



PELICAN LANDING

(FORMERLY KNOWN AS SANDPIPER COVE)

PRESENTATION TO CITY OF GALVESTON

FEBRUARY 23, 2017



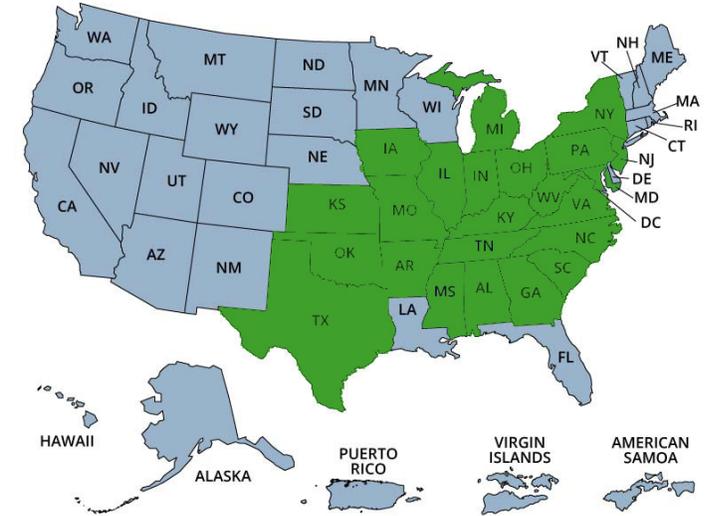
Millennia

THE MILLENNIA COMPANIES

THE MILLENNIA COMPANIES

INCLUDES:

- ▶ MILLENNIA HOUSING MANAGEMENT, LTD. (FORMED 1995)
- ▶ MILLENNIA HOUSING DEVELOPMENT, LTD. (FORMED 1995)
- ▶ AMERICAN PRESERVATION BUILDERS, LLC (FORMED 2006)
- ▶ MILLENNIA HOUSING CAPITAL, LTD. (FORMED 2013)
- ▶ OWNS AND MANAGES OVER 20,000 APARTMENT HOMES
- ▶ 195 PROPERTIES LOCATED IN 22 STATES
 - ▶ OUR AFFORDABLE HOUSING WORK IS ONLY POSSIBLE THROUGH STRONG RELATIONSHIPS WITH LOCAL, STATE, AND FEDERAL AGENCIES
 - ▶ OUR MISSION IS TO SERVE AS A DEDICATED LONG-TERM OWNER AND MANAGER OF QUALITY APARTMENT COMMUNITIES
 - ▶ WE TAKE ON DIFFICULT PROJECTS WITH THE GOAL OF CREATING A TRANSFORMATION (PHYSICALLY AND CULTURALLY) TO ESTABLISH A HIGH QUALITY OF LIFE FOR OUR RESIDENTS



SANDPIPER COVE – MILLENNIA BEGINS MANAGING IN EARLY 2015



PHOTOS OF CONDITIONS UPON ACQUISITION

IMPROVEMENTS SINCE ACQUISITION

- EXTERIOR REPAIRS AND PAINTING; COMMUNITY BUILDING UPGRADES
- STRENGTHEN RELATIONSHIP WITH POLICE; SET NEW MGMT STANDARDS



EXAMPLE OF WORK: MORNING STAR TOWER (CLEVELAND, OH)

BEFORE



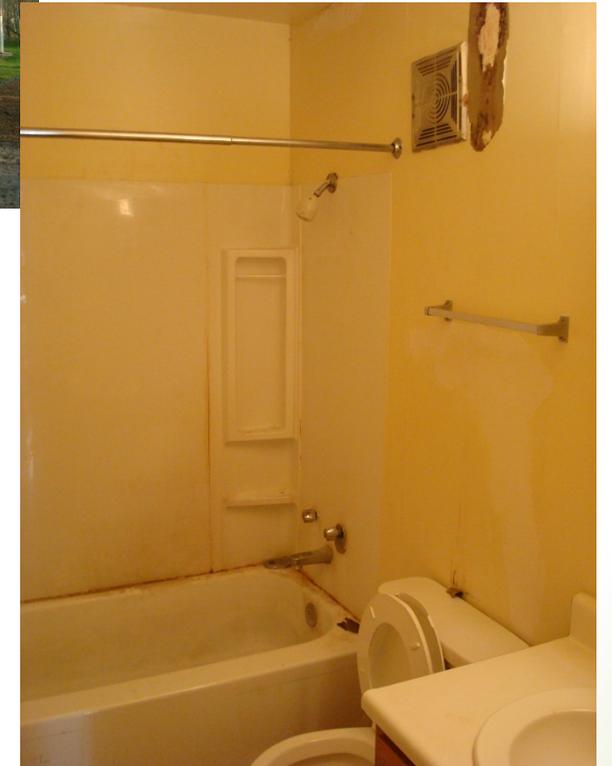
EXAMPLE OF WORK: MORNING STAR TOWER (CLEVELAND, OH)

AFTER



EXAMPLE OF WORK: PARK SHORE COMMONS (GARY, INDIANA)

BEFORE

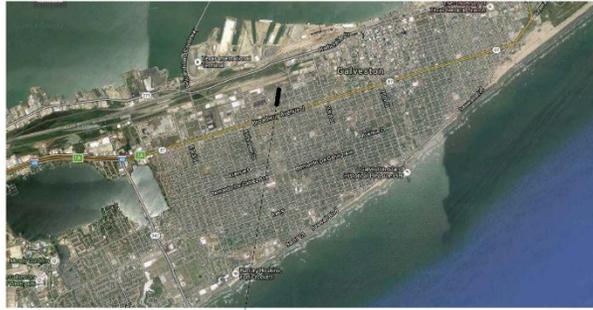


EXAMPLE OF WORK: PARK SHORE COMMONS (GARY, INDIANA)

AFTER



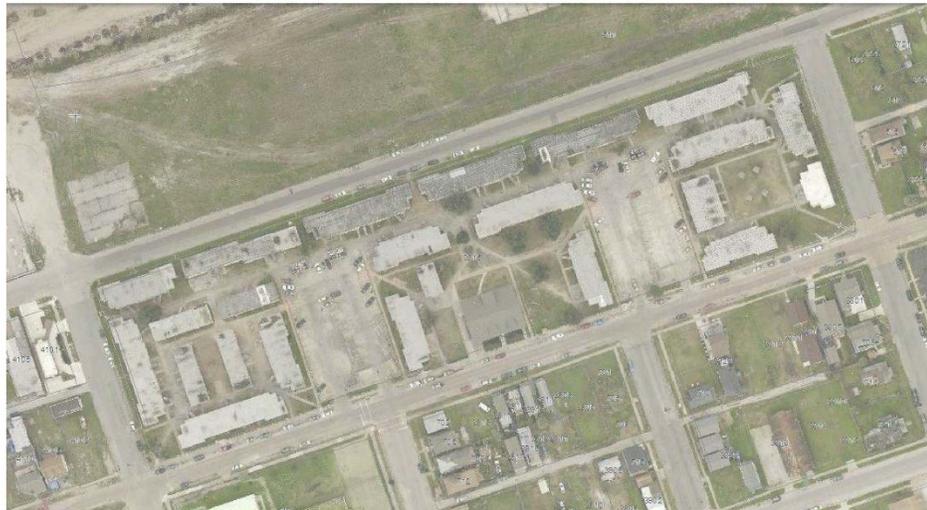
TRANSFORMING SANDPIPER COVE INTO PELICAN LANDING



SITE LOCATION



SITE LOCATION



SITE ADDRESS:
3916 WINNIE ST,
GALVESTON, TX 77550

192 UNITS TOTAL UNITS

(35) ONE BEDROOM UNITS
(92) TWO BEDROOM UNITS
(64) THREE BEDROOM UNITS
(24) FOUR BEDROOM UNITS
(2) FIVE BEDROOM UNITS

2 STORY COMMUNITY
BUILDING

30 BUILDINGS,
177,074 SF TOTAL GROSS
PROJECT AREA

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SHEET 1 OF 1	
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FIRM 2	PARTIAL FIRM MAP
FIRM 3	PARTIAL FIRM MAP

PROJECT INFORMATION
MILLENNIA HOUSING DEVELOPMENT, LTD.
PELICAN LANDING (FKA SANDPIPER COVE)
GALVESTON, TEXAS

- UNDERSTANDING LOCATION
- NEARBY DEVELOPMENT
- PROXIMITY TO SERVICES
- ORIENTATION TO NEIGHBORS, ETC.
- TAKING ADVANTAGE OF OPPORTUNITIES
- CITY MASTERPLANS?
- EXISTING SECURITY MEASURES
- DENSITY CAN BE A POSITIVE (SHARED AMENITIES AND LIGHTING, RESIDENT ASSISTANCE WITH SECURITY, ETC.)

PELICAN LANDING – CONCEPTUAL DESIGN AND SCOPE OF WORK



RENOVATED COMMUNITY BUILDING
 - LEASING OFFICE
 - COMMUNITY ROOM
 - NEW LAUNDRY (1 PER 40 UNITS)
 - FITNESS CENTER
 - COMPUTER CENTER
 - SERVICE COORDINATOR

OVERALL SITE PLAN
 1" = 80'-0"

SITE SCOPE OF WORK:

- DEMO AND REPLACE MAIL KIOSK
- ADDED SITE SECURITY / SURVEILLANCE SYSTEM
- TWO CHILDREN'S PLAY AREA
- PICNIC AREA WITH GRILLES, TABLES, ETC
- REPLACE DAMAGED CONCRETE
- REPAIR AND PAINT PERIMETER FENCING
- NEW DUMPSTER ENCLOSURES
- RESURFACE EXISTING PARKING LOTS AND REPLACE CONCRETE APRONS AT DRIVEWAYS
- NEW SITE SIGNAGE
- ADDITIONAL BIKE RACKS, BENCHES AND TRASH RECEPTACLES
- UPGRADED LANDSCAPING

SITE INFO:

SITE ADDRESS: 3916 WINNIE STREET
 GALVESTON, TX

SITE AREA: 7.0661 ACRES

EXISTING ZONING: UN-H (URBAN NEIGHBORHOOD - HISTORIC)

123 PARKING SPACES (.64 PER UNIT)
 (116 REGULAR & 7 ACCESSIBLE)

NO PARKING SPACES REQUIRED (PER LAND DEVELOPMENT REGULATIONS, PARKING UN URBAN NEIGHBORHOOD IS 0 MIN. AND 1.5 PER UNIT MAX)

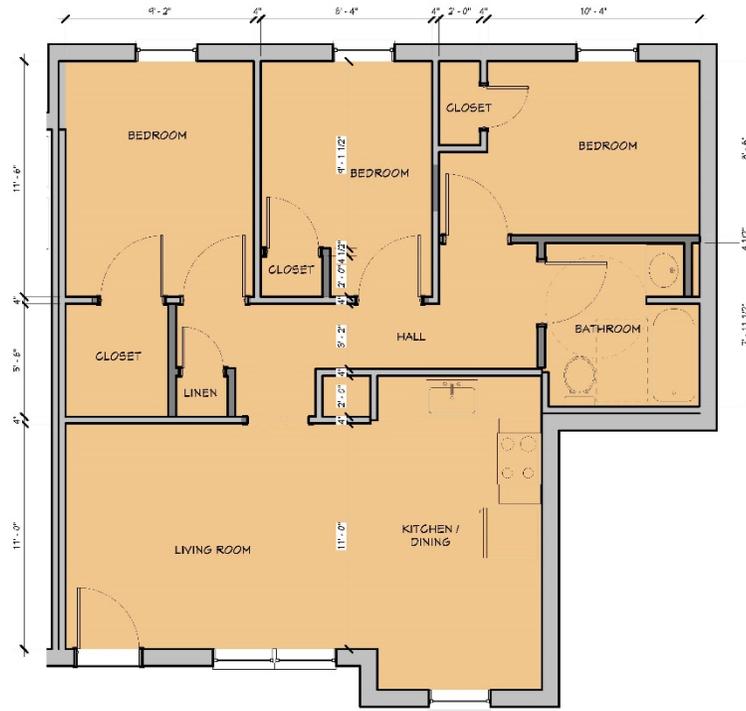
OVERALL SITE PLAN
 MILLENNIA HOUSING DEVELOPMENT, LTD.
 PELICAN LANDING (FKA SANDPIPER COVE)
 GALVESTON, TEXAS

- RESURFACE PARKING LOTS
- ADDRESS WATER & SEWER PIPING ISSUES
- INSTALL SECURITY CAMERA SYSTEM AND NEW LIGHTING
- ADD BIKE RACKS, PICNIC PAVILION, PLAYSAPES
- REPLACE MAIL KIOSK, GATED ACCESS
- NEW SIGNAGE
- NEW APPROACH TO LANDSCAPING
- RENOVATE COMMUNITY BUILDING

PELICAN LANDING – CONCEPTUAL DESIGN AND SCOPE OF WORK



SECOND FLOOR PLAN - BUILDING TYPE 1
1/16" = 1'-0" BUILDINGS - A,B,C,D,E,F,G & H



THREE BEDROOM ACCESSIBLE PLAN
1/4" = 1'-0" 904 SF GROSS / 621 SF NET

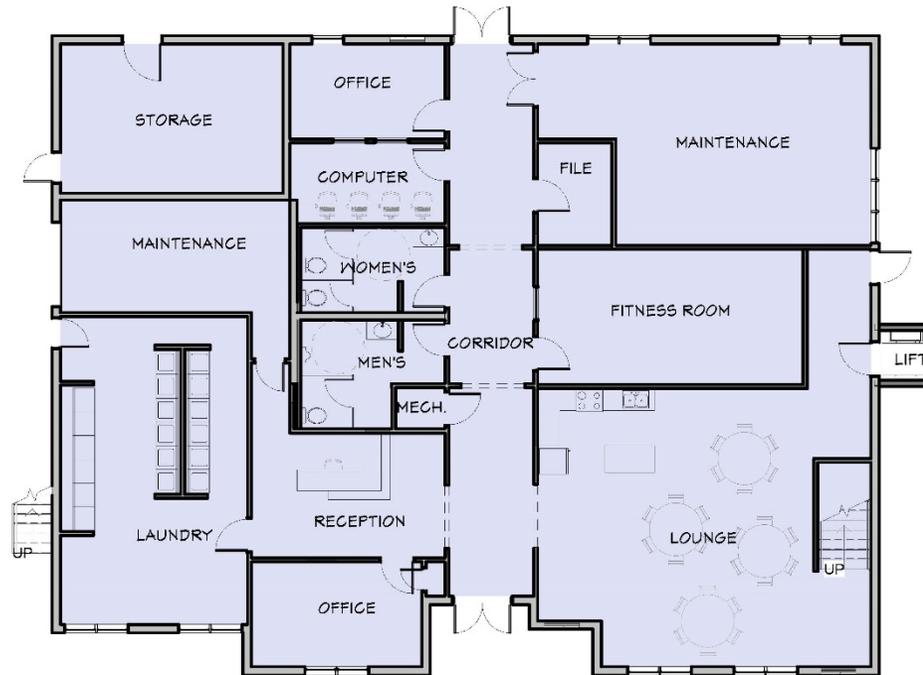
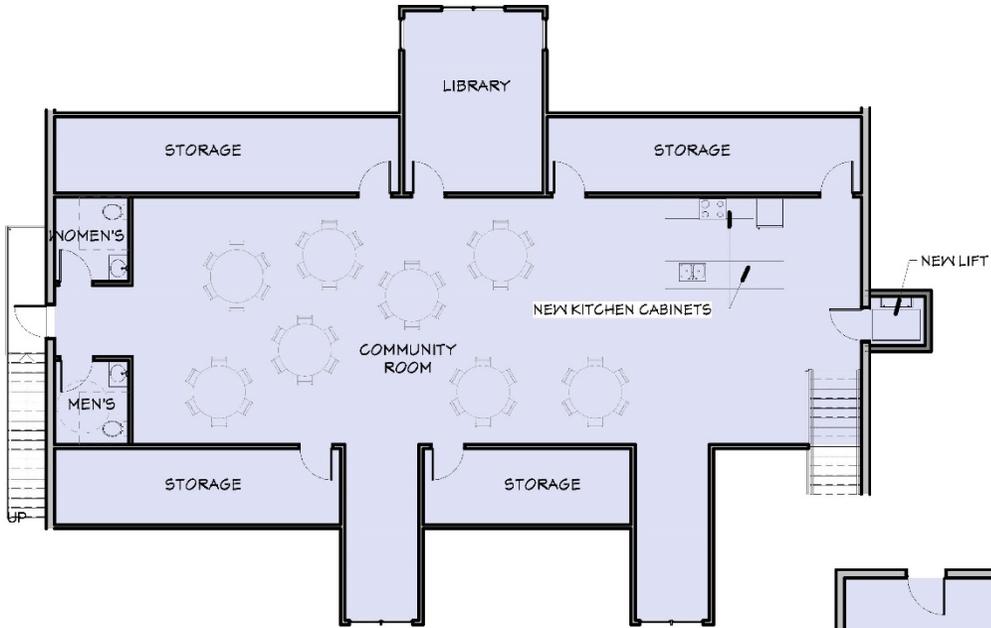
UNIT INTERIOR SCOPE

1. REMOVE AND REF. KITCHEN CABINETS, COUNTERTOPS, SINK AND TAPSET
2. REMOVE AND REF. BATH TUB, TOILET AND VANITY
3. REMOVE AND REF. BATHROOM EXHAUST FAN WITH ENERGY STAR RATED UNIT
4. REF. BATHROOM ACCESSORIES
5. REMOVE AND REF. ALL DISHWASHERS WITH ENERGY STAR RATED UNITS
6. REF. ALL REFRIGERATORS WITH ENERGY STAR UNITS
7. REF. SELECT RANGES
8. REF. WINDOW SCREENS
9. REMOVE AND REF. RANGE HOOD WITH ENERGY STAR RATED UNIT, PROVIDE NEW GREASE SHIELD
10. PROVIDE MICROWAVE AND MICROWAVE CABINET IN UPPER CABINETS
11. PROVIDE NEW COMPUTER DESK
12. REF. ELECTRICAL DEVICES AND LIGHT FIXTURES (ENERGY STAR UNITS)
13. REMOVE AND REF. PANEL BOXES
14. REF. INTERIOR DOORS AND TRIM
15. REF. CLOSET SHELVING
16. REF. EXISTING PLUMBING FIXTURES
17. PREPARE AND REPAINT COMP. FETE UNIT
18. REF. SELECT CARPETING
19. REMOVE AND REF. FURNACE AND CONDENSING UNIT (MINIMUM 14 SEER)

THREE BEDROOM ACCESSIBLE PLAN
MILLENNIA HOUSING DEVELOPMENT, LTD.
PELICAN LANDING (FKA SANDPIPER COVE)
GALVESTON, TEXAS

- REPLACE HEATING & COOLING SYSTEMS W/ HIGH-EFFICIENCY EQUIPMENT
- INSTALL ENERGY STAR LIGHTING, APPLIANCES AND EXHAUST FANS
- COMPLETELY RE-PLUMB UNITS AND INSTALL LOW-FLOW WATER FIXTURES
- UPGRADE 5% OF UNITS (10 APARTMENT HOMES) TO MEET ACCESSIBILITY REQUIREMENTS
- ADD GREASE SHIELDS IN KITCHEN AND UPGRADE LIFE SAFETY EQUIPMENT

PELICAN LANDING – CONCEPTUAL DESIGN AND SCOPE OF WORK



- COMMUNITY BUILDING:
- OPEN GREAT ROOM TO MGMT OFFICES
- NEW COMPUTER LEARNING / EMPLOYMENT CENTER
- NEW FITNESS ROOM
- INTRODUCE NEW PROGRAMMING TO SECOND FLOOR (AND MAKE ACCESSIBLE)
- BRING SECURITY OFFICE TO FIRST FLOOR; ENCOURAGE INTERACTION WITH RESIDENTS

PELICAN LANDING – CONCEPTUAL DESIGN AND SCOPE OF WORK



PROPOSED ENTRY CONCEPT



Overall Concept



EXISTING ENTRY

EXTERIOR SCOPE

1. REPAIR EXISTING MASONRY
2. EXISTING BALCONIES TO BE REPAIRED
3. EXISTING STAIRS TO BE REMOVED AND REPLACED
4. REMOVE AND REPLACE SIDING PANELS AT WINDOWS
5. REMOVE AND REPLACE UNIT ENTRY DOORS
6. REPLACE BUILDING AND UNIT SIGNAGE
7. REPLACE BUILDING MOUNTED LIGHTING
8. REPAIR AND REPLACEMENT OF FLAT ROOFS
9. WASH / CLEAN BUILDING EXTERIORS AND WINDOWS
10. REPLACE COACH LIGHTS AT UNIT ENTRY DOORS
11. NEW CORNICE / FASCIA AT ROOF EDGE.

EXTERIOR ENTRY CONCEPT
MILLENNIA HOUSING DEVELOPMENT, LTD.
PELICAN LANDING (FKA SANDPIPER COVE)
GALVESTON, TEXAS

- EXTERIOR TRANSFORMATION:
- REPLACE EXTERIOR BALCONIES AND STAIRS
- INSTALL NEW EXTERIOR LIGHTING
- REPLACE UNIT ENTRY DOORS
- REPAIR AND CLEAN EXSTING MASONRY