

# REIMAGINING SOUTHSIDE GARDENS

*Rebuilding our Neighborhood Together*

The Southside Gardens Redevelopment Master Plan  
July 2013





# The Study Area

Southside Gardens is a scattered site housing development owned by the Lorain Metropolitan Housing Authority in the South Lorain Neighborhood. Located just over two miles from Downtown Lorain, Southside gardens encompasses eight separate sites over a six block area.

The South Lorain Neighborhood built-up over time as a result of the industrial job base just north of the neighborhood along the Black River. After decades of economic decline, the industrial sites have become revitalized with productivity and activity, a signal that the neighborhood could experience similar renewal.

Comprised of 108 units, the sites are primarily laid out with parking in front off of the street with the perimeter surrounded by two-story apartments. The sites are scattered throughout the neighborhood and separated by other multi-family developments and large swaths of vacant land. The adjacent fabric is largely intact with a street grid lined by single family homes and assets like schools, parks, and institutions integrated into the neighborhood.

# Southside Gardens Neighborhood Master Plan

Lorain Metropolitan Housing Authority has undertaken a Redevelopment Master Plan, as outlined in the following document, that will take into account resident needs and site layouts through new green housing that improves the quality of life for LMHA residents and the greater neighborhood.

The master planning process was led by Lorain Metropolitan Housing Authority with the participation and input of the City of Lorain, residents and community leaders. A series of public workshops introduced residents and local stakeholders to the project and helped to guide the overall vision for the neighborhood. The first “Green Charette” discussed what the community’s needs and how to improve the neighborhood, while the second focused on the overall vision of a re-connected neighborhood and new housing for residents.

## Lorain Metropolitan Housing Authority

Homer Virden, Executive Director

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## City Architecture

Paul Volpe

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Mural on Pearl Street, South Lorain [csudigitalhumanities.org](http://csudigitalhumanities.org)

# Why Southside Gardens?

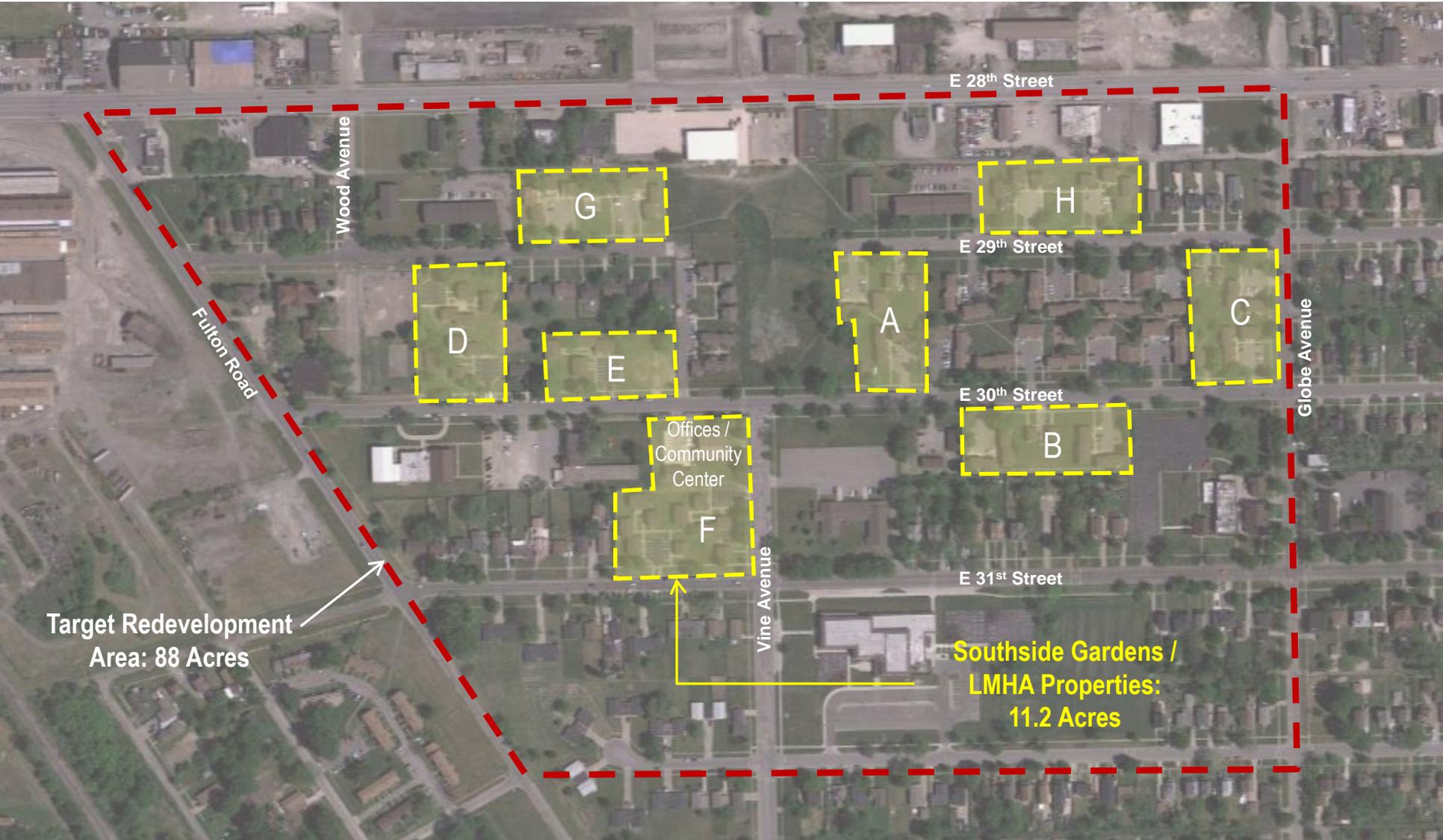
Southside Gardens is a unique opportunity for LMHA to create a community that is fully immersed in a surrounding neighborhood. The scattered site nature provides the potential to create quality public housing that not only allows residents to live side by side with other Lorain residents, but it encourages a mixed income neighborhood. Unlike many housing estates that are isolated, Southside Gardens is accessible by public transit, located within walking distance of a public school, and a large community park, Oakwood Park.

With a rich history and largely intact street grid, the revitalization of Southside Gardens has the potential to inspire neighborhood redevelopment. Vine Avenue and E 29<sup>th</sup> were vacated in the 1970s to free up large parcels of land that sit vacant today. By studying alternatives to re-establish streets and creating mid-block connections through LMHA property, the neighborhood could become more walkable and allow children safe routes to walk to school.

Looking at larger issues like flooding in basements during storms and the existing infrastructure provides opportunities to utilize tree lawns and site construction to create natural and passive storm water management. Designing homes without basements also diminishes flooding concerns.

Southside Gardens' current units are outdated and would be costly to renovated. By studying complete redevelopment, the opportunity to create a better neighborhood emerges. Orienting homes to face streets replicates the single family pattern of South Lorain. By blending the architecture of the neighborhood with small clusters of townhomes, the units are similar in appearance, size, and scale. Large infill sites can create a meaningful impact with thoughtful redevelopment. Scattered sites offers the possibility to phase construction limiting disruptions to residents and keeping families in their community.



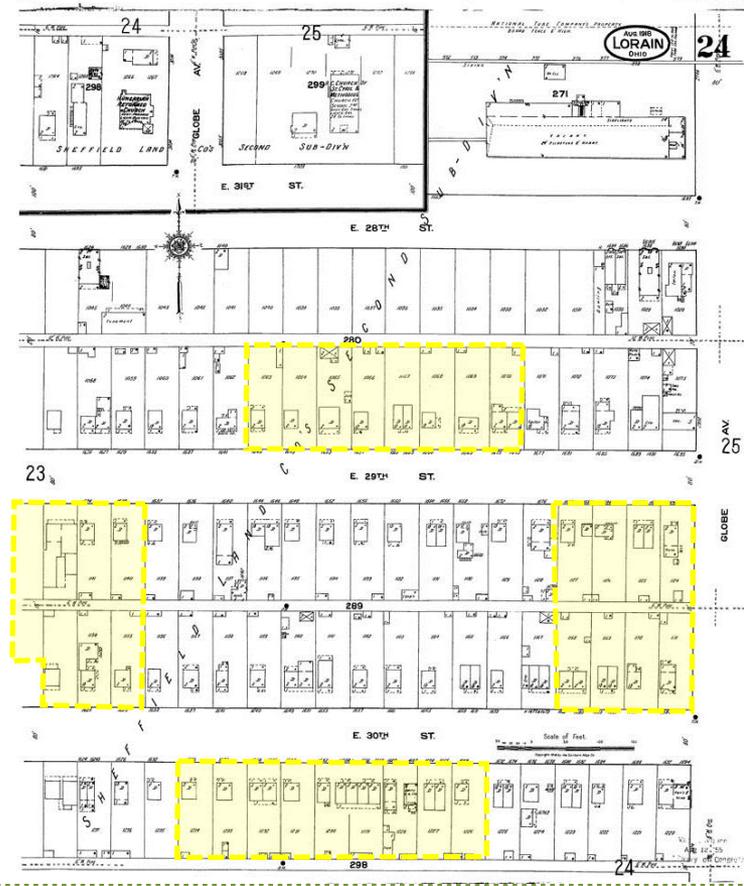
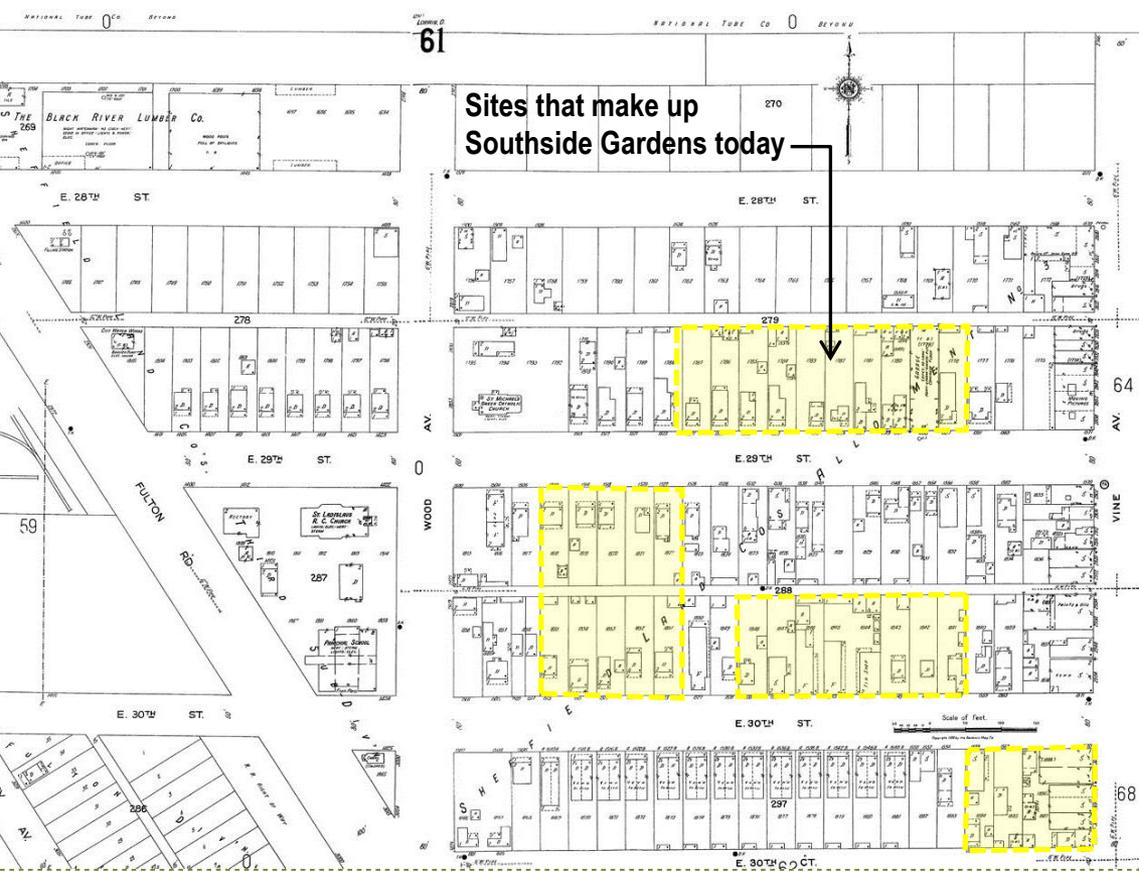


Target Redevelopment  
Area: 88 Acres

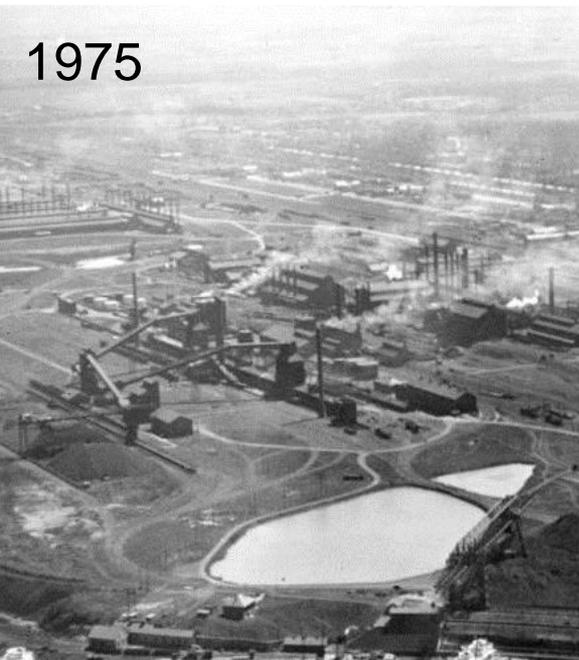
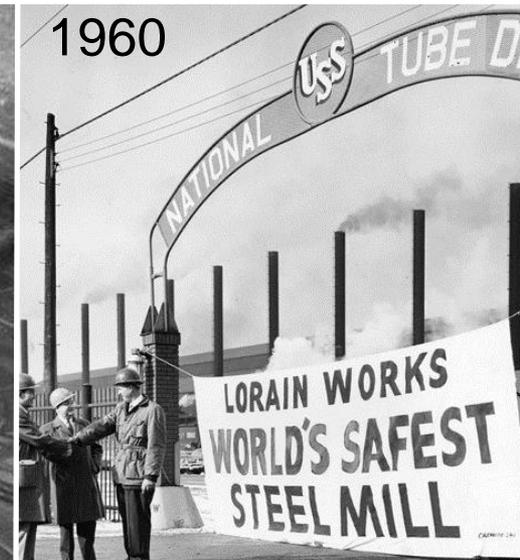
# Neighborhood Block Framework - 1926

The South Lorain Neighborhood developed along with the Black River's industrial basin. The design of the block network connected employees to the mills that were easily within walking distance. The hierarchy of mill employees designed the width of streets and sizes of homes. East 28<sup>th</sup> Street, the major border between industry and residential remains today as a commercial corridor. Many community institutions, like religious centers and everyday retail shops, became imbedded in the fabric of the neighborhood, serving

the residents of South Lorain. Alleyways, wide cartways, deep setbacks and ample treelawns show the influence of automobiles on the neighborhood's urban design. Remnants of the framework remain intact throughout South Lorain, but in the Northwest corner where Southside Gardens' eight sites are located, the parcels were combined in the 1970s city-wide Urban Renewal efforts. The result is large areas of the neighborhood that feel disconnected from the street and housing & parking layouts that contradict the historic pattern.



# The Evolution of the Neighborhood



2020

What will the future bring?

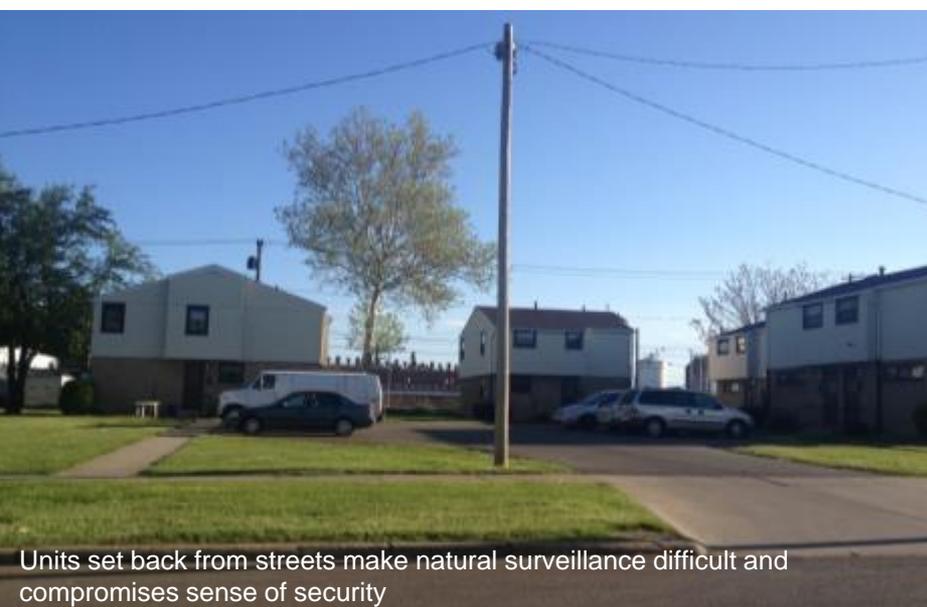


# Southside Gardens Today

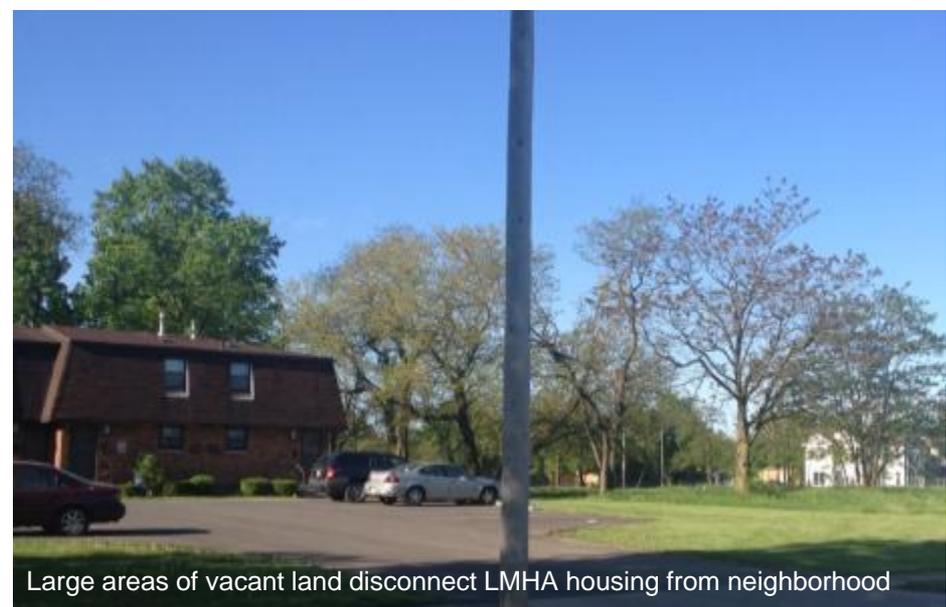
Units are spread disrupting the sense of continuity and community.



Wide tree lawns and parking lots in front push homes far off of the street



Units set back from streets make natural surveillance difficult and compromises sense of security



Large areas of vacant land disconnect LMHA housing from neighborhood

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## SOUTHSIDE GARDENS REDEVELOPMENT



### Unit Counts

Site	A Units 2bd	B Units 3bd	C Units 4bd	D Units 5bd	E Units 6bd	Total
A	8	4	2	2	1	17
B	8	4	4	1	1	18
C	4	4	4	1	2	15
D	4	6	2	1	1	14
E	0	4	4	0	0	8
F	2	6	4	2	2	16
G	4	4	0	2	2	12
H	2	2	0	2	2	8
<b>Totals</b>	<b>32</b>	<b>34</b>	<b>20</b>	<b>11</b>	<b>11</b>	<b>108</b>

### Site Density

Site	Area	Units	Density
A	1.24 acres	17	13.7 units / acre
B	1.38 acres	18	13.0 units / acre
C	1.31 acres	15	11.5 units / acre
D	1.40 acres	14	10.0 units / acre
E	1.14 acres	8	7.0 units / acre
F	1.16 acres	16	13.8 units / acre
G	1.31 acres	12	9.2 units / acre
H	1.31 acres	8	6.1 units / acre
<b>Average Density</b>		<b>10.5 units / acre</b>	

\*367 total bedrooms

# The Need for a Plan

This plan for the Southside Gardens Estate and surrounding neighborhood has the goal of re-uniting the neighborhood's diverse fabric, and better connecting families with the many neighborhood amenities. It is the families that constitute the majority of Southside Gardens' residents and dictate the need for this plan and housing options. Families of all sizes – many multi-generational – make up both the demographics of the neighborhood as well as the Southside Gardens units.

The Southside Gardens units, which are aging and do not meet current accessibility guidelines are considered *functionally obsolete* from a residency and maintenance standpoint. New units will better serve the needs of children, single-mothers, elderly residents and those with handicapped needs within households of all sizes and make ups.

## Community Statistics

	2010	%	2000	%	% change
<b>Population</b>	3462	-	4197	-	-17.5%
Male	1677	48%	1975	47%	-15.1%
Female	1785	52%	2222	53%	-19.7%
<b>Households</b>	1118	-	1283	-	-12.9%
Families	824	74%	1008	79%	-18.3%
Male-Headed	328	40%	548	54%	-40.1%
Female-Headed	496	60%	460	46%	7.8%

Ethnicity	2010	%	2000	%	% change
Hispanic	2029	59%	2410	57%	-15.8%
Non Hispanic	1433	41%	1787	43%	-19.8%
White	1806	52.2%	1788	42.6%	1.0%
African American	773	22.3%	1029	24.5%	-24.9%
American Indian	43	1.2%	28	0.7%	53.6%
Asian	0	0.0%	10	0.2%	-100.0%
Pacific Islander	2	0.1%	4	0.1%	-50.0%
Other	601	17.4%	1126	26.8%	-46.6%
Two or more	237	6.8%	212	5.1%	11.8%



The plan should re-establish consistency with the neighborhood's single-family homes



Vacant land must be addressed to create safer and more secure spaces



The neighborhood plan must create linkages between families' homes, with the parks and schools.



Units have poor relationship to the street

An average of **4.1 people** live in Southside Gardens 108 units, showing that this is very much a *family community*.

**93%** of households are female headed.

Southside Gardens is over **97%** occupied.

### Ethnicity of Tenants

	%
White, Non Hispanic	19%
Black, Non Hispanic	37%
White, Hispanic	41%
Black, Hispanic	2%
Other / None	1%

The ethnicity of tenants aligns closely with the breakdown of ethnicity of the greater neighborhood.



Green spaces are undefined

# Case Study: A Neighborhood Re-Established

## Tremont Pointe – Cleveland, Ohio



Similar to the Southside Gardens redevelopment, a housing estate in Cleveland has been transformed in a like manner. Surrounded by a dense, urban neighborhood, the Tremont Pointe redevelopment was disconnected from the blocks of single-family homes, churches, schools and retail that surrounded it. The plan extended existing blocks, creating streets lined with front porches and stoops on the new homes that mimic those of their neighbors. Through its redevelopment as a community of townhome buildings with front doors facing the streets and parking tucked behind the units, residents have become integral with the surrounding diverse community in which they live.



### ORIGINAL DEVELOPMENT STATISTICS

Number of Units: 241 units  
Density: 17.2 units / acre

### RECONFIGURED DEVELOPMENT STATISTICS

Number of Units: 189 units  
Density: 13.5 units / acre

# RESIDENTIAL STAKEHOLDERS

Southside Garden Sites - LMHA		
Site	Area	
A	1.24 acres	
B	1.38 acres	
C	1.31 acres	
D	1.40 acres	
E	1.14 acres	
F	2.13 acres	
G	1.31 acres	
H	1.31 acres	
<b>Total Site Area</b>	<b>11.21 acres</b>	

Multi-Family Properties	Owner
r	Berkshire Court Apartments / Irshad Ahmed & Azza Kamal
s	Faith House / Humility of Mary Housing
l	Southern Heights / Southern Heights LTD
u	Fulton Homes / Fulton Homes
v	Vino Estates / Vino Estates LTD

## Other Residential Properties in the Target Area

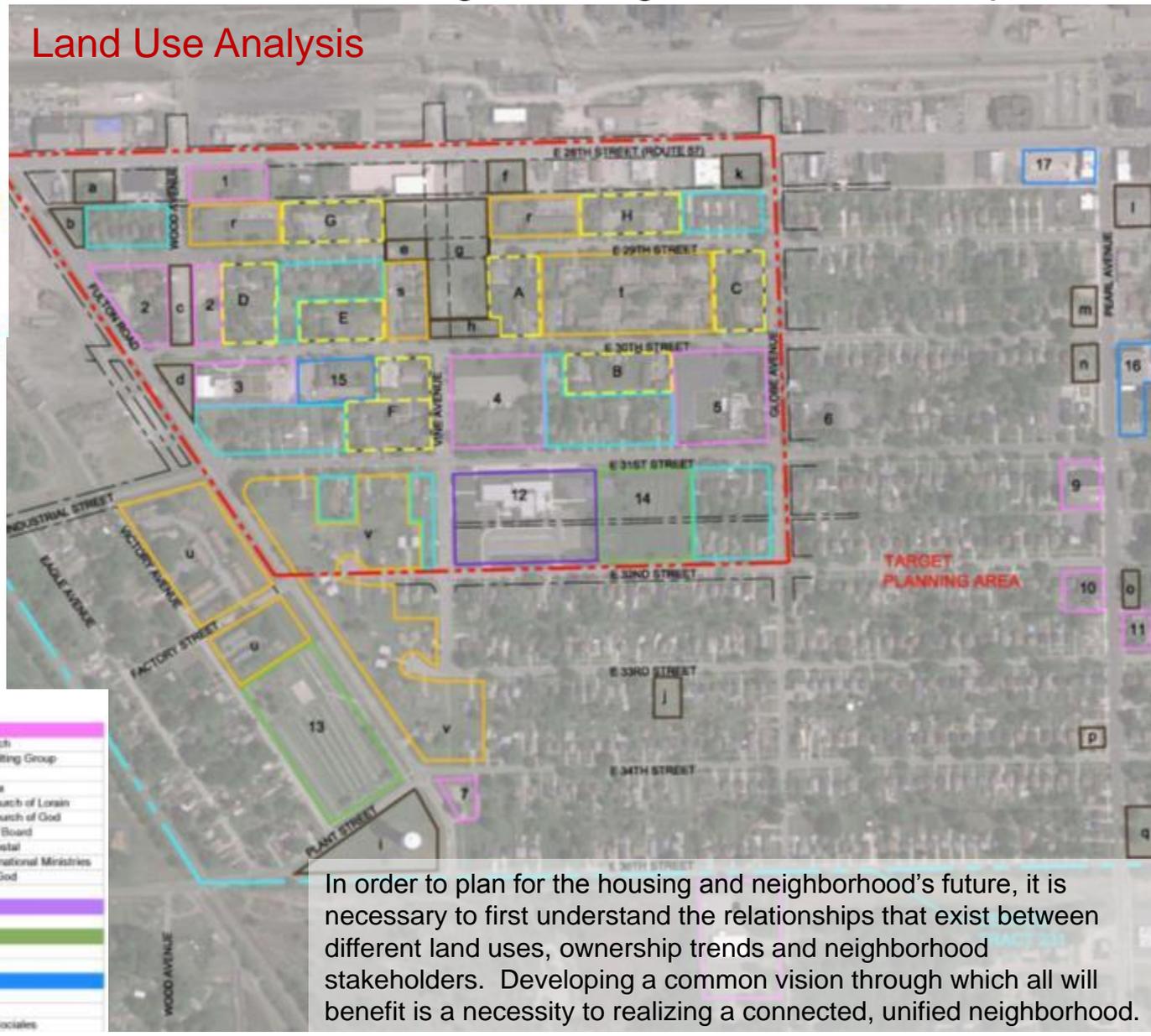
Vacant Properties		
Site	Area	
a	Fifth Street Realty	0.42 acres
b	City of Lorain	0.27 acres
c	City of Lorain	0.55 acres
d	City of Lorain	0.34 acres
e	City of Lorain	0.28 acres
f	Duray Machine	0.39 acres
g	TSH Real Estate	2.97 acres
h	City of Lorain	0.44 acres
i	City of Lorain	2.05 acres
j	Aharado Brunilda	0.36 acres
k	City of Lorain	0.41 acres
l	South Lorain CDC	0.51 acres
m	City of Lorain	0.32 acres
n	City of Lorain	0.31 acres
o	City of Lorain	0.20 acres
p	City of Lorain	0.16 acres
q	Joanne & Bernadine Gotsis	0.68 acres
<b>Total Vacant Property</b>	<b>10.66 acres</b>	

# NEIGHBORHOOD STAKEHOLDERS

Religious Institutions	Owner
1	New Hope Baptist Church / New Hope Baptist Church
2	Saint Ladislau Roman Catholic Church / Tower Education Consulting Group
3	Mt Zion Baptist / Mt Zion Baptist
4	Principe De Paz Hispanic Lutheran Church / Iglesia Lutheran Hispana
5	Hungarian Reformed Church of Lorain / Hungarian Reformed Church of Lorain
6	Saint Cyril and Methodius Roman Catholic Church / The New Beginnings Church of God
7	Casa De Oracion / Church Of God Mission Board
8	Iglesia De Dios Pentecostal / Iglesia De Dios Pentecostal
9	Christian Kingdom International Ministries / Christian Kingdom International Ministries
10	Pentecostal Church of God / Pentecostal Church of God
11	Christ Evangelical Lutheran Church / Slovak Evangelical
Schools	Owner
12	Stevan Dohanos Elementary / Lorain CSD
Parks	Owner
13	Fulton Park / City of Lorain
14	Lincoln Park / Lorain CSD
Community Institutions	Owner
15	Neighborhood Alliance / Neighborhood Alliance
16	Good Neighbor Association / Rizk Real Estate Inc
17	El Centro de Seniores Sociales / El Centro de Seniores Sociales

# Understanding the Neighborhood's Composition

## Land Use Analysis



In order to plan for the housing and neighborhood's future, it is necessary to first understand the relationships that exist between different land uses, ownership trends and neighborhood stakeholders. Developing a common vision through which all will benefit is a necessity to realizing a connected, unified neighborhood.

# Establishing a Framework for Redevelopment

How can reconfiguration of the individual sites create a cohesive redevelopment initiative and **new identity for Southside Gardens** and the neighborhood?



LMHA properties  
108 Units  
Approx. 11.2 Acres  
10.5 Units / Acre



Southside Gardens Community Room



Typical Unit



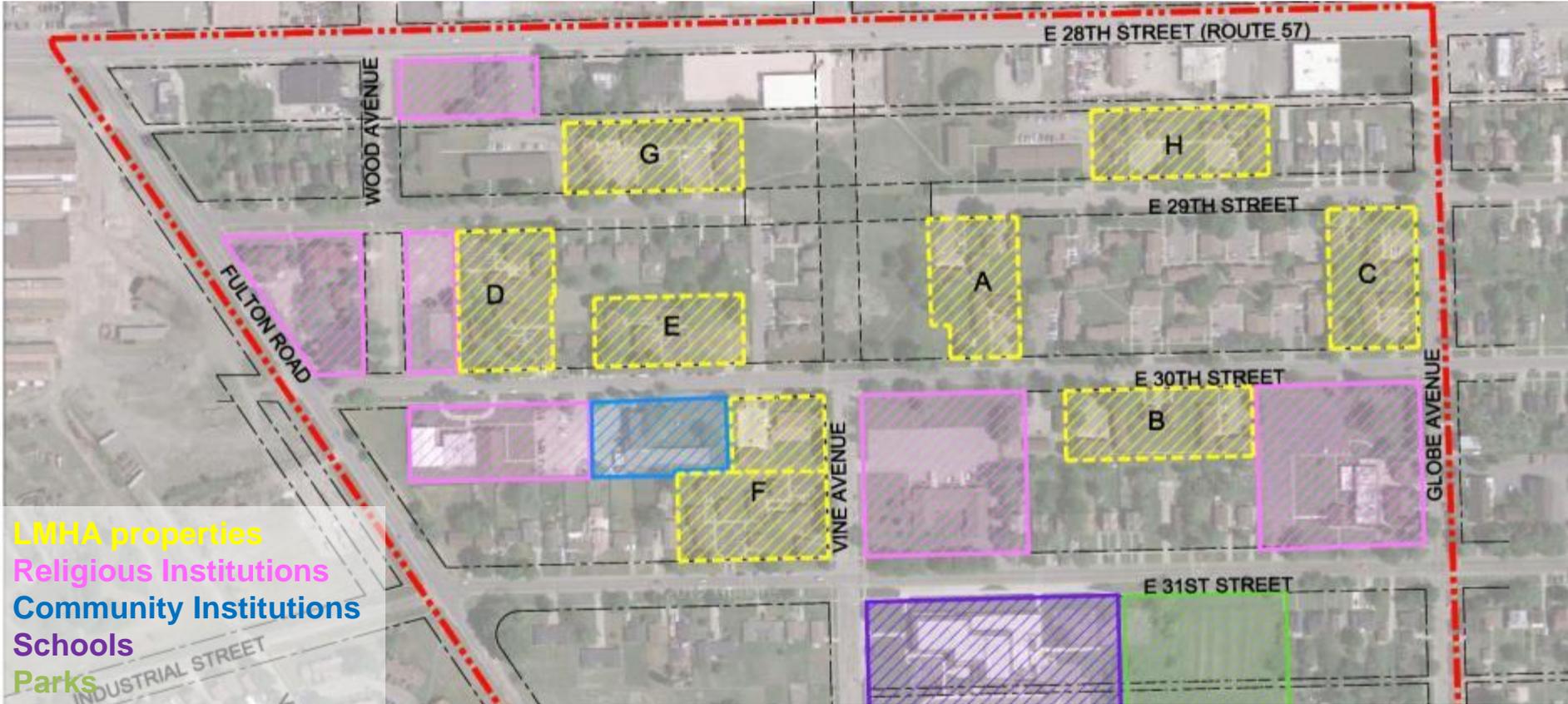
Wide Entry Drive



Clustered Units with parking in front

# Rediscovering Neighborhood Assets

How can neighborhood assets, institutions and community places be best engaged in the planning process to **optimize their role** within the neighborhood plan?



# Discovering New Opportunities

Is it possible to add to the developable land area to increase the capacity of development?



# Re-establishing Neighborhood Connectivity

Where do **new connections and links belong** to increase pedestrian activity, security, and overall quality of life for residents? What types (pedestrian / vehicular)?



Existing Alleys



Vacated Right of Way



Vacated Right of Way



Potential Mid-Block Connections

# Rebuilding Southside – A Strategic Approach

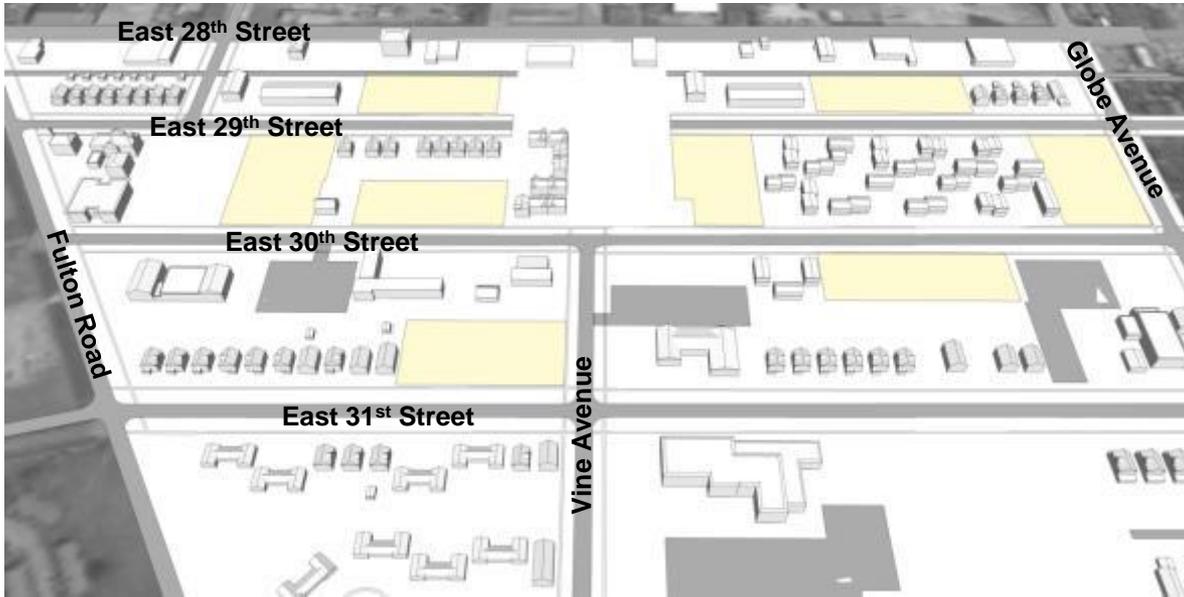
## Existing Neighborhood

The existing Southside Gardens Neighborhood is a mixture of public housing redevelopments, single-family homes and neighborhood institutions located along what was once a continuous system of gridded streets and blocks.



## LMHA properties Southside Gardens – 108 Units

The housing development itself is located on a series of 8 scattered sites throughout the neighborhood, each with their own variation of site plan and building typologies.



**Preserve and Enhance existing community assets**

**LMHA properties + Religious Institutions + Community Institutions + Schools + Commercial**

Integral with the success of the housing redevelopment is the preservation and growth of the neighborhood institutions and amenities that support the residents of both the Southside Gardens homes as well as those within the greater neighborhood and city.

**LMHA properties**

**Southside Gardens – 11.2 Acres**

With the planned demolition of the existing Southside Gardens homes, the option exists to create a new vision for the neighborhood as the scattered redevelopment sites address the many streets that constitute the district.

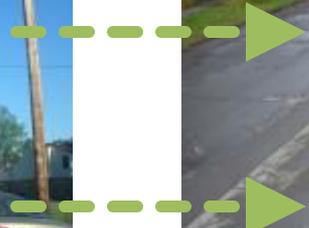


# Rebuilding Southside – Creating a Green Framework

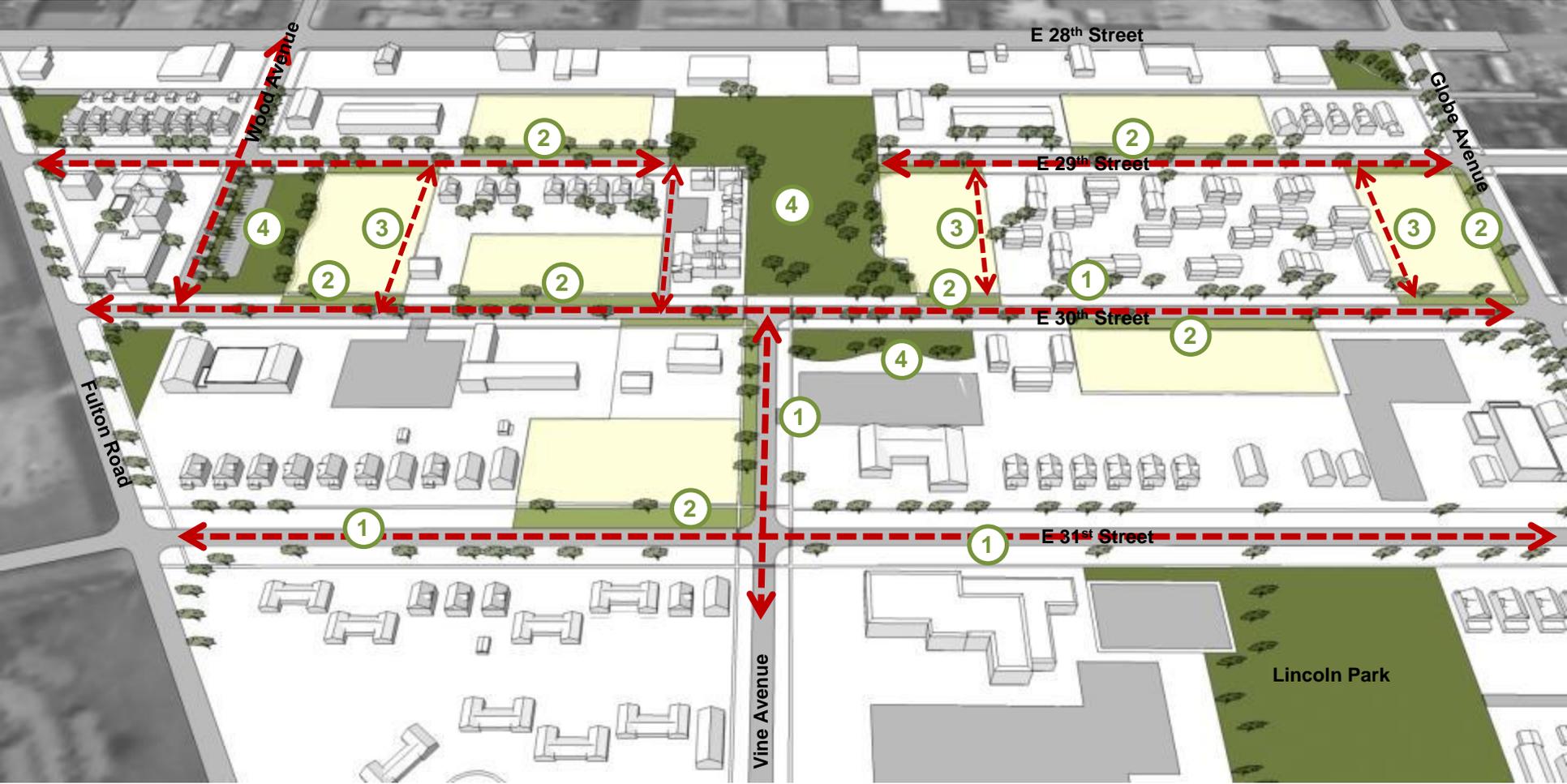
The infrastructure and connections that link the neighborhood's residents and community institutions together are a necessity to consider when rebuilding the Southside. The streets and blocks were originally constructed with grand tree lawns that lined residential streets. Over time, many of the trees have been removed, a characteristic that this plan proposes to change. The tree lawns not only provide the means to add vegetation back into the public space, but to do so in a way that brings environmental sustainability to the forefront of the planning. Through the creation of bioretention

cells, the tree lawns provide the space necessary to treat storm water run off in an environmentally sensitive manner, while simultaneously beautifying the neighborhood.

Throughout the blocks, children and adults utilize mid-block pathways that they have created to walk between destinations. The plan suggests a number of ways in which these pathways can be formalized, improved upon and designed with safety and security in mind by formalizing their routes, creating new parks and adding lighting.



# Connect Green Space & Amenities by Activating and Improving Green Infrastructure



## Infrastructure Initiatives

- ① Infill street trees in existing tree lawns
- ② Create bioretention cells within tree lawns at LMHA properties
- ③ Create new, safe mid-block connections through LMHA sites
- ④ Potential new park and green spaces

# Rebuilding Southside – Creating a Green Community

The creation of new homes throughout the Southside Gardens sites offers the ability to create a dramatic change for the neighborhood. New housing is once again planned within townhome buildings, however, the sites are organized in a manner more fitting with the traditional residential character of the blocks. Buildings are arranged within each site to align with the surrounding single-family homes, creating front doors and porches that re-establish the residential character of the neighborhood blocks. Where parking today is grouped in lots that front the streets, the

redevelopment plans call for parking areas that are set back from the street frontage. They are better aligned with the individual units, reducing the distances that residents must travel between their car and their home.

As with the infrastructure, green design is a priority for the new homes. Not only will it demonstrate the importance of environmental stewardship to residents, but the long-term benefit will be a reduction in utility costs. This is an extremely important factor given the predominant family demographic.



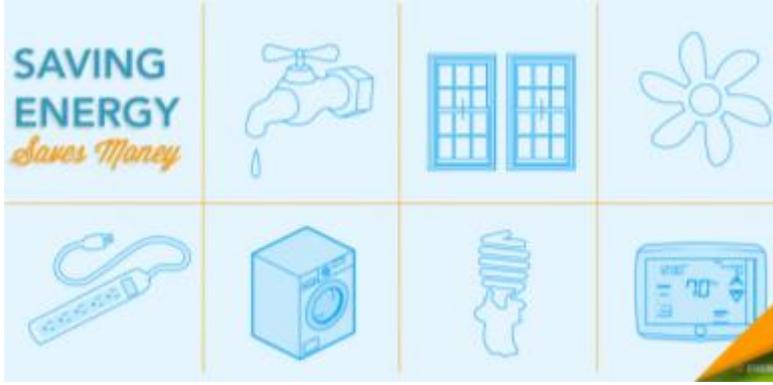
## Planning a Green and Sustainable Neighborhood

### Site Development

- Proximity to Public Transportation
- Walkable Community
- New Trees to provide shade and retain water
- Landscaping with Native Plants and Grasses
- Bio-retention and rain water filtration system
- Irrigation using recycled storm water
- Water Permeable Materials for paved areas
- LED outside light fixtures

### New Buildings

- Low/No-VOC Paints and Sealants
- Highly Insulated Building Envelope
- Formaldehyde-Free Composite Wood Products
- 15 cfm of Fresh Air per Occupant
- ENERGY STAR Appliances and Light Fixtures
- Energy Star Roofing on a minimum of 75% of the Development
- Water Conserving Plumbing Fixtures
- Consider use of Alternative Energy Sources



# Envisioning a Redeveloped Southside Gardens

New “green housing” connects the neighborhood places and spaces together

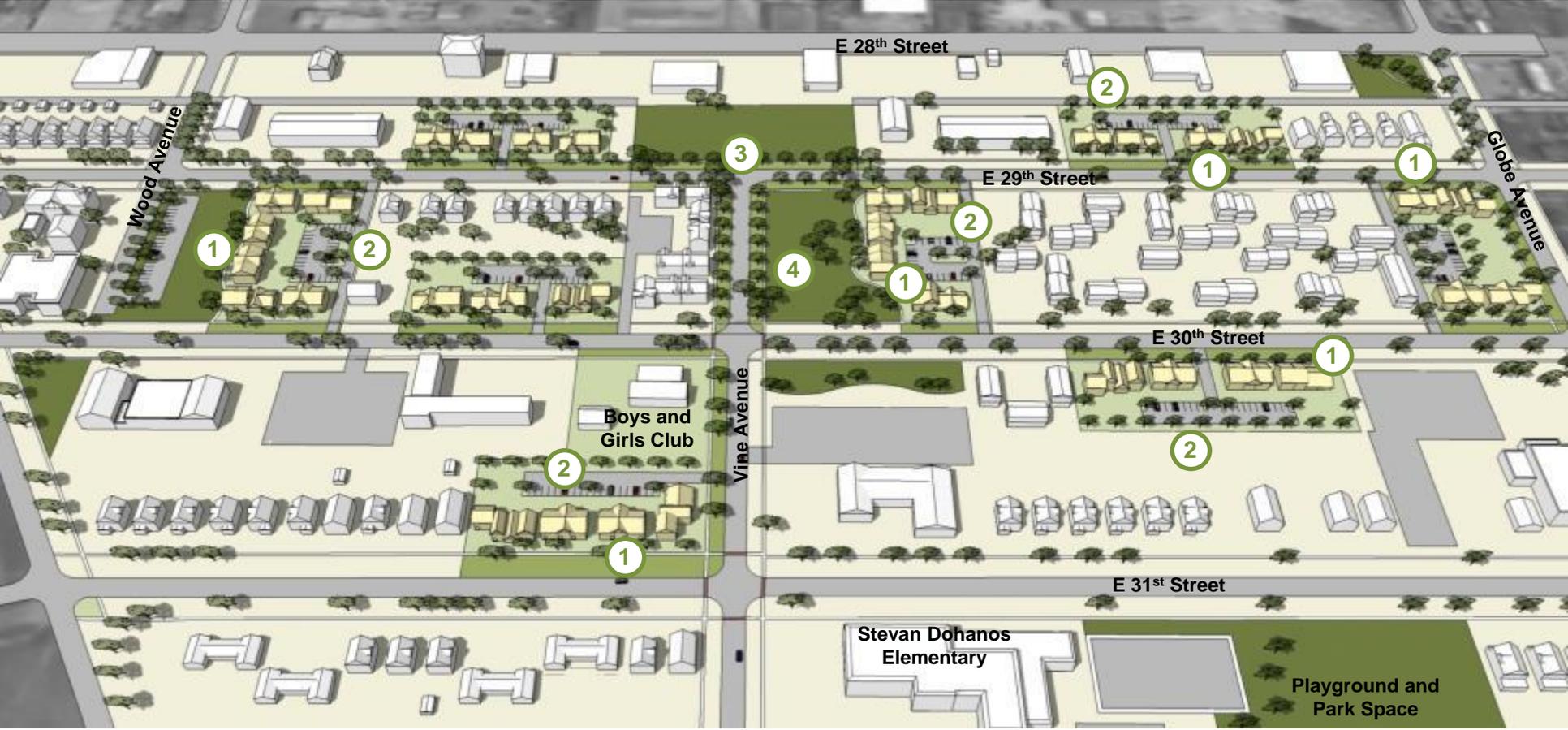


### Redevelopment Initiatives

- ① New townhome development
- ② New parking areas adjacent to homes

# Envisioning a Redeveloped Southside Gardens

## Optional Reconnected Vine Street and East 29<sup>th</sup> Street



### Redevelopment Initiatives

- ① New townhome development
- ② New parking areas adjacent to homes
- ③ Optional re-established Vine Ave. / East 29<sup>th</sup> St.
- ④ Optional new park space

The reconstruction of the Southside Gardens housing and improvements to the existing infrastructure are a first step in reconnecting and re-establishing this neighborhood. As these improvements are implemented, additional long-term visions can be further considered as they relate to partnerships with the City and stakeholders, property acquisition from private owners and the creation of public spaces / infrastructure.

# Community Driven Planning Considerations

The recommendations outlined in this plan for the Southside Gardens are a direct result of the input and needs of existing residents and the greater community. Throughout the process of developing this plan, multiple viewpoints were solicited to ensure that the recommendations for the neighborhood and housing are true to the needs and aspirations of the community.



Two community meetings were held at various stages throughout the planning process to review the proposals. Attendees at each meeting included Southside Gardens' residents, LMHA staff, various neighborhood stakeholders, representatives from the school district, the City of Lorain and the Lorain Police Department. Below are common themes that residents and stakeholders expressed as they relate to the proposals that have been presented.

## Community Considerations

- Repair of the existing Southside Gardens homes is continuously occurring, and too cost prohibitive to not demolish and rebuild the buildings.
- Residents want to stay in this neighborhood.
- The redevelopment of the Southside Gardens can be a catalyst for change, and additional development in the rest of the neighborhood.
- Connections through the neighborhood must be safer.
- This plan must help to unify the neighborhood, and make it feel as though it is one contiguous place.
- The perception of the neighborhood needs to change. Redevelopment and infrastructure updates can minimize / eliminate the nickname "Dirty 30."
- The streets should connect through to prevent people from cutting through dangerous vacant lots with minimal visual connections as they do today.
- The Southside Gardens Neighborhood would benefit from a central community gathering space..

# Rebuilding Southside – Creating New Homes

New homes are distributed throughout the Southside Gardens sites in a variety of configurations and sizes that reflect the neighborhood’s families and their varied composition. Throughout each phase of the redevelopment, homes are planned that range from a one-bedroom accessible flat to a six-bedroom townhome, with all two-story units having a ground floor that is visitable by handicapped guests.

The demographic study of existing residents demonstrated a need to provide for both individual residents, smaller single-

parent households as well as larger multi-generational families. The floor plans on the following pages have been designed to create living spaces with family needs in mind, including areas for play or designated homework study nooks in the larger homes.

Within each of the unit configurations, accessibility is a primary consideration. Unlike the existing homes, the redevelopment will provide for the needs of all residents.

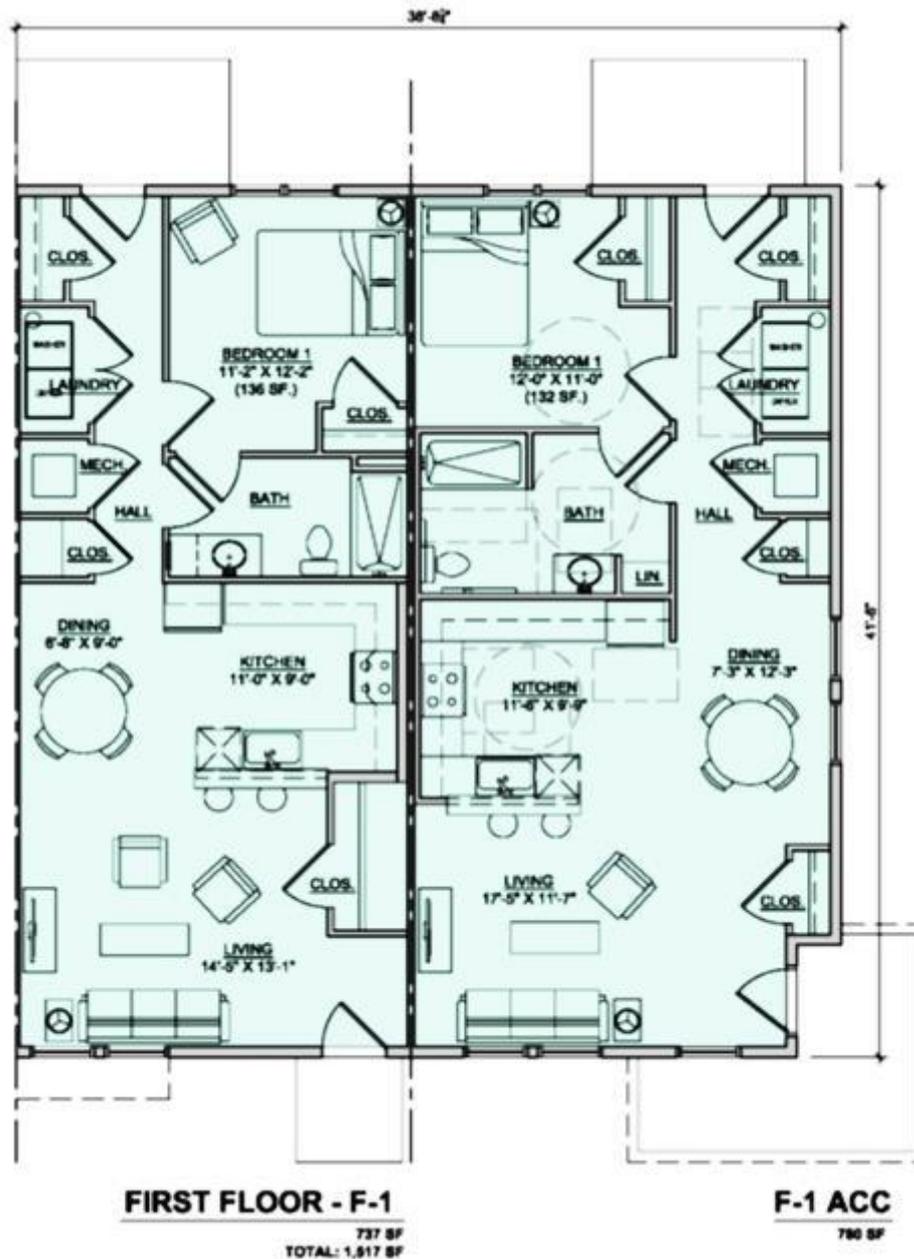


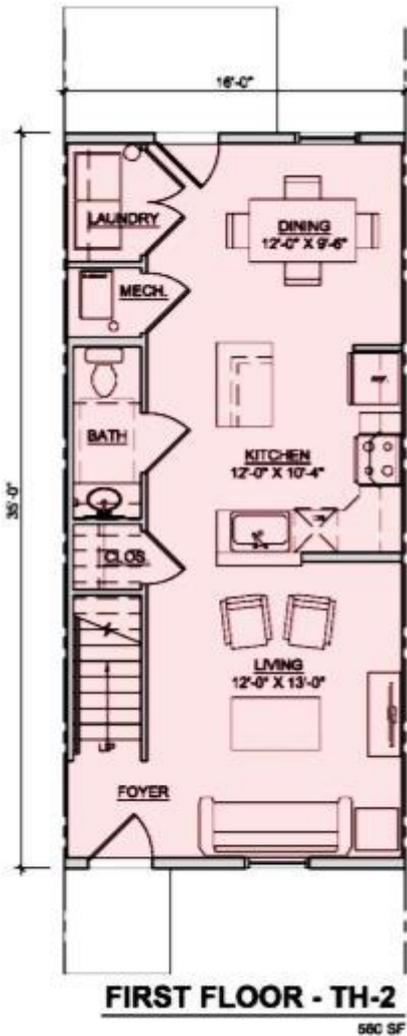
# Unit Distribution Plan



## One-Bedroom Unit Pair

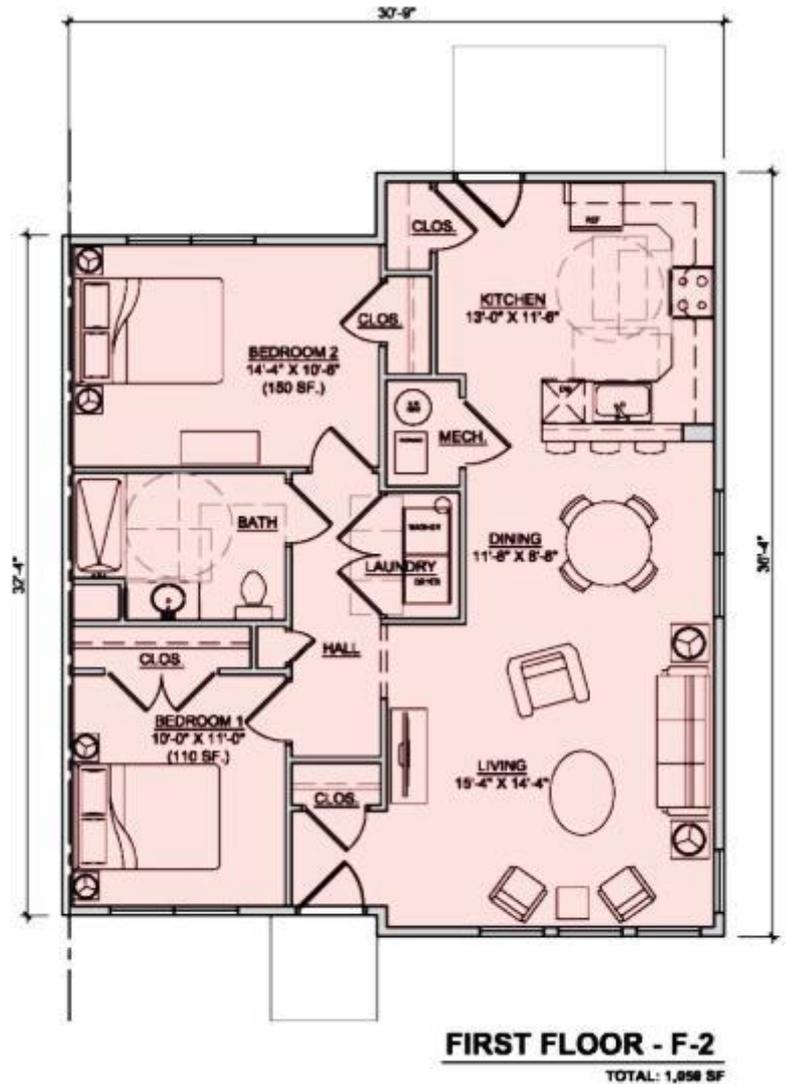
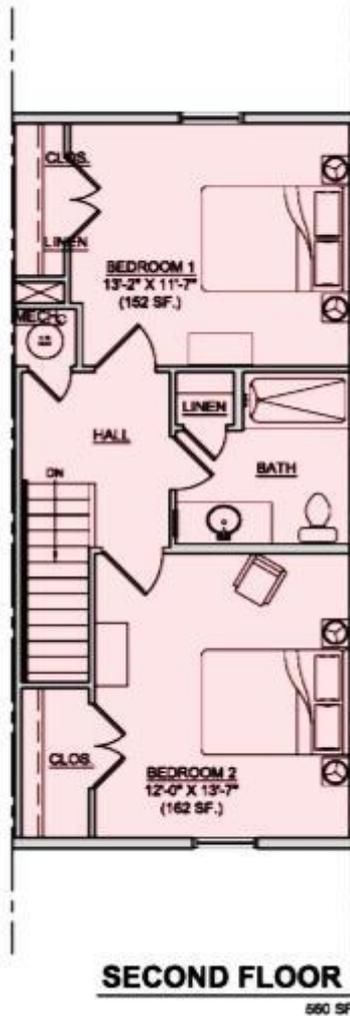
One-bedroom flats provide smaller homes for individuals or seniors, with an optional accessible layout as demonstrated in the plan to the right.





### Two-Bedroom Townhome

Two-bedroom townhomes will be constructed with the living spaces on the ground floor along with laundry facilities, and the bedrooms located upstairs.



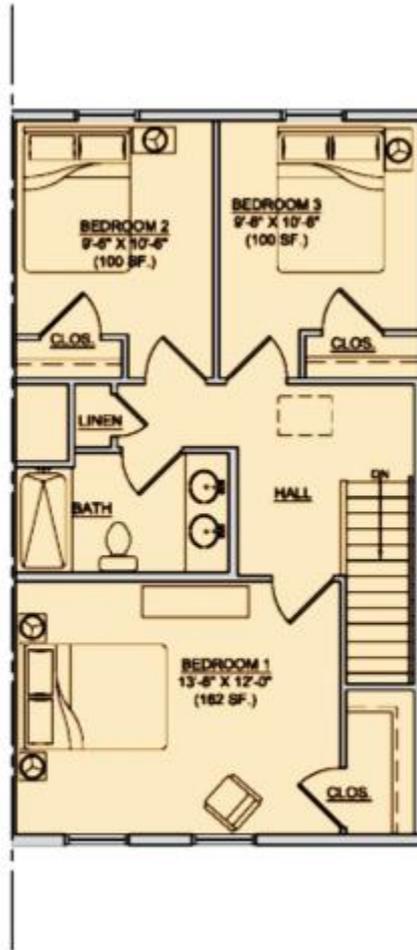
### Two-Bedroom Accessible Flat

A one-story alternative has been created that will allow for contemporary accessibility standards to be met, where not possible today.



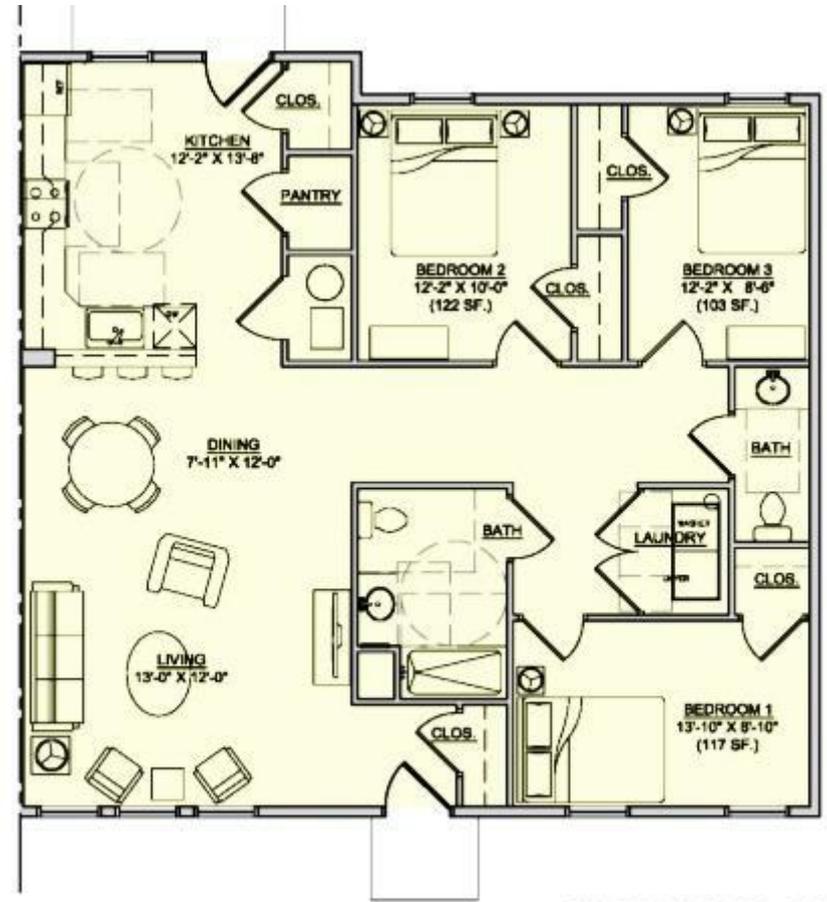
**FIRST FLOOR - TH-3A**

638 SF  
TOTAL: 1,278 SF



**SECOND FLOOR**

538 SF



**FIRST FLOOR - F-3**

TOTAL: 1,284 SF

### Three-Bedroom Townhome A

A widened three-bedroom townhome unit not only adds an additional bedroom, but also provides larger living spaces to comfortable house a greater number of residents.

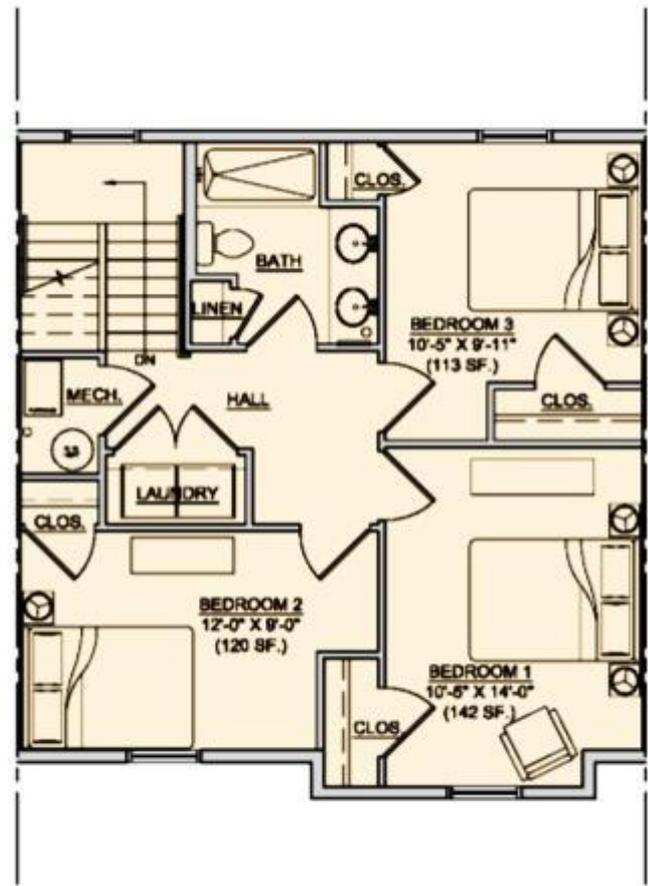
### Three-Bedroom Accessible Flat

The three bedroom accessible flat maintains the enlarged living spaces found in the townhome, while creating the necessary widths for wheel chair access.



**FIRST FLOOR - TH-3B**

630 SF  
TOTAL: 1,278 SF

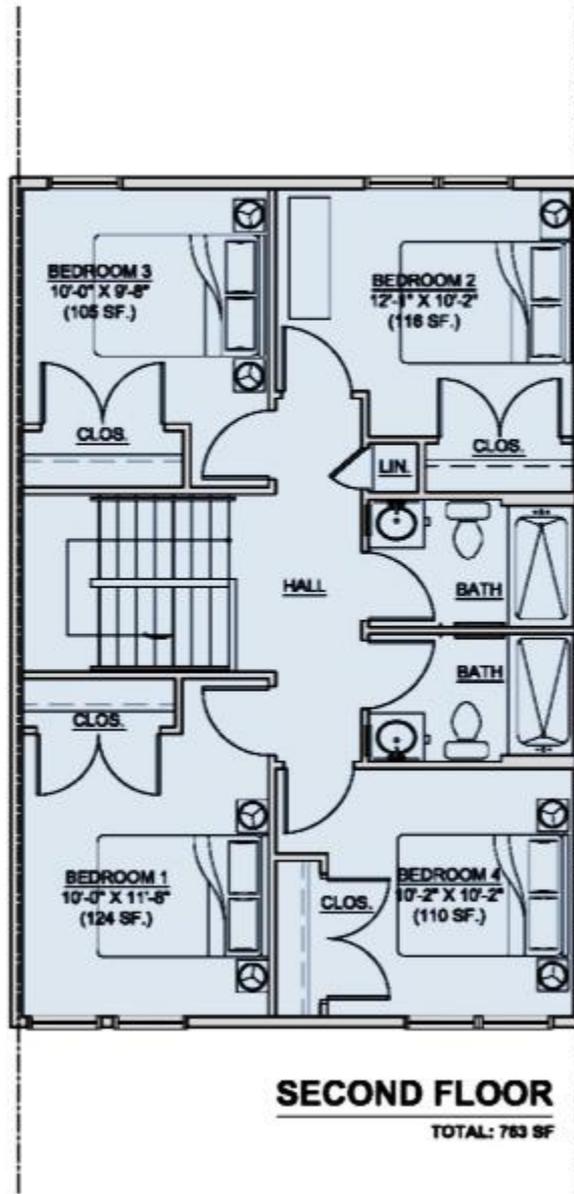
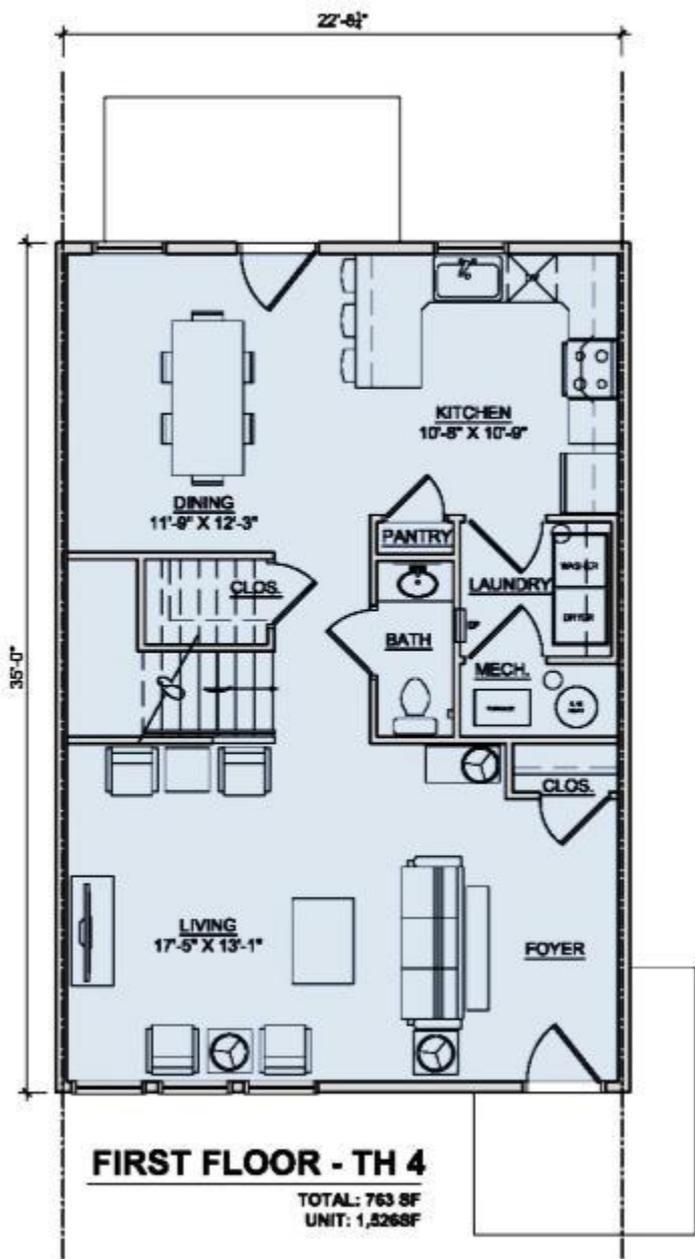


**SECOND FLOOR**

645 SF

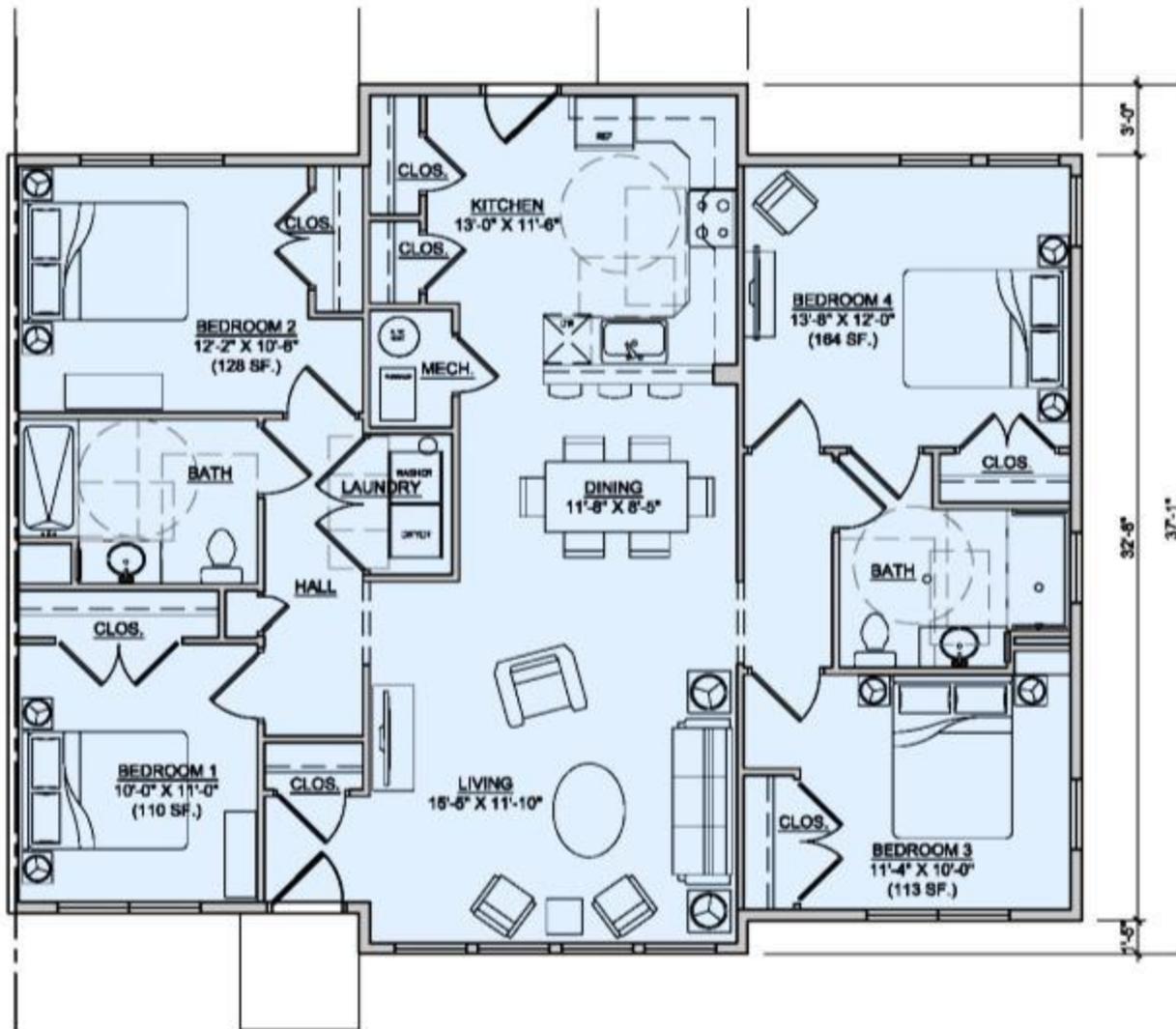
### Three-Bedroom Townhome B

An alternative three-bedroom townhome floor plan creates a shorter and wider unit, providing the opportunity to utilize the plan as a transition at corner sites so that the buildings edge can be maintained while allowing light into the homes on either sides.



## Four-Bedroom Townhome

A four-bedroom townhome unit mimics the configuration of many traditional single-family homes, with a large living room that spans the width of the building. A second bath on the second floor is provided for the larger composition of the families that will live within it.



**FIRST FLOOR - F-4**

TOTAL: 1,529 SF

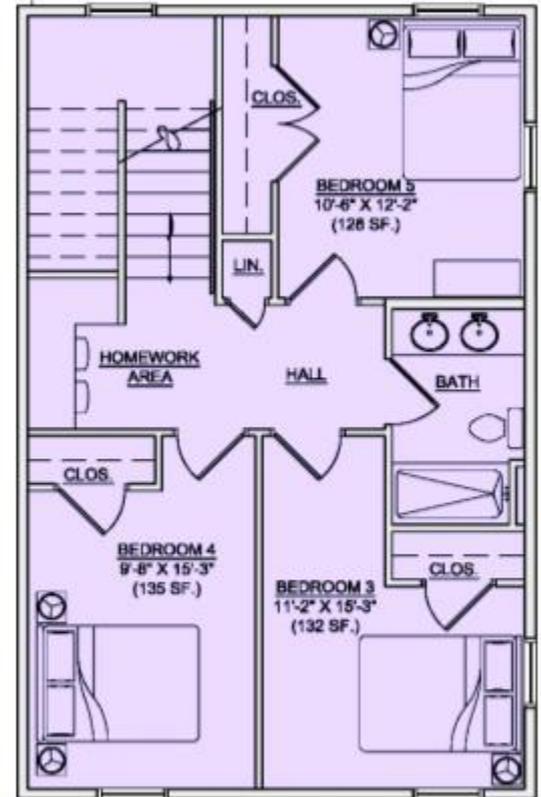
**Four-Bedroom Accessible Flat**

The four-bedroom accessible flat creates a central core of living and gathering spaces for the family, flanked by bedroom wings with appropriately designed baths to either side. One bath is fitted with a roll-in shower for the disabled and the other with a tub for families with children.



**FIRST FLOOR - TH 5**

TOTAL: 1,264 SF  
UNIT: 1,972 SF

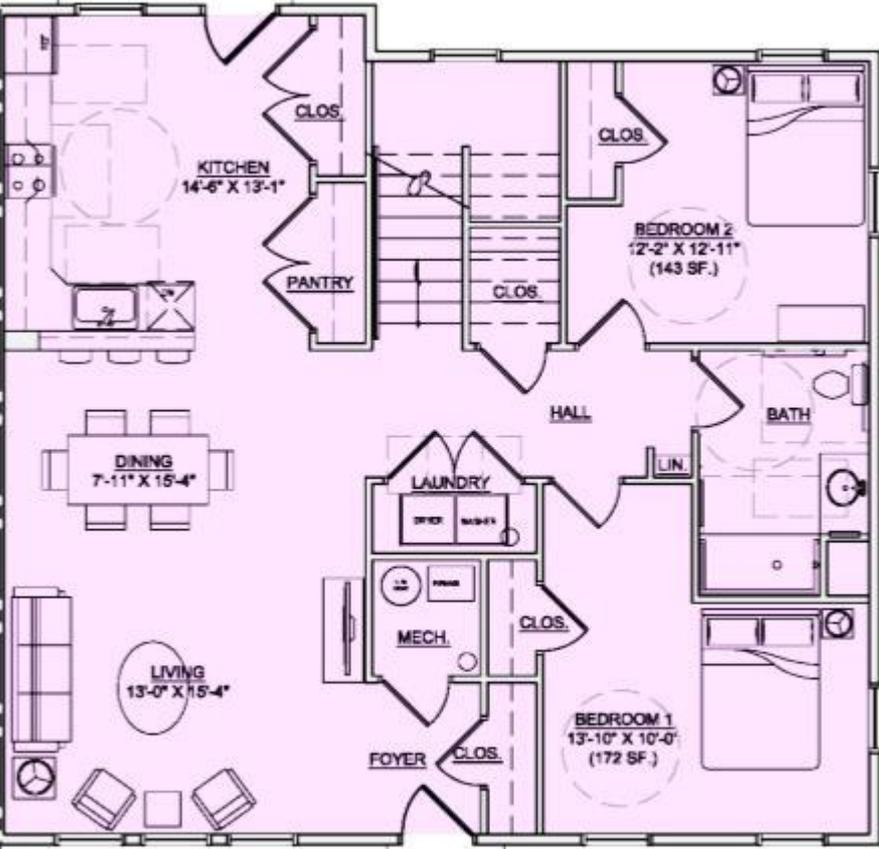


**SECOND FLOOR**

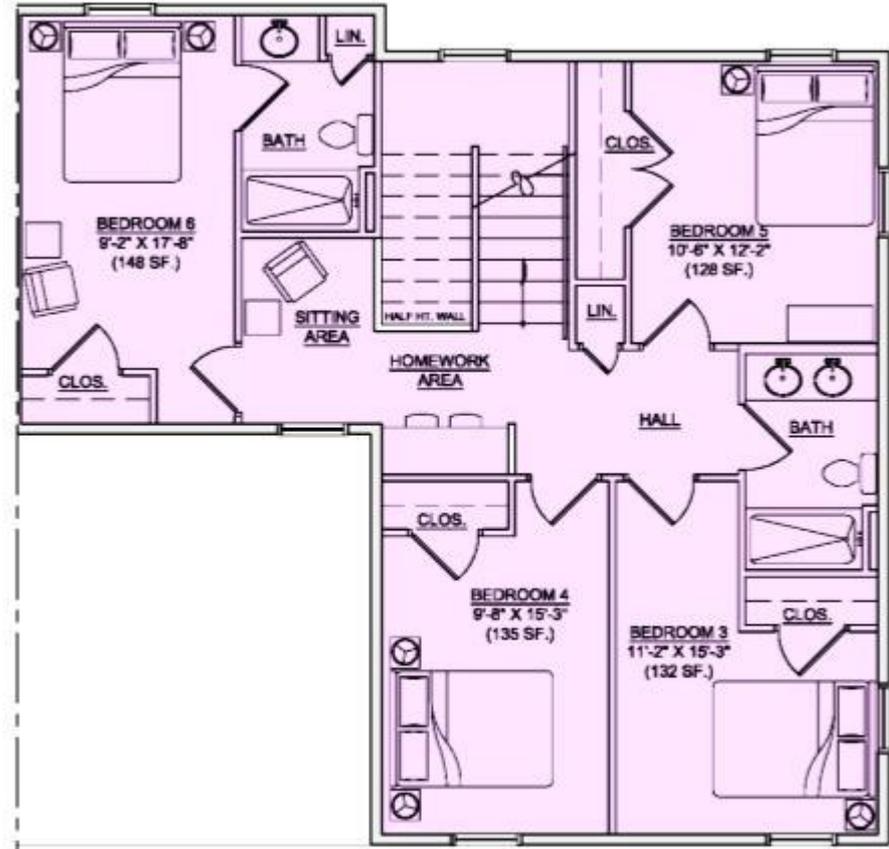
TOTAL: 708 SF

## Five-Bedroom Townhome

Within these units, the needs of larger, multi-generational families are taken into consideration. Bedrooms, bathrooms and living spaces on the first floor have been designed to accommodate accessibility needs, and the second floor includes a homework area for children.



**FIRST FLOOR - TH 6**  
 TOTAL: 1,264 SF  
 UNIT: 2,528 SF



**SECOND FLOOR**  
 TOTAL: 1,264 SF

**Six-Bedroom Townhome**

Similar to the five-bedroom units, the six-bedroom units meet accessibility and visitability requirements, while creating a separated suite on the second floor that could be used as a master bedroom or by an extended family resident.

# Rebuilding Southside – The Vision



**New housing enriches livability and restores the historic neighborhood**



**Green streets beautify the neighborhood and reduce flooding**





View along E. 29<sup>th</sup> Street

**Central public green space  
unifies and links the  
neighborhood together**



**Resident parking is safe  
and convenient to each  
new home**



View of open space at Site A

# Rebuilding Southside – Phase I Prototype Building I

As an initial phase of the reconstruction of the Southside Gardens housing and neighborhood, a prototype building is being designed and constructed along East 29<sup>th</sup> Street. The site of a fire that destroyed the existing homes, the new building will be built in accordance with the neighborhood plan with front doors and porches facing the street, and parking located to the rear adjacent to each of the individual units.

The new building will consist of three townhomes, including a two, three and four-bedroom house. Unlike the existing Southside Gardens buildings, the new prototype building creates distinctive homes for residents. As seen on the drawings below, the front of each unit is designed to include unique features, color schemes and proportions to highlight the individuality of each. Materials, window proportions, varied roof gables and bays have been integrated to blend with the traditional context of the homes on surrounding blocks. However, these homes are being designed and built utilizing contemporary materials and construction techniques, resulting in sustainable and green designs.



**Fire Site / Prototype Building I:  
Existing building now demolished**



**Prototype Building I – Front Facade**



**Prototype Building I – Rear Facade**

Prototype First Floor Plan  
 1,961 s.f. First Floor  
 3,925 sf Total

Four-Bedroom TH 763 s.f. first floor  
 1,526 s.f. total

Two-Bedroom TH 560 sf first floor  
 1,120 sf total

Three-Bedroom TH 638 sf first floor  
 1,279 sf total

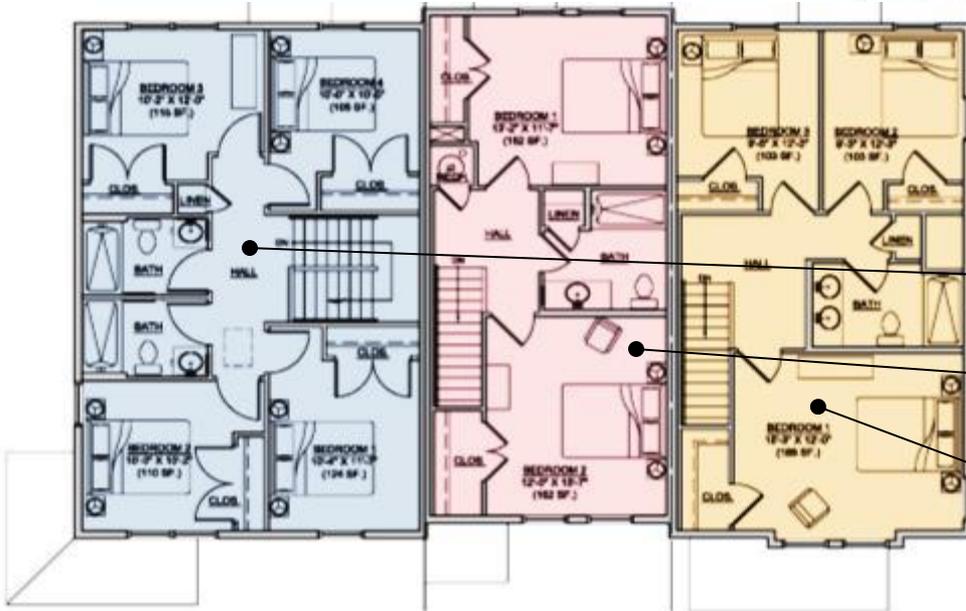


Prototype Second Floor Plan  
 1,964 s.f. Second Floor

Four-Bedroom TH 763 s.f. second floor

Two-Bedroom TH 560 sf second floor

Three-Bedroom TH 641 sf second floor



# Rebuilding Southside – Phase I Prototype Building II

A second site was also available and was larger than the Fire Site. A second prototype building with an accessible unit was designed for it.

**Prototype Building II – Front Facade**



**Prototype Building II – Rear Facade**



**Development Site / Prototype Building II:  
Existing building now demolished**

**Prototype II First Floor Plan**  
 3,088 s.f. First Floor  
 4,356 sf Total

Three-Bedroom Flat 1,264 s.f. first floor  
 1,264 s.f. total

Two-Bedroom TH 560 sf first floor  
 1,120 sf total

Five-Bedroom TH 1,264 sf first floor  
 1,972 sf total



**Prototype II Second Floor Plan**  
 1,268 s.f. Second Floor

Three-Bedroom Accessible Flat

Two-Bedroom TH 560 sf second floor

Five-Bedroom TH 708 sf second floor

# Rebuilding Southside Gardens – Conceptual Budget Analysis

Demolition, Site Work and New Building Construction projected costs are provided for each of Southside Gardens eight sites to encourage phased redevelopment of the neighborhood. This allows LMHA the ability to seek funding opportunities and to minimize disruption of the residents, families and the community.

A prototypical conceptual project development budget analysis was prepared for Site A, which consists of costs related to demolition, site improvements, building construction and the inclusion of administrative costs. This analysis is included in the Appendix. Once this analysis was created, those unit costs were applied to the remaining sites to create the overall development budget.

Site A:	
Building Demolition and Site Improvements	\$344,000
New Building Construction	\$1,853,000
Contingency (10%)	\$219,000
Professional Fees and Administrative Costs (6%)	\$145,000
<b>Total Conceptual Budget Estimate</b>	<b>\$2,561,000</b>

Site B:	
Building Demolition and Site Improvements	\$382,000
New Building Construction	\$1,600,000
Contingency (10%)	\$198,000
Professional Fees and Administrative Costs (6%)	\$131,000
<b>Total Conceptual Budget Estimate</b>	<b>\$2,311,000</b>

Site C:	
Building Demolition and Site Improvements	\$362,000
New Building Construction	\$1,476,000
Contingency (10%)	\$184,000
Professional Fees and Administrative Costs (6%)	\$121,000
<b>Total Conceptual Budget Estimate</b>	<b>\$2,143,000</b>



Site D:	
Building Demolition and Site Improvements	\$388,000
New Building Construction	\$2,337,000
Contingency (10%)	\$273,000
Professional Fees and Administrative Costs (6%)	\$180,000
<b>Total Conceptual Budget Estimate</b>	<b>\$3,178,000</b>

Site E:	
Building Demolition and Site Improvements	\$316,000
New Building Construction	\$1,107,000
Contingency (10%)	\$142,000
Professional Fees and Administrative Costs (6%)	\$94,000
<b>Total Conceptual Budget Estimate</b>	<b>\$1,659,000</b>

Site F:	
Building Demolition and Site Improvements	\$321,000
New Building Construction	\$1,600,000
Contingency (10%)	\$192,000
Professional Fees and Administrative Costs (6%)	\$127,000
<b>Total Conceptual Budget Estimate</b>	<b>\$2,240,000</b>

Site G:	
Building Demolition and Site Improvements	\$33,000
New Building Construction	\$1,440,000
Contingency (10%)	\$177,000
Professional Fees and Administrative Costs (6%)	\$117,000
<b>Total Conceptual Budget Estimate</b>	<b>\$2,064,000</b>

Site H:	
Building Demolition and Site Improvements	\$362,000
New Building Construction	\$1,476,000
Contingency (10%)	\$184,000
Professional Fees and Administrative Costs (6%)	\$121,000
<b>Total Conceptual Budget Estimate</b>	<b>\$2,143,000</b>





## COST ESTIMATE SUMMARY

Building Demolition and Site Improvements	\$2,867,000
New Building Construction	\$12,925,000
Contingency (10%)	\$1,576,000
Professional Fees and Administrative Costs (6%)	\$1,040,000
<b>Total Conceptual Budget Estimate</b>	<b>\$18,378,000</b>