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

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

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
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