

Team:  
*What's  
SeeQua?*



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**Site Planner**



David Blackwell  
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*Grow up and grow old together in an intergenerational neighborhood emphasizing housing for all, sustainability and resiliency, and community building. Elmwood will harken back to its small-town roots as a place you will want to visit and not want to leave.*

Look back to  
move forward.



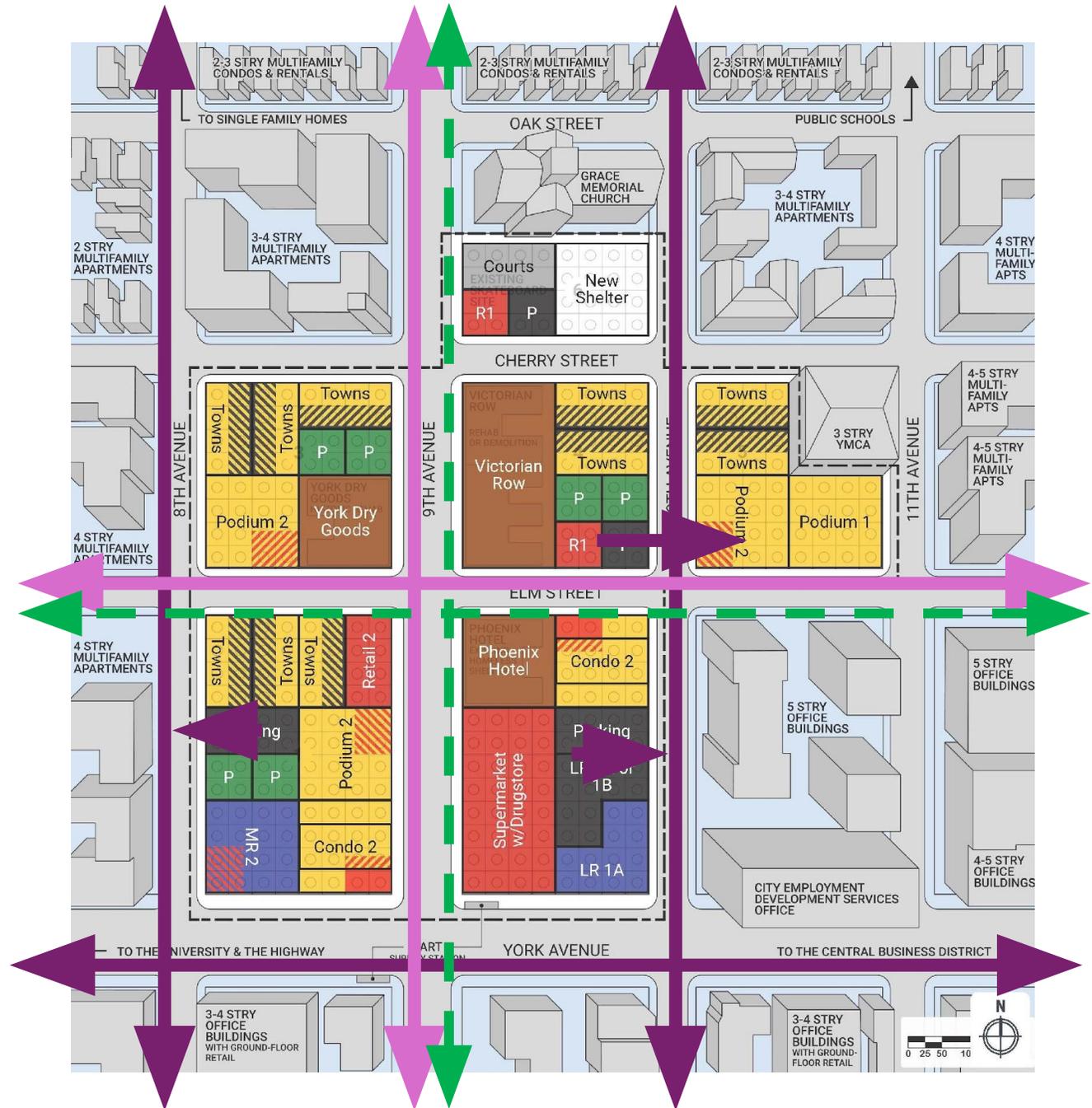
# A safe place to live and play.

- Elmwood @ 9th Crossroads:
- Multi-generational live-work
- Neighborhood block-parks
- Safe place to walk, bike, and gather for all



# Parking in strategic locations.

- Elmwood @ 9th Crossroads:
- Multi-generational live-work
- Neighborhood block-parks
- Safe place to walk, bike, and gather for all
- Connecting to mass transit
- Parking away from 9<sup>th</sup> & Elm



Elmwood will  
be built for all  
ages.  
Truly.

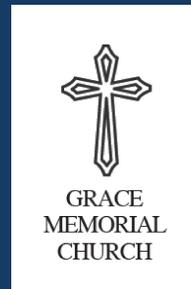
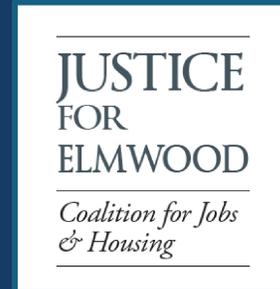
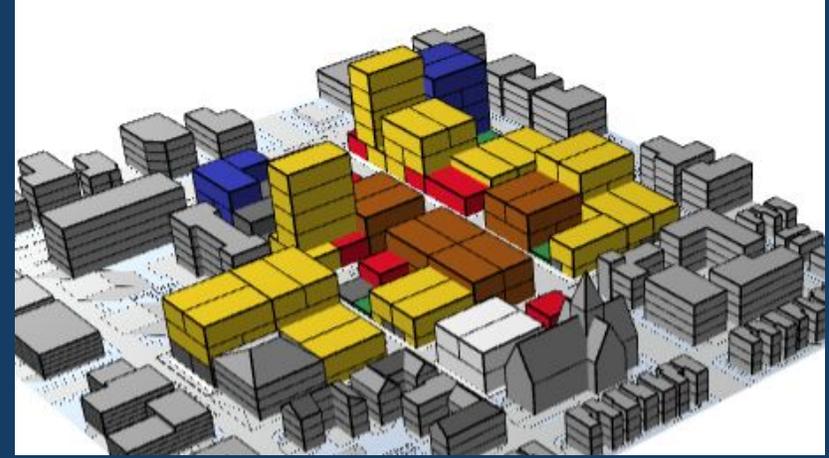


- Multigenerational Living
- Improved mental well-being
- Positive impact on youth



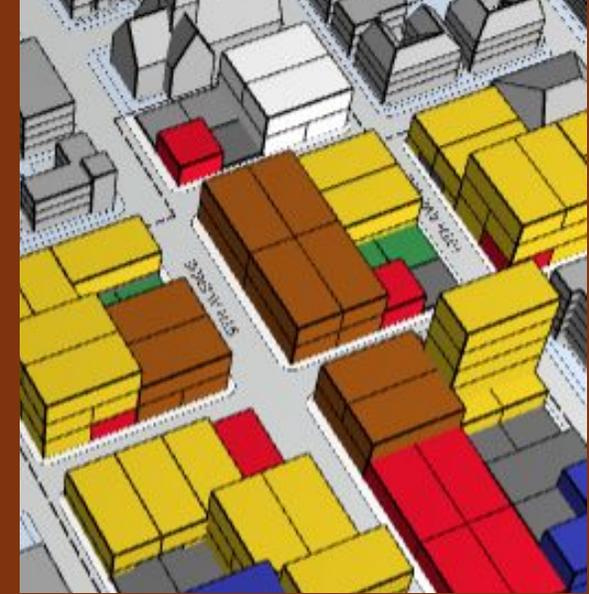
# Housing for all.

- 528 units for mixed incomes
- Senior condominiums  
□ downsize in style
- 13% affordable/ 66 units
- New, state-of-the-art shelter for families in need



# Community Building.

- Activation on 9<sup>th</sup> & Elm
- Community center & resilience hub
- Co-located day care and senior center
- Open space and courts  pickle puff!



# Equity and Resilience.



Yorktown  
Environmental  
Coalition

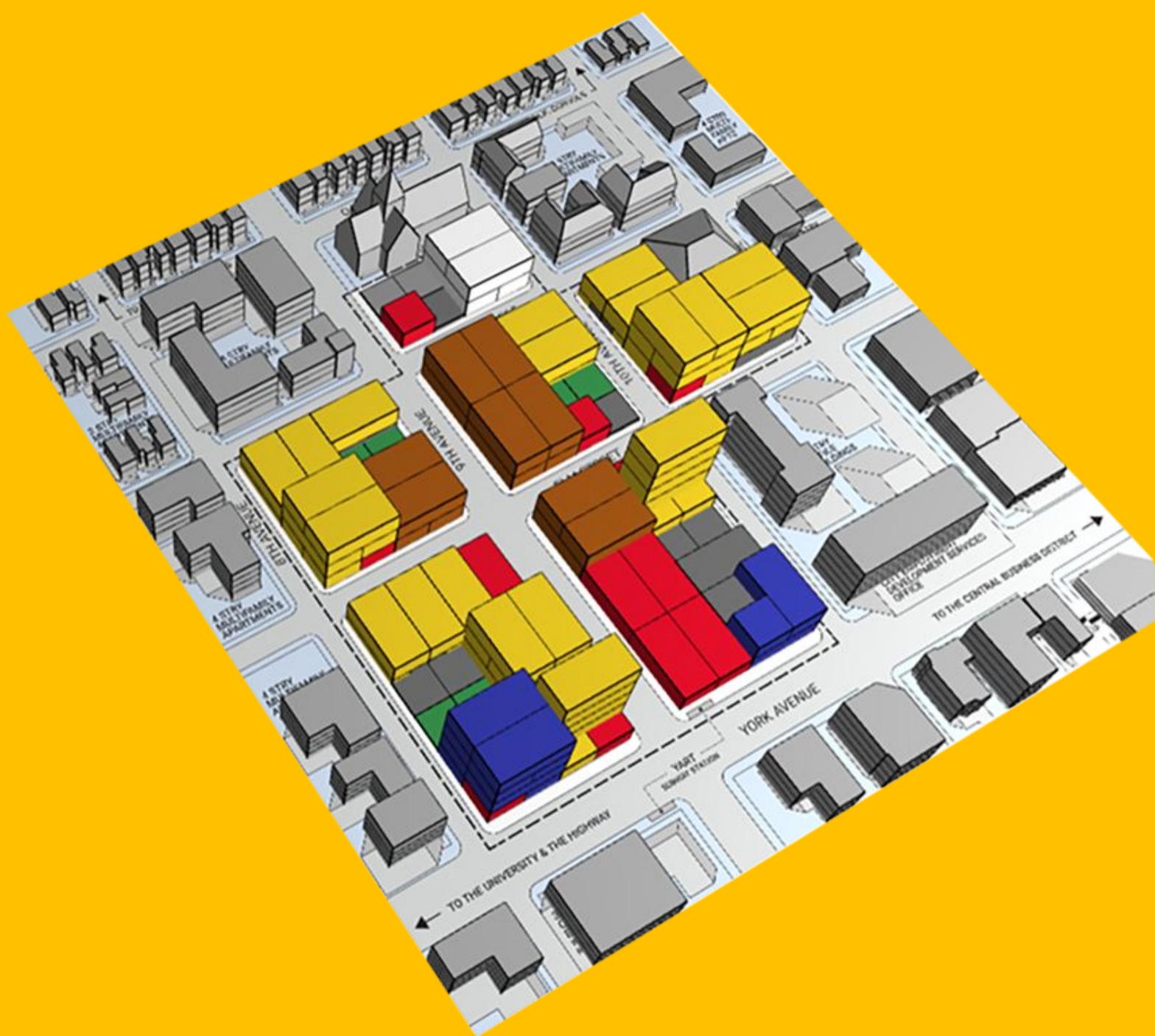
EcoDistrict Priorities	Pillars	Evidence
<b>Multigenerational Neighborhood and Community</b>  Condos – Amenity Rich Senior Housing  Housing for All	Equity & Resilience	<ul style="list-style-type: none"> <li>Improved mental and physical health for aging seniors;</li> <li>Cross-generational support for seniors and youth;</li> <li>Courts and open space for cross-generational activities and community engagement</li> <li>13% affordability plus shelter for homeless families</li> </ul>
<b>Jobs Housing Balance (&lt; 2:1)</b>  Neighborhood serving retail and community services	Resilience and Climate	<ul style="list-style-type: none"> <li>Workers will have housing;</li> <li>Walk/bike to work</li> <li>More resilient community to support businesses that employ residents (\$ stays in community)</li> </ul>
<b>Historic preservation for community serving retail &amp; Housing</b>	Equity, Resilience, Climate	<ul style="list-style-type: none"> <li>Lower carbon impact by preserving historic buildings;</li> <li>Adaptive reuse for residential yields naturally occurring affordable housing;</li> </ul>
<b>Bike and Walkability</b>	Equity, Resilience, Climate	<ul style="list-style-type: none"> <li>Non-dependency on car ownership;</li> <li>Lower carbon emissions</li> <li>Walking/Biking encourages community engagement</li> </ul>



# And it pencils!

## Low(er) risk, high reward

- 13.6% Rate of Return
- \$11,600,000 City Net Revenue!
- 13% Affordable Housing
- 40,000 SF Open Space
- 30% Net Zero Building
- New Homeless Shelter
- 1,073 Jobs = 2:1 Jobs to Housing
- 620 Entry Level Jobs
- Supermarket Provided
- No Building Types Overbuilt



*Happy Birthday  
Karen!*



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Thank you!



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