

Hartford Housing Test-Fits Study

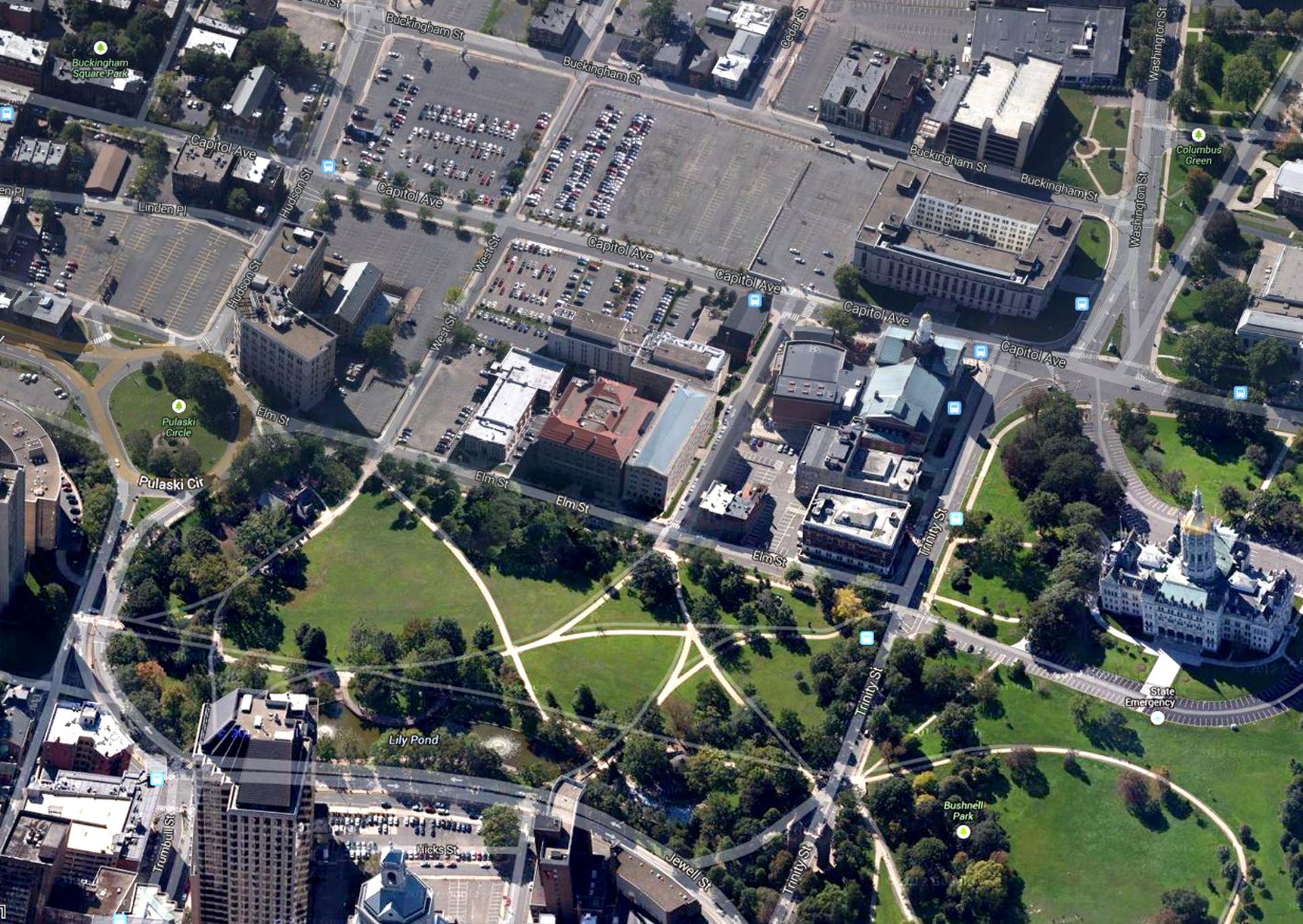
Preliminary Findings
City of Hartford, Connecticut

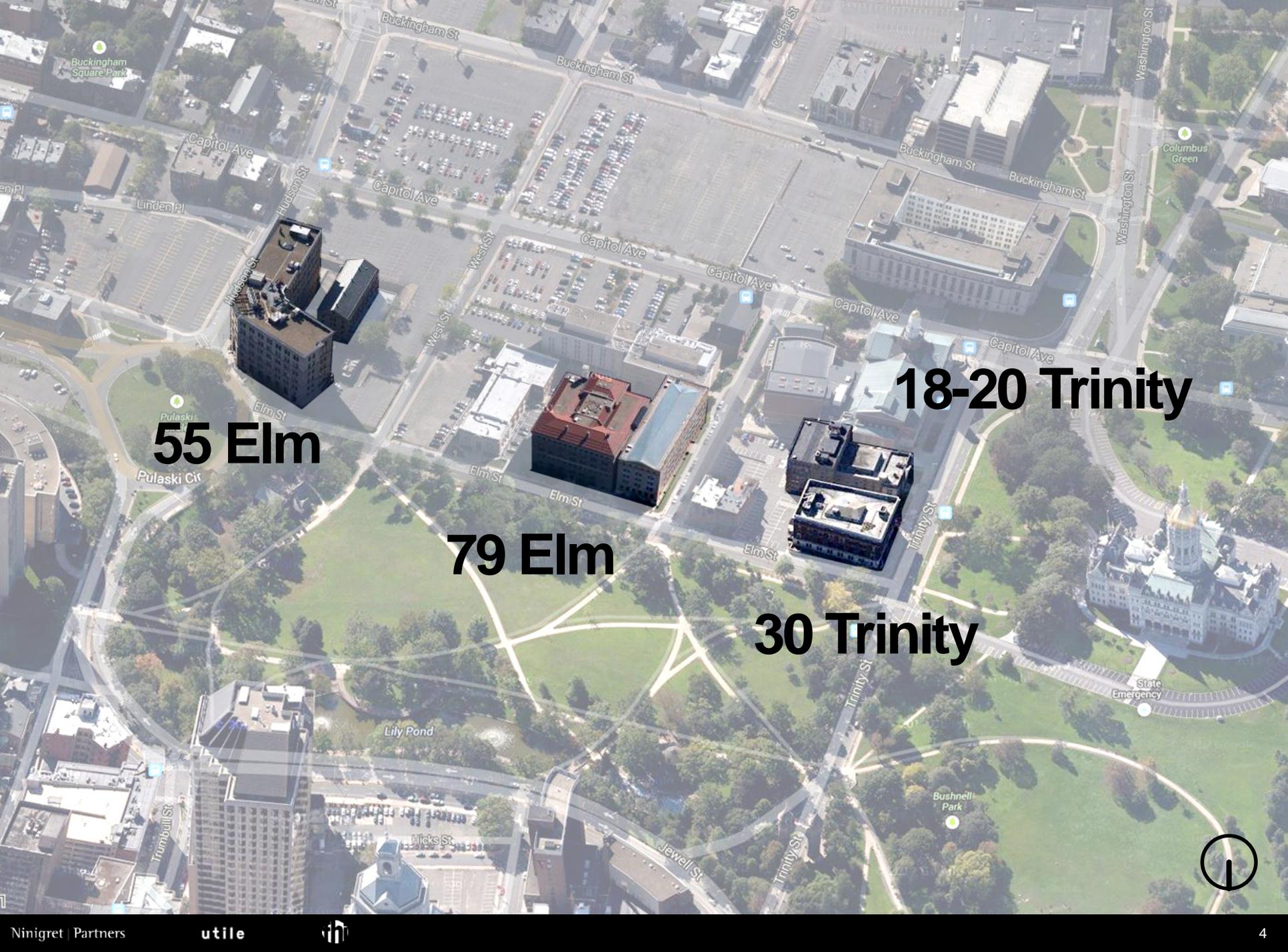
Ninigret Partners, LLC
Utile, Inc.
FHI

January 2014

Contents

- **30 Trinity Street** **6**
- **79 Elm Street** **17**
- **18-20 Trinity Street** **26**
- **55 Elm Street** **38**
- **Development Scenario** **59**
- **Appendix** **64**





55 Elm

79 Elm

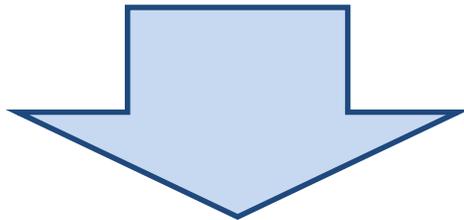
18-20 Trinity

30 Trinity



Summary of Redevelopment Takeaways for State Office Properties

Total unit potential



400

274 units, without 79 Elm

Properties examined:

- 79 Elm:
 - Most complex adaptive reuse
- 18-20 Trinity
 - Feasible
- 30 Trinity
 - Feasible
- 55 Elm
 - Highly desirable with substantial additional development potential



30 Trinity







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Existing Site



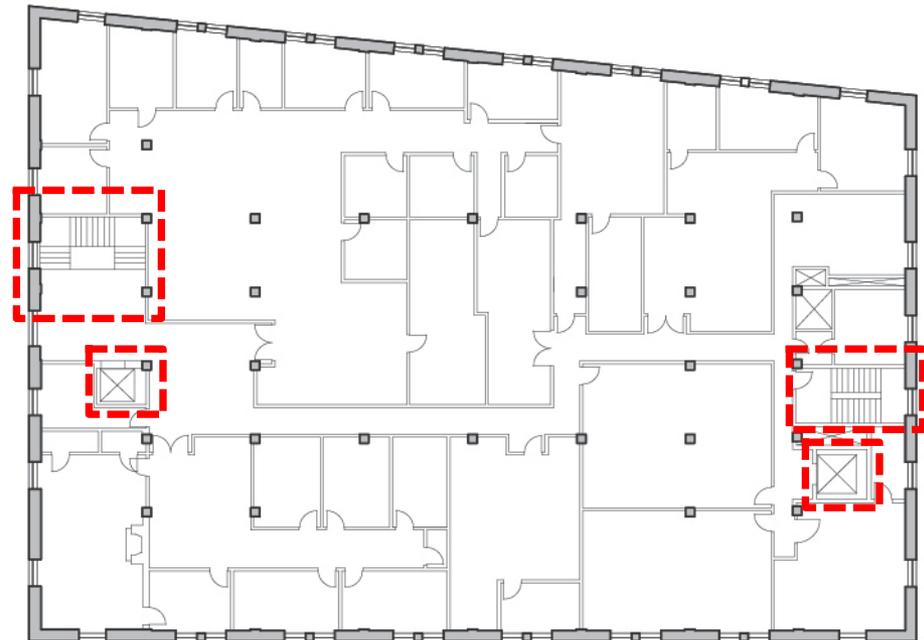
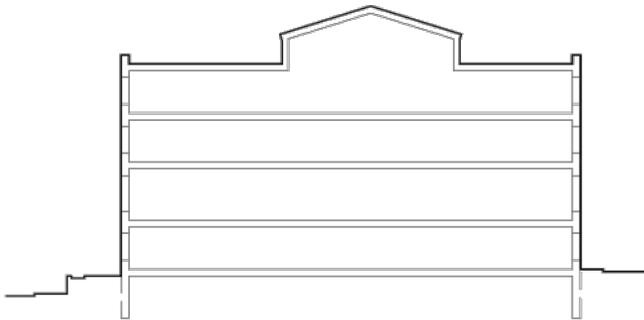
Possible Parking



* Parking counts based on assumed site boundary

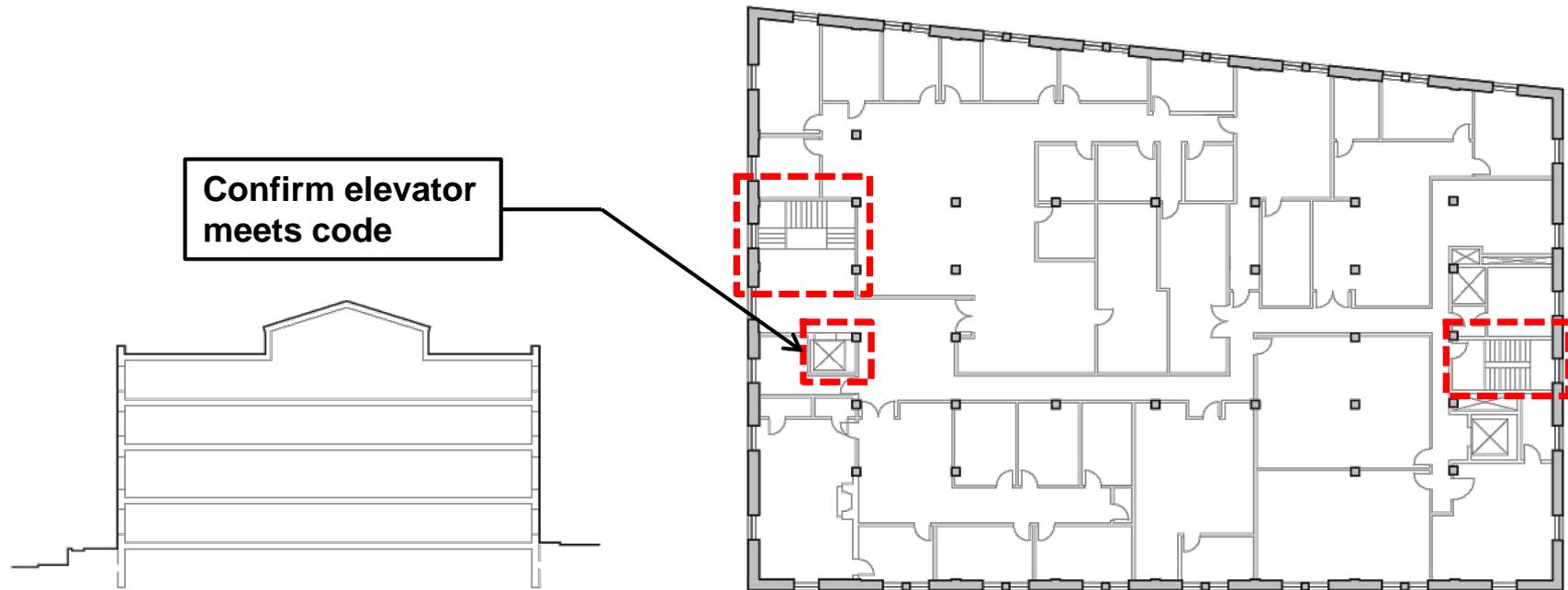
Existing Condition - Cores

- **Multiple existing stairs, elevators, and shafts**



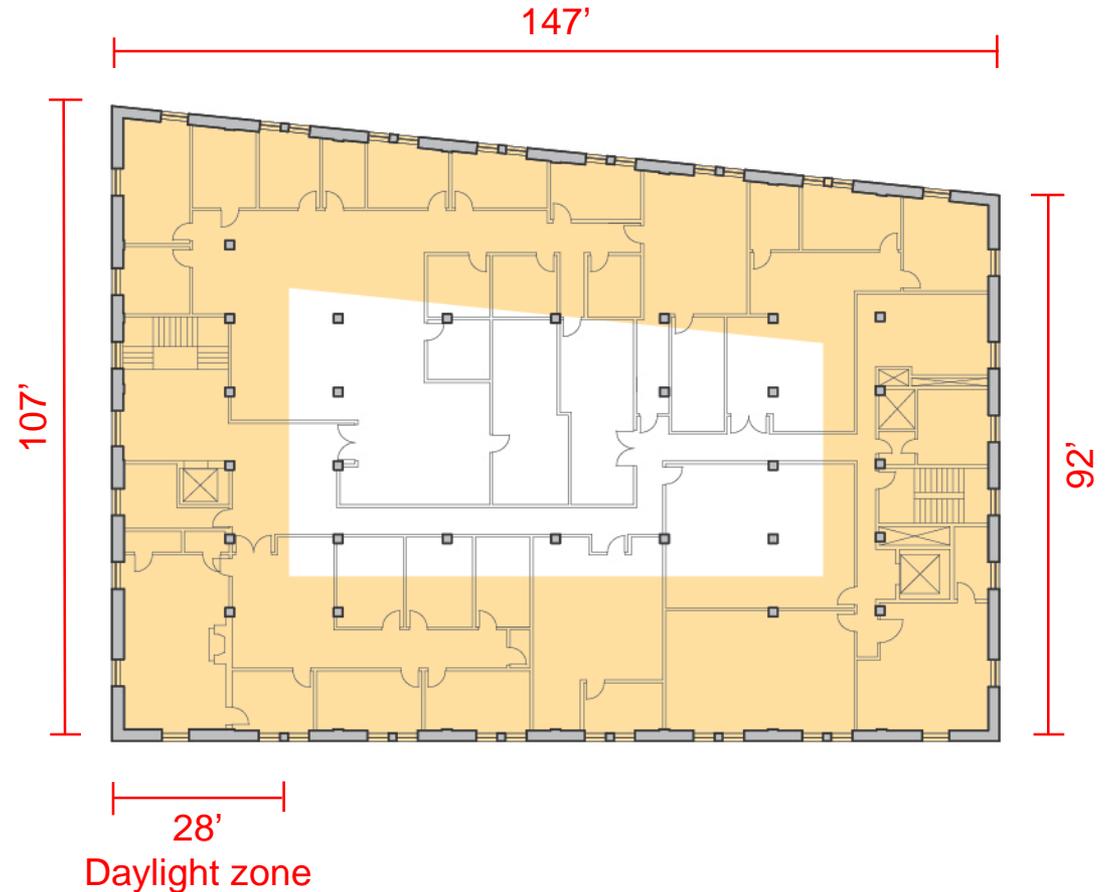
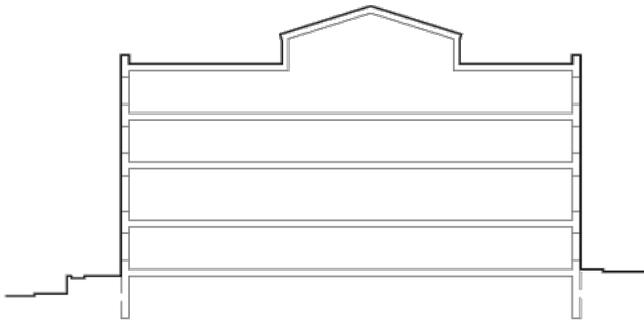
Circulation Cores

- **Maintain existing stairs and one elevator**



Existing Condition - Large Floor Plates

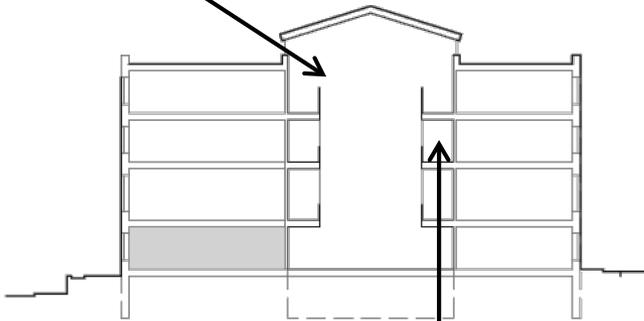
- **Four-story building**
- **Limited access to daylight and windows**



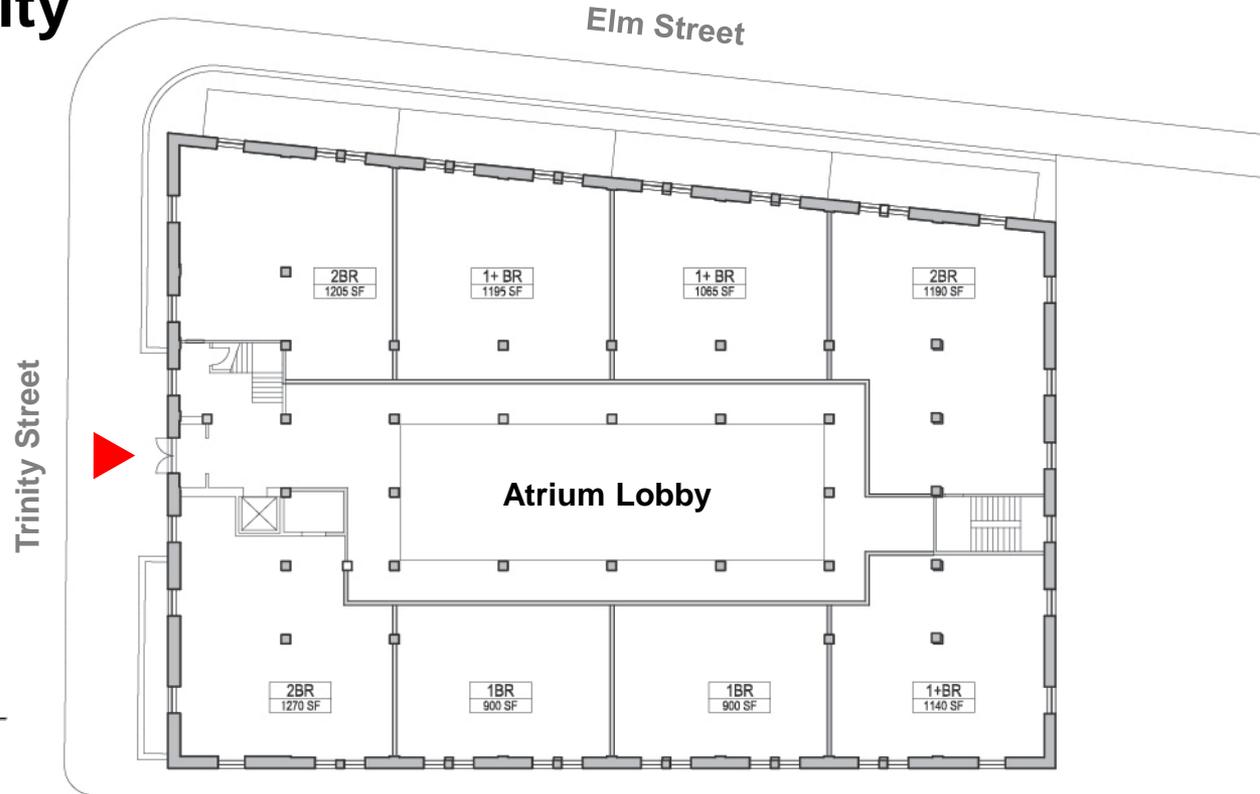
Ground Floor

- Flats
- Entrance on Trinity
- Atrium lobby

Opportunity to bring light into center of building



Enclosed hallway to avoid 3-story atrium



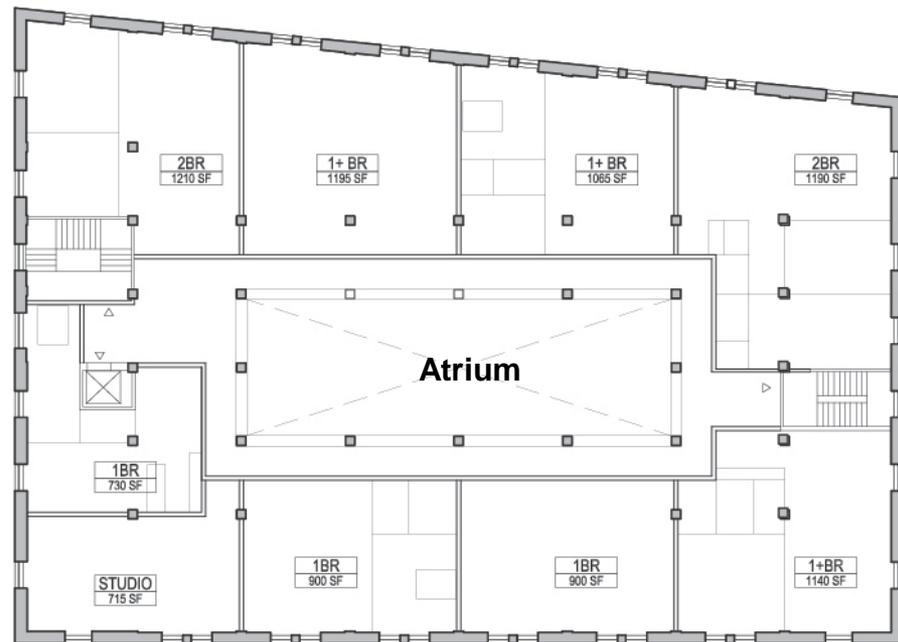
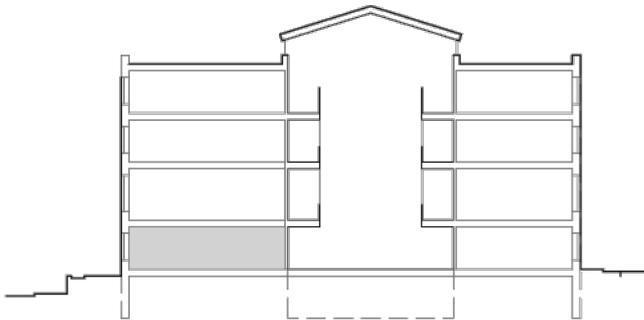
* This plan is conceptual and intended to demonstrate scale and usability of the building. It has not been thoroughly vetted for existing conditions, code, accessibility or other potential regulatory issues.

Typical Upper Floor

- **35 units**

- (3) Studios 715 sf
- (11) 1 BR 730-900 sf
- (12) 1+ BR 1065-1195 sf
- (9) 2 BR 1190-1210 sf

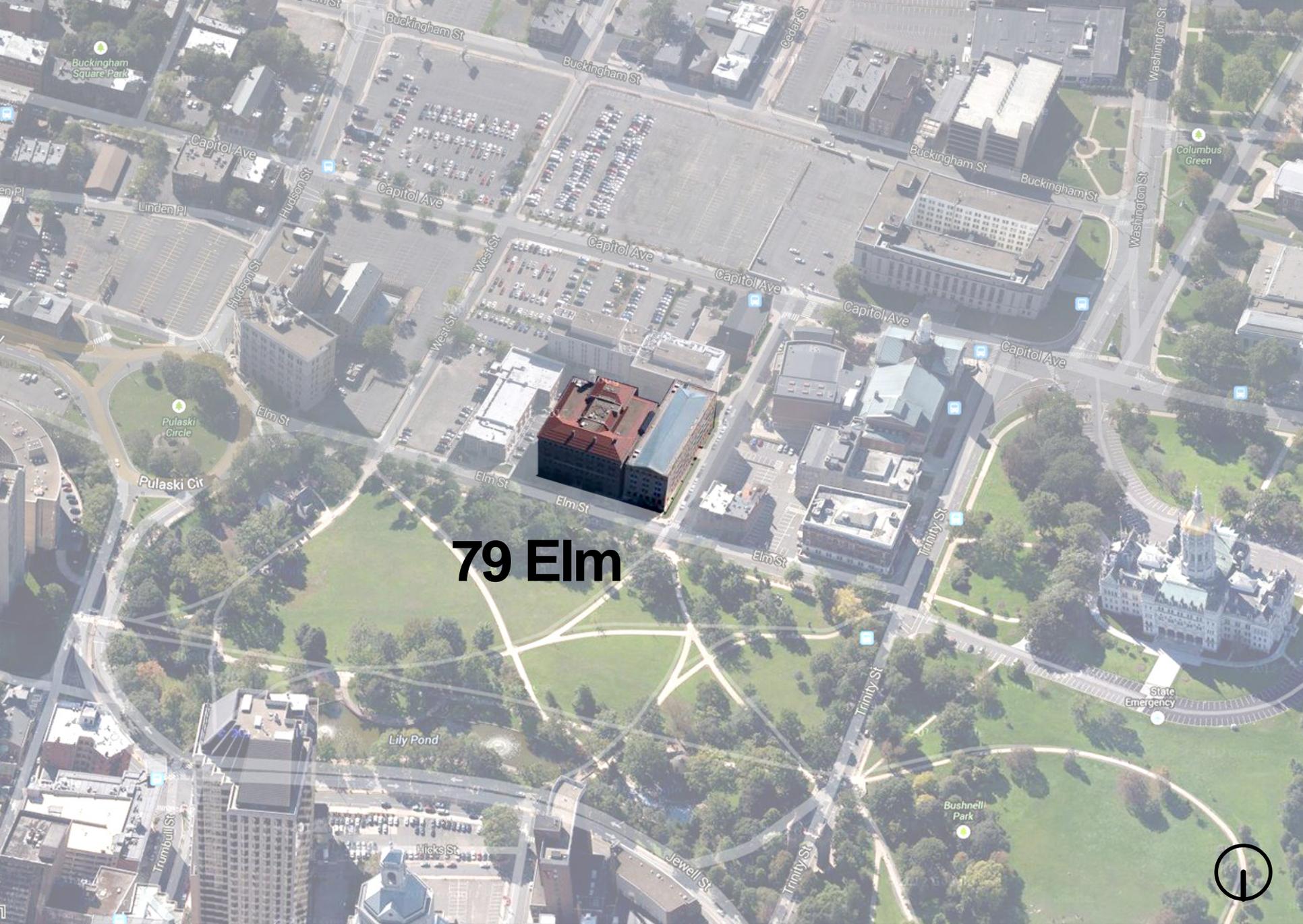
- **0.67 net-to-gross**



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Construction Costs Estimate

	#	30 TRINITY	GFA =	53256
		dgf	cost/sf	cost
CORES, PUBLIC SPACES & OTHER				
CIRCULATION, CORES		9,982	\$115	\$1,147,873
ATRIUM / LOBBY		6,000	\$140	\$839,930
LAUNDRY				\$0
FITNESS				\$0
RENTABLE SPACES				\$0
STAIRCASES	2			
ADD NEW STAIRCASES				\$0
ELEVATORS	1			
DEMO ELEVATOR/STAIRS & INFILL				\$0
RELOCATE BUILDING ENTRANCE				\$0
NEW SKYLIGHT				\$0
HOUSING UNITS				
STUDIOS	3	2,145	\$265	\$568,425
1 BEDROOM	11	9,900	\$265	\$2,623,500
1+ BEDROOM	12	14,340	\$265	\$3,800,100
2 BEDROOM	9	10,890	\$265	\$2,294,370
DUPLEX	0	0		\$0
<i>subtotal</i>		53,256		\$11,274,198
SITE WORKS INCLUDING PARKING				
TOTAL PARKING SPACES	34			
NEW PARKING SPACES (INCL IN ABOVE)				
TOTAL ESTIMATED CONSTRUCTION COST				\$11,274,198
Cost per SF				\$212



79 Elm

