Beauregard Small Area Plan

City Council and Planning Commission Joint Work Session

February 13, 2012

Landmark Mall, West End Community Redevelopment Room

Agenda

I. Welcome and Introductions

II. Overview

III. Land Use

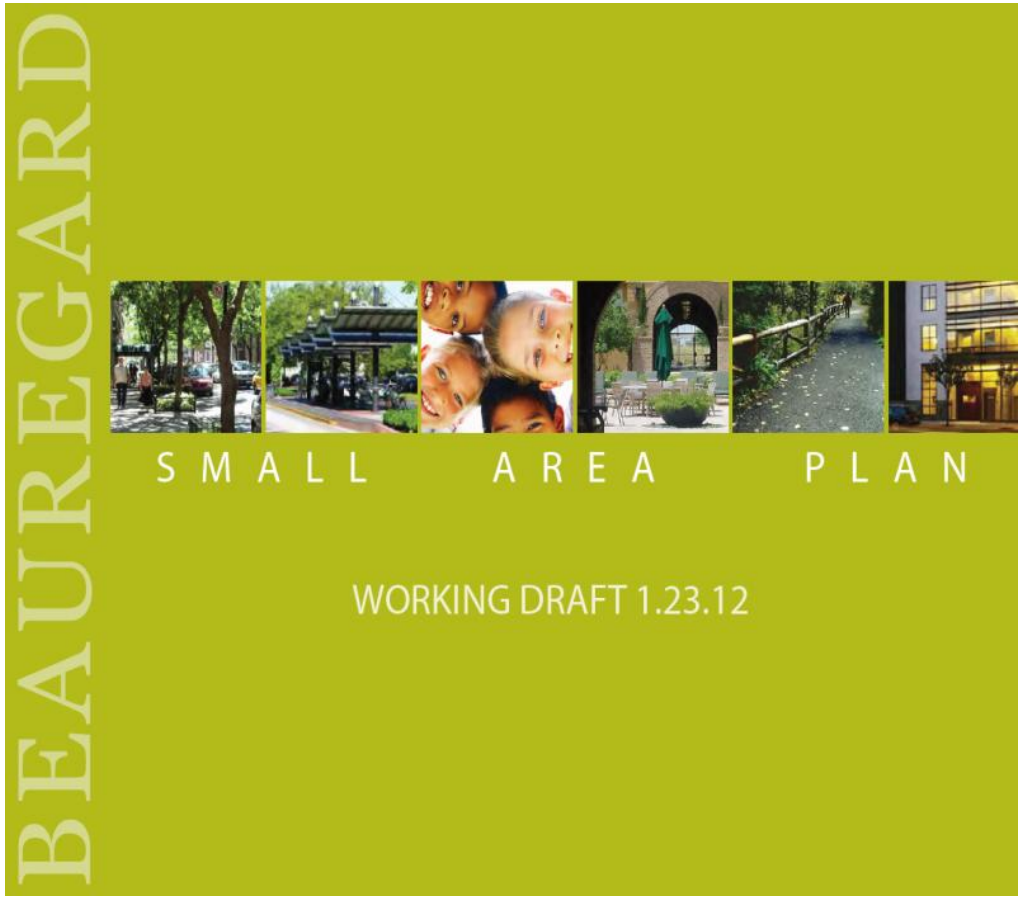
IV. Open Space

V. Transportation

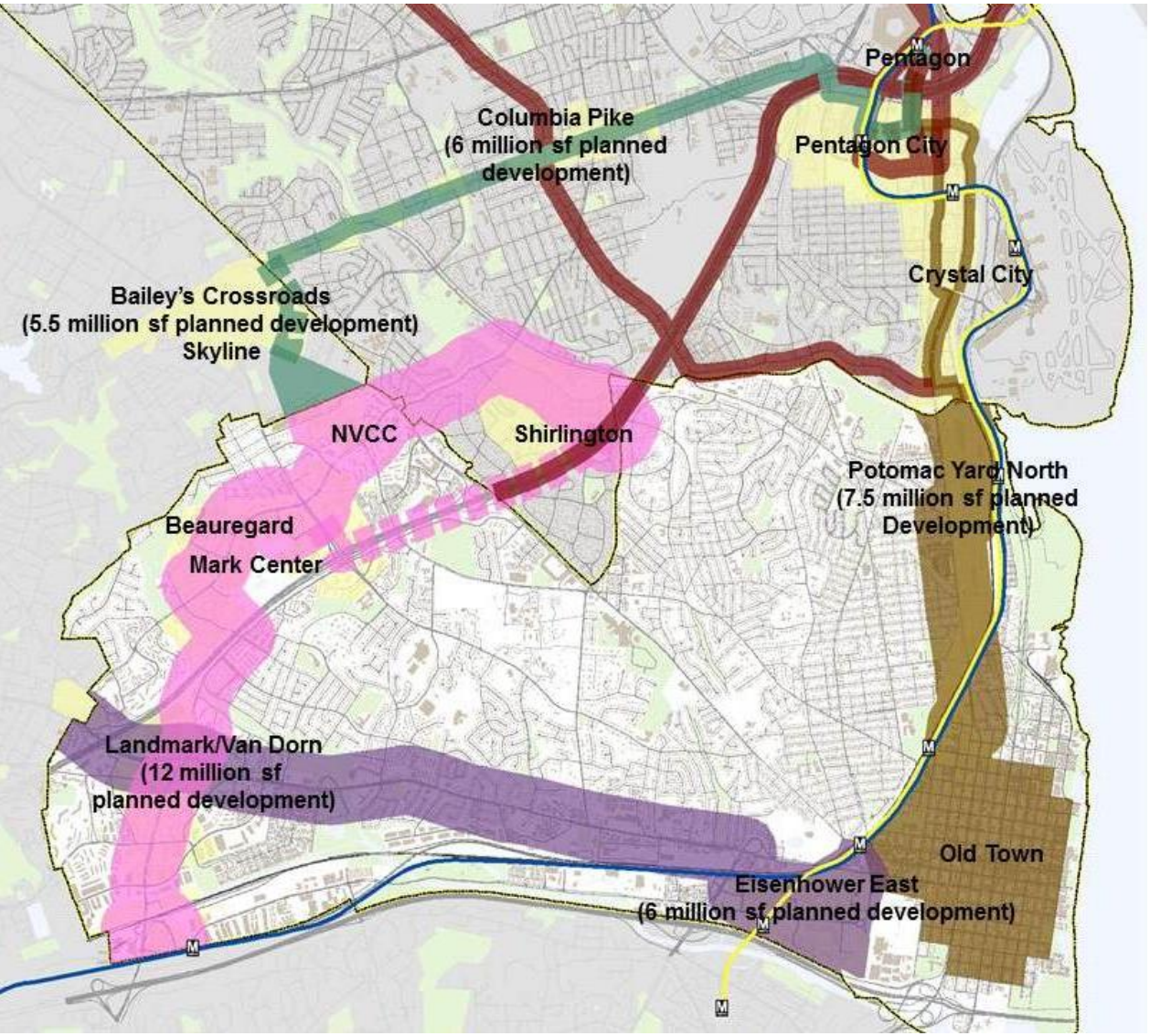
VI. Affordable Housing

VII. Implementation/Financing

VIII. Next Steps



Land Use and Regional Growth

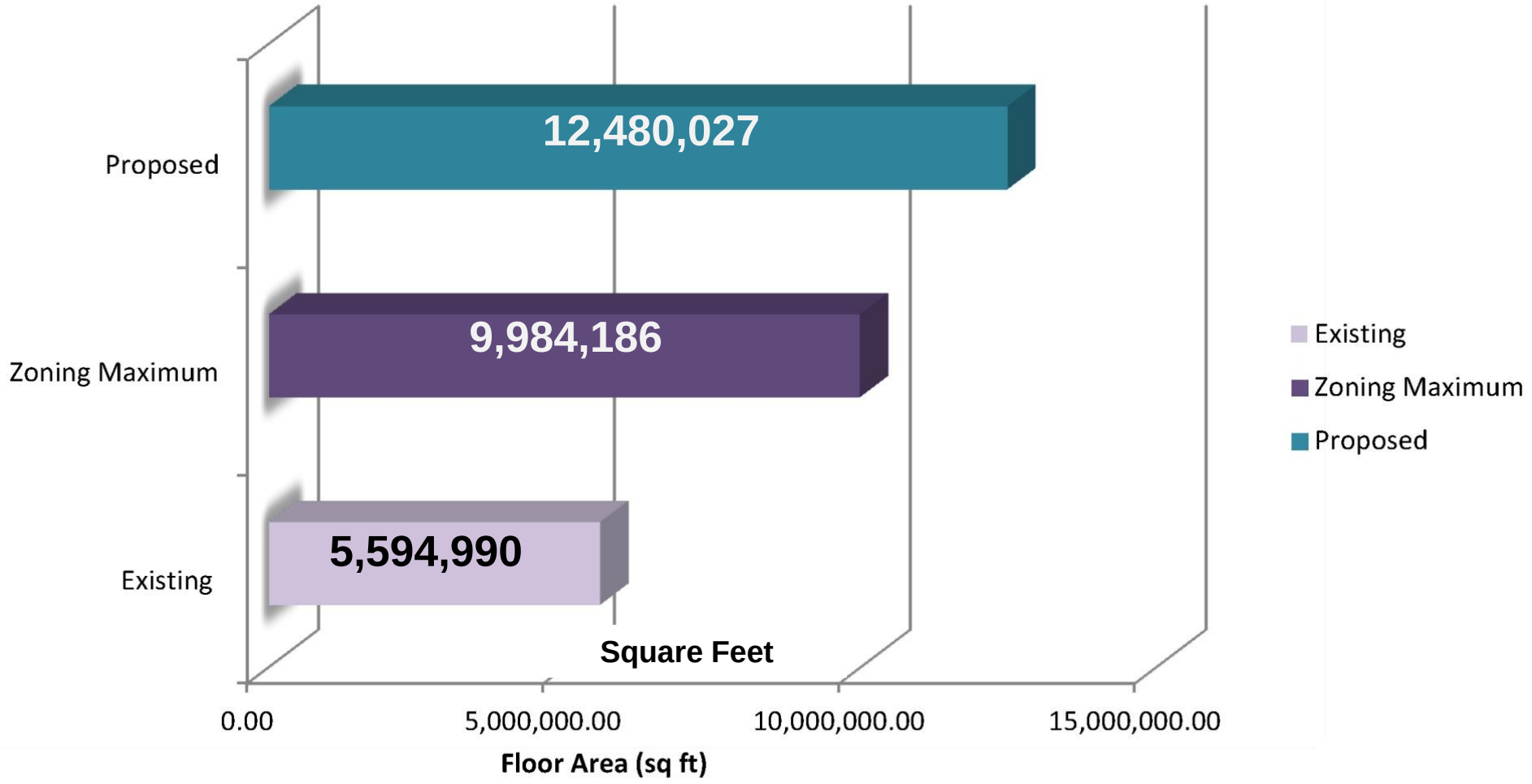


City's Population :
1950 to 2010
62,000 to 140,000

Regional Growth :
2040
1,270,000 jobs
1,500,000 residents

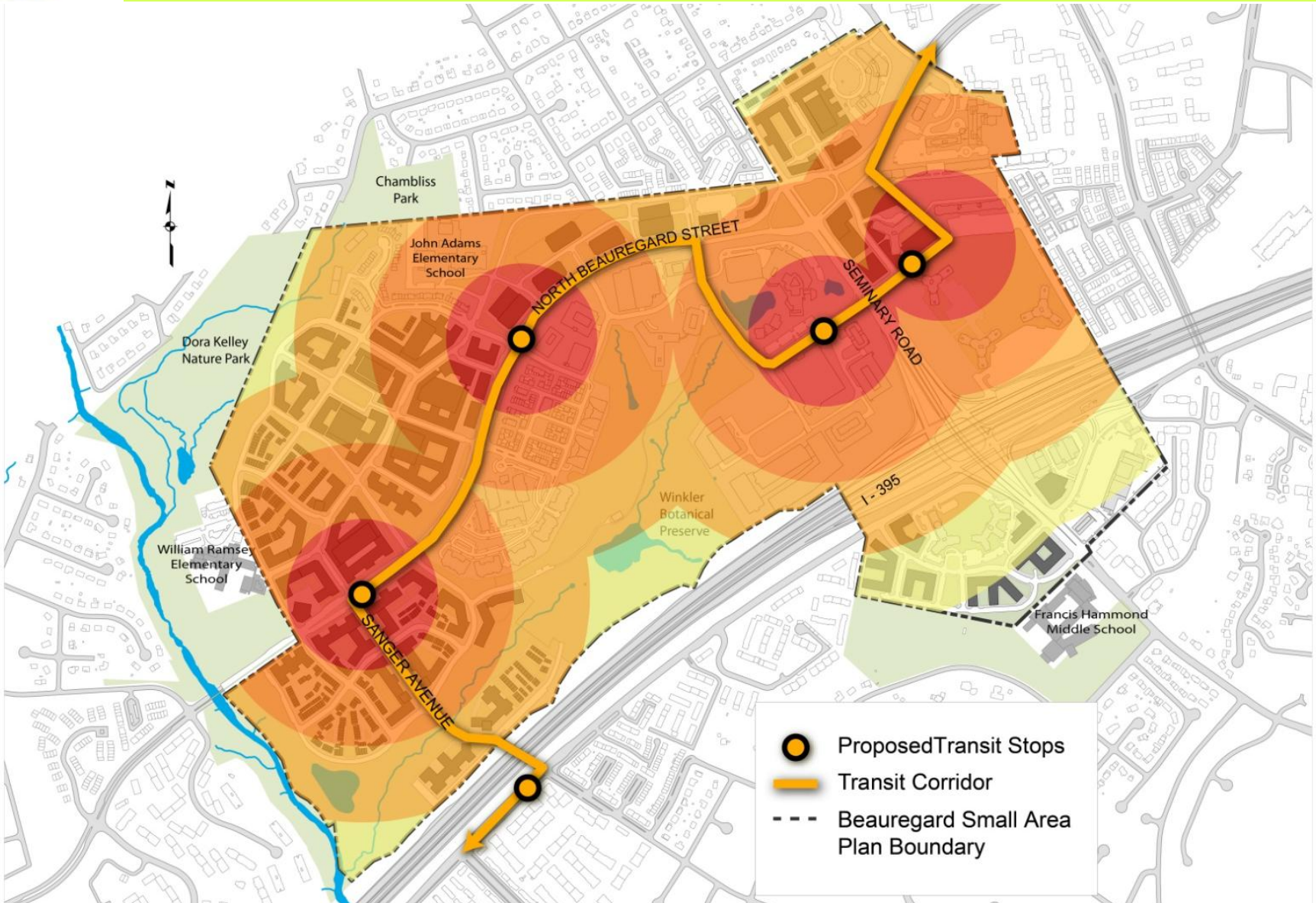
City Growth :
2040
52,000 jobs
43,000 residents

Development Summary

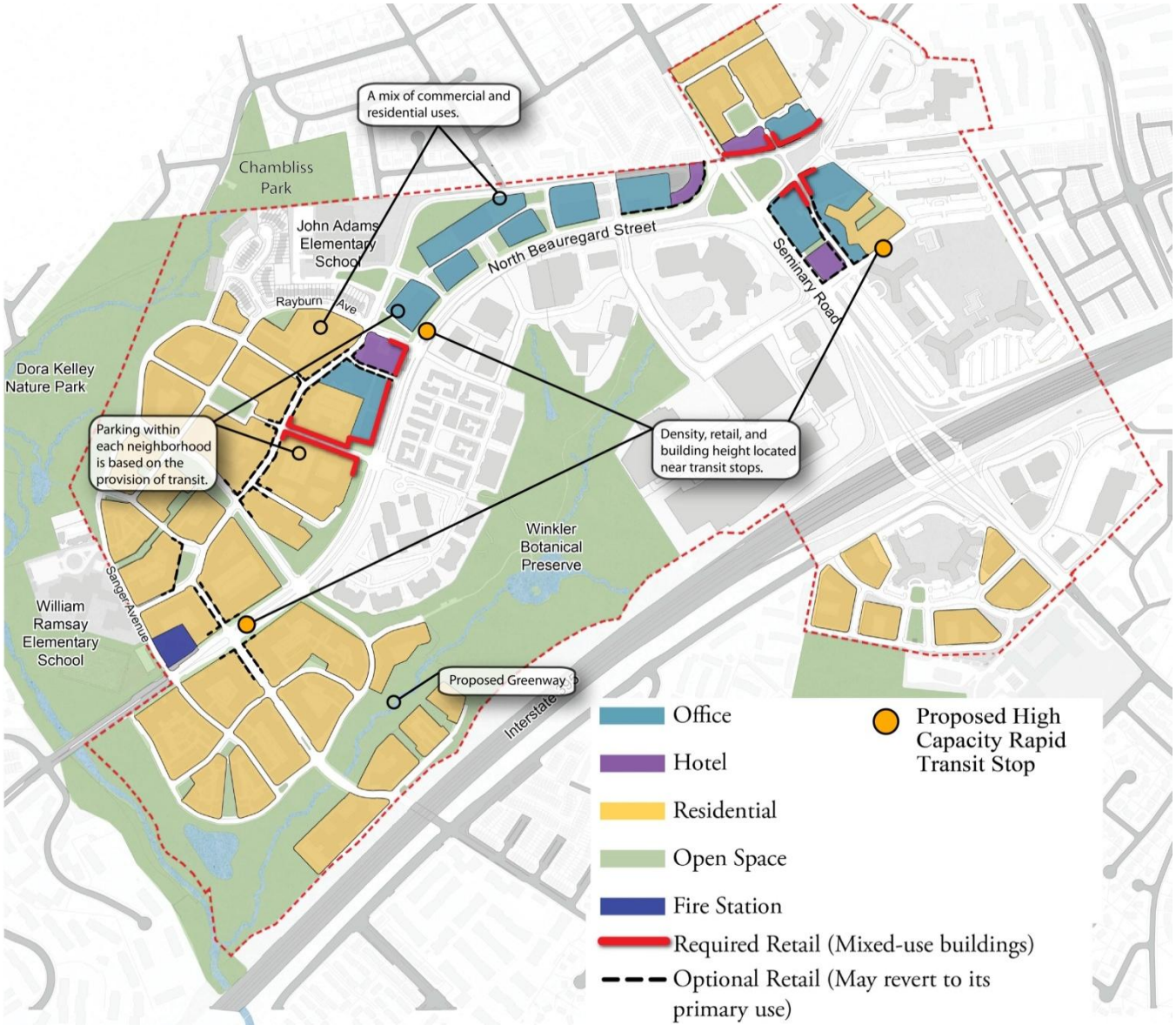


Lynbrook – Proposal – Existing Zoning

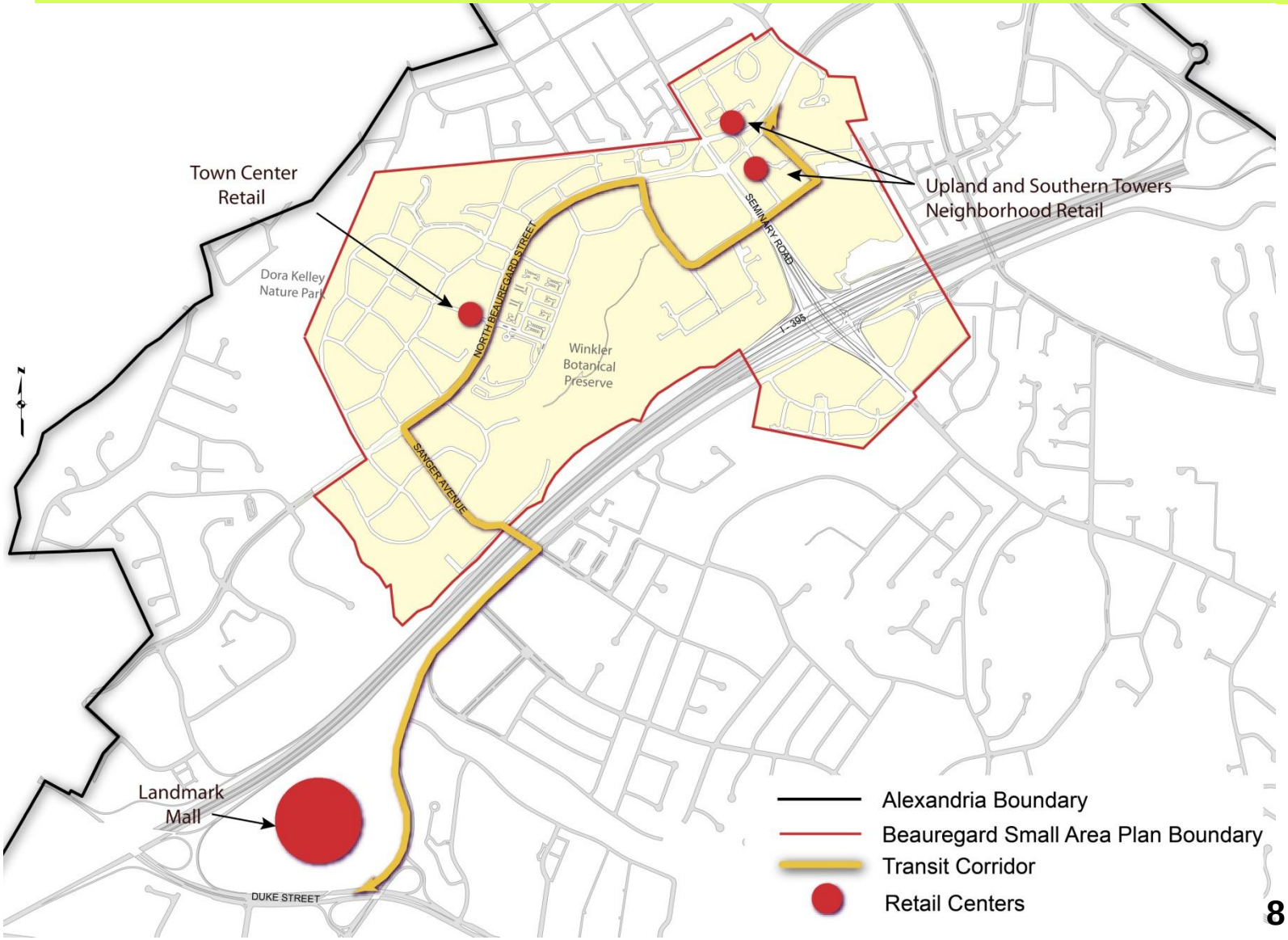
Transit and Land Use



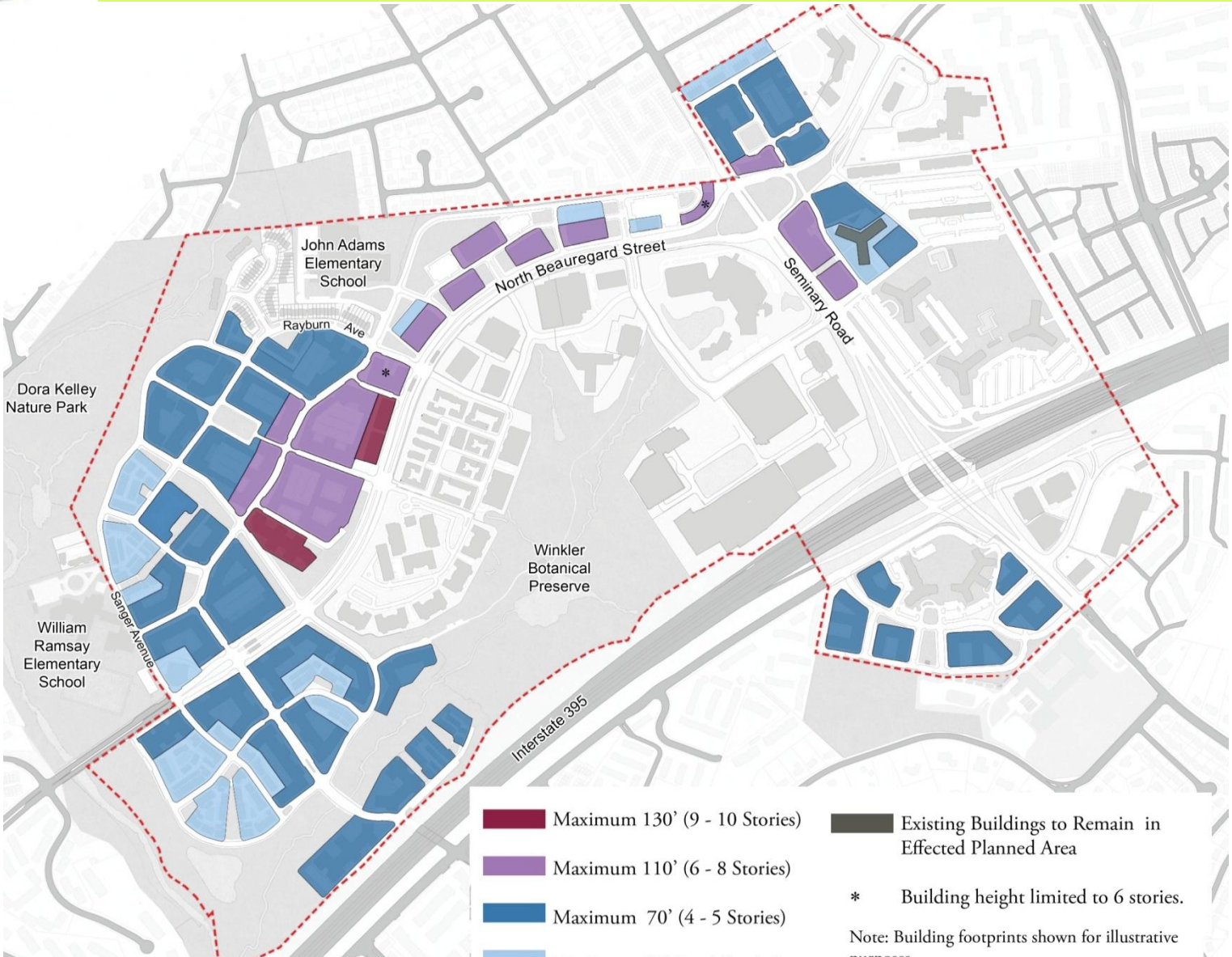
Overall Land Use Strategy



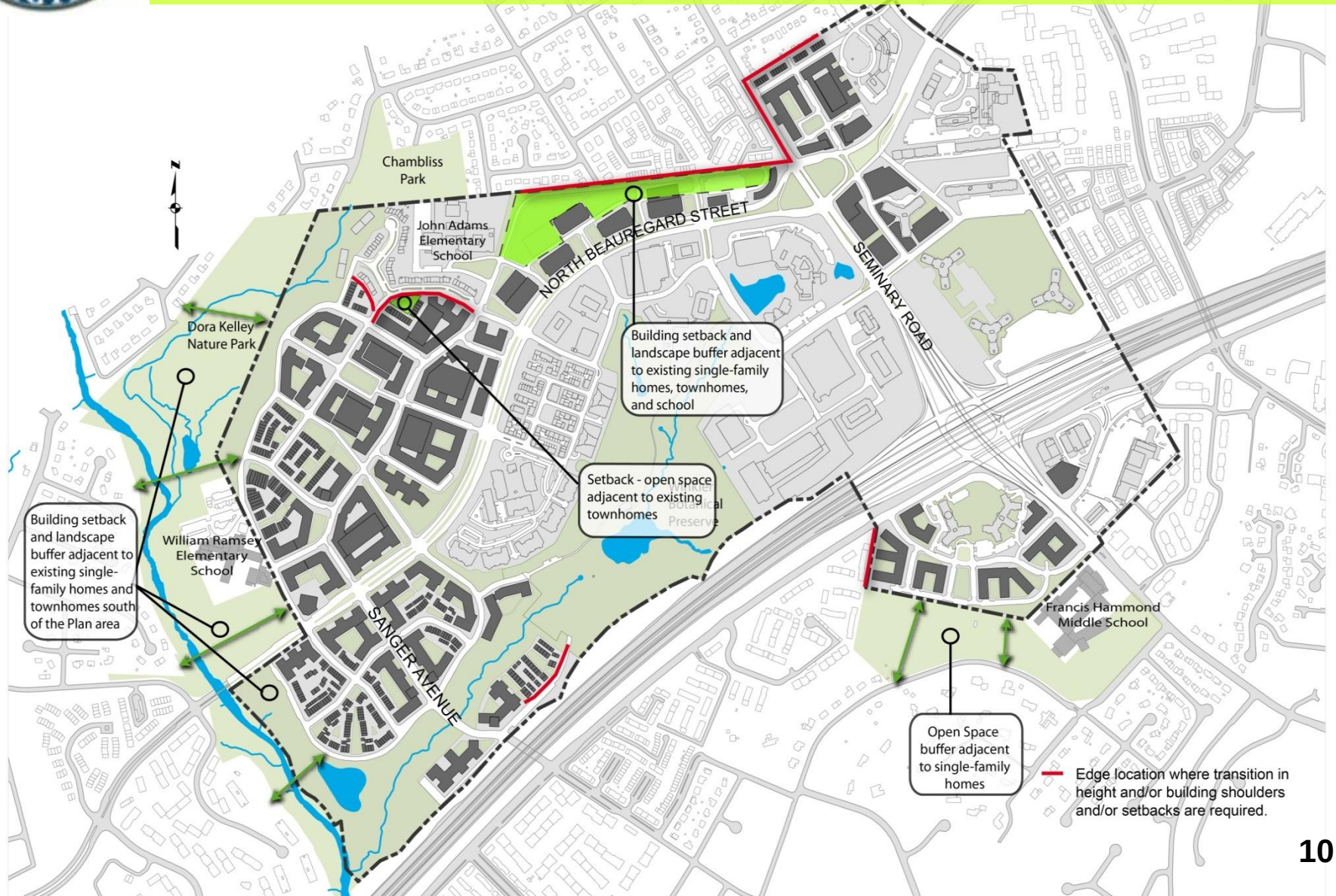
Retail


Town Center Retail
Upland and Southern Towers Neighborhood Retail
Dora Kelley Nature Park
NORTH BEAUREGARD STREET
SEMINARY ROAD
I-395
Winkler Botanical Preserve
SANGER AVENUE
Landmark Mall
DUKE STREET
Alexandria Boundary
Beauregard Small Area Plan Boundary
Transit Corridor
Retail Centers

Building Heights

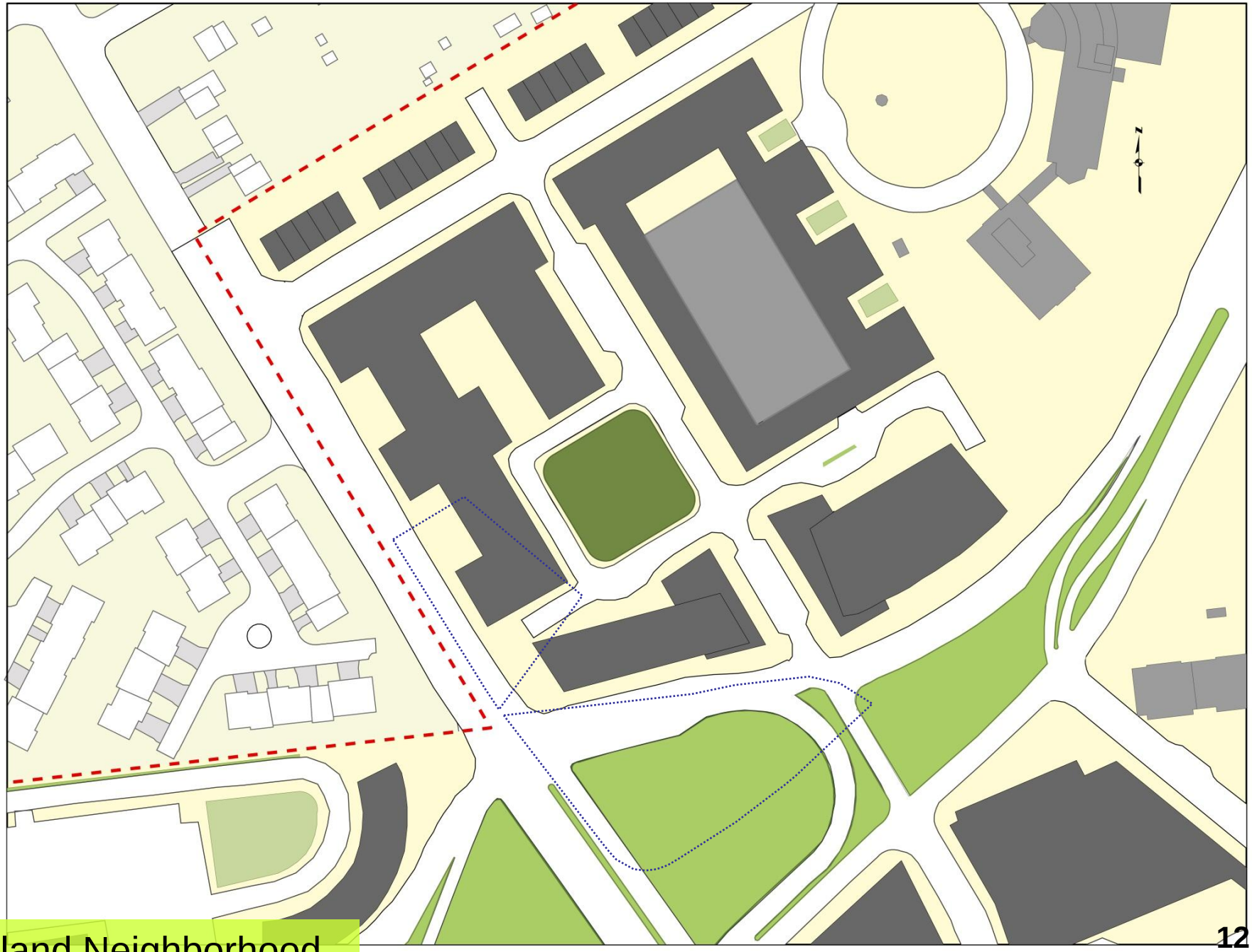


Existing Neighborhoods – Transitions



Mid – Block Pedestrian Connections

GREENWAY PARK NEIGHBORHOOD



Upland Neighborhood

OPEN SPACE

Open Space

Additional open space adjacent to Dora Kelley Park
Chambliss Park
John Adams Elementary School
North Beauregard Street
Seminary Road
Rayburn Ave
Dora Kelley Nature Park
Winkler Botanical Preserve
William Ramsay Elementary School
Sanger Avenue
Proposed multi-purpose field.
Field
Proposed Greenway
Interstate 395
Francis Hammond Middle School
Greenways
Proposed Open Space - Parks
Existing Adjacent Open Space - Parks

Types of Open Spaces

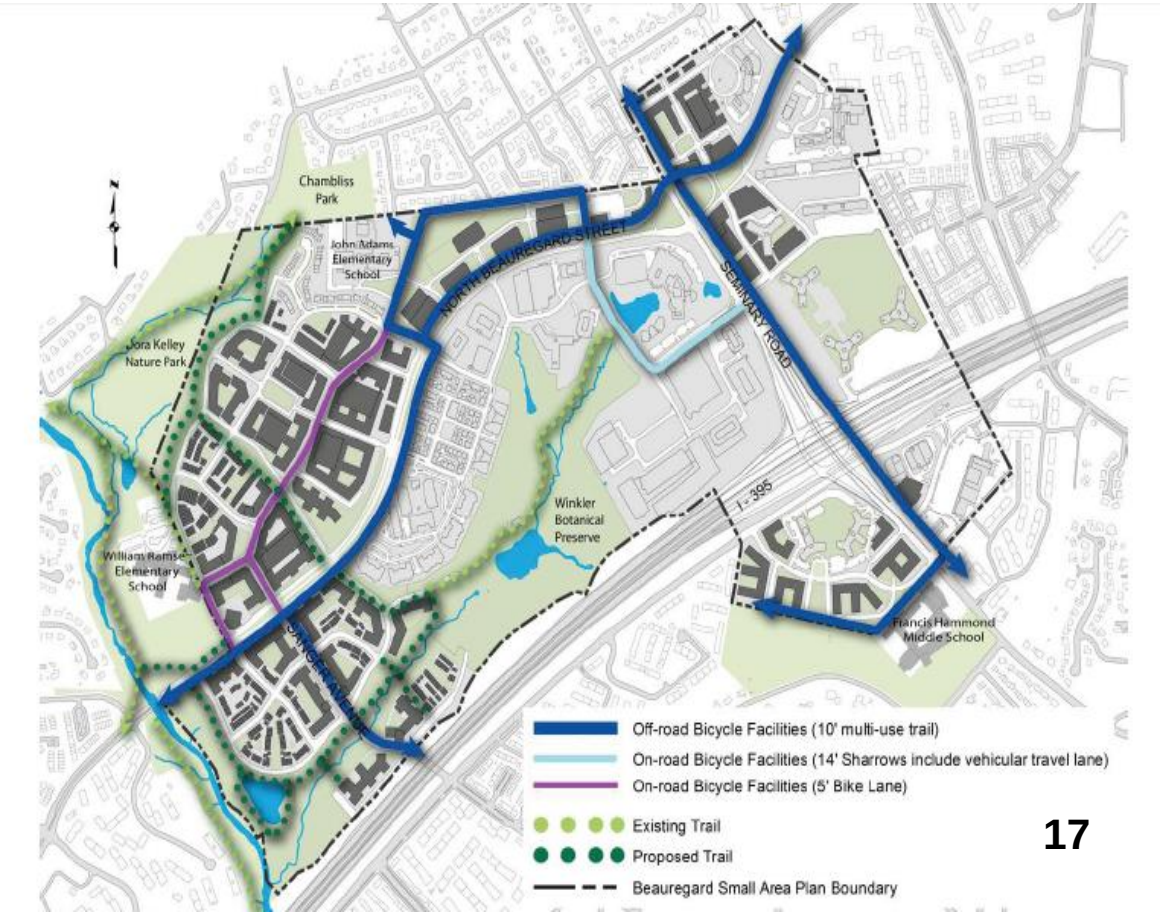
Natural Area Preservation

Integrate three major existing open spaces in Plan area:

- Expand Dora Kelley Nature Park and Holmes Run Greenway
- Provide connections to:
  - Wildlife or natural corridors
  - Chambliss Park
  - Holmes Run Greenway; and
  - Winkler Botanical Preserve.

Trails – Connections

- **Comprehensive System of Trail Connections with adjacent parks and developments.**



Opportunities for Active Recreation

- **Range of active and passive recreation opportunities.**

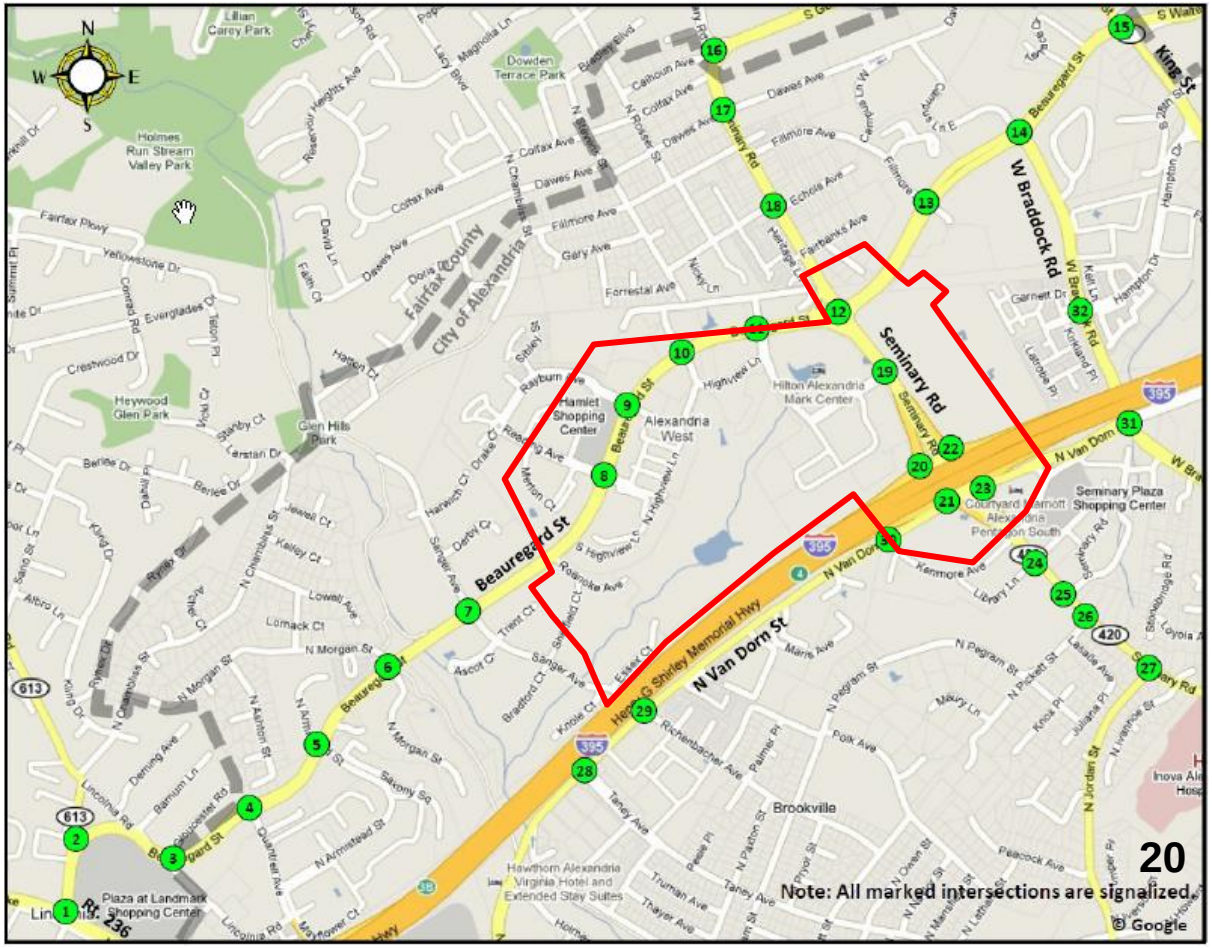
- **An athletic field near William Ramsay School:**
  - Sized to accommodate multiple activities or sports.
  - Synthetic turf and lighting.

- **Additional active recreation areas:**
  - Adjacent to nearby school facilities (John Adams or Francis Hammond).

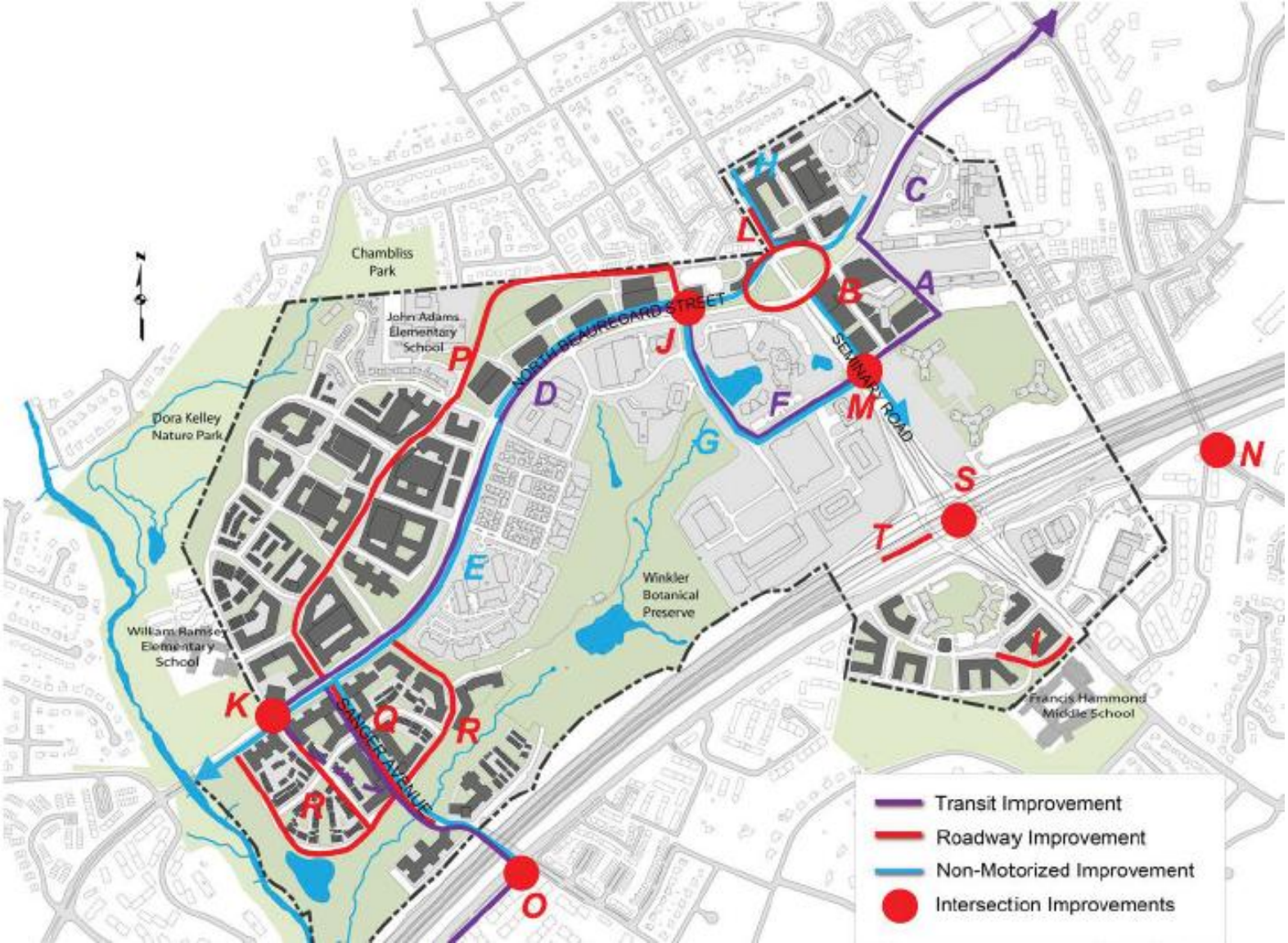
TRANSPORTATION

Transportation Analysis

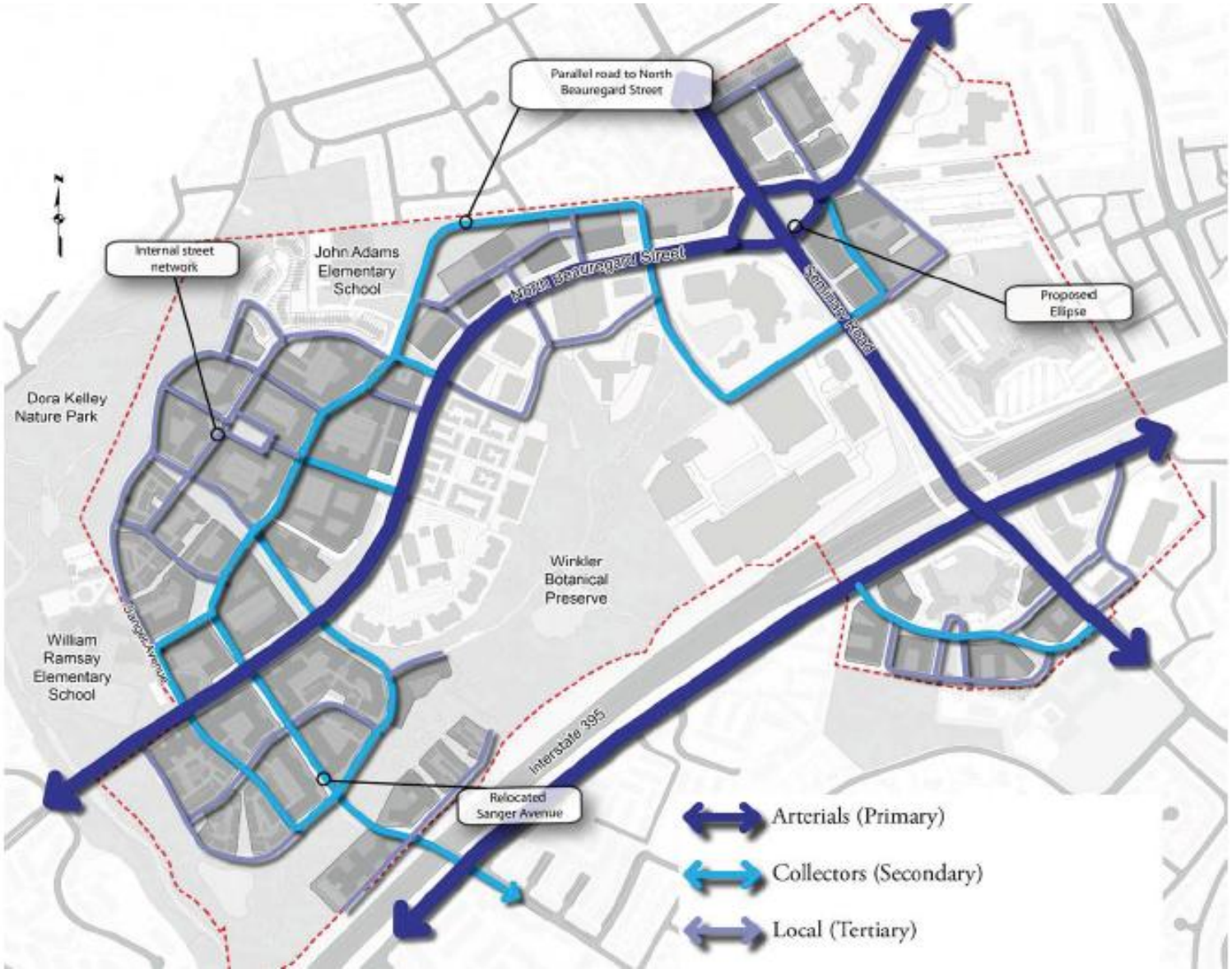
- Comprehensive Transportation Analysis
- 32 intersections
- Coordinated multiple traffic studies
  - BRAC-133
  - Transitway Corridor C
  - Regional Studies



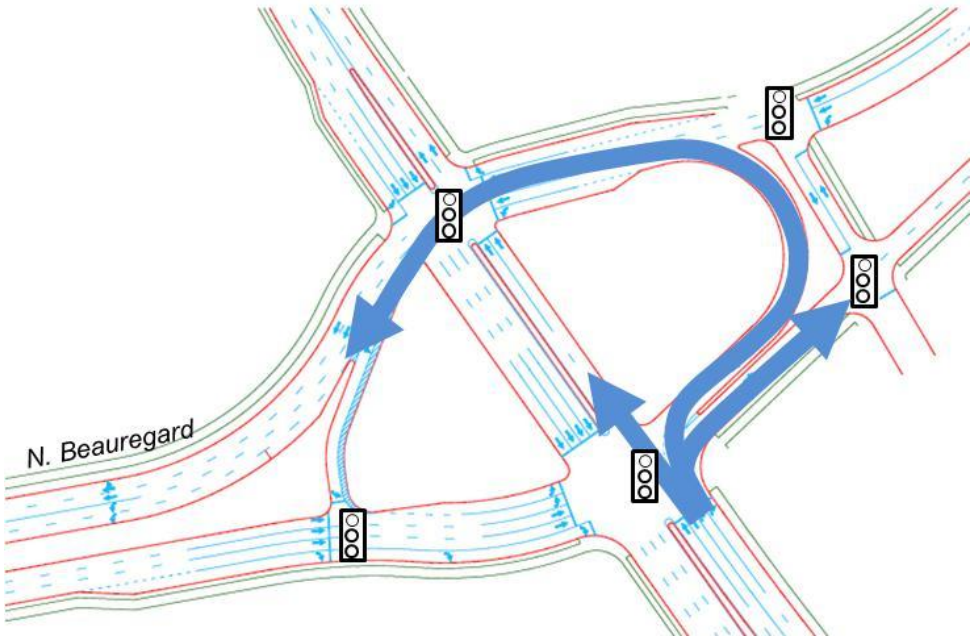
Recommended Improvements



Roadway Network



What Are The Benefits to the Ellipse?



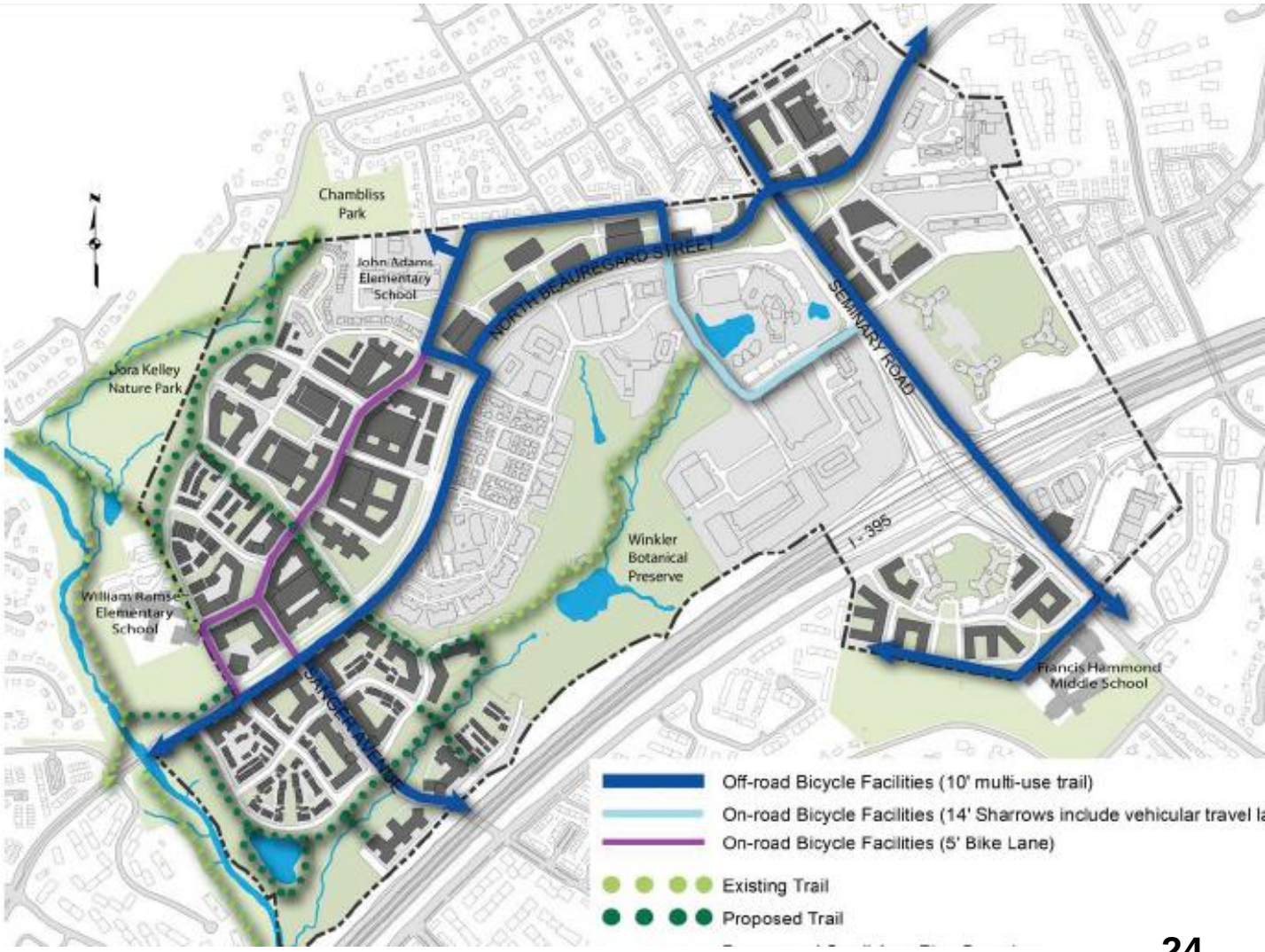
RIGHT TURNS WORK

<u>UPS Right Turn Policy</u> – UPS maps out routes for all drivers to reduce the number of left turns they make.

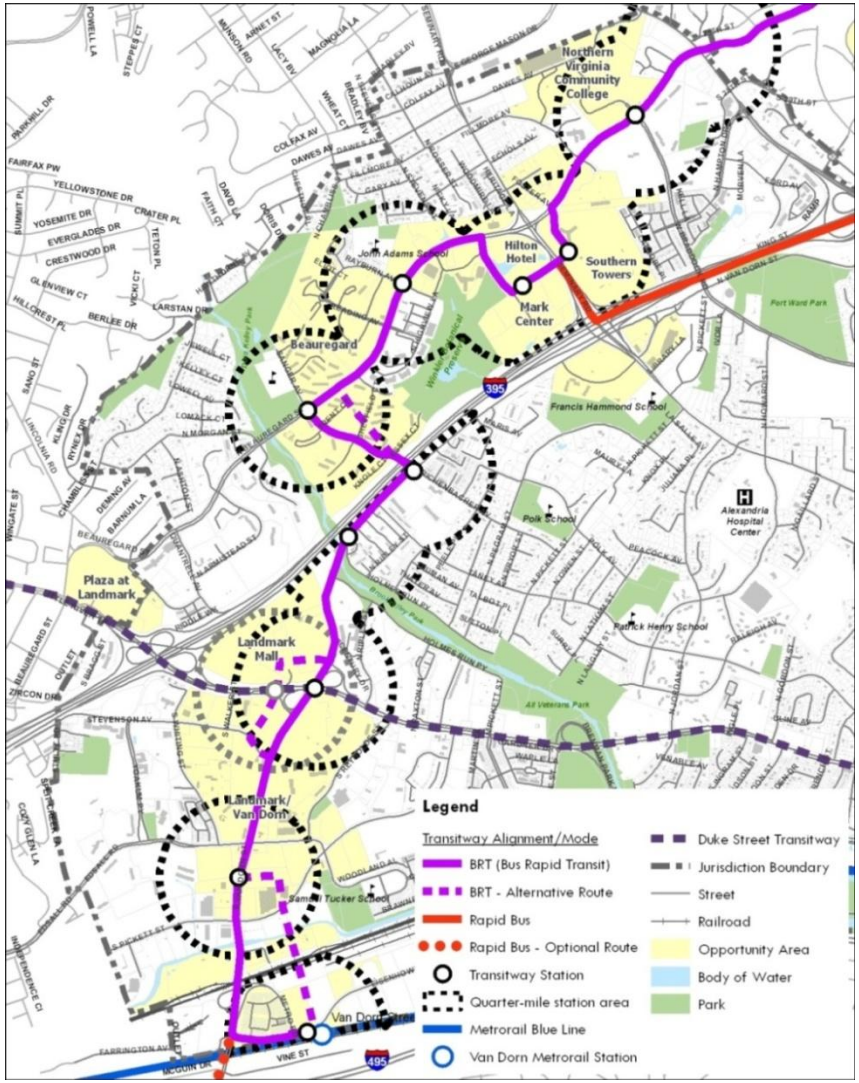
- **SAVES TIME: 39 million miles shaved**
- **SAVES GAS: 3 million gallons of gas saved, and**
- **REDUCES EMISSIONS: CO^2 emissions reduced by 32,000 metric tons**

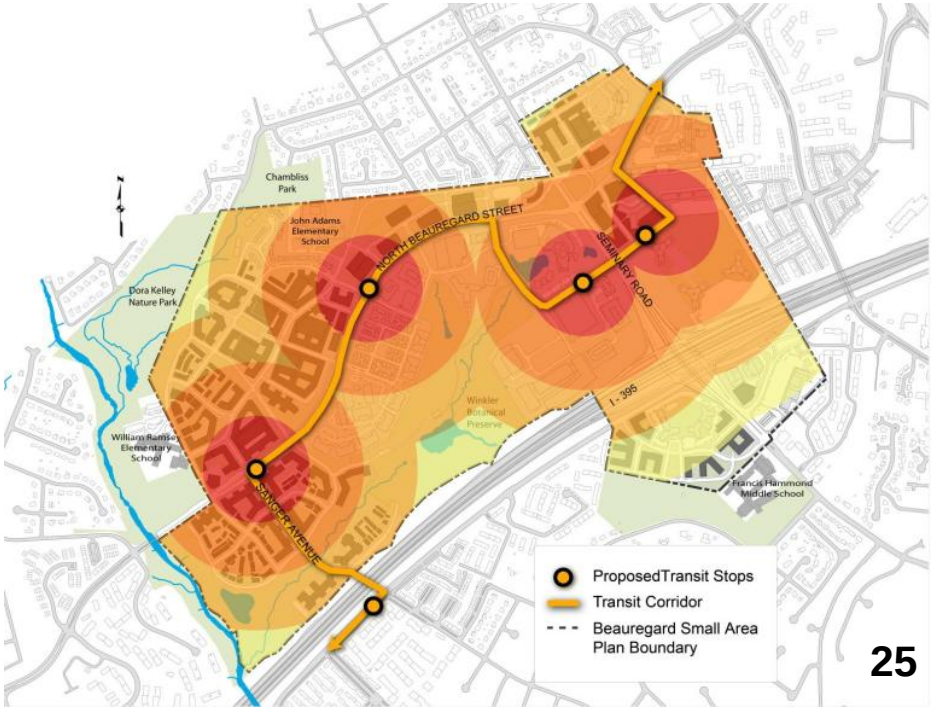
- **Saves drivers time**
- **Improves safety**
- **More storage than traditional left turn lane**
- **Shorter pedestrian crossings**
- **More green space**
- **Traffic operations are better in 2035 with development and the ellipse, as compared to 2035 with no ellipse under current zoning**

Pedestrian and Bicycle Network



Transit Network





Transportation Demand Management

- Future development may be required to participate in a Transportation Management Plan (TMP) District
- Strategies include transit incentives, priority vanpool and carpool parking
- Plan requires new developments to establish carsharing

HOUSING

Affordable and Workforce Rental Housing

WHAT IS THERE NOW:

No committed affordable housing units in the Plan area– no guarantee of continued affordability

WITHOUT SMALL AREA PLAN:

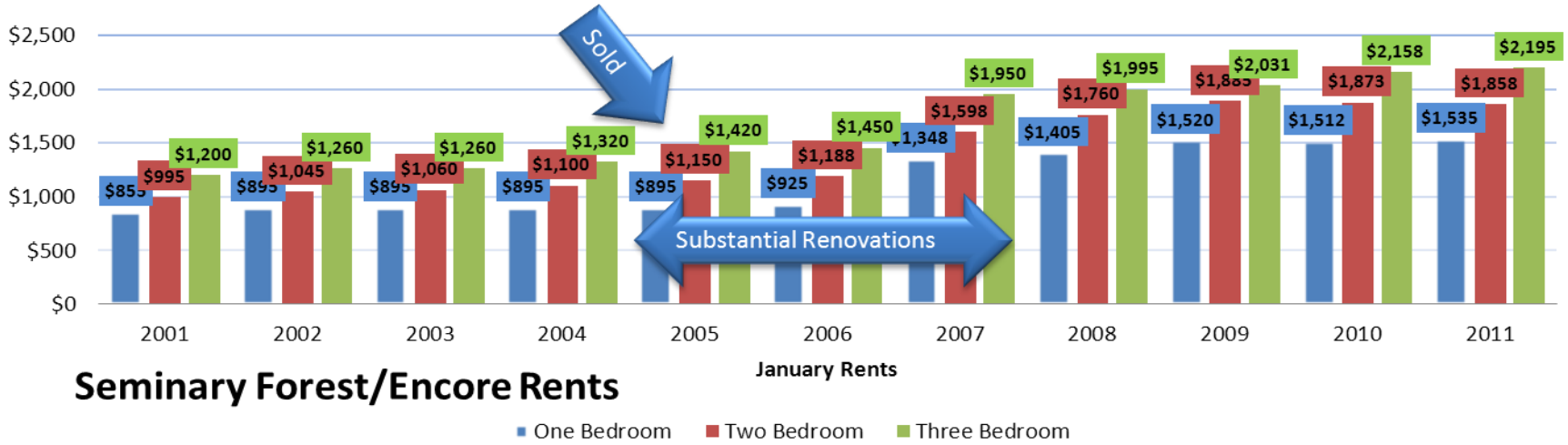
- **Loss of affordability through market rent increases– Citywide, thousands of units have lost affordability since 2000**
- **Redevelopment can occur with no affordable units (voluntary cash contribution only) – e.g., Lynbrook application**
- **Units can be rehabilitated and repositioned with loss of affordability— e.g., Seminary Forest/Encore**

Seminary Forest/Encore: Renovation and Repositioning

Seminary Forest

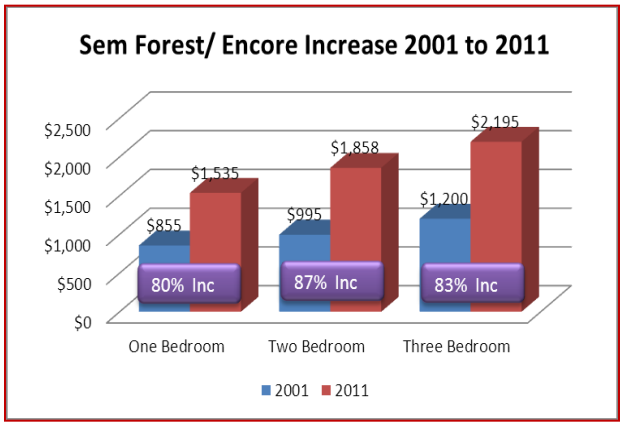
The Encore (After)

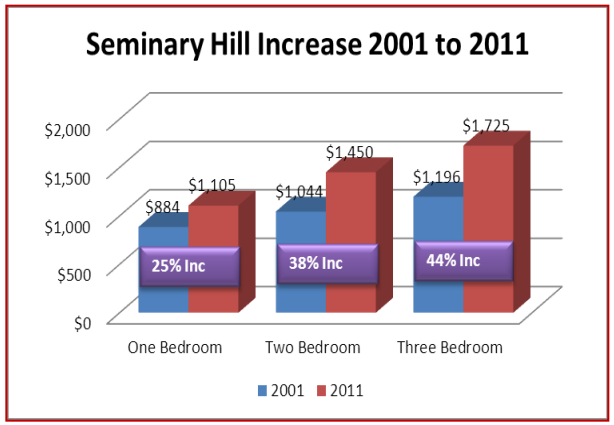
Rent Increase With Renovation and Repositioning



Seminary Forest/Encore Rents

2001-2011 rent increases substantially exceeded those of previously comparable property:





Proposed Affordable and Workforce Housing

WITH THE PROPOSED PLAN:

703 new (647) and preserved (56) committed affordable and workforce rental units -- equal to 28% of the number of units to be demolished, 20% of net new units, and 11% of total new units

- **Affordable for 30 years to households with incomes ranging from 55% – 80% AMI**
  - Average subsidy cost estimated at $123,000 per unit
  - Same subsidy could serve lower incomes with fewer units and/or for shorter term
  - Hillwood provides greater potential to serve households with lower incomes
- **Available to qualified households with Section 8 Housing Choice Vouchers**
- **Located throughout the Plan area**
- **More livable and energy efficient**
- **Monitored for compliance by the City**

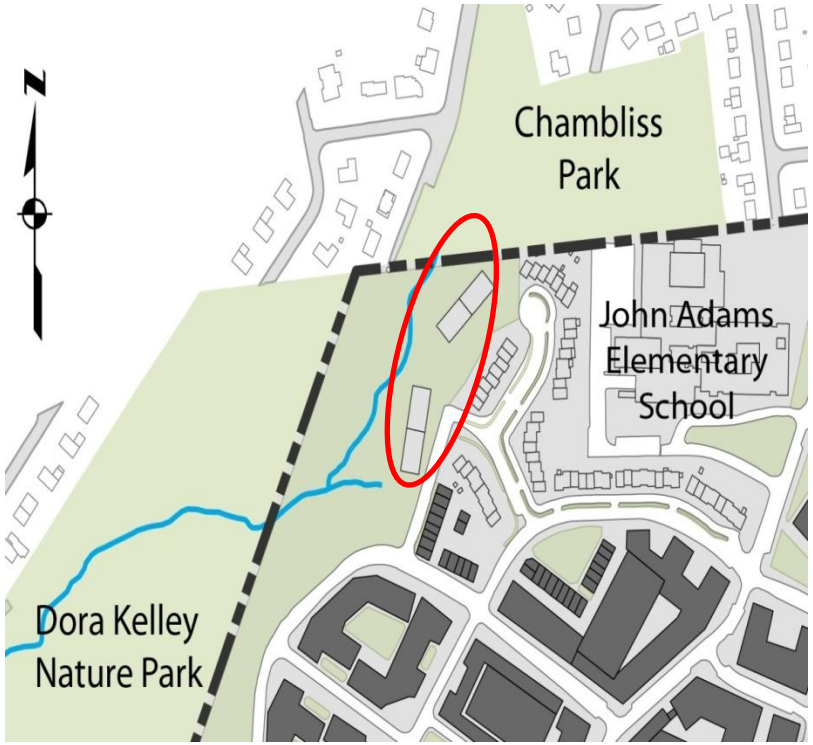
Affordable/Workforce Housing Funding Sources

$87.8+ million in funding for committed affordable and workforce units will come from:

$22.4 M	Public amenities fund (Developer)
$25.8 M	Voluntary developer contributions for affordable housing (City will reinvest in Beauregard)
$31.6 M	Future incremental real estate tax revenues from Beauregard area (City)
$8 M	In-kind donation: 56 apartments at Hillwood (Developer)
$TBD	Other public and private sources to be leveraged (City, nonprofits, foundations, etc.)
$87.8 M+	TOTAL FUNDING FOR COMMITTED AFFORDABLE AND WORKFORCE HOUSING

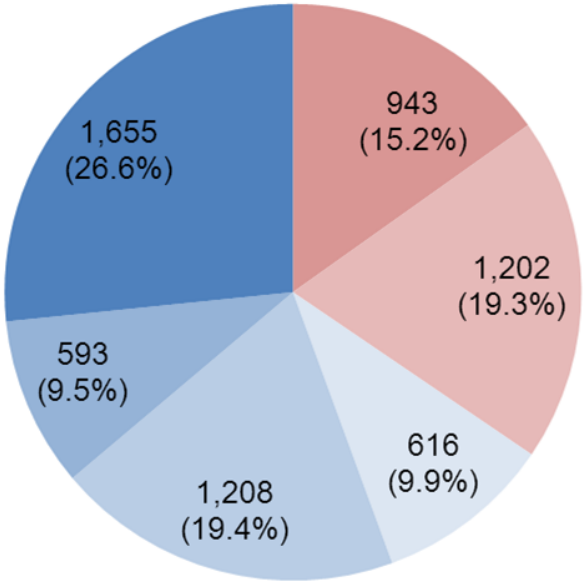
Hillwood

In kind 2018 donation of 56 Hillwood units, with an estimated additional value of $8M



Distribution of Incomes

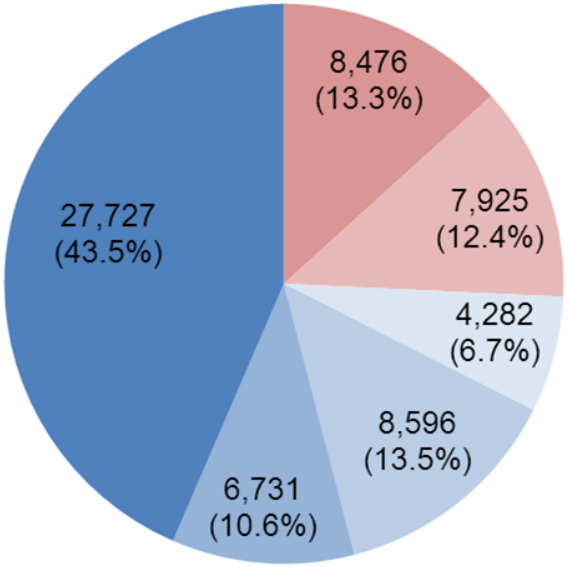
Number of Households in Beauregard Area Tracts With Household Incomes at Various Qualifying Income Levels
Based on Qualifying Incomes for Three-Person Household
American Community Survey 2006-2010 5-year Average Data



Percent of 2010 Area Median Income (3-person Household)

- 0-30% ($0 – $27,950)
- 30-50% ($27,951 – $46,600)
- 50-60% ($46,601 – $55,890)
- 60-80% ($55,891 - $74,550)
- 80-100% ($74,551 – $93,150)
- 100+% More than $93,150

Number of Households in City of Alexandria With Household Incomes at Various Qualifying Income Levels
Based on Qualifying Incomes for Three-Person Household
American Community Survey 2006-2010 5-year Average Data



Average Current Rents

- **Average current rents in Plan Area are affordable to a range of incomes from 55% to 80% of median.**
- **Based on Census (ACS) income information, many households are likely paying more than 30% of income for rent.**

Property	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom
Hillwood	$1,079	$1,195	$1,551	$1,876
Stoneridge	$1,187	$1,387	$1,654	--
Brookdale	--	$1,050	$1,359	--
Lynbrook	--	$1,086	$1,346	$1,911
Meadowcreek	--	$1,106	$1,311	$1,659
Seminary Towers	$1,245	$1,435	$1,675	$2,225
Seminary Hills	$1,190	$1,270	$1,520	$1,770
Southern Towers	$965	$1,220	$1,580	$1,840
Average	**$1,021**	**$1,199**	**$1,493**	**$1,906**
12/2011 60% AMI Rents	**$1,129**	**$1,209**	**$1,452**	**$1,677**

Assistance to Tenants Impacted by Demolition

- All resident households in good standing will receive relocation payments in accordance with City's Voluntary Conversion Assistance Policy

- Tenants will be assisted in locating comparably priced/ affordable units

- Before committed affordable and workforce rental housing is available, interim plan will:
  - Provide for limited (prioritized) relocation to comparably priced rental units within the Plan area
  - Establish priority list for eligibility to return to future committed units in Plan area

IMPLEMENTATION

Developer Contributions

A. Transportation Improvements	
1. Ellipse [4]	$ 29,310,704
2. Transitway for BRT	$ 23,000,000
3. Other Transportation Improvements	$ 501,600
Transportation Subtotal	**$ 52,812,304**
B. Fire Station Facility #211	$ 9,256,025
C. Enhanced Landscaping and Streetscape for North Beauregard Street	$ 3,000,000
D. Athletic Field/ Recreation Enhancements	$ 8,150,500
E. Affordable and Workforce Housing	
1. Public Amenity Contribution	$ 22,426,504
2. Voluntary Formula Contribution Housing	$ 25,817,136
3. 56 Hillwood Units	$ 8,000,000 [3]
Housing Subtotal	**$ 56,243,640**
F. Right-of-way Dedication for Transportation and Fire Station Land	$18,046,718 [3]
Total	$147,509,187 [1,2]

Notes:

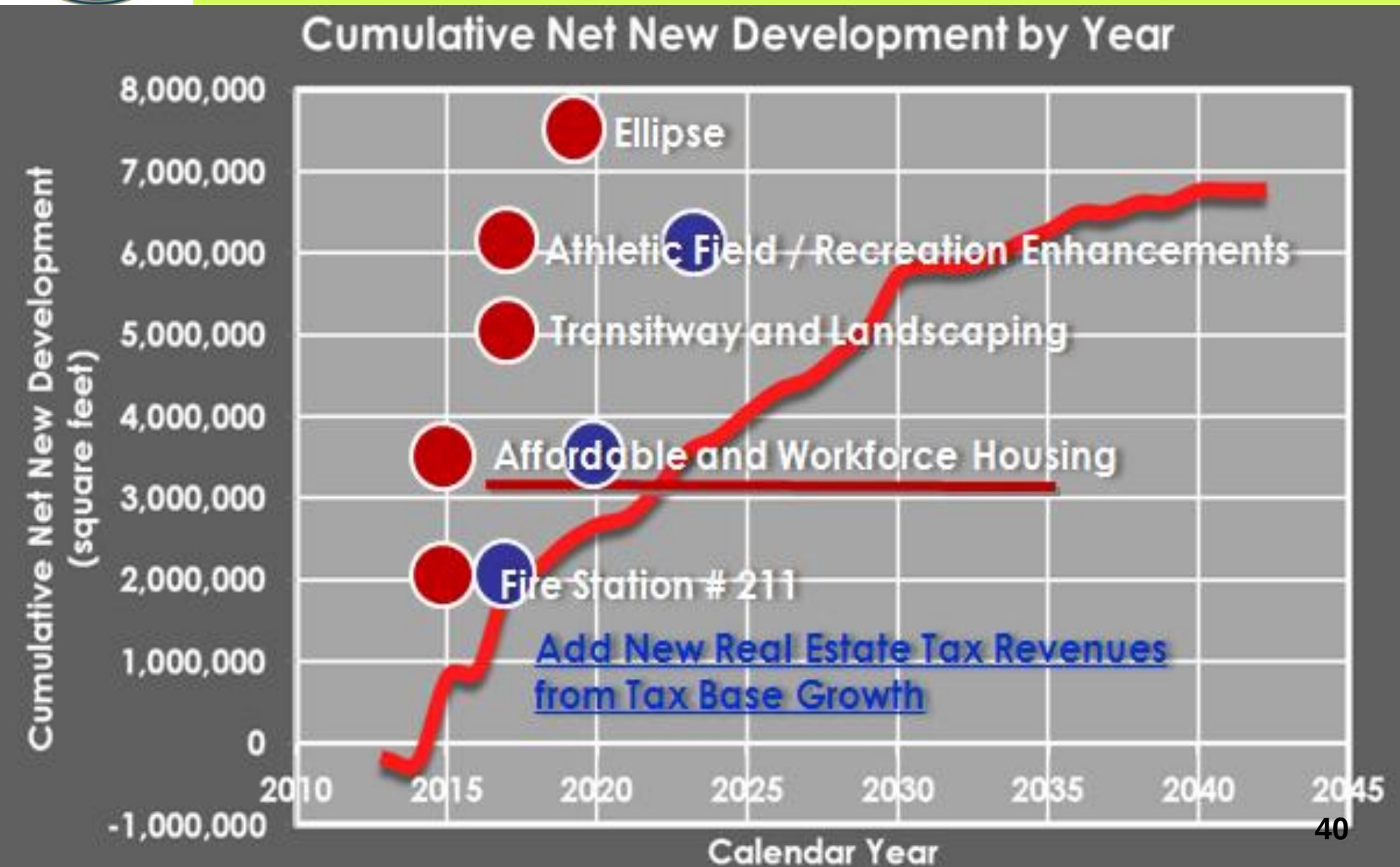
1. All costs in 2011 Dollars
2. Excludes develop-paid sanitary sewer tap and building permit fees as well as with development site public infrastructure
3. Represents in-kind non-cash contribution
4. Includes a contingency of $ 11 million dollars

Developer Contrubutions

How Would Developer Contributions Be Paid?

- **$121.5 million in cash contributions divided by 9.7 million square feet of gross new construction equals $12.55 per square foot**
- **Paid into a “Beauregard Fund” upon building completion**
- **$18 million in right of way donated as public projects are implemented**
- **56 Hillwood units donated in about 2018**

Developer Contributions



Developer Contributions

BEAUREGARD PLAN PUBLIC BENEFIT FUNDING

($ in Millions)

Funding Sources:	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 to 2030	2031 to 2035	2036 to 2040	TOTAL
Dev. Contributions	18.6	1.1	18.9	3.0	6.4	7.4	1.7	8.5	7.9	4.4	8.6	40.2	30.5	29.9	187.1
Tax Increments	2.7	3.0	6.1	6.8	8.0	9.2	9.9	9.3	3.3	6.3	0.7	-25.9	4.5	-11.3	32.6
TOTAL	21.3	4.1	25	9.8	14.4	16.6	11.6	17.8	11.2	10.7	9.3	14.3	35	18.6	219.7

Plan Benefits

- Through traffic is dispersed with greater local control
- Traffic operations improve over the Status Quo scenario
- Beauregard at Seminary operates at acceptable level of service during the peak
- Dedicated transitway
- Coordinated approach to transportation
- Comprehensive non-motorized system
- 703 Dedicated affordable housing units
- Additional usable open space and recreational amenities
- Coordinated development
- Better opportunities for work / housing balance
- Mixed-use development pattern
- Fire station

NEXT STEPS

Next Steps - Ongoing Outreach

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Thursday, February 2 • 51° Air Quality: Green

Beauregard Small Area Plan

Page updated Jan 27 2012 1:40 p.m.

Comment Share RSS Print Text Size A A A

5 Comments | Last Comment: February 1, 2012 - 8:47 AM

The Beauregard Small Area Plan is being undertaken by the City to identify options for the future Beauregard planning area located in the City's West End, including the proposed Transitway Corridor C from Landmark Mall to the northern City limits along Van Dorn Street, Sanger Avenue and Beauregard Street.

What's New

- Community Outreach - Upcoming meetings and archived meeting presentations and handouts
- City Releases Beauregard Small Area Plan - Working Draft
- Provide Input on the Draft Plan Through the Online Comment Board
- Beauregard Plan Information Flyer: English | Spanish | Amharic

Plan Overview

On January 23, the Beauregard Small Area Plan - Working Draft was released for public comment and review. For more than a year, residents, businesses, community organizations, neighboring civic groups, and property owners have worked with the City to create a vision for development that will occur in the Beauregard area in the next 20 to 30 years.

Community Outreach

Get the latest news updates on the Beauregard Small Area Plan. View upcoming meetings and important news about the project. Add upcoming City meeting dates to your calendar, and download information such as agendas, presentations, audio and video of previous meetings.

Land Use / Neighborhood

Learn about proposed land use and neighborhood changes for the Beauregard neighborhood. View the plan documents related to existing conditions, vision, land use, recreation and open space, infrastructure (schools, sewer, fire and EMS facilities), transportation, etc. View a map of the planning area and learn more about the planning process, including draft documents and maps.

Transportation

Learn about the transportation-related improvements in the Beauregard planning area, including improvements being done as part of the BRAC-133 development, the City's high capacity Transitway Corridor connecting to Van Dorn Street and Beauregard Street (also known as Corridor C), and other

QUICK LINKS

- Beauregard Small Area Plan
- Plan Overview
- Community Outreach
- Land Use / Neighborhood
- News & Media
- Other Related Planning Efforts
- Transportation

HOW DO I...

- Prepare my leaves for curbside collection?
- Obtain and review public documents and records?
- Find volunteer opportunities?
- Find neighborhood parks?
- Apply for a marriage license?
- Pay my taxes or parking ticket?
- Find information about parking?
- Speak at a City Council meeting?
- Search property and sales data?
- Get information about permits?
- Learn more about Verizon FiOS?
- Start a small business?
- Find visitor information?
- Learn about new development

301 King Street, Room 2100

Next Steps

Upcoming Meetings in February:

February 16th @ 7 PM:	School Board Meeting
February 16th @ 7 PM:	Parks and Recreation Commission Meeting
February 21st @ 7 PM:	Beauregard Community Meeting
February 21st @ 7 PM:	Pedestrian & Bike Advisory Committee Meeting
February 23rd @ 7 PM:	Housing Town Hall Meeting
February 29th @ 7 PM:	Federation of Civic Associations Meeting