DEVELOPMENT TEAM – Omni Housing Development, LLC and Sequence Development

HUDSON VALLEY COMMUNITY COLLEGE

Student Housing

DESIGN TEAM – McKinney MacDonald Architects and LA Group

TEAM INTRODUCTION

DEVELOPMENT TEAM – Omni Housing Development, LLC and Sequence Development
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Existing Building Conditions

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Existing Building Conditions

- New program to existing building fit
- Residential Wings not space efficient
- Difficult to adapt existing recreational, dining, social and library spaces, including the chapel (common spaces) for contemporary residential programs

	4 BR APARTMENTS SINGLE BEDROOMS	2 BR APARTMENTS SINGLE BEDROOMS	1 BR APARTMENTS
LOWER LEVEL (2)	0	0	0
LOWER LEVEL (1)	6	5	2
LOWER LEVEL	8	9	10
1st FLOOR LEVEL	6	13	6
2nd FLOOR LEVEL	6	14	5
3rd FLOOR LEVEL	0	6	3
4th FLOOR LEVEL	0	7	0
TOTAL UNITS	26	54	25
TOTAL BEDS	104	108	26

238 BEDS TOTAL

212 UNITS — 2 AND 4 BR APARTMENTS

26 UNITS — 1 BEDROOM APARTMENTS

09/10/13

NORTH

0 8 24 FEET

McKinney MacDonald Architects, LLC

Hy Rosenblum Center Residential Plan

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Existing Building Conditions

The summary cost estimate displayed below was developed during the RFP bidding stage to assess the impacts of renovation on the project's Proforma:

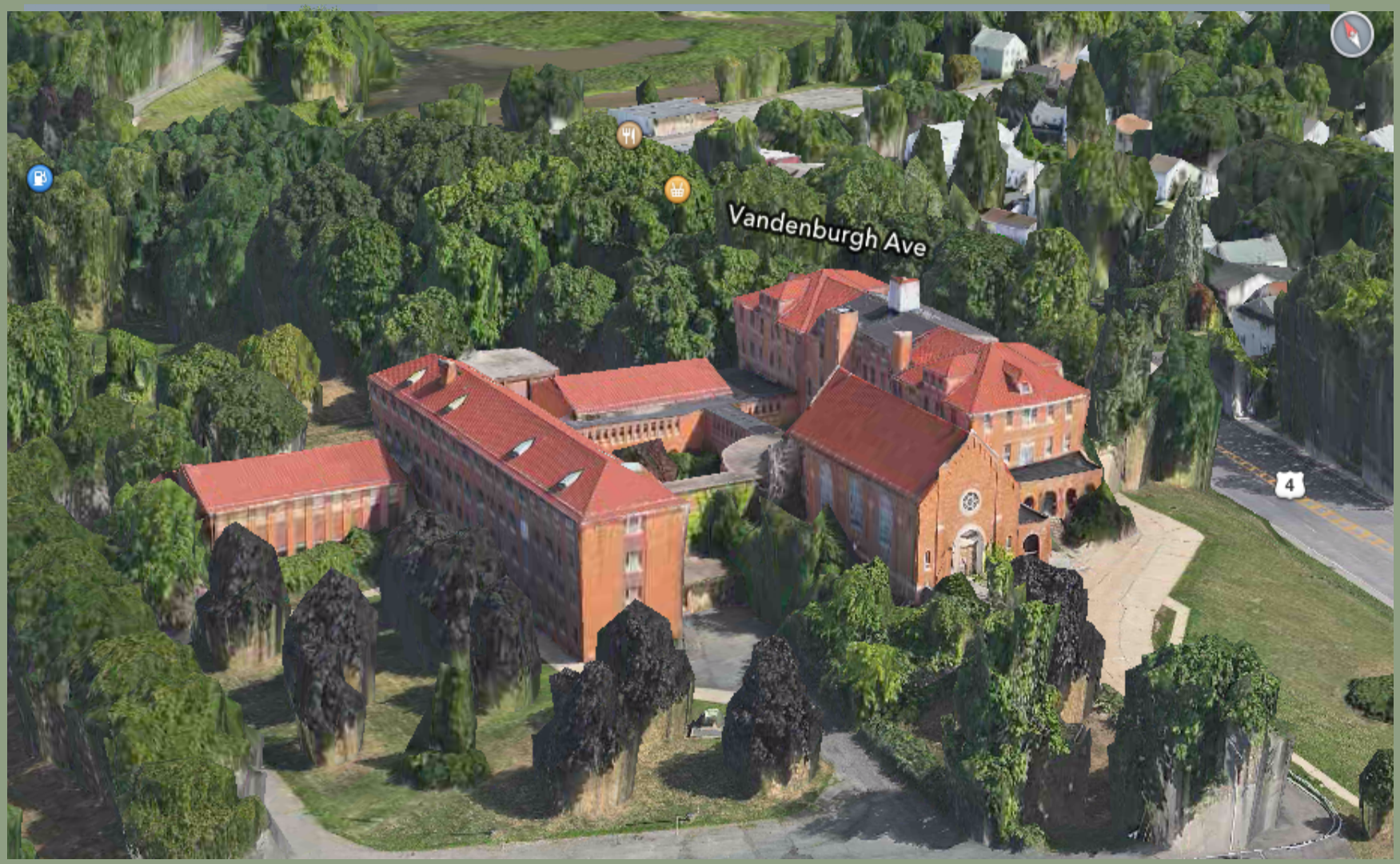
Re-use of Existing with New Addition:

Existing: 89,018sf, 153 new beds @ 174$/sf = (582 SF/Bed)	$15,628,499 (102,000 $/bed)
New 4.5 Story addition: 59,800sf, 146 new beds @ 121$/sf =	$ 7,235,800 (49,550 $/bed)
	$22,864,299 (76,469 $/bed

Demolish Old and Build New:

New 4/5 story addition: 126,000sf, 324 new beds @ 121$/sf =	$15,246,000
Demo Existing:	$ 740,700
	$**15,986,700 (49,340 $/bed)**
Variance:	$ 6,877,599

Proposed Building Design Function:



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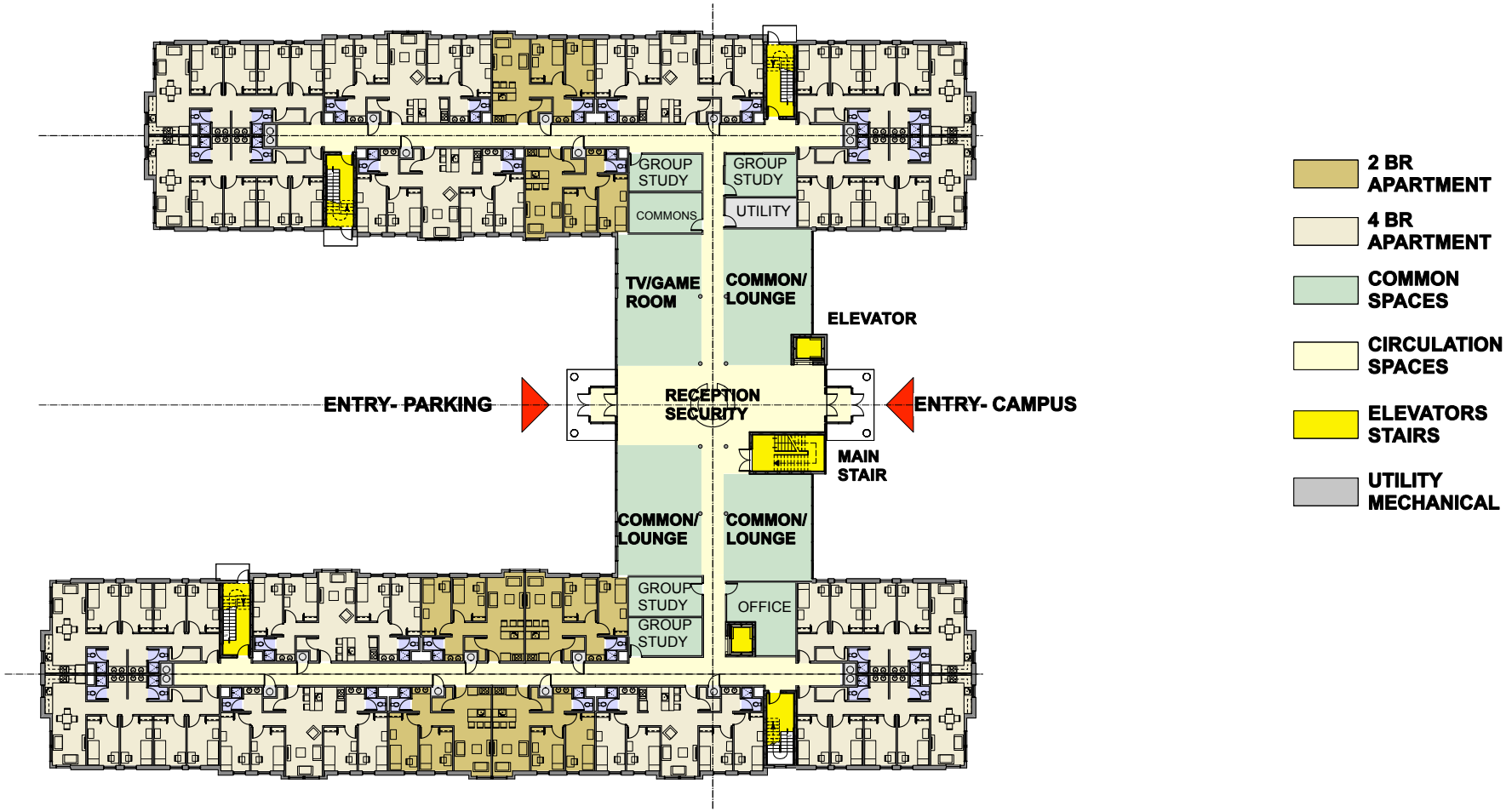

FIRST FLOOR PLAN

BASEMENT	13,300 sf	= 20 BEDS
1ST FLOOR	30,200 sf	= 68 BEDS
2ND 3RD 4TH	90,600 sf	(80)ea = 240 BEDS
TOTAL	**134,100 SF**	= **328 BEDS**
	409 SF/BED	

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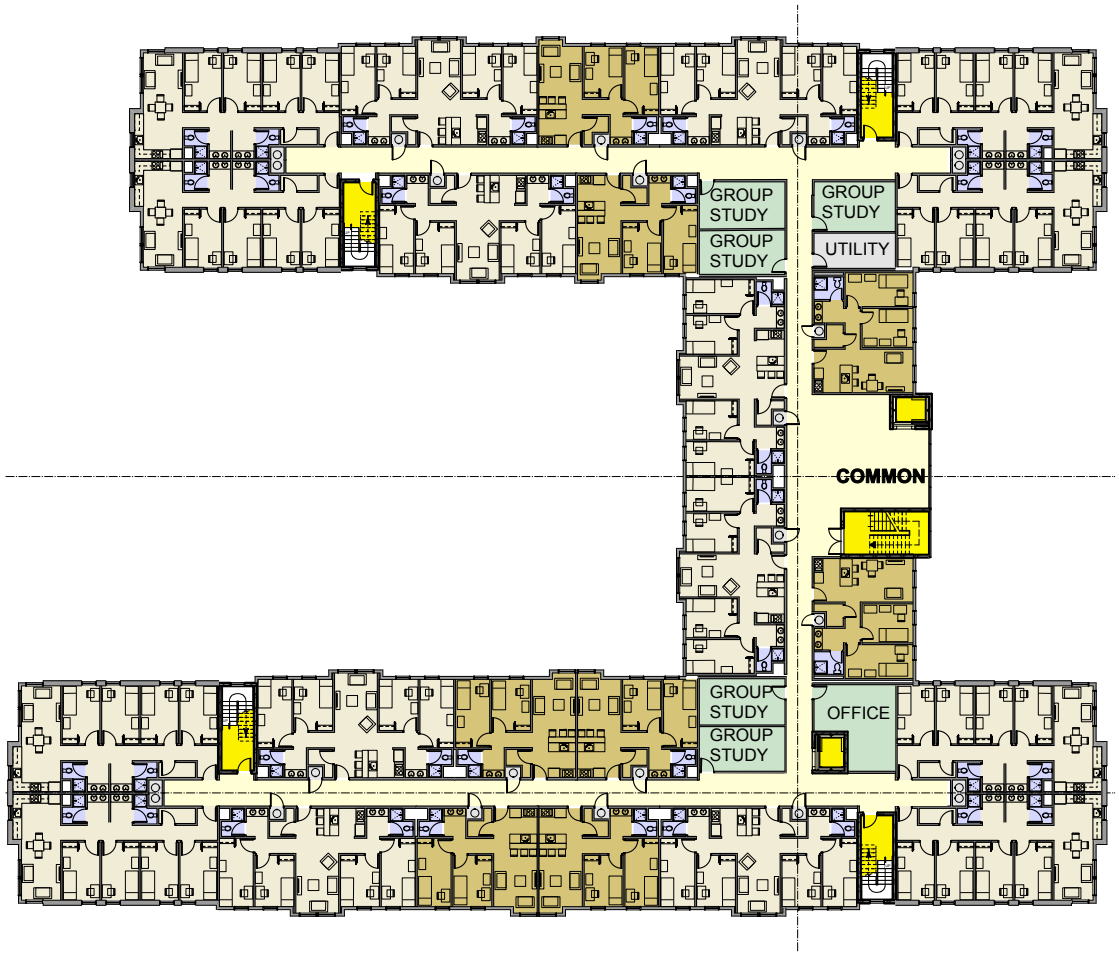

2 BR APARTMENT
4 BR APARTMENT
COMMON SPACES
CIRCULATION SPACES
ELEVATORS STAIRS
UTILITY MECHANICAL

2ND 3RD 4TH FLOOR PLAN

BASEMENT	13,300 sf		= 20 BEDS
1ST FLOOR	30,200 sf		= 68 BEDS
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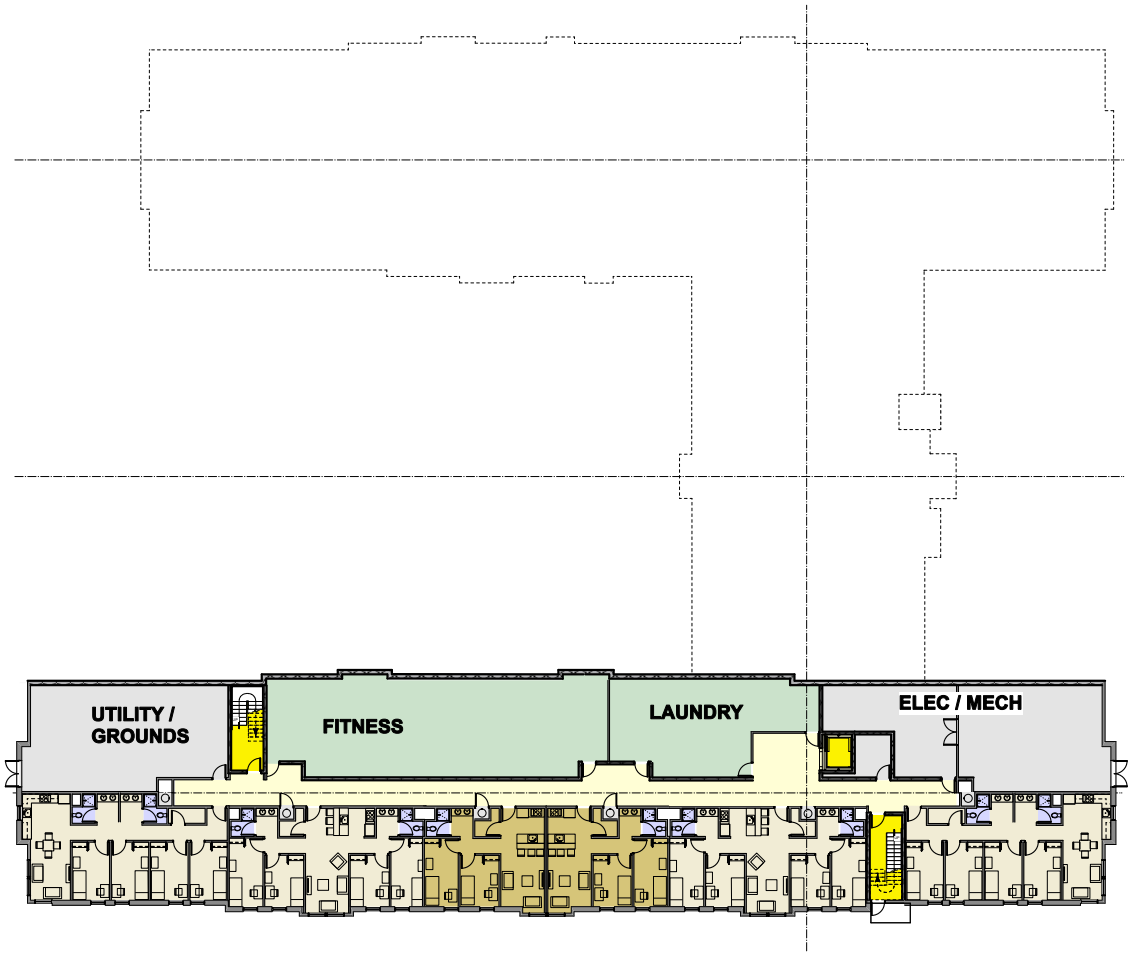

2 BR APARTMENT

4 BR APARTMENT

COMMON SPACES

CIRCULATION SPACES

ELEVATORS STAIRS

UTILITY MECHANICAL

LOWER LEVEL FLOOR PLAN

BASEMENT	13,300 sf		= 20 BEDS
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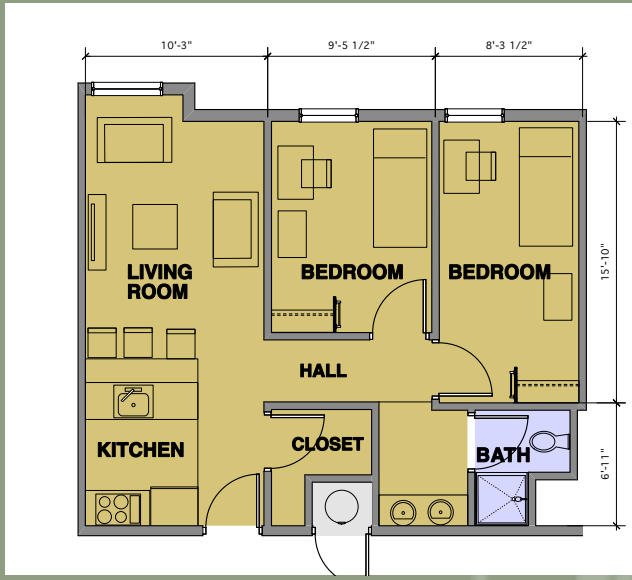

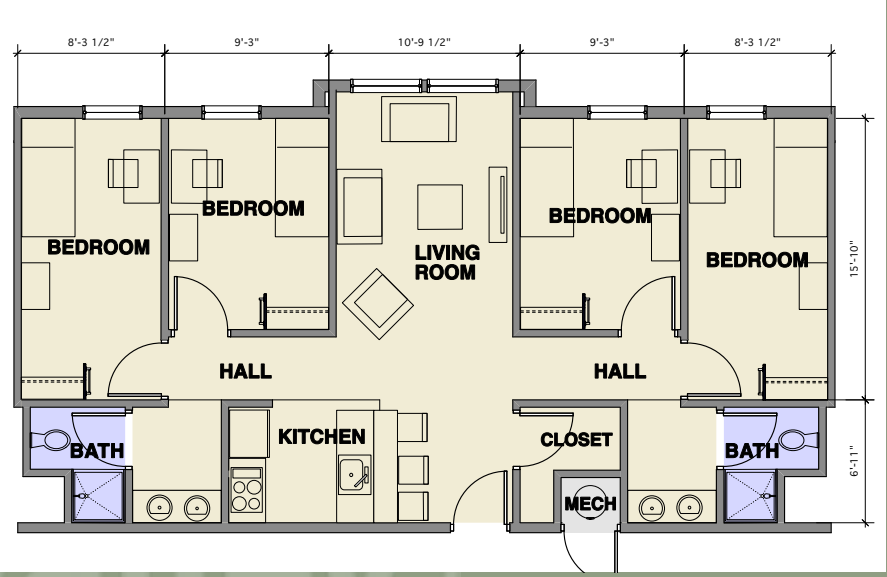

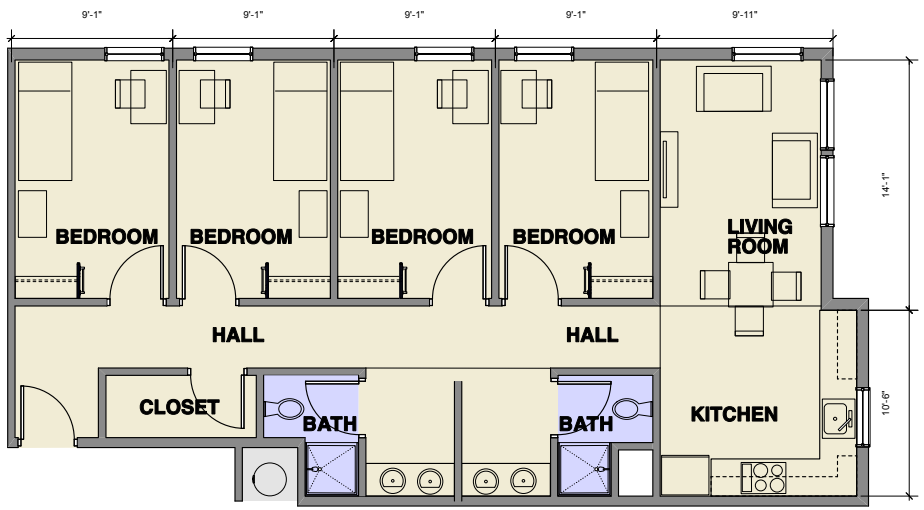

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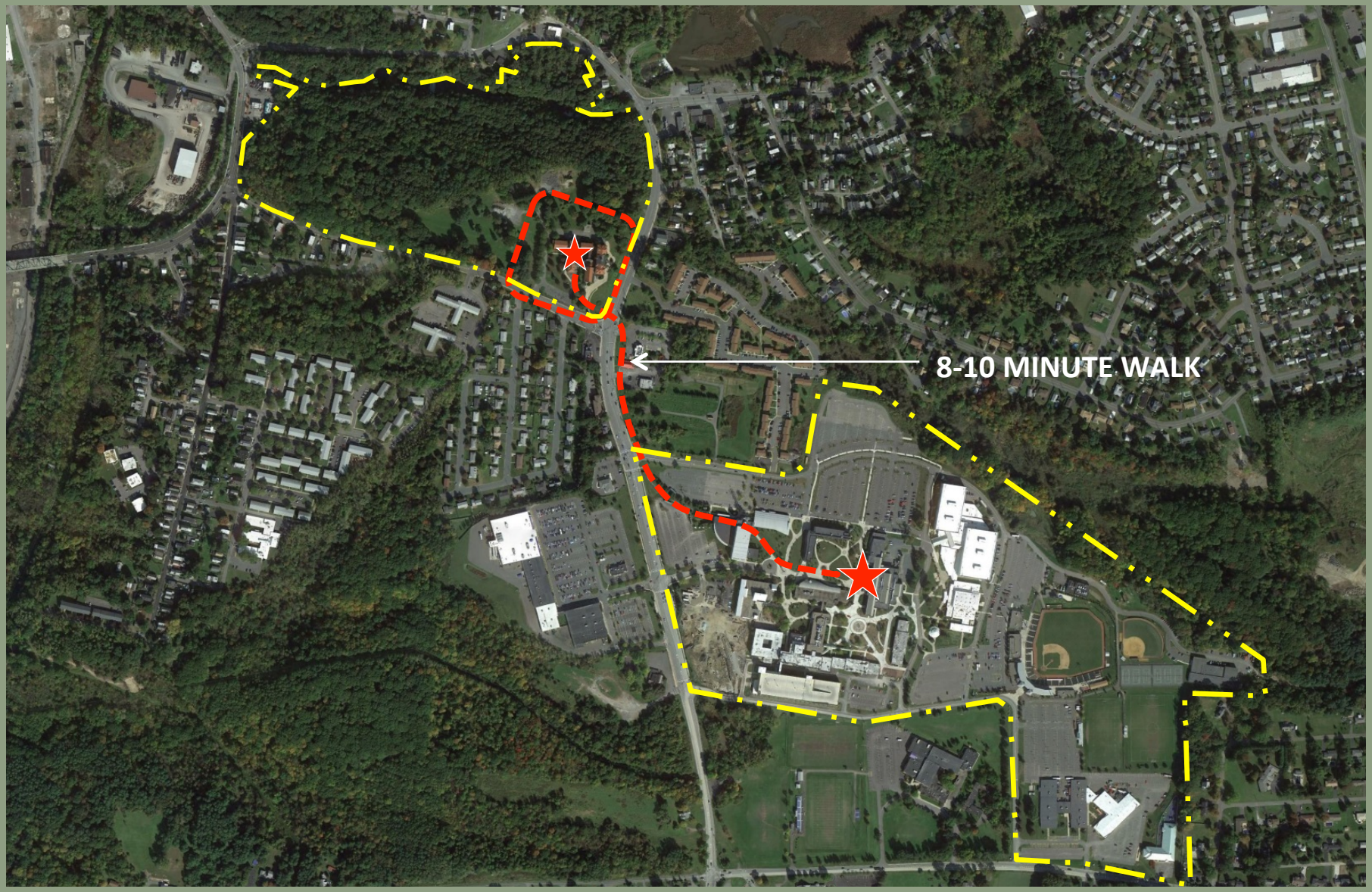
Site Vicinity Map



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Site Plan Current

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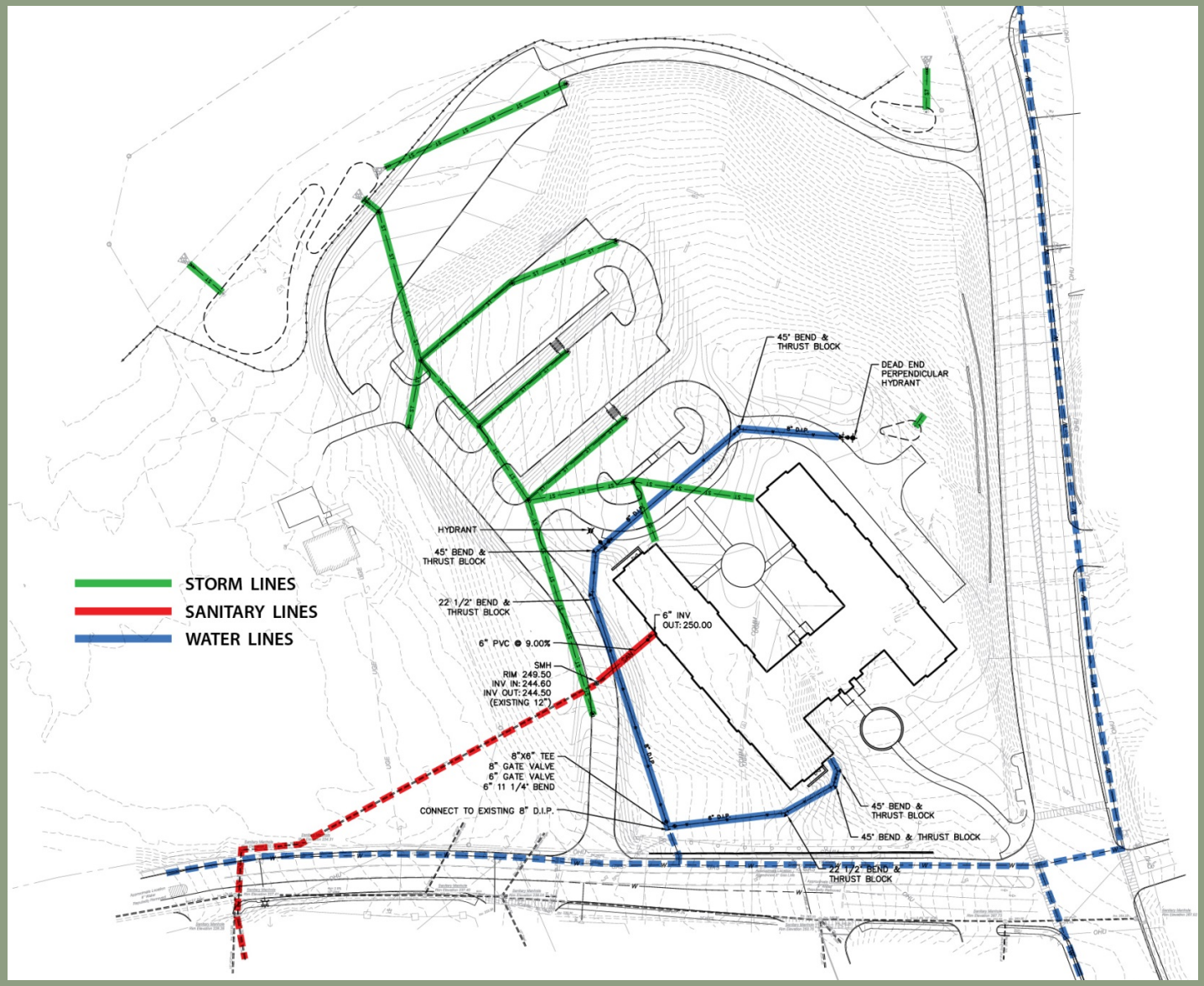
Utility Plan



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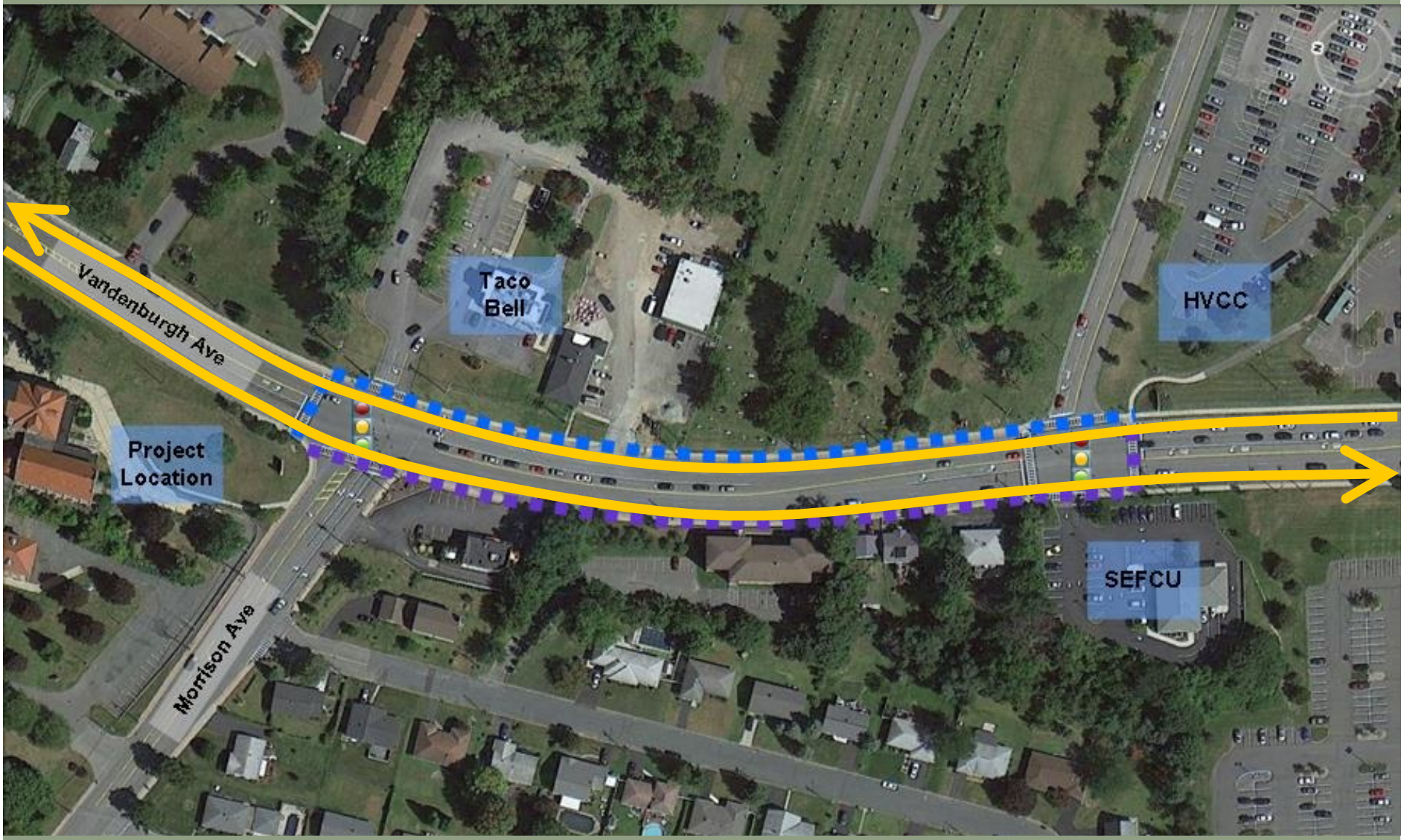
Traffic Evaluation

- 328-bed student housing facility generating:
  - AM peak hour = 31 trips (14 in, 17 out)
  - PM peak hour = 46 trips (20 in, 26 out)
  - Reduces existing commuter traffic to campus
- Morrison Ave/Vandenburgh Ave intersection maintains overall LOS C conditions with construction of the project.
- Sight distance at the potential Vandenburgh Ave site driveway is limited by existing trees and vegetation.

Pedestrians and Bicyclists



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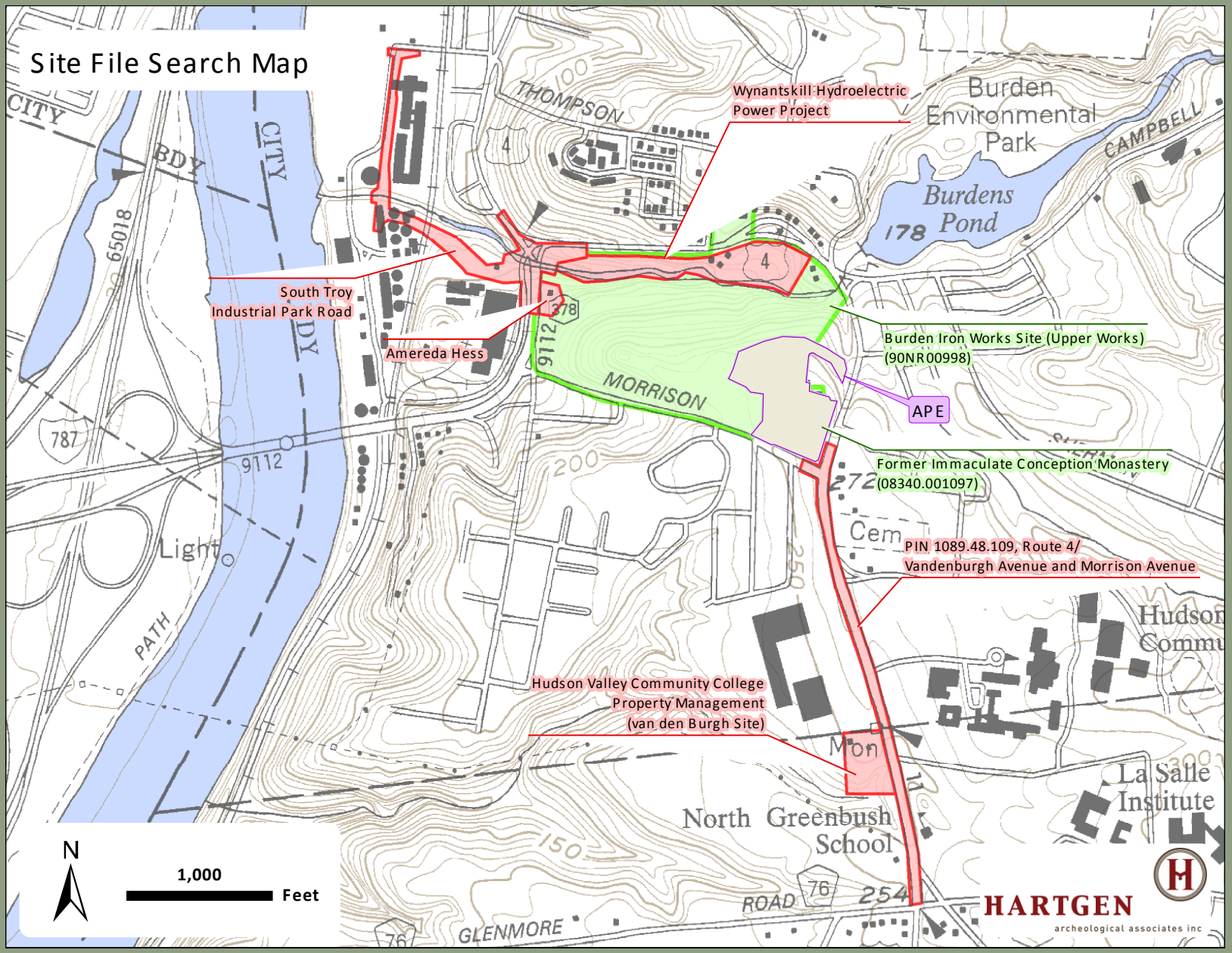
Alternative Transportation Options

- CDTA Routes
  - Route 85 (7 days a week from 5:45am till midnight)
  - Route 224 (weekdays from 6:00am till 7:00pm)
  - Good frequency and service in the study area

Recommendations

- Vegetation clearing at the potential Vandenburgh Ave right-out only driveway
- Provide full pedestrian accommodations on the SEFCU driveway approach to Vandenburgh Ave at North Dr



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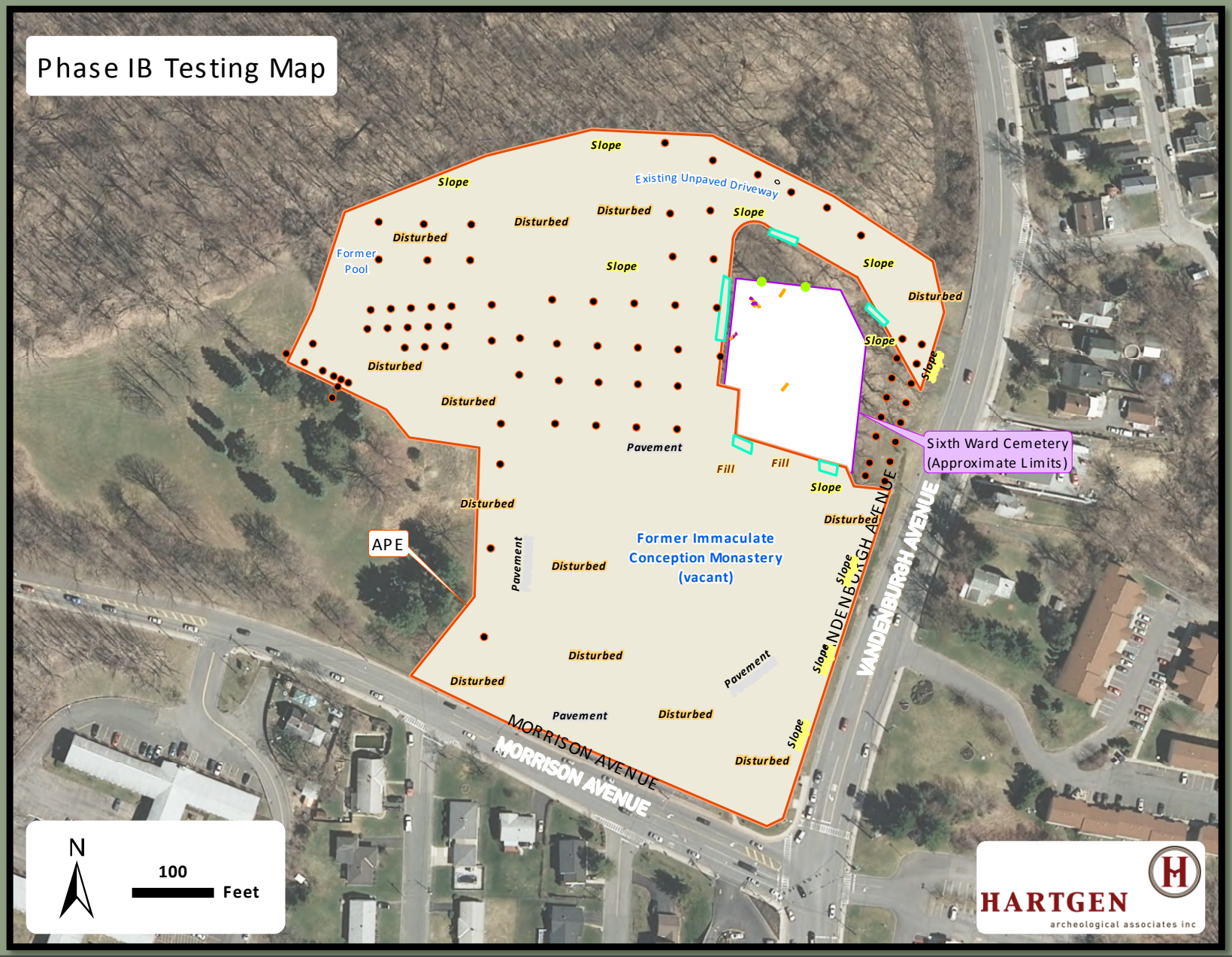

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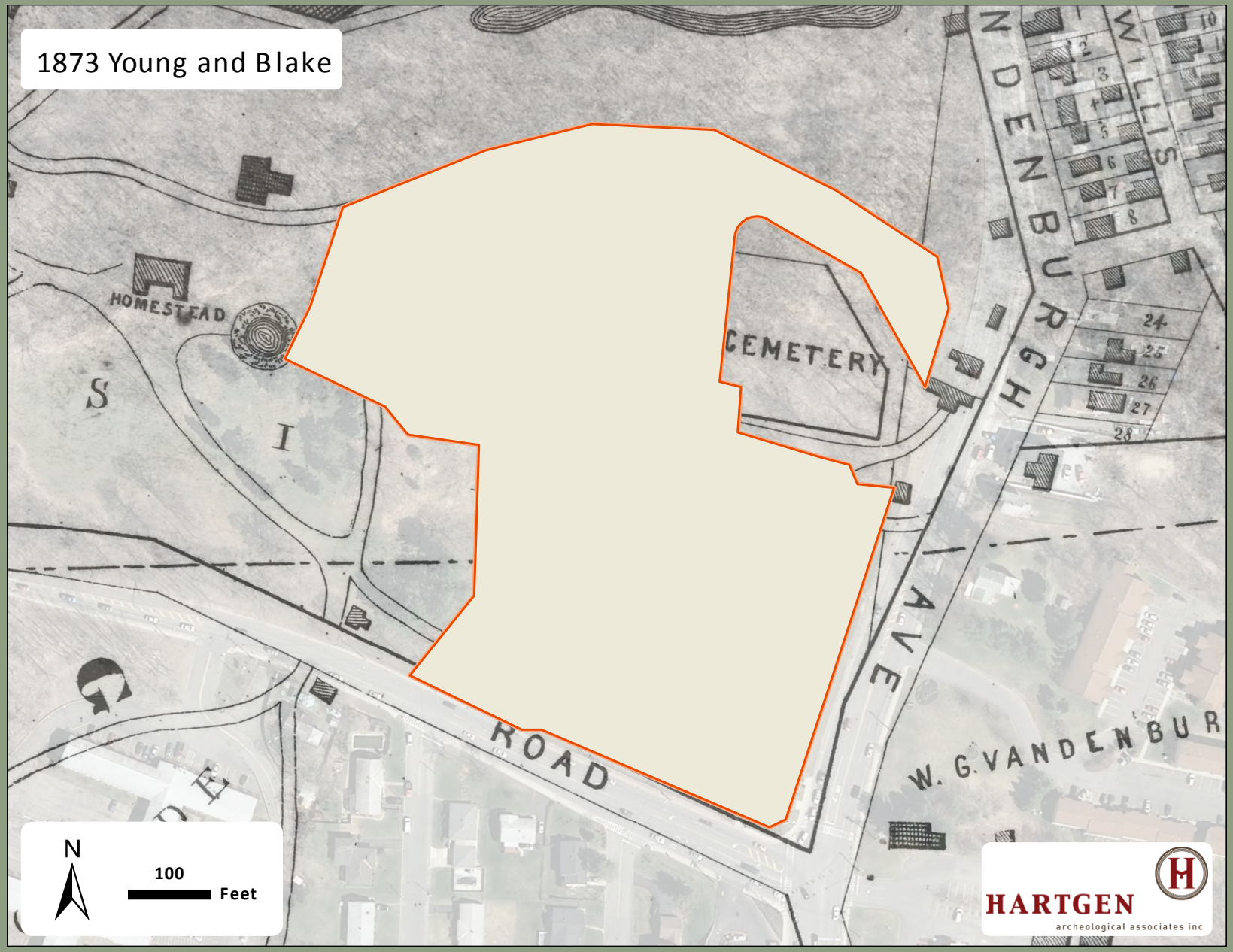

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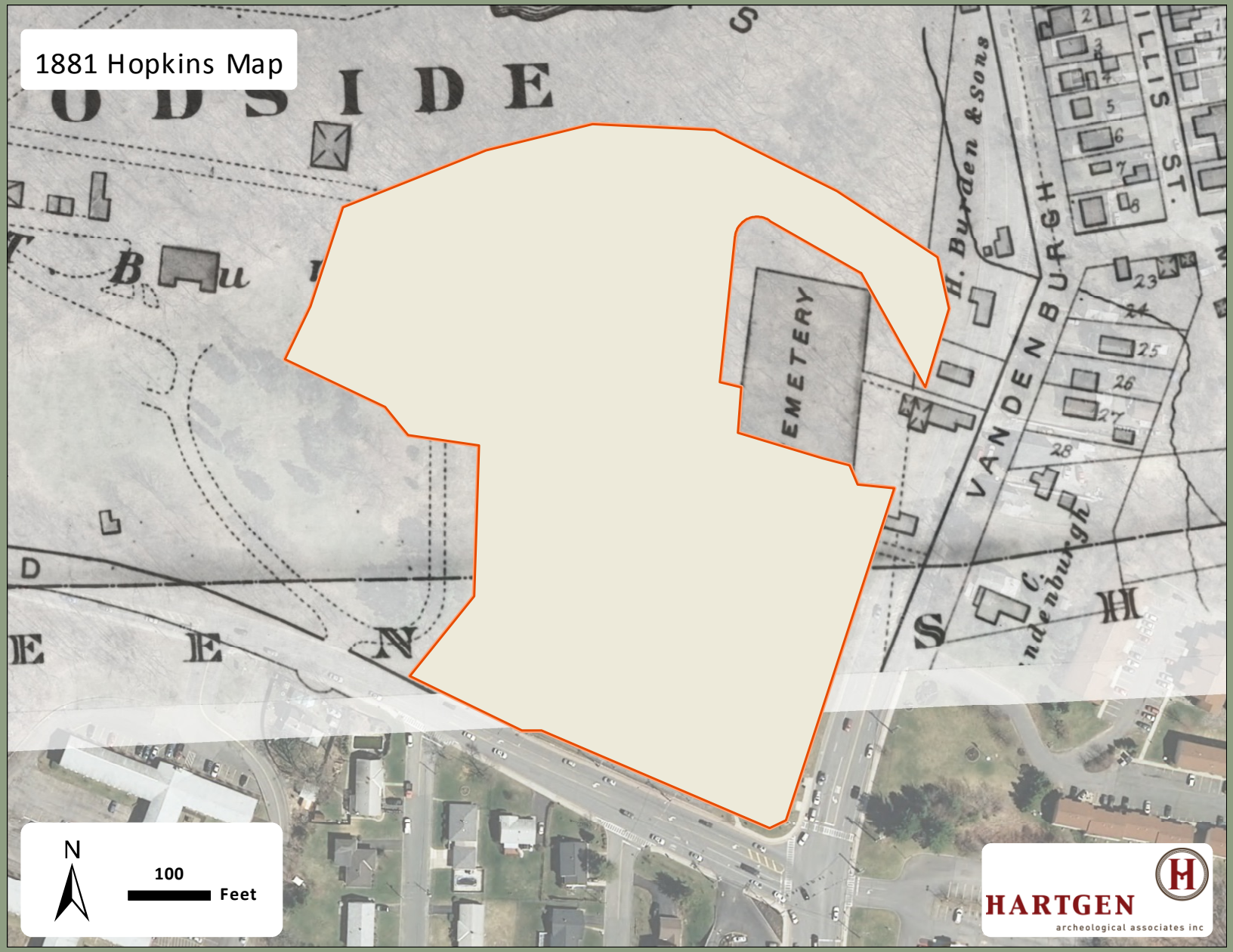

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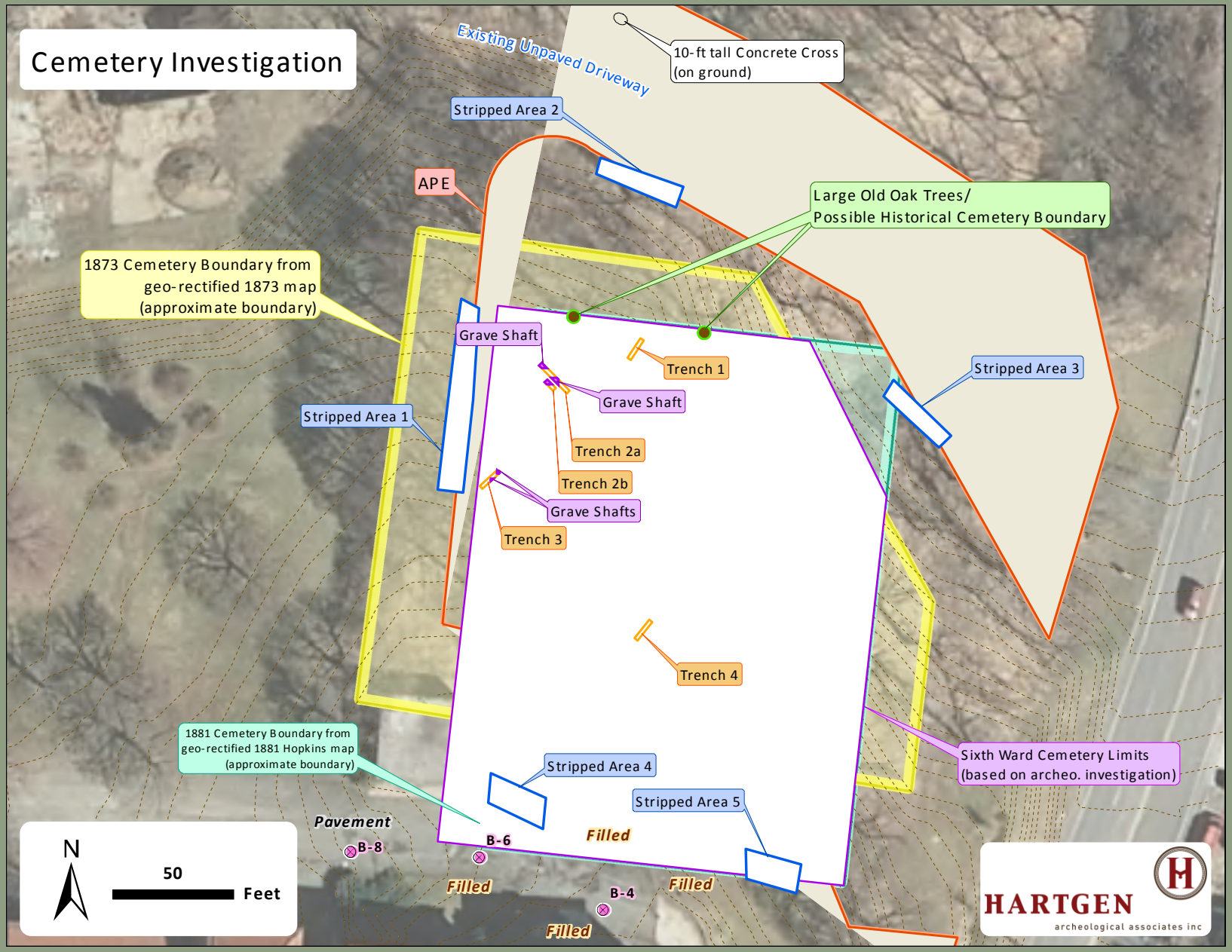

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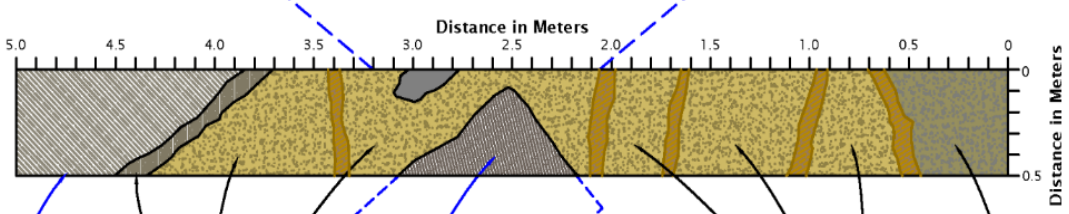
Trenches 2a and 2b Burial Shafts (Features 1 and 2)

Feature 1: Grave shaft, dark gray (10YR 4/1) silt

Trench 2a Bottom Feature 1



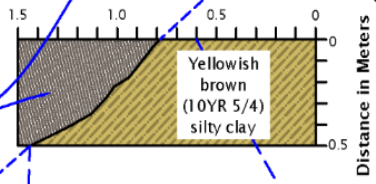
Trench 2a

Feature 3: Possible grave shaft, dark gray (10YR 4/1) silty clay

Dark gray (10YR 4/1) silty clay

Yellowish brown (10YR 5/4) sandy silt with cobbles and gravel

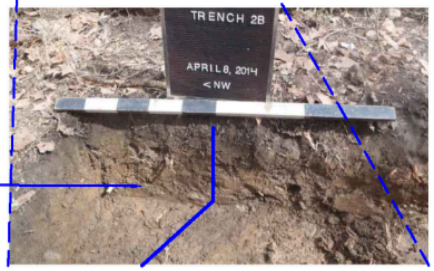
Feature 1: Grave shaft, dark gray (10YR 4/1) silt



Trench 2b

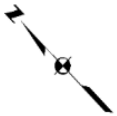
Yellowish brown (10YR 5/4) sandy silt with cobbles and gravel

Light olive brown (2.5Y5/6) sandy silt with cobbles and gravel



Trench 2b Northeast Wall and Bottom

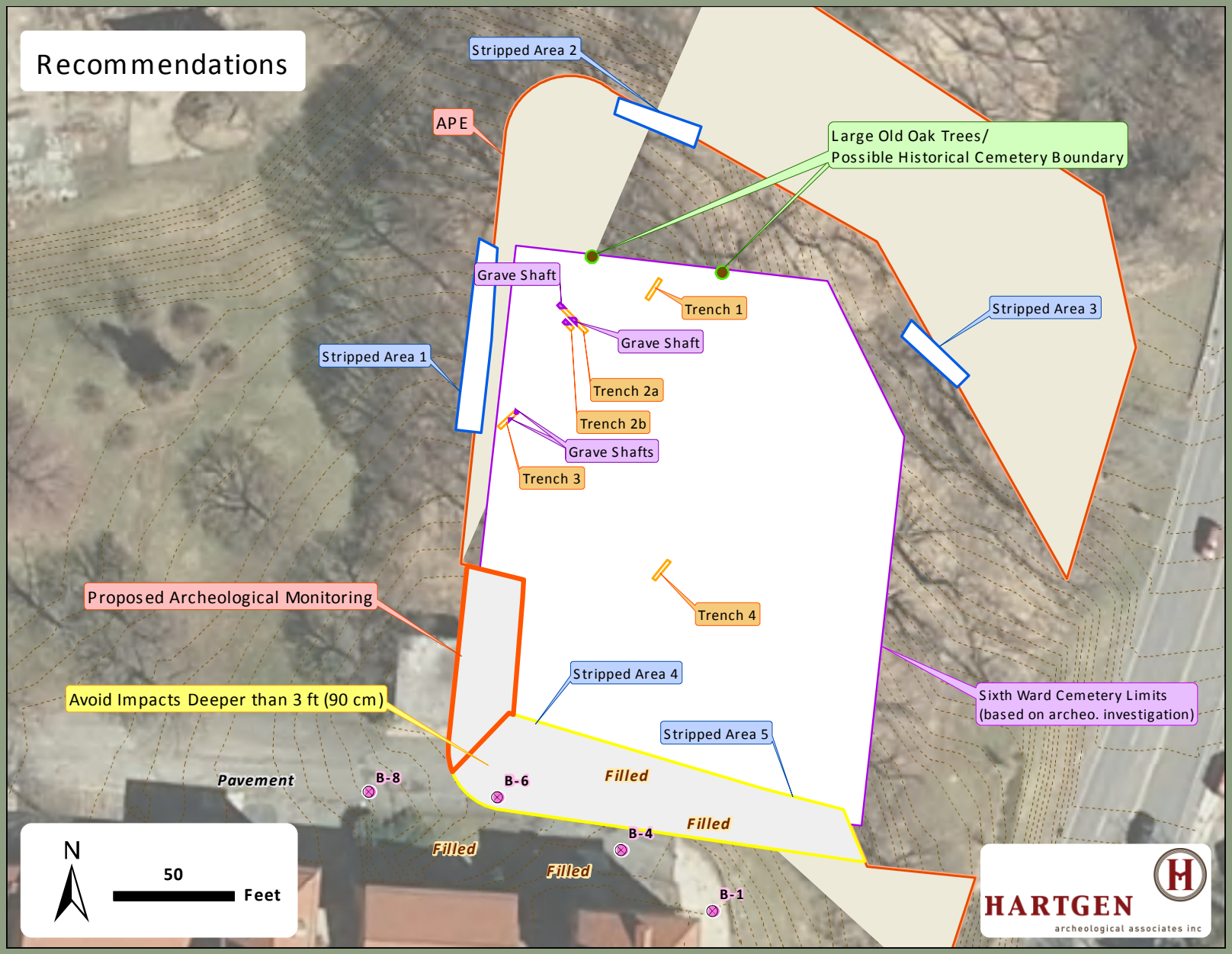
Feature 1: Grave shaft, dark gray (10YR 4/1) silt



Legend

Root

Stone



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Thank you! Questions?

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