



Reimagine Redevelopment

South Beatty & Mignonette Streets Opportunity

From Parking to Placemaking

The Beatty Apartment Block turns vacant lots into a place for

Families to make their home

Neighbors to make connections

Investment to make impact



Our Team

- Developer/Owner: Catalyst Communities LLC
- Property Manager: Beacon Residential Management
- Design & Engineering:

Desmone Architects

Integrated Engineering Solutions* – Structural Engineer

Allen & Sharif* – MEP Engineer

Sci-Tek* - GeoTech Consultant

Pashek + MTR* - Landscape Designers

Civil and Environmental Consultants

* denotes M/WBE firm

Catalyst Communities LLC

Local leadership rooted in 30+ years of development success combined with the financial strength and community management expertise of Beacon Communities, a 50 year old firm ranked as one of the country's top affordable housing developers, owners, and managers





Beacon Residential Management

Curb appeal

High performing properties

Resident satisfaction





Beacon Residential Management

18,000 Residences
150 Communities
13 States

Award winning staff
Resident services
Local presence





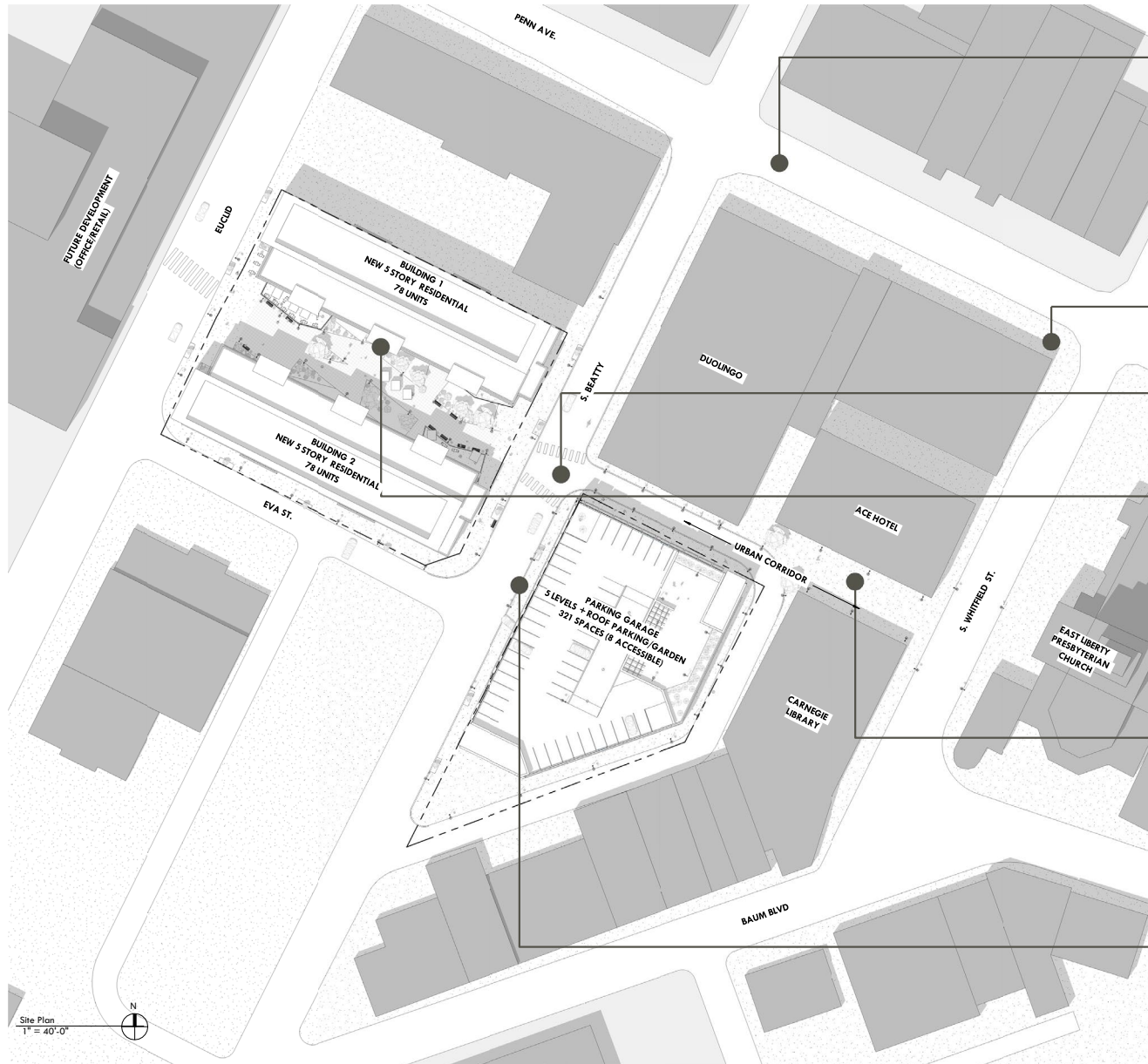
Our Vision

reimagine redevelopment

Apartments & Parking

URA Proposal
09.26.2019





p4 CT.6
Business District

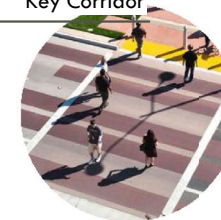


p4 CT.2/5
Bike Share Station



p4 CT.2
Improve Crosswalks

p4 CT.4
Key Corridor



p4 CT.3
Wayfinding



p4 CT.1
Bus stops

PROJECT SUMMARY

- Residential:
 - Two, 5 story buildings
 - 15,330 sf/floor
 - 76,650 sf total per building

• 153,300 sf total residential

- 156 units total
 - 16 studio
 - 104 1 bedroom
 - 36 2 bedroom

- Parking Structure:
 - 4 stories + roof
 - 26,600 sf/floor
 - 321 spaces

- 106,400 sf total + 26,600 roof
 - Approx 3000 sf green roof
 - 400 sf "flex kiosk"



Project Phasing Plan

Existing Sites

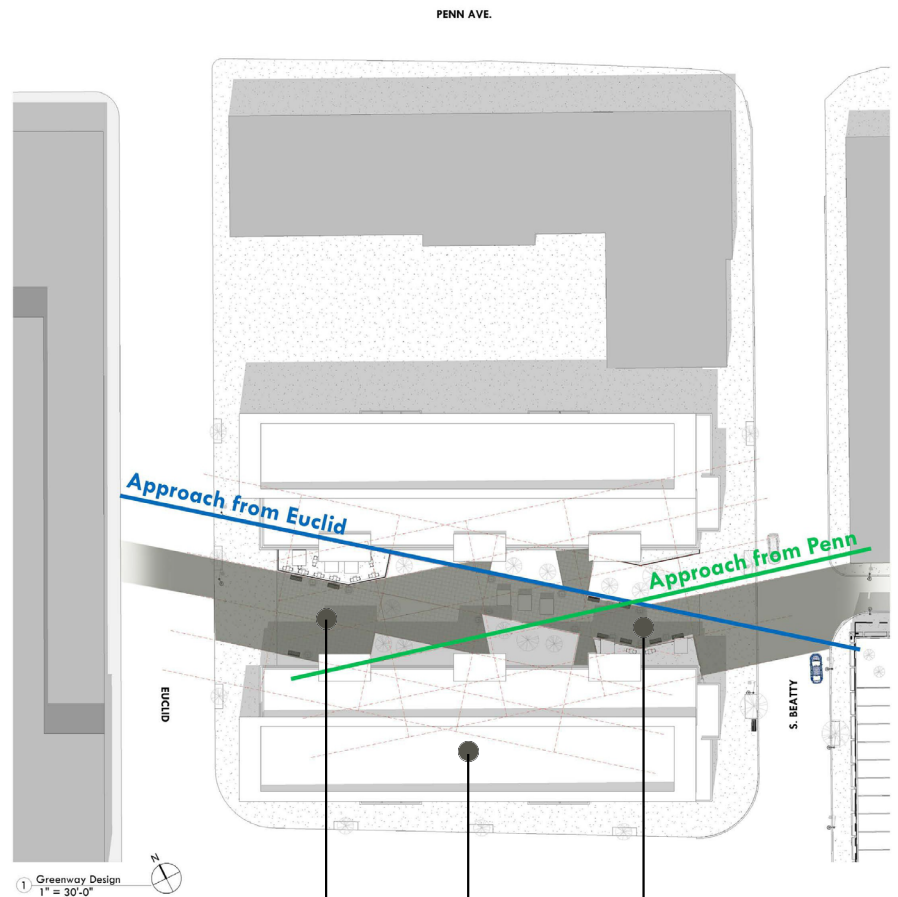
S. Beatty Lot = 135 Spaces
 Mignonette Lot = 75 Spaces
Total Parking Count = 210 Spaces

Phase 1 = Parking Garage

Maintain S. Beatty Lot = 135 Spaces
 (Lose Mignonette Lot)
Total Parking Maintained = 135 Spaces

Phase 2 = Residential Buildings

Parking Garage Complete = 321 Spaces
 (Lose S. Beatty Lot)
Total Parking Count at
Project Completion = 321 Spaces



12,400 sf
Urban Open Space

Anticipated
Brownfield
Redevelopment

Resultant Pathways
from Grid Approach

Greenway Design:
Reconciling Conflicting Grids



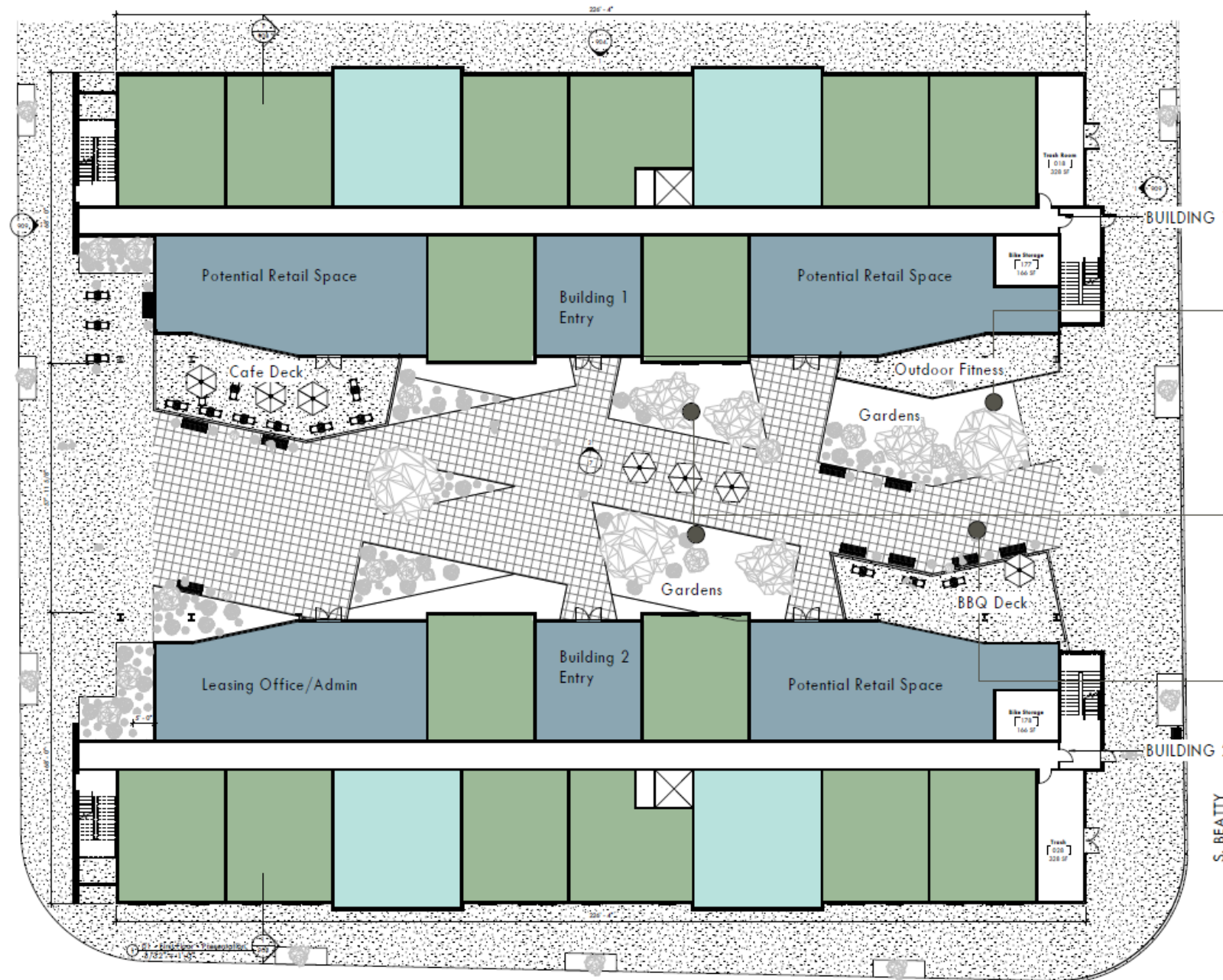
Urban Corridor:
Access to Community Assets

p4 I.2
Community Assets

- ELPC
- Parking
- Urban Open Space
- Pedestrian Path
- Penn Ave Bus. District
- Library

Urban
Corridor/
Greenway





Legend

- 1 Bedroom
- 2 Bedroom
- Amenity

FLOOR SUMMARY

Building 1
 14,667 sf
 1660 sf Cafe/Comm. Room
 1851 sf Fitness Center
 682 sf Resident Lounge
 2314 sf Circulation/Service

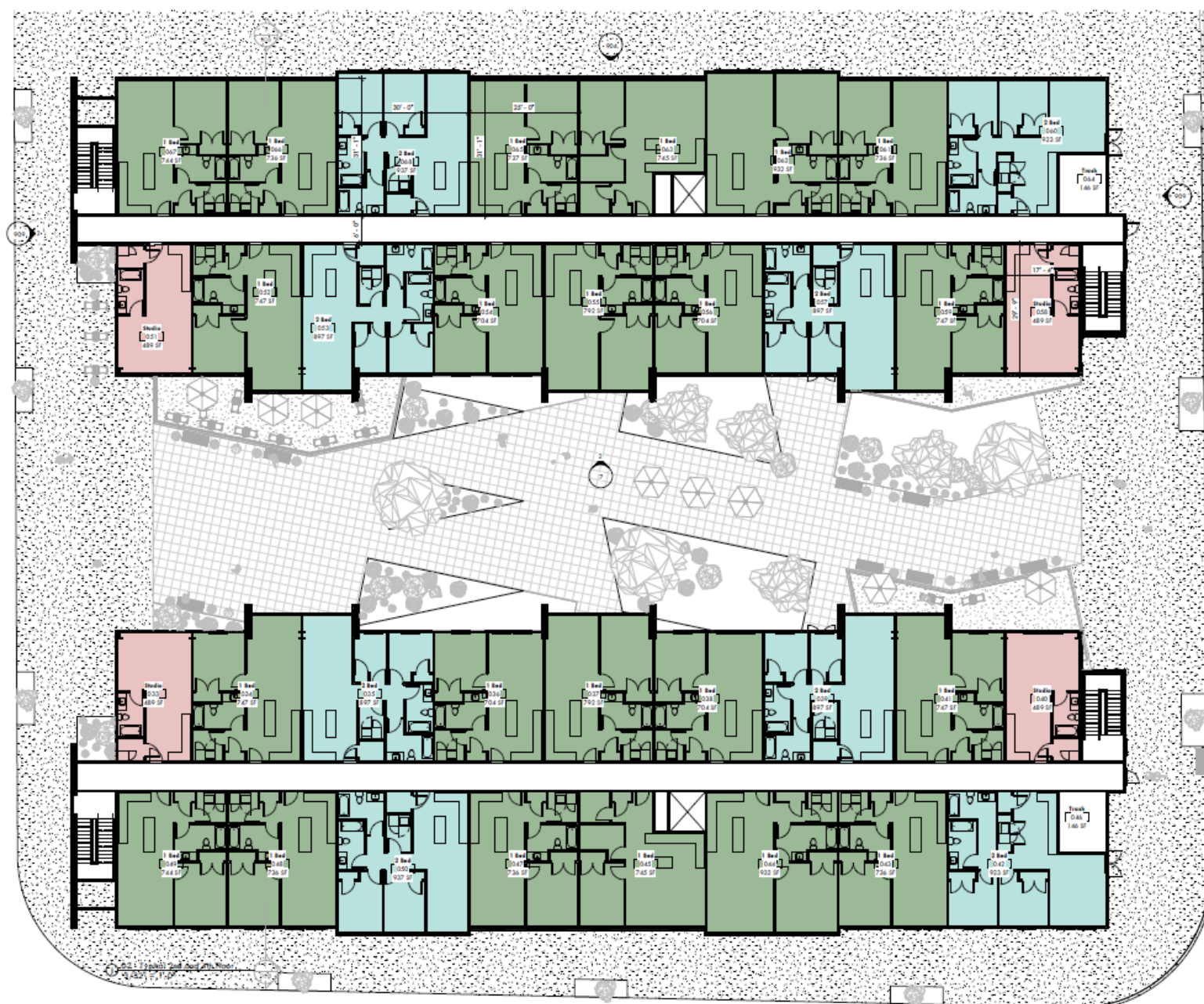
Building 2
 14,667 sf
 1665 sf Leasing Office
 1855 sf Activity Room
 686 sf Resident Lounge
 2314 sf Circulation/Service

Resident Fitness
 Future Retail

Gardens &
 Green Infrastructure

Clubhouse and Patio/
 Future Retail





FLOOR 2-4 SUMMARY

Building 1
15,330 sf

13,297 sf Residential
2 Studio
11 1 Bed
4 2 Bed
17 Units/Floor

2033 sf Service/Circulation

Building 2
15,330 sf

13,297 sf Residential
2 Studio
11 1 Bed
4 2 Bed
17 Units/Floor

2033 sf Service/Circulation

Legend

- 1 Bedroom
- 2 Bedroom
- Studio

UNIT SUMMARY

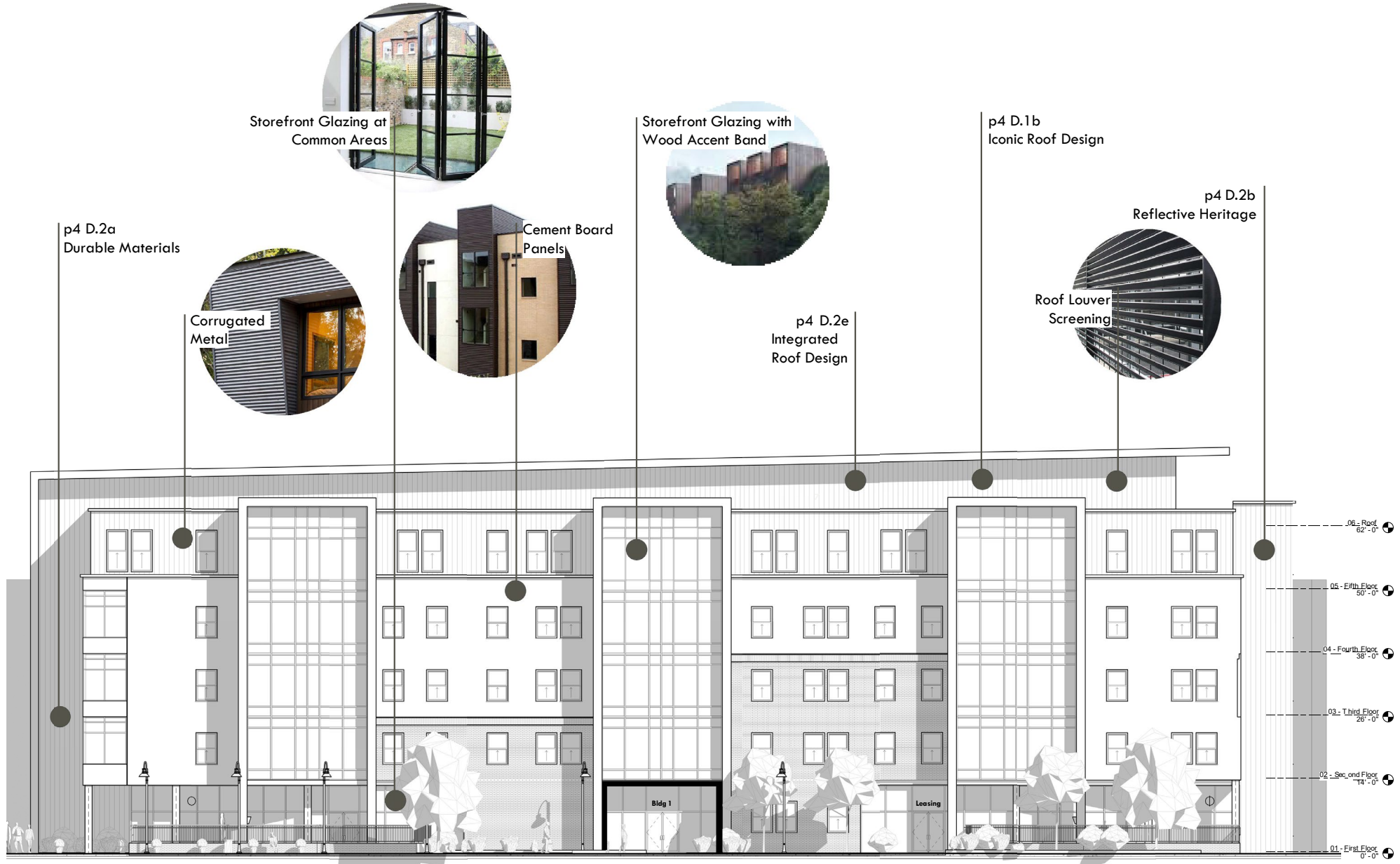
Building 1

	Studio	1 Bed	2 Bed	Total
1st Floor	0	8	2	10
2nd Floor	2	11	4	17
3rd Floor	2	11	4	17
4th Floor	2	11	4	17
5th Floor	2	11	4	17
Total:	8	52	18	78

Building 2

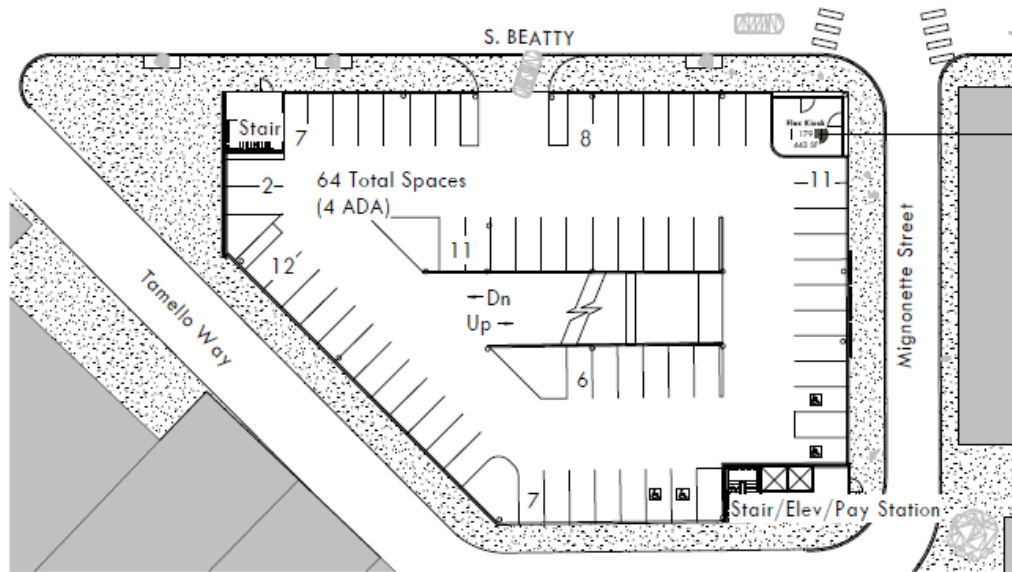
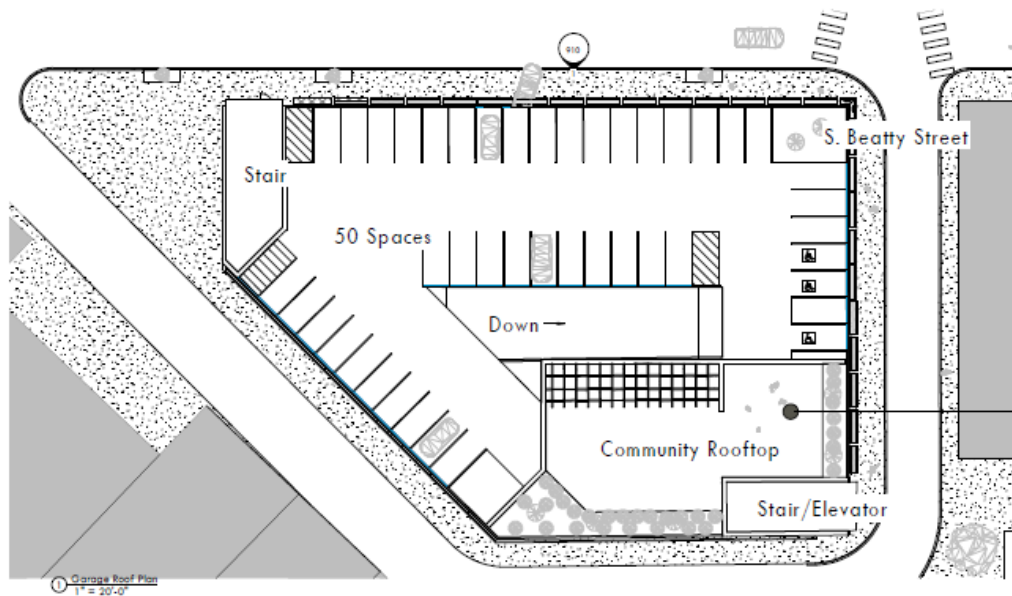
	Studio	1 Bed	2 Bed	Total
1st Floor	0	8	2	10
2nd Floor	2	11	4	17
3rd Floor	2	11	4	17
4th Floor	2	11	4	17
5th Floor	2	11	4	17
Total:	8	52	18	78

Grand Total: 16 104 36 156



2 - South Elevation
1/8" = 1'-0"





p4 P.2
Active Use Flex
Kiosk





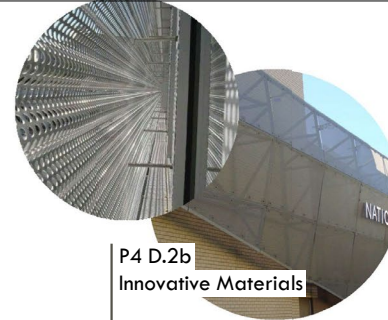
Storefront Glazing
with Wood Accent Panel



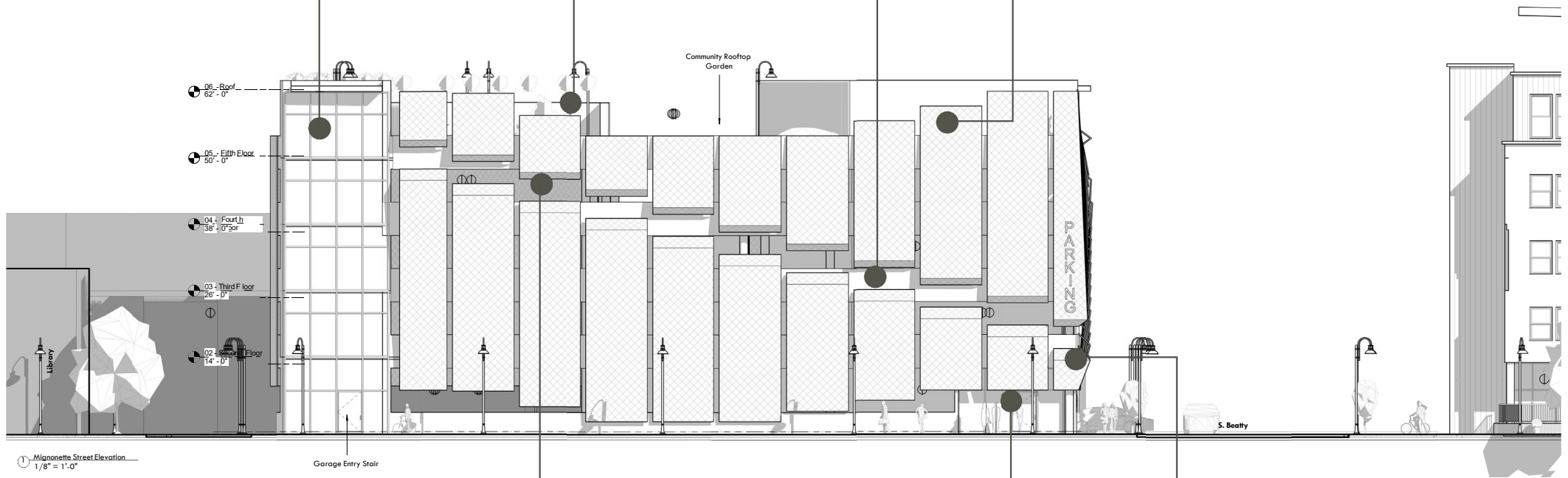
p4 D.2c
Roof Design



p4 P.6
Public Art
Mural on
Spandrel Panels



P4 D.2b
Innovative Materials



p4
Public Art
Suspended - Inside and Out



p4 P.2
Active Use Flex
Kiosk



p4 D.2c
Details & Elements

Beatty Apartments Summary

Two apartment towers

Unique 321 parking space garage

Pedestrian plaza and active street level uses
to enliven neighborhood



	Income Target				
Unit Type					
	< 50% AMI	< 60% AMI	<80% AMI	Unrestricted	Total
Studio			8	8	16
1 Bedroom	40	40	7	17	104
2 Bedroom	11	8	5	12	36
	51	48	20	37	156
	33%	31%	13%	24%	
<i>Proposed rents will range from \$770 per month to \$1,975 per month</i>					



Financing Plan

Maximize private debt and equity

Minimize public investment

Embody sustainability

Sources and Uses

Sources			
	Phase 1	Phase 2	Total
	Residential + Parking	Residential Only	
LIHTC Equity	\$ 4,029,356	\$ 11,875,000	\$ 15,904,356
Loans	\$ 17,810,461	\$ 3,528,364	\$ 21,338,825
Gap Funding			
HACP Gap Funding	\$ 2,436,000	\$ 2,001,000	\$ 4,437,000
Penn Plaza Settlement Funds	\$ 1,000,000		\$ 1,000,000
Multi-Modal Transit Funds	\$ 2,000,000		\$ 2,000,000
East Liberty TRID Grant	\$ 1,000,000		\$ 1,000,000
Deferred Developer Fee	\$ 1,600,000		\$ 1,600,000
FHLB AHP		\$ 750,000	\$ 750,000
Total	\$ 29,875,817	\$ 18,154,364	\$ 48,030,181
Uses			
Parking Structure	\$ 8,500,000		\$ 8,500,000
Residential Construction	\$ 13,827,936	\$ 13,898,010	\$ 27,725,946
Residential Contingency	\$ 691,397	\$ 694,901	\$ 1,386,298
General Development Costs	\$ 1,731,040	\$ 1,283,960	\$ 3,015,000
Interest & Finance Fees	\$ 829,068	\$ 387,605	\$ 1,216,673
Reserves & Escrows	\$ 733,740	\$ 389,888	\$ 1,123,628
Paid Developer Fee	\$ 1,962,636	\$ 1,500,000	\$ 3,462,636
Deferred Developer Fee	\$ 1,600,000		\$ 1,600,000
Total	\$ 29,875,817	\$ 18,154,364	\$ 48,030,181

Community Engagement

Review proposal with stakeholders

Series of sessions with stakeholders to review community expectations

Continuous outreach: coUrbanize, email blasts or newsletter updates

Update meetings with representative group of community stakeholders at each milestone



Commitment to Equity & Inclusion

Development Staff and Team
Construction Workforce
Property Management Site Staff



*Project team currently includes 18% minority and 9% women participation

Why Catalyst?



EXPERIENCE



CAPACITY



VISION



VALUES