

***A Strategic Partnership***



**HDC**  
MidAtlantic



# Update – Redevelopment of West End at College Ave

January 20, 2022

# Welcome

## Introductions

## Meeting Goals

- **Project Update**
- **Immediate Next Steps**
- **Anticipated Project Timeline**

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# HDC's Multiphase Affordable Housing Approach

## Review of College Avenue Development



- **Phase 1** – LIHTC Awarded
- **Phase 2** – Delp Wing – 210 College Ave – partnership with Milagro House (TBD Application Date)
- **Phase 3** – 838 Marietta Ave (TBD Application Date)
- **Phase 4** – 913 Wheatland Ave – TBD



Map

# The Apartments @ College Ave – Phase 1



- Received 2021 Low Income Housing Tax Credit reservation in October 2021
- Phase I will provide 64 one- and two-bedroom units for general occupancy in a five-story mid-rise building, including 12 accessible units
- Income targeting of Phase I to serve households earning between approximately \$11,000–\$45,000 per year (20%, 50%, and 60% of Area Median Income)
- Rents anticipated to be between approximately \$200 for a 1 Bedroom unit on the lower end to \$850 for a 2 Bedroom unit on the upper end of the income spectrum
- Total development cost is currently estimated to be approximately \$16.5 million
- Estimate Construction start in 3rd Quarter of 2022

## Phase 1 – Key Facts

# The Apartments @ College Ave – Phase 1

## Project Location



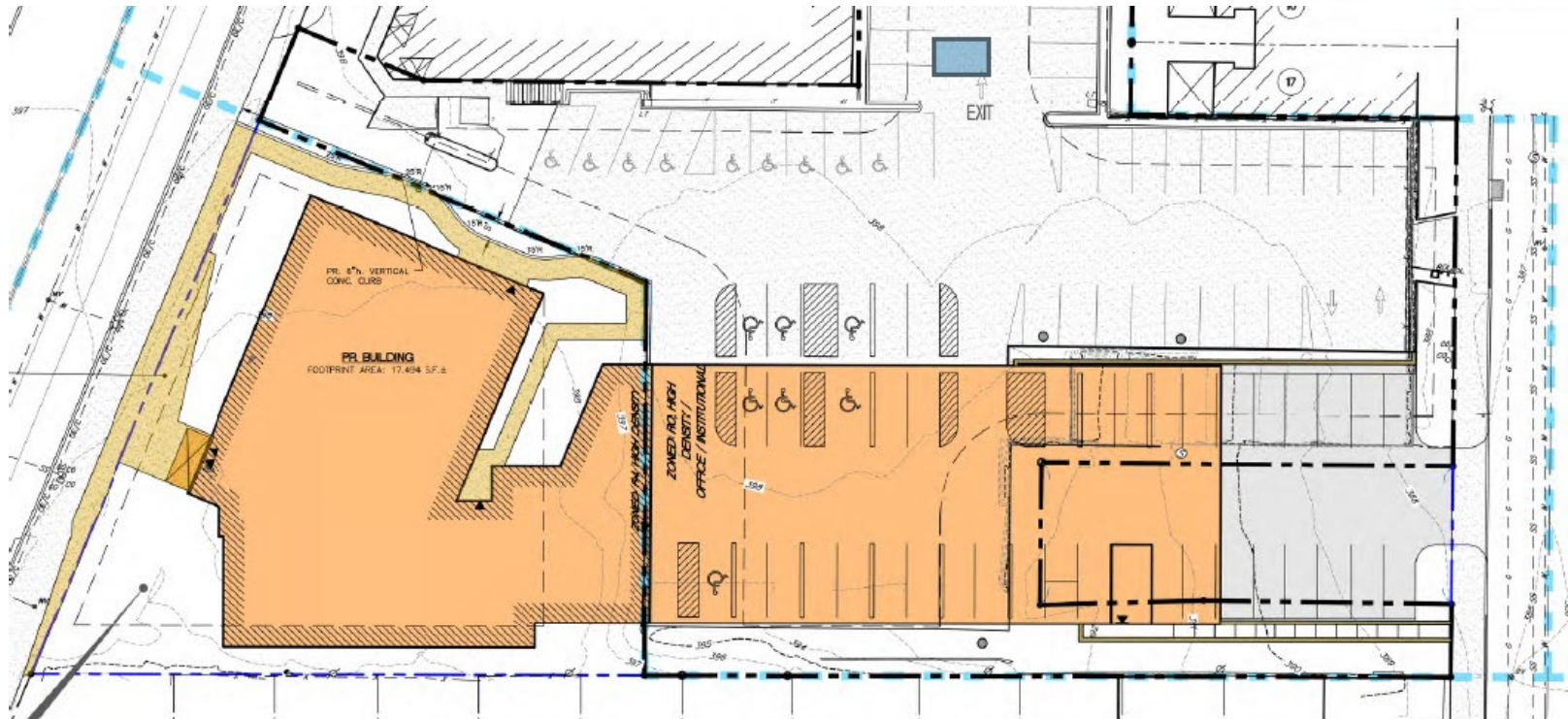
- 213 College Ave
- 217 College Ave –Building over parking deck of 217 College Ave
- 224 and 226 Elm Street – Surface parking and building overbuild



## Project Location



# The Apartments @ College Ave – Phase 1



Site Plan

# The Apartments @ College Ave – Phase 1



South Elevation

# The Apartments @ College Ave – Phase 1



Perspective



# The Apartments @ College Ave – Phase 1



## Immediate Next Steps:

- Lancaster City Zoning Hearing Board – January 24<sup>th</sup>
  - 213 College Ave – R-4 District: Special Exception for Multifamily dwellings.
  - 217 College Ave (Parking garage) – R-0 District: Requesting a Use Variance to build in the air space above the parking garage.
  - 224 and 226 Elm Street – R-0 District: Requesting a Use Variance to build in the air space above the Elm Street lots.
  - Requesting relief from setbacks for the proposed building and parking – Due to the building crossing several property lines.

**Next Steps**

# The Apartments @ College Ave – Phase 1



## Anticipated Project Schedule:

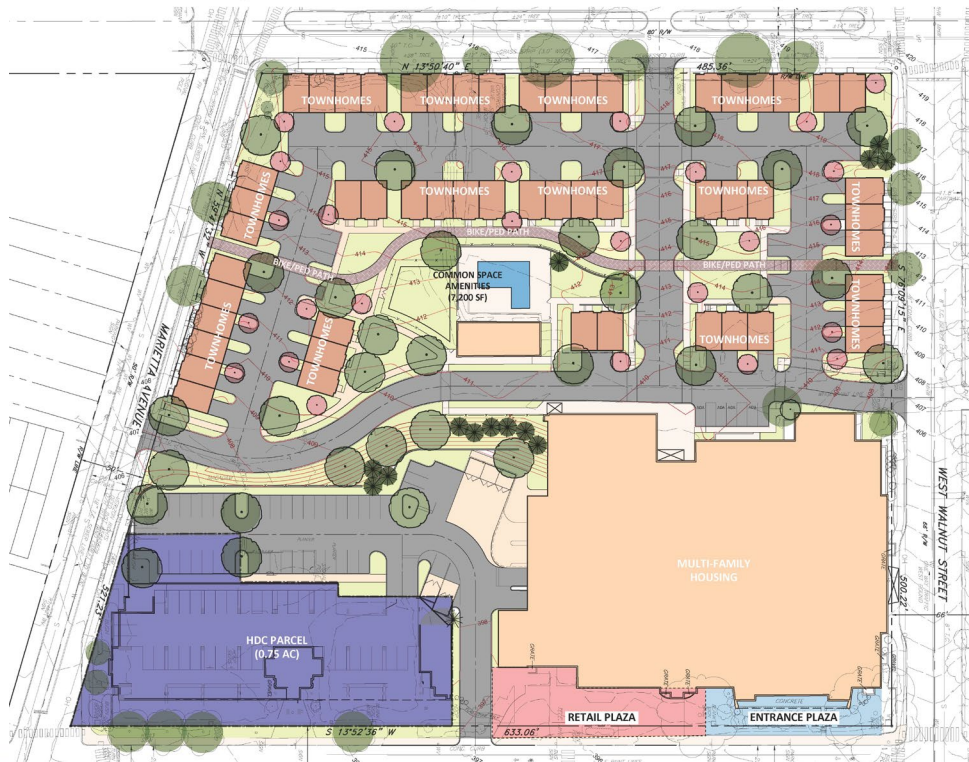
- January 24th, 2022 – Lancaster City Zoning Hearing Board
- Posting of public meetings on College Ave website – [collegeavenueplanning.com](http://collegeavenueplanning.com)
- **Middle of May 2022 – Next Neighborhood Update Meeting**
- End of May 2022 – Finalize Design
- August 2022 – Record Final Plans and Start Construction
- July 2023 – Accept Applications
- October 2023 – Complete Construction
- June 2024 – Complete lease-up

**\* All dates are subject to change**

**Next Steps**

# Redevelopment of Hospital Campus

Washington Place Equities - 210 College Ave



WPE Update

[collegeavenueplanning.com](http://collegeavenueplanning.com)

# Questions?

Please do not hesitate to reach out to any member of our team with any questions.

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