



# Northgate Village

Next Steps in the Planned  
Renewal of a Great University  
City Neighborhood

# Introduction:

## Who is Bywater Development Group?

## Who is Bywater Development Group?

- A Relatively New (2 Years Old) Affordable Housing & Community Development Company;
- Principals have over 40 years of combined housing and community development experience;
- Offices located in Ferguson, but working throughout Midwest and South;

## Who is Bywater Development Group?

- Principals have been leaders in a wide array of community development initiatives in the St. Louis Region;
- We place high value in listening, being a good partner, working hard, and achieving good outcomes for the communities in which we work.

# Who is Bywater Development Group?



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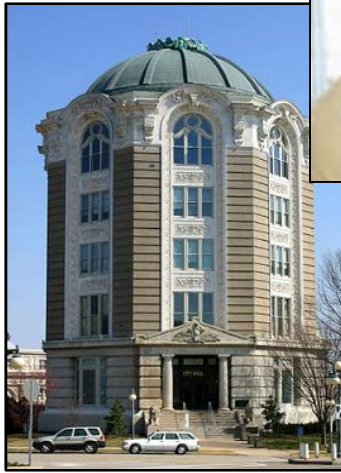
- J. David Dodson, CEO
- Aaron Burnett, President
- Elizabeth Beckerle,  
Development Coordinator

# Northgate Village

## Strong Community Context



## University City: A Vibrant and Diverse “Community of Choice”







Inner ring suburb located at the very heart of the metropolitan area

Vibrant, amazingly diverse community of about 35,000 residents

Robust local economy, including “The Loop” shopping, dining, entertainment district

Excellent parks, recreation, arts and educational institutions

Effective and responsive local government with professional staff

Strong business and civic stakeholders and anchors (including Washington University)

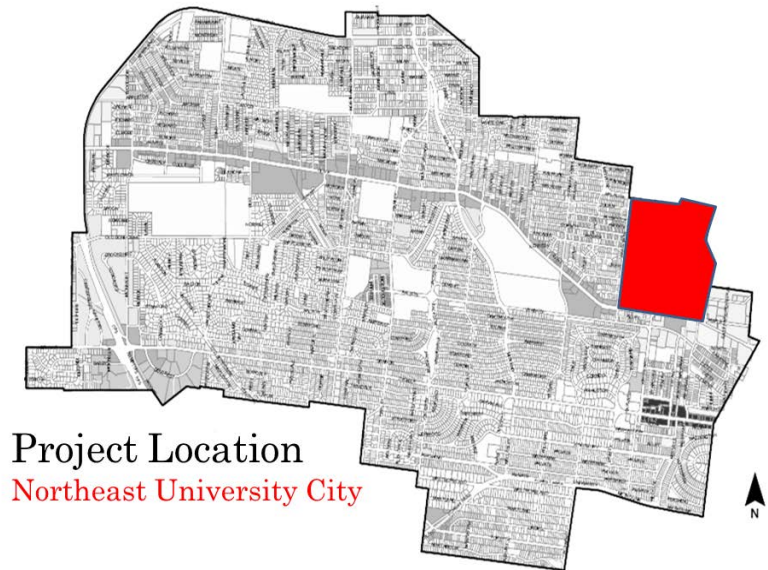
## A Vibrant and Diverse “Community of Choice”

These factors combine to elevate University City’s profile and desirability for living, working, operating a business—or just visiting. University City really has become a Community of Choice for families, households, and businesses in the metropolitan area. Local business organizations, chambers of commerce, stakeholders and citizen groups work with local government to maintain and enhance this standing.

## Revitalization of the Northeast Neighborhood

In the midst of the vibrancy generally associated with University City, some areas of the city have experienced some declining trends. The Northeast Neighborhood is one such area.

- lower income levels;
- more housing condition issues;
- more foreclosures and abandonment;
- greater number of vacant lots and houses.



## Challenges in the Northeast Neighborhood

For these reasons, the Northeast Neighborhood has been a special focus for University City government for the past decade.



## Addressing the Challenges

Over the past decade University City has increased its efforts in the Northeast Neighborhood, and undertaken regular and sustained actions in the area aimed at “bending” the trend lines back in positive directions.



While steady progress has been made, we believe that it is time for the next logical step in the revitalization of the Northeast Neighborhood:

A larger-impact infill housing development



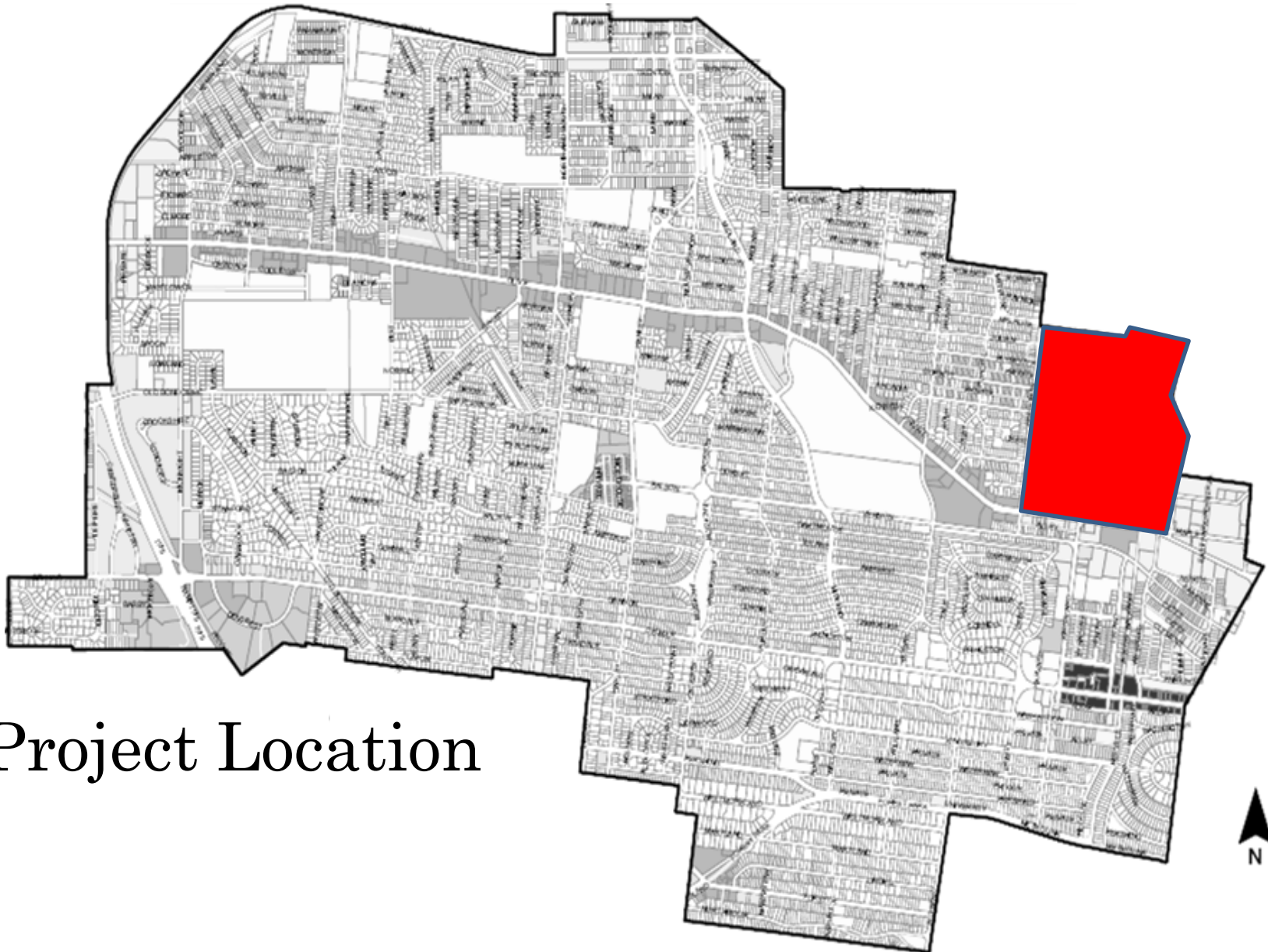
Bywater Development Group Proposes

# Northgate Village

A New Development of 35-40 Affordable  
Lease/Purchase Homes in the Northeast  
Neighborhood

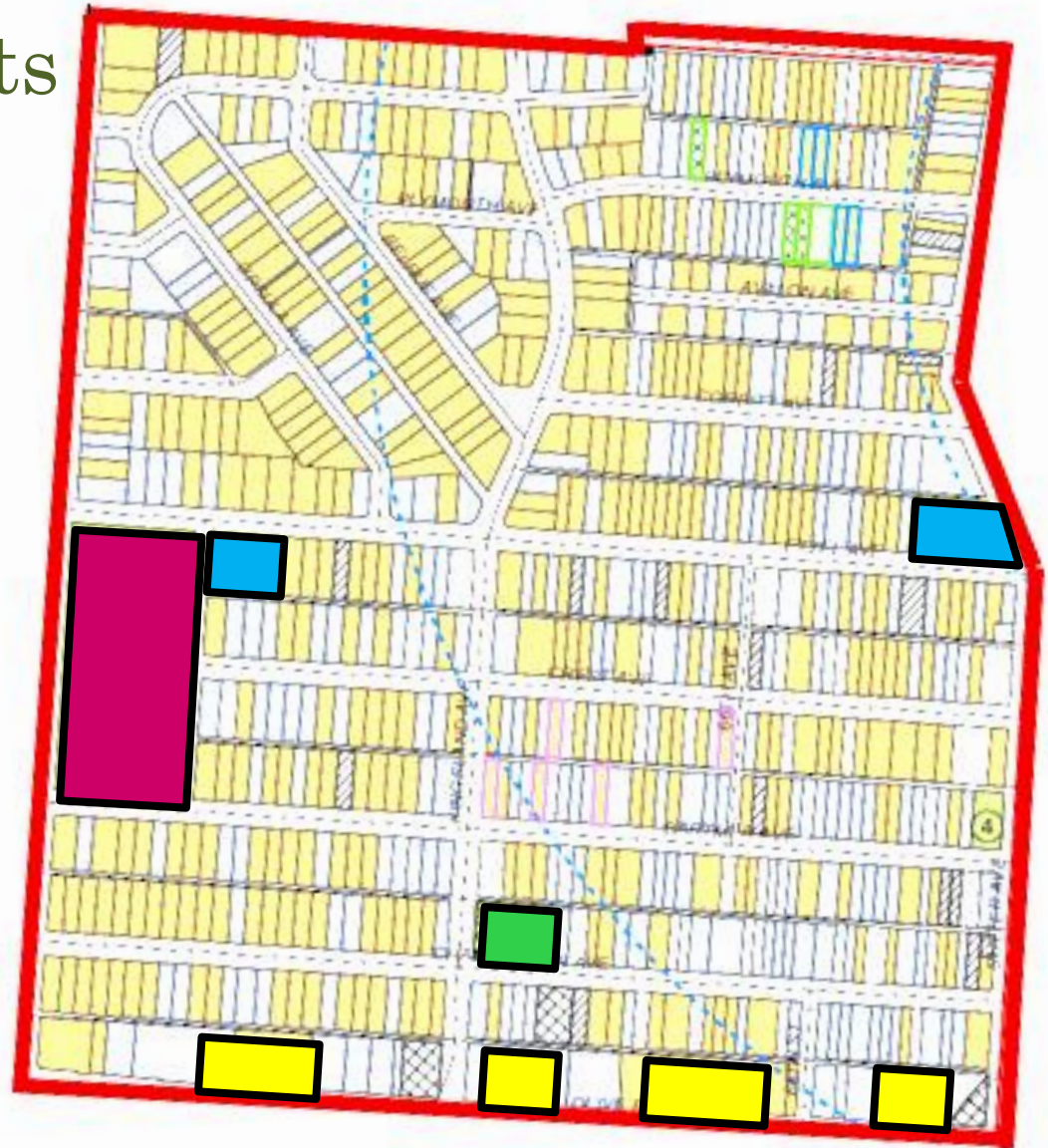
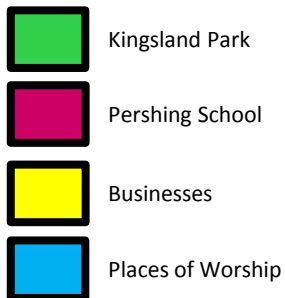
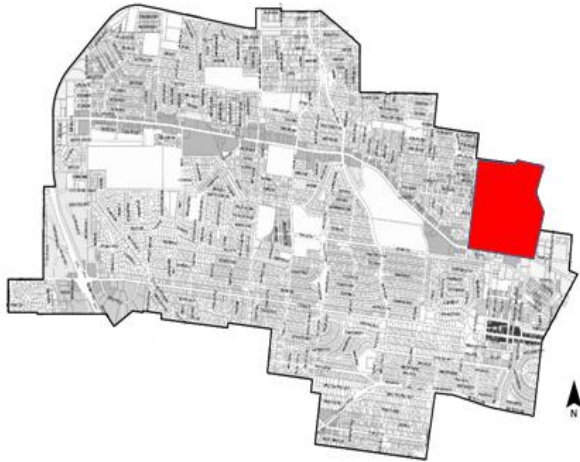
## Ideal Location for Affordable Housing

- Community Assets that attract residents households;
- Community of Opportunity—removing barriers to fair housing and affordability;
- Essential services, employment, arts, dining, recreation, shopping and health care nearby;
- Transportation Linkages ensure excellent access to jobs and services;
- Strong municipal government with resources to ensure sustainability of its communities;



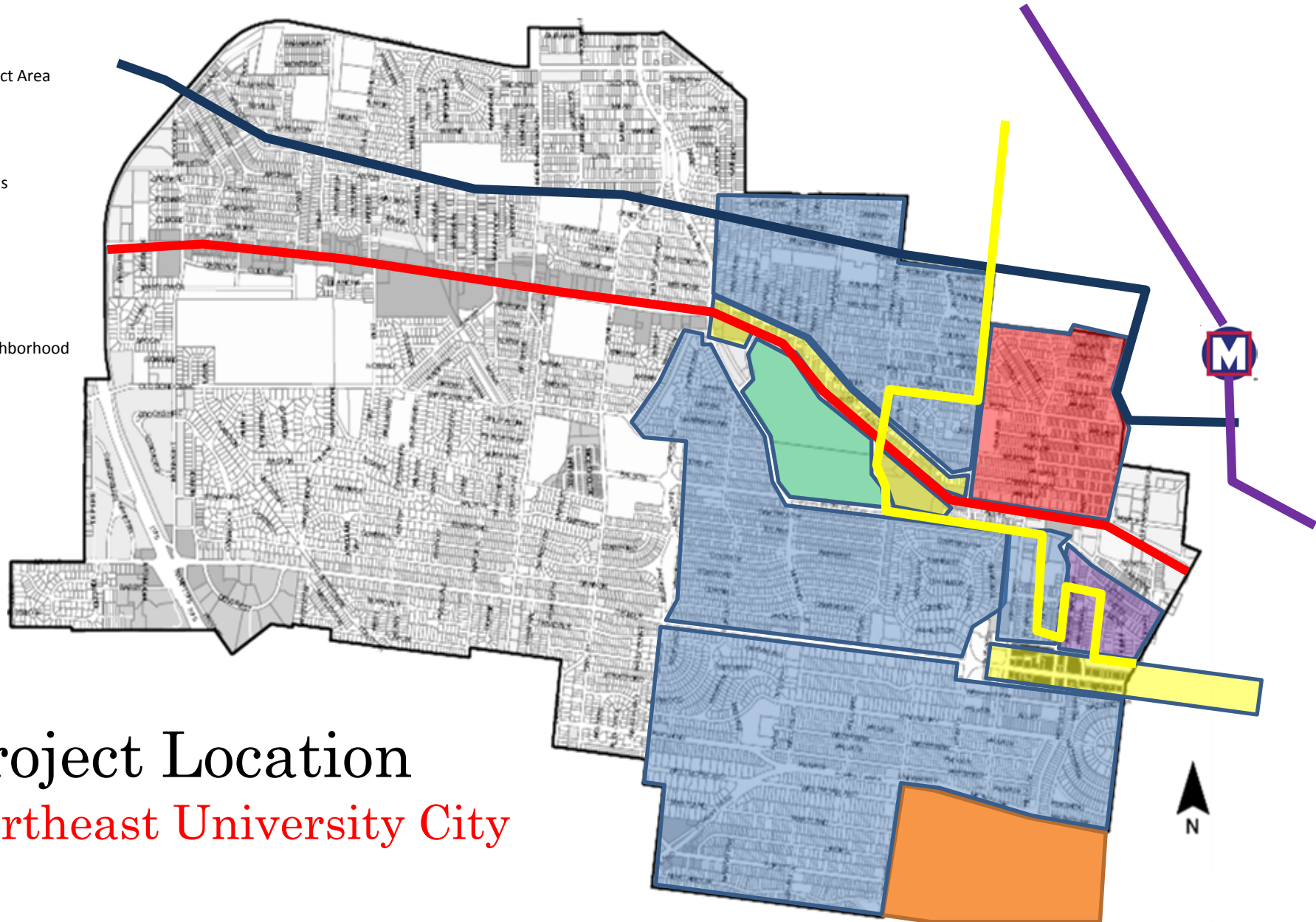
Project Location

# Community Assets





- Northgate Village Project Area
- Washington University
- Strong Residential Areas
- Commercial Districts
- Heman Park
- Parkview Gardens Neighborhood
- MetroBus Route 91
- MetroBus Route 2
- MetroBus Route 94
- MetroLink



Project Location  
Northeast University City

# Northgate Village

## Concept Development



# Concept Development

Bywater's development plans emerged from a process of

1. Actively listening to City Staff's plans and strategic goals for the neighborhood;
2. Conducting a thorough housing conditions analysis and vacant land inventory;
3. Familiarizing ourselves with the city's planning documents and GIS data mapping tools and products.

## Concept Development

From this work a general plan emerged for an affordable single-family lease/purchase development that would

1. Constitute an “Impact Phase” of a multi-phase, sustained housing effort;
2. Create impact by introducing new homes on vacant lots throughout the neighborhood;
3. Avoid any displacement, relocation, or other difficulties for existing residents and owners.

## Concept Development

4. Be large enough to create strategic scale and impact;
5. Be small enough to attract the required resources for financial feasibility;
6. Enhance community stabilization by introducing a prospective home ownership opportunity;
7. Increase affordability through energy-conscious sustainable design and construction, and affordable rent levels.

## Concept Development

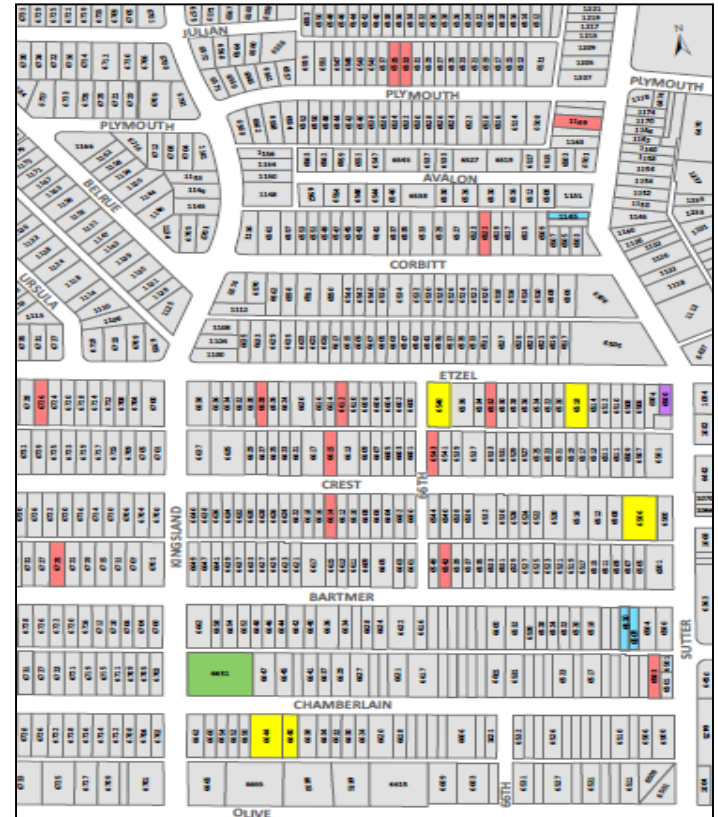
8. Prepare development residents to be future homeowners by providing meaningful support and training programs;
9. Give a “shot in the arm” to prospects and property values in the neighborhood;
10. Take full market advantage of the City’s support, and its strengths and desirability to create “housing of choice” in a “community of choice.”

# Northgate Village

## The Proposed Development

# The Development: Northgate Village

- 35 - 40 new homes, each with three BR; 2 baths
- Universal Design features in all homes; 25%+ homes fully accessible
- Enterprise Green Communities Certification
- 3 models of new homes designed to complement surrounding housing types

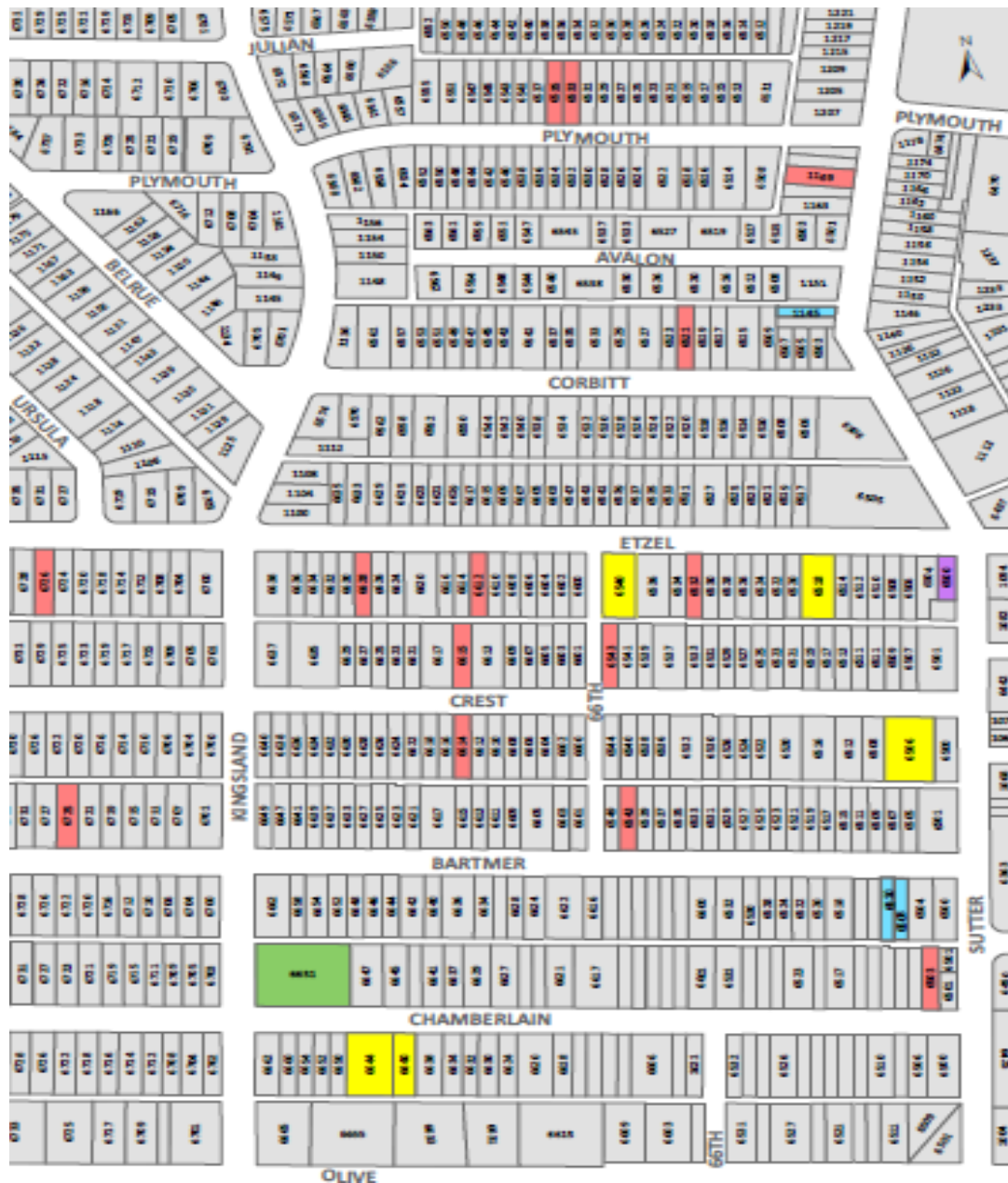




# Development Site Plan:

35-40 homes  
scattered primarily  
through the  
eastern half of the  
neighborhood;

Three distinct unit  
types designed for  
varying lot sizes in  
the area.



# Unit Types

# Home Type “A”



OPTION 1



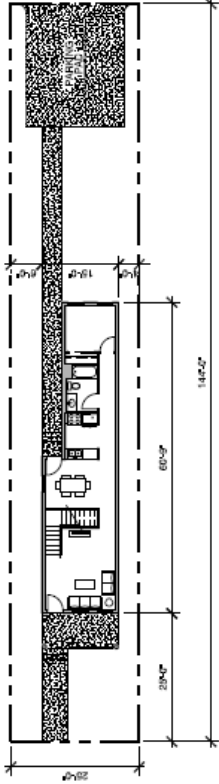
OPTION 2



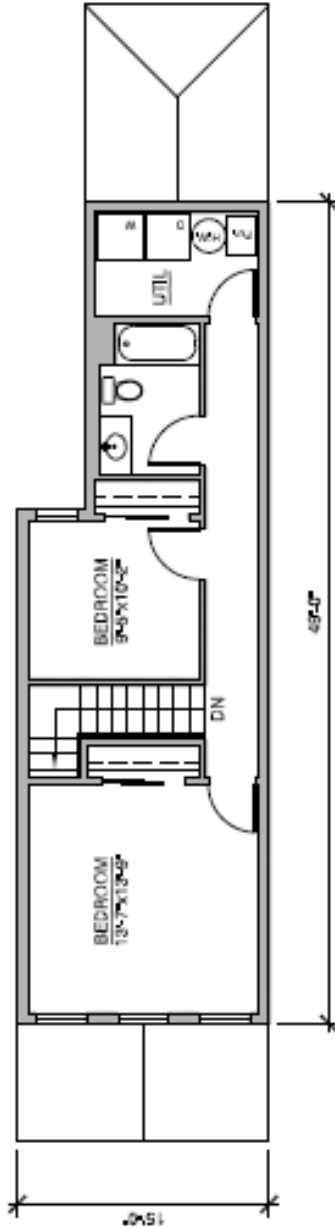
OPTION 3



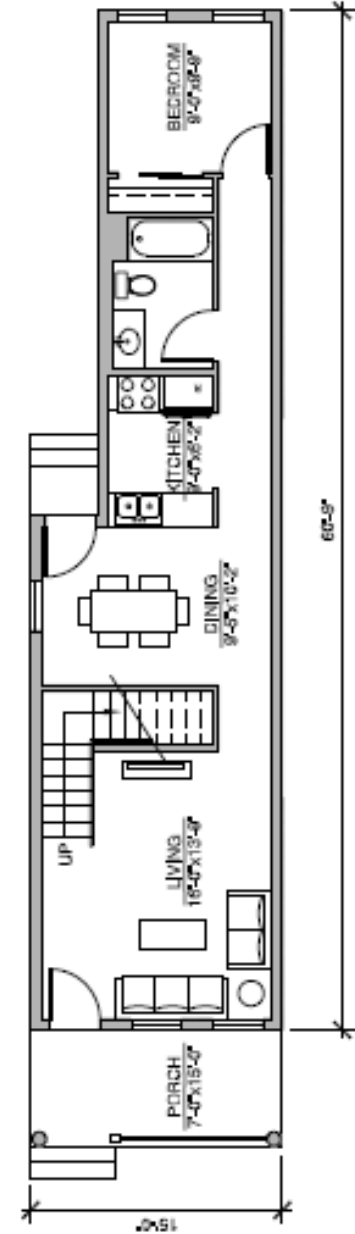
# Home Type “A”



5 units



2 Second Floor Plan  
1/8" = 1'-0"



1 First Floor Plan  
1/8" = 1'-0"

# Home Type “B”



OPTION 1



OPTION 2

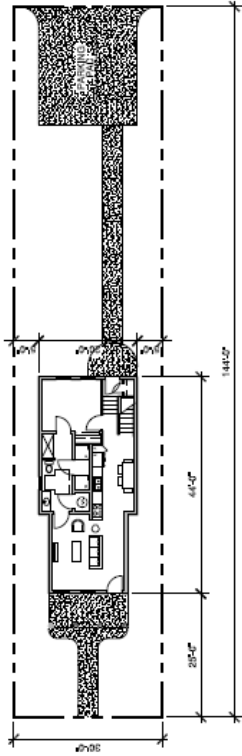


OPTION 3

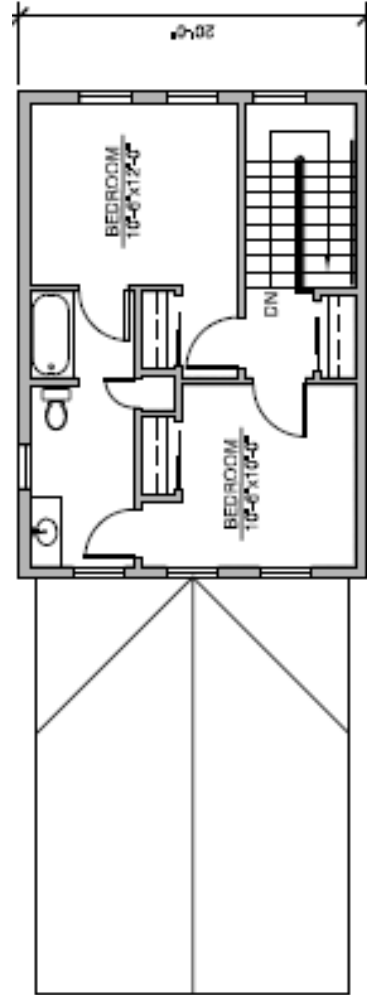


Scale: 3/16" = 1'-0"

# Home Type “B”

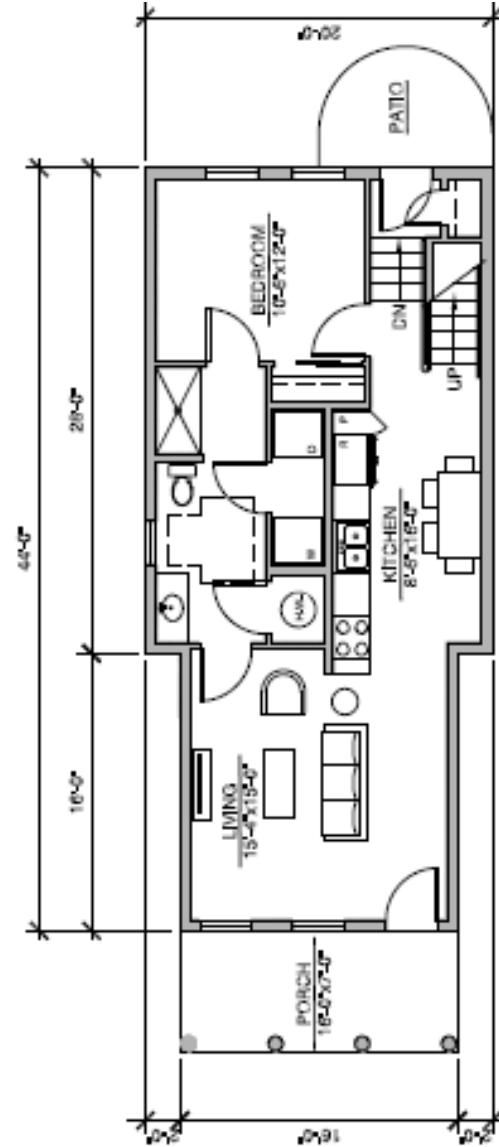


14 units



2 | Second Floor Plan

1/8" = 1'-0"



1 | First Floor Plan

1/8" = 1'-0"



# Home Type “C”

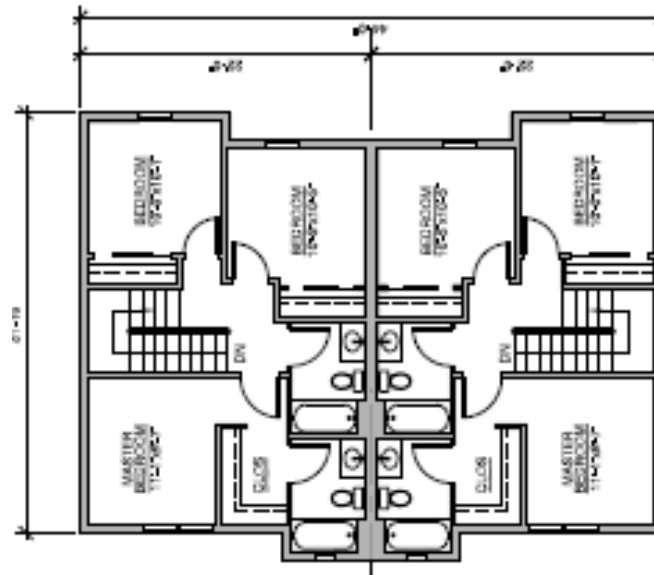
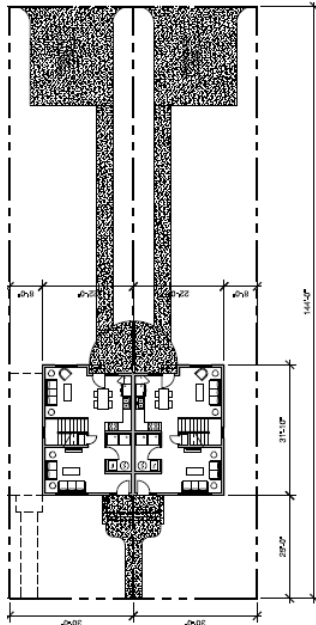


OPTION 1



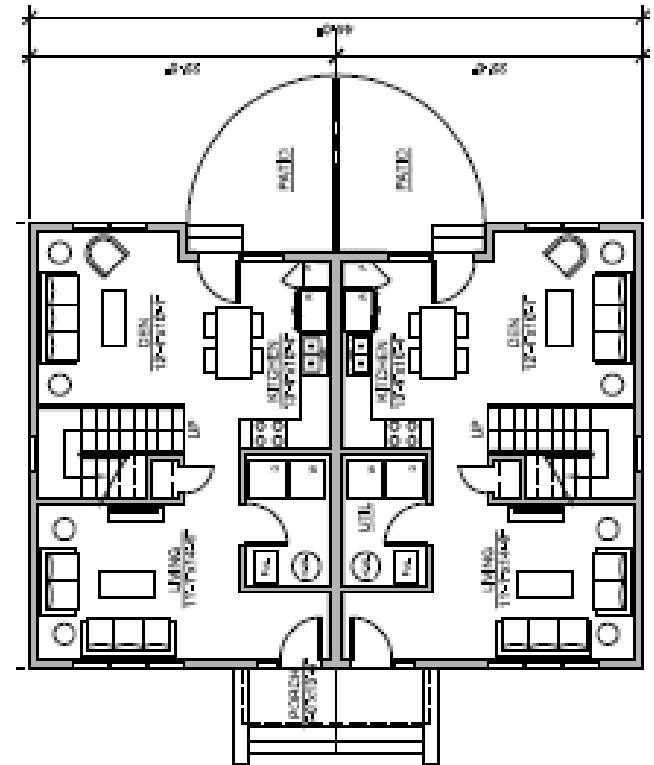
OPTION 2

# Home Type “C”



2 | Second Floor Plan

1/8" = 1'-0"



1 | First Floor Plan

1/8" = 1'-0"

10 units

# Unit Features

## Unit Features

- Spacious 3 bedroom, 2 bath design;
- Handsome architectural design, compatible with surrounding area;
- Low-maintenance exteriors;
- Covered porches;
- Off-street parking;
- Native landscaping;

## Unit Features

- Designer-inspired kitchens with all appliances;
- Energy-efficient construction and HVAC equipment;
- Water-saving plumbing fixtures;
- Lower utility bills increase affordability
- Universal Design and accessibility enhancements.

# Lease/Purchase Scenario

## Lease/Purchase Scenario

- Residents will lease their homes through the initial compliance period (15 years), after which;
- Resident is eligible to purchase home at discounted rate (house payments roughly equivalent to rent payments);
- Homeownership training will be provided during the two years prior to conversion to homeownership.



# Rent & Income Thresholds

## Rent and Income Thresholds

- Rents for the 3 BR/2 Bath homes will be \$625 per month.
- Residents may not earn more than 60% of Area Median Income upon initial occupancy. For a family of four, the maximum annual income is \$42,180.
- After initial occupancy, residents can achieve income increases and still qualify to live in the homes.

# Development Team

## Development Team

Bywater has assembled a very strong development team so we may project the best outcomes for this development, including:

- Lawrence Group, Project Architect
- Altman-Charter Co, Construction Manager
- Sabur Engineering, Surveyor/Civil Engineer
- Vatterott Properties, Property Manager

## Development Team, continued

- Maurice-Benjamin Co., Environmental Firm
- RubinBrown, Project Accounting
- Applegate & Thorne-Thomsen, Legal Counsel
- Habitat for Humanity—St. Louis, Resident Services/Homeownership Training

# MBE/WBE Commitment

# MBE/WBE Participation Initiative

Bywater is committed to diversity, opportunity, and inclusion in contracts and hiring on our projects. We are committed to providing leadership to our development team to ensure that we excel in MBE and WBE hiring—both for business owners/subcontractors, and the workforce that represents the face of our development work in the community.



# Project Timeline, Status and Outlook

# Questions, Comments, & Input

# Request for Support