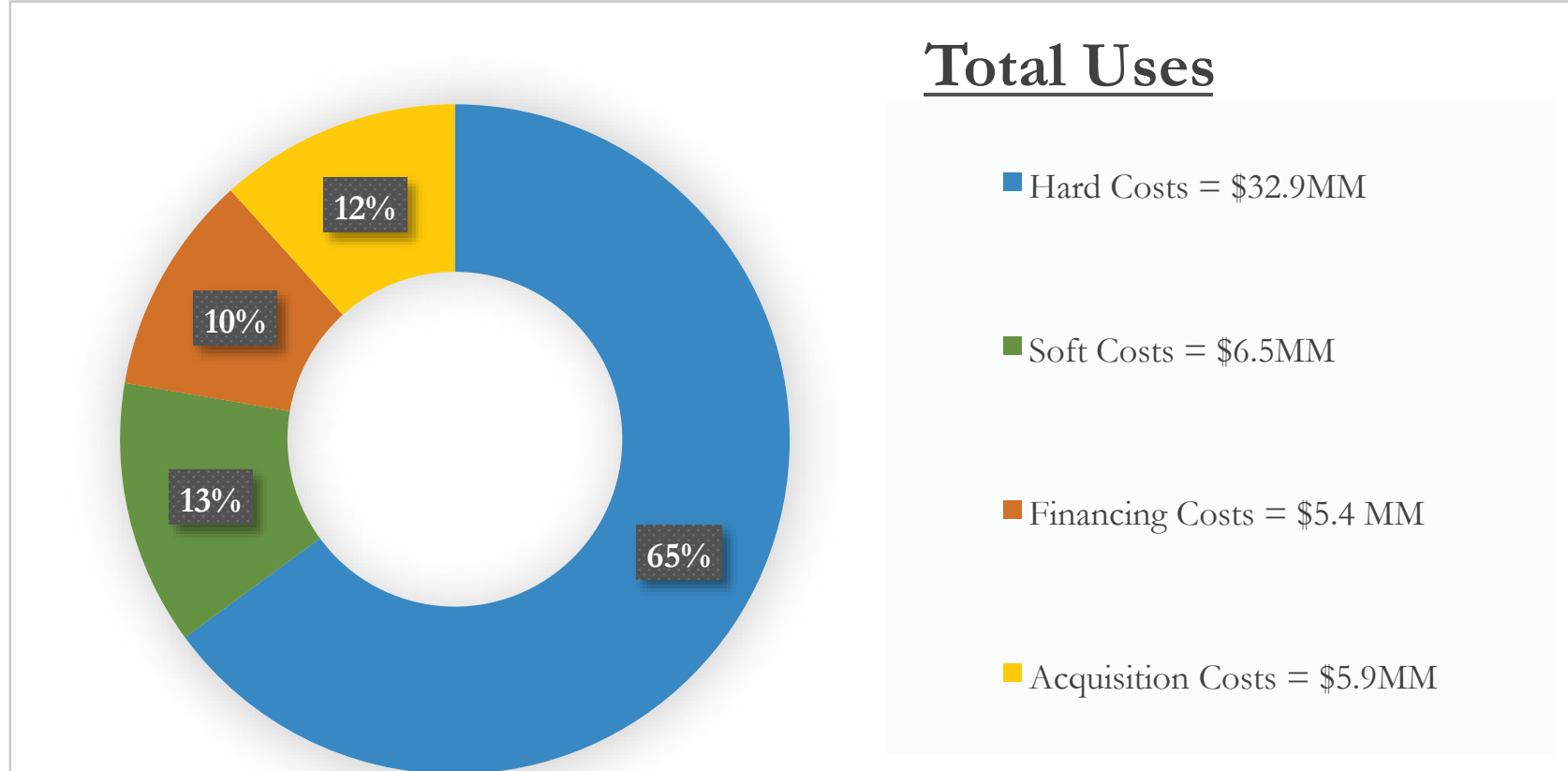
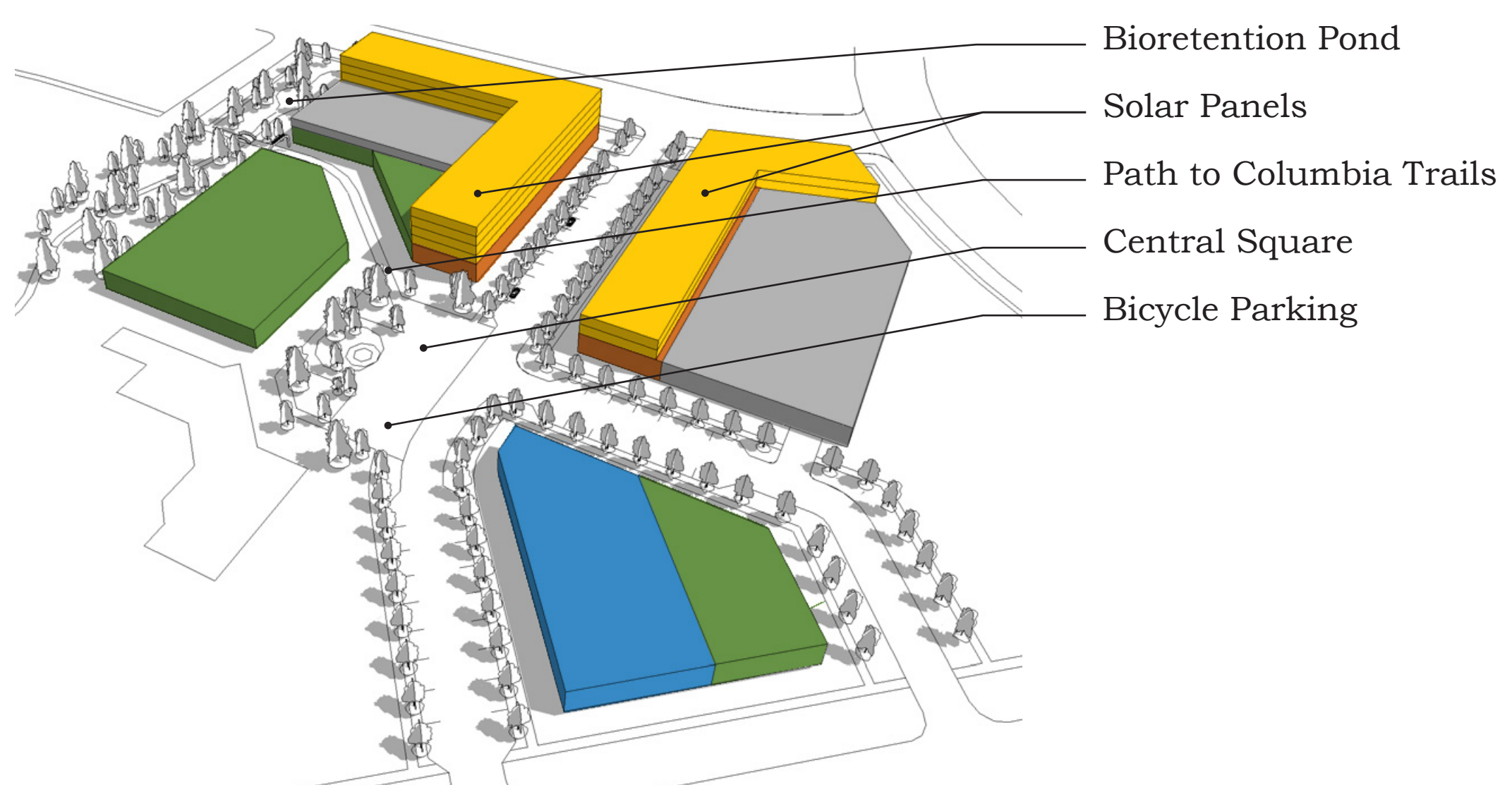
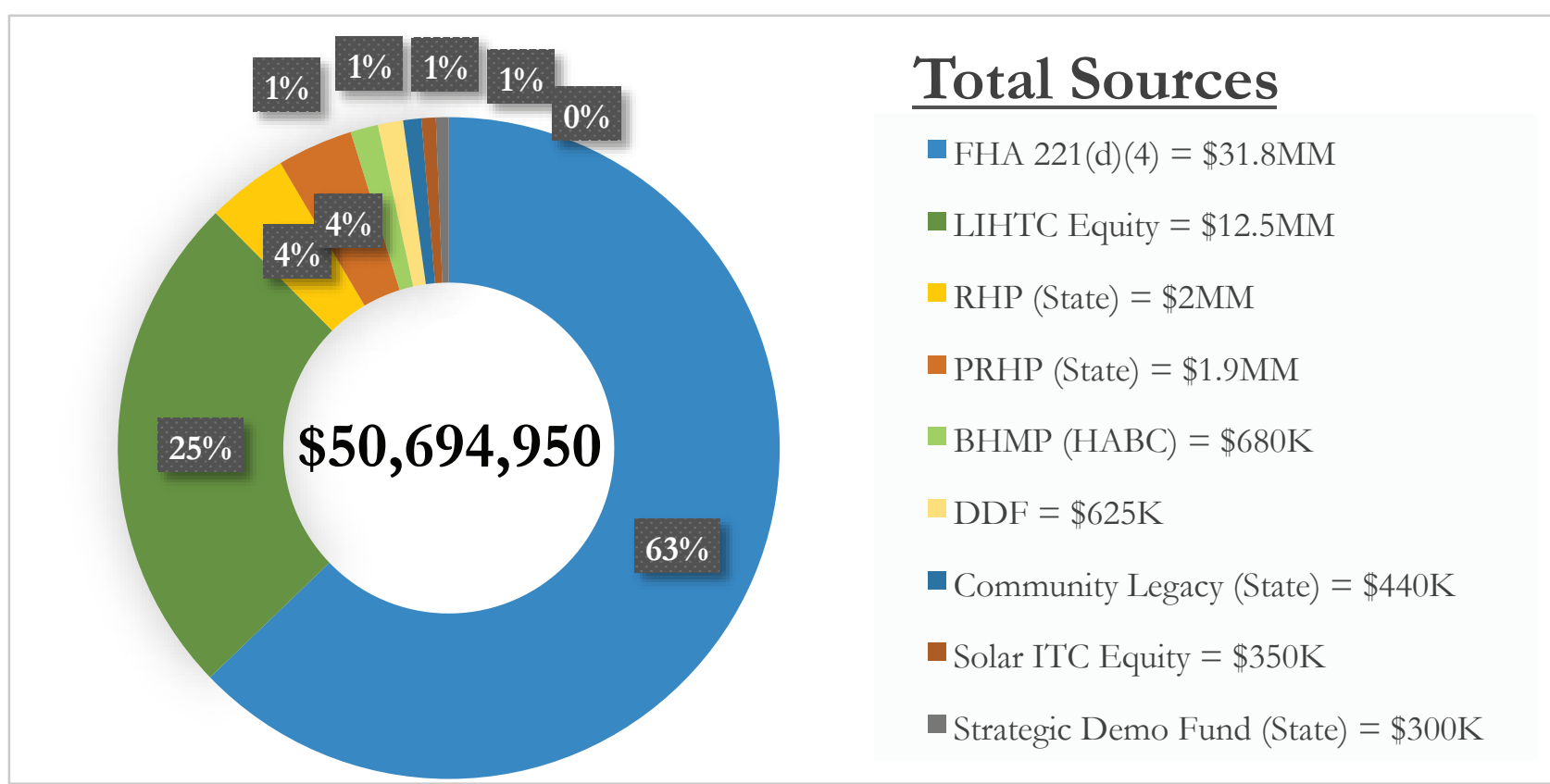
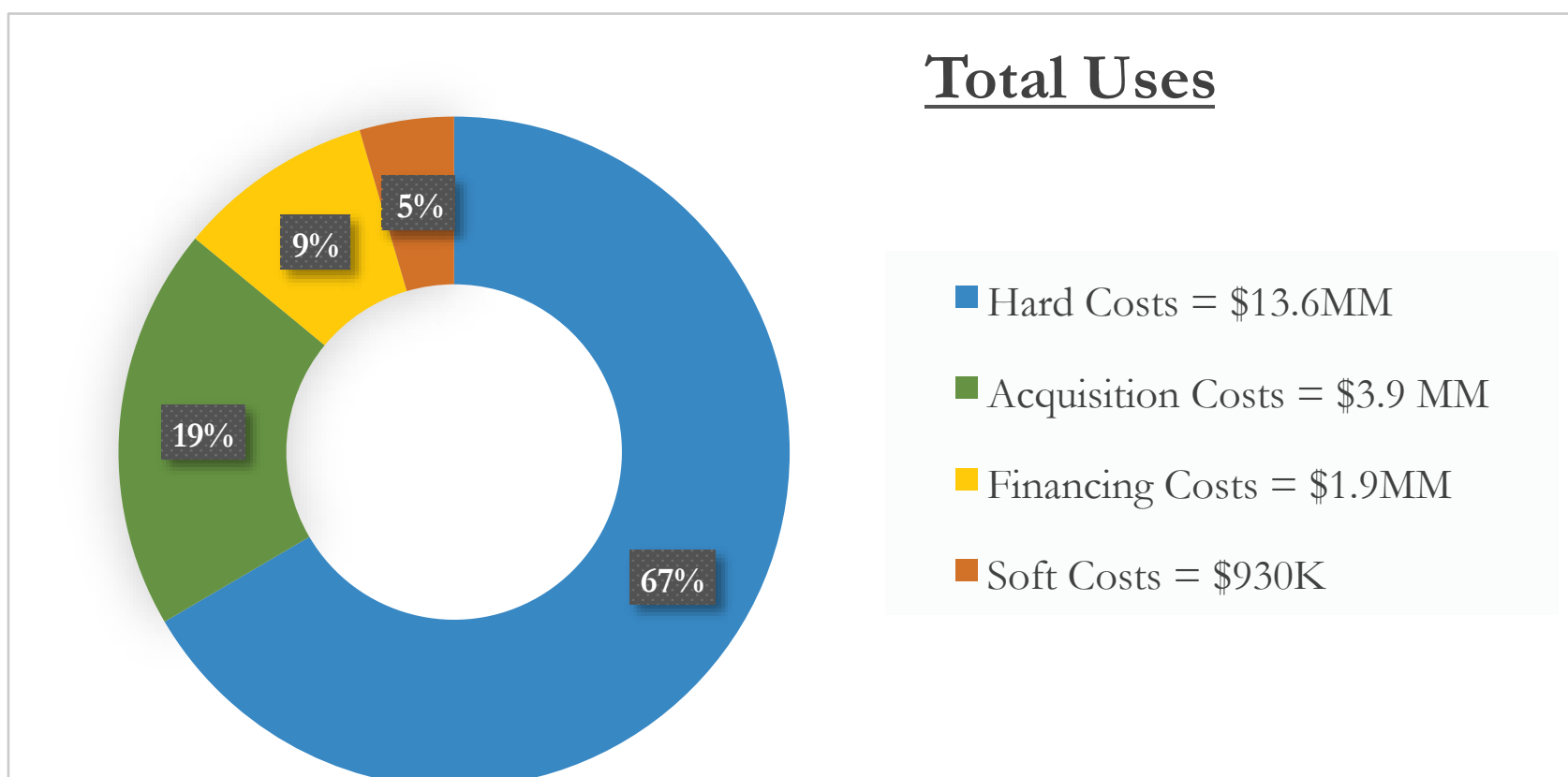
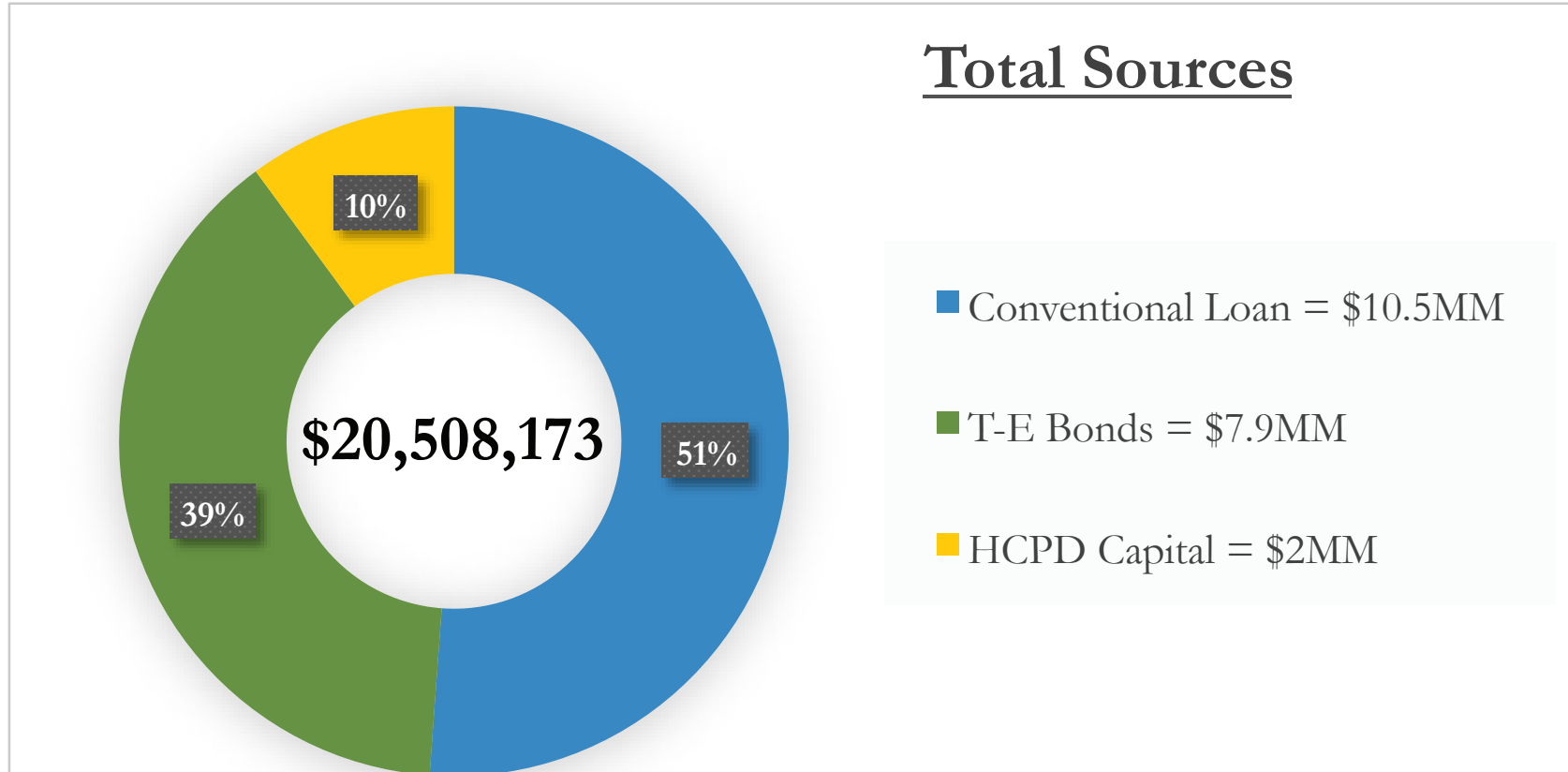




Residential Component



Commercial Component



WRED

Spring 2017

Locust Grove at Long Reach Village Center

Bringing Community Back to the Village Center



David Brotman

Locust Grove represents the new model for Columbia's village centers as originally envisioned by Jim Rouse. 180 modern, energy-efficient apartment homes are elevated above a Main Street array of lively shops, cafes, and restaurants. Artists' studios and a new exhibit space catch the eyes of passers-by, while the pond and rain garden provide a respite in nature for the busy urbanite. A new twist on the classic Central Square plays host to community events and performances for all Long Reach neighbors to enjoy. It's time for Locust Grove to bring community back to the village center.

Capstone Advisor: Marcus Ervin Architect: Emilie Rottman, AIA

Residential Mix						
Unit Type	Unit SF	Unit Count	% AMI	Subsidy	Contract Rent	Total Annual Rent
1 BR Sr./Disabled	775	25	50% State		\$678	\$203,355
1 BR	775	22	60%		\$835	\$220,334
1 BR	775	55			\$1,535	\$1,012,770
2 BR	1,075	10	60%		\$1,002	\$120,234
2 BR BHMP	1,075	18	30%	\$820	\$1,266	\$273,348
2 BR	1,075	50			\$2,129	\$1,277,100
Total		180			PGI =	\$3,107,141
					Tax Credit	\$817,271
					Market	\$2,289,870

Retail Mix			
Unit Description	Total SF	Rent \$/SF	Annual Income
Jailbreak Brewpub	7,000	\$29.00	\$203,000
Teavana	1,500	\$29.00	\$43,500
Yogi Berry	1,500	\$29.00	\$43,500
CVS	10,000	\$29.00	\$290,000
Blick	7,000	\$29.00	\$203,000
Totals	27,000		\$783,000

Office Uses			
Unit Description	Total SF	Rent \$/SF	Annual Income
Office Space (undivided)	15,000	\$25.50	\$382,500
Totals	15,000		\$382,500

County Uses			
Unit Description	Unit Count	SF/Unit	Total SF
Artist Studios	10	265	3,000
CA Exhibit Space	1	5,000	5,000
Police Substation	1	10,000	10,000
Total SF			18,000
		Rent \$/SF	SF
Master Lease w. County		\$25.50	18,000
			\$459,000