

r.1 SOUTH HOUSING AFFORDABILITY STRATEGY

Charrette – DAY 1 – 2/26/2018

Community Meeting



Agenda

- Welcome
- Why are we here?
- Process and what we've heard so far
- Overview of Group Exercise Day 1 Charrette
 - Background
 - Group report-outs
 - Common themes/synthesis
- Interactive exercise - community feedback on development of principles
- Response to Questions and Comments (index cards)



Meeting Ground Rules

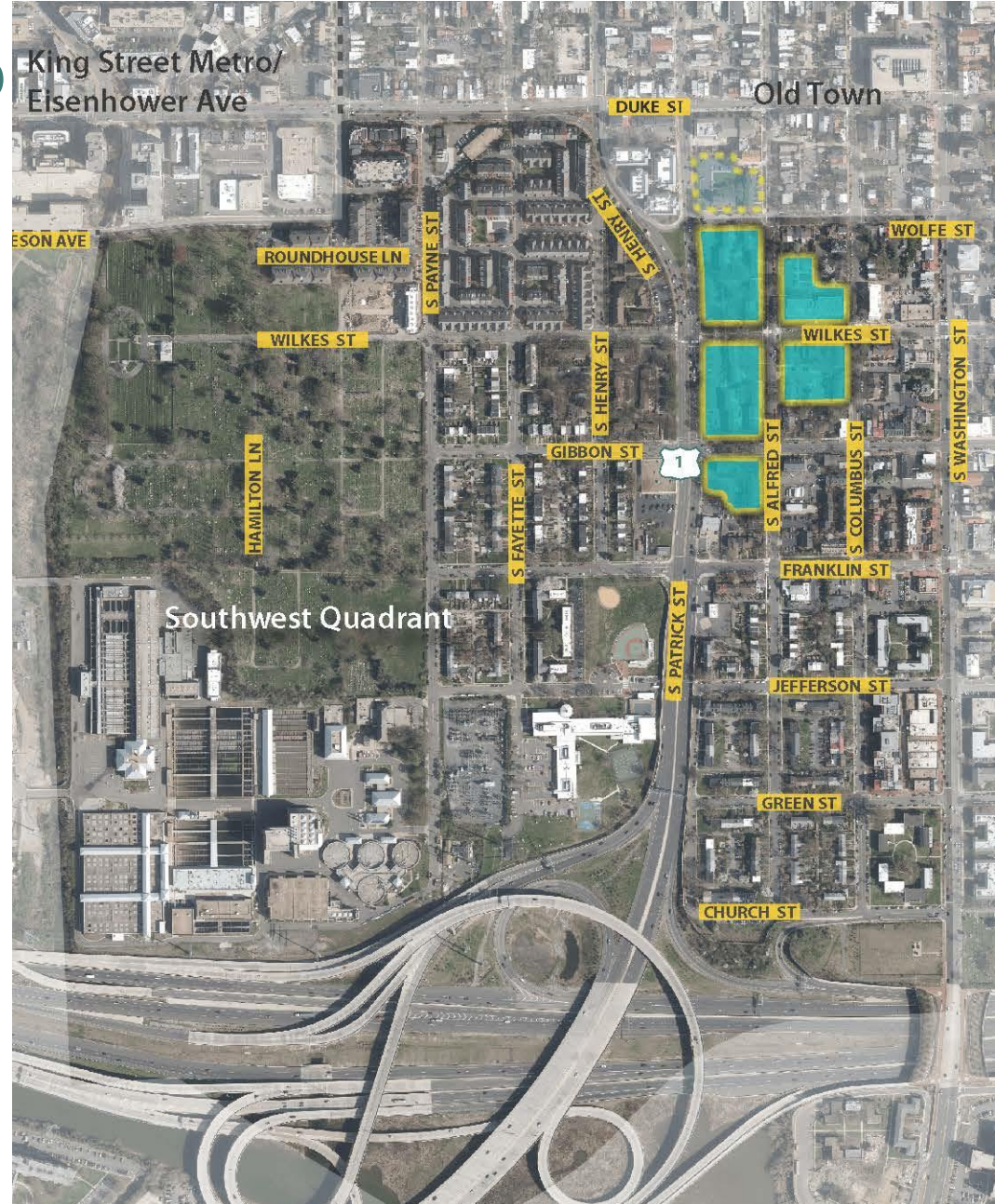
- Treat each other with respect.
- Only one person speaks at time.
- Give everyone a chance to participate equally, avoid dominating.
- Listen as an ally, not an adversary. Everyone should feel comfortable expressing their opinion regardless of differences.
- Ask for clarification, don't assume you know what someone means.
- Do not characterize other people's views in or outside group's meetings.
- Turn off or silence all cell phones and mobile devices.

- What's Next Alexandria? Civic Engagement Handbook



Why are we here?

- Diversity and inclusiveness are core City values – housing affordability is key
- Goal is to preserve diversity & affordability in the area
 - Focus on Heritage at Old Town (140 units) & Olde Towne West III (75 units)
 - Existing HUD rental subsidy contracts are at risk

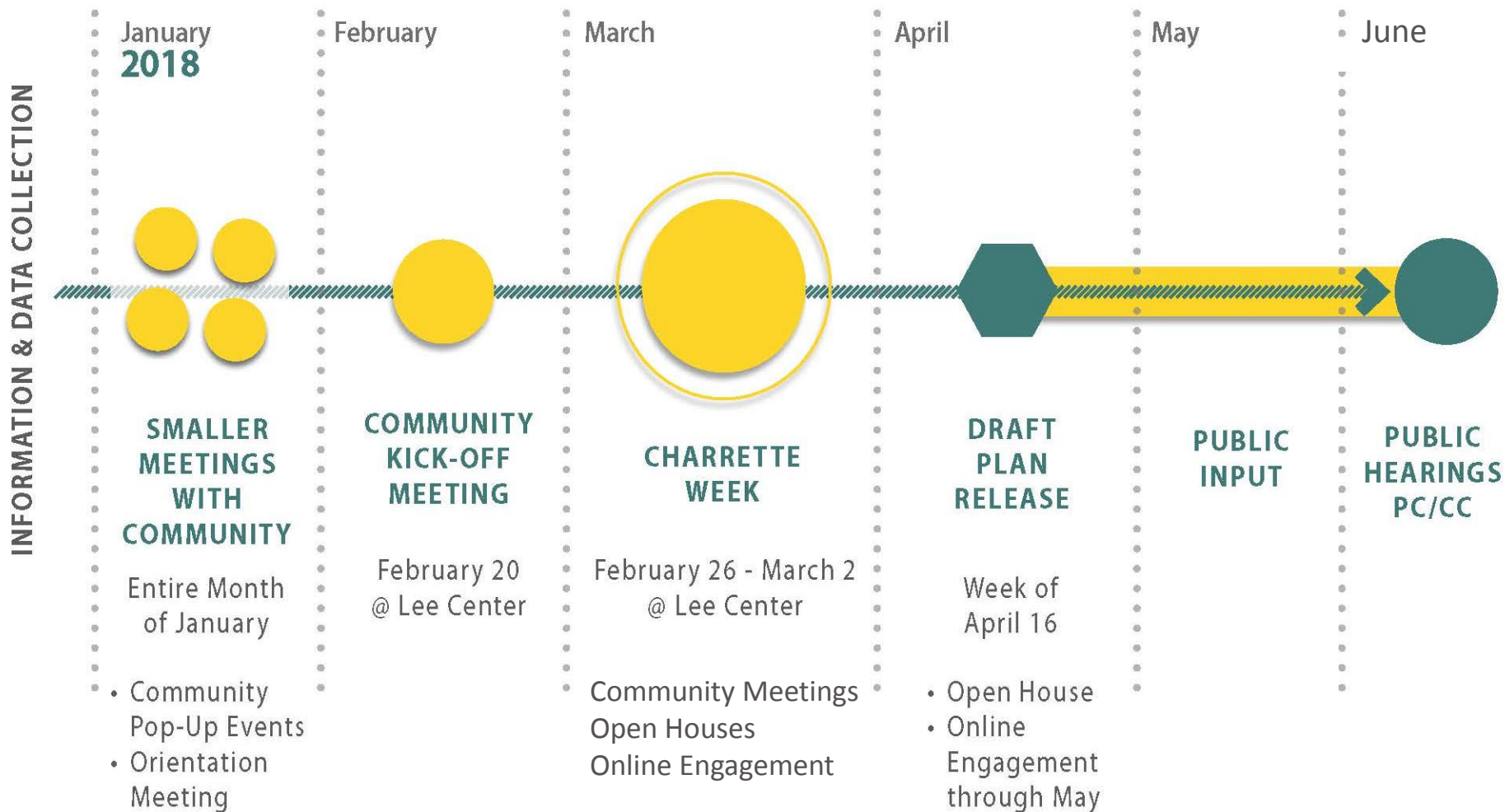


Why plan now?

- Alexandria's real estate market is very desirable
- The City does not have a regulatory mechanism to require affordable housing in new development
- As affordability contracts expire, the pressure to redevelop at market rate, including as townhomes, threatens these important housing resources
- The economics of every development proposal will vary based on a number of factors
- To realize the same value and potentially maintain affordable units, the owners must be able to achieve higher density
 - 2-3 market-rate units for every 1 affordable unit
 - Braddock East, Beauregard, ARHA redevelopments



Planning Process



Charrette Week

CHARRETTE WEEK



POST PLAN ADOPTION

Development Review

Monday
Feb. 26

Tuesday
Feb. 27

Wednesday
Feb. 28

Thursday
Mar. 1

Friday
Mar. 2

Community
Meeting #1
(7-9 pm)



Open
House
(6-7 pm)



Community
Meeting #2
(7-9 pm)



Open
House
(7-9 pm)



Community
Meeting #3
(7-9 pm)



Vision/
Framework

Options Testing/
Strategies &
Recommendations

Outcome:
DRAFT Housing
Affordability
Strategy/ Plan
Framework

BAR REVIEW

ARCHITECTURE

SITE DESIGN

HOUSING

TRANSPORTATION
STUDIES

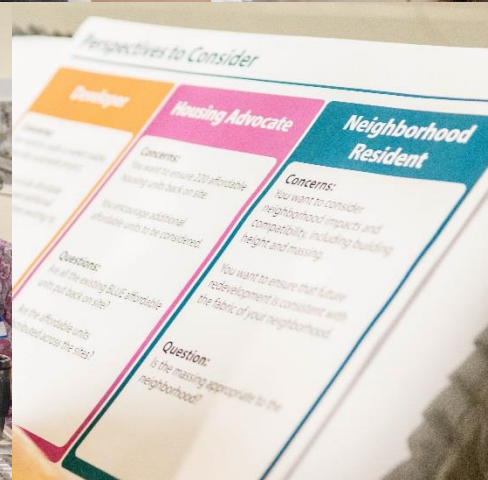


Community Input to Date

- Community Meeting – Feb. 20
 - Housing affordability & Clarification on process
 - 10 Things to Know Handout
- Walking Tour – Feb. 24
 - Pedestrian safety and mobility
- Consolidated in the “Comments to Date” document on the project website



Housing Affordability Exercise



Housing Affordability Exercise

Objective:

- Maintain all existing affordable units in focus area

Considerations:

- Various perspectives: Housing Advocate, Neighborhood Resident, Developer
- Neighborhood compatibility
- Sensitive edges within the neighborhood



Affordable Housing Preservation and Development Requires Creative Thinking and Zoning Tools

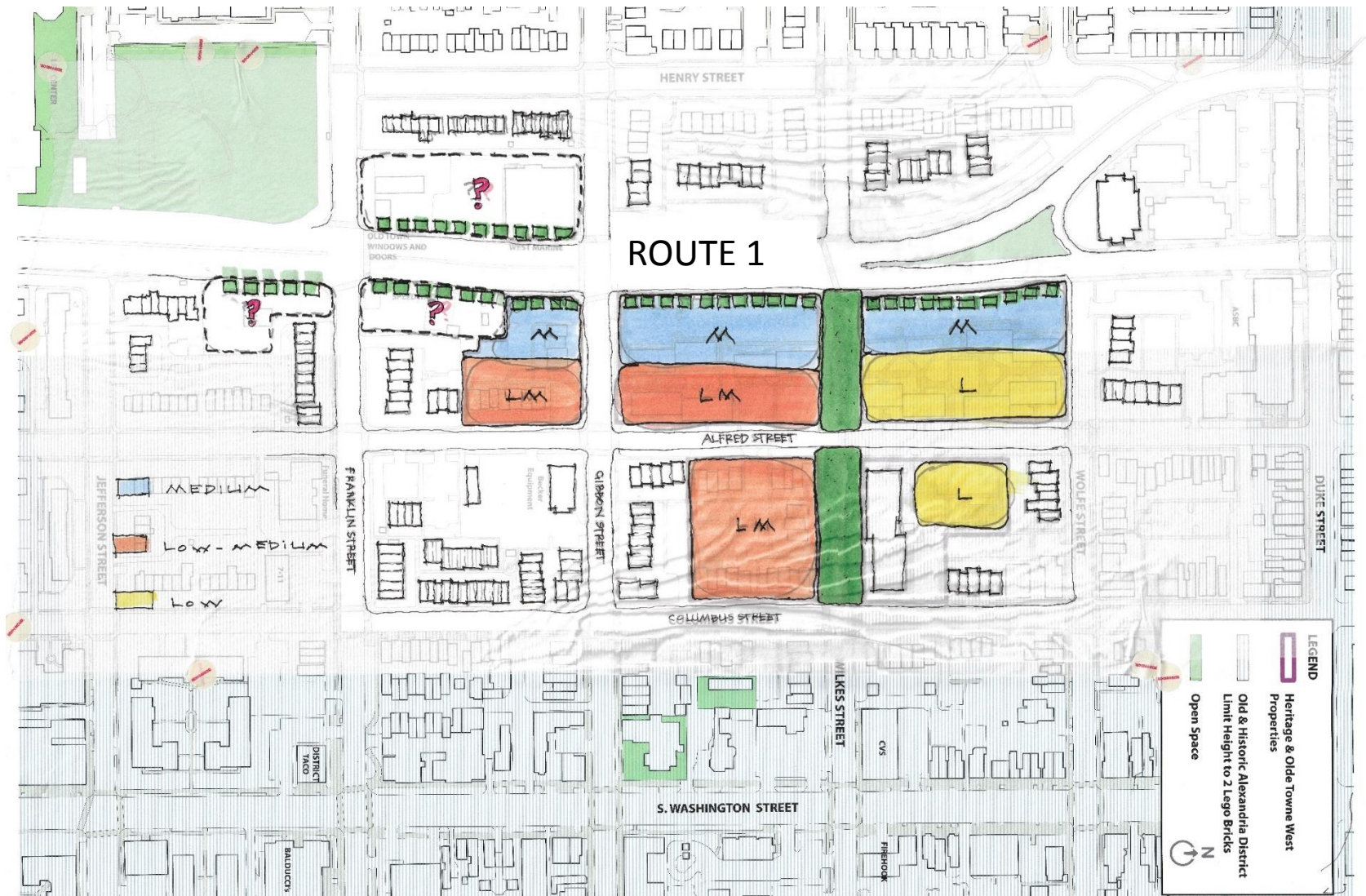
Project	Affordable units	Partnerships	Zoning tools	City Investment	Other
St. James Plaza	93	Public-nonprofit, including on-site Campagna Center daycare	Additional height and density	✓	Sale of land for market-rate development
Gateway at King and Beauregard	74	Private-public-nonprofit	Additional density	✓	Part of larger mixed-use development
Del Ray Central	9	Affordable set-aside	Additional density		
The Bradley	10	Affordable set-aside	Additional height		





Group Report Outs

Common Themes / Synthesis



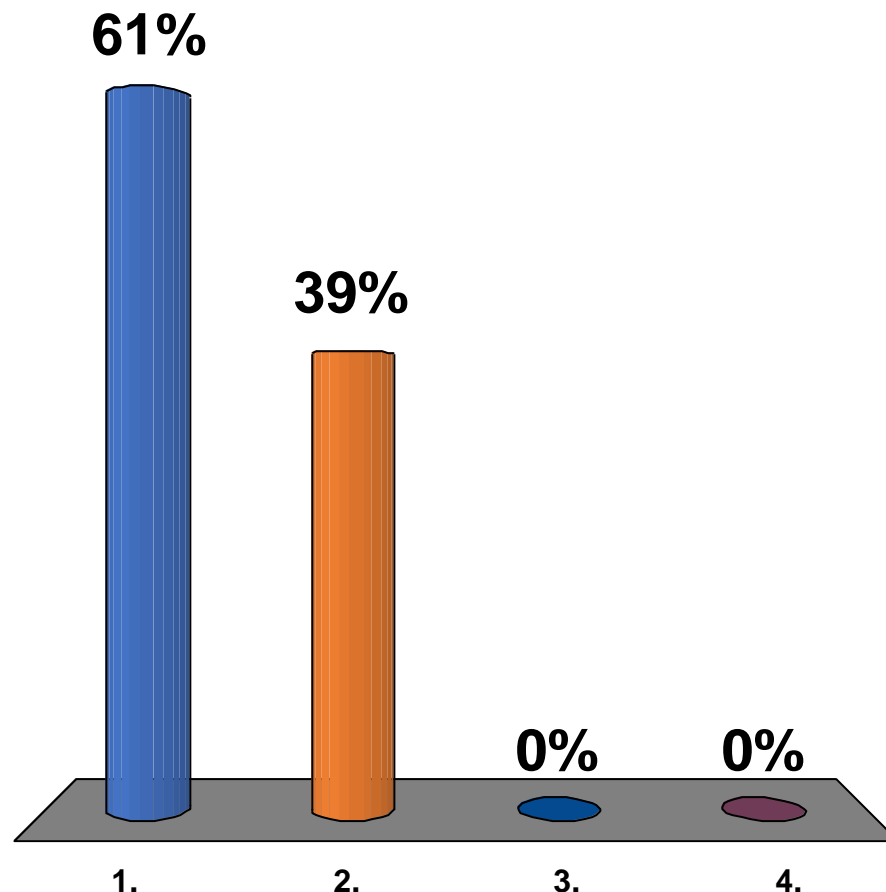
Keypad Polling

- ☐ Responses are anonymous (we don't know who has which keypad)
- ☐ Responses will be reported back immediately after each question
- ☐ You have 10 seconds to record your response
- ☐ You can only choose 1 response per question; the last choice you make is the one that gets recorded.



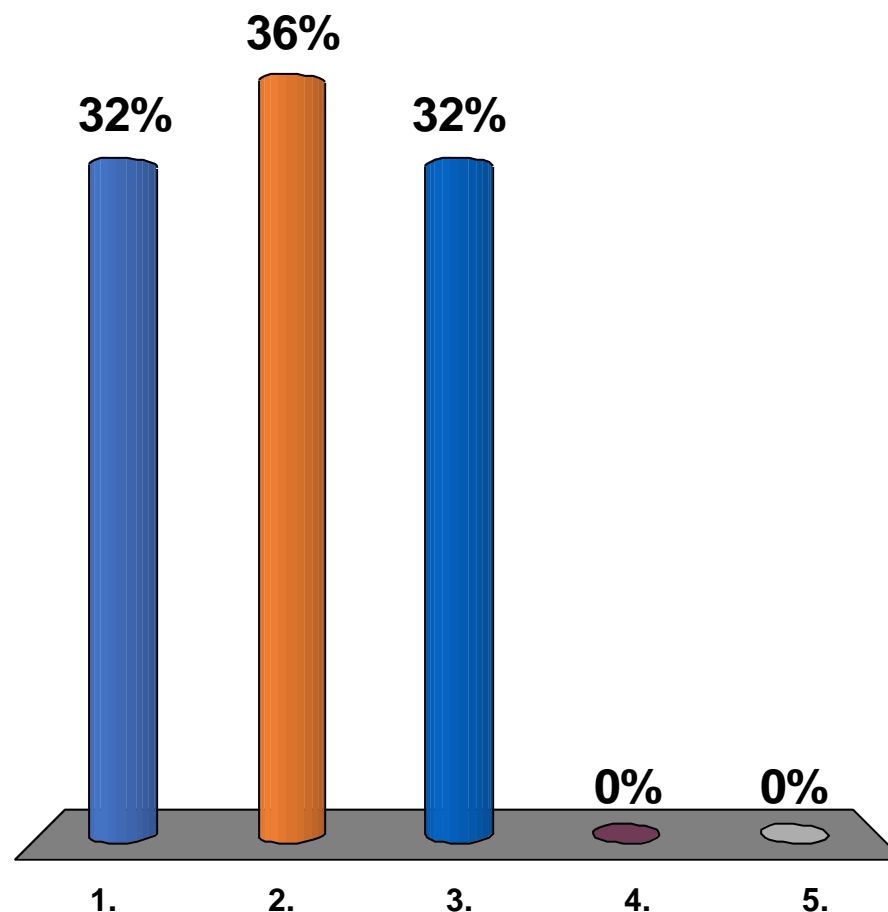
Do you live within the Southwest Quadrant Small Area Plan boundary?

1. Yes
2. No
3. No – I live elsewhere in the City
4. No – I serve on a citywide Board or Commission



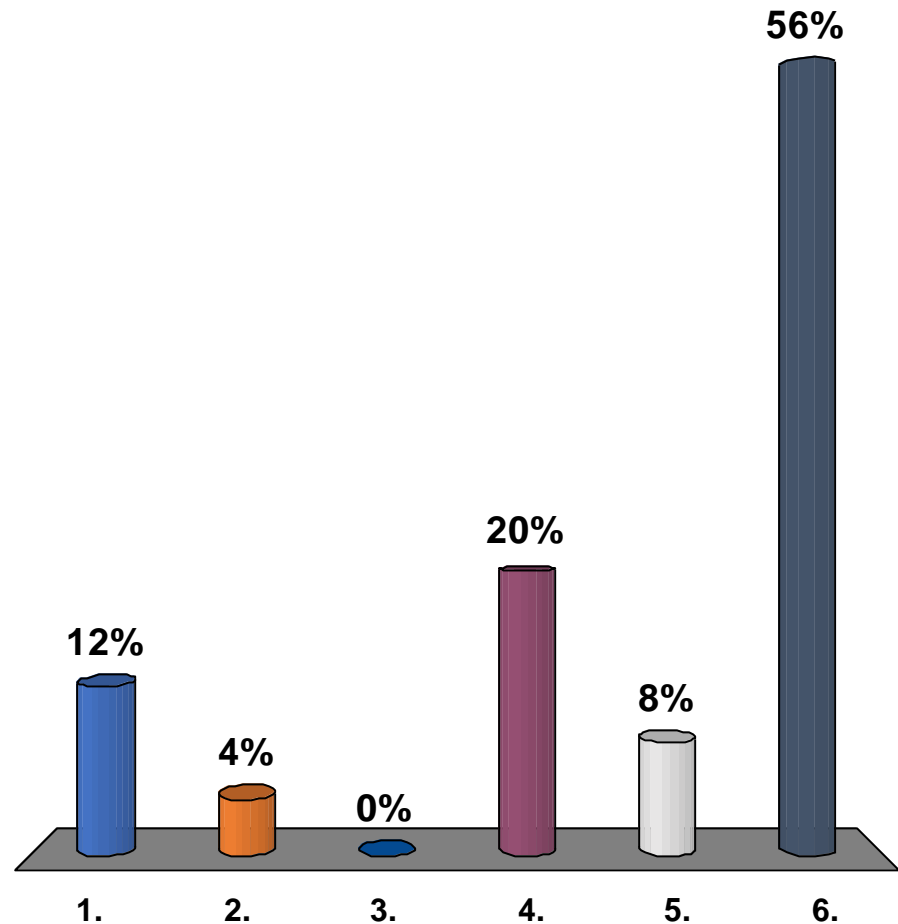
Where do you fall within these age groups?

1. 65 years and older
2. 45-64 years
3. 18-44 years
4. Under 18
5. I'd rather not say



How did you hear about this planning process?

1. City's eNews service or email
2. City's webpage
3. My civic or homeowners association
4. Flyer
5. Friend
6. Some of the above

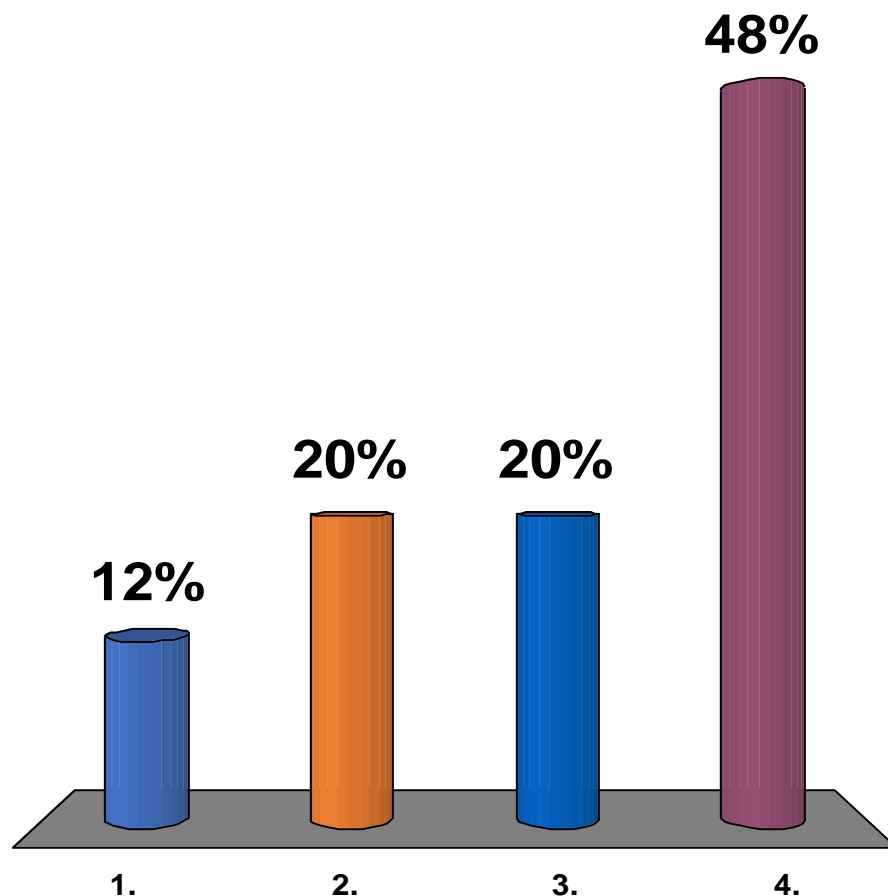




Mobility and Access

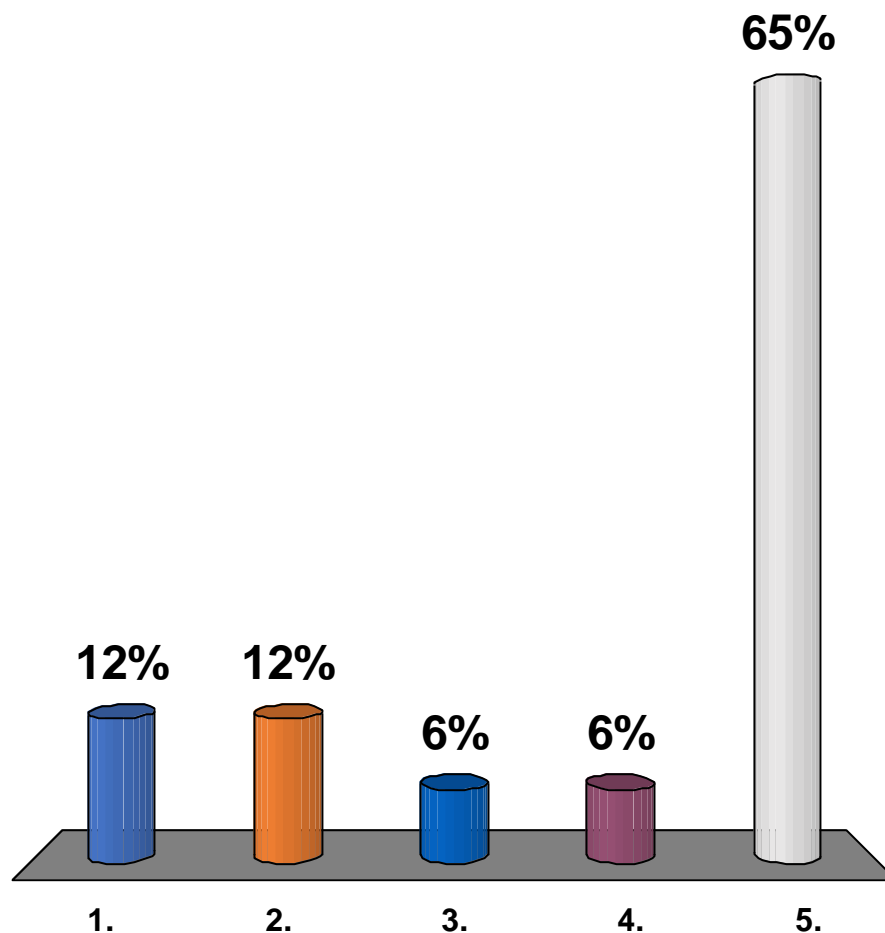
What is your experience as a pedestrian crossing Route 1?

1. Very comfortable
2. Comfortable
3. Uncomfortable
4. Very uncomfortable



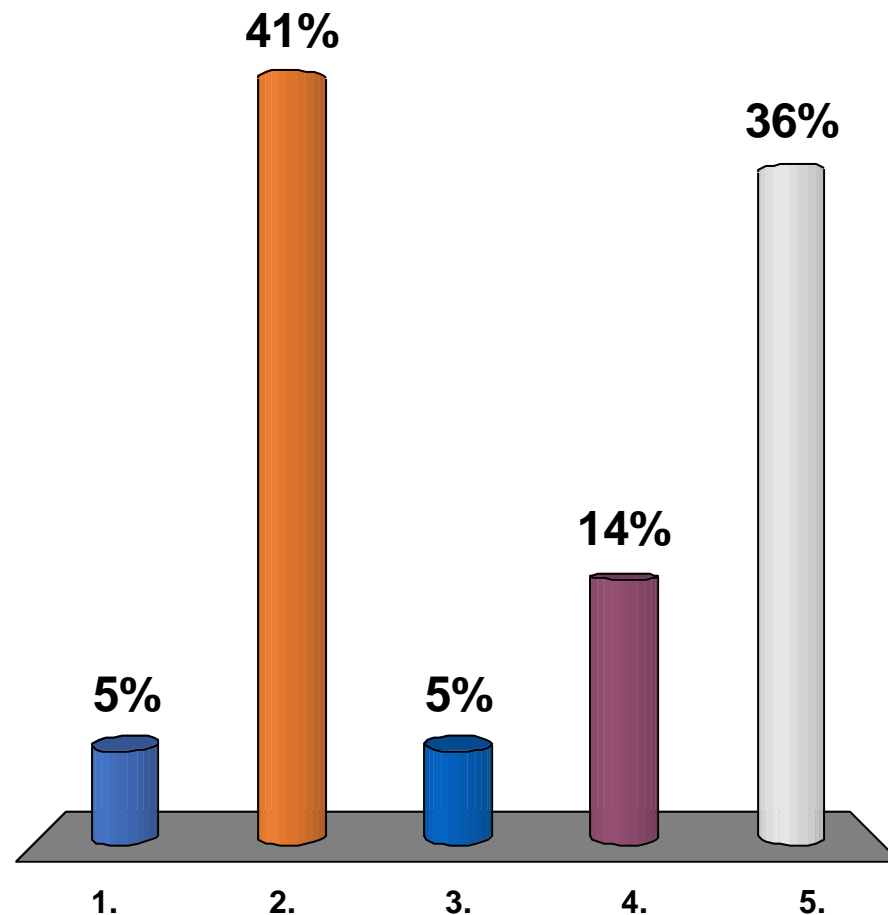
Which would best improve the pedestrian experience crossing Route 1?

1. Slow down traffic
2. Better and more crosswalks
3. Longer pedestrian crossing times
4. Increase enforcement of traffic laws
5. Some or all of the above



What makes getting home the most difficult?

1. One-way streets
2. Back-ups
3. Incomplete street network
4. Turn and traffic restrictions
5. All of the above

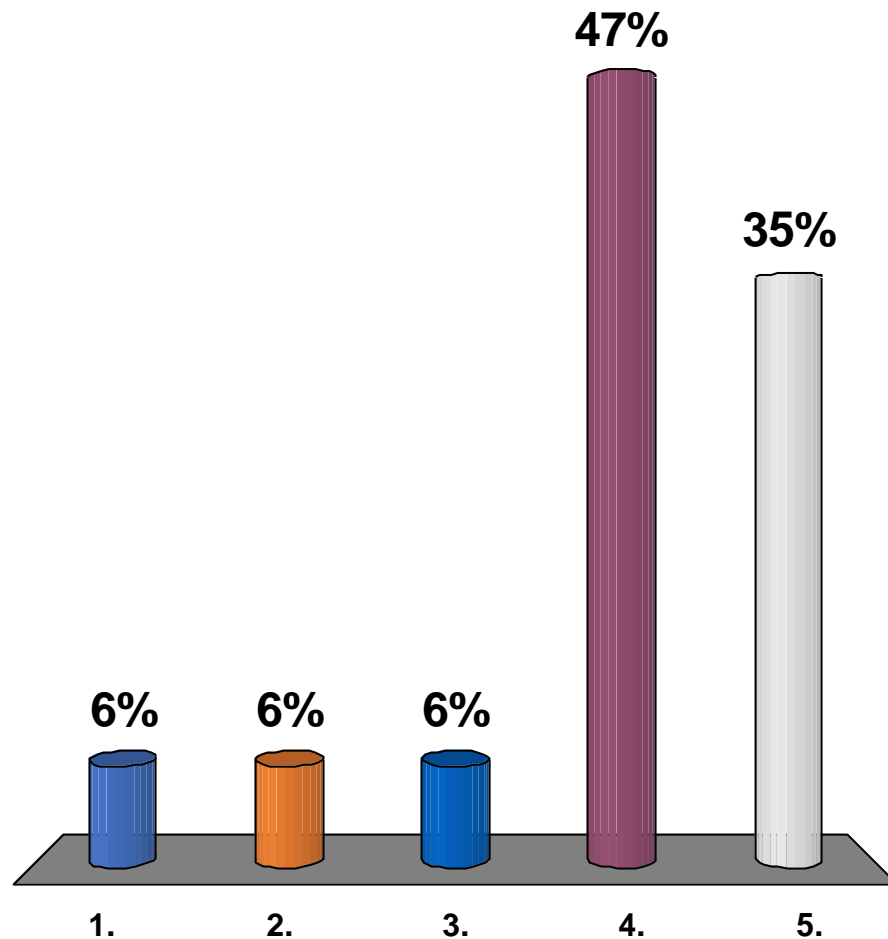




Land Use & Open Space

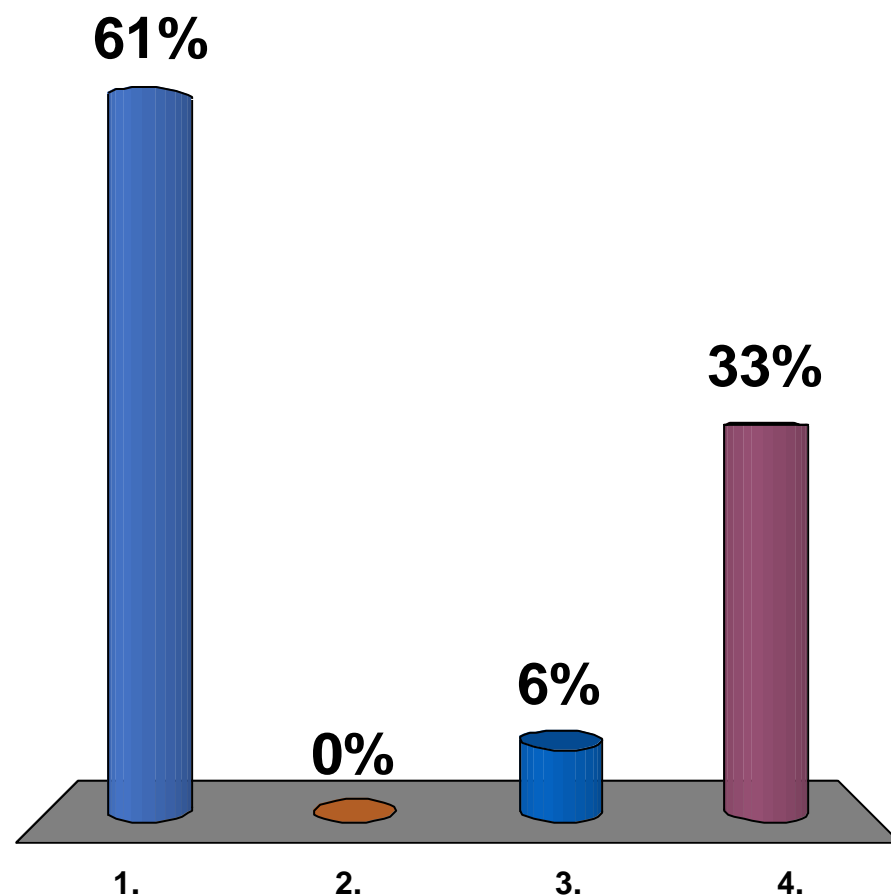
Which of these open spaces do you use the most?

1. Lee Center fields/playspace
2. Wilkes Street open space
3. Cemeteries
4. Private open space
5. Other open spaces outside of the Southwest Quadrant

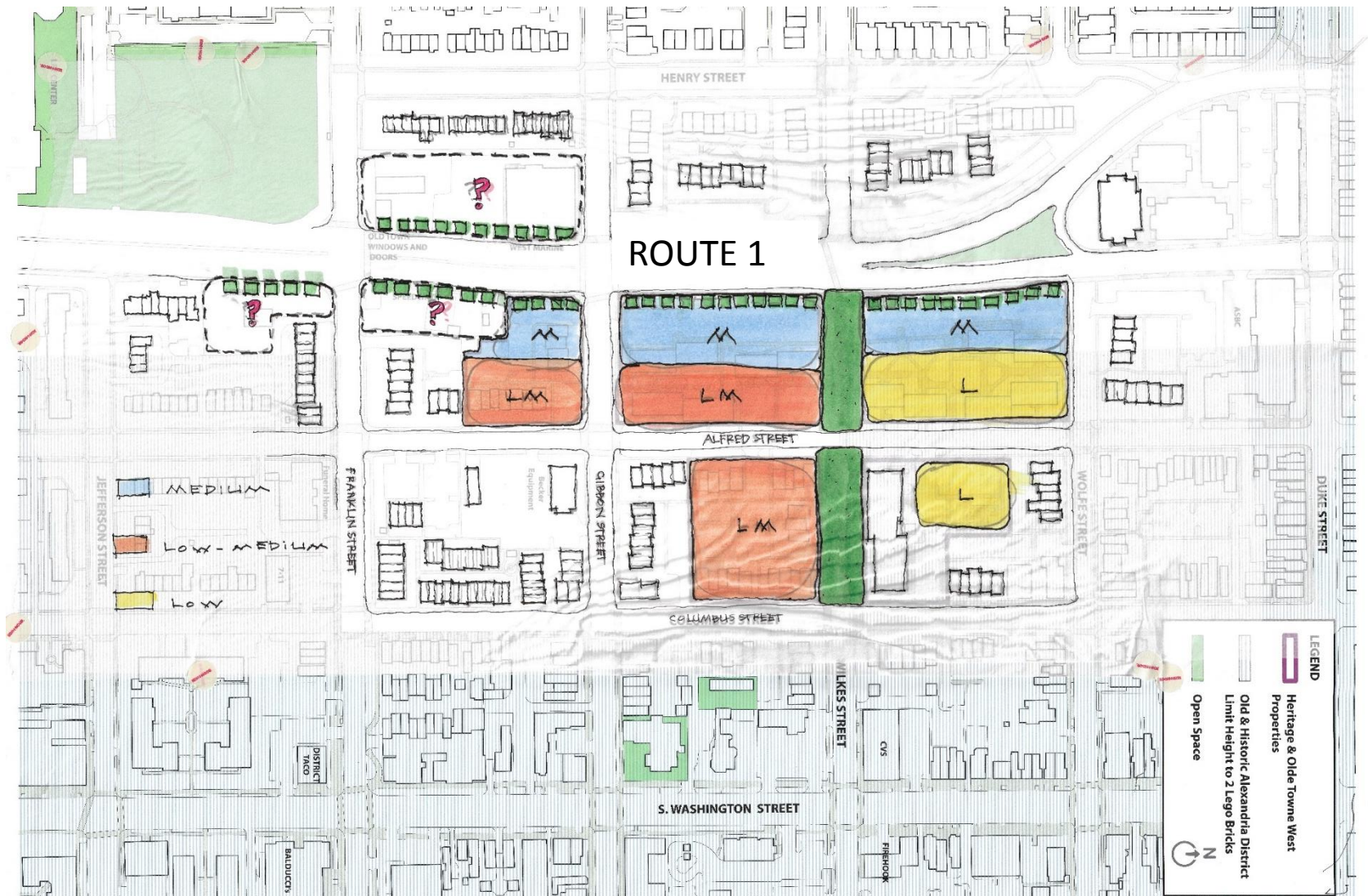


The Wilkes Street open space should prioritize which of the following users?

1. Pedestrians (All ages/abilities)
2. Cyclists
3. Motorists
4. Shared Street

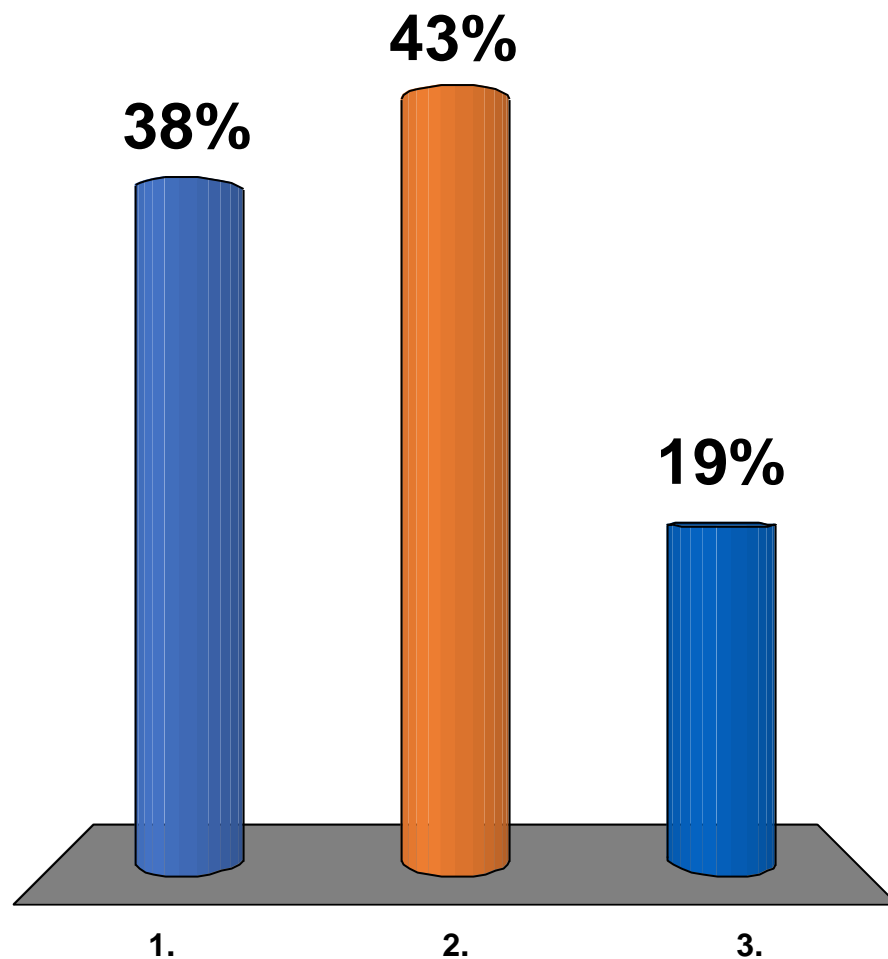


Common Themes / Synthesis



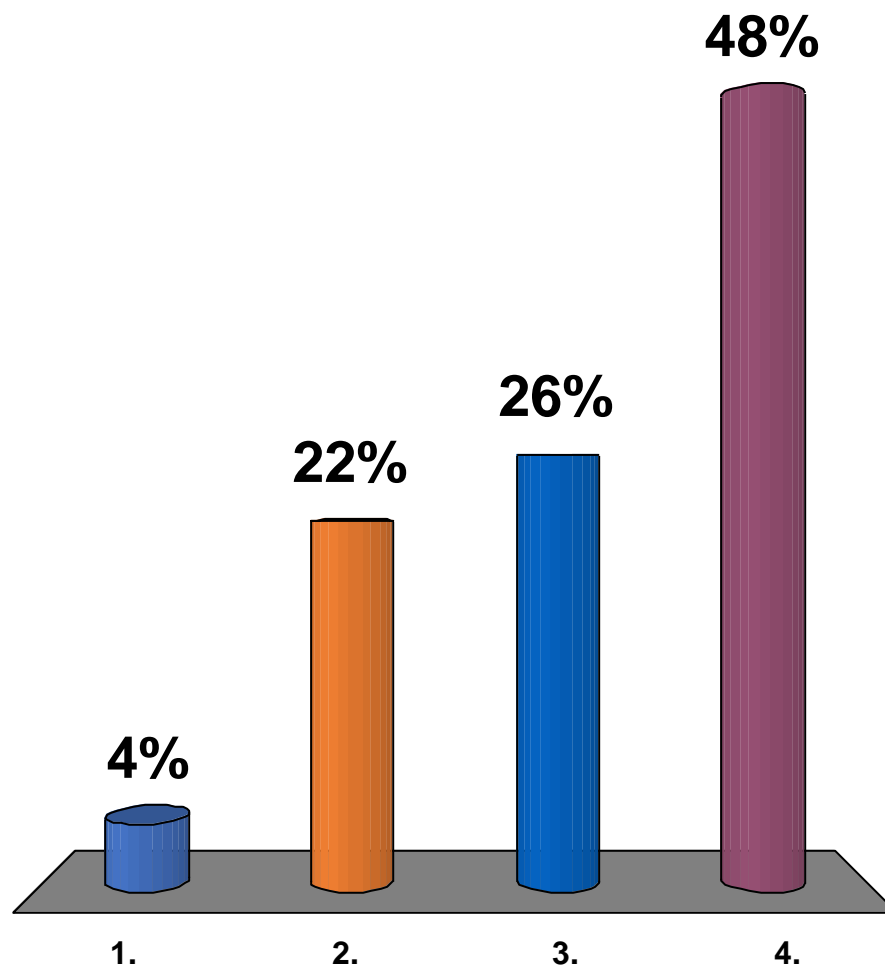
Are you comfortable with the approach of tapering the building scale from Route 1 down towards Columbus Street?

1. Yes, with adequate setbacks and transitions
2. Maybe; I need more information
3. No; I think there's a better approach.



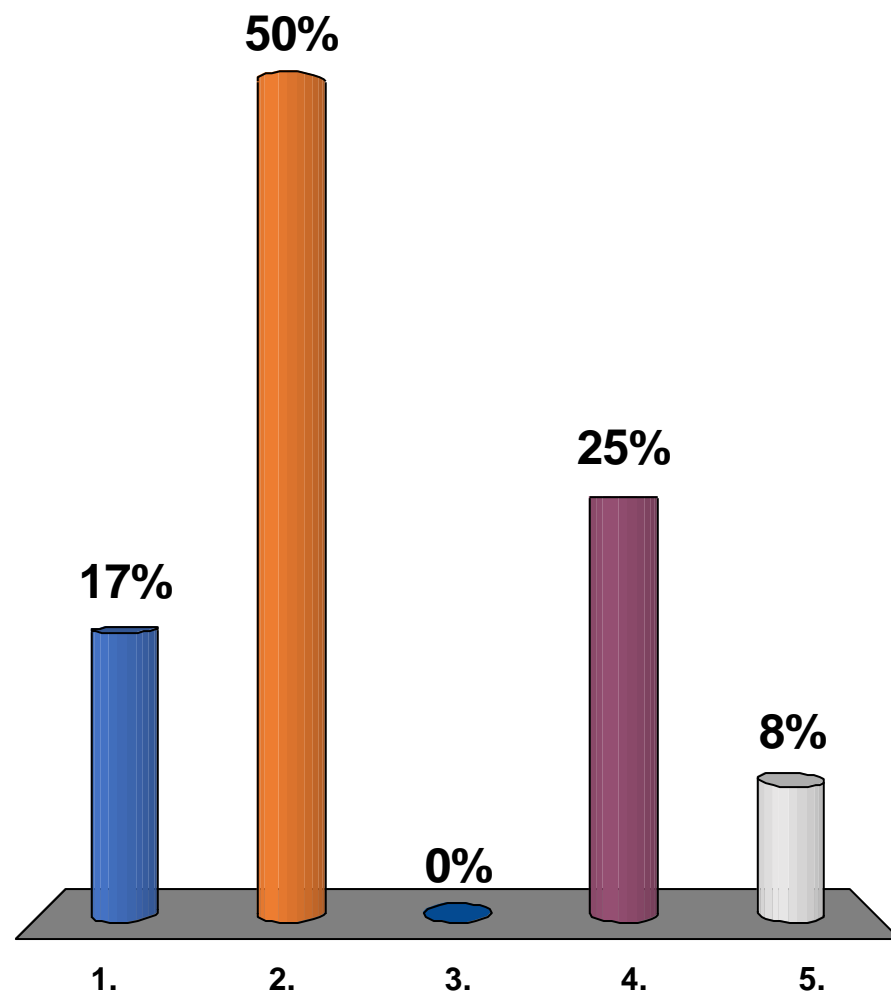
What is your experience as a pedestrian walking along Route 1?

1. Very comfortable
2. Comfortable
3. Uncomfortable
4. Very uncomfortable



What do you think would most improve the pedestrian experience along Route 1 through future redevelopment?

1. Wider sidewalks
2. Trees between Route 1 and sidewalk
3. Increased lighting
4. Adequate building setback from street
5. Other



Responses to Questions & Comments

ROUTE 1 SOUTH HOUSING AFFORDABILITY STRATEGY: DRAFT CHARRETTE SCHEDULE

	Pre-Charrette Saturday, Feb 24	Day 1 Monday, Feb 26	Day 2 Tuesday, Feb 27	Day 3 Wednesday Feb 28	Day 4 Thursday, Mar 1	Day 5 Friday, Mar 2
7:30 AM		Light Breakfast	Light Breakfast	Light Breakfast	Light Breakfast	Light Breakfast
8:00 AM		Core Team Meeting (Plan Objectives/Group Exercise)	Core Team Meeting (Plan Strategies+ Options)	Core Team Meeting (Plan Recommendations)	Core Team Meeting (Refinement)	Core Team Meeting
9:00 AM		<small>LIVE STREAM</small>	<small>LIVE STREAM</small>	<small>LIVE STREAM</small>	<small>LIVE STREAM</small>	<small>LIVE STREAM</small>
10:00 AM	Community Walking Tour	Framework Development	Strategies + Options Development	Plan Recommendations	Plan Development	Production
11:00 AM		Technical Meetings	Technical Meetings	Technical Meetings		
12:00 PM		Break	Break	Break	Break	Break
1:00 PM		Framework Development	Strategies + Options Development	Plan Recommendations	Plan Development	Production
2:00 PM						
3:00 PM						
4:00 PM		Meeting Preparation		Meeting Preparation		Meeting Preparation
5:00 PM						
6:00 PM		Light Dinner*	Strategies + Options Development	Light Dinner*	Plan Development	Light Dinner*
7:00 PM		Public Meeting #1*	Open House	Public Meeting #2* Draft Recommendations	Open House	Public Meeting #3* Draft Plan + Recommendations
8:00 PM		<small>LIVE STREAM</small>	<small>LIVE STREAM</small>	<small>LIVE STREAM</small>	<small>LIVE STREAM</small>	<small>LIVE STREAM</small>
9:00 PM		Closed	Closed	Closed	Closed	Closed

LOCATION:

Lee Center

1108 Jefferson St, Alexandria, VA

Updated 02/06/2018



Community Event



Technical Meetings



Open House



Core Team Meetings

For more information about the charrette, visit alexandriava.gov/Planning or contact Ashley Labadie at ashley.labadie@alexandriava.gov or 703.746.3801

* Child care and language interpretation will be provided.
The public is welcome to walk in at anytime during the charrette.



Live video and online participation will be available

