Beauregard Small Area Plan
City Council Public Hearing
May 12, 2012
9:30 a.m.
Demographic Profile

Beauregard Area
- White: 41%
- Black: 33%
- Asian: 10%
- All other: 16%

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

City of Alexandria
- White: 61%
- Black: 22%
- Asian: 6%
- All other: 11%

Median age: 35.5
Avg. household size: 2.0
Median household income: $80,000
Non-Single Occupant Vehicle Use

Percent of Workers Commuting by Modes Other than Single Occupant Vehicle

- 19 - 20%
- 20.1 - 25%
- 25.1 - 30%
- 30.1 - 40%
- 40.1 - 50%
- 50.1 - 60%
- 60.1 - 63.5%

Citywide 39.4%

Source: 2006 - 2010 American Community Survey 5-year Average Data by Tract
Discussion Topics

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

Small Area Plan

DSUP

Zone / CDD

Community Input
Planning Process

2009

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

2010

- Dec 2010 – Oct 2011
  - Community Driven Process
    - BCSG & Developer Stakeholder Group Community Meetings
    - Citizen Beauregard Bus Tour
    - Joint CC/PC Work Session

2011

  - 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

2012

- May 3, 2012
  - Planning Commission Public Hearing

- May 12, 2012
  - City Council Public Hearing

Total – 78 outreach meetings
Plan Elements
• 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
Town Center – Public Open Space

- Potential open space for use of $1.5 million BRAC Open Space
- Future Community Process
TRANSPORTATION
Recommended Transportation System Improvements
Recommended Transit Network

Transit Corridor ‘C’

Southern Towers - Existing

Southern Towers Transit Center
## Bicycle Network

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>With Plan</th>
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</thead>
<tbody>
<tr>
<td>Multi-Use Trail</td>
<td>0.13 Miles</td>
<td>3.2 Additional Miles</td>
</tr>
<tr>
<td>Bike Lanes</td>
<td>0 Miles</td>
<td>1.3 Miles</td>
</tr>
<tr>
<td>Sharrows</td>
<td>0 Miles</td>
<td>0.7 Miles</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>0.13 Miles</strong></td>
<td><strong>5.9 Miles</strong></td>
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</table>
Pedestrian Network – Existing Conditions

Future Pedestrian Conditions
**Ellipse**

**EXISTING:** Crosses 10 lanes
Approximately 115 feet (33 seconds)

**FUTURE:** 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
The target has increased to **800** committed affordable and workforce units

800 = 32% of units to be demolished

- Existing, new and donated units
- $120 M+ Developer contribution and City investment (exclusive of leverage)

Potential for future affordable senior housing

Building sites may be acquired by nonprofit developers or ARHA

Committed units will accept Housing Choice Vouchers

Planning Commission: **Require 40 years**
Deeper Subsidies/Tenant Relocation

Proposed range is 40 – 75% AMI

Deeper subsidies will serve lower income households (fewest options in private market)

Some committed units available in 2014, prior to demolition

Tenant relocation assistance for all residents in good standing

- Notice
- Coordinated relocation to a comparably priced unit
- Financial payment – moving costs
In consultation with Tenant and Workers United, City will sponsor a survey of rental households impacted by demolition and redevelopment.

Survey will support planning for housing needs in future rezoning and DSUP processes.

The City values all residents:
- Fair relocation process
- Mitigating impacts of displacement

The City will continue to explore ways to improve outreach, communication and engagement with residents in future planning and implementation processes.
IMPLEMENTATION
## Public Benefits Funding

<table>
<thead>
<tr>
<th>Category</th>
<th>Contributions</th>
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<tbody>
<tr>
<td><strong>Transportation Improvements</strong></td>
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<tr>
<td>Ellipse</td>
<td>$27,310,704</td>
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<tr>
<td>Transitway for BRT</td>
<td>$22,500,000</td>
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<tr>
<td>Other Transportation Improvements</td>
<td>$501,600</td>
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<tr>
<td>Right-of Way Dedication</td>
<td>$16,252,728</td>
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<td><strong>Transportation Subtotal</strong></td>
<td>$66,565,032</td>
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<tr>
<td><strong>Fire Station</strong></td>
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<tr>
<td>Facility</td>
<td>$9,256,025</td>
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<tr>
<td>Land Dedication</td>
<td>$1,793,990</td>
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<td><strong>Fire Station Subtotal</strong></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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<td><strong>Affordable/Workforce Housing</strong></td>
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<tr>
<td>Public Amentity 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>
<td>$56,400,000</td>
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<td><strong>Affordable/Workforce Housing Subtotal</strong></td>
<td>$120,443,640</td>
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<tr>
<td><strong>Total</strong></td>
<td>$210,209,187</td>
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New Development
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