



Planning and Zoning Tools to Support ARHA Redevelopment Goals

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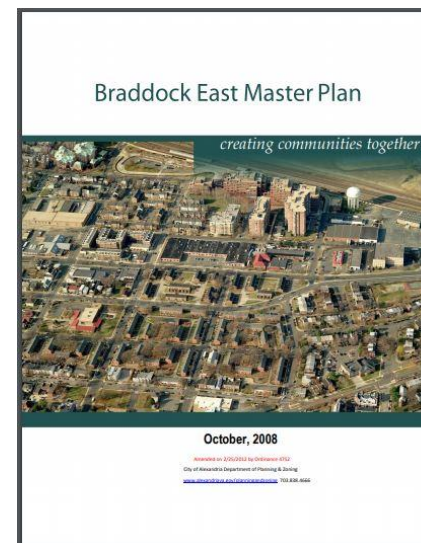


Agenda

- Relevant Small Area Plans
- Existing Zoning Tools
- Potential Redevelopment Opportunities
- 2020 Initiatives to Expand the Housing Toolbox

Relevant Small Area Plans

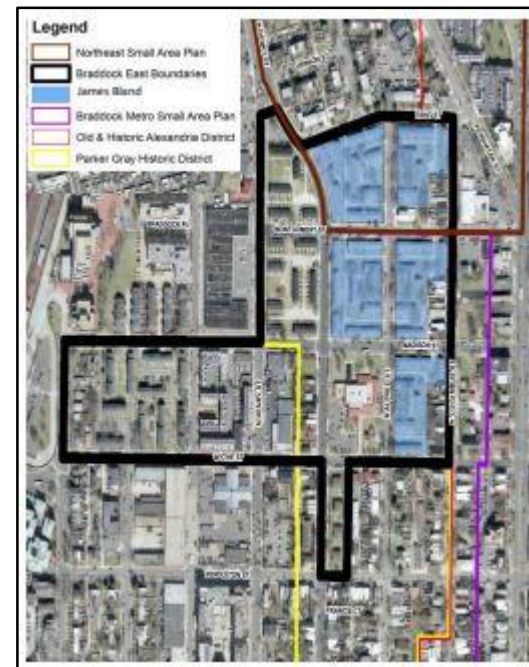
- Braddock East Master Plan (2008)
 - Andrew Adkins, Samuel Madden
- Old Town North (2017)
 - Hopkins-Tancil, former ARHA Headquarters
- Duke Street Plan (Spring 2020)
 - Cameron Valley Properties



Relevant Small Area Plans

Braddock East Master Plan

- Adopted October 2008
- Development framework for ARHA sites:
 - Samuel Madden
 - Andrew Adkins
 - Ramsey Homes
 - James Bland
- Guiding Principles
 - Mixed-Income Communities
 - Resolution 830
 - Mix of Land Uses
 - High Quality Urban Design
 - Open Space
 - Streetscape Improvements
 - Community Amenities



Relevant Small Area Plans

Braddock East Master Plan Recommendations

Samuel Madden (1945)

- 3.44 acres
- 66 units
- Existing Development: 64,000
- Allowable Number of Units: 165-225
- Allowable FAR: 2.0
- Allowable Heights: 30–70ft
- Allowable Land Uses: Residential, Grocery Store, Office



Courtesy of ARHA webpage, 2019

Relevant Small Area Plans

Braddock East Master Plan Recommendations

Andrew Adkins (1968)

- 4.5 acres
- 90 units
- Existing Development: 148,000sf
- Allowable Number of Units: 200-250
- Allowable FAR: 2.5
- Allowable Heights: 30-70ft
- Allowable Land Uses: Residential, Office, Hotel

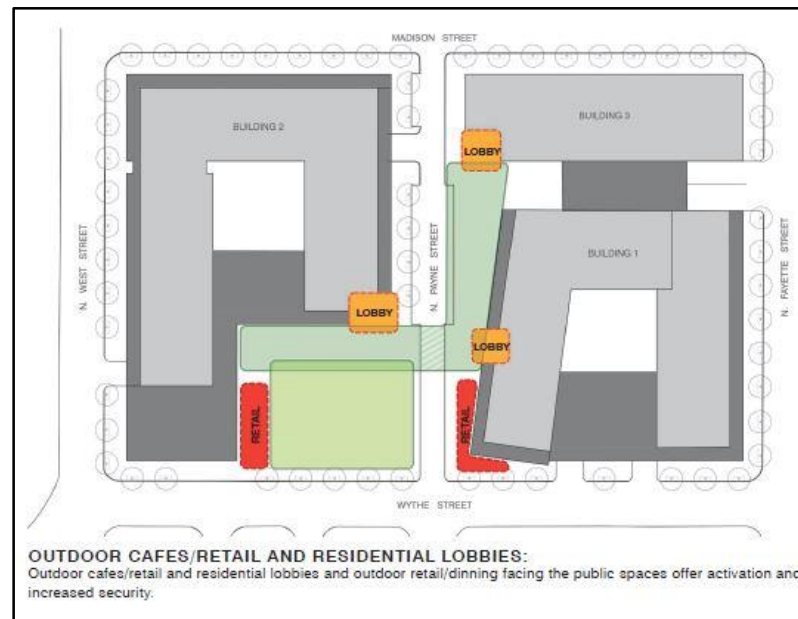


Courtesy of ARHA webpage, 2019

Development Precedent: Andrew Adkins

Andrew Adkins 4/2017 CDD Concept Plan 1 Proposal

- 4.5 acres
- 2.92 FAR
- 511 Market-Rate units; 60 ARHA units
- Land Uses: Residential and GF Retail



Development Precedent: Ramsey Homes



Proposed Building Elevation – North Patrick Street

BEMP Recommendations

- 0.68 acres
- Allowable FAR: 1.4
- Allowable Number of units: 15 - 30
- Allowable Height: 30 – 40ft
- Allowable Land Use: Residential

Development Program

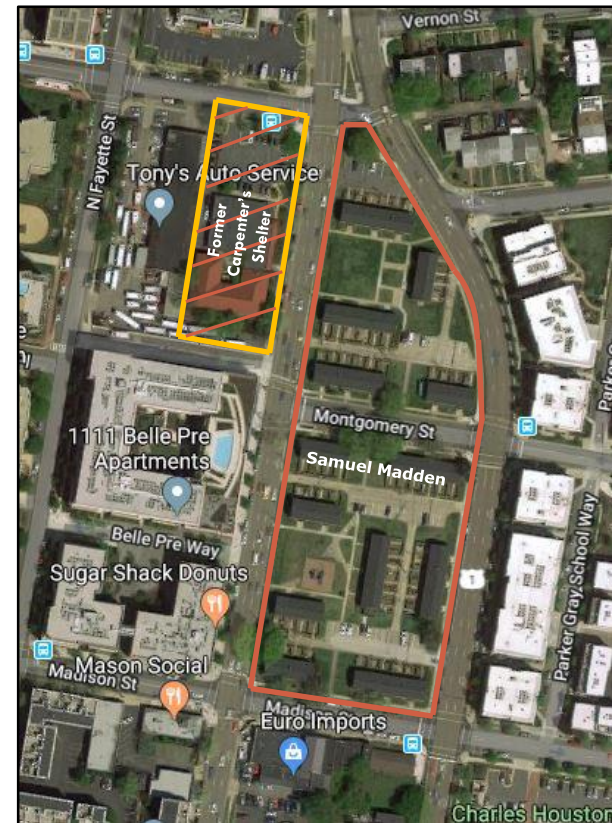
- 0.68 acres
- FAR: 1.8
- 52 Affordable Units
- Height: 44ft, 9inches
- Completion 2020

Development Precedent: Carpenter's Shelter



Development Program

- GSF: 128,097
- FAR: 2.91
- 97 Affordable Units (including 10 units set-aside for Permanent Supportive Housing)
- 16 Shelter Units
- Open Space: 16,039sf
- Completion June 2020



Development Precedent: The Bradley



Development Program

- FAR: 2.5
- 155 Market-Rate Units
- 10 Affordable Units
- Open Space: 23,701sf



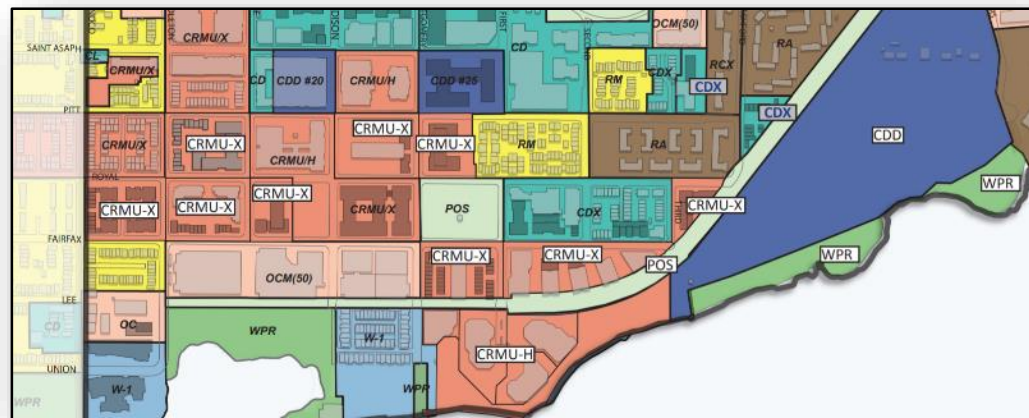
Relevant Small Area Plans

Old Town North Recommendations

Former ARHA Headquarters

- Existing SF: 6,508
- Allowable SF: 141,300*
- Allowable FAR: 2.5*
- Allowable Height: 50ft
- Allowable Land Use: Residential

**Includes Ladrey site*

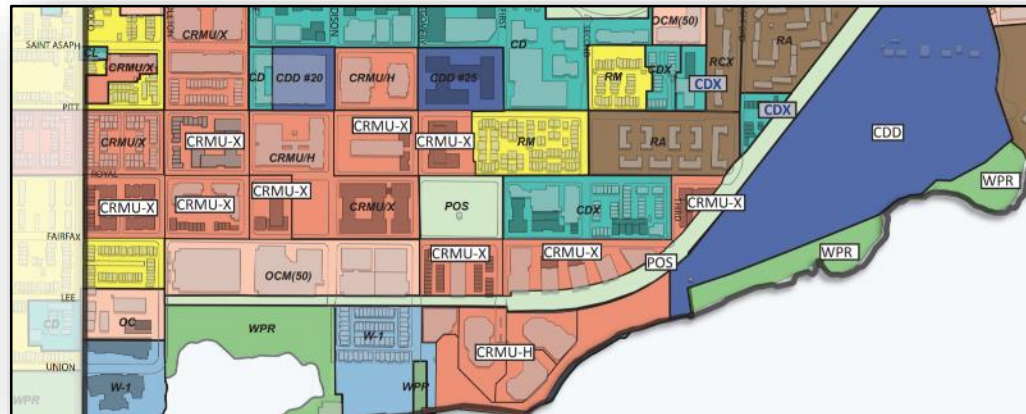


Relevant Small Area Plans

Old Town North Recommendations

*Hopkins-Tancil**

- Existing SF: 46,016; 111 units
- Allowable SF: 217,928
- Allowable FAR: 2.5
- Allowable Heights: 45-77ft
- Allowable Land Use: Residential
- Replace ARHA units 1:1 on-site



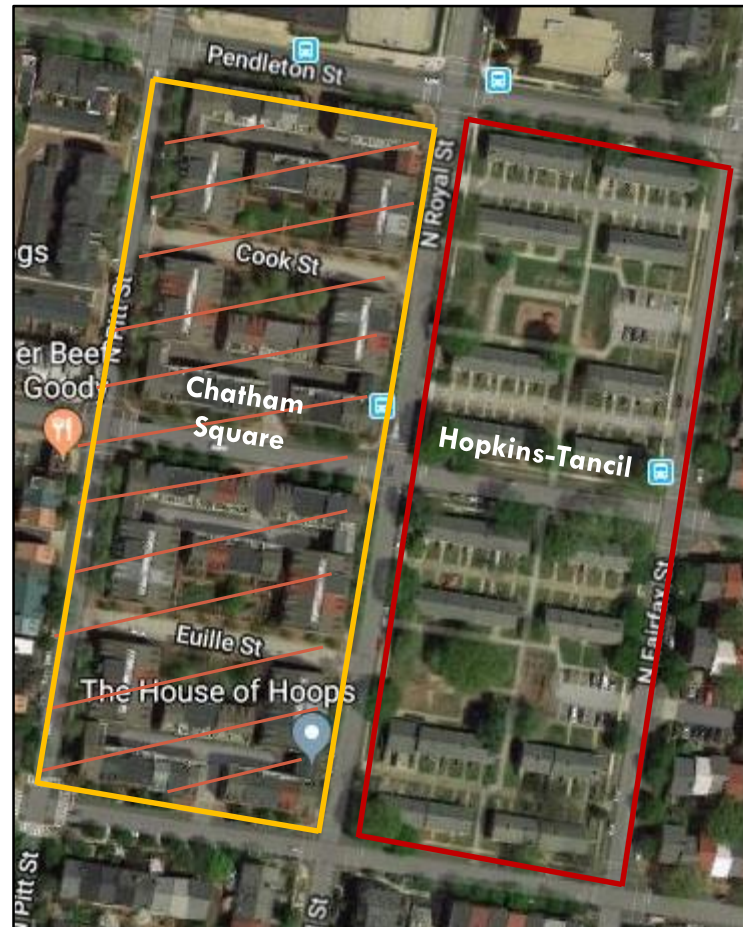
**Half of the site is in the Old Town Small Area Plan*

Development Precedent: Chatham Square



Development Program

- Area: 4.11 acres
- Density: 37 units/acre
- 52 Public Housing Units
- 100 Market-Rate Ownership Units



Development Precedent: Royal Street Bus Garage



AERIAL AT CORNER OF PITT STREET AND PENDLETON STREET

Development Program

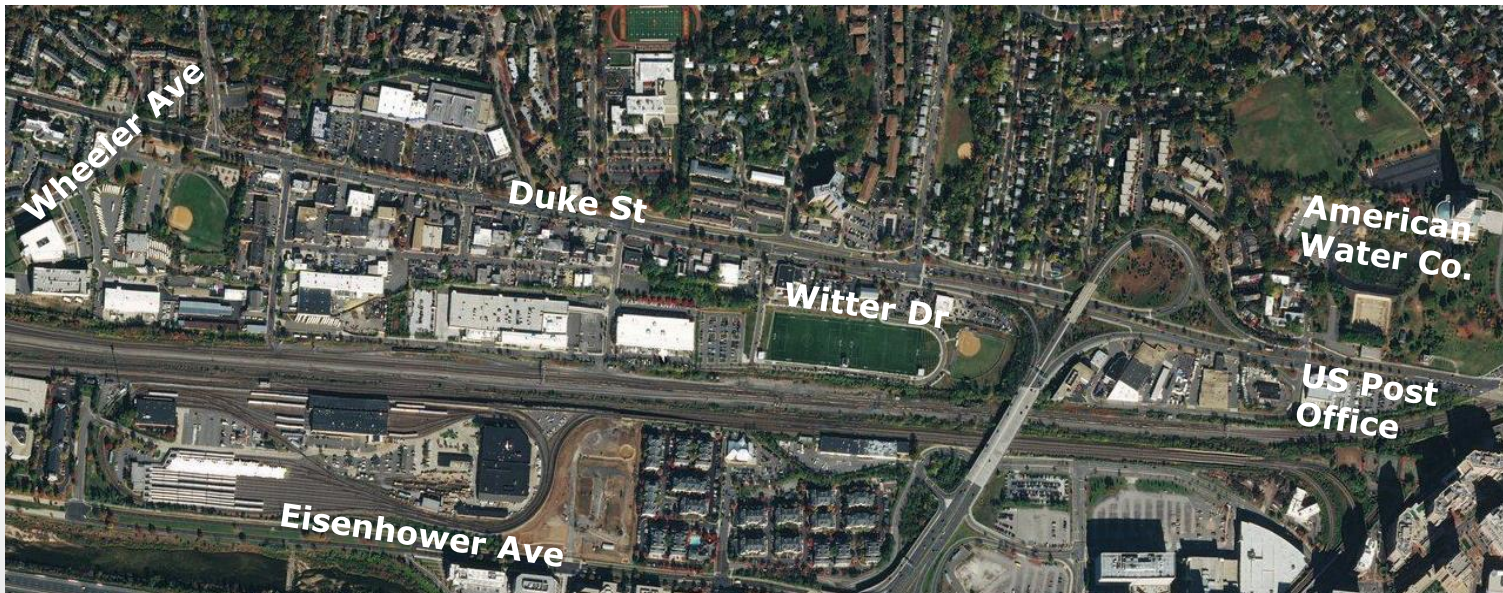
- Area: 2.08 acres
- Density: 2.86 FAR
- 275 Market-Rate Units
- 12 Affordable Units



Relevant Small Area Plans

Duke Street Planning *Cameron Valley Properties*

- March 2020 - June 2021
- Plan area boundaries TBD, will include ARHA's Cameron Valley site, as well as potential redevelopment sites
- Traffic analysis, coordination with Transit Corridor Planning, environmental studies



Existing Zoning Tools

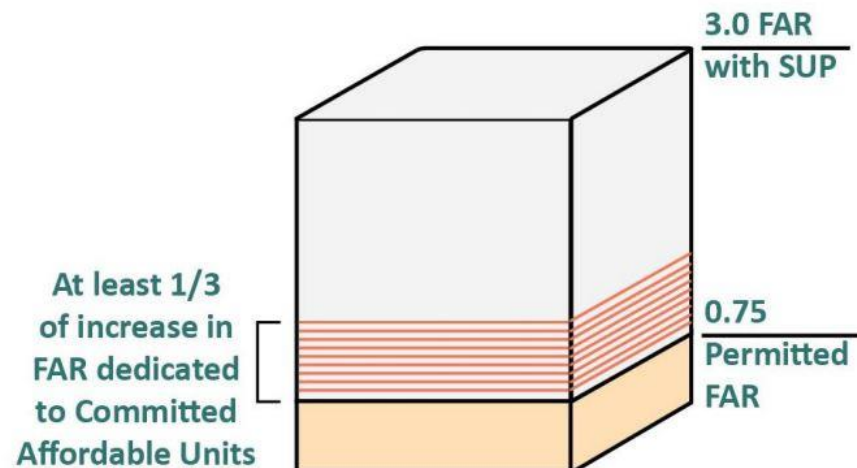
- Section 7-700/Bonus Density + Bonus Height
- Co-location
- Residential Multifamily Zone
- Right-sized (reduced) parking requirements



Existing Tools

Residential Multifamily (RMF) Zone

- Zone established to provide land areas for multifamily residential development and to enhance or preserve long-term affordability of housing by providing
- Allows up to 3.0 FAR in exchange for committing 1/3 of the units on-site as affordable to households with incomes at or below 40% AMI, on average
- Section 7-700 can be used as well



Housing Economics

FOXCHASE



4:1 Ratio



OLD TOWN COMMONS



2:1 Ratio



- included City Gap Financing



CHATHAM SQUARE



2:1 Ratio



- included City Gap Financing





Expanding the Toolbox: PZ/Housing Work Program Initiatives

FY 2020

- Housing Contribution Work Group Recommendations
- Strengthening Condominium Communities
- Examining Barriers to Housing Production
- Zoning for Housing
- Inclusionary Zoning Policy Feasibility Analysis

Early FY 2021

- Accessory Dwelling Unit Feasibility Analysis
- Framework for Mixed Income Assisted Living
- ARHA Master Plan
- Financial Tools Review
- Bonus Density Program Update
- Enhanced City Land/Facility Colocation Policy

Late FY 2021

- Co-housing Analysis
- Enhanced Tenant Protection and Relocation Policy