



Beauregard Small Area Plan

Planning Commission Meeting

May 3, 2012

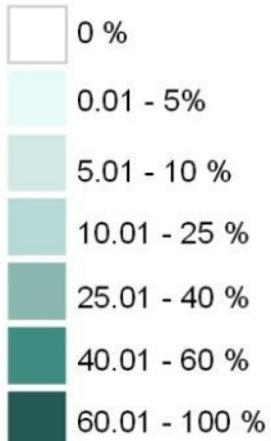
7:30 p.m.





Demographic Profile

Percent Black or African American

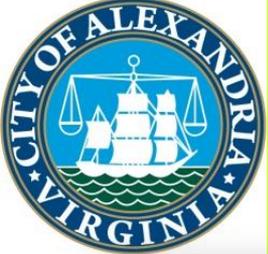


Citywide 21.8%

Percent Black or African American

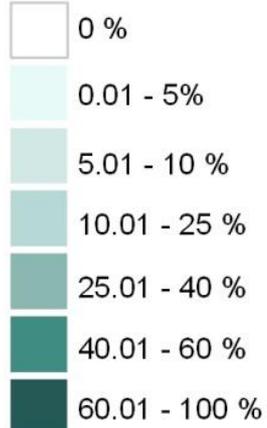


Census 2010 Data by Census Block



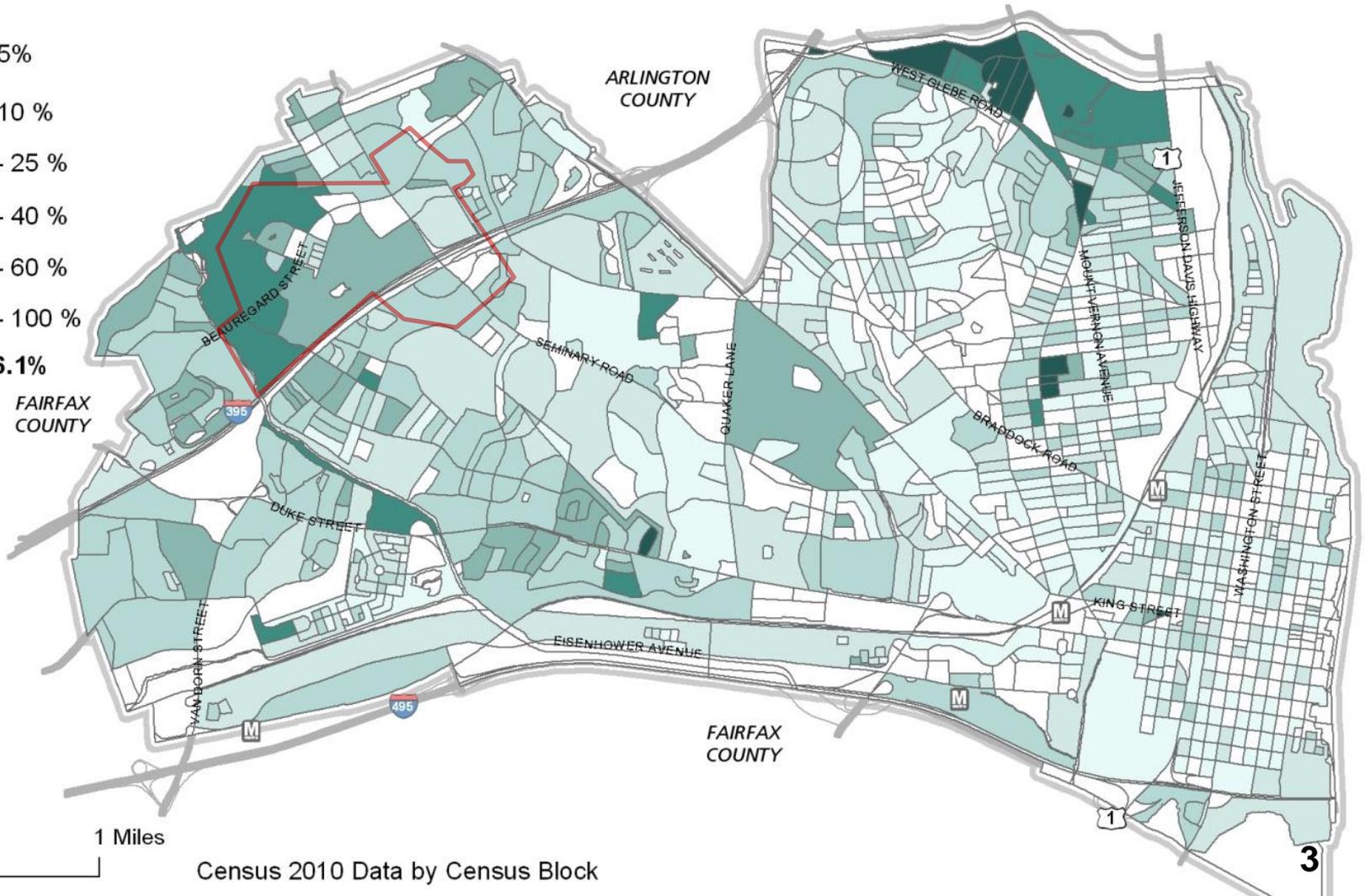
Demographic Profile

Percent Hispanic of Any Race



Citywide 16.1%

Percent Hispanic of Any Race



Census 2010 Data by Census Block



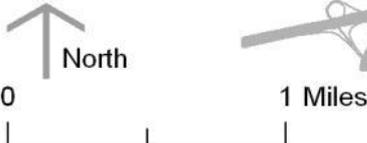
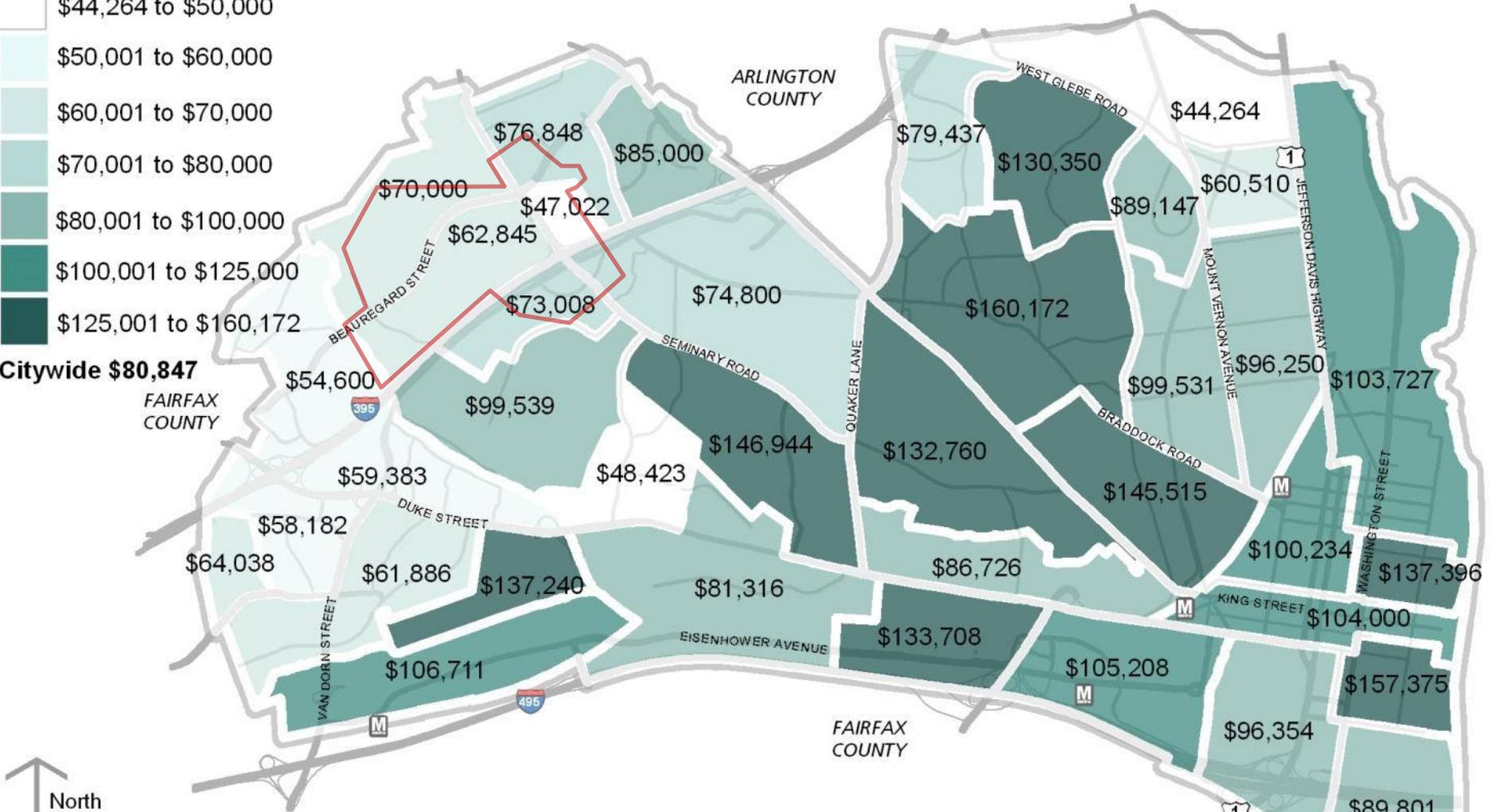
Demographic Profile

Median Household Income

Median Household Income



Citywide \$80,847

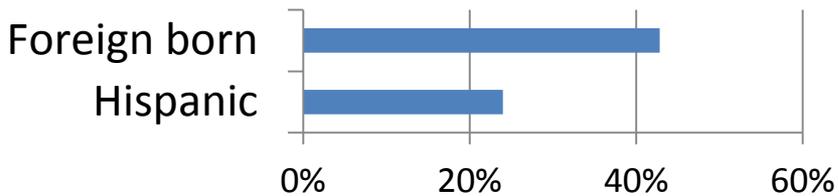
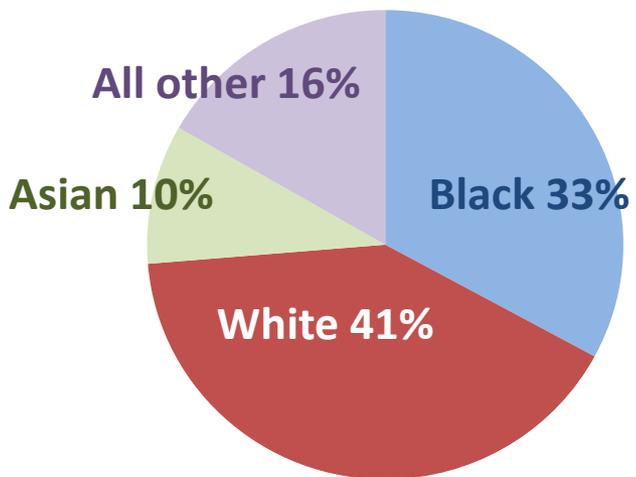


2006 - 2010 American Community Survey 5-year Average Data by Tract
Income Inflated to 2010 Dollars



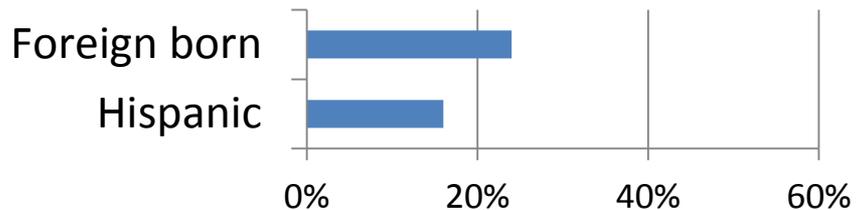
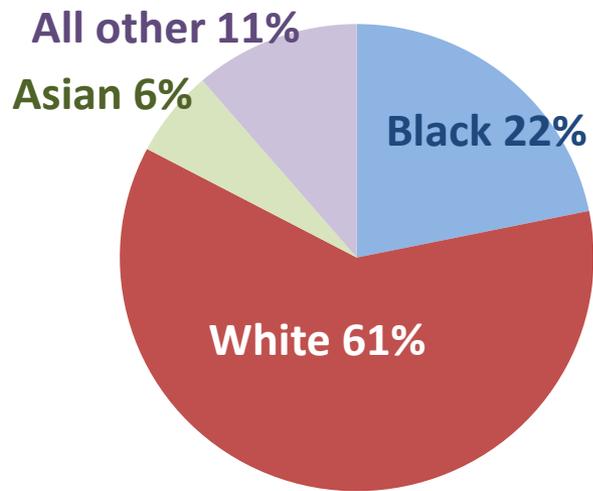
Demographic Profile

Beauregard Area

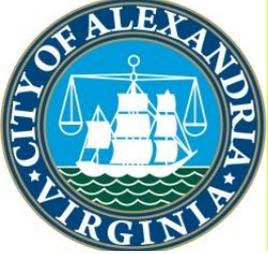


Median age: **32**
 Avg. household size: **2.2**
 Median household income: **\$59,000**

City of Alexandria



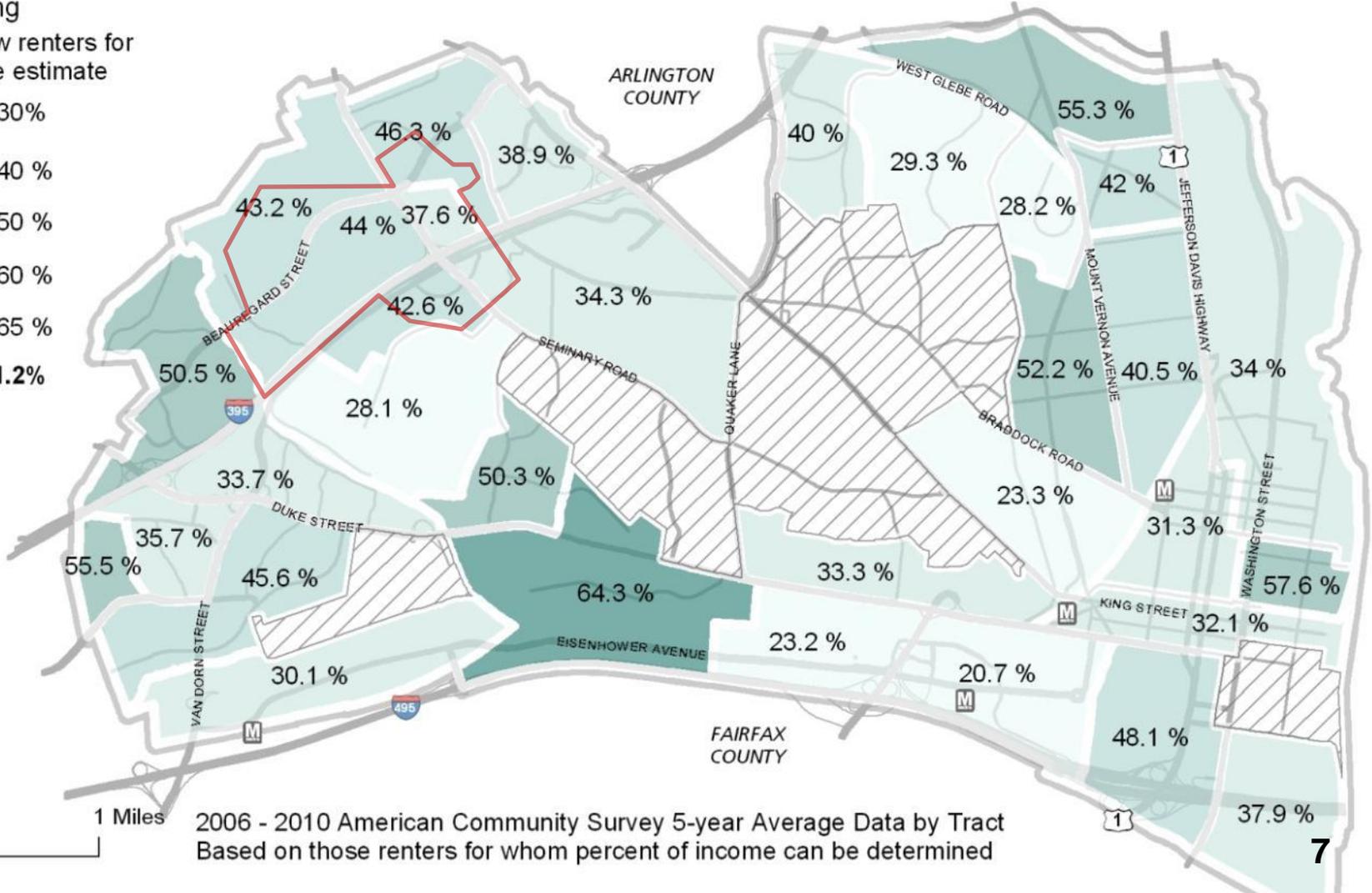
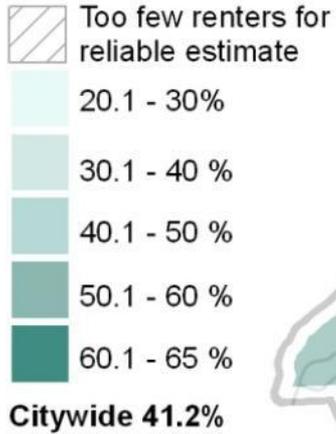
Median age: **35.5**
 Avg. household size: **2.0**
 Median household income: **\$80,000**



Demographic Profile

Percent of Renters Paying More than 30% of Income For Housing

Percent of Renters Paying More than 30% of Income for Housing

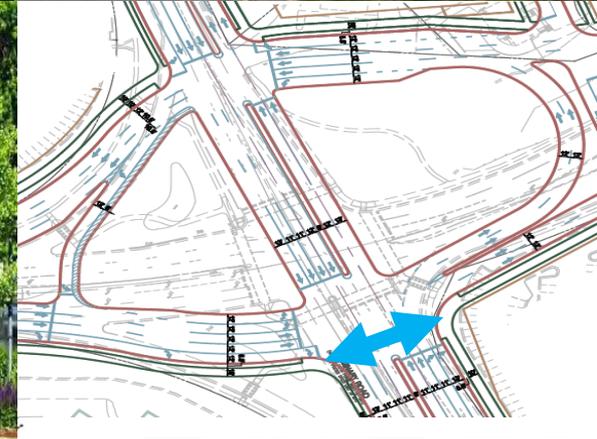




Summary of Developer Contributions

- Affordable Housing (800 units)
- Transitway
- Ellipse
- Fire Station
- Enhanced Landscaping – Tree Canopy
- Multi-Purpose Field

Total \$ 210,209,187





Discussion Topics

- Land Use
- Open Space
- Transportation
- Affordable Housing
- Implementation
- Next Steps

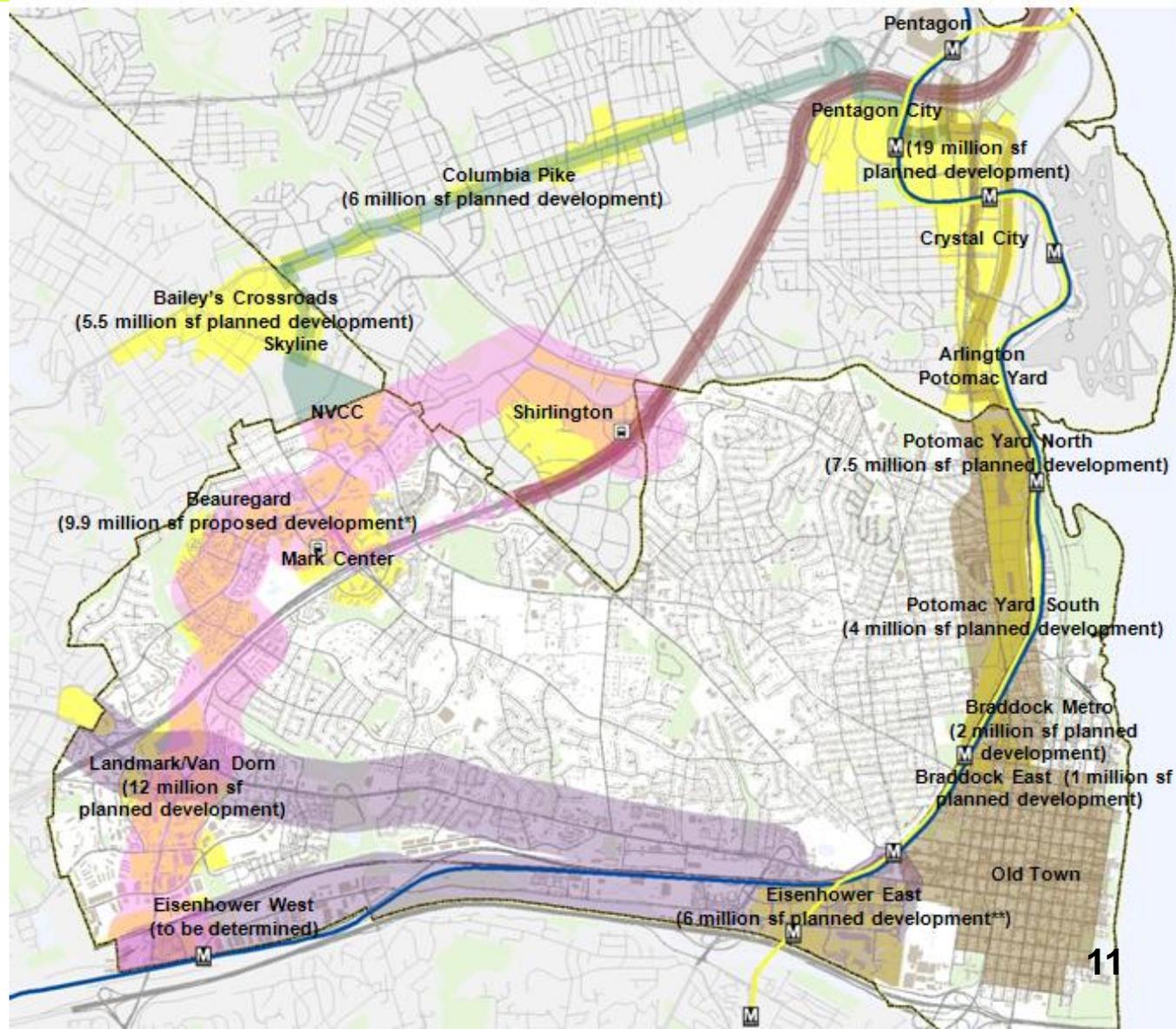


LAND USE - OPEN SPACE



Land Use and Regional Growth

- Regional pressures on development, housing and transportation connections
- Connections to regional destinations North, South, East and West of neighborhood
- Connections to Van Dorn Metro with future Transitway

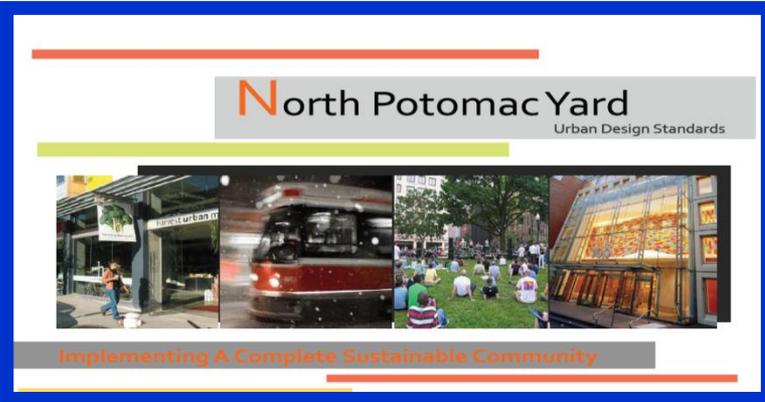




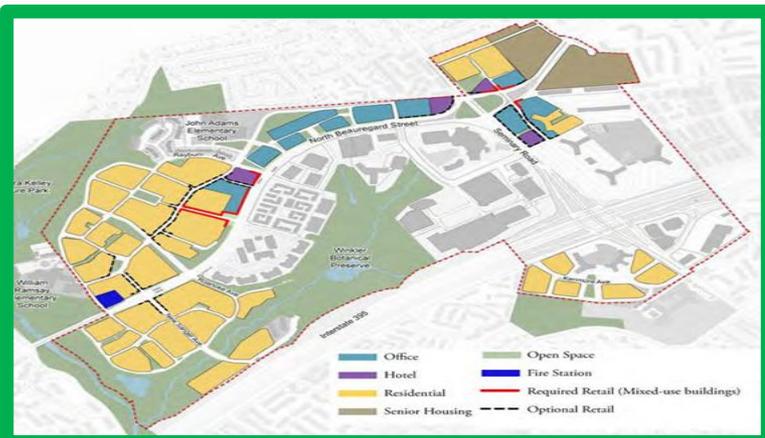
Stages of Planning – Development



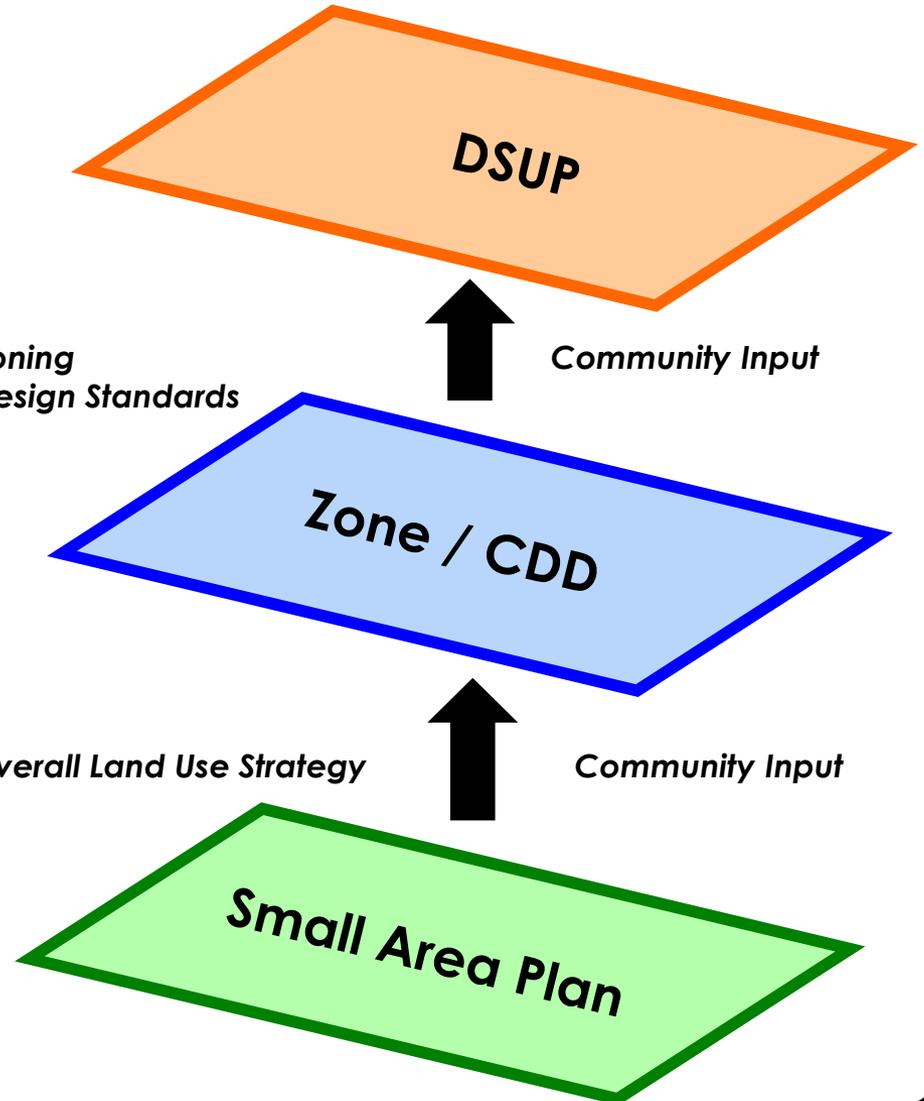
Architecture – Open Space Design



Zoning Design Standards



Overall Land Use Strategy





Planning Process

2009

2010

2011

2012

Sept 2009 – Oct 2010

Initial City Planning Process

- Plan Kick-off Meeting
- Community Meetings on challenges and opportunities, principles, goals, etc.
- City Council Work Session

Dec 2010 – Oct 2011

Community Driven Process

- BCSG & Developer Stakeholder Group Community Meetings
- Citizen Beauregard Bus Tour
- Joint CC/PC Work Session

Oct 2011 – Mar 2012

Plan Preparation

- City develops Working Draft Plan - Working Draft Released in Jan 2012
- Joint CC/PC Work Session
- Beauregard Town Hall Meeting
- Develops Draft Beauregard Small Area Plan - Draft Plan Released in Mar 2012

May 2012

Planning Commission Public Hearing

City Council Public Hearing

Total – 78 outreach meetings



Plan Vision

VISION STATEMENT

The Plan envisions a series of new urban neighborhoods containing a mix of uses; open spaces; a diversity of housing opportunities; and integrated transit, in a manner that will be compatible with the adjacent neighborhoods.

The Plan also seeks to ensure that the seven distinct neighborhoods are economically and environmentally sustainable for the City.

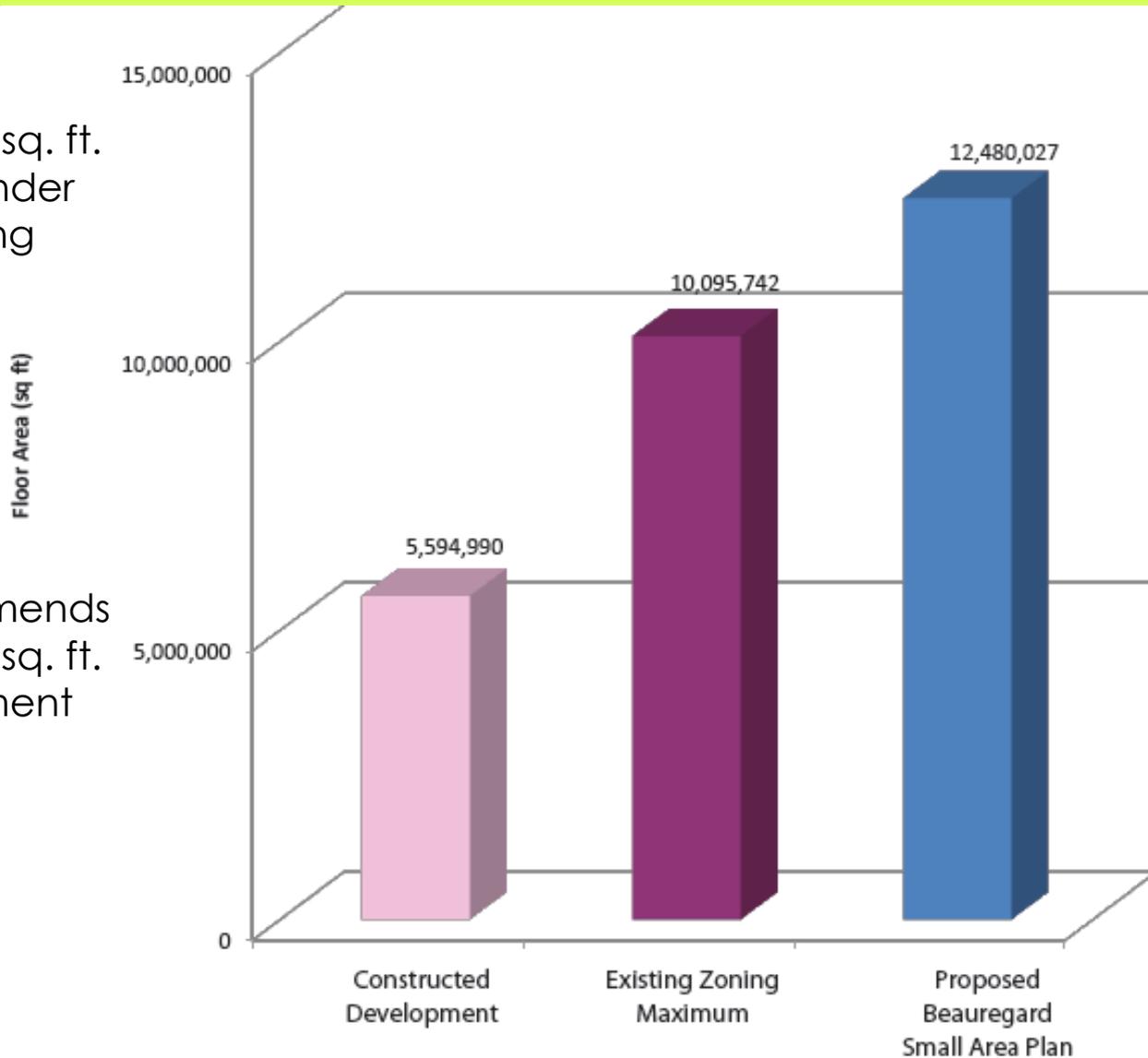




Development Summary

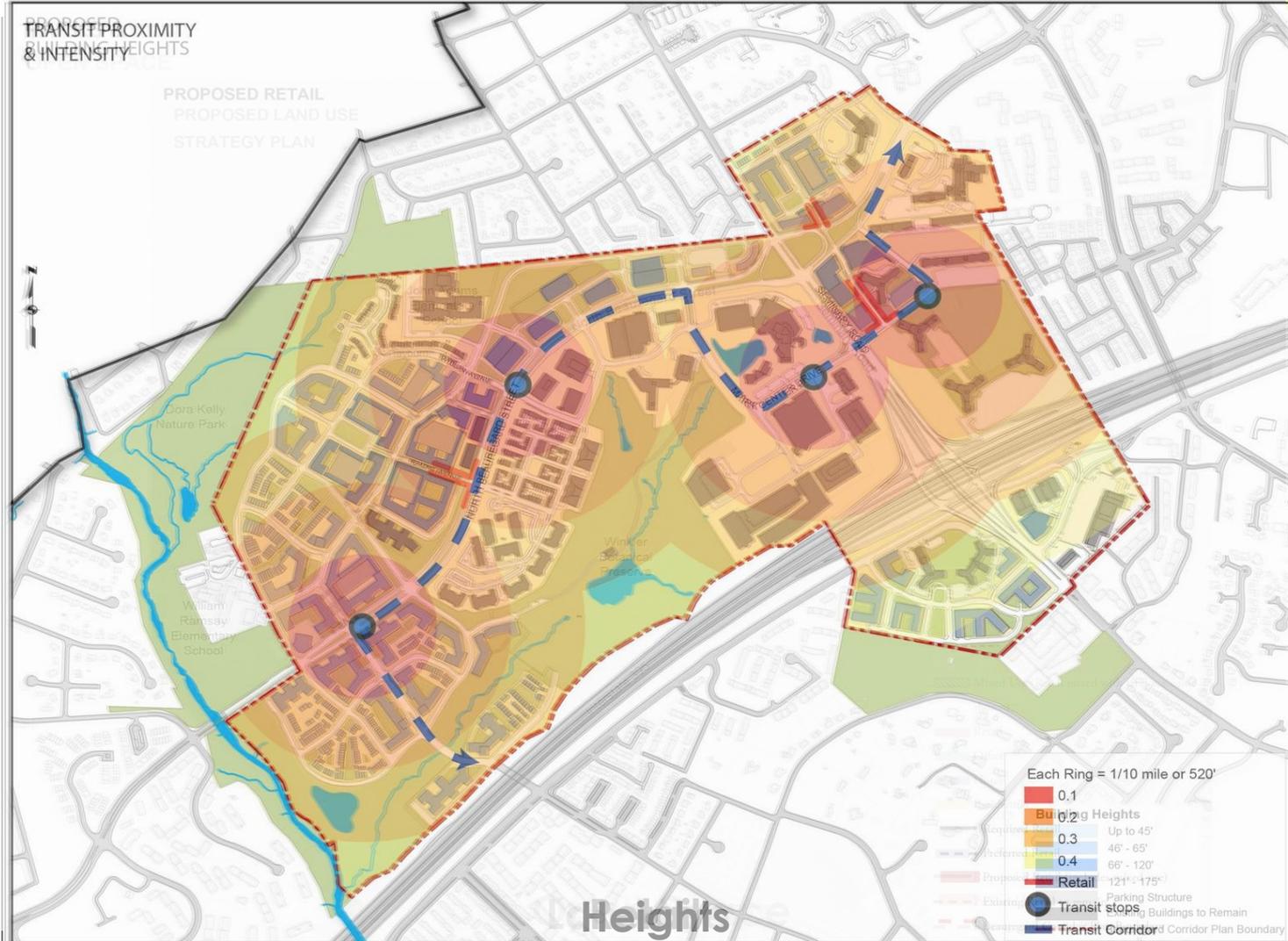
+/-10 million sq. ft.
permitted under
current zoning

Plan recommends
+/-12 million sq. ft.
of development



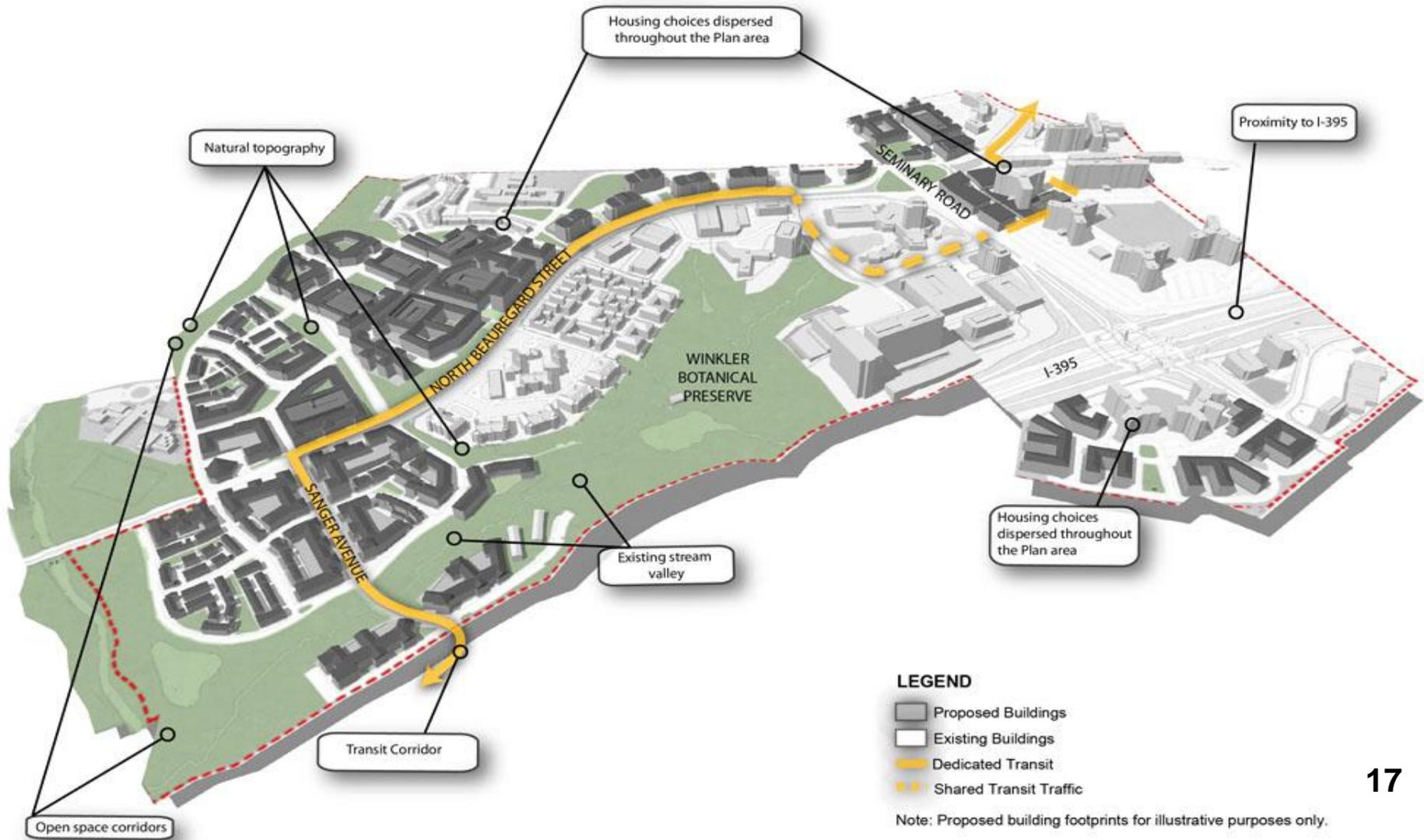


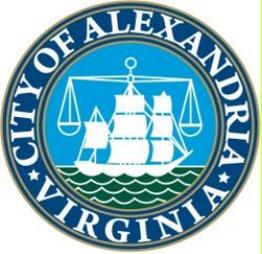
Plan Elements





Proposed Plan





Proposed Development Summary

(Table 4, pg. 72)

NEIGHBORHOOD	PRINCIPAL LAND USES	LAND AREA (ACRE)	PUBLIC OPEN SPACE ^{2,8}	MAXIMUM BUILDING HEIGHT ¹¹	REQUIRED PARKING	FLOOR AREA (SQ FT) BY USE						TOTAL SQ. FT.
						OFFICE	RESIDENTIAL	DWELLING UNITS ^{9,10}	REQUIRED RETAIL	OPTIONAL RETAIL ³	HOTEL	MAXIMUM
1. Town Center	Residential/ Office/ Retail/ Hotel	<u>±46.27</u>	SEE FIGURE 33E	<u>60-130</u>	SEE TABLE 3 FOR REQUIRED PARKING	405,165	<u>2,342,863</u>	<u>2,123</u>	200,000	109,245	126,845	<u>3,184,118</u>
2. Garden District	Residential/ Retail	<u>±24.14</u>		<u>45-60</u>		0	<u>1,109,336</u>	<u>1,008</u>	0	21,355	0	<u>1,130,691</u>
3. Greenway	Residential	<u>±59.06</u>		<u>45-60</u>		0	<u>2,069,751</u>	<u>1,881</u>	0	13,250	0	<u>2,083,001</u>
4. Adams	Office/ Retail/ Hotel	<u>±19.20</u>		45-110		1,020,765	0	0	0	15,000	100,000	1,135,765
5. Upland Park	Residential/ Office/ Retail/ Hotel	<u>± 9.47</u>		45-110		<u>78,469</u>	590,000	<u>536</u>	0	16,000	75,000	<u>759,469</u>
6. Southern Towers	Office/ Retail/ Hotel ⁴	<u>± 5.48</u>		45-110		195,000	0	0	25,000	80,000	100,000	400,000
7. Seminary Overlook	Residential ⁶	<u>± 24.0</u>		<u>60</u>		0	979,744	890	0	0	0	979,744
Total		<u>± 187.62</u>				<u>1,699,399</u>	<u>7,091,694</u>	<u>6,438</u>	225,000	254,850	401,845	<u>9,672,788</u>

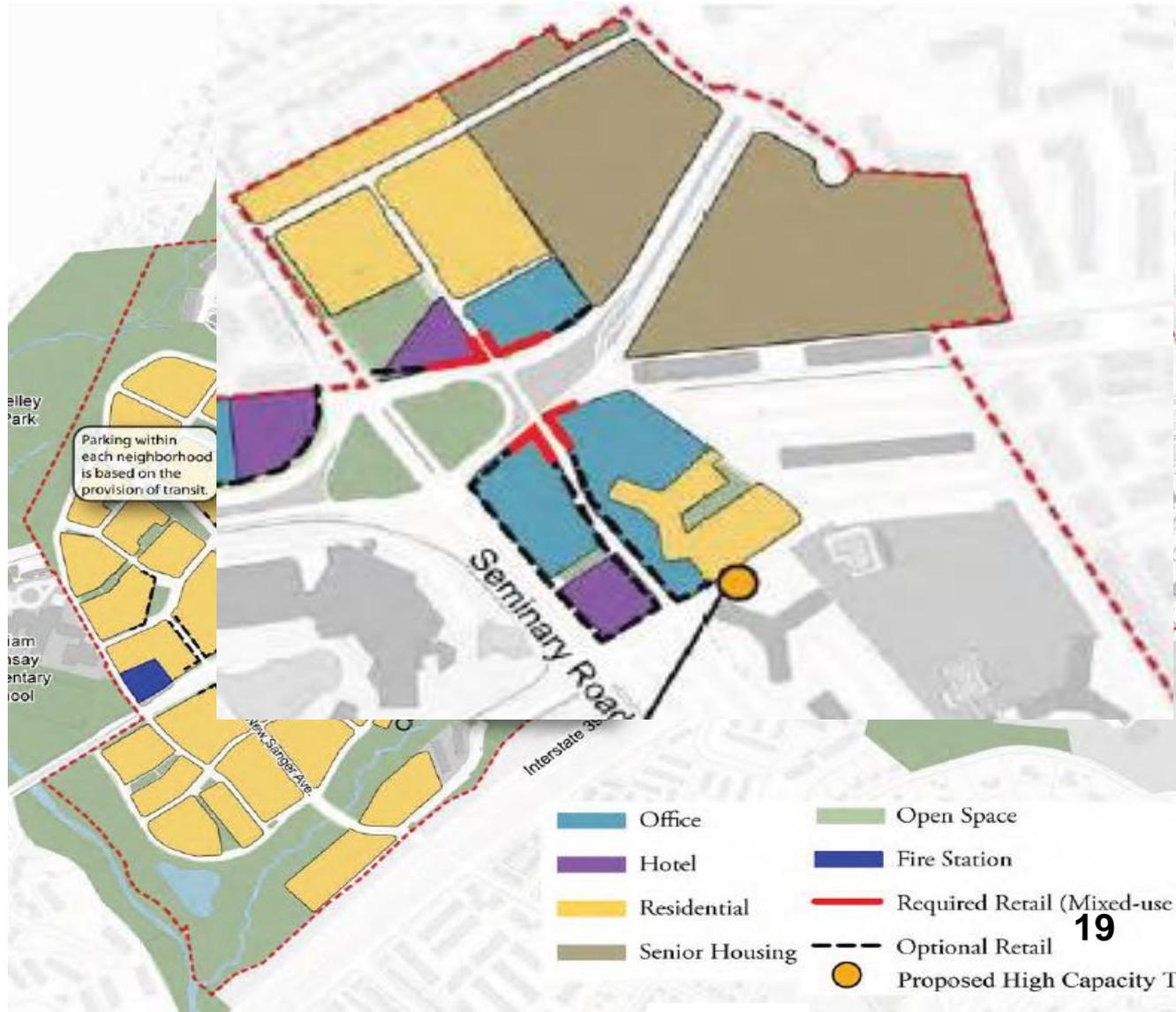


Land Use – Senior Housing

Senior Housing

pg. 45 , pg. 72

Additional development may be permitted for senior housing. Any changes to the zoning will be determined through the rezoning and development review process.





Public Open Space

- New open space and parks
~ 44 acres

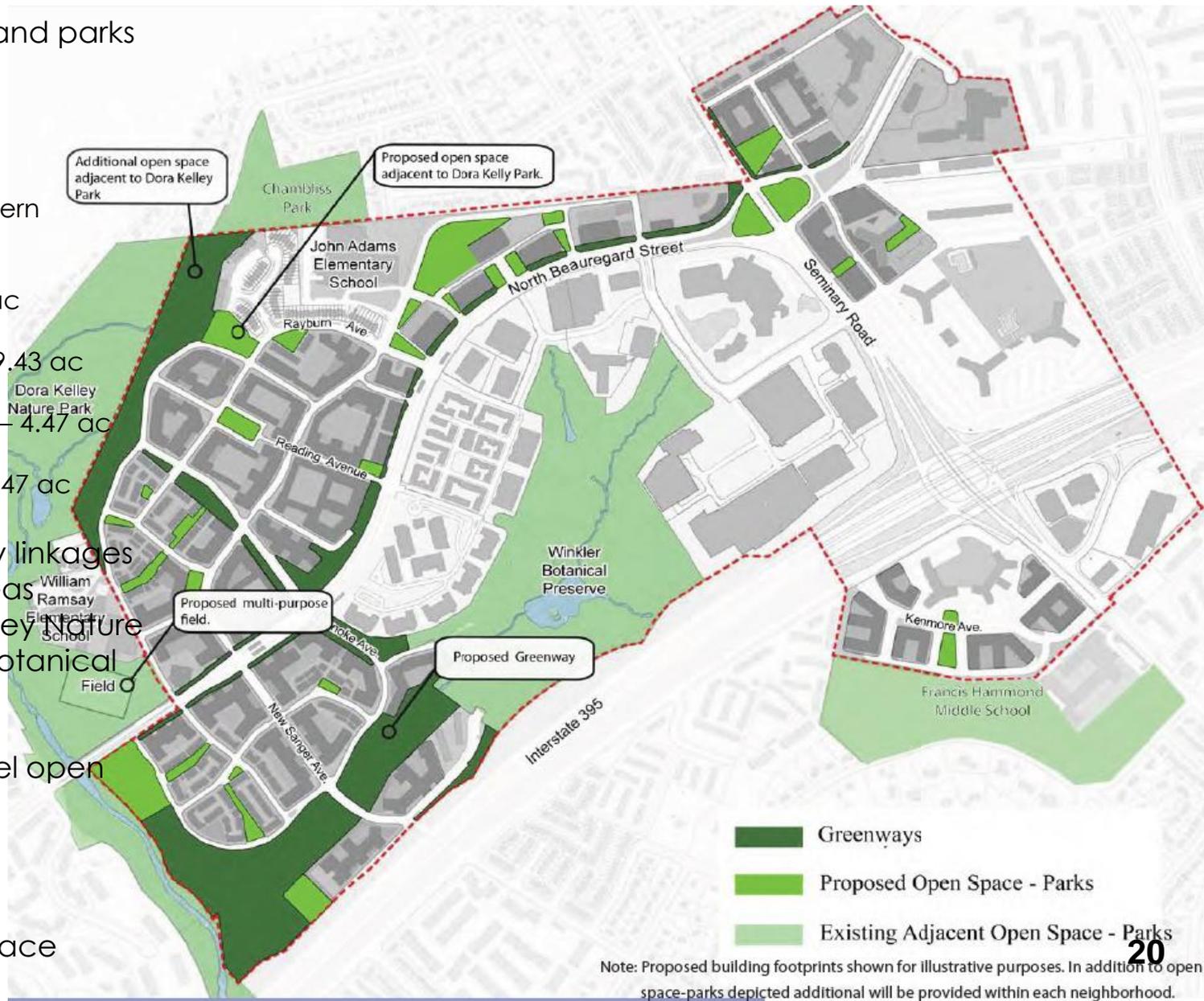
Neighborhoods:

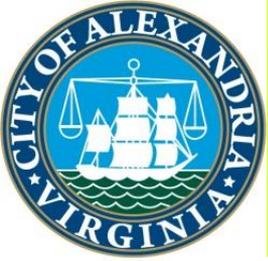
- Upland & Southern Towers – 2.9 ac
- Adams – 3.09 ac
- Town Center – 9.43 ac
- Garden District – 4.47 ac
- Greenway – 24.47 ac

- Creates Greenway linkages to open space areas including Dora Kelley Nature Park and Winkler Botanical Preserve

- Neighborhood level open space

- New athletic field, greenways, proposed open space parks



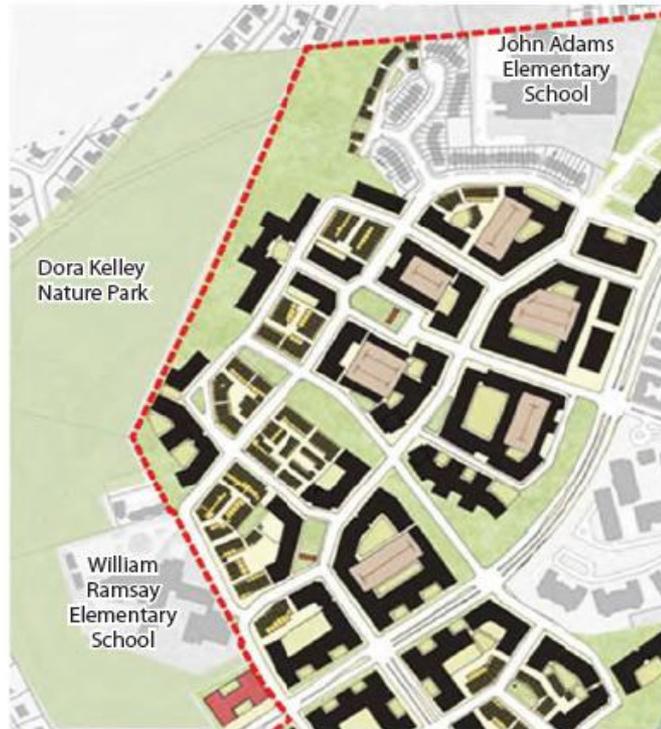


Heights – Adjacent to Dora Kelley

EXISTING



EARLIER PROPOSAL



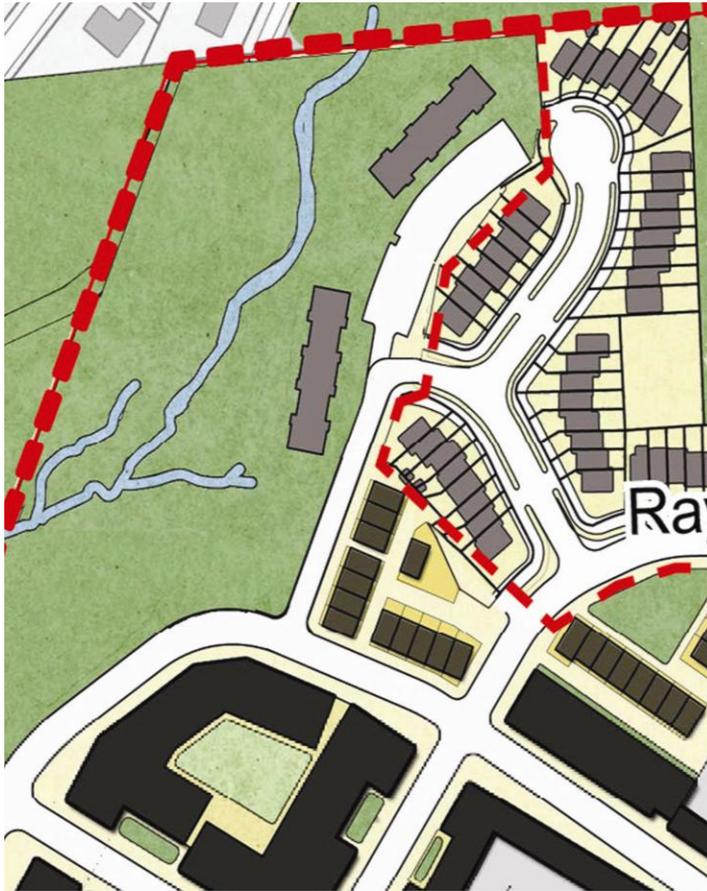
CURRENT PLAN

PROPOSED EXPANSION OF DORA KELLEY NATURE PARK 7.4 ACRES





Town Center – Public Open Space



- Potential open space for use of \$1.5 million BRAC Open Space
- Future Community Process

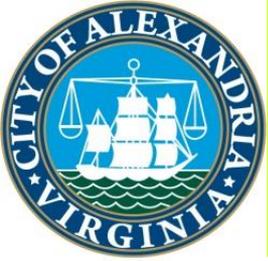


Dora Kelley Nature Park - Proposed New Street

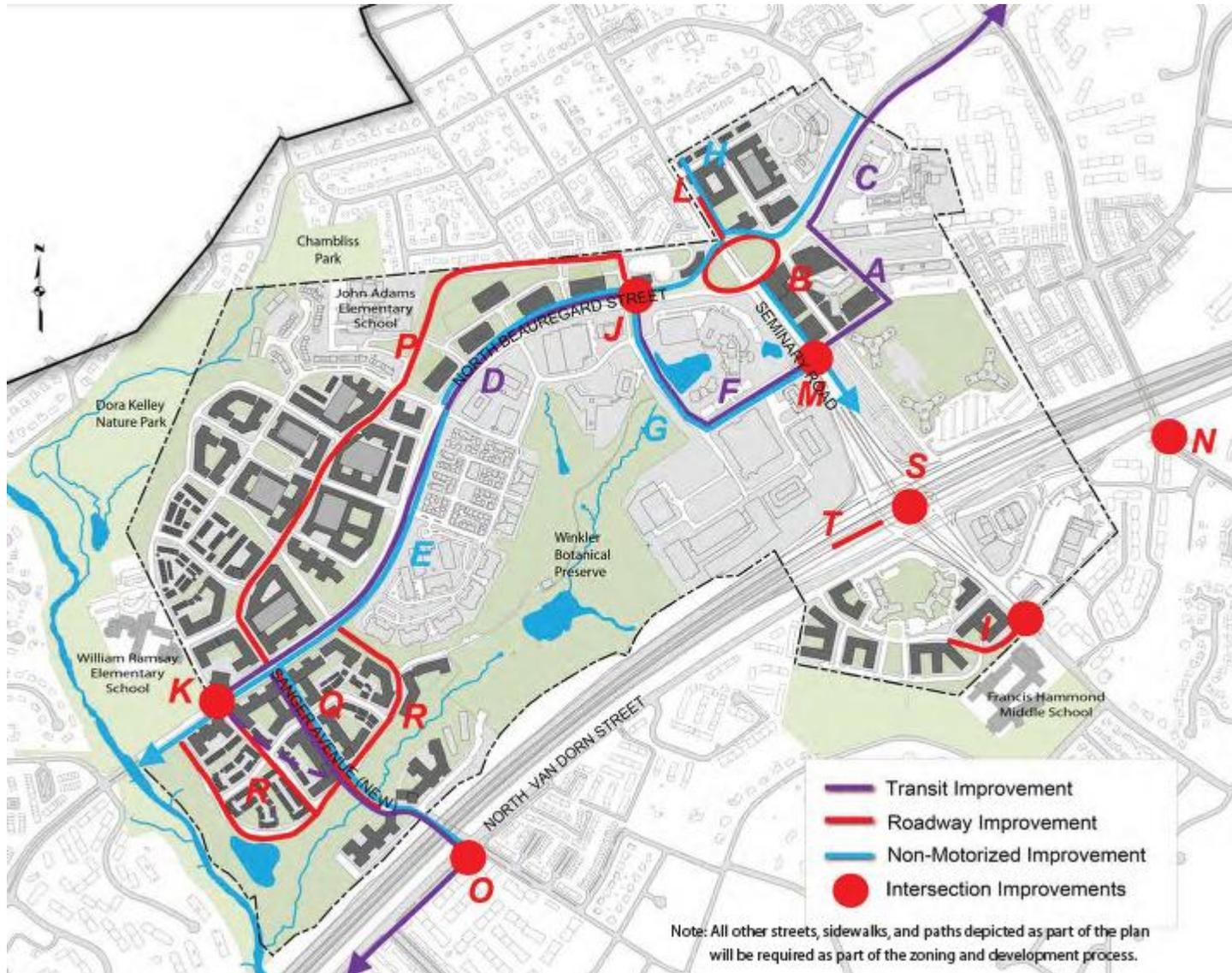
Transition from Open Space to Residential Land Use



TRANSPORTATION

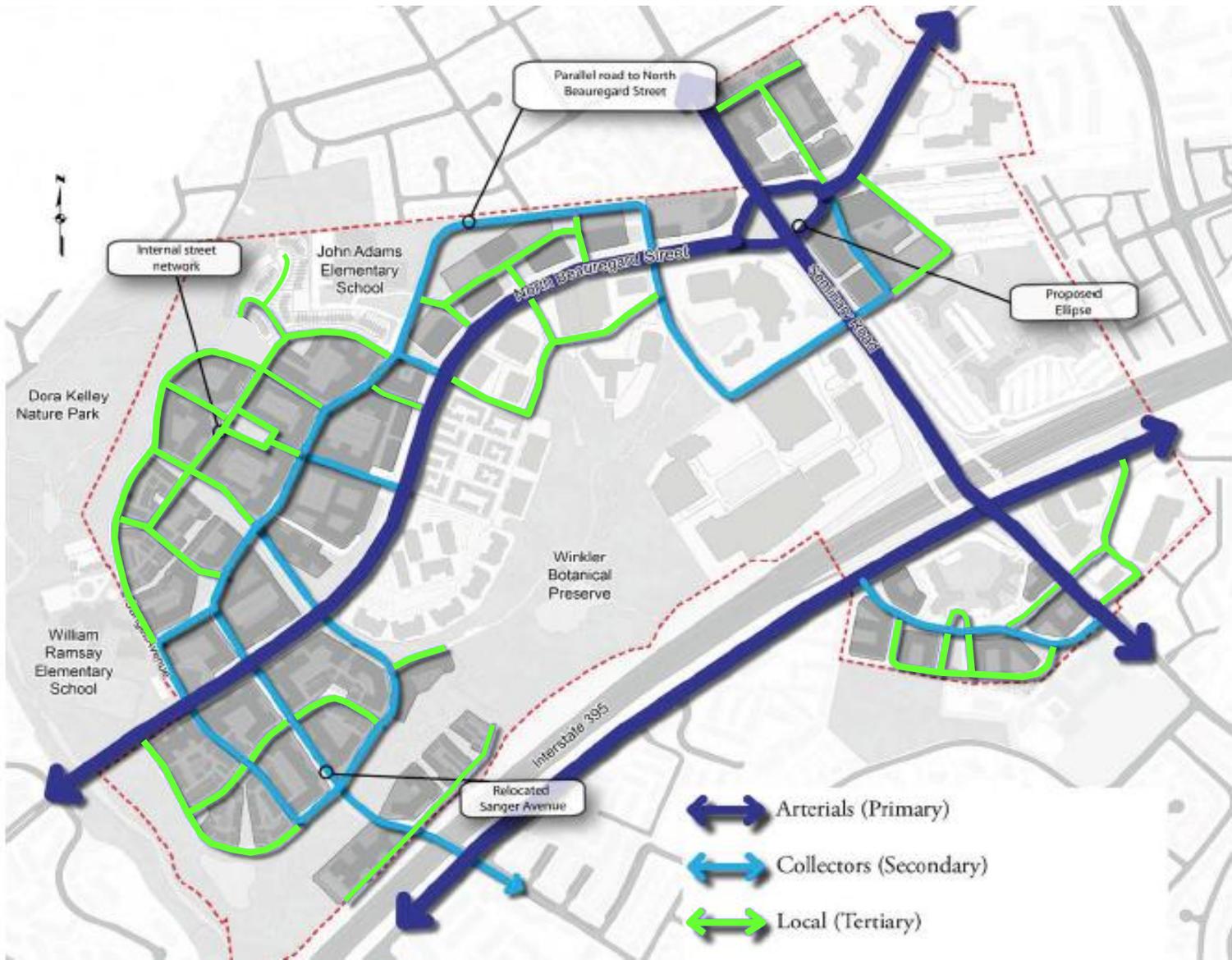


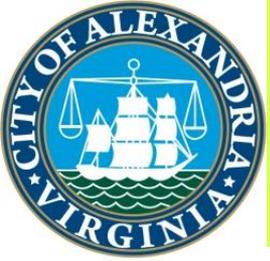
Recommended Transportation System Improvements





Roadway Network





Transit Network



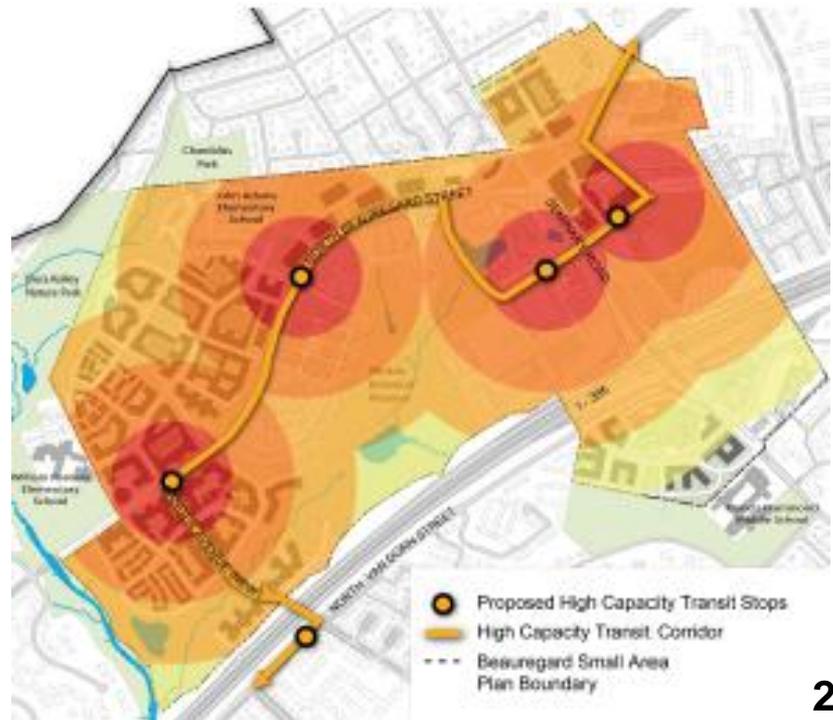
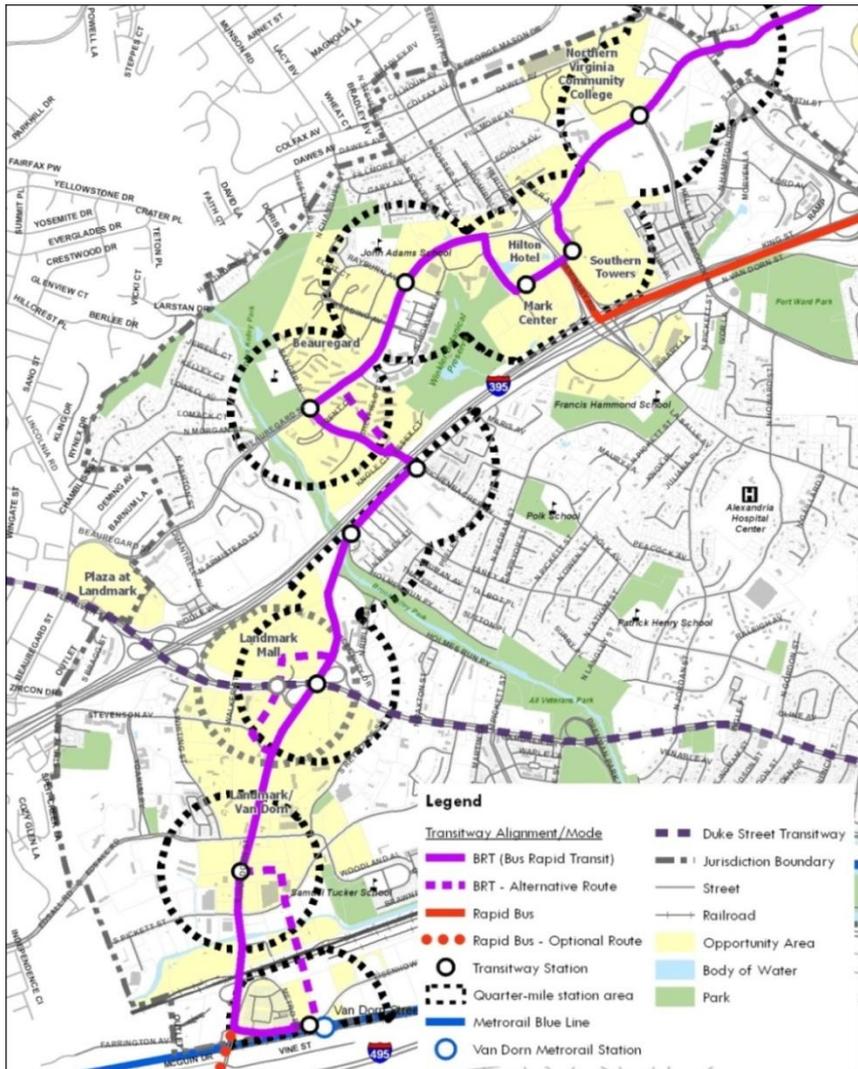
Existing (Southern Towers)



Proposed (Transitway Corridor C)

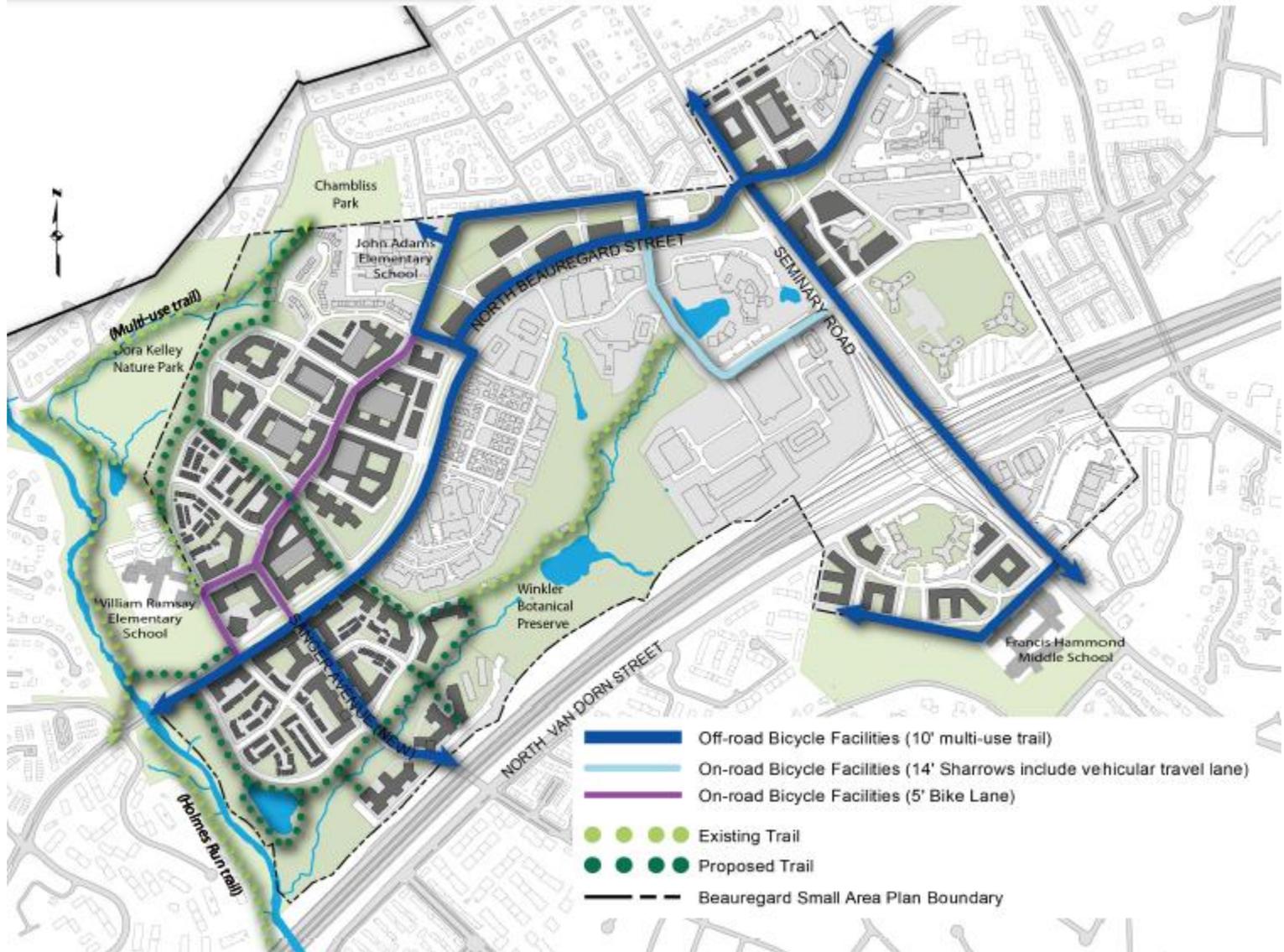


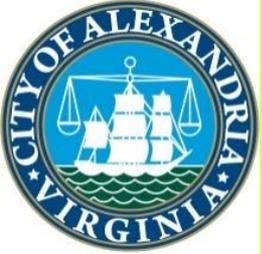
Recommended Transit Network





Bicycle Circulation





Bicycle Circulation

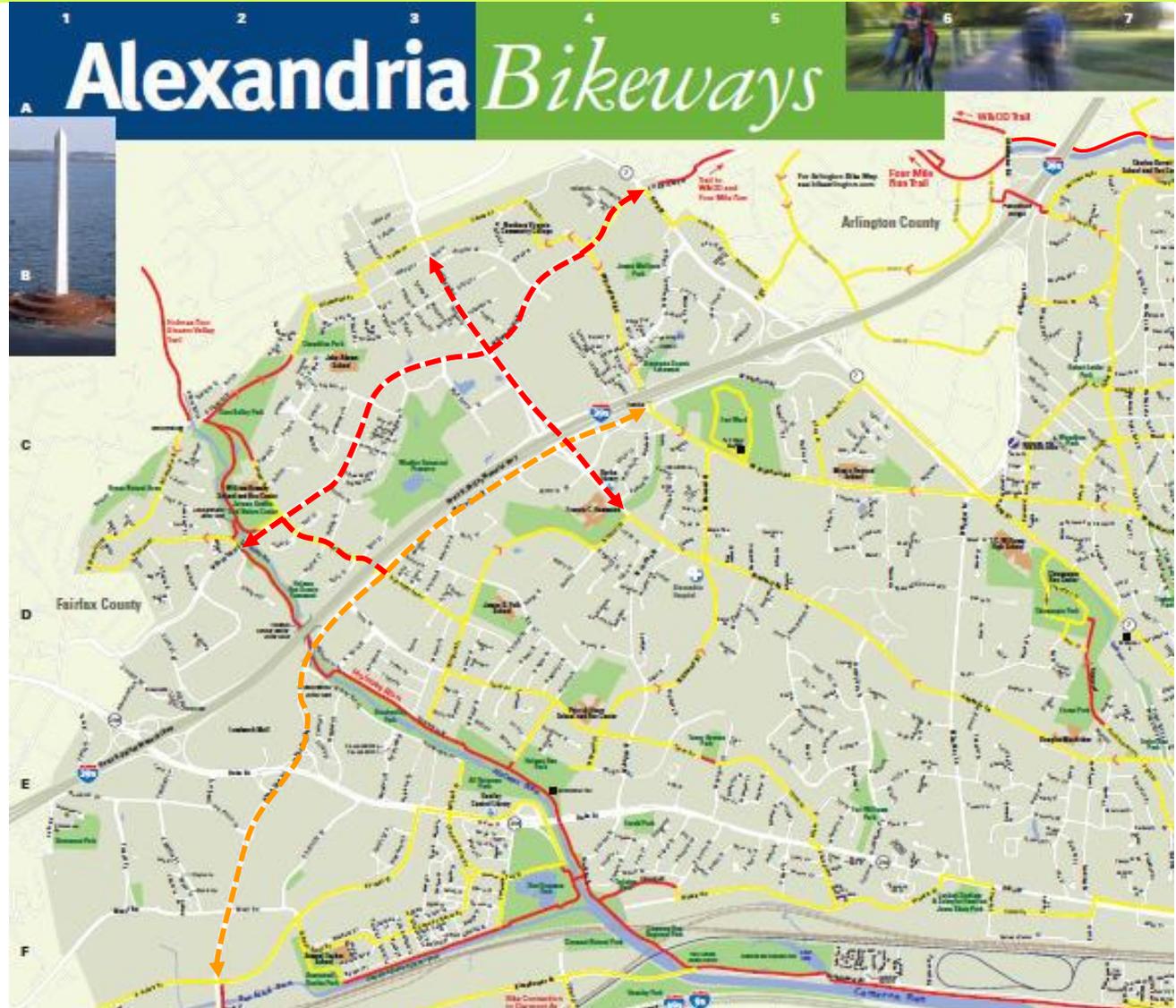
	Existing	With Plan
Multi-Use Trail	0.13 Miles	3.2 Additional Miles
Bike Lanes	0 Miles	1.3 Miles
Sharrows	0 Miles	0.7 Miles
TOTAL	0.13 Miles	5.9 Miles



Regional Bicycle Circulation (Proposed)

LEGEND:

- Existing Off-Street Trail
- Existing On-Street Bikeway
- Proposed Off-Street Trail
- Proposed On-Street Bikeway



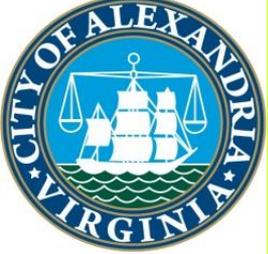


Proposed Pedestrian Circulation

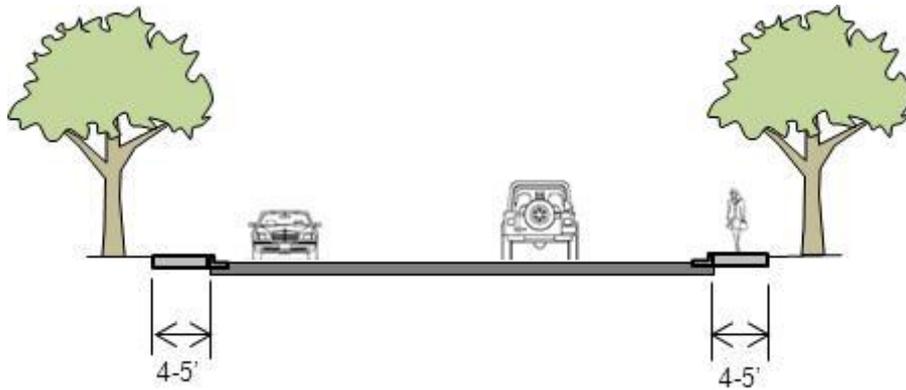
LEGEND:

-  Existing Multi-Use Path
-  Future Multi-Use Path
-  Existing Off-street Pedestrian Path
-  Future Off-street Pedestrian Path
-  Existing Sidewalk
-  Future Sidewalk
-  Pedestrian signal
-  Retail Node
-  Transit Station
-  School
-  Recreation / Open Space

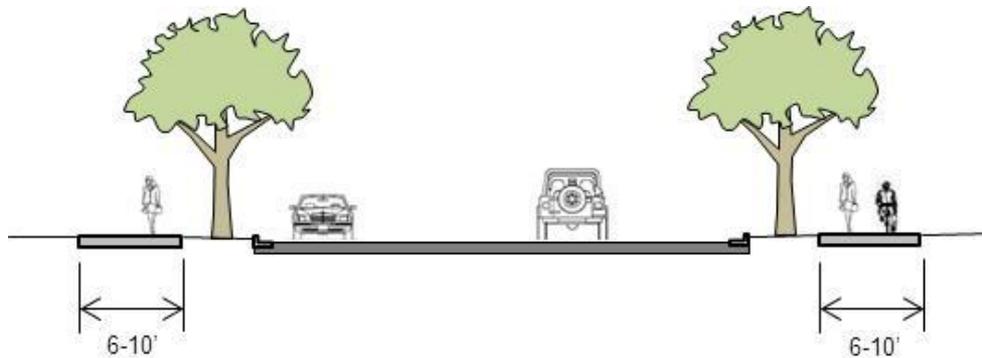




Pedestrian Network



Existing Conditions

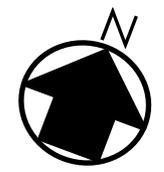
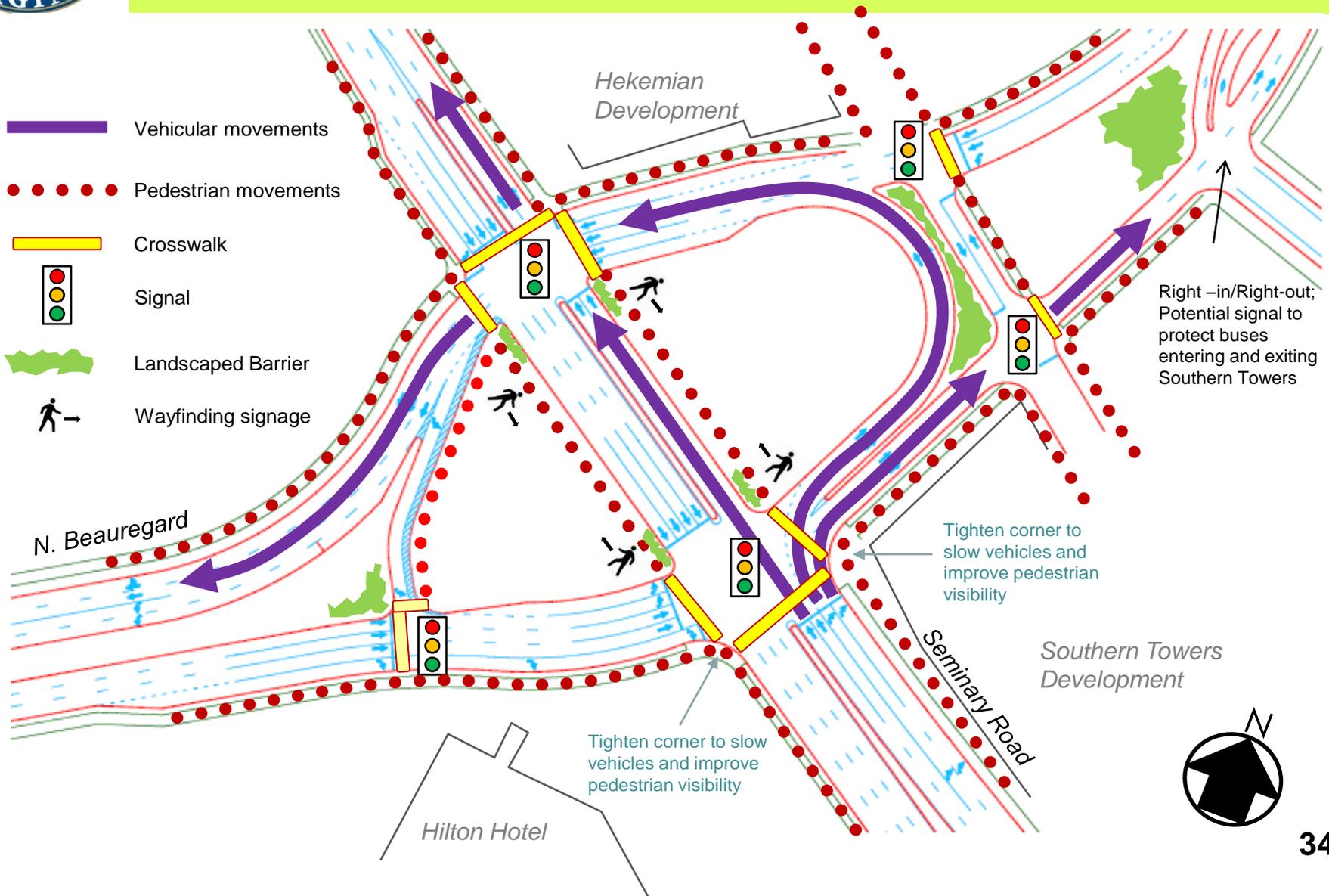


Future Conditions





Ellipse

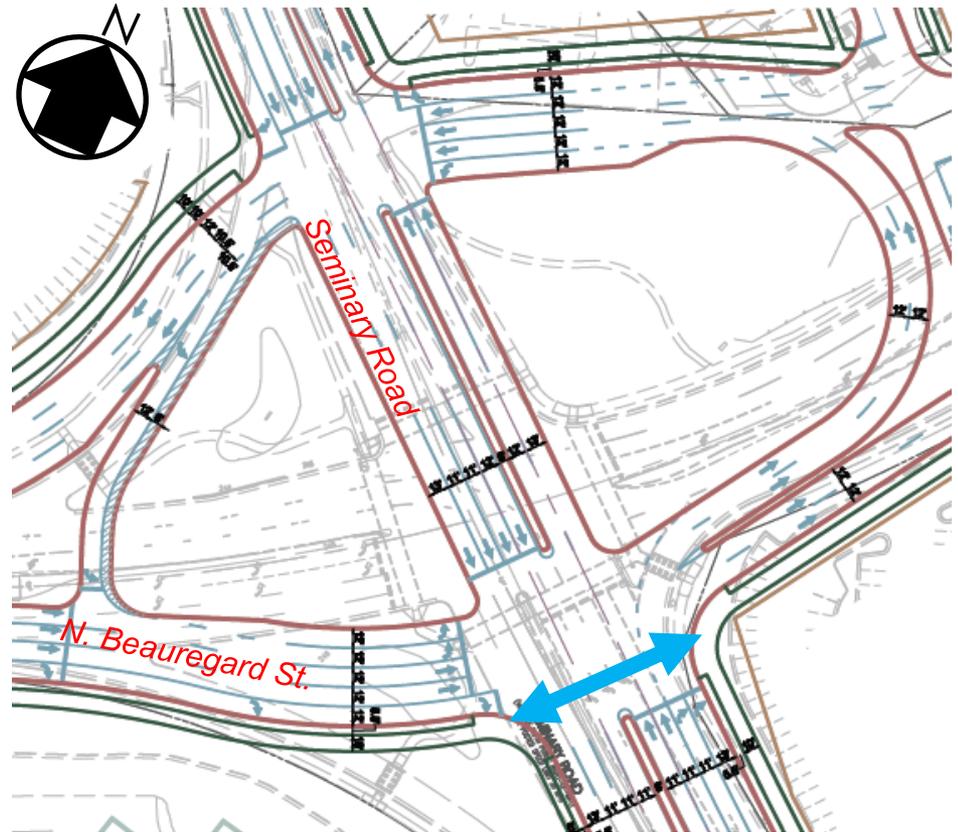




Ellipse



Crosses 10 lanes
Approximately 115 feet (33 seconds)



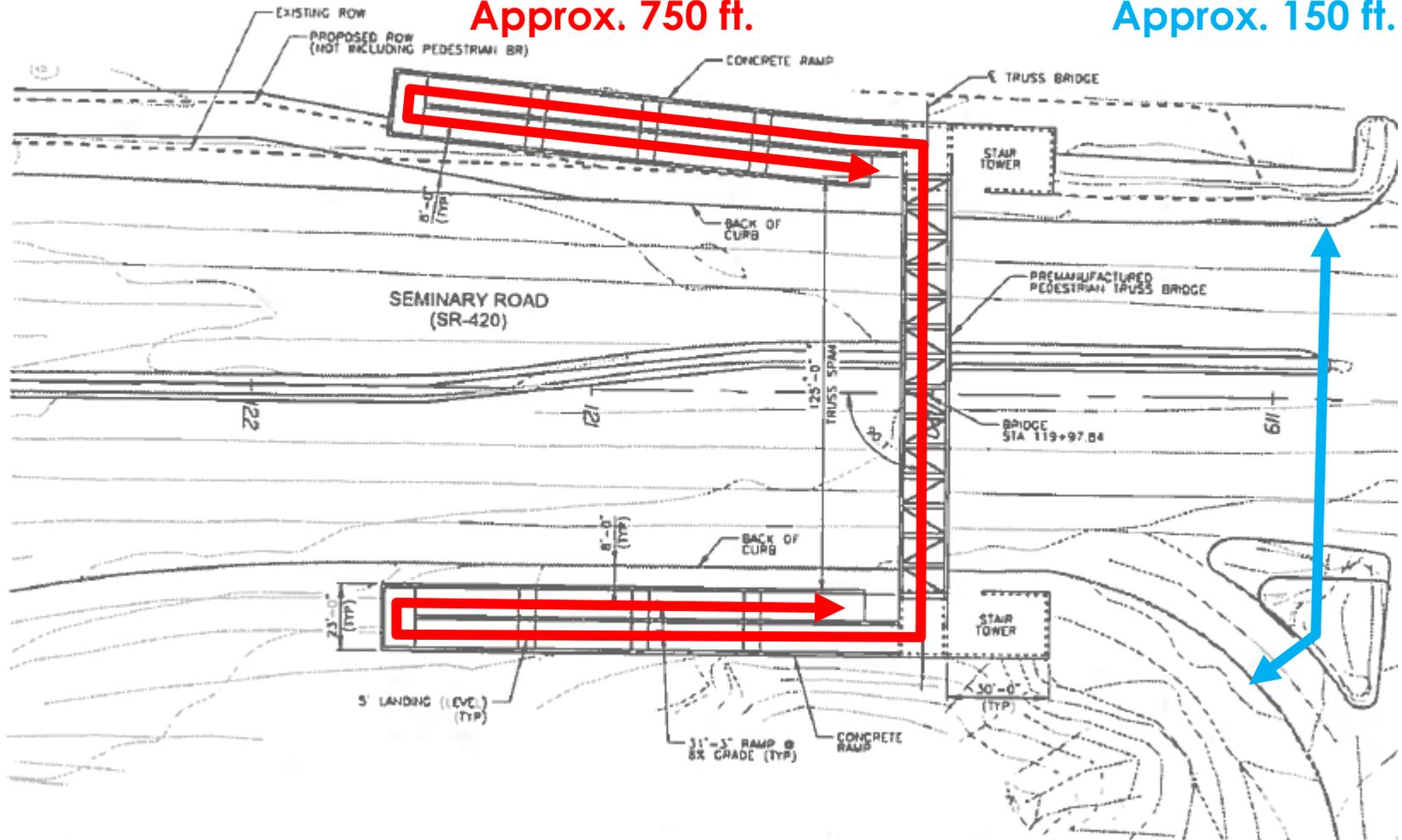
Crosses 8 lanes
Approximately 92 feet (26 seconds)



Pedestrian Bridge at Seminary / Mark Center Drive

**Bridge
Approx. 750 ft.**

**Surface Crossing
Approx. 150 ft.**



HOUSING



More Committed Units

Target has increased to 800 committed affordable units

800 = 32% of units demolished
= 20% of net new units

Includes existing and new units

Existing units will be available sooner





Options to Increase Target and Expand Affordability



- Potential for future affordable senior housing at existing sites
- Senior housing above the fire station to be studied
- Building sites in the Plan area may be acquired by nonprofit developers or ARHA
- All committed units will accept Housing Choice/Section 8 vouchers



Buy down begins before demolition

Buy down will include units
In existing buildings

Some committed units will be available
in 2014 prior to first phase of demolition



Tenant assistance will be available to all residents in good standing and will include:

- Notice and regular communication beginning when DSUP is filed (around 2 years before demolition)
- Coordinated relocation to other comparably priced units in the Plan area and throughout the City
- Financial assistance to help pay for moving costs



Deeper subsidies to reach lower income households

Proposed range is now 40 – 75% AMI

Targeting lower incomes to serve households with fewest options

Funding to deeply subsidize units will come from:

- Savings achieved by acquiring existing units
- \$52.4 million increment of future City real estate tax revenue achieved from increased value of Beaugard redevelopment
- Third party leverage to be identified





Longer Term of Affordability



The 30 year affordability period may be extended through:

- Nonprofit or ARHA ownership of some units and/or building sites (to remain affordable “in perpetuity”)
- Option to negotiate extension of affordability for an additional 10 years



Tenant Survey

In consultation with Tenant and Workers United, the City will sponsor a survey of rental households impacted by demolition and redevelopment

The survey will ask about:

- Household size and composition
- Length of tenure
- Age
- Household income and place of work
- Other demographic information to support planning for future housing needs



Goal is to interview at least 1,250 households

Survey data will be used to guide future detailed planning for affordable housing needs during rezoning and DSUP processes



City's commitment to continued outreach and collaboration with residents

- All residents are valued
- Committed to ensuring that the future housing needs of the community
- Continue to work to mitigate displacement and to provide a fair relocation process
- Explore ways to improve its outreach, communication and engagement with residents in future planning and implementation processes



Committed affordable housing will be located in all residential neighborhoods





Greater funding and in-kind donations for affordable housing

Developers' cash share	\$49.7 Million
Public amenities fund	
Voluntary affordable housing contribution	
Donated value of Hillwood and Lynbrook (4 buildings/100 units total)	\$14.3 Million
City Tax Increment Share	\$52.4 Million
City Housing Trust Fund and Other	<u>\$4.0 Million</u>
TOTAL (UNLEVERAGED)	\$120.4 Million



Why the Plan is important to affordable housing

- Replaces at risk market affordable housing
- Ensures committed housing for very low income households
- Expands affordability through Housing Choice Vouchers
- Creates a true mixed income community
- Provides a coordinated approach to producing and preserving long term committed affordable housing
- Preserves affordability
- Commits significant developer and City resources (\$120+million) to affordable housing
- Incorporates tools, resources and recommendations being proposed in the draft Housing Master Plan

IMPLEMENTATION



Public Benefits Funding

	Contributions	
Transportation Improvements		
Ellipse	\$27,310,704 ⁴	
Transitway for BRT	\$22,500,000	
Other Transportation Improvements	\$501,600	
Right-of-Way Dedication	\$16,252,728 ³	
Transportation Subtotal		\$66,565,032
Fire Station		
Facility	\$9,256,025	
Land Dedication	\$1,793,990 ³	
Fire Station Subtotal		\$11,050,015
Enhanced Landscaping , Streetscape & Tree Canopy		\$4,000,000
Athletic Field/Recreation Enhancements		\$8,150,500
Affordable/Workforce Housing		
Public Amenity Contribution	\$23,476,504	
Voluntary Contribution	\$26,267,136	
Hillwood/Lynbrook Dedication (100 units)	\$14,300,000 ³	
Tax Increment Funding/Trust Fund/Other	\$56,400,000 ⁵	
Affordable/Workforce Housing Subtotal		\$120,443,640
Total		\$210,209,187^{1,2}



New Development

Cumulative Net New Development by Year





Beauregard Proposed Financing

- **Pay-as-you-go funding, flexible, no debt**
- **Starts with \$4.0 million in City Housing**
- **Tax Increment Funding (TIF)**
 - Derives from Beauregard RE base growth
 - 100% net new RE for 10 years
 - \$80.9 million, reduces to \$52.4 million
- **Near all net new RE revenues to GF starting in about year 13**



Beauregard Funding Summary

Beauregard Funding Summary (\$ in millions/2011 dollars)

\$153.8	Developer contributions
52.4	Beauregard Net TIF
<u>4.0</u>	City housing funds
\$210.2	Total

