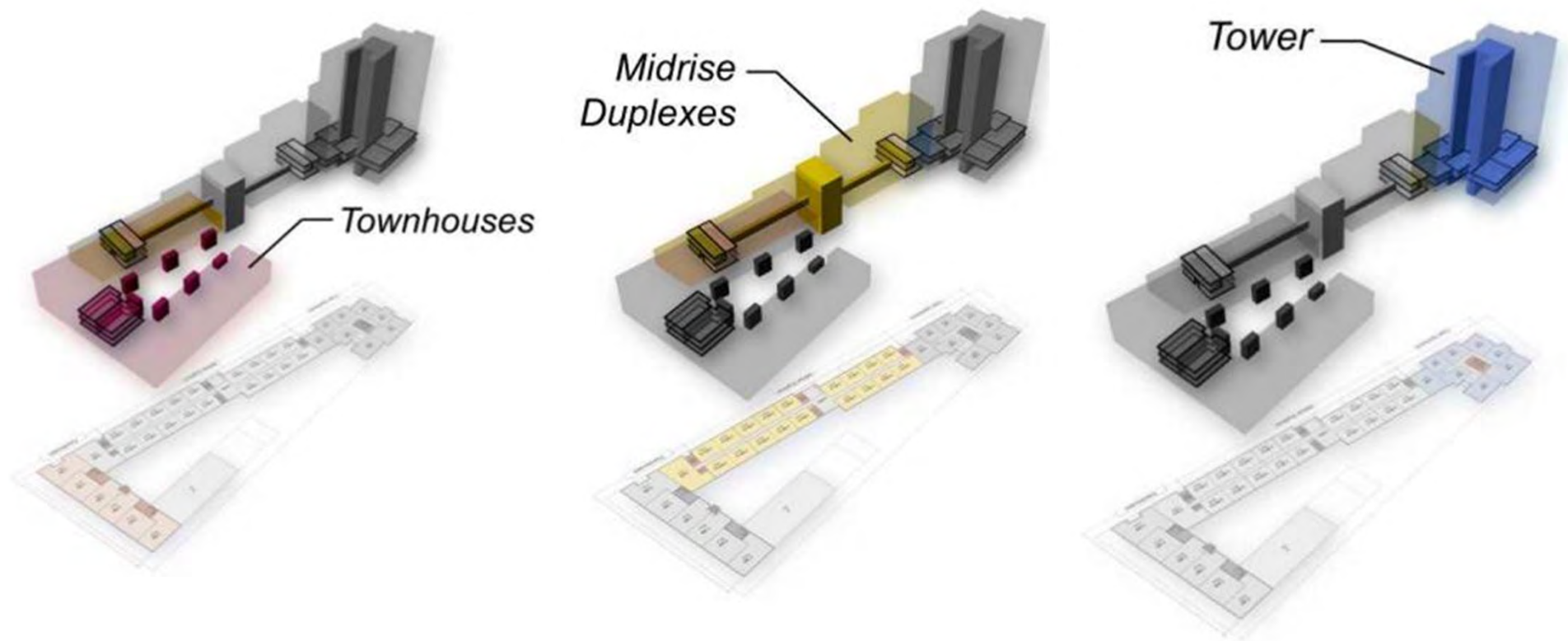
















- Natural cross ventilation
- Roof gardens
- Passive and active recreation areas
- On-site fitness center
- Community-oriented retail space, such as a food co-op
- Use of healthy interior materials
- Bicycle storage areas
- Conversations with the Department of Health to encourage occupant fitness
- Healthy foods
- Health and wellness center







