

RFQ

Response

Amendment

*To: The Housing Authority of the
City of New Braunfels*

*Request for Qualifications
RFQ# 2023 – 0001*

*On behalf of
Blue Ridge Atlantic Development, LLC*

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Design Proposal – Villa Serena



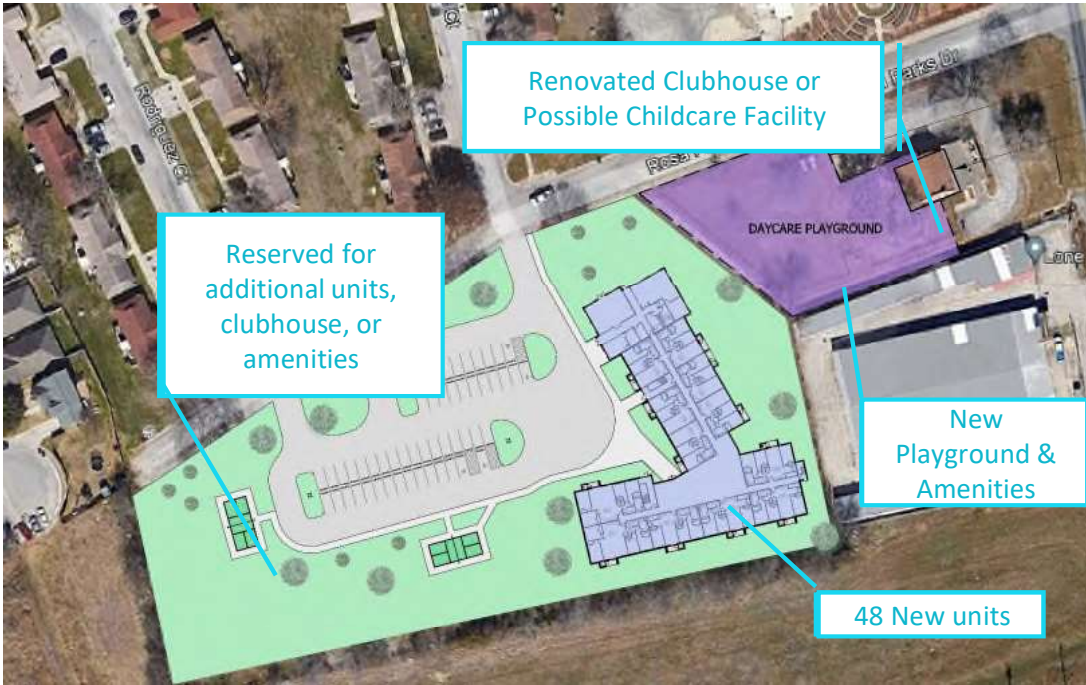
Preliminary Concept

Design Proposal — Villa Serena



Preliminary Concept

Design Proposal – Villa Serena



The proposed design for Villa Serena is designed to harmonize with the surrounding neighborhood. Leveraging the road as a seamless transition, the concept integrates a modern and denser architectural style, ensuring minimal impact on adjacent properties. The envisioned structure will comprise 48 units, replacing the current buildings.

To mitigate displacement concerns, the property will collaborate with Laurel Lane to facilitate temporary housing during the construction phase.

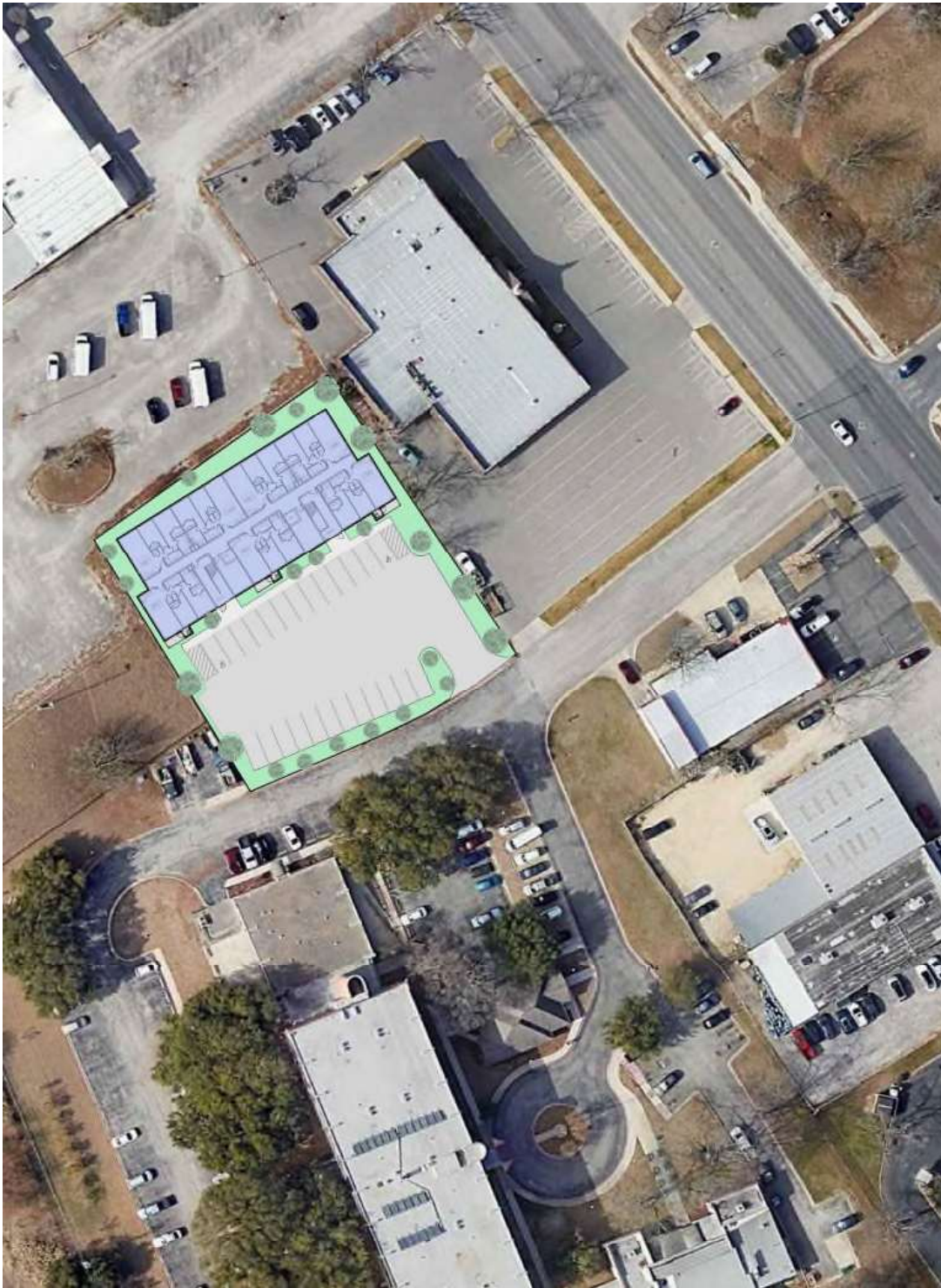
Upon completion, 48 tenants will be relocated to the new building, paving the way for the renovation of the now vacant units. This strategic clustering of buildings is aimed at enhancing construction oversight and minimizing disruptions to current tenants. Once the project concludes, residents who were temporarily relocated will return to renovated units, ensuring a seamless transition.

Additionally, SRI/BRAD will undertake a comprehensive architectural study of the existing building. Based on those findings, SRI/BRAD will propose either converting it into a childcare facility or renovating it to accommodate onsite staff and incorporate new community spaces. This dual-purpose approach underscores our commitment to optimizing the use of existing structures for the benefit of the community.

Preliminary Unit Mix

	VILLA SERENA	
	Current	New
Studio		
1B		
2B	30	44
3B	36	42
4B	4	12
	70	98
Demolition	2B	10
	3B	10
New Construction	2B	24
	3B	16
	4B	8

Design Proposal – 300 Laurel Lane



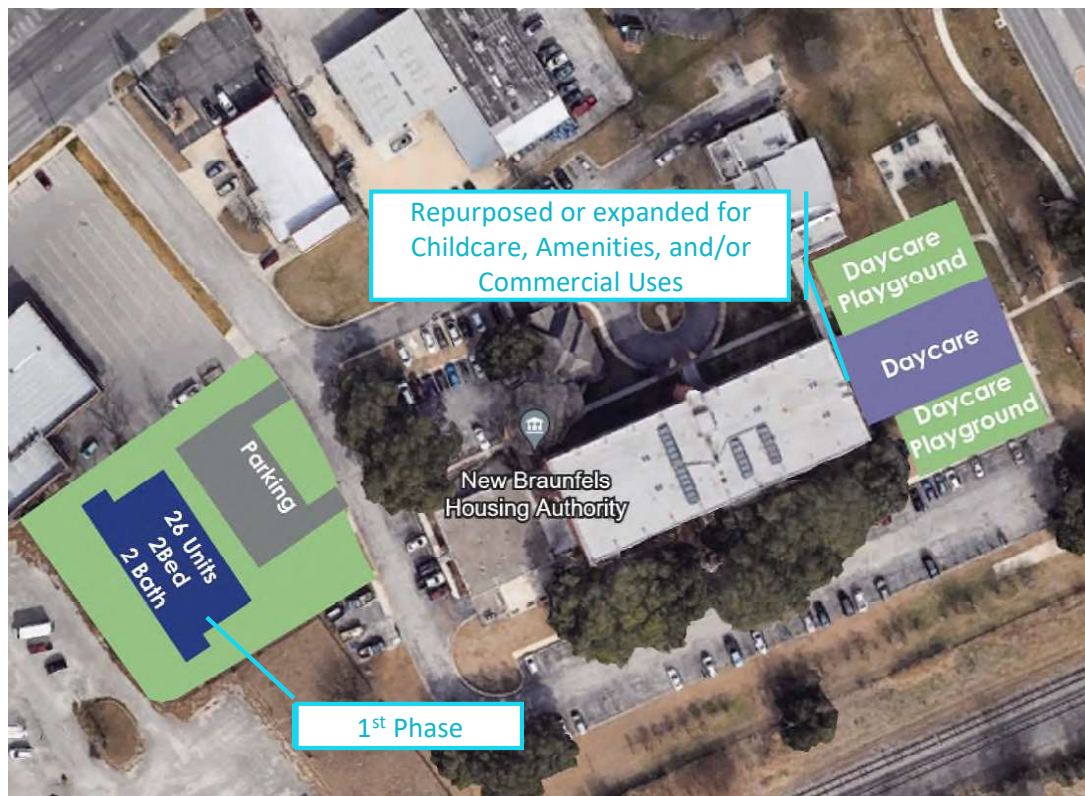
Preliminary Concept – Option 1

Design Proposal – 300 Laurel Lane



Preliminary Concept – Option 1

Design Proposal – 300 Laurel Lane



SRI/BRAD has identified two possible approaches to increase density and unlock space for new uses. The proposed design for Option 1 involves the construction of a new 26-unit building and the strategic repurposing and expansion of a section within the existing structure to accommodate either a childcare facility or commercial space. This forward-thinking approach not only addresses the immediate housing needs but also considers the integration of essential community amenities. To facilitate a seamless transition for current residents, the proposal suggests relocating them to the newly constructed building. The renovation process is designed to occur incrementally, floor by floor, with residents moving into the newly completed floors as completed.

	Laurel Lane	
	Current	New
Studio	60	60
1B	40	40
2B	0	26
3B	0	
4B	0	
	100	126
Demolition	NA	0
New Construction	2B	26

This phased approach ensures minimal disruption to the community while allowing for the efficient progression of renovations. By adopting this strategy, the project aims to optimize the living experience for residents and create a vibrant, multifunctional space that enhances the overall community environment

Preliminary Concept – Option 1

Design Proposal – 300 Laurel Lane



Option 2 closely mirrors Option 1, differing in that all new construction is consolidated atop the existing structure. To ascertain the viability of this configuration, a thorough structural analysis is imperative. The key advantage of this option lies in its judicious use of space, as it strategically reserves vacant land for potential future expansion.

Relocation will also proceed similarly to Option 1.

Preliminary Concept – Option 2