

SUMMARY OF GLEBE PARK
STAKEHOLDERS
RECOMMENDATIONS

Work of the Stakeholder Group

After its formation in late March, the Glebe Park Stakeholders Group met several times during the spring and summer. It heard extensive explanation of background information regarding Glebe Park history, condition of the buildings, potential for HUD foreclosure, and affordable housing generally. It also reviewed the EYA redevelopment proposal for Glebe Park, originally slated for hearing by the City in May 2007, and potential connection of James Bland redevelopment to the Glebe Park program. It considered various options for Glebe Park including selling the property to others, and not going forward now with redevelopment.

Redevelopment for the Glebe Park properties involves competing goals for various Stakeholders, and those received extensive discussion, including the appropriate mix of income levels for the occupants of the development, the cost of redevelopment, sufficient parking and other development amenities for the neighborhood, and need to go forward this fall with public hearings on a development scheme in order to meet the timing for low income tax credit financing.

Description of Development Options

As the work of the group focused on options for the development, several schemes and iterations were considered, all for the Old Dominion (East) property. The EYA development scheme for the West Glebe and Old Dominion (West) sites remained as proposed. Based on input from the group, the varied alternatives evolved over several meetings into a refined set of three development options, with only the following two receiving votes when Stakeholders were asked to state their preference:

Option #1(Workforce Mix): With a site plan similar to the original EYA proposal, this plan includes a total of 30 units and three different housing types: 8 market townhouses @1900 sf; 10 workforce units (4 flats, 6 stacked two floor units above), each @1300 sf; 12 ARHA flats @ 1,000 sf. Building #1 is 8 TH units back to back with parking underneath the building, entered from the side. Building #2 includes the 10 workforce units. Building #3 is an ARHA apartment building similar to what is proposed for the West Glebe site.

Option #3 (EYA Plan): This plan is the same as the EYA plan submitted to the City for approval last spring. There are no changes. It includes a total of 34 units, including 28 ARHA apartments (with 2 and 3 bedrooms) and 6 market rate townhouses (1 bedroom/den). The unit sizes range from 1000 – 3000. Building 3 and building 1 have two level living areas over flats. This is the same arrangement as in Chatham Square. Building 2 includes 6 ARHA units in the two level over flat design, plus 6 townhouse units facing Old Dominion. All parking is in a surface lot.

Both schemes are fully parked (with a staff supported reduction for ARHA units), and comply with zoning, although they both require modifications (such as for yards and open space) and may need small FAR increases under the density bonus allowed.

Recommendations of the Stakeholders:

Several themes and concerns emerged from the work of the Stakeholders. There was consensus among members about the importance of management as the key to successful public housing. Some members of the group believe that changing Arlandria to introduce a greater mix of income levels is imperative and will lead to economic development, including on Mount Vernon Avenue. Others' priorities include maximizing (or at least maintaining) the number of affordable housing units, including for low income residents.

When the specific development options above were presented to the ten Stakeholders who participated in voting on July 23:

1. *Option #1 received four votes (Lenox Place; North Ridge; Warwick Village; and Brighton Square);*
2. *Option #3 received four votes (Arlandria Chirilagua; ARHA Resident Council; Tenants and Workers United; and AHAC);*
3. *Housing Action voted to split the housing on Old Dominion between market/workforce and public housing and to add density to the West Glebe site to add public units so there is James Bland replacement deficit.*
4. *Arlandria Civic Assn recommends that there be a 70/30 split Glebe Park wide*

Some Stakeholders are submitting additional statements and may refine their positions; a more complete Report is being prepared for City Council.

Need for Work Group Guidance

In order to bring a development application forward for hearings before the Planning Commission and City Council this fall, it is imperative that the Work Group provide guidance to staff and EYA about a specific preferred option now.