Beauregard Corridor

City Council and Planning Commission Joint Work Session

September 19, 2011
• Overview Introduction

• Existing - Proposed
  • Development
  • Zoning
  • Open Space
  • Developer Contributions

• Overview of Beauregard Corridor Stakeholder Group Process Recommendations

• Transportation

• Fire Station

• Affordable Housing

• Next Steps
DESIGN TEAM
BEAUREGARD
CORRIDOR PLAN | CITY OF ALEXANDRIA, VA

INTRODUCTION

JBG Properties
129.64 acres

Duke Realty
19.18 acres

Hekemian, City & Private
8.18 acres

Southern Towers
40.81 acres

WRIT
1.94 acres

Home Properties
22.31 acres

222.06 acres
Total Potential Redevelopment

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Beauregard Corridor Plan | City of Alexandria, VA

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## Development Summary

<table>
<thead>
<tr>
<th>Developer Land Owner</th>
<th>Acres</th>
<th>Existing Development (sq. ft)</th>
<th>Zoning Maximum (sq. ft.)</th>
<th>Proposed (sq. ft.)</th>
<th>Existing</th>
<th>Zoning</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Duke Realty</td>
<td>19.18 ac.</td>
<td>304,894</td>
<td>835,481</td>
<td>1,135,764</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Hekemian</td>
<td>8.18 ac.</td>
<td>16,500</td>
<td>109,707</td>
<td>759,469</td>
<td>15</td>
<td>28</td>
<td>535</td>
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<tr>
<td>Home Properties 1</td>
<td>22.31 ac.</td>
<td>918,074</td>
<td>1,027,953</td>
<td>1,607,163</td>
<td>843</td>
<td>878</td>
<td>1,472</td>
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<tr>
<td>JBG Properties</td>
<td>129.64 ac.</td>
<td>2,291,789</td>
<td>5,647,118</td>
<td>6,415,751</td>
<td>2,264</td>
<td>2,264</td>
<td>5,009</td>
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<tr>
<td>Southern Towers 1</td>
<td>40.81 ac.</td>
<td>1,921,770</td>
<td>2,221,964</td>
<td>2,321,770</td>
<td>2,378</td>
<td>2,222</td>
<td>2,378</td>
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<tr>
<td>WRIT</td>
<td>1.94 ac.</td>
<td>141,963</td>
<td>253,519</td>
<td>240,110</td>
<td>0</td>
<td>106</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>222.06 ac.</strong></td>
<td><strong>5,594,990</strong></td>
<td><strong>10,095,742</strong></td>
<td><strong>12,480,027</strong></td>
<td><strong>5,500</strong></td>
<td><strong>5,498</strong></td>
<td><strong>9,394</strong></td>
</tr>
</tbody>
</table>

(1) – Numbers include proposed development and existing building(s) that will remain.
- 2,384,279 additional square feet within the Plan Area
- 3,894 Added units/density within the Plan Area (6,469 total new units with the Plan Area)
- Ability to Provide Mixed – Use within the Plan Area
- Additional Land Value As Part of Small Area Plan Amendment
- Potential Funding for elements such as Affordable Housing, Fire Station, Open Space/Landscaping, and Transportation, Transit
- City still discussing funding of potential plan elements – current status of Developer Contributions +/- $90,000,000
- Timing – Phasing – Construction Responsibilities
Goals (What we heard from the Community)

• Minimize impacts of development
• Construct infrastructure prior to development
• Develop a comprehensive, multi-modal approach
Beauregard Corridor Small Area Plan Transportation Analysis

- Conducted comprehensive Transportation Analysis
- Studied 28 intersections throughout study area
- Analysis conducted in cooperation with developers
- Coordinated multiple traffic studies
  - BRAC-133
  - Transitway Corridor C
  - Regional Studies
Traffic Analysis Scenarios

- Existing Condition (2010)
- 2035 Baseline
- 2035 Market Demand

Assumptions:
- Transitway
- VDOT Short / Long Term Improvements
- Multi-modal
- Regional Growth

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Transportation Analysis Process

• Small Area Plan provides opportunity for a comprehensive mitigation package (rather than piece-meal approach) and allows regional coordination.

• Future site specific transportation analysis as part of future development applications.
Next Steps

- Present 2035 Market Demand traffic results – BCSG 9/26
- Details of comprehensive mitigation package – BCSG 9/26
- Phasing of Improvements – Future Meeting
Existing Need

- Continuing future regional development and recent location of BRAC-133 Mark Center to Beauregard study area.

- City Fire Stations #206 (built in 1958) and #208 (built in 1976) experience high call volumes in this part of the City.

- High number of older high-rise buildings without sprinkler systems poses a challenge for response to fire and emergency service needs.

- High EMS and Fire service call demand and strained resources in the West End results in Fairfax and Arlington Counties providing significant mutual aid response.

- Enhancing the emergency service response time to this neighborhood is an important goal of the City’s Fire Department.
Current Call Volume

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September 19, 2011
Distribution within Plan Area:

**Beauregard Plan Area 2010**

- Resolution 830: 5.3%
- Other Assisted Rental: 16.5%
- Market Affordable 60%: 78.2%
- Workforce 80% AMI: 0.0%
- 81% - 100% AMI: 0.0%
- Above 100% AMI: 0.0%

Distribution within Plan Area:

**Beauregard Plan Area 2011**

- Resolution 830: 6.1%
- Other Assisted Rental: 0.0%
- Market Affordable 60%: 43.6%
- Workforce 80% AMI: 44.2%
- 81% - 100% AMI: 0.0%
- Above 100% AMI: 0.0%
Total New and Replacement Units Proposed to be Constructed = 6,769 units

Net New Units Proposed = 3,894 units

Proposed Goal of 10% (677 units) as long term affordable/workforce housing

Estimated cost of 677 units = $83.5 million for 30 year affordability

Using existing units in lieu of new construction would reduce cost

Mix of household income levels served also would impact cost
• How to achieve 10% goal and to fund $83.5 million?

• Voluntary Contribution Formula = $26.2 million (212 units)

• Funding Gap to be addressed = $57.3 million (465 units)

• To achieve 10% goal, monies would be needed from multiple sources:
  • Federal (HOME, CDBG, Tax Credits)
  • City/Value Capture
  • Developers
Other Issues to Be Addressed (Future Discussion)

- Plans in regard to existing affordable/workforce housing prior to redevelopment

- Plans in regard to the City’s existing Voluntary Conversion Assistance Policy

- Plans in regard to existing income qualified tenants in regard to moving to the new affordable/workforce housing units (prioritization in regard to the elderly, disabled, long term tenants, etc.)