



# *2013 ALAPA Awards*

## *Outstanding Planning Award for a Project or Implementation Tool*

*Recognizes an outstanding project or implementation tool that is a significant advancement to the cause of planning.*



# *2013 ALAPA Awards*

## *City of Montgomery, Alabama* *Montgomery Design Studio*

*Nominated by Chad Emerson, City of Montgomery,  
Director, Development Department*



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## Award for a Project or Implementation Tool





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*Alabama Chapter of the American  
Planning Association*



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**301 BIBB STREET** A MIXED USED PROPOSAL

Subsidy Value		Project-Generated Revenue For City				
240,000		1,176,094				
Market Price	540,000					
Purchase Price	300,000					
Gap	240,000					

market price is based on the sqft appraisal of 79 Commerce I (Hank Lau Building site), taken last year

DIRECT BENEFITS					
	Construction Period	Y1	Y2	Y3	Total
Property Tax		25,000	25,000	25,000	75,000
Sales Tax (Retail)		115,000	115,000	115,000	345,000
Construction Material Sales Tax	121,406				121,406
Building Department Permits	34,688				34,688
<b>Total</b>	<b>156,094</b>	<b>340,000</b>	<b>340,000</b>	<b>340,000</b>	<b>1,176,094</b>

(Property value x 20%) x 1.25%  
(2000 x retail sqft) x 5.5%  
materials construction costs x 9.2%  
total construction costs x 0.5%

Specs of Project	
Retail sqft	15,000
Residential sqft	58,000
Materials Construction Costs	3,468,750
Total Construction Costs	6,937,500
Property Value After Construction	10,000,000

INDIRECT BENEFITS
Improved Amenities for Convention Center
Economic Value of 10-20 Employees
Improvement of Urban Street Corner
Increase Supply of Residential Units





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