

# Fact Sheet - St. Francis Redevelopment Project

*Revise on 1.18.06*

*The accuracy of the information contained in this document was verified by the developer, Exeter Property Co., and is subject to change.*

*Density and heights of the units will be limited to the maximum allowed under the St. Francis Adaptive Re-use Redevelopment Plan which must be approved by the city.*

## General Description and Status of the project:

- Exeter Property Company is under contract to purchase the property, formerly known as St. Francis Hospital, and will convert it to housing, parking and commercial/retail space. The development also includes 2 parcels on Ninth Street – the parking garage on Erie Street and the 100' x 100' vacant parcel at 210 Ninth Street. This is the location of the Park Hamilton Condominium south lot.
- There will be a mix of condos and rental units, depending on market conditions.
- Housing units will consist of Studio to 3 bedroom. The majority will be one and two bedroom.
- Sales price is \$450/sq ft, subject to change according to the then current market conditions.
- Architectural renderings have been released to the public for all parcels.
- There will be a redevelopment plan, since variances are required for each of the three parcels.

## McWilliams Place

- There will be two building complexes divided by the restored Pavonia Ave. Approximately 225 housing units on the block facing the park, and approximately five or six retail and commercial units on the ground floor will be included. Anticipated uses are: The Garden Pre-School, Eye Doctor, Health Club/Gym, restaurants, and office space (Similar to the Majestic project and The Park Foundry). The project may also include a recreation room/community center with access to the pedestrian mall.
- The current brown tower structure of St. Francis will be refaced. Two of the three other buildings will get extensive face lifts and will be gutted. One will be demolished. There will be new infill construction north of the "brown tower", and north of the existing Nursing School building on Eighth Street.
- The tallest point of the tower building will be no higher than the current height of the brown tower building. The maximum height is subject to change due to rezoning, so there is a possibility that this height will be exceeded.
- The various buildings will be linked by internal courtyards and walkways. The Garden Preschool Cooperative will have a small garden that is part of the landscaping on the McWilliams Place block.

### **210 9<sup>th</sup> Street:**

- The building at this parcel will have approximately 30 housing units and will be 5 stories tall. There will be no parking on site.

### **Erie Street Garage Parcel:**

- The building at the site of the Erie Street Garage will have approximately 65 housing units. The first three floors of the structure will consist of concealed parking. It will be a total of 9 stories.

### **Changes to Streets:**

- Pavonia Ave. will be restored as a cobblestone, "Parisian" style avenue. It will not be open to vehicular traffic, except for deliveries, emergency vehicles, etc.

### **Parking:**

- The city generally requires a minimum of .5 parking spaces per residential unit. Exeter Property Co. has stated there will be approximately .8 parking spaces per Unit.

### **Construction Schedule:**

- Construction will begin in the second half of 2006. The first phase, which will consist of the McWilliams Place parcel, and take approximately 1.5 years to complete. The 2nd phase, which includes the site of the Erie Street Garage, will be completed in approximately 3 years or less. The 210 9th Street parcel will be included in the first or second phase.

### **Developer's Contribution and Changes to the Park:**

- The developer has stated an intention to contribute to the rehabilitation of Hamilton Park, and has also offered to restore the East side of the park to its original traffic pattern. (The elimination of head in parking, rebuilding the side walk, and restoring 2 sides of parallel parking).