Beauregard Small Area Plan

Beauregard Town Hall Meeting
April 9, 2012
7:00 p.m.

Agenda

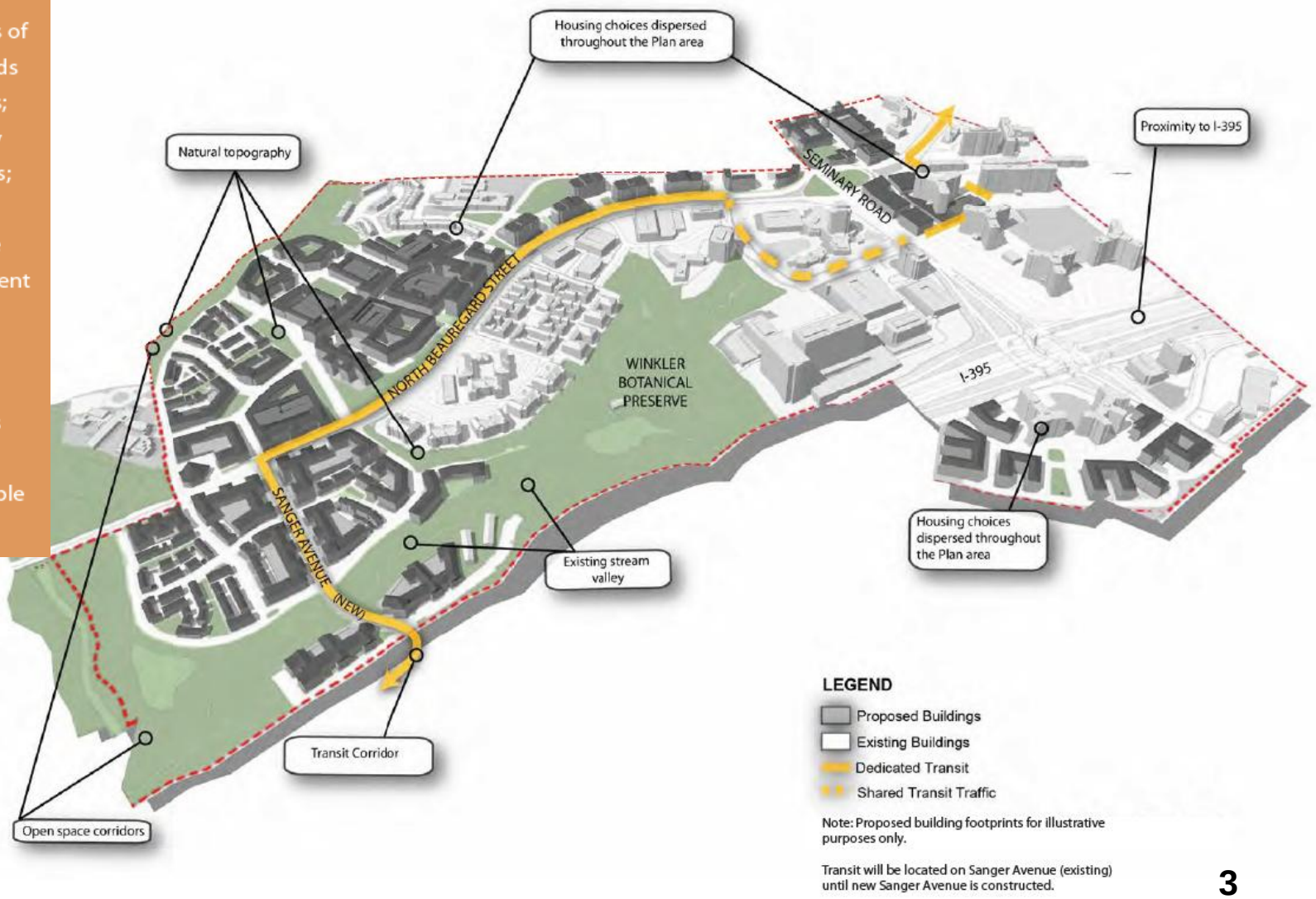
- Land Use – Open Space
- Transportation
- Housing
- Implementation
- Next Steps

Plan Overview

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.



Character

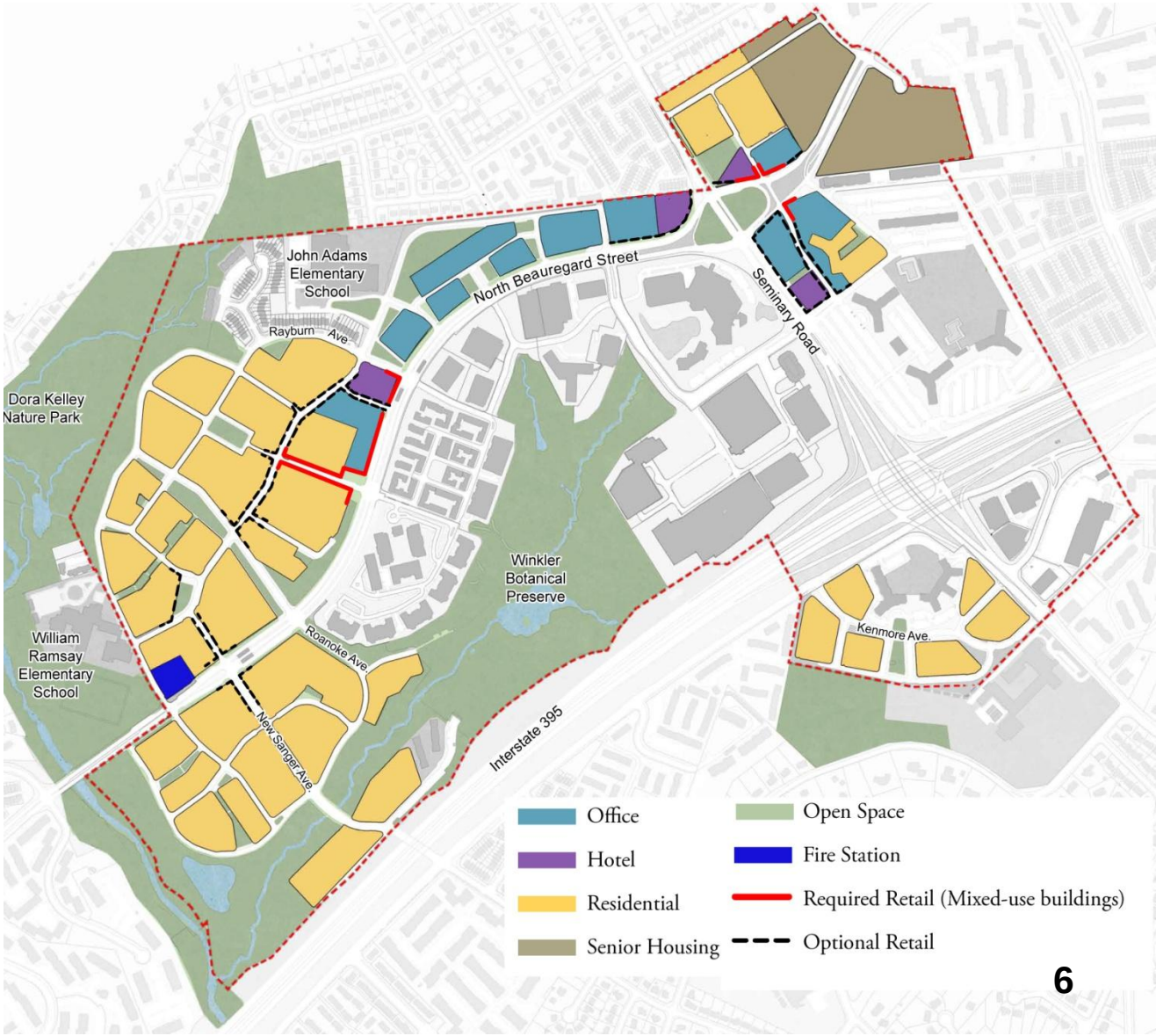
Mid – Block Pedestrian Connections

Land Use – Senior Housing

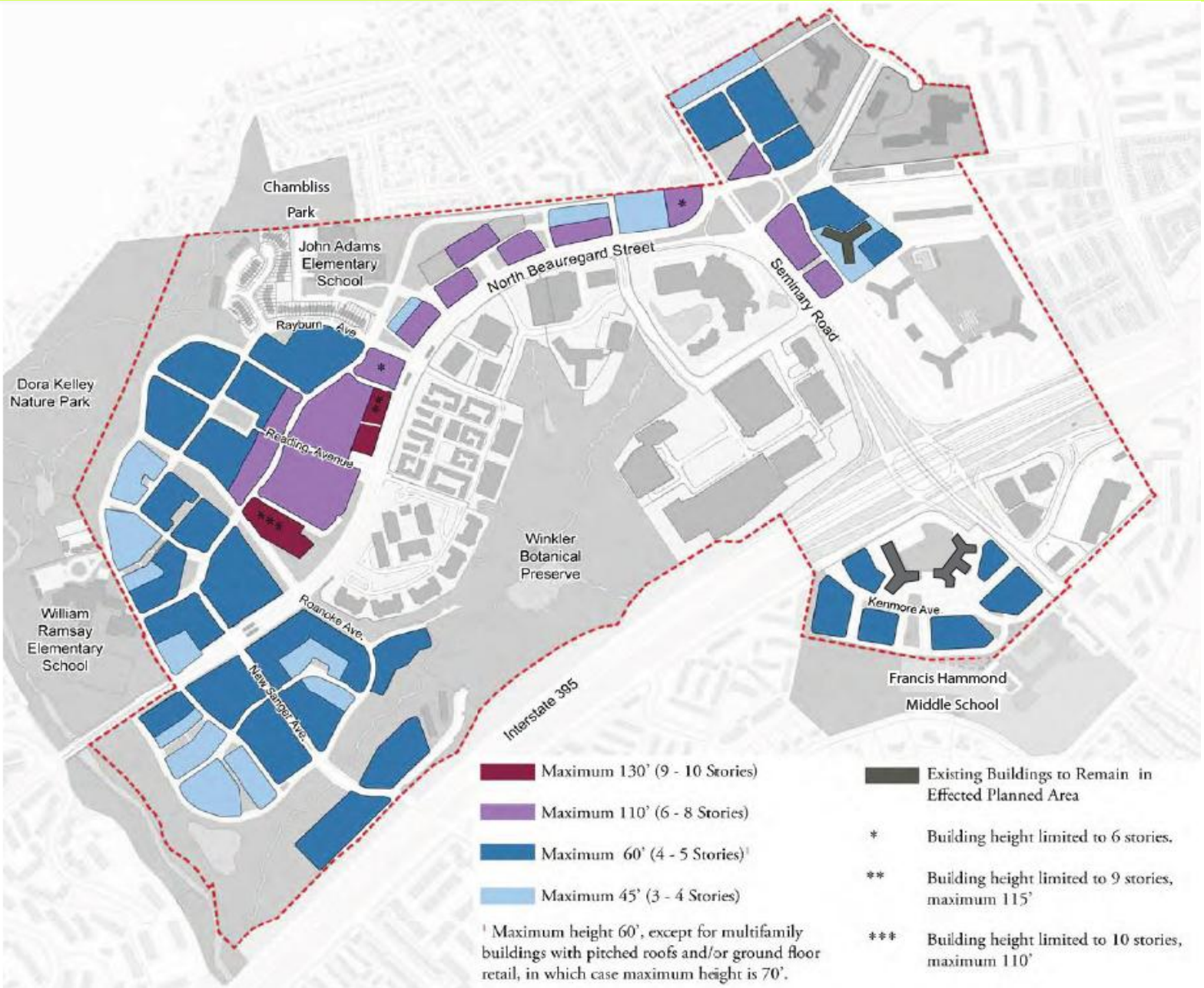
The Plan acknowledges that the existing zoning may need to be revised to accommodate the intent of the City's Strategic Plan on Aging.

Any changes to the existing zoning for the Goodwin House or the Hermitage should be limited to the provision of senior housing, senior programs and associated uses.

Specific changes would be evaluated as part of the rezoning(s) and development review process.



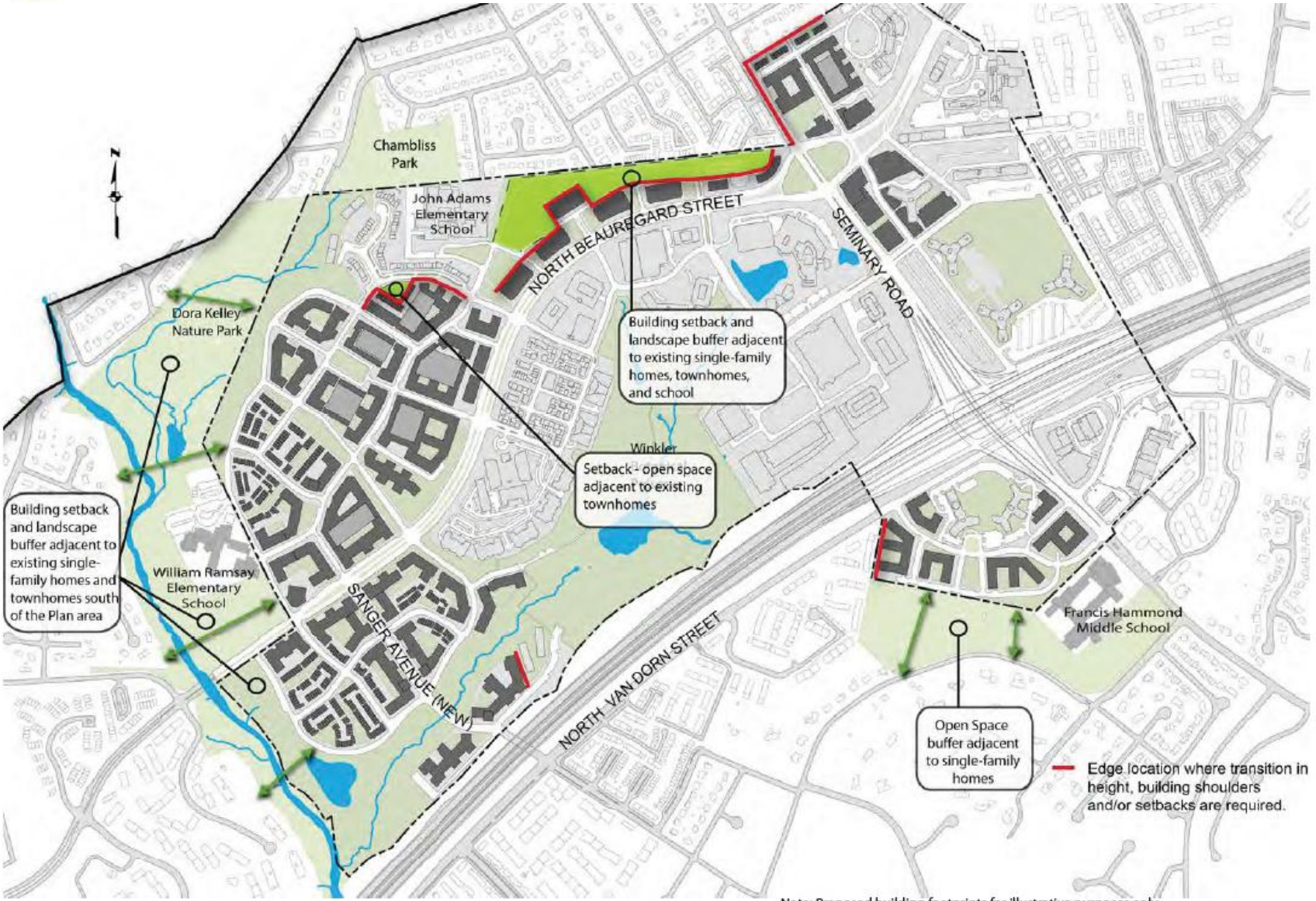
Building Heights



Development Summary

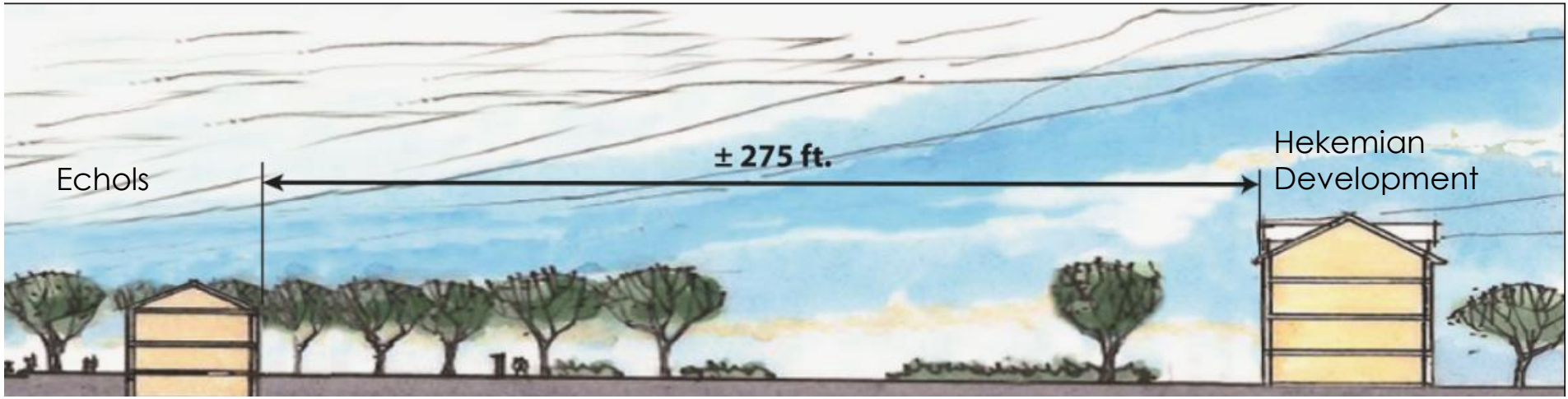
NEIGHBOR-HOOD	PRINCIPAL LAND USES	LAND AREA (ACRE)	PUBLIC OPEN SPACE [7,8]	MAXIMUM BUILDING HEIGHT [11]	REQUIRED PARKING	FLOOR AREA (SQ FT) BY USE						TOTAL SQ. FT.
						OFFICE	RESIDENTIAL	DWELLING UNITS [9,10]	REQUIRED RETAIL	OPTIONAL RETAIL [3]	HOTEL	MAXIMUM
1. Town Center	Residential/ Office/ Retail/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

Heights Transitions



Note: Proposed building footprints for illustrative purposes only.

Foster Fairbanks Neighborhood – Building Heights



Dora Kelley Nature Park – Open Space Evolution

EXISTING

EARLIER PROPOSAL

CURRENT PLAN

PROPOSED EXPANSION OF DORA KELLEY NATURE PARK 7.4 ACRES

Dora Kelley Nature Park – Additional Open Space

Existing Open Space

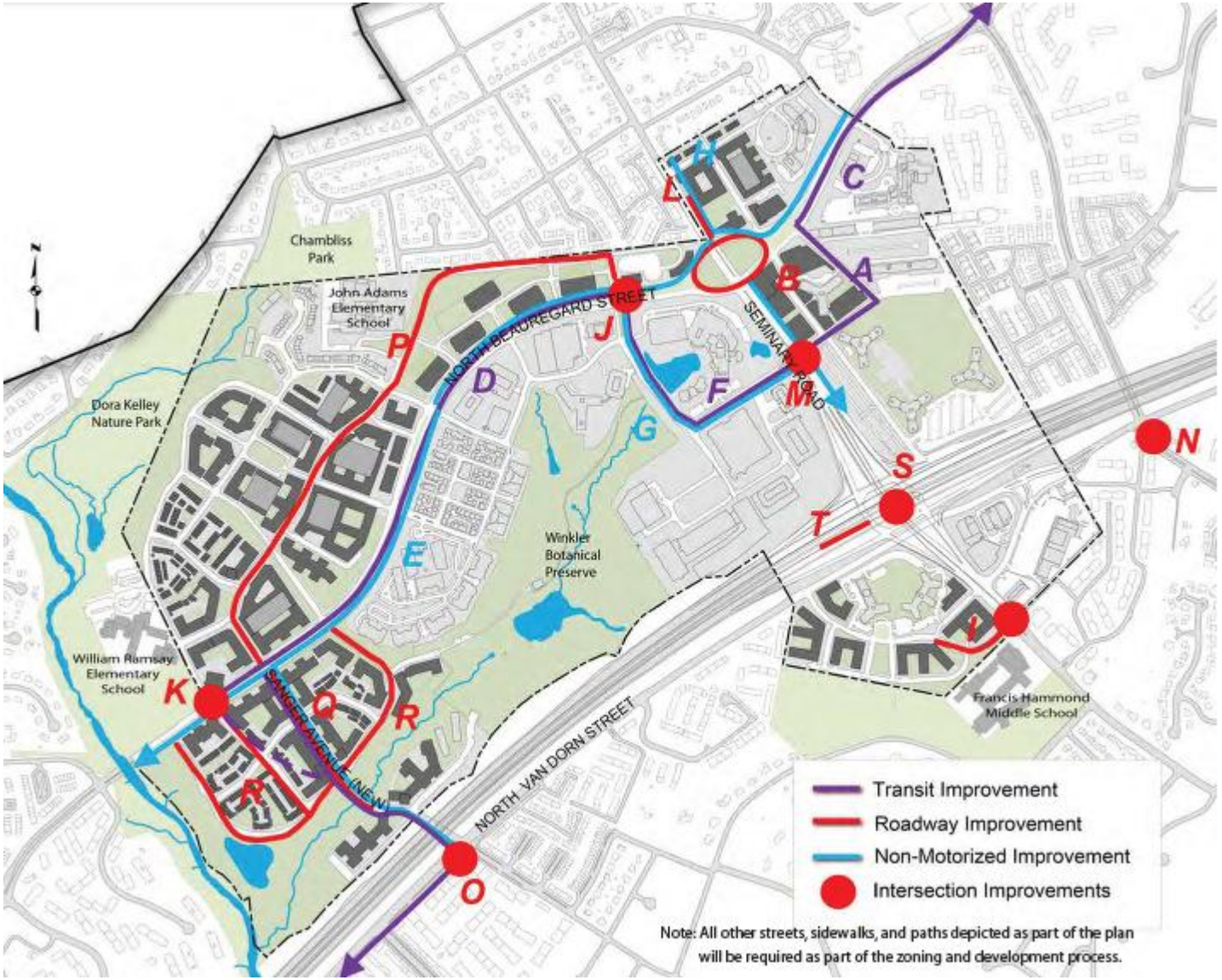
Foster Fairbanks – Shirley Gardens

Open Space Foster Fairbanks – Shirley Gardens

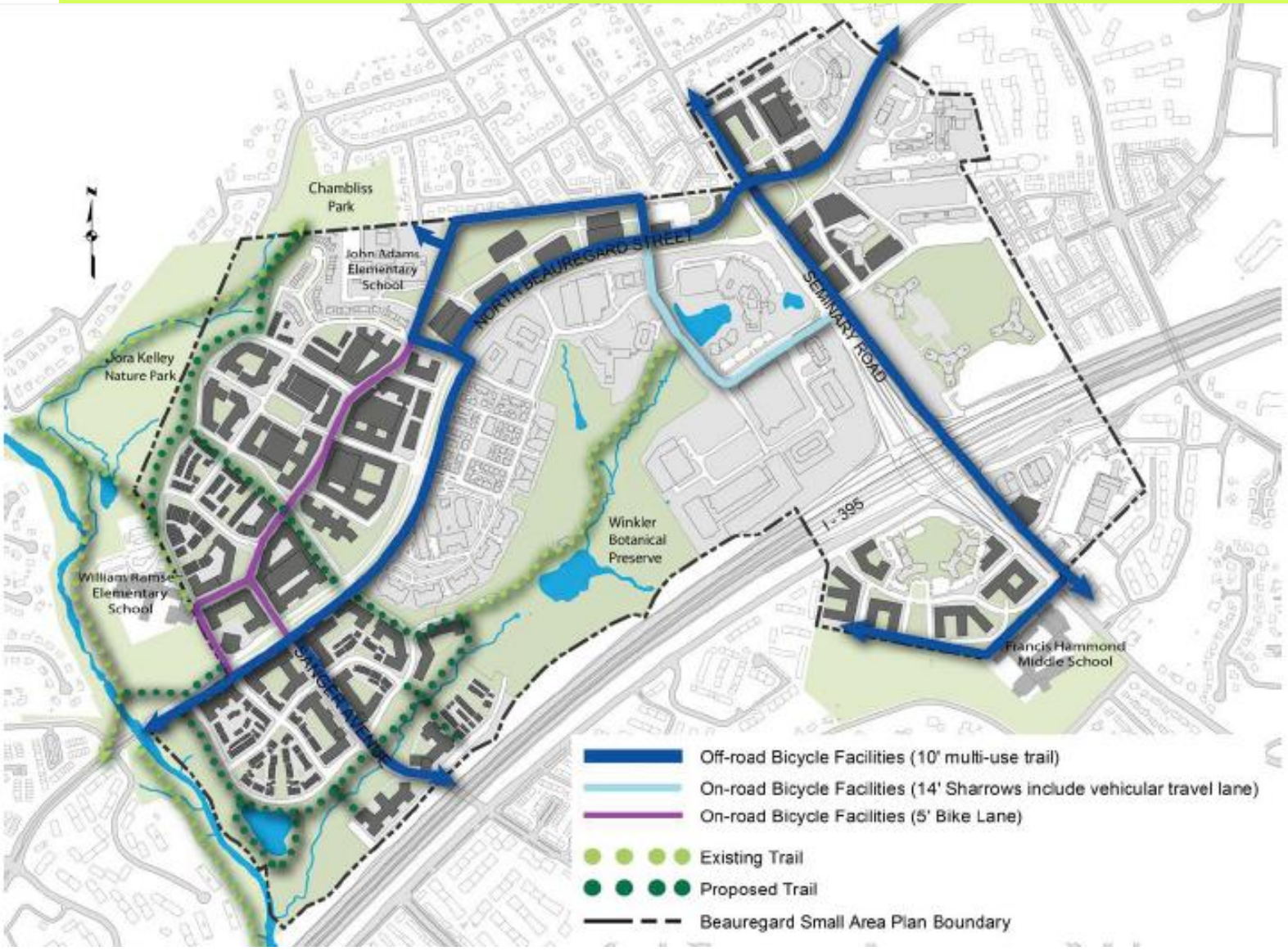
Upland Neighborhood

Transportation

Recommended Transportation System Improvements



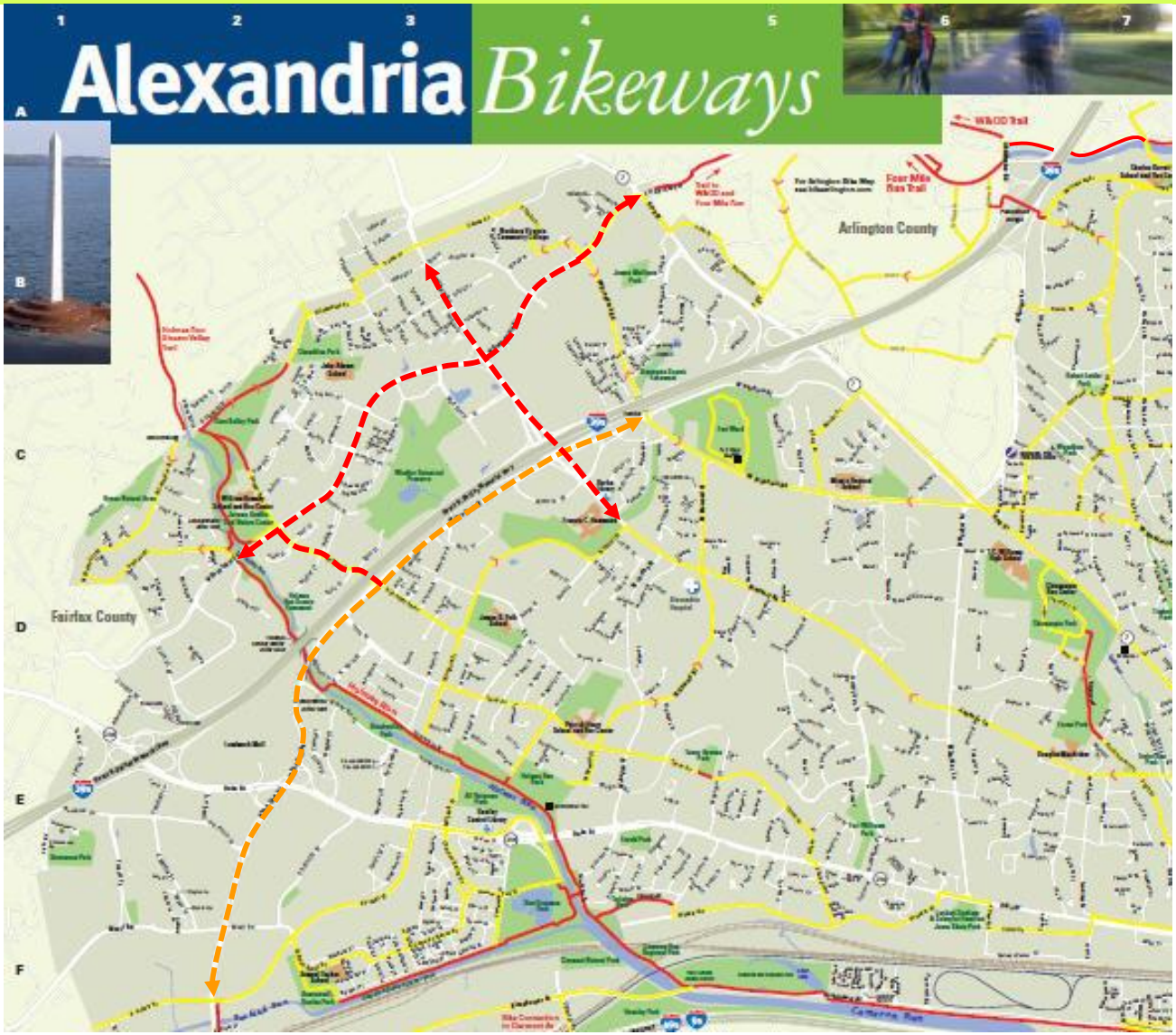
Bicycle Circulation



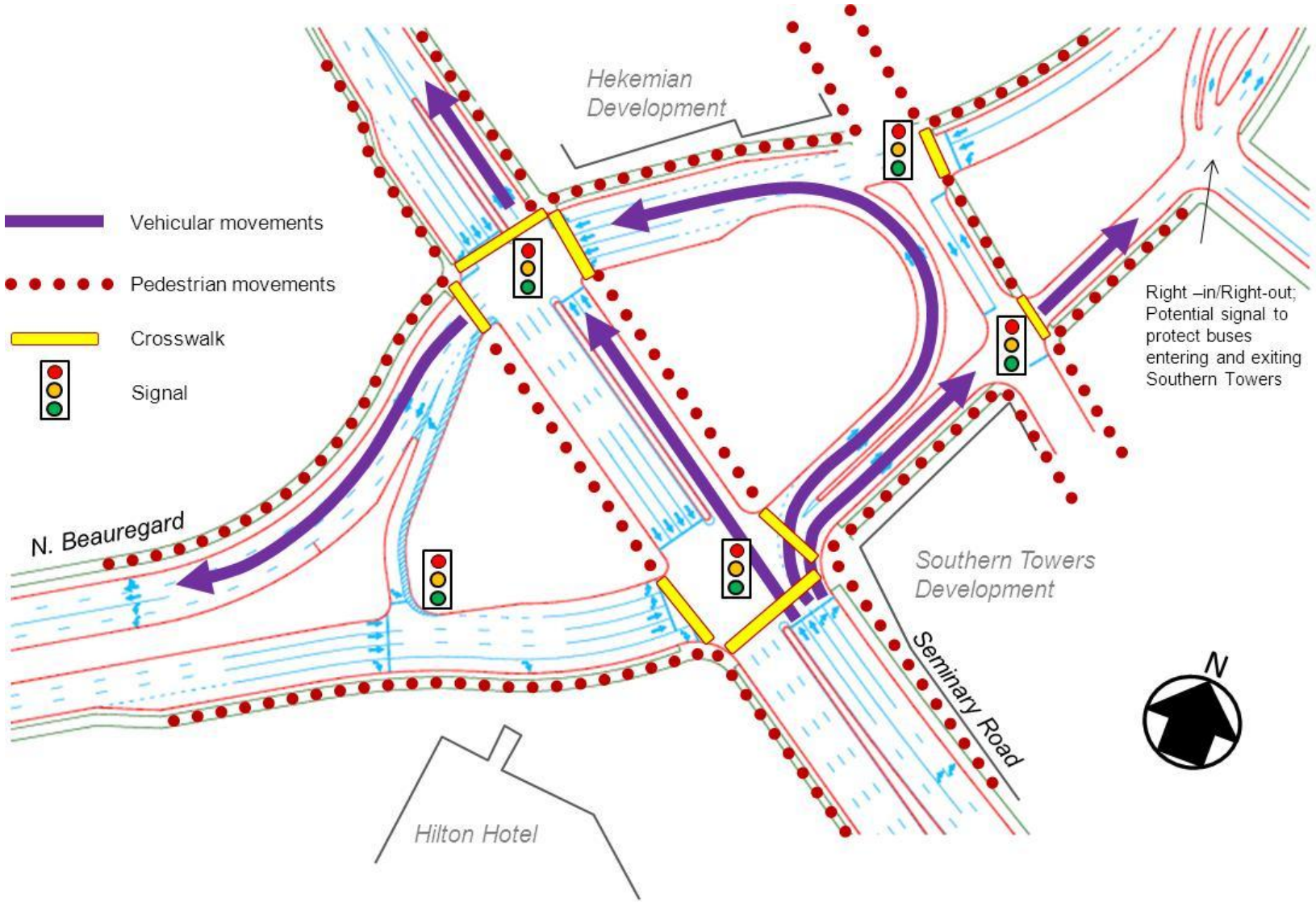
Regional Bicycle Circulation (Proposed)

LEGEND:

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



Ellipse


Hekemian Development
Vehicular movements
Pedestrian movements
Crosswalk
Signal
Right –in/Right-out; Potential signal to protect buses entering and exiting Southern Towers
N. Beauregard
Southern Towers Development
Seminary Road
N
Hilton Hotel

Housing

Housing

Update on **Revised** Housing Proposal

- More units
- Earlier acquisition
- Deeper subsidies to reach lower incomes
- Longer affordability
- Tenant Survey
- Distribution of affordable units
- Funding increased by $32.7 million

Why the Plan is important for affordable housing

Revised Housing Proposal: More Committed Units

Target has increased to **800** committed affordable units

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

Buy down will include units in existing buildings and new units when available

Existing units will cost less and will be available sooner

Southern Towers Berkeley Building (46); Seminary Towers (55); Lynbrook (44-prior to donation)

Revised Housing Proposal: More Committed Units

<u>Other options to increase target and expand affordability</u>

- Potential for affordable senior housing at Goodwin House and/or at The Hermitage as those properties look to increase their facilities and services
- Senior housing above the fire station to be studied
- Building sites in Plan area maybe acquired by nonprofits
- Committed units will accept Housing Choice/Section 8 vouchers

Revised Housing Proposal: Earlier acquisition

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

Interim tenant assistance will be available to all residents in good standing:

- Notice and regular communication
- Second survey to update information
- Coordinated relocation options (to comparably priced units in the Plan area and throughout the City)
- Payments to help with moving costs

Revised Housing Proposal: Deeper subsidies

Proposed range is now 40% – 75% AMI

Targeting lower incomes to serve households with fewest options

Funding to subsidize units will come from:

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

Revised Housing Proposal: Longer Affordability

The 30 year affordability period may be increased through:

Nonprofit or ARHA ownership of some units and/or building sites(affordable "in perpetuity") to be negotiated

Option to negotiate extension of affordability for an additional 10 year period beyond 30 years

Tenant Survey

Spring 2012: In consultation with Tenant and Workers United, City and Developers will sponsor a survey of rental households impacted by demolition and redevelopment

Survey will ask about:

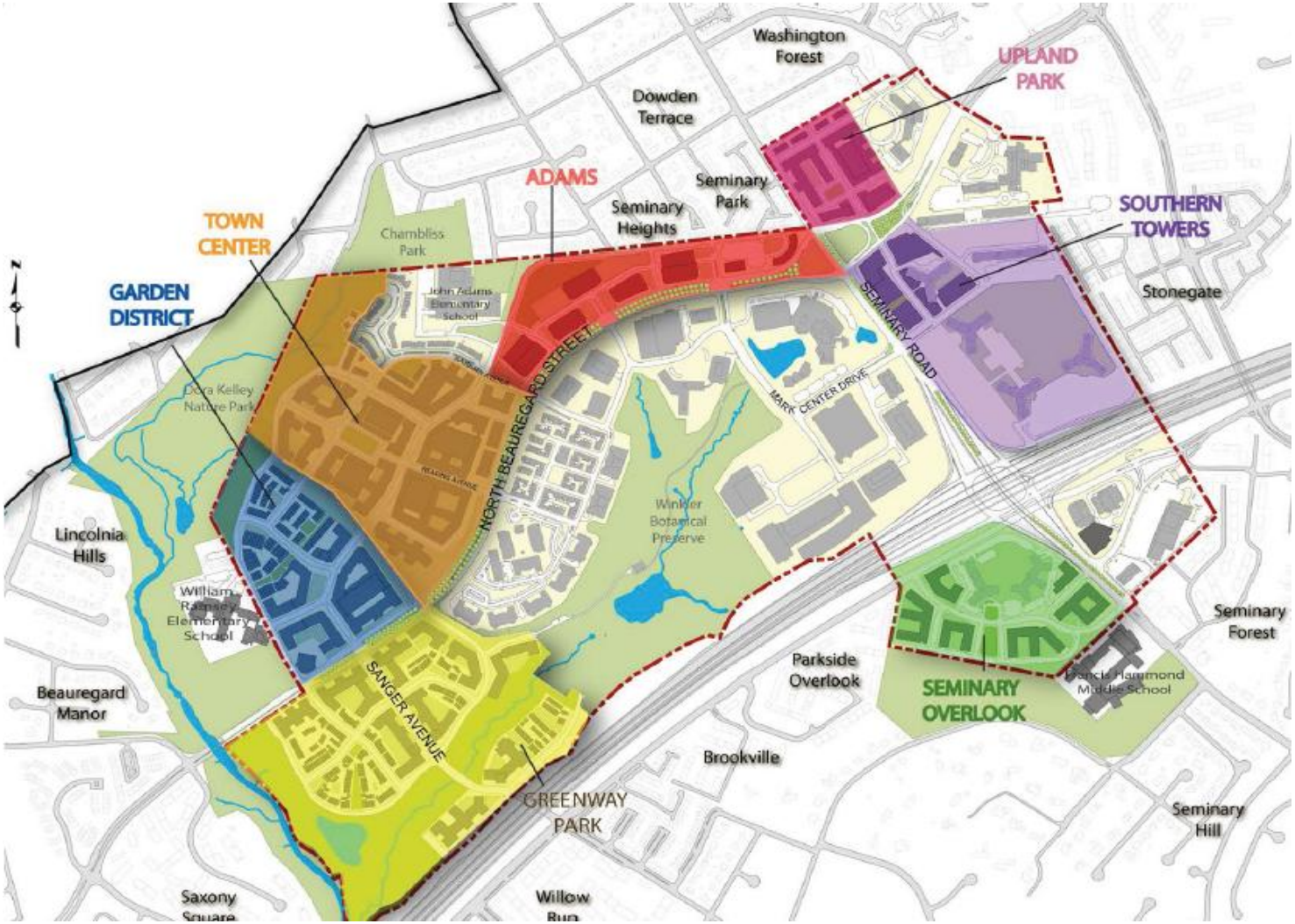
- Household size and composition
- Age
- Household income and place of work
- Other demographic information to support planning for housing needs

Goal is to interview at least 1,250 households

Fall 2012: Survey data will be used to refine planning for affordable housing needs during rezoning and DSUP processes

Location of Committed Affordable Housing

To Be Dispersed Among All Residential Neighborhoods



Improved Funding

Developers' cash share Public amenities fund Voluntary affordable housing contribution	$49.7 Million
Mortgage value of Hillwood and Lynbrook donations	$8.0 Million
City Beauregard Redevelopment Tax Increment Share	$52.4 Million
City Housing Trust Fund/Other	$4.0 Million
TOTAL	$114.1 Million

The City will actively seek third party financial resources to supplement the funds already pledged by the developers and the City to enhance and increase affordable housing options in Beauregard.

Why the Plan is important to affordable housing

Replaces at risk market affordable/workforce housing with committed affordable/workforce housing (32% of units to be demolished will be replaced)

Ensures some committed housing will be affordable to very low income households, enabling area's economic diversity

Expands affordability through Housing Choice Vouchers

Creates a true mixed income community

Provides a coordinated approach to producing and preserving long term committed affordable/workforce housing in an area that is particularly pressured by nearby regional redevelopment

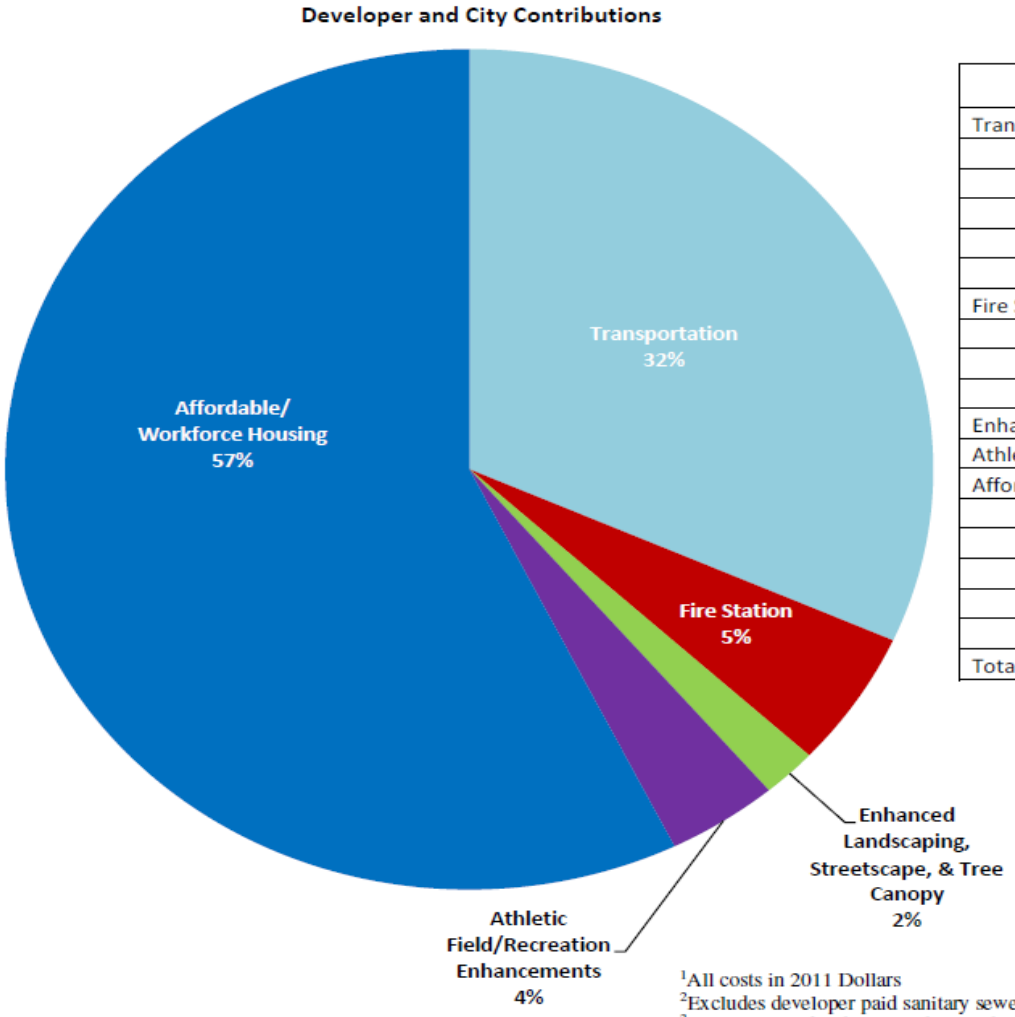
Preserves affordability that is at risk due to market pressures (increasing rents), redevelopment (Lynbrook townhomes DSUP), and renovation (The Encore)

Commits significant developer and City resources ($114.1 M+) to affordable housing

Implementation

Implementation

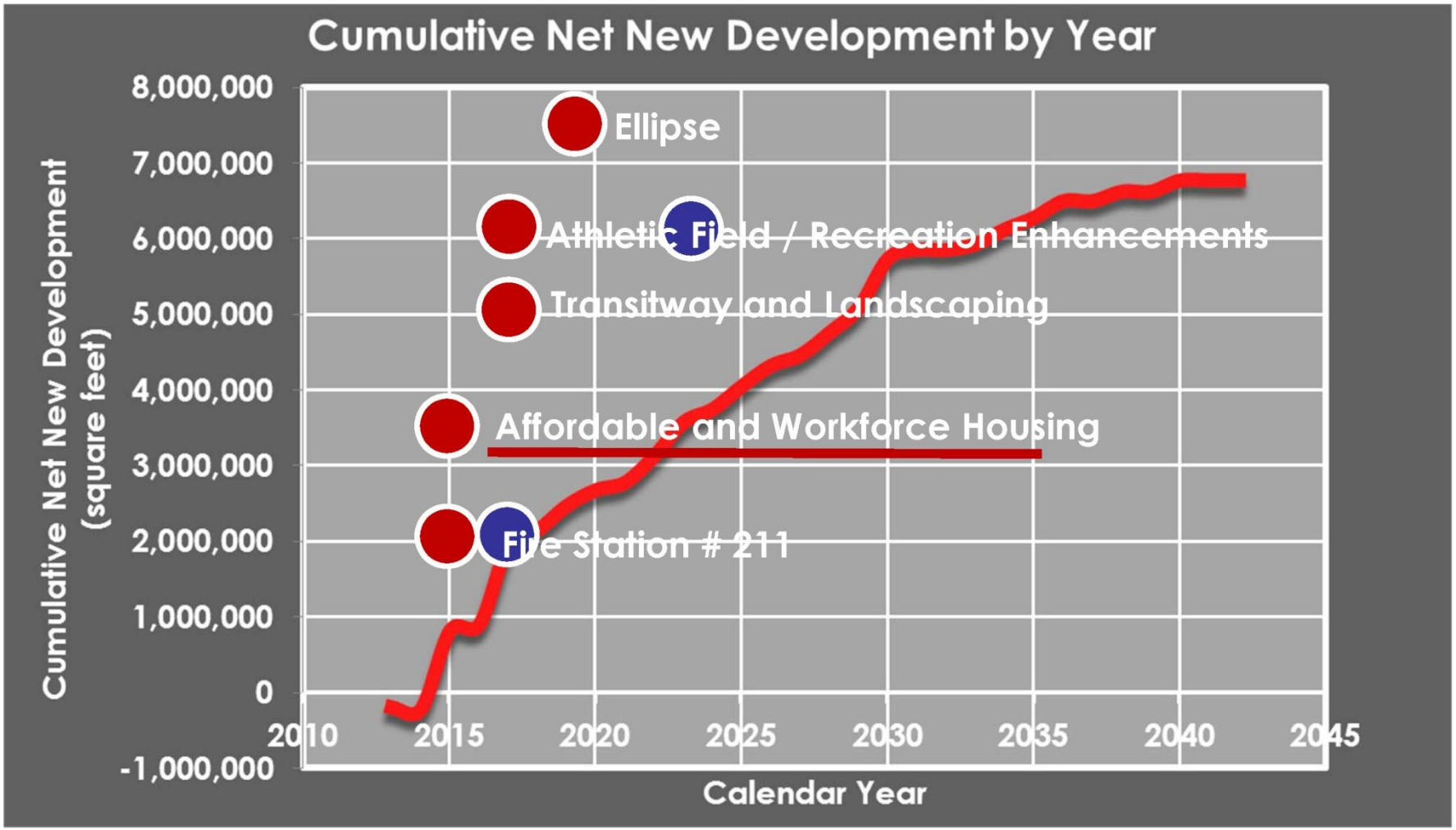
Public Benefits of Proposed Small Area Plan



	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]

[1]All costs in 2011 Dollars
[2]Excludes developer paid sanitary sewer tap and building permit fees as well as development site public infrastructure
[3]Represents in-kind, non-cash contribution
[4]Includes a contingency of $9 million
[5]Represents City re-investment of incremental increases in real estate tax revenue attributable to redevelopment, Housing Trust Fund and other City Housing sources.

Implementation



Next Steps

April 19:	**Parks & Recreation Commission Meeting @ 7 PM**
May 2:	**Transportation Commission Meeting @ 7 PM**
May 3:	**Planning Commission Public Hearing @ 7 PM**
May 12:	**City Council Public Hearing @ 9 AM**