Agenda

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

- **Maximum 130’ (9 - 10 Stories)**
- **Maximum 110’ (6 - 8 Stories)**
- **Maximum 60’ (4 - 5 Stories)**
- **Maximum 45’ (3 - 4 Stories)**

Legend:
- **Existing Buildings to Remain in Effect**
- **Building height limited to 6 stories.**
- **Building height limited to 9 stories, maximum 115’.**
- **Building height limited to 10 stories, maximum 110’.**

1. Maximum height 60’, except for multifamily buildings with pitched roofs and/or ground floor retail, in which case maximum height is 70’.
## Development Summary

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Principal Land Uses</th>
<th>Land Area (Acre)</th>
<th>Maximum Building Height</th>
<th>Required Parking</th>
<th>Office (Sq Ft)</th>
<th>Residential</th>
<th>Dwelling Units</th>
<th>Required Retail</th>
<th>Optional Retail</th>
<th>Hotel (Sq Ft)</th>
<th>Total Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Town Center</td>
<td>Residential/Office/Retail/Hotel</td>
<td>±46.27</td>
<td>60-130</td>
<td></td>
<td>405,165</td>
<td>2,342,863</td>
<td>2,123</td>
<td>200,000</td>
<td>109,245</td>
<td>126,845</td>
<td>3,184,118</td>
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<td>2. Garden District</td>
<td>Residential/Retail</td>
<td>±24.14</td>
<td>45-60</td>
<td></td>
<td>1,109,336</td>
<td>1,008</td>
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<td>21,355</td>
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<td>1,130,691</td>
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<td>3. Greenway</td>
<td>Residential</td>
<td>±59.06</td>
<td>45-60</td>
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<td>2,069,751</td>
<td>1,881</td>
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<td>13,250</td>
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<td>2,083,001</td>
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<td>4. Adams</td>
<td>Office/Retail/Hotel</td>
<td>±19.20</td>
<td>45-110</td>
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<td>1,020,765</td>
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<td>0</td>
<td>15,000</td>
<td>100,000</td>
<td>1,135,765</td>
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<td>5. Upland Park</td>
<td>Residential/Office/Retail/Hotel</td>
<td>±9.47</td>
<td>45-110</td>
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<td>78,469</td>
<td>590,000</td>
<td>536</td>
<td>0</td>
<td>16,000</td>
<td>75,000</td>
<td>759,469</td>
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<td>6. Southern Towers</td>
<td>Office/Retail/Hotel</td>
<td>±5.48</td>
<td>45-110</td>
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<td>195,000</td>
<td>0</td>
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<td>25,000</td>
<td>80,000</td>
<td>100,000</td>
<td>400,000</td>
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<td>7. Seminary Overlook</td>
<td>Residential</td>
<td>±24.0</td>
<td>60</td>
<td></td>
<td>0</td>
<td>979,744</td>
<td>890</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>979,744</td>
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<tr>
<td>Total</td>
<td></td>
<td>±187.62</td>
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<td>1,699,399</td>
<td>7,091,694</td>
<td>6,438</td>
<td>225,000</td>
<td>254,850</td>
<td>401,845</td>
<td>9,672,788</td>
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</tbody>
</table>
Heights Transitions

Note: Proposed building footprints for illustrative purposes only.
Foster Fairbanks Neighborhood – Building Heights

± 275 ft.
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

Additional ± 7.4 acres adjacent to Dora Kelley Nature Park

Potential additional .85 acres of open space within the Town Center Neighborhood

A .85 acre open space adjacent to Dora Kelley Nature Park. The park will enable removal of existing impervious surface (surface parking) and add additional tree canopy. The final design and programming will occur as part of the rezoning(s) and development review process.
Existing Open Space
Foster Fairbanks – Shirley Gardens
Transportation
Recommended Transportation System Improvements

[Map of recommended transportation system improvements with various symbols and annotations.]

Note: All other streets, sidewalks, and paths depicted as part of the plan will be required as part of the zoning and development process.
Bicycle Circulation
Regional Bicycle Circulation (Proposed)

LEGEND:

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

- Vehicular movements
- Pedestrian movements
- Crosswalk
- Signal

Right-in/Right-out: Potential signal to protect buses entering and exiting Southern Towers Development.
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

Other options to increase target and expand affordability

• 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
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
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**
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
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

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Developers’ cash share</td>
<td>$49.7 Million</td>
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<tr>
<td>Public amenities fund</td>
<td></td>
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<tr>
<td>Voluntary affordable housing contribution</td>
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<tr>
<td>Mortgage value of Hillwood and Lynbrook donations</td>
<td>$8.0 Million</td>
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<tr>
<td>City Beauregard Redevelopment Tax Increment Share</td>
<td>$52.4 Million</td>
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<tr>
<td>City Housing Trust Fund/Other</td>
<td>$4.0 Million</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$114.1 Million</strong></td>
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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
Public Benefits of Proposed Small Area Plan

<table>
<thead>
<tr>
<th>Benefit</th>
<th>Contributions</th>
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<tbody>
<tr>
<td>Transportation Improvements</td>
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<tr>
<td>Ellipse</td>
<td>$27,310,704</td>
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<td>Transitway for BRT</td>
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<td>Other Transportation Improvements</td>
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<td>Right-of-Way Dedication</td>
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<td>Transportation Subtotal</td>
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<td>Fire Station</td>
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<td>Facility</td>
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<td>Land Dedication</td>
<td>$1,793,950</td>
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<tr>
<td>Fire Station Subtotal</td>
<td>$11,050,015</td>
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<tr>
<td>Enhanced Landscaping, Streetscape &amp; Tree Canopy</td>
<td>$4,000,000</td>
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<tr>
<td>Athletic Field/Recreation Enhancements</td>
<td>$8,150,500</td>
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<tr>
<td>Affordable/Workforce Housing</td>
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<tr>
<td>Public Amenity Contribution</td>
<td>$23,476,504</td>
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<td>Voluntary Contribution</td>
<td>$26,267,136</td>
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<td>Hillwood/Lynbrook Dedication (100 units)</td>
<td>$14,300,000</td>
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<td>Tax Increment Funding/Trust Fund/Other</td>
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<td>Affordable/Workforce Housing Subtotal</td>
<td>$120,443,640</td>
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<tr>
<td>Total</td>
<td>$210,209,187</td>
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</table>

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

Cumulative Net New Development by Year

- Ellipse
- Athletic Field / Recreation Enhancements
- Transitway and Landscaping
- Affordable and Workforce Housing
- Fire Station # 211

Cumulative Net New Development (square feet)

Calendar Year

2010 2015 2020 2025 2030 2035 2040 2045
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