

Alice Birney Village

4094 Duane St
City Planning Commission Meeting
June 5th, 2025

Wallick Communities

Presbyterian Villages of Michigan

Hope Village Revitalization



About Us

Development

Construction

Affordable Housing Operations

Senior Living Operations

Asset Management



Human Resources / Training

Information Technology

Finance / Accounting

Compliance

Advertising / Marketing

Our History

1966

Jack Wallick and Sandy Goldston form construction company

1986

Wallick builds Waterford, Columbus' first residential downtown high-rise

2006

Julie Wallick and Howard Wallick acquire majority interest. Tom Feusse hired as CEO; new senior management team put into place.

2013

Wallick expands activities in development of memory care and assisted living

2016

Wallick Opens its first affordable assisted living community, The Ashford on Broad, helping redefine senior living

1969

Development and property management areas are entered

1989

Wallick develops Indian Mound Apartments, the first Fannie Mae tax credit community in the country

2008

Wallick manages 8,000 units in 110 communities, both for its own portfolio and for third-party owners

2015

Wallick builds first affordable assisted living community, helping to redefine senior living

2017

After 34 years in Reynoldsburg, Wallick moves its corporate office to New Albany, Ohio

1978

Wallick has 2,600 units in 12 communities under management

1995

Founder Jack Wallick passes away, Sandy Goldston becomes CEO

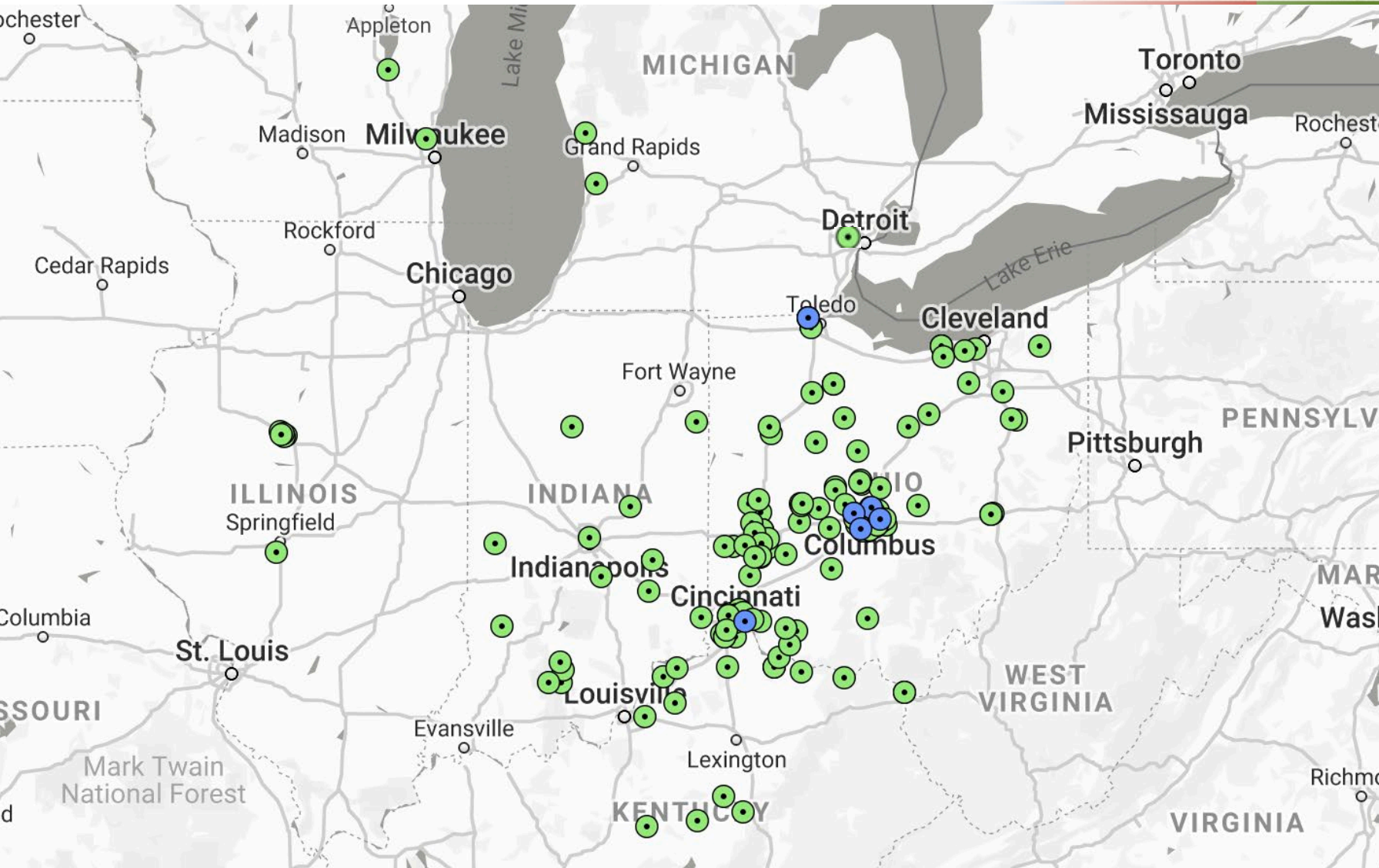
2009

Wallick and Stern-Hendy merge to become the largest provider of affordable housing in Ohio

2016

Wallick celebrates 50 years in business

Our Footprint



9

Senior Living
Communities

170+

Affordable
Communities

850+

Associates

About Us – Presbyterian Villages of Michigan

- Nonprofit senior housing and service organization founded in 1945
- PVM currently owns and operates just over 3,000 units of senior housing spread over about 30 housing communities. 75% of units are income restricted affordable housing.
- About 800 units in Detroit. Approximately 700 are affordable.
- PVM is also a member of three different PACE organizations in the state with more than 2,000 members combined.





Hope Village Revitalization

- A trusted neighborhood and community development corporation, located on the near northwest side of Detroit
- Staffed by individuals who live in and near the community.
- Governed by a Board composed of neighborhood residents and stakeholders with a commitment to equity and sustainability.
- More at www.hopevillagecdc.org





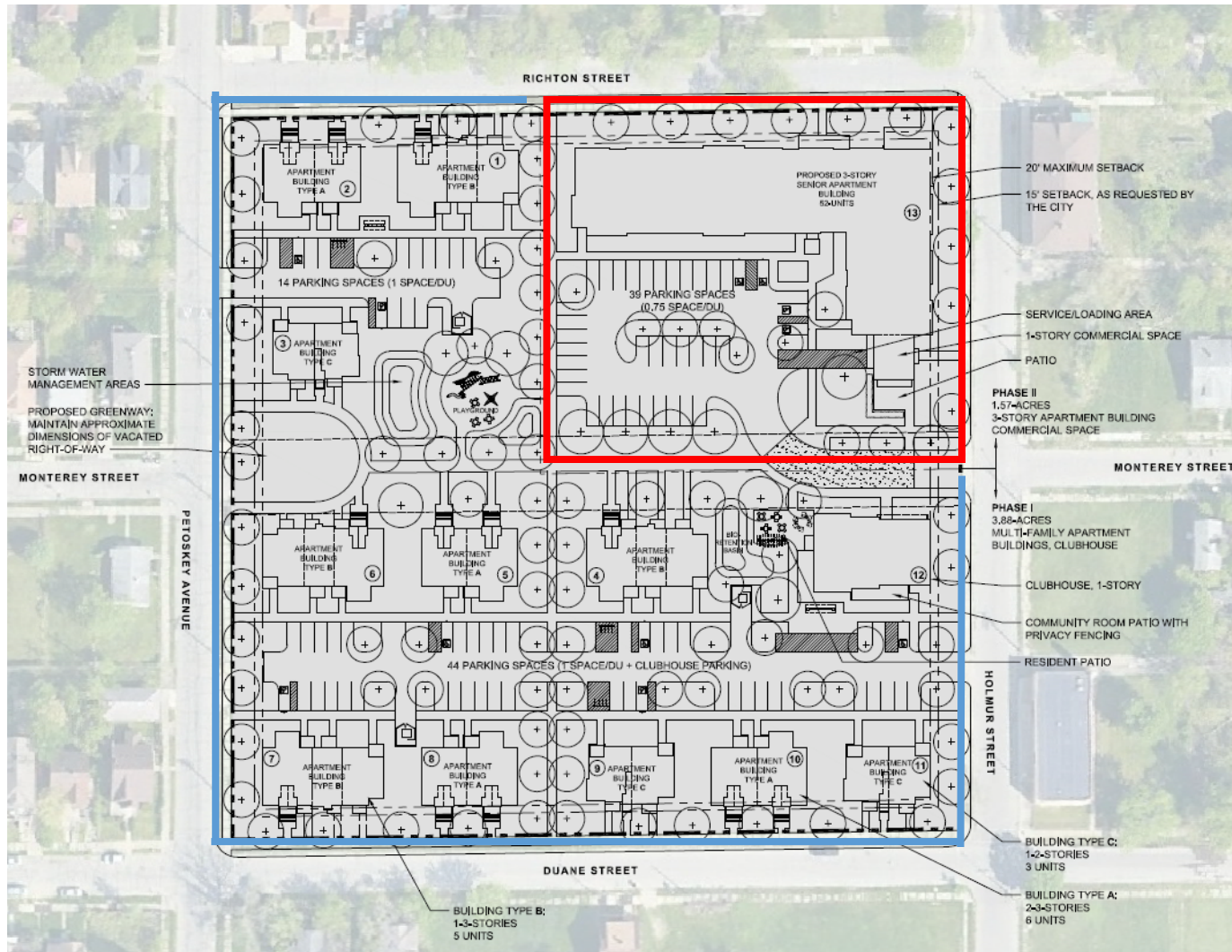
Hope Village Revitalization is passionate about:

- fresh and local food: we host a weekly Farmers Market at Woodrow Wilson and Oakman Boulevard
- providing resources for homeowners and renters to improve energy efficiency and accessibility in their homes: we have provided grant funded repairs to dozens of homes
- expanding healthy, affordable housing for neighborhood residents
- building neighborhoods that work for the people who live in them

Community Outreach and Site Plan Evolution

- Product of Detroit HRD Request for Proposals. Team and plan selected through community informed process.
 - March 4: PPR meeting held with city departments and utility providers
 - April 2: Presented project to Russell Woods Neighborhood Association
 - April 30: Presented project to District 7 office hours
 - May 8: Met with and discussed project with Richton Street Survivors Block Club
- Site plan evolved based on feedback. Current plan moves all curb cuts and driveways to Holmur and Petoskey avenues in response to community feedback.

Alice Birney Village – Site Plan



- Two Projects:
- Project 1 - Alice Birney Townhomes
 - 52 Units
 - Family
 - Flats and Townhomes
- Project 2 - Alice Birney Senior
 - 53 Units
 - 55 and older
 - 3-Story Elevator Building
- Amenities
 - Community Park
 - Community Building
 - Community Gathering Area
 - Computer Room
 - Fitness Room
- Commercial space
 - Desired by RFP
 - Priority is to serve unfilled demand and add to emerging mix of uses in area

Alice Birney Village – Projected Rents

Family Project (Blue)

1-Bedroom Units: \$514 - \$1,096

2-Bedroom Units: \$613 - \$1,207

3-Bedroom Units: \$706 - \$1,419

Additionally, three, 1-Bed PBV, four, 2-Bed PBV, and two, 3-Bed PBV Units
Eight fully accessible (Type A) units

Senior (55+) Project (Red)

1-Bedroom Units: \$514 - \$1,071

2-Bedroom Units: \$613 - \$1,232

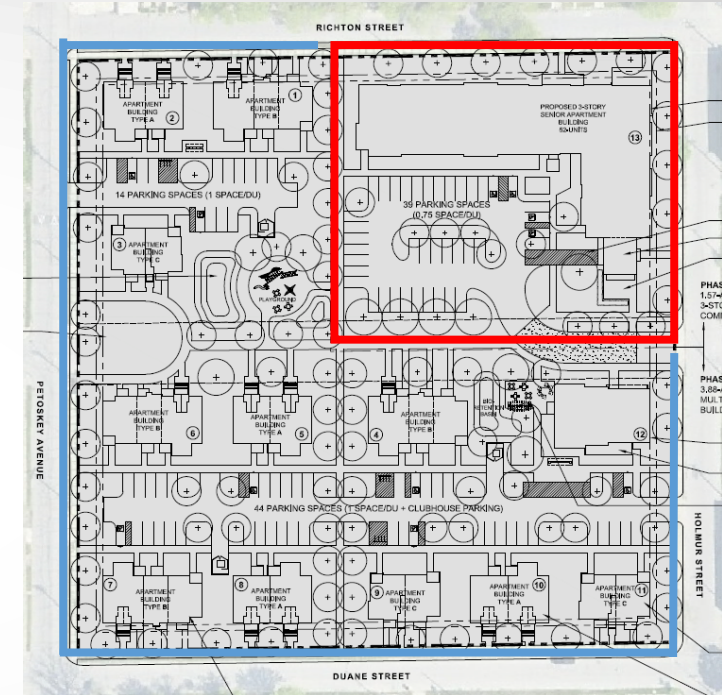
Additionally, six, 1-Bed PBV, two, 2-Bed PBV Units

Eight fully accessible (Type A) units. All units on accessible path and visitable

Income Ranges (30% AMI - 80% AMI):

- 1-Person: \$21,210 - \$56,560

- Family of 4: \$30,300 - \$80,800



Rezoning Request

- Why SD1?
 - Current R2 district does not permit multifamily structures of sufficient size and presents issues for proposed townhouses. A mixed use development is also not possible under R2.
 - SD1 is a flexible zoning district, permits a range of small commercial uses for mixed use component
 - Lower height limit than R5, less dense
 - Slightly lower parking requirements

Current Site Photograph



Alice Birney Village – Elevations



Building Type A



Building Type B



Building Type C



Clubhouse

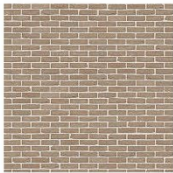
Materials



Vinyl Siding - colors vary



Hardie Architectural Panel - colors vary



Tan Brick



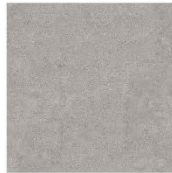
Faux Wood Architectural Siding



Asphalt Shingle Roof



Aluminum Window Framing

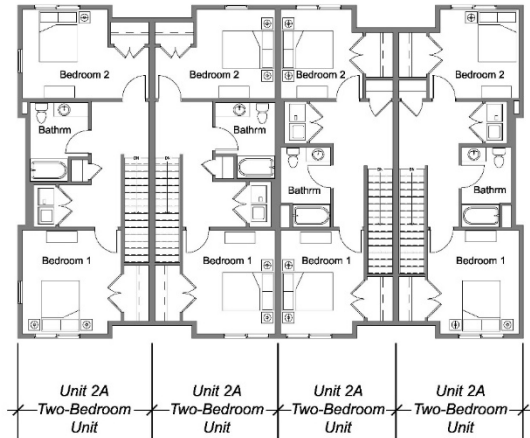


Cast Stone Headers and Sills

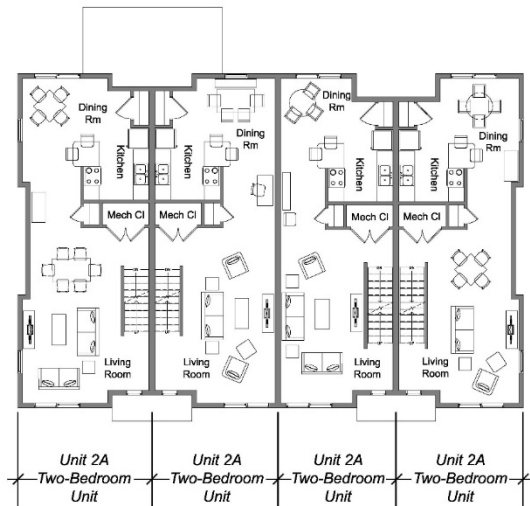
Senior Building Examples



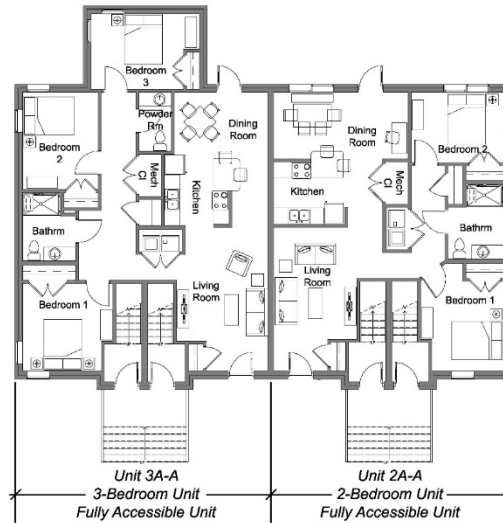
Alice Birney Village – Floorplans



BUILDING TYPE A - THIRD FLOOR



BUILDING TYPE A - SECOND FLOOR



BUILDING TYPE A - FIRST FLOOR



Example of Unit Interior



Example of Clubhouse Interior

Alice Birney Village – Projected Timeline

Project Timeline

October 2025

Application for 9% LIHTC

Winter 2025

Tax credits awarded, develop final construction plans and secure all financing sources

Fall 2026

Construction commencement

Winter 2028

Construction completion
Begin lease-up



Questions and Discussion

- Thank You