

City Council Discussion
09.28.2021

Arlandria Chirilagua Plan Draft Plan Concepts

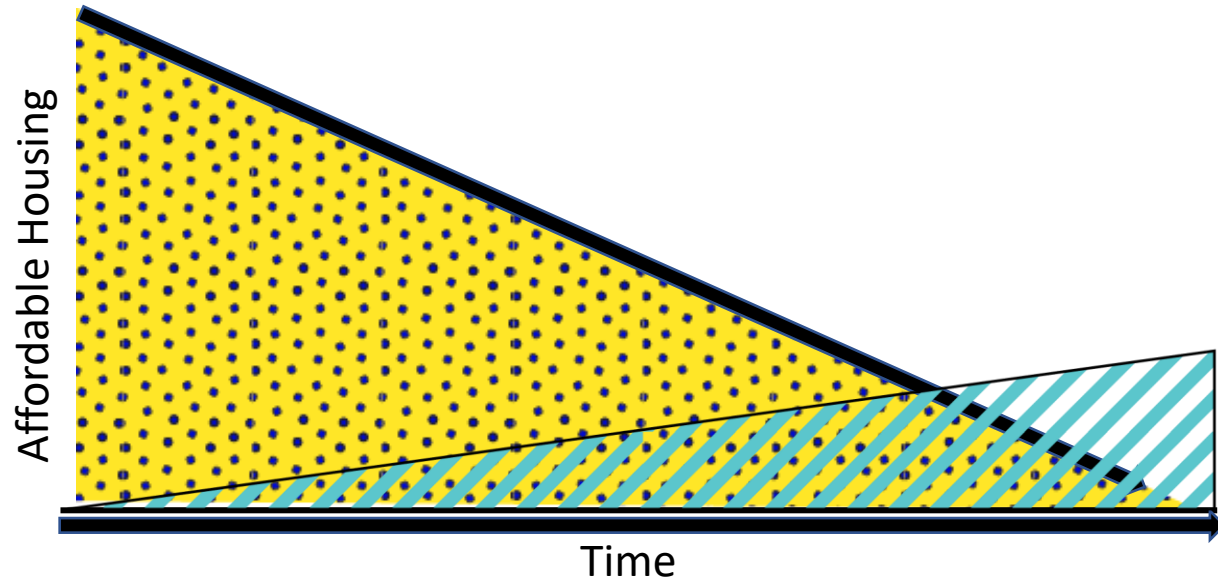
Planning Process Objectives

Equitable, Resilient, Welcoming Neighborhood

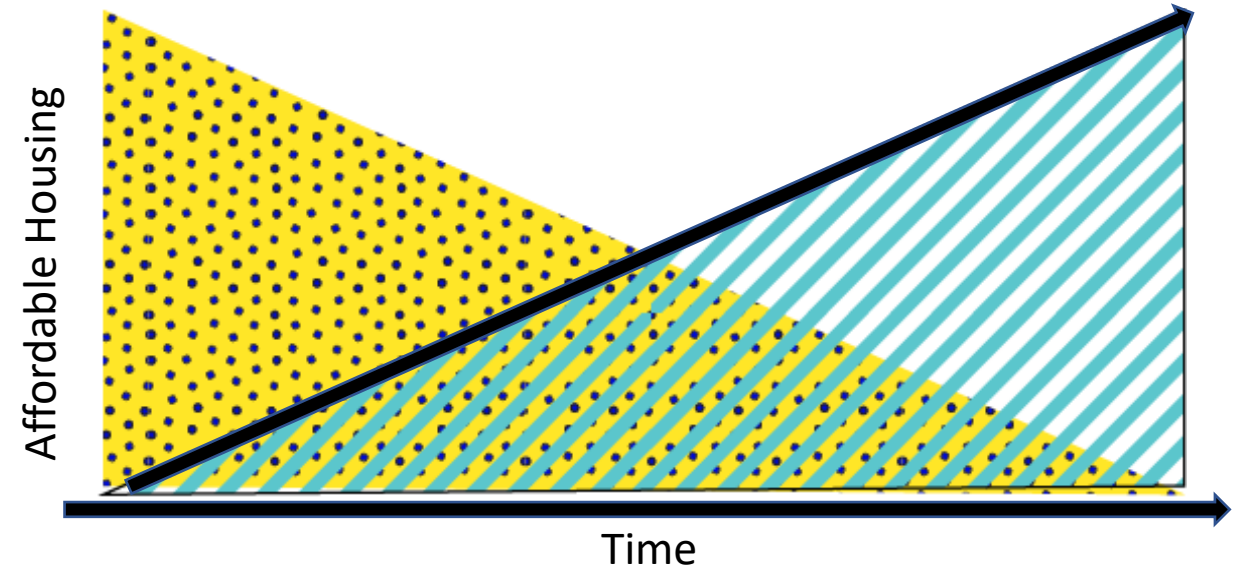
- Preserve Arlandria-Chirilagua as *a culturally diverse neighborhood by protecting residents' ability to remain in the community* in the context of anticipated market pressures
- Support the *existing commercial corridor, local businesses, and the community's access to daily needs*
- Build *on neighborhood walkability, safety, and mobility options*
- *Connect and expand the open space network with* more play areas and outdoor living rooms



Affordable Housing With Current Small Area Plan



Affordable Housing With Proposed Small Area Plan



Market- and Workforce-Affordable Housing



Committed Affordable Housing

Spanish first

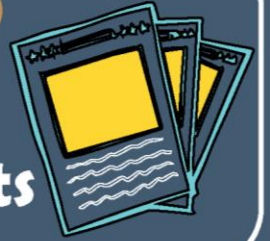
75K + translated words



ARLANDRIA / CHIRILAGUA

IMPACT IN NUMBERS

Over 900 survey respondents



Hosted and participated in 30 virtual meetings



Interacted with over 13 community leaders and organizations



Promoted the plan and answered questions via text, videos, posters/ signs, and FaceBook Live



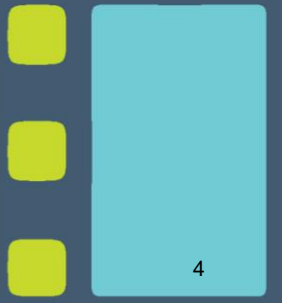
Hosted over 20 in person pop-ups



Delivered postcards and letters to inform residents about the planning process



Hosted and participated in 10 in person open houses



Community Priorities + Economics

01 Economic Analysis

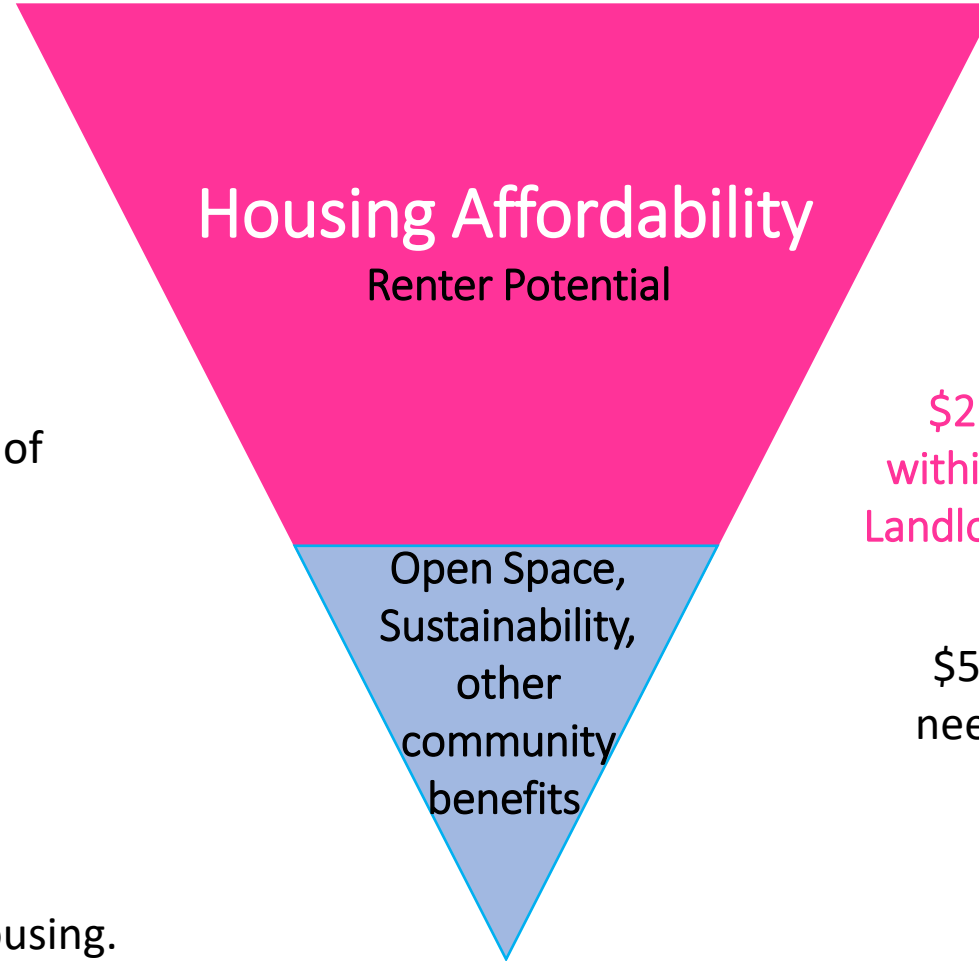
- Prepared to ensure implementation of the Plan

02 Elements considered

- Cost of redevelopment
- Floodplain
- Infrastructure improvements
- Cost of affordable housing; level of affordability
- Parking
- Rent, sales values
- Market absorption
- Development contributions

03 Findings

- Majority is used for affordable housing. Remainder is used for open space, sustainability, and other community benefits.



Value of Market-Provided 2-Bedroom Affordable Units:
10 units at 40% AMI: ~\$4.25M
10 units at 50% AMI: ~\$3.55M
10 units at 60% AMI: ~\$2.85M

\$2M ARPA funding for supportive services within housing: medical, dental, DCHS, AHD, Landlord Tenant Services, programs for youth

\$50k ARPA funding for analysis of capital needs for Chirilagua Housing Cooperative

Larger Development Sites

Garden Apartments

Townhouses

Zoning: CDD#6,CDD#12

Zoning: RA

Zoning: RB, CSL

F.A.R 3.0

F.A.R 0.75

F.A.R 0.75

Max Height 65 ft

Max Height 45 ft

Max Height CSL: 50 ft
RB: 45 ft

Units Allowed 1,313

Units Allowed 214

Units Allowed 245

Affordable Units **+50**

Affordable units **+15**

Affordable units **+35** = **~100**

Max Height 90 ft

Max Height 70 ft

Max Height CSL: 75 ft
RB: 70 ft

Net New Units -132

Net New Units 493

Net New Units 417

Affordable units **+100**

Affordable units **+35**

Affordable units **+135** = **~270**

+
lower
AMI

Existing
Plan

Proposed
Plan

Housing

Expand Housing Opportunity, including Deep Affordability

- Use additional density and height to maximize affordable housing—10% of development above existing zoning to be affordable:
 - Rental at 40-50% AMI
 - For-sale consistent with City policy
- Explore tools, and resources to further deepen levels of affordability (e.g. 30% AMI)
- Encourage housing that accommodates different household sizes, compositions, ages, and abilities
- Expand homeownership and explore ways to create new affordable homeownership opportunities, such as Community Land Trusts



Housing

Preserve and Invest in Existing Housing

- Provide technical assistance and financial incentives to encourage owners to improve housing conditions and stabilize rent increases
- Provide capacity building and support to the Chirilagua Cooperative

Empower and Protect Residents

- Prioritize residents currently living in Arlandria for new deeply affordable housing units and help community members become “ready to rent”
- Support tenant empowerment through training
- Provide landlord-tenant mediation and support, including eviction prevention services
- Ensure eligible residents receive tenant protections, relocation support, and other assistance, if residential properties redevelop, consistent with City policy
 - Seek legislative authorization to enhance and make mandatory tenant protections

2021 Maximum household incomes for affordable units (by household size)

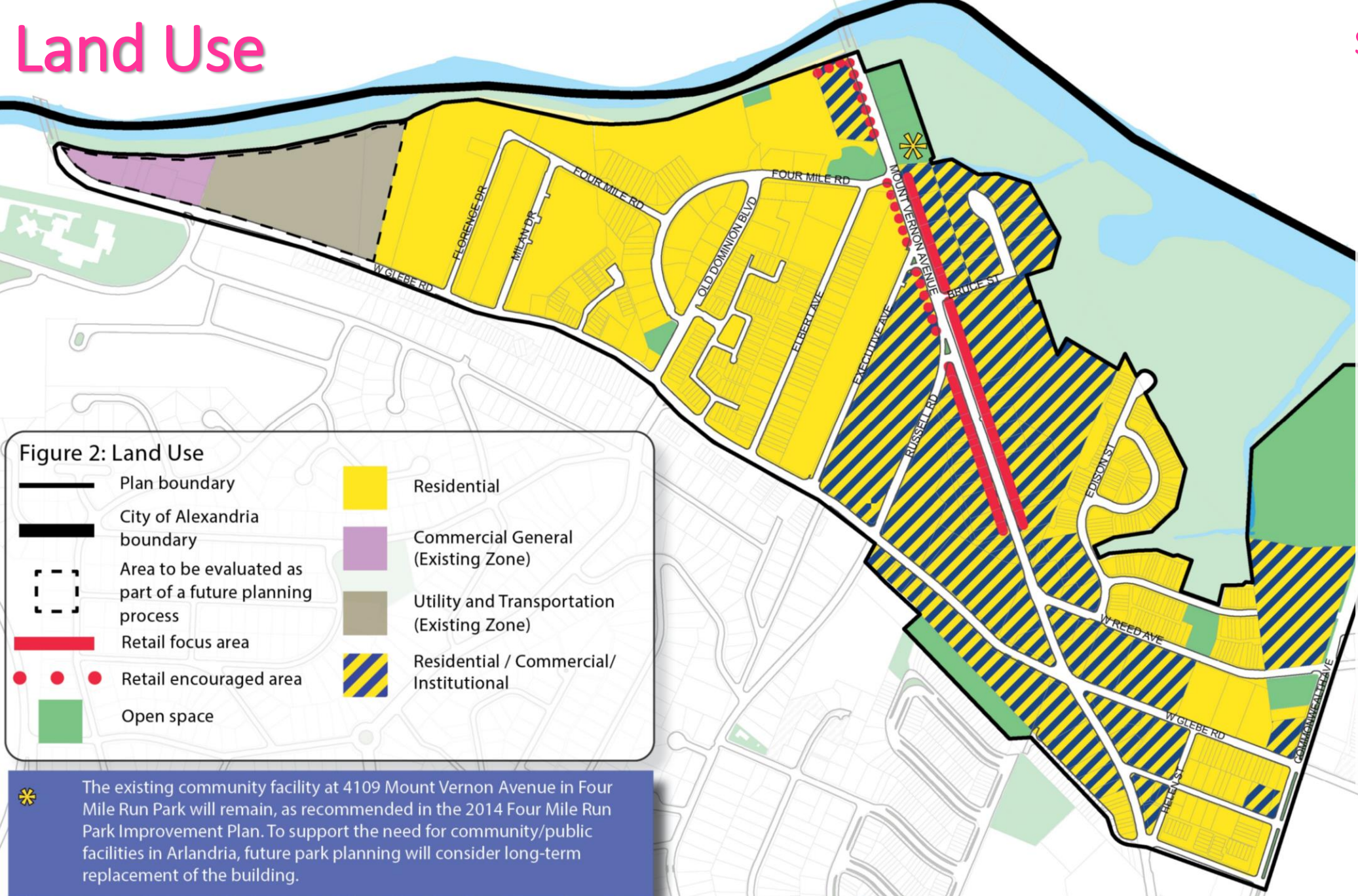
Area Median Income	1-person	4-person	6-person
40%	\$36,120	\$51,600	\$59,880
50%	\$45,150	\$64,500	\$74,850
60%	\$54,180	\$77,400	\$89,920

2021 Maximum affordable rents, including utilities (by unit size)

Area Median Income	Studio	1 Bedroom	2 Bedroom	3 Bedroom
40%	\$903	\$968	\$1,161	\$1,342
50%	\$1,129	\$1,209	\$1,451	\$1,678
60%	\$1,355	\$1,451	\$1,742	\$2,013

Land Use

Street Vendor Program



- ### Benefits
- Retain culture + diversity of neighborhood
 - Support local entrepreneurs
 - Provide economic opportunity
 - Expand products accessible to community

- ### Recommendation
- Work with stakeholders to develop parameters of a new street vendor program
 - Amend the Zoning Ordinance to allow small scale street vendors



Building Heights

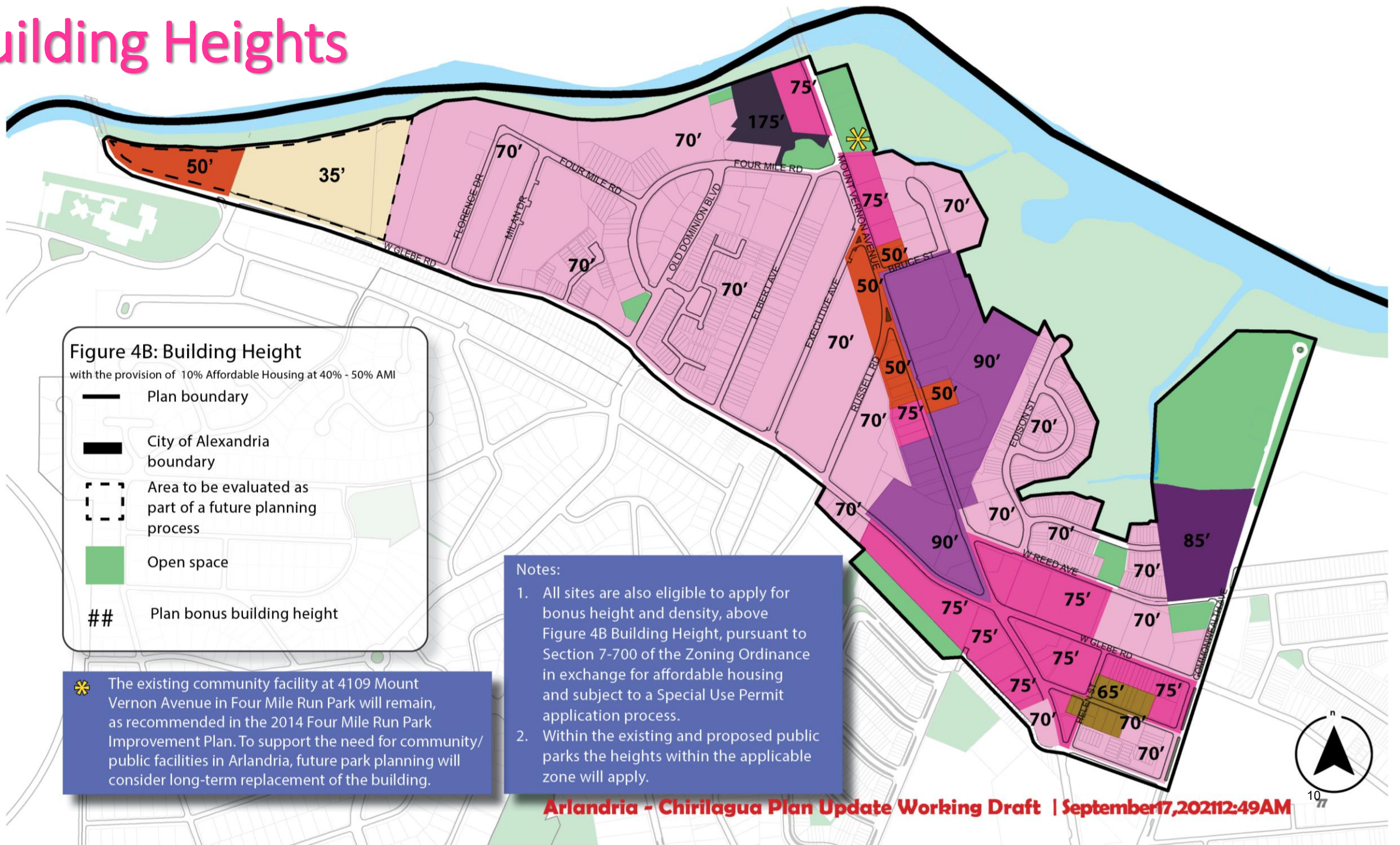


Figure 4B: Building Height
with the provision of 10% Affordable Housing at 40% - 50% AMI

- Plan boundary
- City of Alexandria boundary
- Area to be evaluated as part of a future planning process
- Open space
- Plan bonus building height

The existing community facility at 4109 Mount Vernon Avenue in Four Mile Run Park will remain, as recommended in the 2014 Four Mile Run Park Improvement Plan. To support the need for community/public facilities in Arlandria, future park planning will consider long-term replacement of the building.

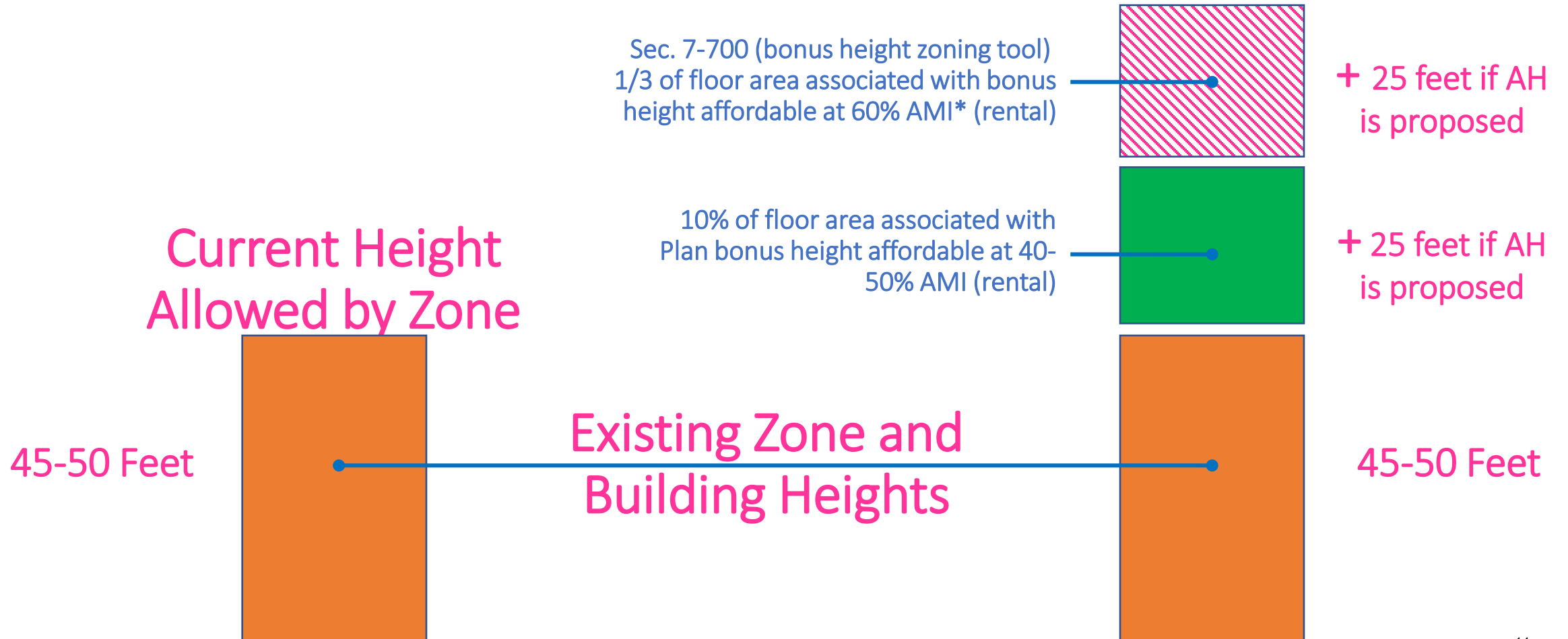
- Notes:**
1. All sites are also eligible to apply for bonus height and density, above Figure 4B Building Height, pursuant to Section 7-700 of the Zoning Ordinance in exchange for affordable housing and subject to a Special Use Permit application process.
 2. Within the existing and proposed public parks the heights within the applicable zone will apply.



Applying Plan Bonus Height & Section 7-700

Example scenario for the RB, RA, CG, and CSL Zones

Proposed Height Maximum
with the provision of
affordable housing



* or fewer units of equivalent value affordable at 40-50% of AMI

Open Space Network

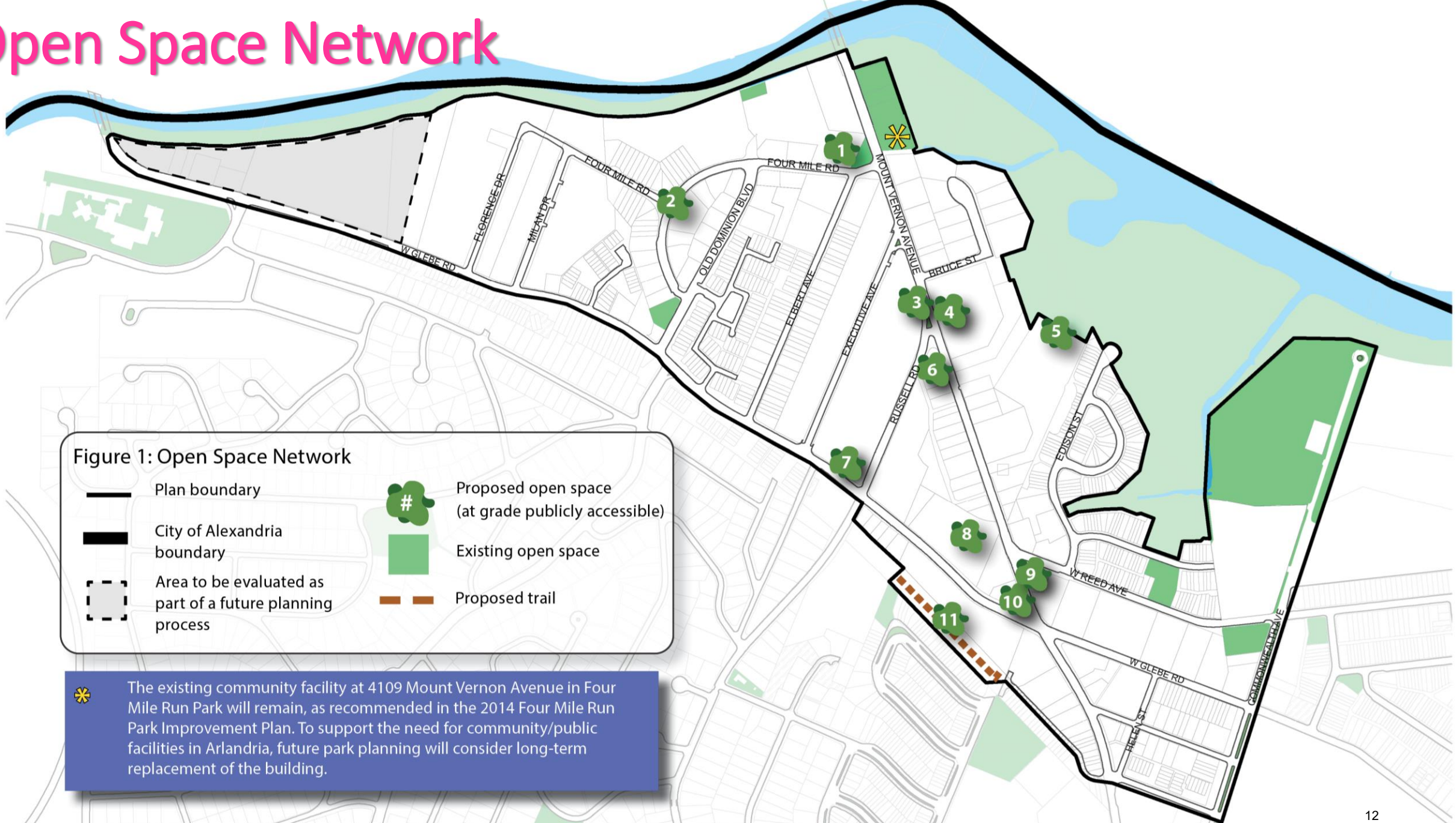









Figure 1: Open Space Network

-  Plan boundary
-  City of Alexandria boundary
-  Area to be evaluated as part of a future planning process
-  Proposed open space (at grade publicly accessible)
-  Existing open space
-  Proposed trail

 The existing community facility at 4109 Mount Vernon Avenue in Four Mile Run Park will remain, as recommended in the 2014 Four Mile Run Park Improvement Plan. To support the need for community/public facilities in Arlandria, future park planning will consider long-term replacement of the building.

Mobility Framework

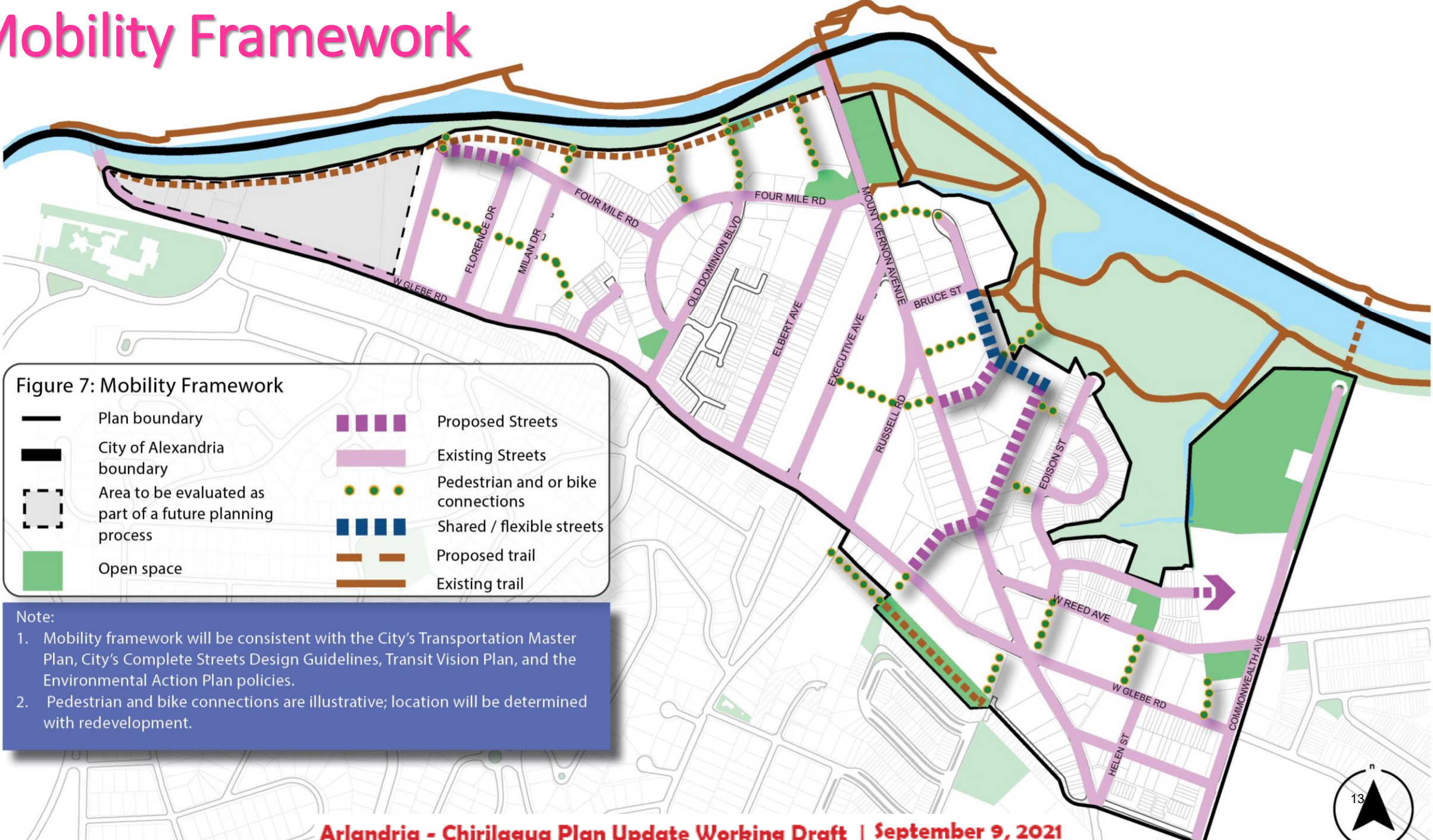


Figure 7: Mobility Framework

	Plan boundary		Proposed Streets
	City of Alexandria boundary		Existing Streets
	Area to be evaluated as part of a future planning process		Pedestrian and or bike connections
	Open space		Shared / flexible streets
			Proposed trail
			Existing trail

Note:

1. Mobility framework will be consistent with the City's Transportation Master Plan, City's Complete Streets Design Guidelines, Transit Vision Plan, and the Environmental Action Plan policies.
2. Pedestrian and bike connections are illustrative; location will be determined with redevelopment.



Next Steps

September

- Board and Commission discussions (Transportation, Park and Recreation)
- Ongoing outreach to community stakeholders
- Post Final Draft Recommendations for public input

October

- AHAAC Landlord/Tenant Relations
- Post Draft Plan
- Ongoing outreach to community stakeholders

November

- Planning Commission and City Council Public Hearings

Plan at a Glance

Housing Affordability

- Use City, federal, and state funding, and partner with non-profits to deepen affordability and preserve and expand housing opportunity
- Development provides 10% of additional density/height above existing zoning at 40-50% AMI

Diversity + Culture

- Housing policy prioritizes ability for existing residents to stay in neighborhood
- Public art, murals and other approaches reflect unique history and culture
- Street vendor program and sidewalks and plaza space build on existing culture
- Retail core

Community Health and Empowerment

- Use of federal funds for space for medical clinic and social service programming within AHDC project
- Prioritize walkable access to fresh food, household goods and services
- Community and shared use gardens

Land Use and Height

- Flexibility for uses in core of neighborhood
- Concentrate retail to facilitate success + increase pedestrian activity
- Additional height with affordable housing as part of the Plan; Additional density and height (up to 25 ft) permitted through Section 7-700
- Parking most likely above grade (because of floodplain) will be screened

Sustainability

- Electric only residential buildings; Solar ready
- Green street infrastructure
- New development will meet floodplain requirements

Gather + Play

- 4+ acres net new open space within walking distance of all residents, dispersed throughout Plan area, includes variety of types
- Open space amenities serve an array of cultural activities
- 20% open space for new development
- New pedestrian connections to Four Mile Run park

Safe Access

- Pedestrian and bike connections to and within the neighborhood
- Improved intersections for pedestrian and bike safety

Implementation

- Plan will establish prioritization, phasing, and responsibility for implementation tasks, funding and contributions