



The Campana

Redevelopment of a Batavia Landmark

Batavia Council Committee of the Whole - September 26, 2017



EVERGREEN
Real Estate Group

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Director of Development

Issued raised at September 19 COW meeting

1. **Number of people in development**
 - a. “Credits” vs. “vouchers” vs. units
2. **Heating and cooling design**
 - a. Basic design concepts
 - b. Utility allowance vs calculated energy costs
3. **Location of amenities in full build-out**
4. **Drainage - full build-out**
5. **Drainage - calculations, “almost” at 25,000**
6. **“What’s the rush?”**

1. Number of People in Development

| | 1BR | 2BR | 3BR | Totals |
|----------------------------------|-----------|-----------|----------|-----------|
| 30% AMI - State Referral Network | 7 | 1 | | 8 |
| 30% AMI - Rental Subsidy | 1 | 6 | 1 | 8 |
| 50% AMI - No Subsidy | 9 | 6 | | 15 |
| 50% AMI - Rental Subsidy | 2 | 11 | 4 | 17 |
| 60% AMI - No Subsidy | 7 | 8 | 1 | 16 |
| Market Rate (Unrestricted) | 10 | 6 | | 16 |
| Totals | 36 | 38 | 6 | 80 |

| | 1BR | 2BR | 3BR | Totals |
|---------------------------------|-----|-----|-----|--------|
| Units | 36 | 38 | 6 | 80 |
| X 1.5 people / bedroom standard | 54 | 114 | 27 | 195 |

Terms: “Credits” · “Vouchers” · units · people

2. Heating and Cooling Design

- ▶ Heat pumps - heating and cooling together
- ▶ Unit extracts heat or cool from water loop paid for by building
- ▶ Tenants only pay for electricity to run pump in unit, unit electric and electric cooking, plus telephone/internet
- ▶ Building pays for gas and electric to run common hot water heater and chiller



Heated Building Space or R-49 Insulation Above

R-19 Insulation
Across Head

High-Efficiency
Ceiling Fan and
Mid-Level Registers
To Minimize
Stratification

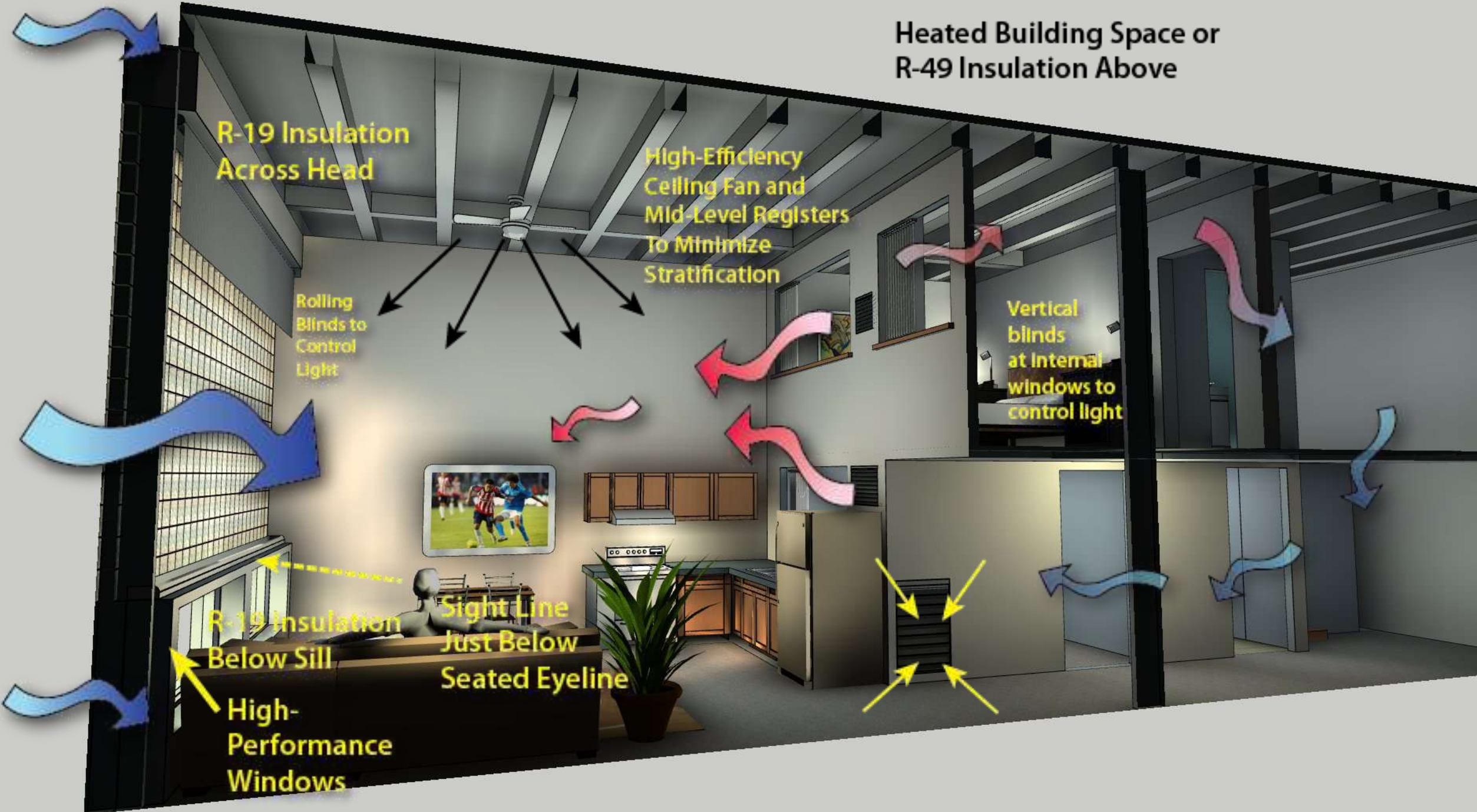
Rolling
Blinds to
Control
Light

Vertical
blinds
at Internal
windows to
control light

R-19 Insulation
Below Sill

Sight Line
Just Below
Seated EyeLine

High-
Performance
Windows



2b. Utility Allowance vs. Calculated Utility Cost

| | 1BR | 2BR | 3BR | Totals |
|-------------------|-------|-------|--------|--------|
| Number of Units | 36 | 38 | 6 | 80 |
| Utility Allowance | \$ 66 | \$ 86 | \$ 107 | - |

Heating and cooling costs:

Owner paid utility costs: \$ 29,172

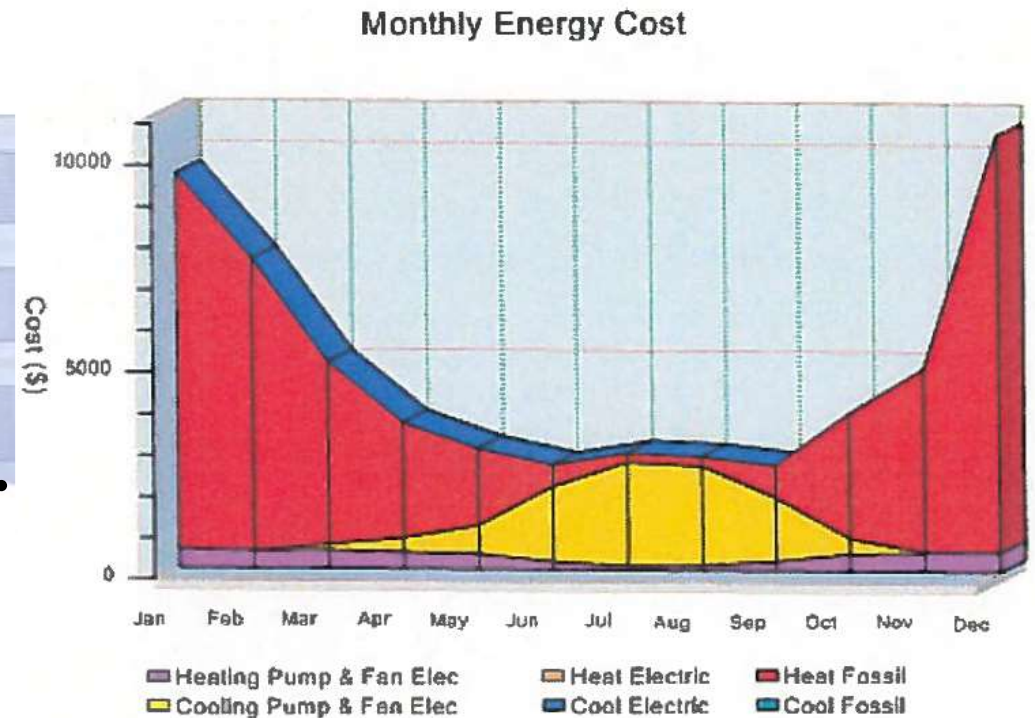
Tenant paid utility costs: \$ 29,172

Tenant cost/unit (average): \$ 30.4 / month

Unit electric & electric cooking costs:

Tenant paid utility costs: Approx. \$25 / mo.

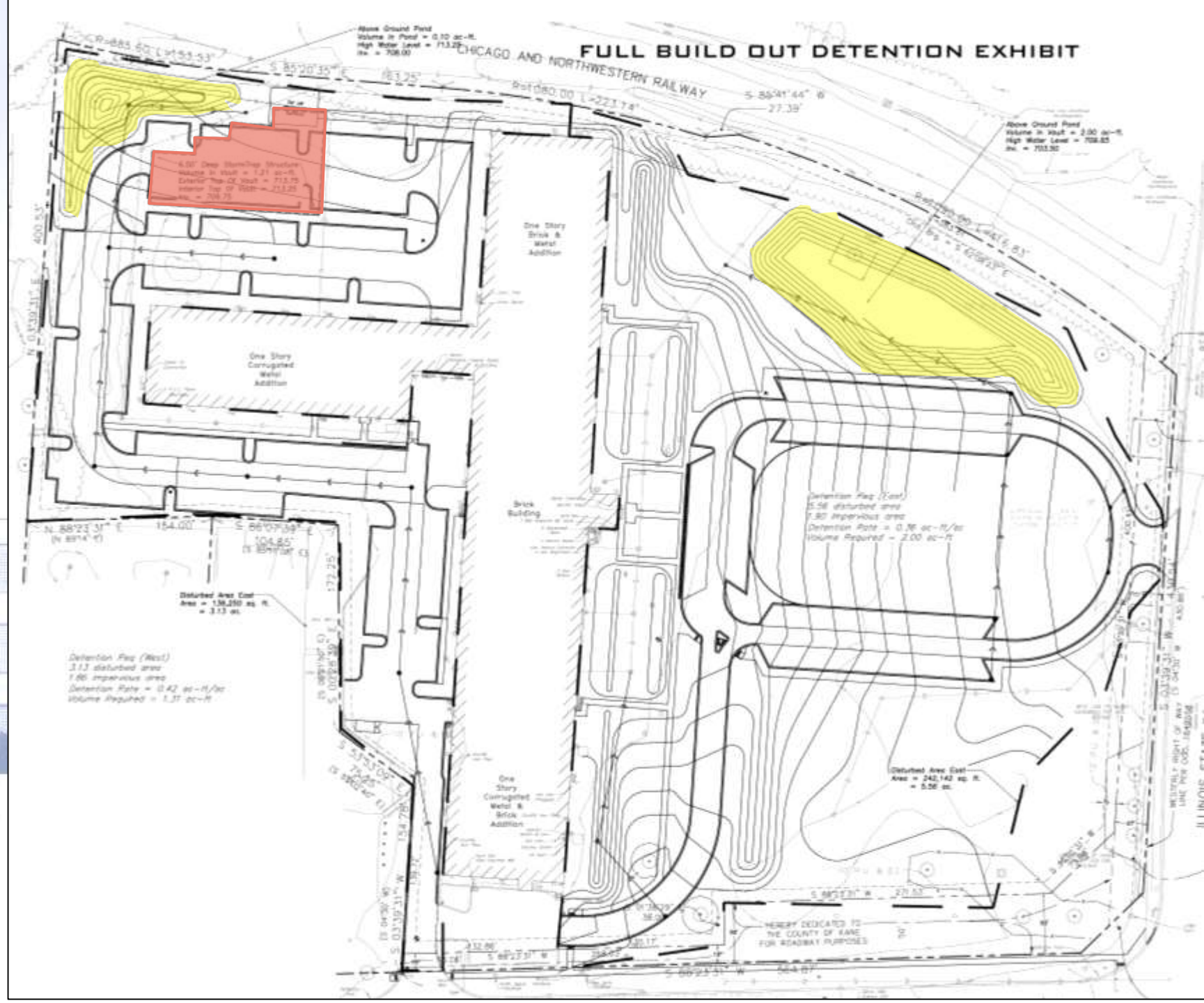
Base tenant utility costs: Approx. \$55/mo
(Varies seasonally)



4. Drainage - Full Build-Out Structures

Detention required: West Side:
3.13 ac. disturbed area
1.86 ac. impervious area
Detention rate: 0.42 ac-ft/ac
Volume required: 1.31 ac-ft

Detention required: East Side:
5.56 ac. disturbed area
1.90 ac. impervious area
Detention rate: 0.36 ac-ft/ac
Volume required: 2.0 ac-ft



5. Drainage Calculations - Regulations

Article II: Requirements for Stormwater Management

9-26 B: Additional Requirements: Developments shall comply with section 9-29 of this chapter if:

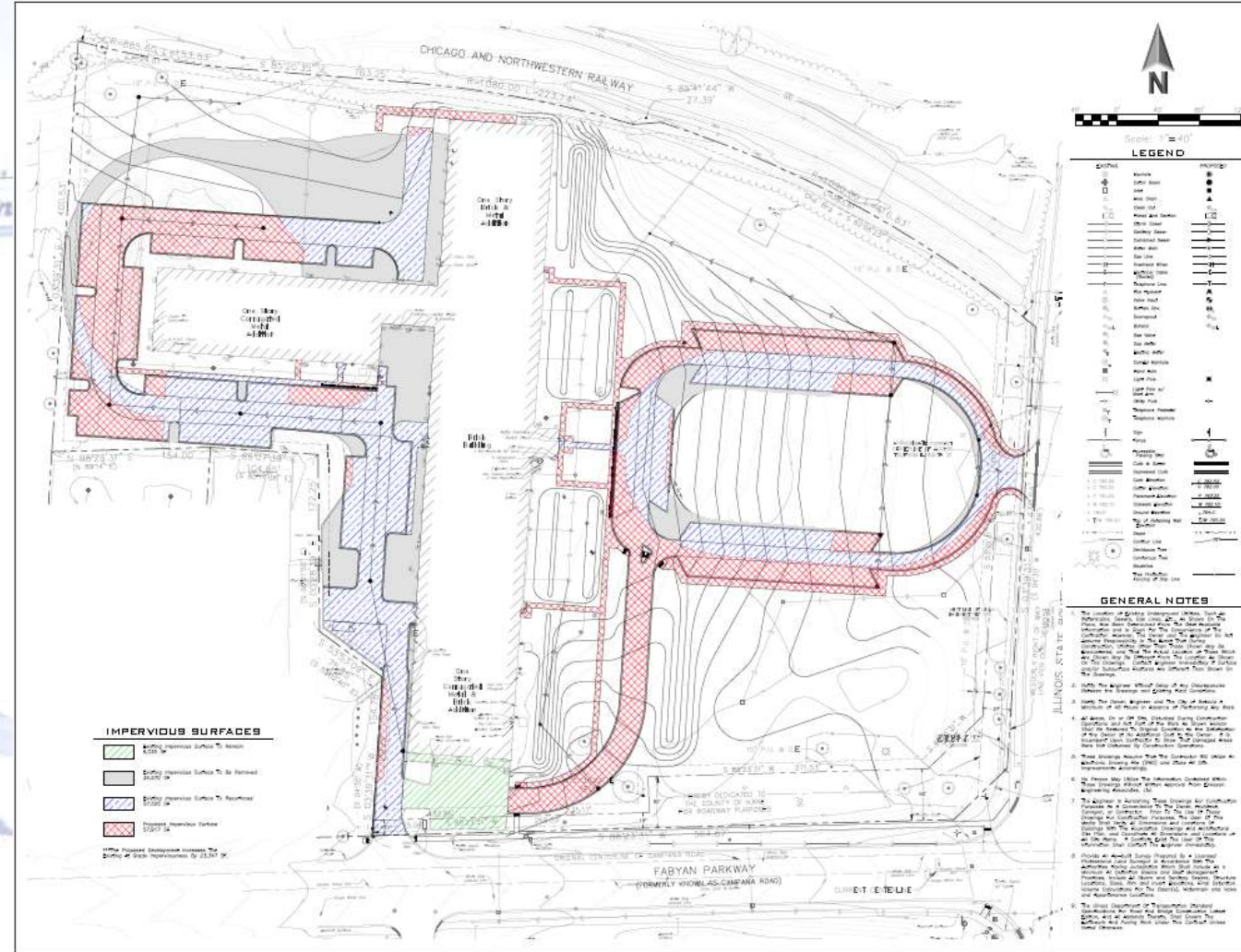
4. Redevelopment after the effective date hereof on a site one acre or more in size exceeds in the aggregate twenty five thousand (25,000) square feet;

REDEVELOPMENT: Development on a developed site devoted to an existing urban land use the stormwater from which discharges into an existing stormwater facility either owned or maintained by a unit of local government, or discharges directly onto a regulatory floodplain; redevelopment includes the widening of an existing street or highway owned by a unit of local government.

5. Drainage Calculations

- “Almost” 25,000 SF

- ▶ Initial submission (fewer parking spaces) was essential zero increase in impervious area
- ▶ Increase in parking to 206 spaces resulted in 15,355 SF of impervious area
- ▶ Addition of sidewalk along oval parking area increased impervious area to 23,347 SF



6. “What’s the rush?”

| | |
|---|-------------------------------|
| 4 Meetings with Batavia City Staff | March-July 2016 |
| Initial Meetings with some Batavia Aldermen, Mayor, City Staff | February-May, 2017 |
| Initial meeting with Superintendent of District 304 | February 1, 2017 |
| Tour of property for interested parties | April 13, 2017 |
| Initial Batavia Committee of the Whole meeting | May 2, 2017 |
| Request for tour from Geneva aldermen and mayor | May 4, 2017 |
| Tour of Aurora, Elgin, and Mundelein properties with 2 Geneva aldermen | May 13, 2017 |
| Request for neighborhood mtg. with Geneva residents from Geneva aldermen | May 16, 2017 |
| Follow-up meetings with Batavia Staff, Superintendent District 304 | May 18, 2017 |
| Emailed admin@notocampana.com website; offer to meet and discuss project | June 2, 2017 |
| Conversations with Geneva alderman and mayor re: June 7 meeting | June 6, 2017 |
| Neighborhood meeting with Allendale residents (invited, then uninvited) | June 7, 2017 |
| Public meeting hosted by Fox River Valley Initiative | July 19, 2017 |
| Meeting with leadership of Holmstad | July 19, 2017 |
| Batavia Plan Commission | Aug. 2, 16, 30, Sept. 6, 2017 |
| Batavia Historical Commission | Aug. 14, 28, Sept. 11, 2017 |
| Batavia Committee of the Whole meetings | September 19, 26, 2017 |
| Batavia City Council meeting | Scheduled October 2, 2017 |