DeWitt House

a sustainable, high-quality, resilient community

TRAVIS HYDE PROPERTIES

HOLT ARCHITECTS

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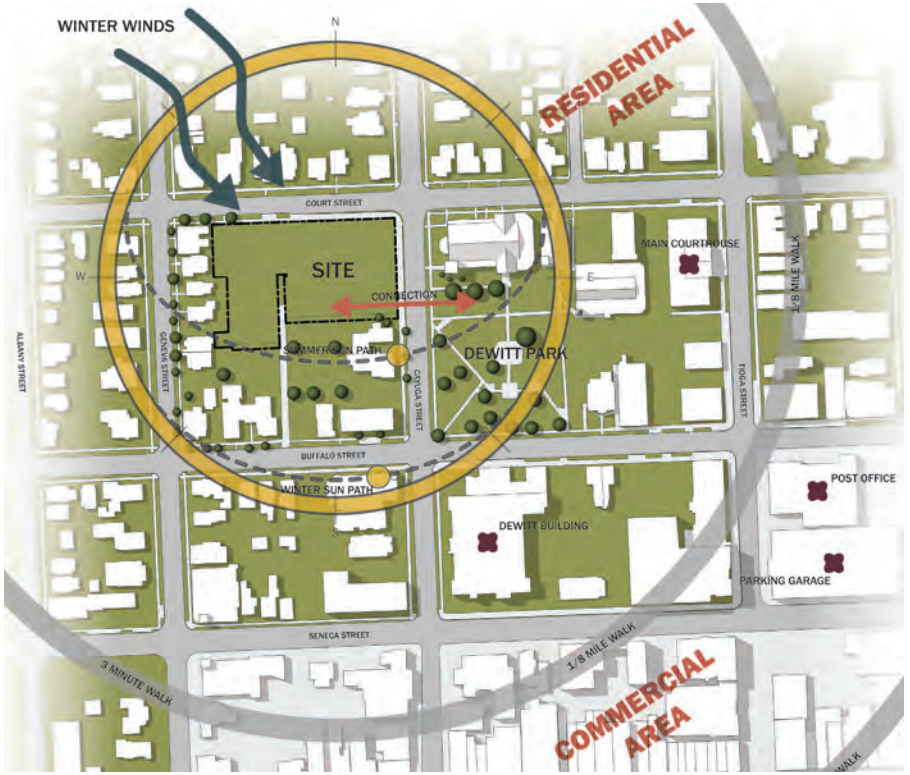
Table of Contents

1. DeWitt House Overview

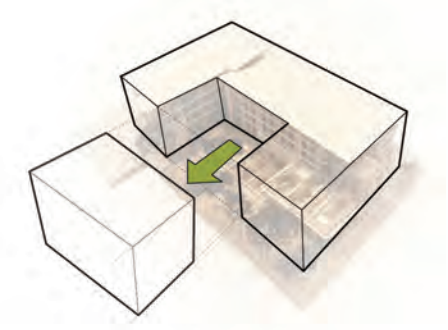
Development Attributes

- Takes advantage of Opportunities Identified
- Highest/Best use of Sites – Downtown Density
- Exceeds County's RFP Goals
- Innovative Approach to Design
- Highest Combined Return on County's Investment
- Local First!



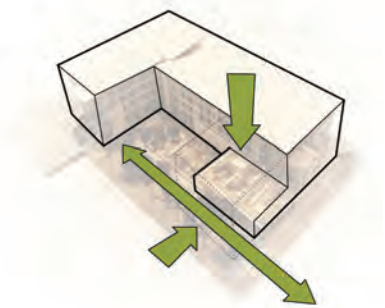
1. DeWitt House Overview

Quality of Program



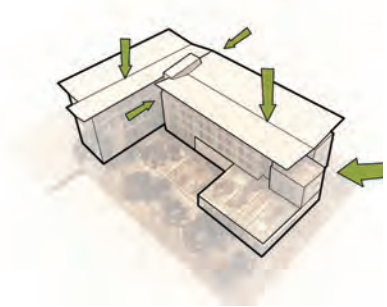
Primary Massing Move

- Central Courtyard: Creation of the central south facing courtyard provides natural light to interior spaces and establishes a "void" space with a strong relationship to Dewitt Park to the east. This move creates a "U-Shaped" mass with strong East, West and North Facades.



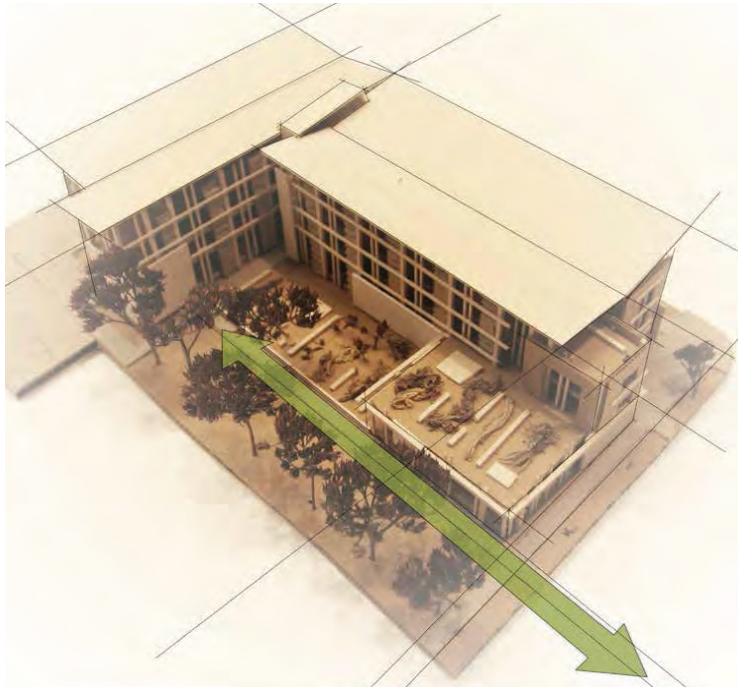
Secondary Massing Moves

- Dewitt Park Connection: Pushing the east wing of the building northward opens up the site and creates a direct physical and visual connection to Dewitt Park. This move links the central courtyard to the park.
- Reduced Massing: Lowering the east wing allows southeast morning sun to penetrate into the courtyard and creates an east facade that relates in scale and proportion to the Church and Park across the street.



Refined Massing Moves

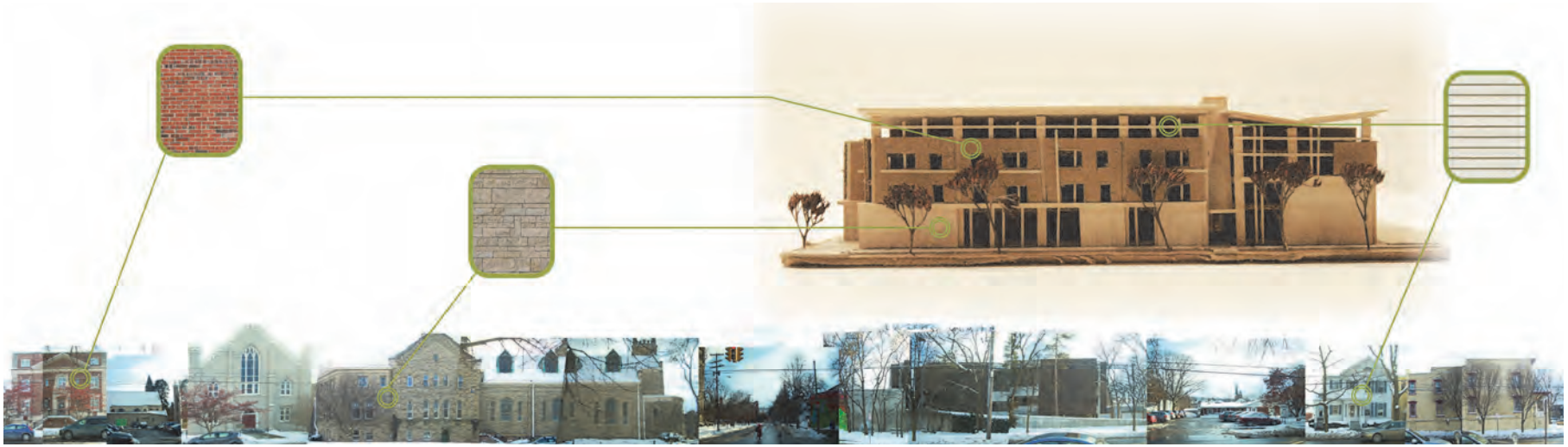
- Public Plaza: The east facade is further articulated to recreate the existing public plaza at the corner of Court and Cayuga Streets. This also continues to break down the east facade creating a stronger dialogue with the broken mass of the church's west facade.
- Court Street Connection: The mass is broken at the joint of the L to create a through connection from Court Street to the courtyard.
- Roof Articulation: The roof is pitched inward to reduce it's presence from the street.



1. DeWitt House Overview

Elements that Address Historic District

- 121 West Court Historic Residence Remains
- North, East and West Facades pull Material Inspiration from Surrounding Historic Buildings
- North Elevation incorporates References to the Residential Buildings Across Court Street



1. DeWitt House Overview

TRAVIS HYDE PROPERTIES

HOLT ARCHITECTS

Existing Cayuga Street View

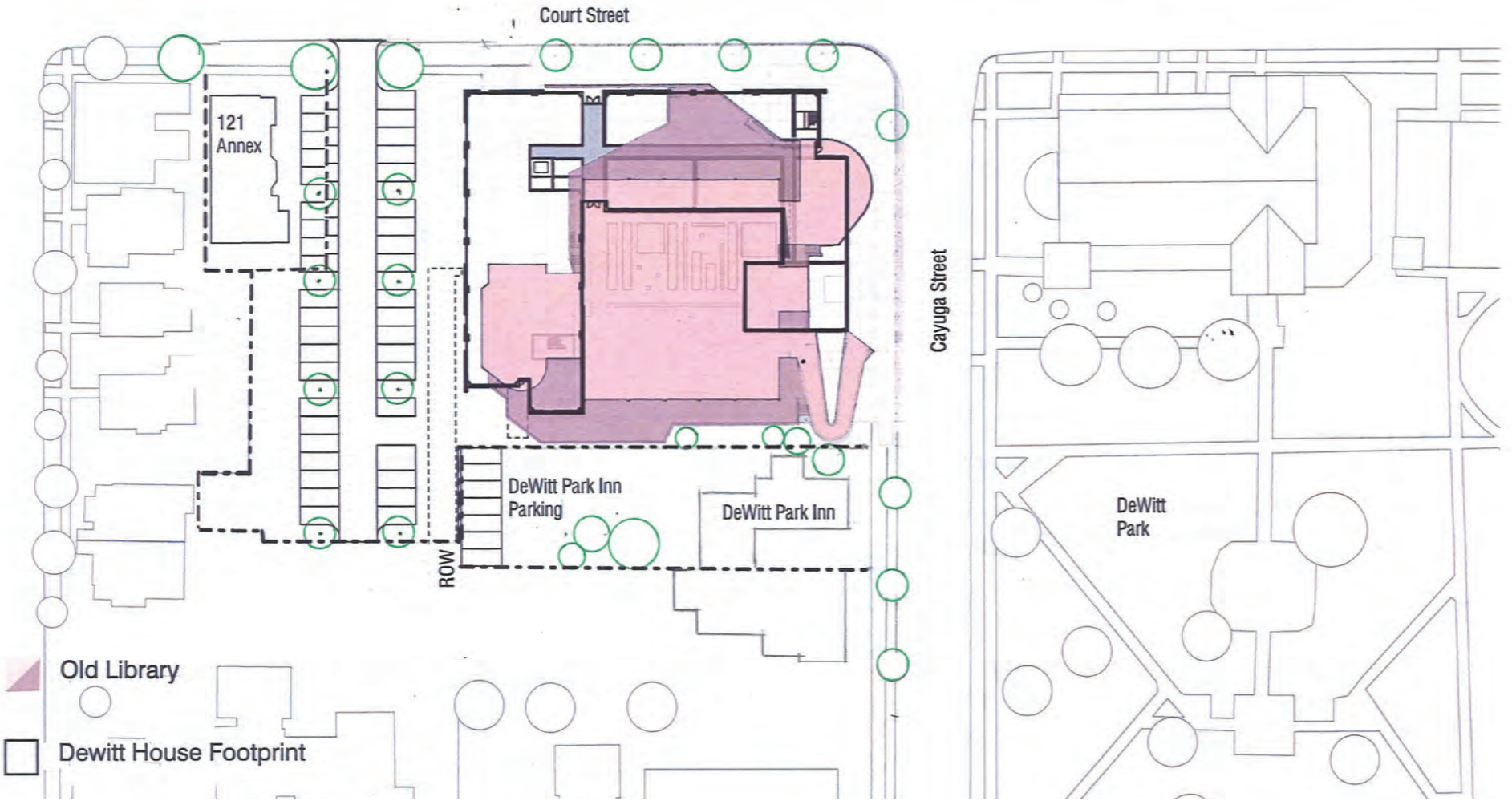
Rendered Cayuga Street View

Court Street View

Garden View

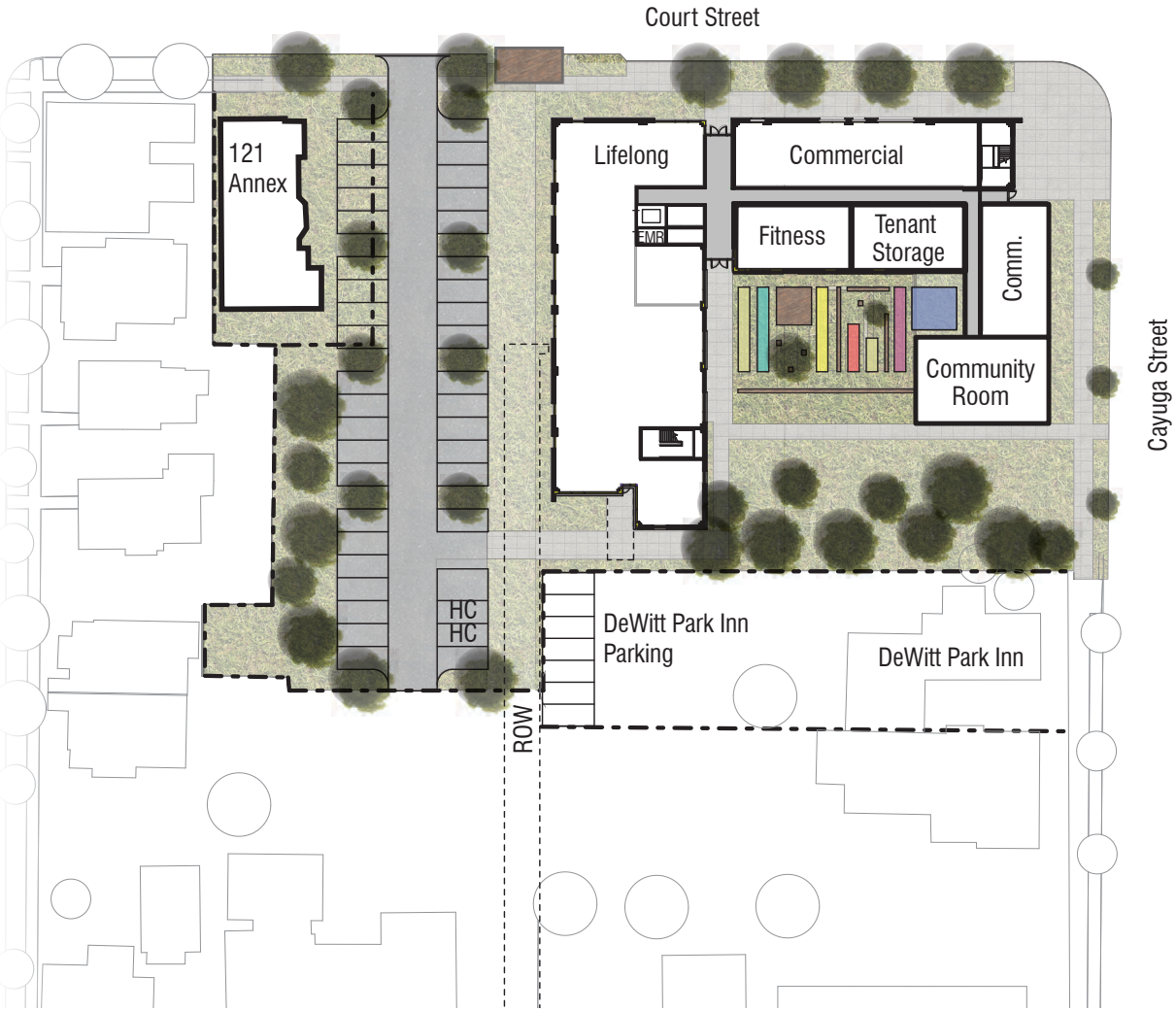
1. DeWitt House Overview

Building Overlay Diagram



1. DeWitt House Overview

Site Plan



2. Energy Efficiency

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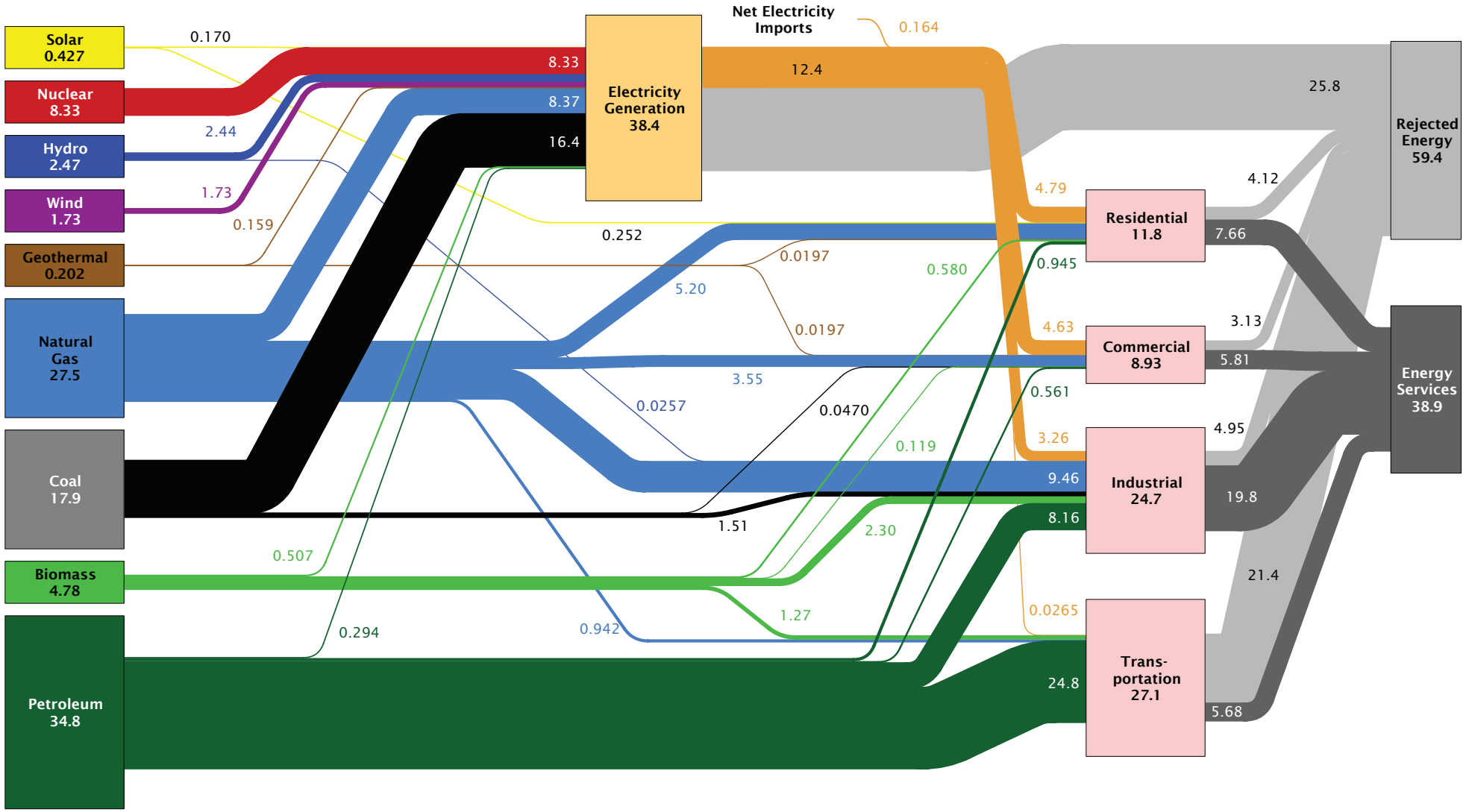
Lawrence Livermore National Laboratory

Estimated U.S. Energy Use in 2014: ~98.3 Quads



Source: LLNL 2015. Data is based on DOE/EIA-0035(2015-03), March, 2014. If this information or a reproduction of it is used, credit must be given to the Lawrence Livermore National Laboratory and the Department of Energy, under whose auspices the work was performed. Distributed electricity represents only retail electricity sales and does not include self-generation. EIA reports consumption of renewable resources (i.e., hydro, wind, geothermal and solar) for electricity in BTU-equivalent values by assuming a typical fossil fuel plant "heat rate." The efficiency of electricity production is calculated as the total retail electricity delivered divided by the primary energy input into electricity generation. End use efficiency is estimated as 65% for the residential and commercial sectors 80% for the industrial sector, and 21% for the transportation sector. Totals may not equal sum of components due to independent rounding. LLNL-MI-410527

2. Energy Efficiency

Energy Efficiency/Carbon Footprint

- Architecture 2030 District Standards
- LEED Silver – LEED Platinum Targeting
- Energy Efficient & Sustainable Elements
  - Optimized Energy Performance
  - Rainwater Harvesting
  - Renewable Energy/Solar
  - Alternative Transportation Accommodation

2. Energy Efficiency

Energy & Carbon Reduction Components

- Building Envelope Replacement
- Structural Frame Replacement
- No Foundation Replacement - 650 tons saved
- Material Tonnage of Demolition
  - ~ 700 tons from envelope
  - + 650 tons from structural frame

2. Energy Efficiency

Energy & Carbon Reduction Components

- Carbon Saved Thru Proposed Project:
  - ~350 tons from Foundations
  - ~ 90 tons annually from transportation
- ~4 years Carbon Payback Period from Demolition for More Units
- 70% Reduction in Energy Use
- 50% Reduction in Water Use
- 50% Reduction in COe
- Carbon Reduction Measures:
  - Alternatives to Cars
  - Increased Urban Density
  - Less Commuting
  - 100 kW Solar PV System
  - Heat-Pump Option

3. Neighborhood Impacts

Managing Neighborhood Impacts

- **Overall Construction Duration ..... 14 months**
- Overall Deconstruction Duration ..... 2 months
- Deconstruction Components/Building Envelope .... 1 month
- Construction Components/Superstructure ..... 1 month

  Construction Components/Building Envelope ..... 2 months
- Construction Staging ..... From Inside Site
- Parking
  - 30 DeWitt House
  - 2 HC
  - 5 Annex 121 W. Court
  - 1 carshare
  - 12 Spaces expansion option

3. Neighborhood Impacts

Sustainable Deconstruction/Construction

- Identification of Reusable Materials & Local Partners
- Create Construction Waste Management Plan, IAQ Plan & Deconstruction Plan
- Keeping Streets Clear of Equipment by Staging Deconstruction & Construction from Lifelong Properties
- Limit Work Hours to Between 9:00am and 4:00pm
- Maintain Dust Control Using Water Spray or Similar
- Erect Perimeter Fence with Noise Barrier
- Minimize Time-Frame Using Multiple Crews

4. Renovate/Rebuild Criteria

Renovate/Rebuild Analysis

- Consideration of Multiple Options
- Holistic View of Project Goals, Processes, Costs
- Creation of Best Development Opportunity

4. Renovate/Rebuild Criteria

Analysis

- Existing Building Not in Good Condition
- Existing Building Not Easily Adapted
- Extensive Renovations Are Needed
- Existing Building does not fit Neighborhood Character
- Lot Coverage/Open Space (32% / 68%)
- Additional Green Space at New Building

5. What our Community Needs

- **Housing that is Affordable**
  - 1 BR rents: $1250/mo.; compare to $1500/mo. at 40% housing and transportation costs for a $45,000 annual income
  - 2 BR rents: $1688/mo.; compare to $2000/mo. at 40% housing and transportation costs for a $60,000 annual income
- **To Take Care of our Seniors**
  - Age Restricted Living 50+
  - Walkable to businesses
  - Full equity partner with Lifelong, rent free and profits, or Preferred Tenant with below-market rent
- **More Residents Downtown**
  - Provides 38 more units
- **A Community Room**
  - 2,000sf

5. What our Community Needs

- **Tax Benefits**
  - 4 parcels returned to the tax rolls
- **Economic Investment**
  - $15.4mil project + economic gain to Downtown businesses, not-for-profits, etc. with 38 more units nearby
- **Possible Land Lease**
- **A Local, Proven Team**
  - Travis Hyde, Est. 1974. Local developer: reinvests profits locally; Taxes paid annually on portfolio value included in Confidential Package
  - HOLT, Est. 1963. 30-person firm, 10 Registered Architects, 25 Designers/ 8 LEED APs and 11 LEED Buildings Completed. 185 years combined senior leadership experience

5. What our Community Needs

Housing for an Under-served Market Segment

- Mid-Market, Age-Restricted Housing
- Growing Senior Population
- Majority of Current Housing Stock is Designed for Capacities of Youth & Auto-dependent
- Downtown Location will Remove Obstacles to Senior Independence
- 121 W. Court Annex for Family Visits

5. What our Community Needs

Housing for an Under-served Market Segment

- Senior Households Increased 17.7% in 5 Years
- Danter/COFA Studies Show need for 4,800 Housing Units
  - Senior Housing Demand is Greater than 50%
  - Our Project Captures 2% of that Demand

5. What our Community Needs

A Unified and Accessible Center for Lifelong

- Organized on one Floor to Deliver Seamless Services
- Community Room Similar to the Women's Community Building at 2,000sf & Available to the Public

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