



"We create memorable environments for people that are rich in diversity, unique to the place and sustainable over time; bringing people together as a Whole Community." ~JH+P Architects

2008

The Housing Georgia Conference

Magnolia Awards for Excellence in Housing



Columbia Residential MLK Village
November 20, 2008



Presented by:

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Vice President, Founder
James, Harwick+Partners, Inc.



GLOBAL WARMING



GRAYING OF AMERICA



RETURN TO THE CITY



TIME STARVED NATION



OBESITY EPIDEMIC



It's about the money....



Project Funding Sources Affordable Workforce Housing

Trends | 50+ Housing Magazine

BUILDING FOR BOOMERS & BEYOND LEADING EDGE

50+ Housing

MAGAZINE

Making the Switch:
Traditional Building To
Active Adult

Attached Housing:
Versatile and
Cost-Effective

Small Communities =
Big Benefits

Photo:
How Much 55+
Housing Is There?

Hot Products from ISS!



THE BEST
OF THE BEST

Best of Seniors Housing Awards Gold and Innovation Winners

NAHB
NATIONAL ASSOCIATION OF HOUSING BUILDERS



good things

COME IN SMALL PACKAGES

Small Developments Offer Quality of Life, Other Benefits

today's 50+ home buyers seek "communities that offer cultural, recreational, and community involvement," futurist Jim Taylor says in the article "Manifest Destiny 5.5," in the September 2004 issue of *American Demographics*. As Taylor asserts, this reflects the never-ending search for family and kinship.

For this reason, those 50+ buyers are more likely to find opportunities for interaction and involvement in a smaller community. A thoughtfully designed 50+ housing development, comprised of a single multi-story building with an elevator, multiple on-site activities, formal and informal gathering spaces, and access to community resources, can be a marketable, cost-effective product that enhances residents' quality of life.

[Photo: Adapted from ISS/ISS - Housing News]



Trends | Vertical Neighborhood

120 units / 30 units per floor; 4 story
Envisioned as a vertical Neighborhood

Stacked Amenities: 6% of gross within the building (10% at MLK)

Flex space maximizes Amenity options at lower cost/s.f.



Trends | Transparency

Columbia Residential understands “Drive Appeal”

Appears Market Rate; “Must be a good neighbor”

Upgrade building skin and Architectural detailing

Upgraded site amenities & landscaping increases competitiveness in pursuit of tax credits

Columbia | JH+P designed projects have won 13 Awards in the past three years



Trends | Building Efficiency

100-150 units per building, 4-story

Limit number of unit types

Medium Density makes Efficient Use of Land w/ Surface Parking

Small Footprint requires a Single Elevator Bank and MEP core
(2 elevators recommended)

Use of Residential Construction materials and methods

Circulation 15% of gross

Energy Star is mandated; consider upgrade to LEED for Homes™ Certification

Livable Space

Up-Size Units: 50-75 SF larger than multi-family units

Introduce Outdoor Recreation and Relaxation space



Trends | Urban Mixed-Use Communities

Collaborate with the greater Community to Expand Services w/o Added Cost

Weave into the Fabric of the Community (seamless, transparent)

Reduce auto dependence - Locate within walking distance to services/shopping and mass transit

Locate near universities, capitalize on urban synergies



MLK | Redefining a Neighborhood

The community, located at 380 Martin Street, consisted of 192 FHA-insured Project-Based Section 8 apartments (96 multi-family garden style and a 12-story, 96 units, Senior Housing Building).

The MLK property is owned by The Ebenezer Charitable Foundation (affiliate of the Historic Ebenezer Baptist Church). With JH+P and Columbia Residential, they created a partnership to redevelop MLK Villages.







MLK | Redefining a Neighborhood

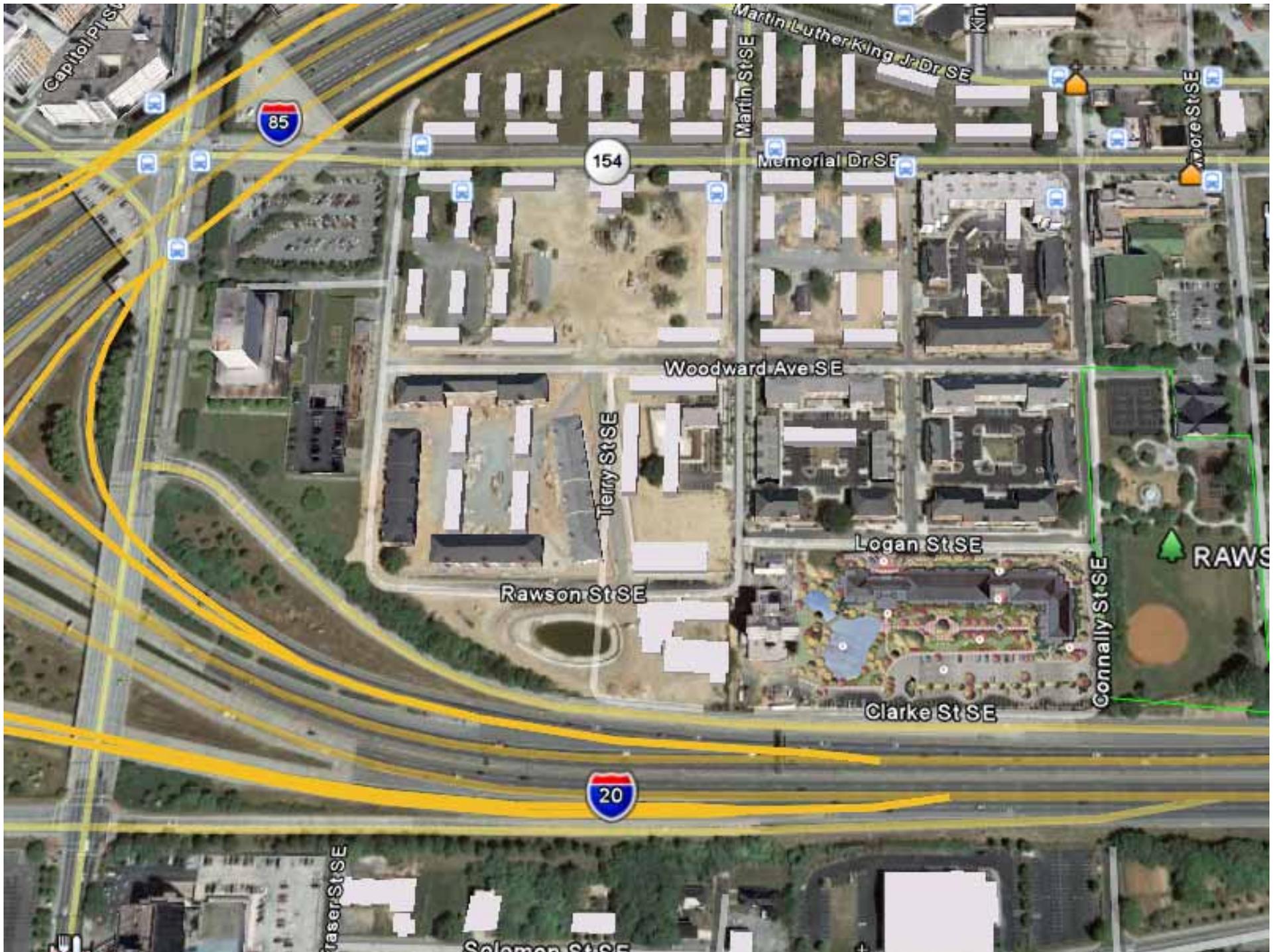
The Atlanta Housing Authority received a HOPE VI Grant to redevelop the entire Capitol Homes community and created a wonderful opportunity for the partnership to redevelop MLK Village and offer new economic, educational and personal growth opportunities to the residents of the new community.

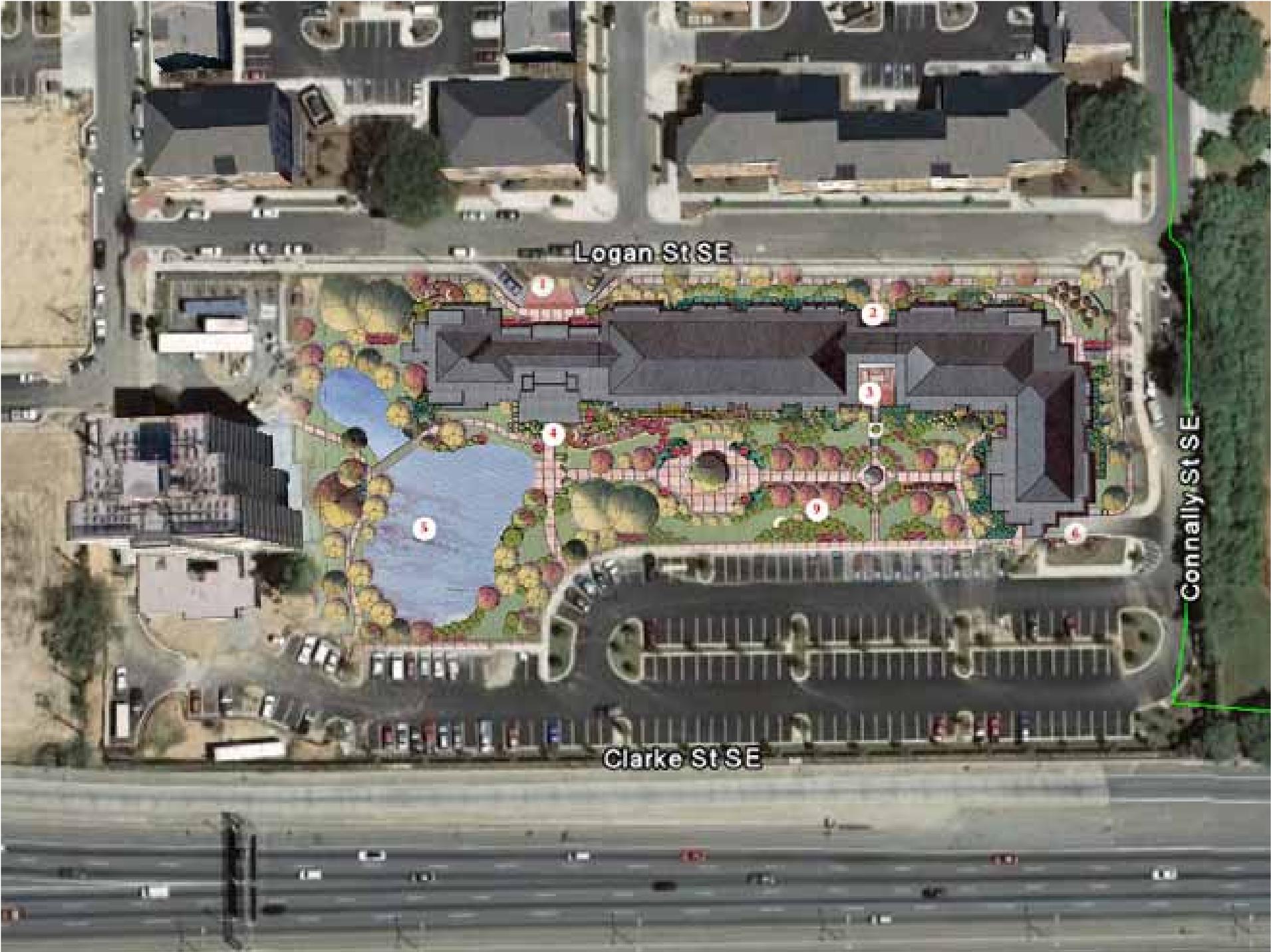




MLK | Redefining a Neighborhood

JH+P, Ebenezer and Columbia took a property which was extremely deteriorated and in dilapidated condition, occupied by a difficult population group and a high crime index, and converted it into a new 4 story brick and stucco state of the art Senior community.





Logan St SE

Clarke St SE

Connally St SE

1

2

3

4

5

6

7



MLK | Building Amenities

- Porte-cochere drop-off at front door
- Upscale lobby with secured reception/waiting area
- Communal Living room with Grand piano, specialty light fixtures, and views of garden
- Conference room and mail area
- Dining space that can be converted into a dance hall
- Computer lab with built in computer stations
- Dual-use lounge and game room
- Art and Crafts studio with wet and dry areas
- Library with upgraded custom wood paneling and fireplace
- Extensive exercise facilities including circuit training equipment and a yoga/aerobics floor











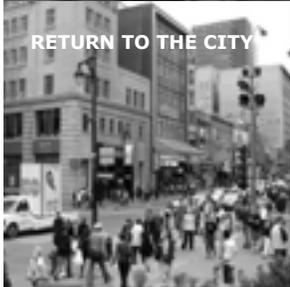








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RETURN TO THE CITY



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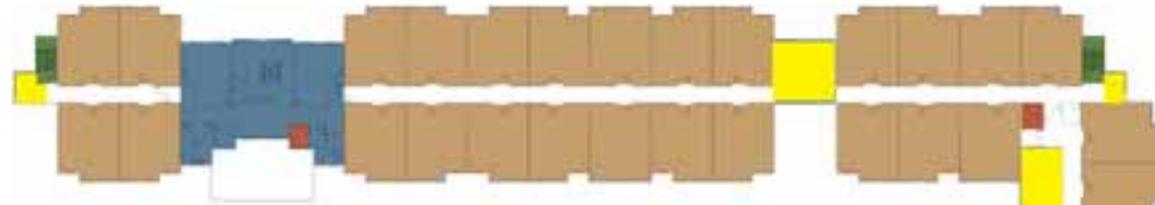


GRAYING OF AMERICA



OBESITY EPIDEMIC

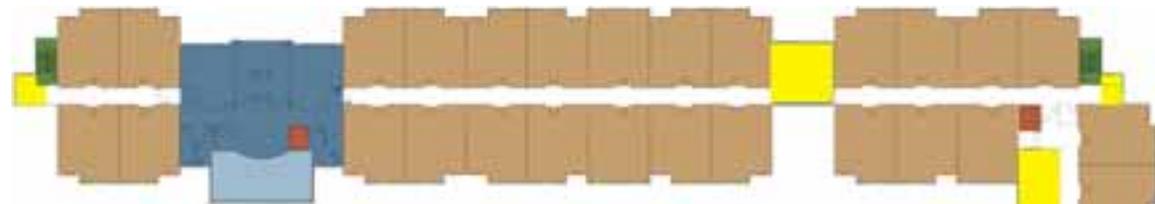
MLK | Stacked Amenity Space



**Theatre, Hobby/Craft Room
(4th floor = Fitness Room)**

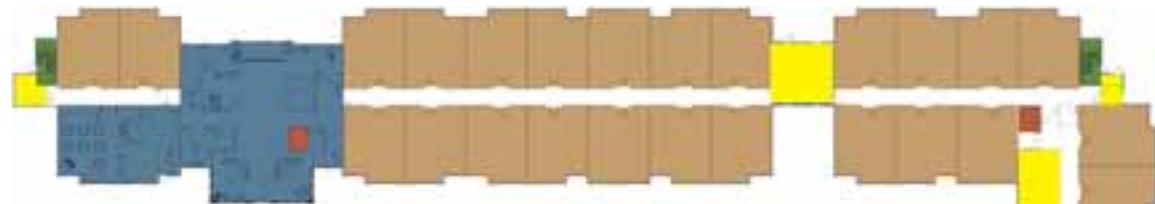
29 Units

3rd Floor



**Library, Lunch/Game
Room, Computer Room**

2nd Floor



**Living Room, Dining,
Kitchen, Leasing & Lobby**

1st Floor



MLK | Unit Amenities



- Fully accessible bathrooms
- Washer/Dryer Units provided
- Fully cooking kitchen with island breakfast bar
- Dining room
- Walk-in closets in bedrooms
- Crown molding in living areas
- Special lighting and currio shelf at unit entry door
- Emergency panic device in bedrooms and bath tied to security system



1 Bedroom 1 Bath 770 Square Feet











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MLK | Affordable Senior Housing

Acreage	2.597
Units/ Acre	23 (42 w/ Tower)
Number of Units	122
Gross Sq. Ft.	134,000
Net Square Feet	95,000
Amenity Space	13,500 (10%)
Size of Units	770 (1bed/1bath)
Construction Cost	8.8M (bldg only)
Cost / NET Square Feet	\$92/sf
Parking Ratio	185 (1.5:1)
Rent	\$717 (100% project based rental assistance)
Sustainability / Green	HUD tax Credit w/ Energy Star



MLK | Partnership



Columbia MLK is a partnership with the Ebenezer Building Foundation, Inc. They have taken the primary responsibility for the services coordination with our Community Manager. The following services are offered through third party providers that cover their own costs:

- Meals on Wheels
- Exercise Instruction
- Recreation
- Health Monitoring; mental & physical
- Money Management Programs
- Tenant Council organization and management

MLK | Lessons Learned



From the Architect:

- Design corridors and units for motorized carts.
- Consider highway adjacency impact on building. Upgrade required on windows facing the highway (\$500K).

From the Residents:

- Provide higher toilets in all of the units not just the handicap ones (ease of use).
- Residents have expressed the desire for outdoor space associated with their specific unit. They like the fact that the grounds include several outdoor options but they would really like a small space attached to their unit a porch or balcony.



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