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White Oak Properties, Inc.

G. Roland Gammon

MEMO

DATE: 11 April 2002

TO: Town Council

FROM: Roland Gammon

 RE: Hilltop/Greenway Condos SUP

I was earlier asked why I was not proposing to locate affordable units in the Hilltop condominium site.

Answer: In order to produce affordable housing, I need to have the most affordable site available to me. The Hilltop site has steep slopes, often 15 - 20%, which dictate substantial site costs--earthwork, erosion protection plus retaining walls--to build anything upon. The Greenway site is relatively flat and its development cost is quite modest compared with that of the Hilltop site. Storm drainage and utility work are far more expensive on the steep Hilltop site whereas they are simple and relatively inexpensive on the flat Greenway site. Landscape installations are far more expensive to install and fit to a steep site versus a flat one.

The most reasonable and practical architectural response to the Hilltop site's steep slopes is to build a building which steps down the slope and fits the site, hence requiring a cascading structure. Such a structure is quite expensive requiring extraordinary amounts of concrete and steel foundation work plus waterproofing in order to protect the structure on such a hillside. The relatively flat Greenway site can be built simply with slab-on-grade construction needing no retaining walls, no significant waterproofing and no exceptional structure measures.

The Hilltop site requires substantially more in labor costs to build because of its steep slopes--extensive scaffolding, temporary shoring and continual lift equipment usage. Any

such building is quite inefficient and expensive to work on when workmen are performing many of their duties in awkward working conditions. The Greenway site has none of this, being easily accessible from all aspects and requiring no special access assistance for workmen.

The cascading design suggested by the Hilltop site suggests, and we've included, under-building parking on the lowest level and stacked floors above. In order to fit the allowed density in such a building form, a commercial elevator becomes required to provide handicap accessibility. Such a building type requires far more in the way of common areas (which are expensive to build, but which can't be sold) in order to provide this elevator access to all units. The Hilltop building requires two stairways which are four stories in height each to serve its twelve units. Sixteen units in the Greenway site can be served with two stairways which are only two stories tall each. The Greenway site can easily accommodate its allowed density in two stories in a walk-up fashion and comply with all handicap requirements without the need of an elevator.

The foregoing are a host of reasons why the Greenway site and its building are vastly superior for the location of my affordable housing therein leaving the non-affordable housing on the expensive-to-develop Hilltop site.