

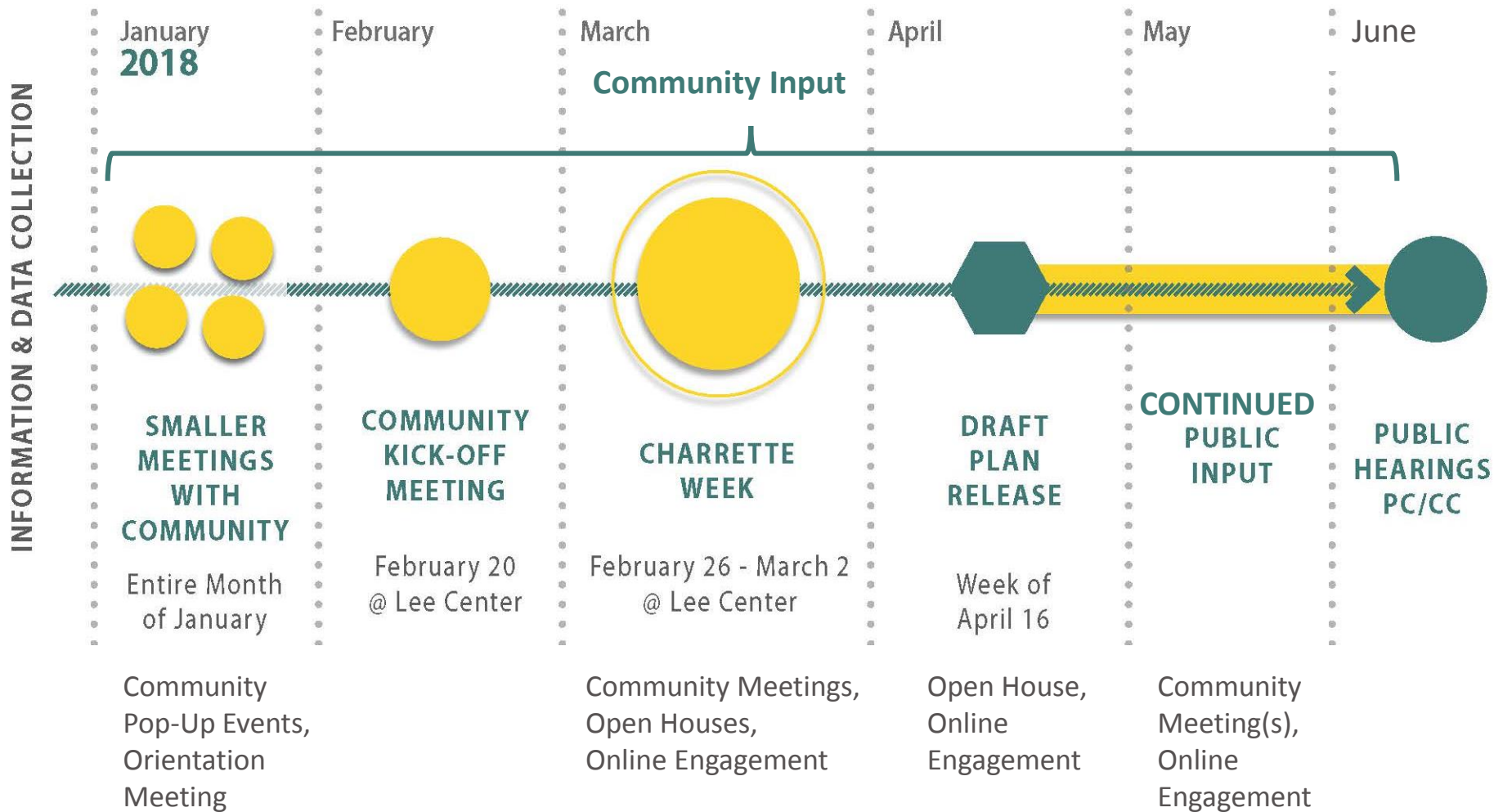
r.1 SOUTH HOUSING AFFORDABILITY STRATEGY

Charrette – DAY 3 – 2/28/2018

Public Meeting



Planning Process



What's the Outcome?

CHARRETTE WEEK



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

Post-Plan Adoption

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POST PLAN ADOPTION

Development Review

BAR REVIEW

ARCHITECTURE

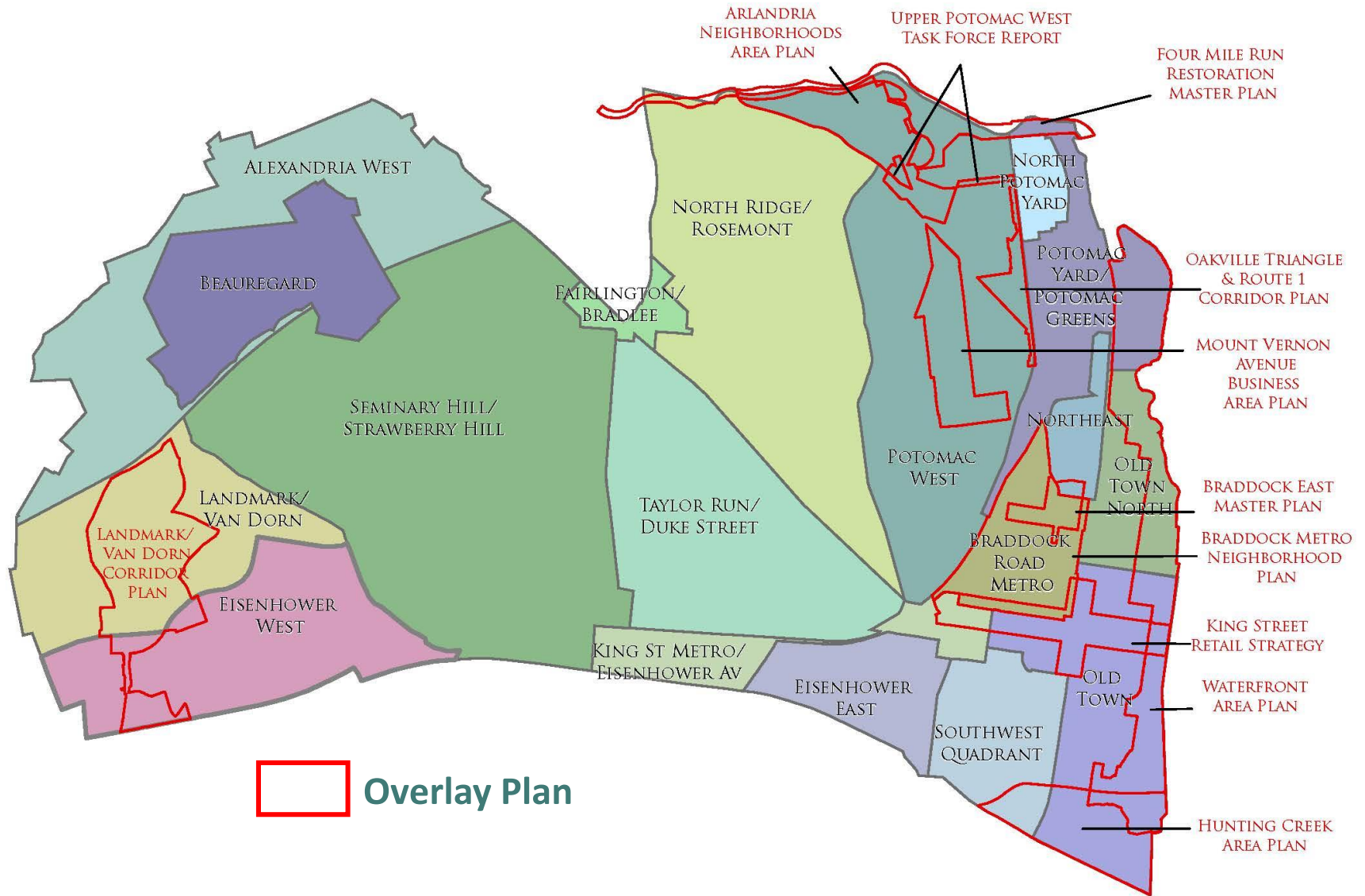
SITE DESIGN

HOUSING

INFRASTRUCTURE

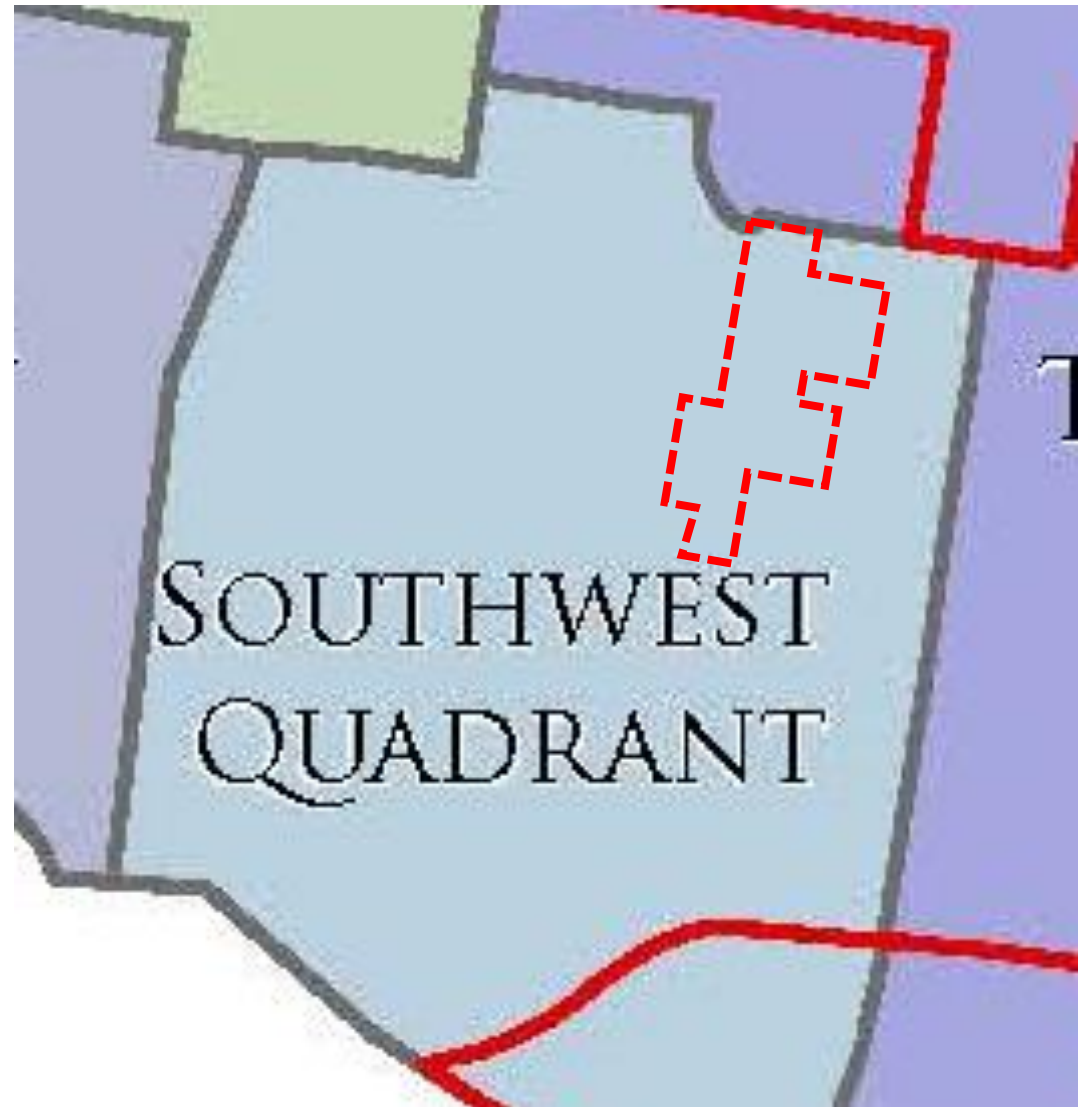
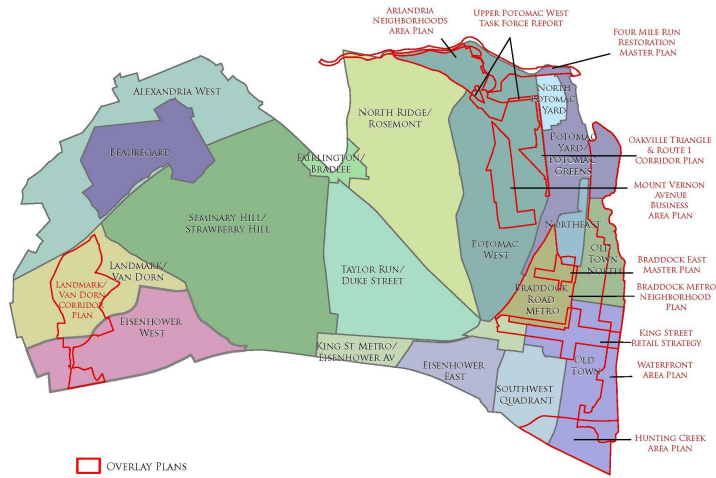
TRANSPORTATION
STUDIES

CITY OF ALEXANDRIA, VIRGINIA MASTER PLAN



 **Overlay Plan**

CITY OF ALEXANDRIA, VIRGINIA MASTER PLAN



Overlay Plan



Potential New Overlay Plan

AGENDA

1. Introduction and Background (15 minutes)
 - Why we're here
 - Supporting Policies/Analyses
2. What We've Heard -- Options to Address (30 minutes)
 - Existing issues and concerns/benefits about potential community impacts
 - Options to address issues and impacts
3. Group exercise (40 minutes)
4. Group report-out (20 minutes)
5. Wrap up and next steps (5 minutes)

What we've heard:

Existing issues & concern about potential community impacts

- Loss of existing affordable housing; relocation
- Potential scale of redevelopment
- Access to and usability of open space
- Area transportation concerns
- Lyles Crouch capacity
- Existing and future sewer/stormwater capacity
- On-street Parking

Issue: Loss of Existing Affordable Housing

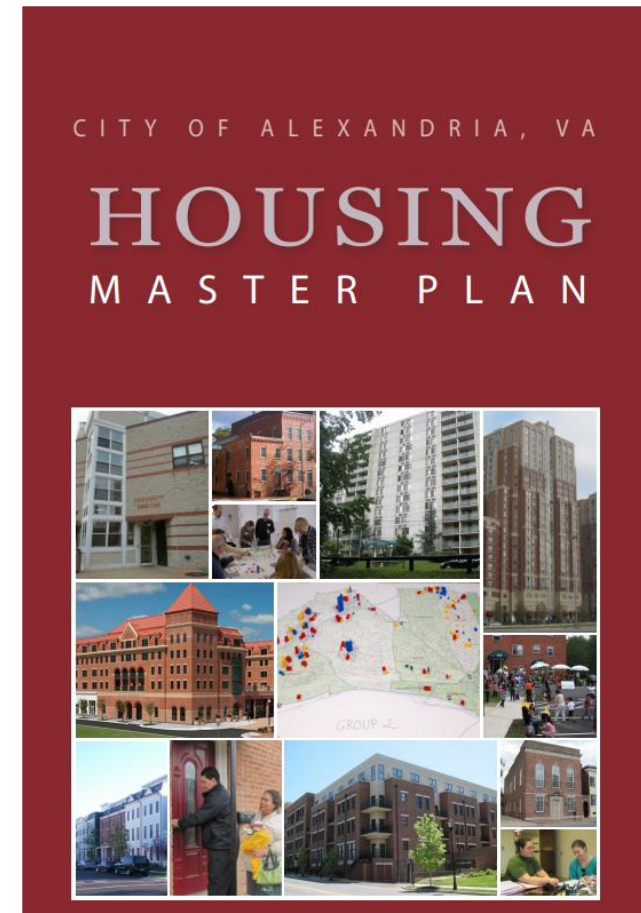
- 215 affordable units are lost and residents are displaced from Route 1 South neighborhood
- Potential loss of rental subsidy contract and cost to City to maintain deep levels of affordability
- Cost of replacing units off-site

Affordable Housing: Supporting Policies and Analysis

Housing Master Plan (2013)

Goal: Preserve the long-term affordability and physical condition of the existing stock of publicly assisted rental housing, as well as market rental housing where affordability commitments can be secured.

Goal: Provide or secure long-term affordable and workforce rental housing through strategic new development and redevelopment.



Affordable Housing: Options

Option 1: Properties redevelop under existing zoning. Affordable units are permanently lost.

- Cost to replace units off-site: \$90-\$100 M

Option 2: Properties renovate. Affordable units are permanently lost.

- Cost to maintain affordability of units on-site: \$80-\$93 M (over 20 years)

Option 3: Units are replaced by developer on-site through redevelopment with additional density.

- City investment limited to gap financing, as needed.

Affordable Housing: Options

Considerations:

- Permanent displacement of residents
- Loss of housing diversity and affordability in Route 1 South neighborhood
- Lack of availability of developable land/properties for sale in neighborhoods with comparable access to services/jobs/amenities/transit
- Difficulty securing financing—highly competitive
- Potential loss of rental subsidy contracts which provide deep levels of affordability

Housing Relocation Resources

- As part of any redevelopment process that involves relocation, a relocation plan is drafted by the developer and reviewed by the Office of Housing.
- Impacted residents will be provided with housing resources and counseling services to assist with relocation.

Relocation (Cont.)

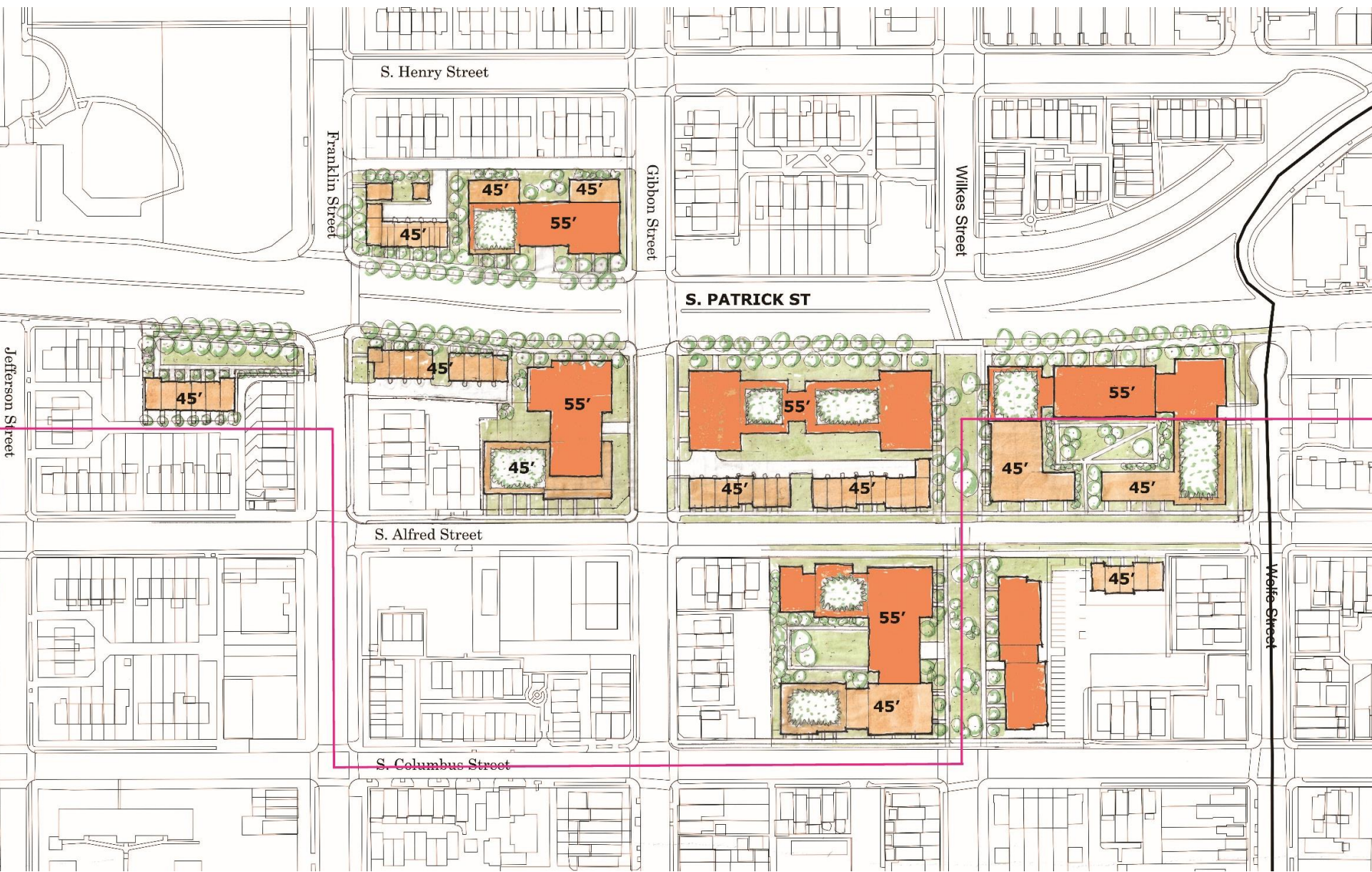
- Requirements typically include:
 - Written notification and tenant meetings.
 - Relocation payments and assistance.
 - Measures to ensure the right of return.
- Exact requirements depend on the project's funding source.

Contact information for assistance and questions:

If you have questions about relocation or if you would like to receive more information about affordable units available in the City, please **sign in** and contact Caridad Palerm at the Office of Housing at 703-746-3079, Caridad.palerm@alexandriava.gov, or by text 571-289-0019.

Issue: Potential scale of redevelopment

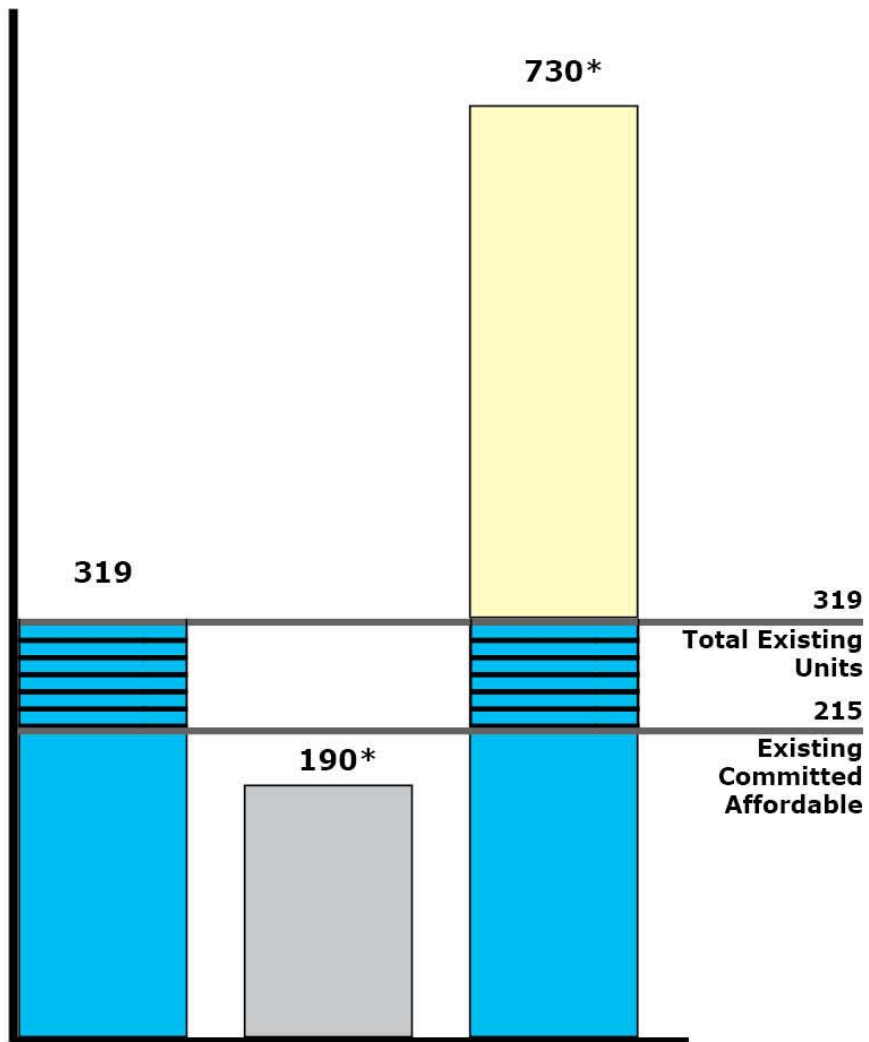
- Will redevelopment be compatible with neighborhood?
- Concern about abrupt changes in height
- Appropriate distances between existing and new buildings (view, light, air)



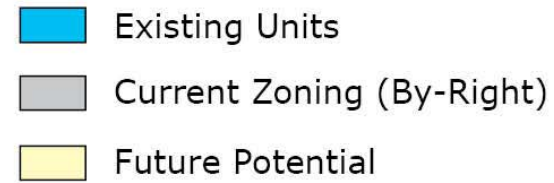


Precedent Images

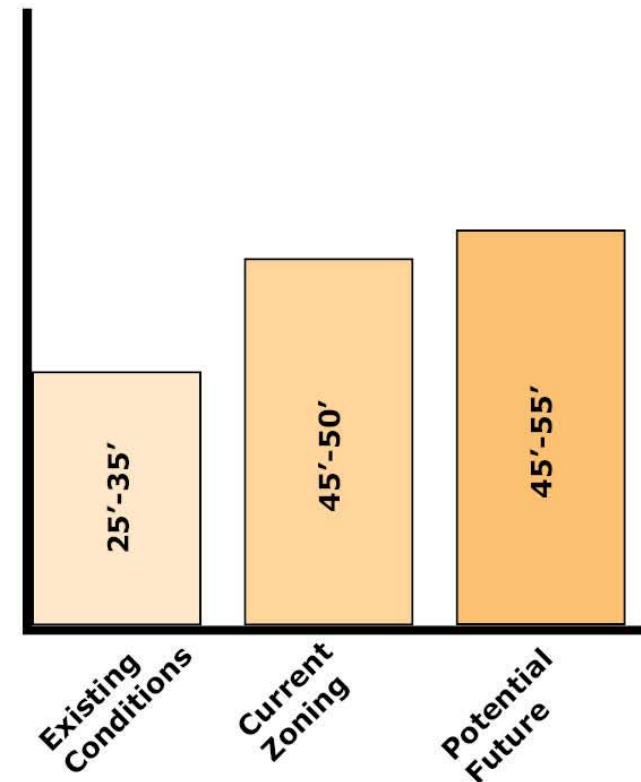
UNITS



* Actual number of units may vary depending on development applications as they come forward



HEIGHTS





Existing Conditions



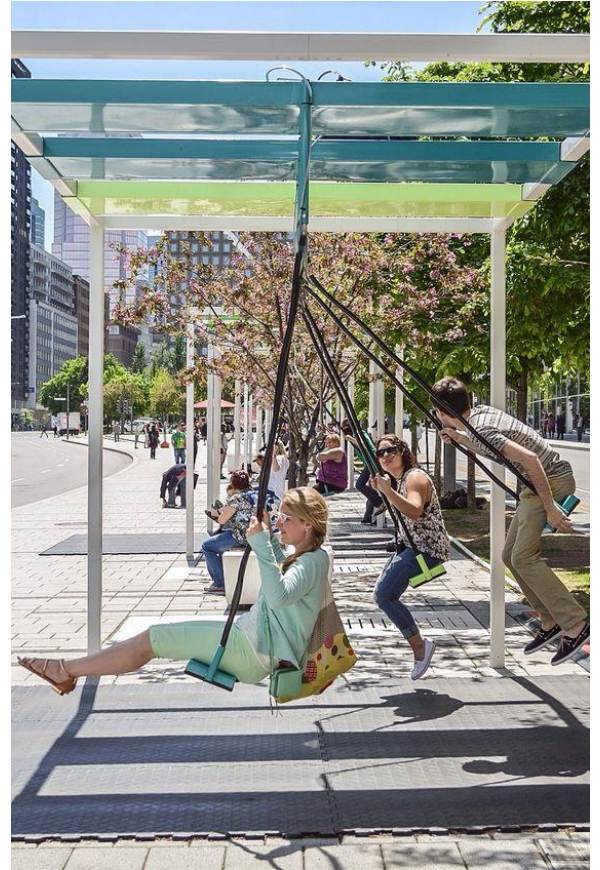
Precedent Images

Issue: Access to and Usability of Open Space



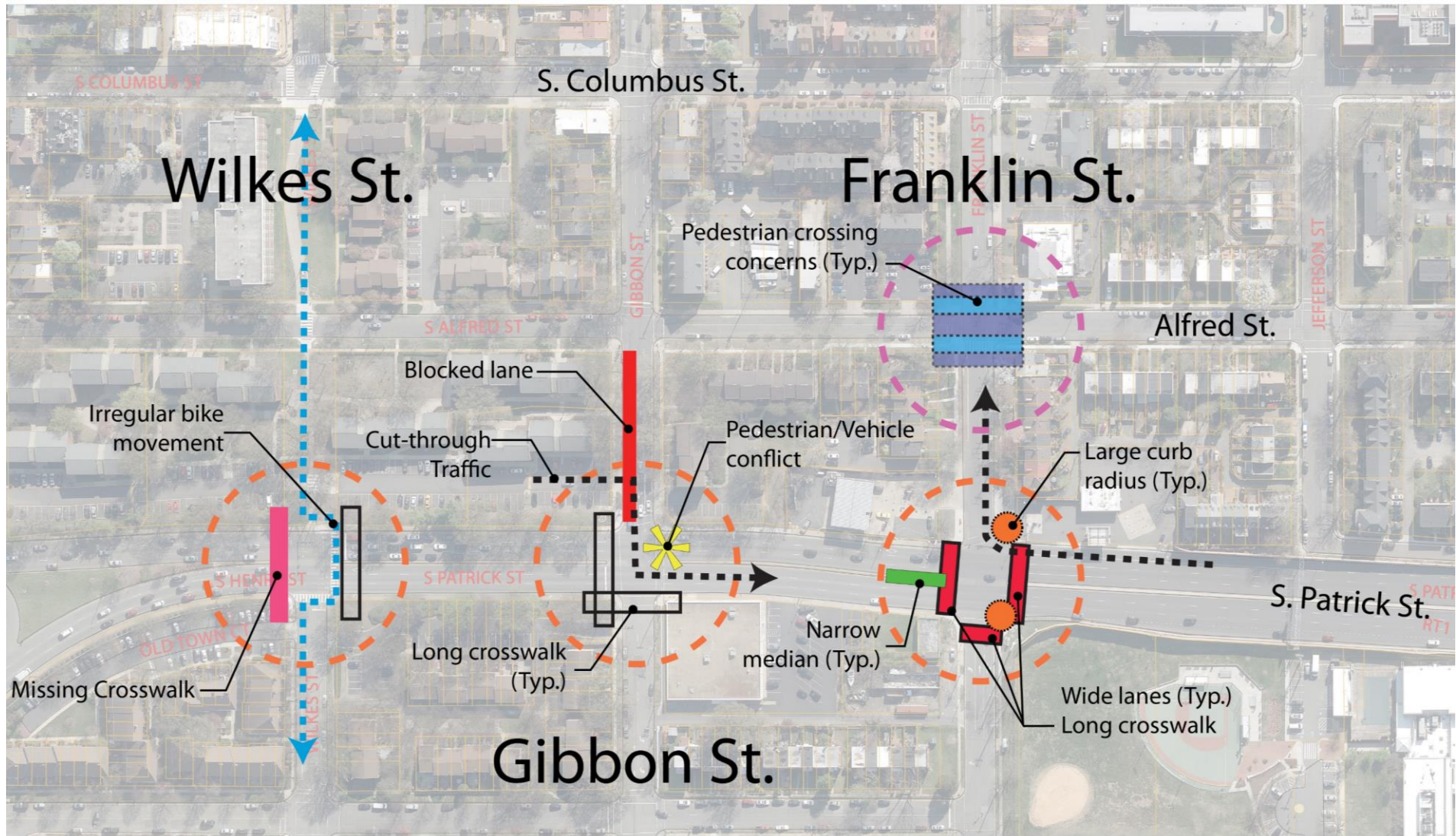
- Lack of usable open space in the study area





- Create engaging multipurpose open spaces serving all ages

Areawide Transportation Concerns



Crosswalk Striping



Precedent Image



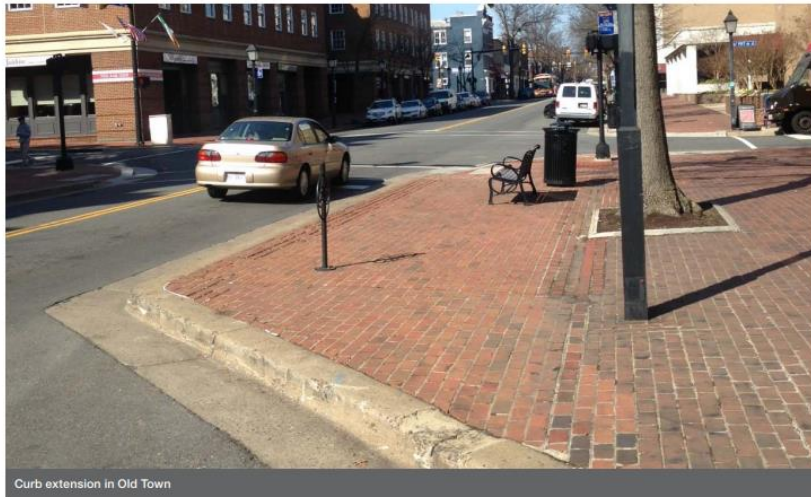
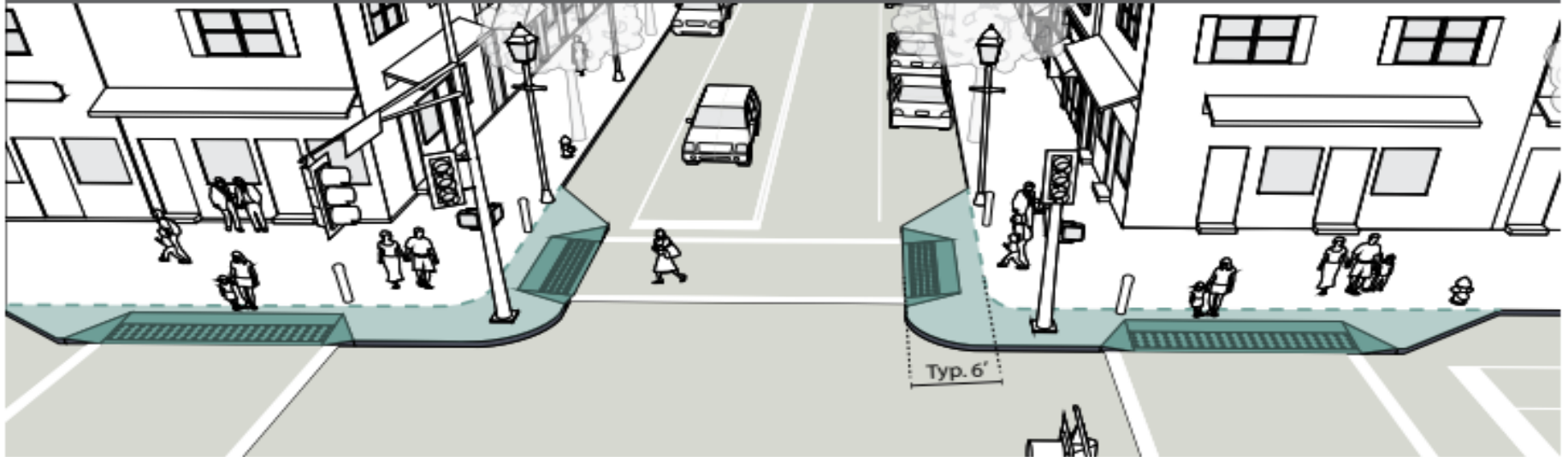
Existing Conditions

Temporary Curb Extensions

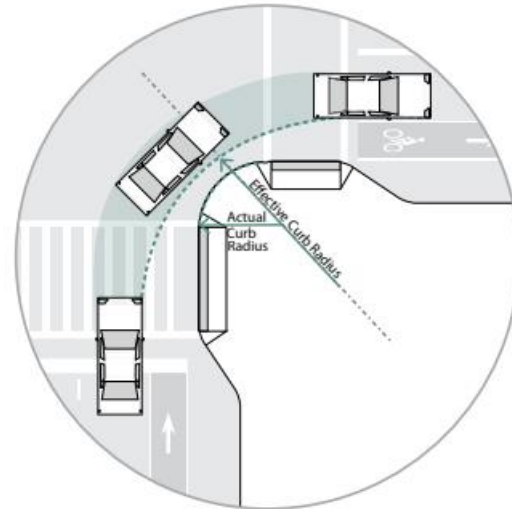


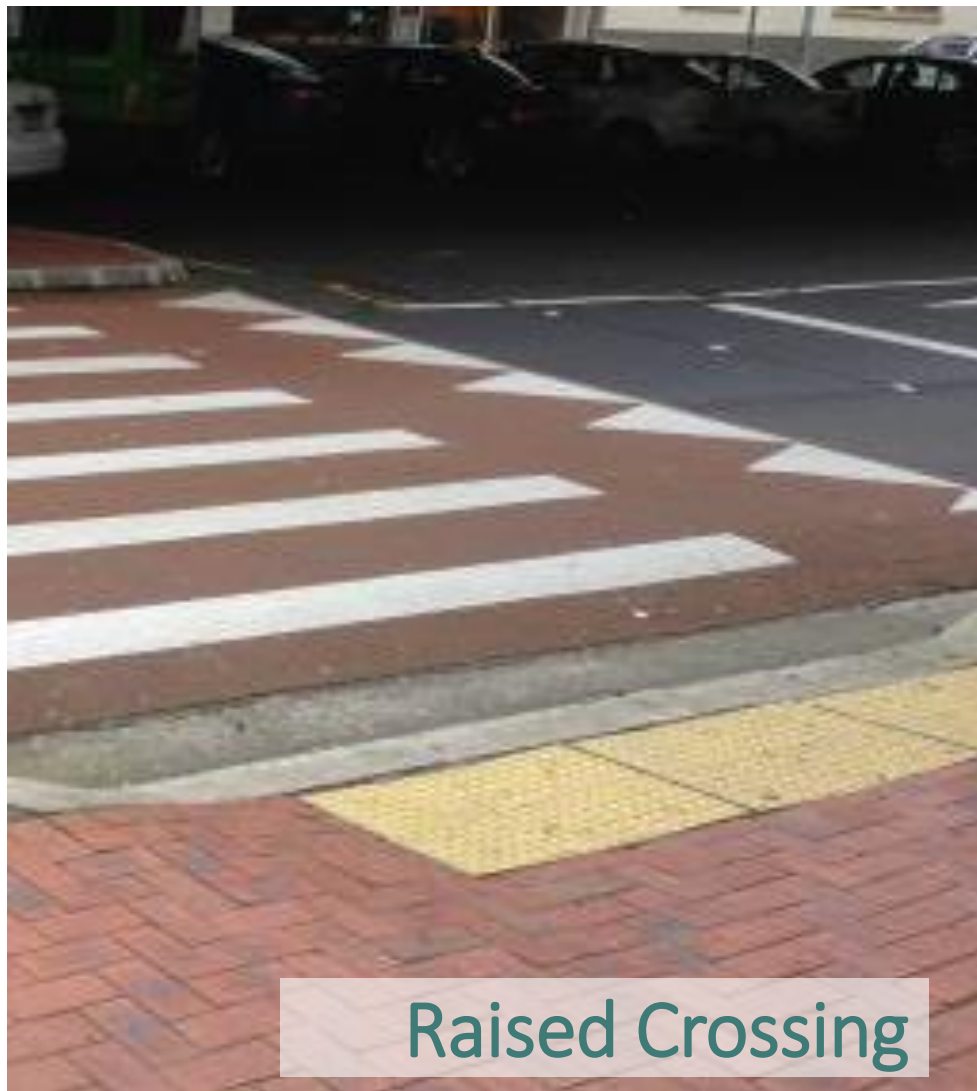
Precedent Images

CURB EXTENSIONS



Curb extension in Old Town





Raised Crossing

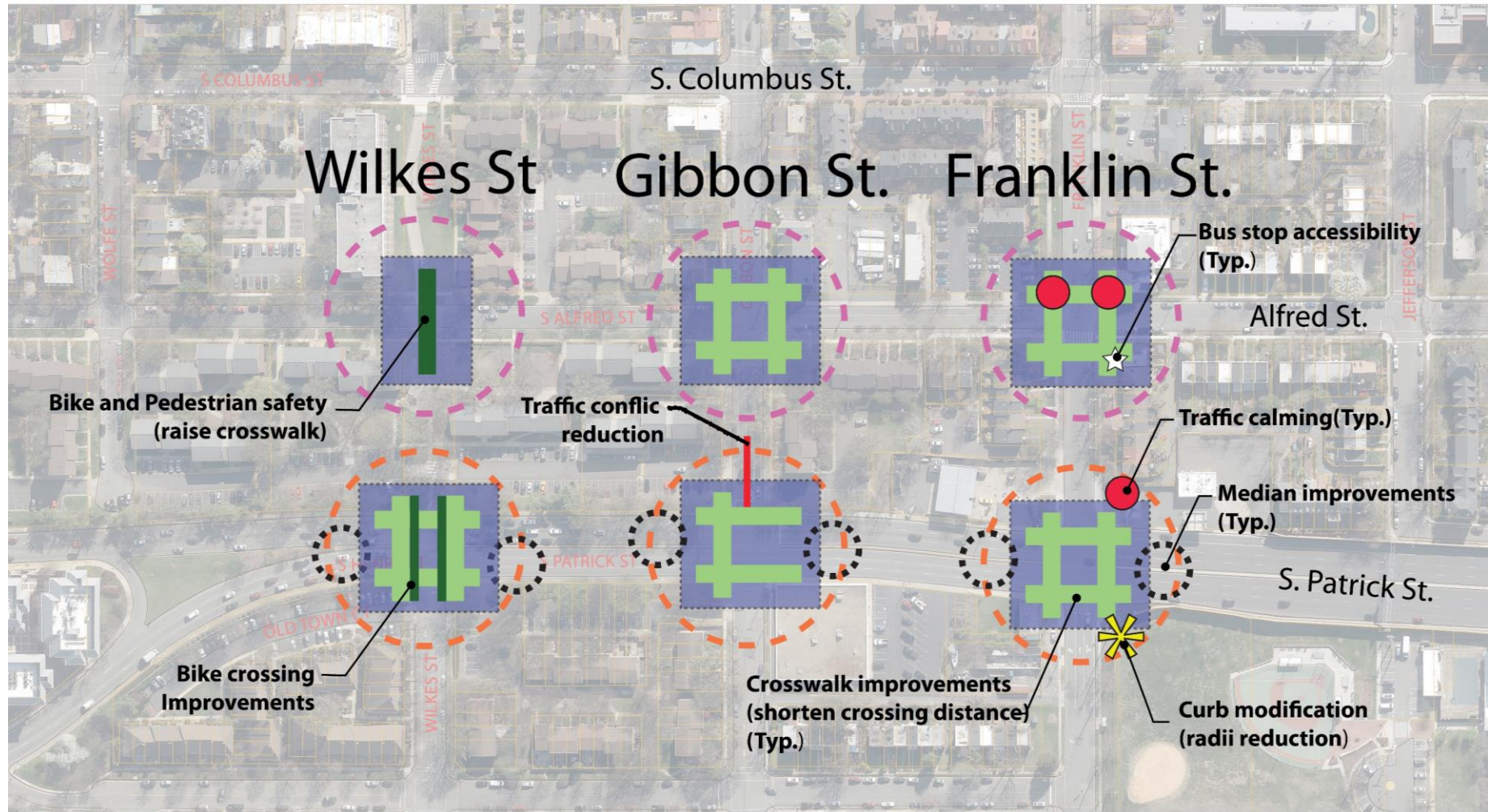


Precedent Images

Leading Pedestrian Interval



Starter Ideas



Issue: Parking – availability of on-street

- On-street parking is heavily used

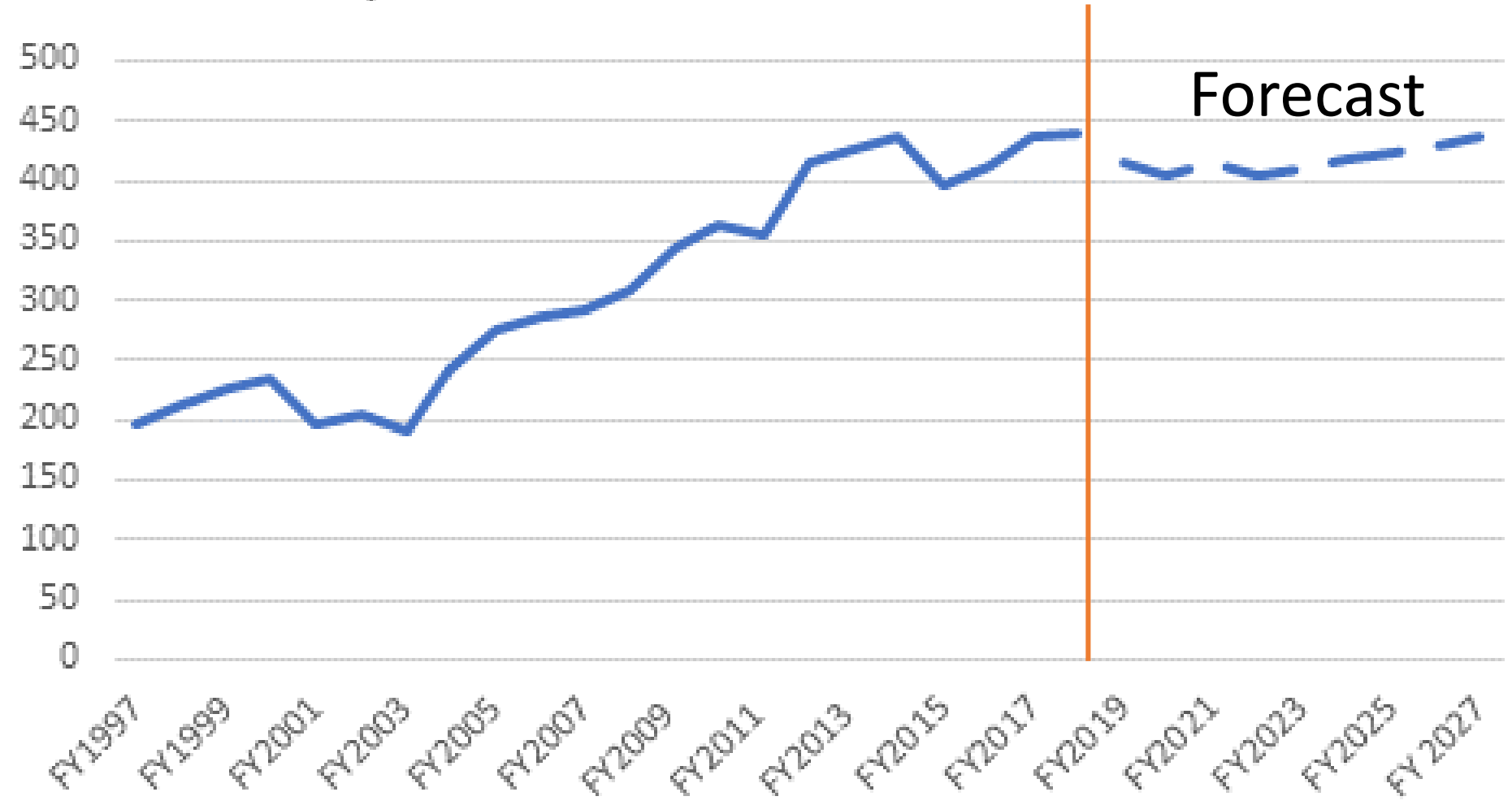
On Street Parking Options

- All new residential development will provide required parking onsite
- New residents do not get on-street parking permits
- Potential expansion of Residential Parking Permit District

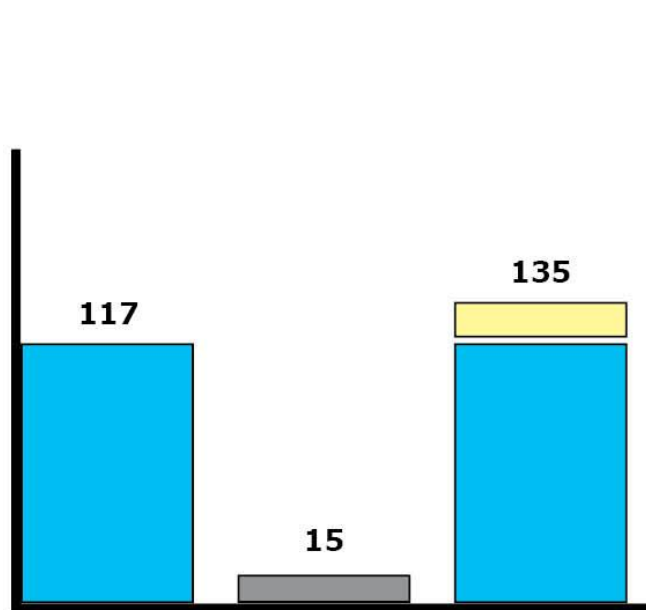
Issue: Lyles Crouch capacity

- Current enrollment – 440
- Capacity – 375
- Student generation from new development: **18** students

Lyles-Crouch Enrollment over Time



STUDENT GENERATION



- Existing Conditions
- Current Zoning (By-Right)
- Future Potential

Additional students from development scenario:
 455 multifamily @ 0.03 = 13
 50 townhouses @ 0.10 = 5

Property Type	Students per Unit
Heritage (Affordable low/mid-rise units)	0.23
Old Town West (Affordable Units)	0.81
Market-rate low/mid-rise units	0.03
Market-rate Townhouses	0.1

* Student Generation based on 3 year average ACPS enrollment data + building permit data. Actual existing and future student generation may vary

Lyles Crouch capacity: Options

- Proposed FY 2019 – FY 2028 CIP
 - Funding for 100% of the **ACPS 10-year** \$474.7 million request.
- Proposed FY 2019 - \$68.3 million request
 - \$33.2 million proposed in direct funding
 - Reserving \$30.0 million for land acquisition and \$5.15 million for new high school planning and design
- Major capacity adding ACPS projects within next 10 years
 - High school
 - MacArthur Elementary
 - George Mason Elementary
 - Cora Kelly Elementary
 - Flexible capacity space used as a permanent school (middle school or will serve some other grade configuration as determined by ACPS)
 - Modernization of Lyles Crouch to be determined by ACPS

Issue: Existing and future sewer / stormwater capacity

- Will existing infrastructure support proposed new development?

Existing and future sewer / stormwater capacity: Options

- Sewer
 - Long term control plan to address combined sewer overflow
 - Sewer system capacity analysis required for redevelopment
 - Additional requirements in cso: separation, green infrastructure, or monetary contribution
- Existing redevelopment provides no stormwater treatment
- Redevelopment will improve water quality and runoff by:
 - Requiring development to meet current stormwater standards; City and State requirements driven by impervious area
 - Installation of BMPs/ Green Infrastructure – bio-retention, green roofs, permeable pavement, etc.
 - Reducing the quantity of runoff and providing additional detention when needed

Small Group Exercise

- **PART ONE (15-20 Minutes)**
 - Any questions about the Issues or Options presented?
 - Are there any other Issues or Options to be considered?
 - Which Options work best to solve the Issues?
- **PART TWO (15-20 Minutes)**
 - Consider the scenario that allows redevelopment to retain all 215 committed affordable units. What are your thoughts?
 - What changes would you make to resolve the Issues at hand?