OPTION 1: EXISTING + RETIREMENT
AT RISK PROPERTY SITUAT. RIDGE ROAD

EXISTING Residential

RETIREMENT HOUSING

DEVELOPMENT SIMPLER

- 75% BUI.LT, (6000 CENSUS @ 5/SF/AC)
- 25% BUI.LT, (1600 CENSUS @ 5000/SF/AC)
- RETIREMENT HOUSING @ 20 UNITS (1000'2/SF/AC)
- RETIREMENT HOUSING @ 30 UNITS @ 4500/SF/AC (1600)
**Development Summary**

- **Option 2**: 400 Mixed Residential
- **A1 Risk Property Site**: Fyfe Road
- **Lincoln, NE**

- 20 Unit Building
- Market Rate: 320 $300/Unit
- Affordable Units: 920 $180/Unit
- Affordable Buildings: 140 $120/SF/Unit

- 200 Unit Building
- Market Rate: 1,400 $150/Unit
- Affordable Units: 1,200 $120/SF/Unit

- 16 Unit / Public Use
- Parking: 1,800 SF / Unit
- Parking: 1,800 SF / Unit
- Parking: 1,800 SF / Unit
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- Parking: 1,800 SF / Unit
- Parking: 1,800 SF / Unit

- Coffee Renovate 150 Market (180/Unit)
- Green Plan E/F