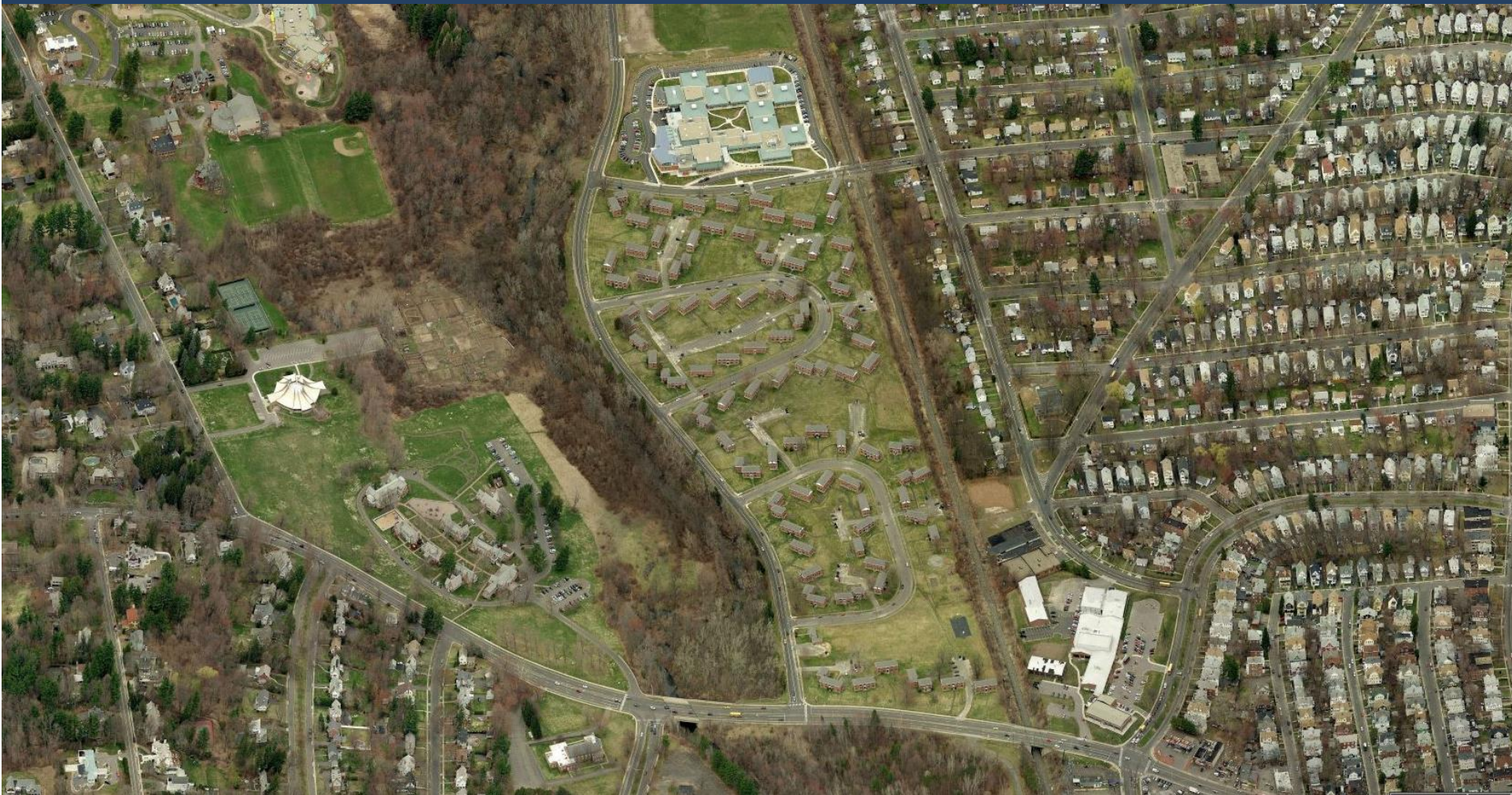


Upper Albany Main Street Meeting  
Westbrook Village Redevelopment Update  
March 12, 2020



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# Approved Master Plan

	Phase I	Phase II	Phase III	Phase IV-A	Phase IV-B	Phase V	Phase VI
1BR FL - Ground Floor	11	18	16	29	/	24	/
1BR FL - 2nd Floor	17	11	10	/	/	/	/
1BR FL (Apt. Bldg)	/	/	/	/	/	/	60
2BR FL - Ground Floor	10	8	7	4	/	8	/
2BR Stacked TH (Over FL)	22	16	24	14	/	22	/
3BR FL - Ground Floor	3	2	4	/	/	/	/
3BR Stacked TH (Over FL)	/	5	4	23	/	18	/
3BR Stacked TH	12	/	/	/	/	/	/
3BR Stacked TH H.O.	/	/	/	/	18	/	/
TOTAL	75	60	65	70	18	72	60

LEGEND	
	Site Boundary
	MDC Property
	Road Connection
	Railway
	Stormwater Pipe
	Building Setbacks
	Right of Way
	Bike/Pedestrian Trail
	Home Ownership
	3-Story Row Bldg Rental
	2-Story Row Bldg Rental
	Apartment Bldg
	Management / Community Space
	Commercial Space
	Public Rail Station
	Green Infrastructure
	Open Space



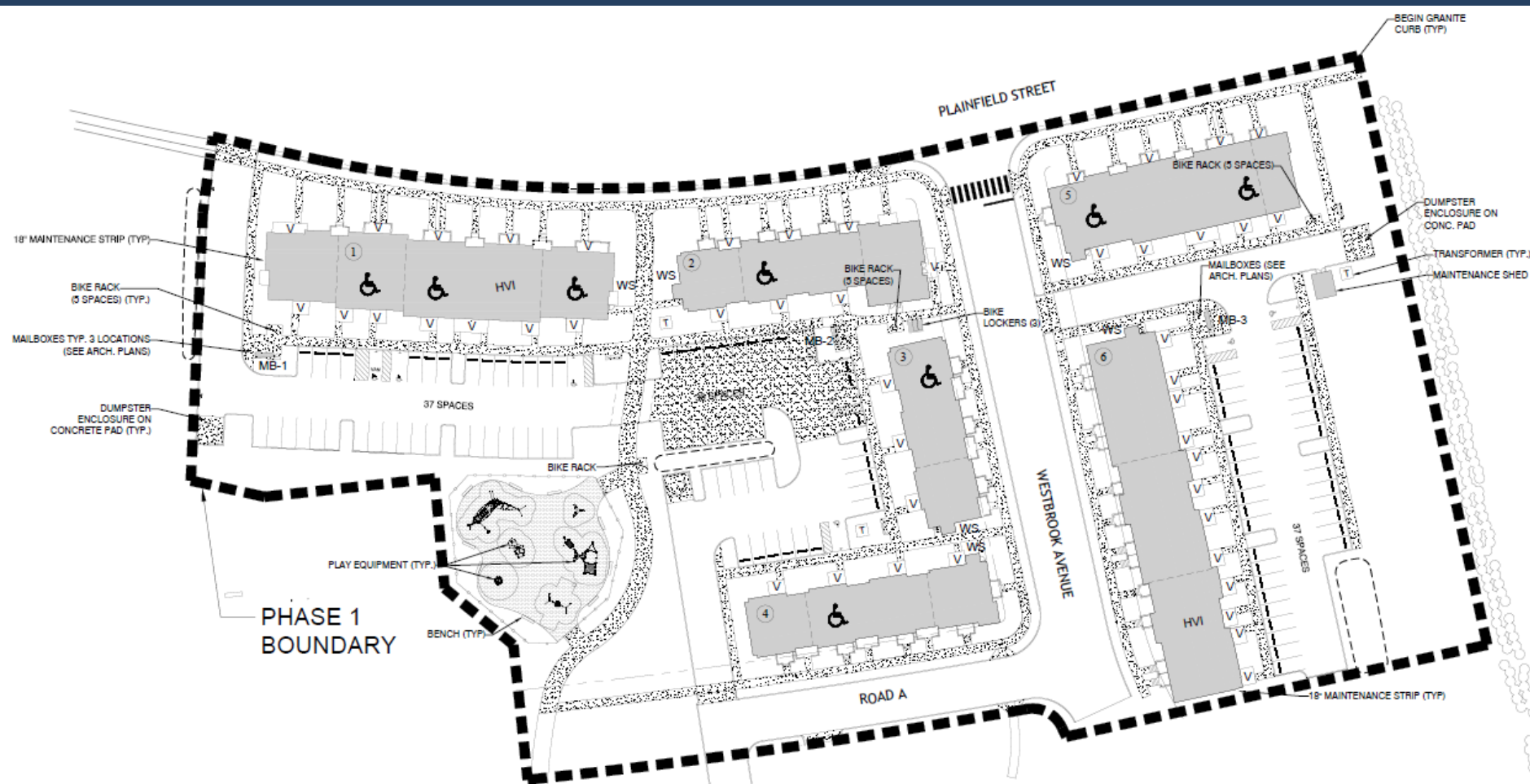
# Project Scope

- Approximately 420 mixed income residential units -
  - Phase 1 (75 units): 80% affordable/20% market rate
  - Phase 2 (60 units): 75% affordable/25% market rate
  - Phase 3 (65 units): 77% affordable/23% market rate
  - Affordability at 25% AMI, 50% AMI, and 60% AMI
- A standalone community building featuring management offices, gym, and a community room
- Age-oriented playgrounds, walking and biking trail
- Mixed use with commercial and retail space at Albany Ave

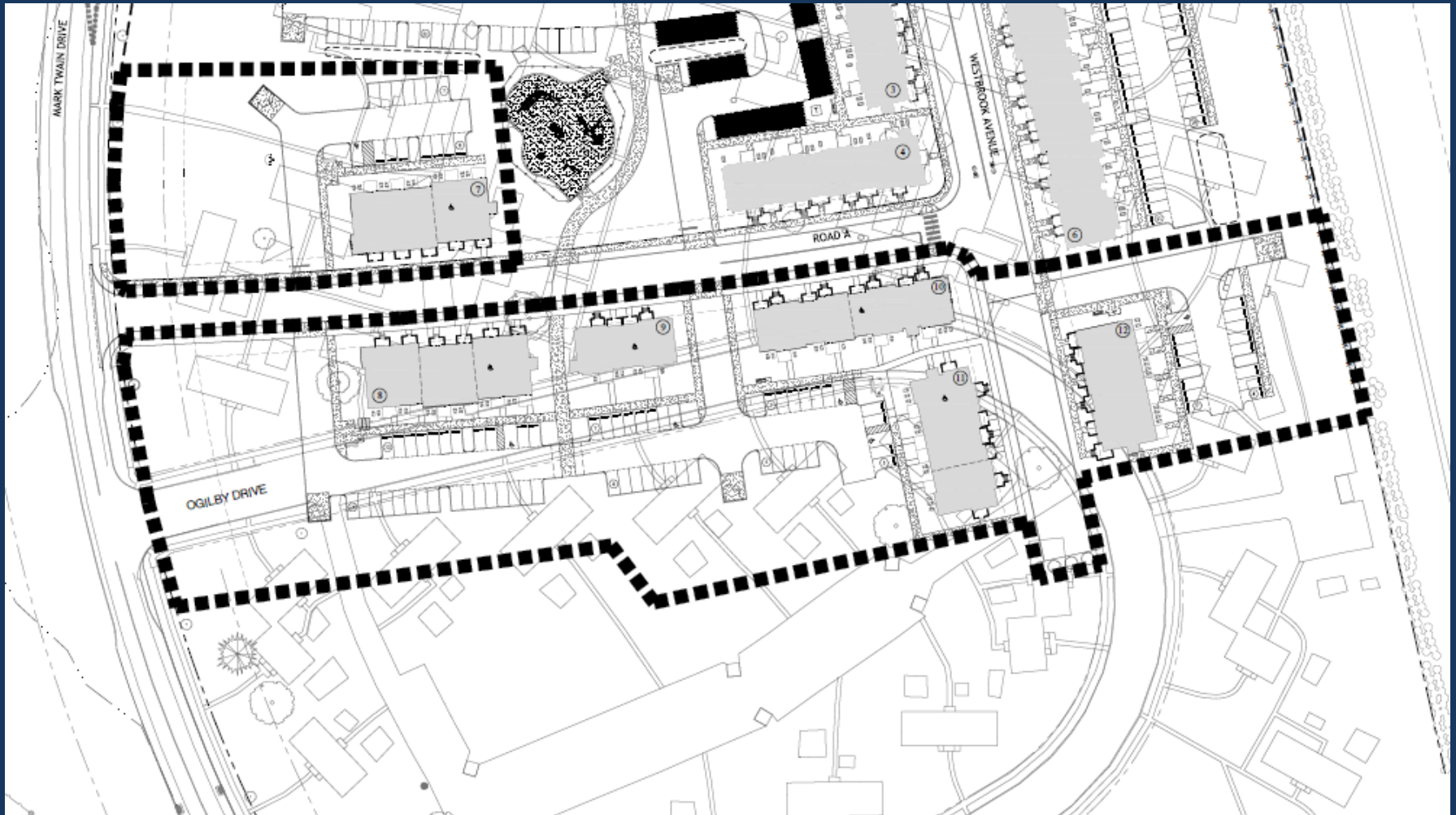
# Residential Phases Overview

	Phase I	Phase II	Phase III	Phase IVA	Phase IVB	Phase V	Phase VI
1BR	28	29	26	29	TBD	24	TBD
2BR	32	24	31	18	TBD	30	TBD
3BR	15	7	8	23	TBD	18	TBD
Home-ownership	0	0	0	0	18	0	0
Senior	0	0	0	0	0	0	60
Total Units	75	60	65	70	18	72	60

# PHASE 1 SITE PLAN



# PHASE 2 SITE PLAN

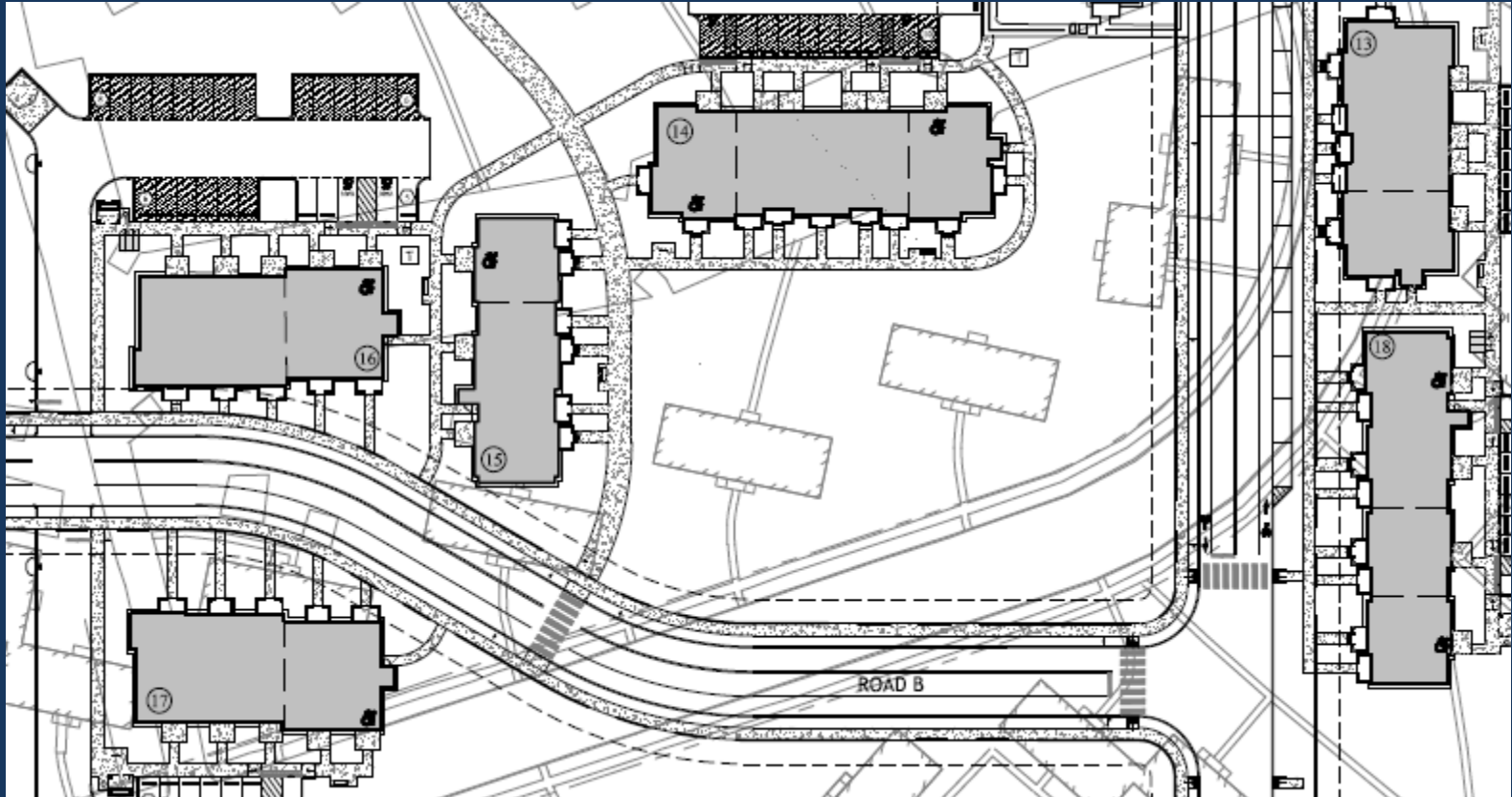


Landscape Plan





# PHASE 3 SITE PLAN



Landscape Plan



# Phase 1 Elevations



2 BUILDING 2 FRONT ELEVATION - STACKED TOWNHOUSES OVER FLATS AND MANAGEMENT OFFICE  
N.T.S.



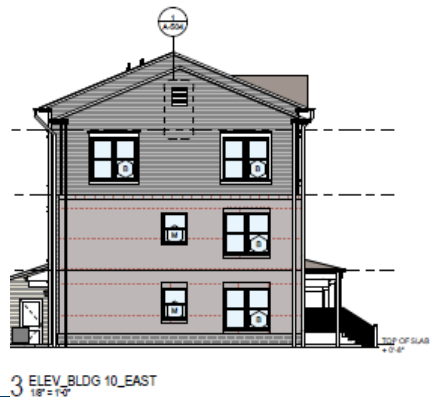
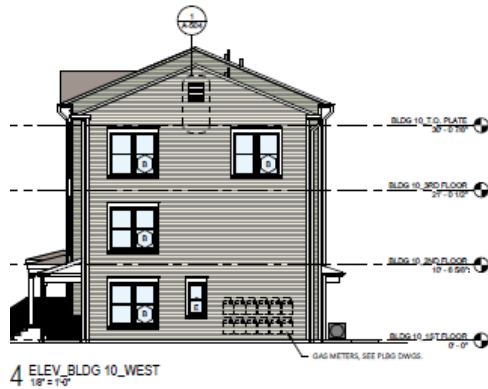
1 BUILDING 1 FRONT ELEVATION - STACKED FLATS  
N.T.S.



# Phase 2 Elevations – 2 Story Bldgs



# Phase 2 Elevations – 3 Story Bldgs



# Rent & Income Limits

Affordability	Unit Size	Income Limit*	Rent Limit*
25% AMI	1 bedroom	\$19,375	\$454
	2 bedroom	\$21,800	\$545
50% AMI	1 bedroom	\$38,750	\$908
	2 bedroom	\$43,600	\$1,090
	3 bedroom	\$52,300	\$1,258
60% AMI	1 bedroom	\$46,500	\$1,089
	2 bedroom	\$52,320	\$1,308
	3 bedroom	\$62,760	\$1,510
Market Rate	1 bedroom	N/A	TBD
	2 bedroom		
	3 bedroom		

\* Updated annually by HUD





# Westbrook Village Phase 1

Affordability	Unit Size	#
25% AMI	1 bedroom	7
	2 bedroom	8
50% AMI	1 bedroom	11
	2 bedroom	12
	3 bedroom	7
60% AMI	1 bedroom	5
	2 bedroom	5
	3 bedroom	5
Market Rate	1 bedroom	5
	2 bedroom	7
	3 bedroom	3

# Westbrook Village Phase 2

Affordability	Unit Size	#
25% AMI	1 bedroom	4
	2 bedroom	5
	3 bedroom	3
50% AMI	1 bedroom	11
	2 bedroom	10
	3 bedroom	3
60% AMI	1 bedroom	4
	2 bedroom	5
Market Rate	1 bedroom	10
	2 bedroom	4
	3 bedroom	1

# Westbrook Village Phase 3

Affordability	Unit Size	#
25% AMI	1 bedroom	8
	2 bedroom	5
50% AMI	1 bedroom	10
	2 bedroom	14
	3 bedroom	2
60% AMI	2 bedroom	7
	3 bedroom	4
Market Rate	1 bedroom	8
	2 bedroom	5
	3 bedroom	2



# Commercial/Retail Scope

- Restaurant(s)
- Pharmacy
- General Retail Spaces appropriate for local neighborhood needs
- University of Hartford Programs/Services
- Possibility for Mixed-Use with Housing

# Conceptual Retail Plan



# Westbrook Project Schedule

- Relocation: Completed Winter 2018
- Demolition Start: Spring 2019
- Demolition Complete: Winter 2019
- Phase I Construction Start: Summer 2019
- First Residents Return to Site: Summer 2020
- Phase I Construction Completion: Summer/Fall 2020
- Phase II Construction Start: Spring 2020
- Phase II Construction Completion: Spring/Summer 2021
- Phase III Applied for Tax Credits: Fall 2019





# Phase I Construction/Phase II Site Preparation Progress (1/13/2020)





## Phase I Construction Progress (1/24/2020)



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## Phase I Construction Progress (1/24/2020)





## Phase I Construction Progress (1/24/2020)





## Phase I Construction Progress (2/17/2020)





## Phase I Construction Progress (2/17/2020)



# Project Goals

- Create a vibrant mixed income community
- Create a mixed-use development
- Create a neighborhood scale development
- Promote and encourage women and minority participation in the construction and ongoing management of the property

# Small, Women, Minority Business Enterprise and Section 3 Goals

- **Minority Subcontractor Utilization** - Contractors are required to set-aside for Minority Businesses 15% of the total construction work.
- **Minority/Female Trades worker Participation** - 15% of the total project work hours, by trade, shall be worked by minority and female trades-workers.
- **Hartford Resident Participation** - 30% of the total project work hours shall be worked by Hartford Residents.



# Next Steps and Questions



## Legend



500 ft



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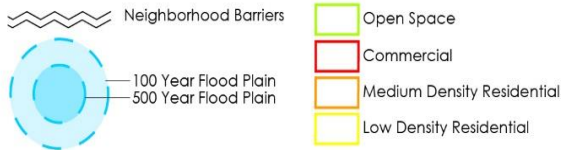
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# Thank You!



## Legend



500 ft



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