

# Beauregard Implementation CDD #21 and CDD #22



City Council  
April 13, 2013

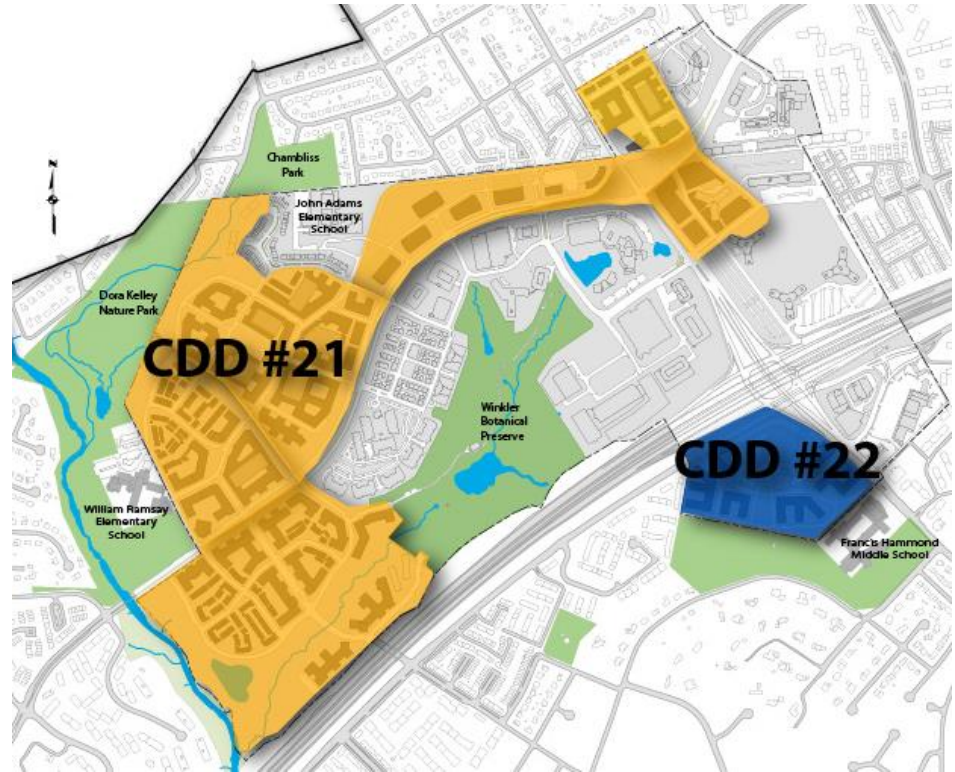
# Agenda

- Overview – Process
- Housing
- Transportation
- Land Use



# Overview

- Two rezonings
- Two text amendments – CDD
- Text amendment – Design Advisory Group
- CDD Concept Plan



# Community Involvement

- Beauregard Rezoning Advisory Group
- Affordable Housing Advisory Committee
- Met over past 8 months
- Received community input
- Recommendations
- 63 meetings (BSAP process, 2009-12)
- 37 meetings (implementation process)

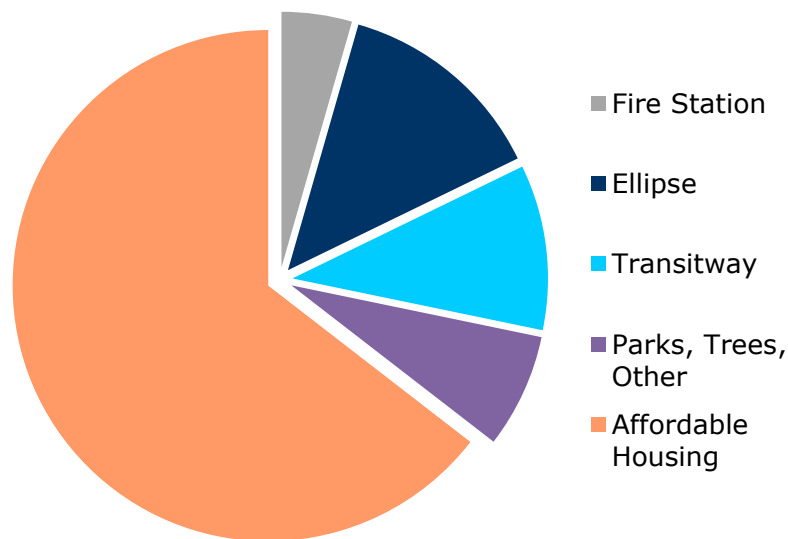




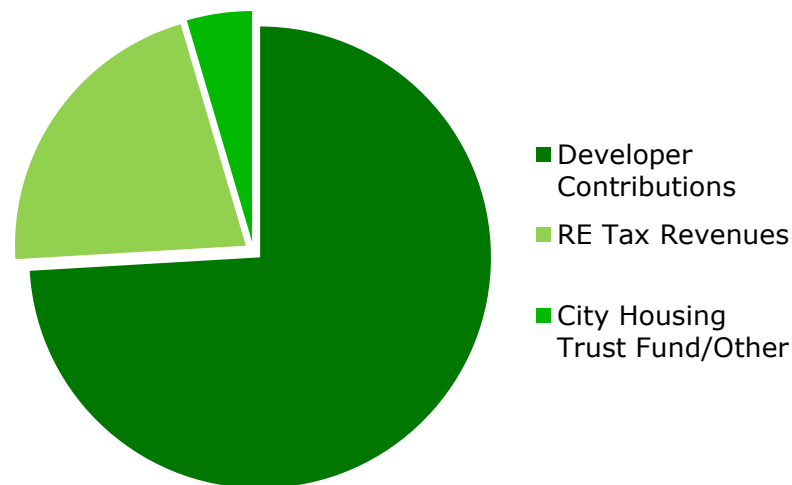
# Beauregard Public Benefit Funding

## Uses

\$263 million



## Sources



# Beauregard Developer Contributions

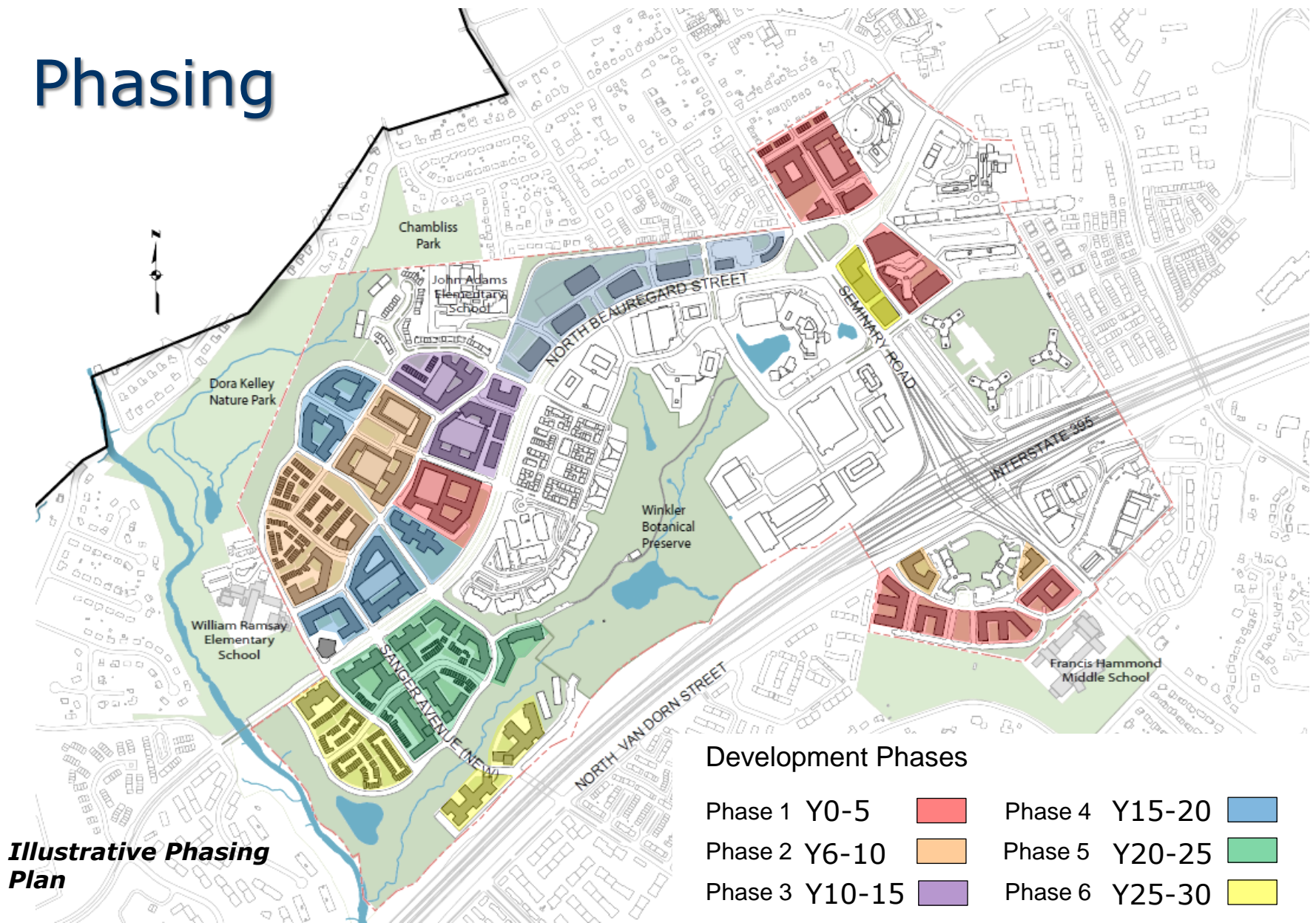
(2013 dollars, in millions)

Public Benefit	Amount
Fire Station	\$9.6
Ellipse	\$28.2
Transitway	\$23.5
Parks, Trees, Other	\$13.3
Affordable Housing	\$51.7
Donated Land	\$18.0
Donated Housing Units	\$14.3
<b>TOTAL</b>	<b>\$158.6 million</b>

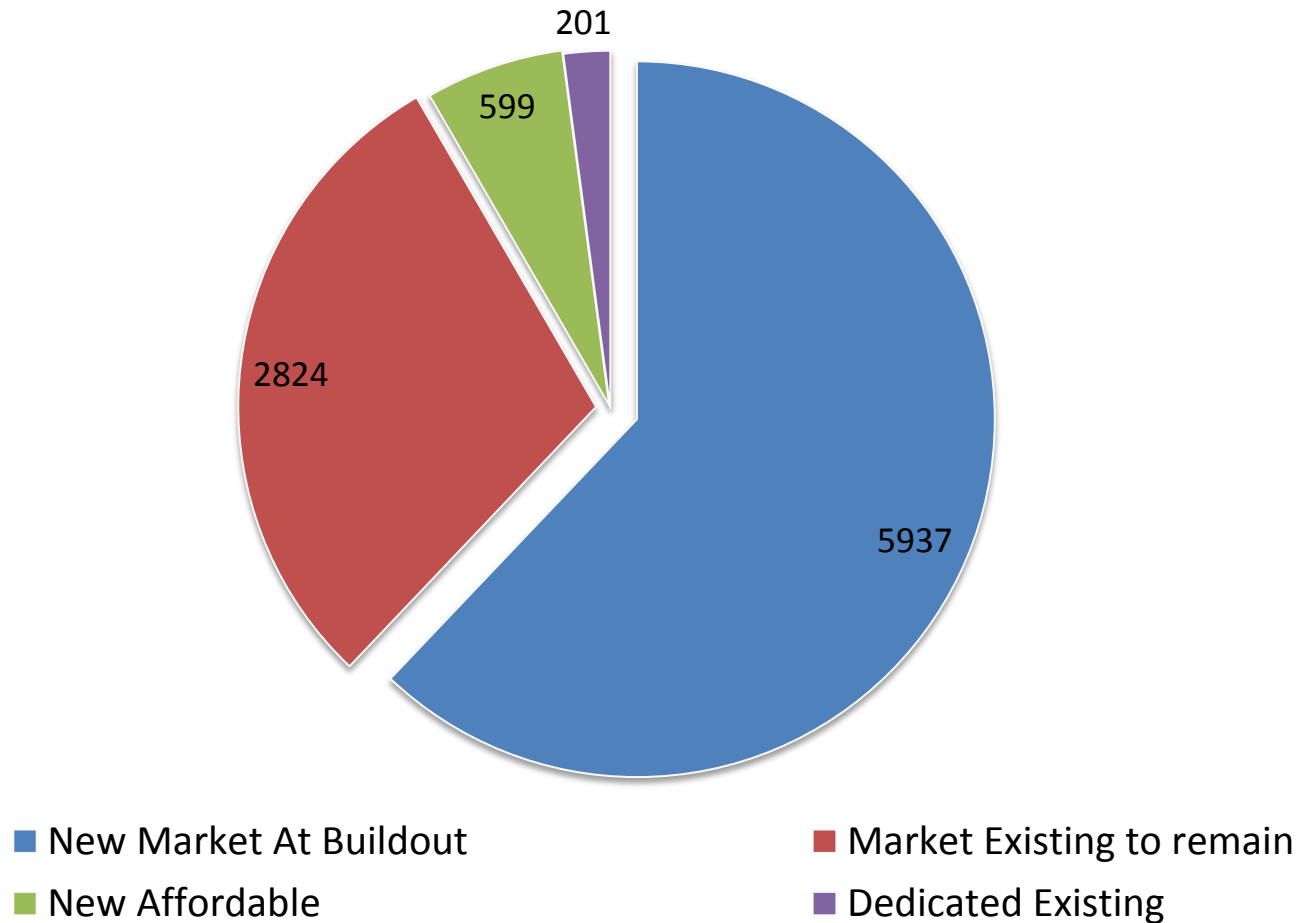
# Housing



# Phasing

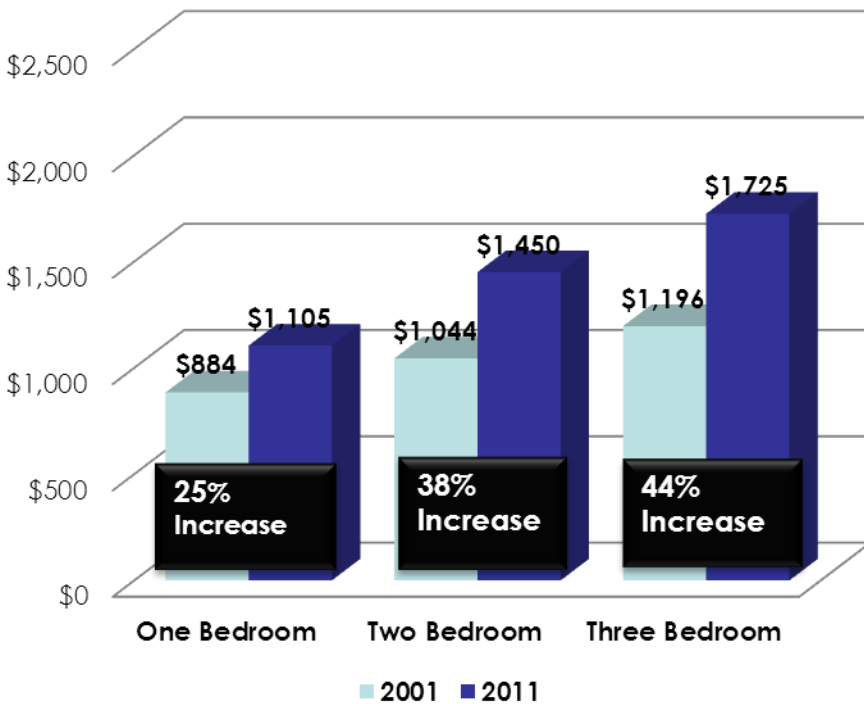


# Beauregard Unit Types at Buildout

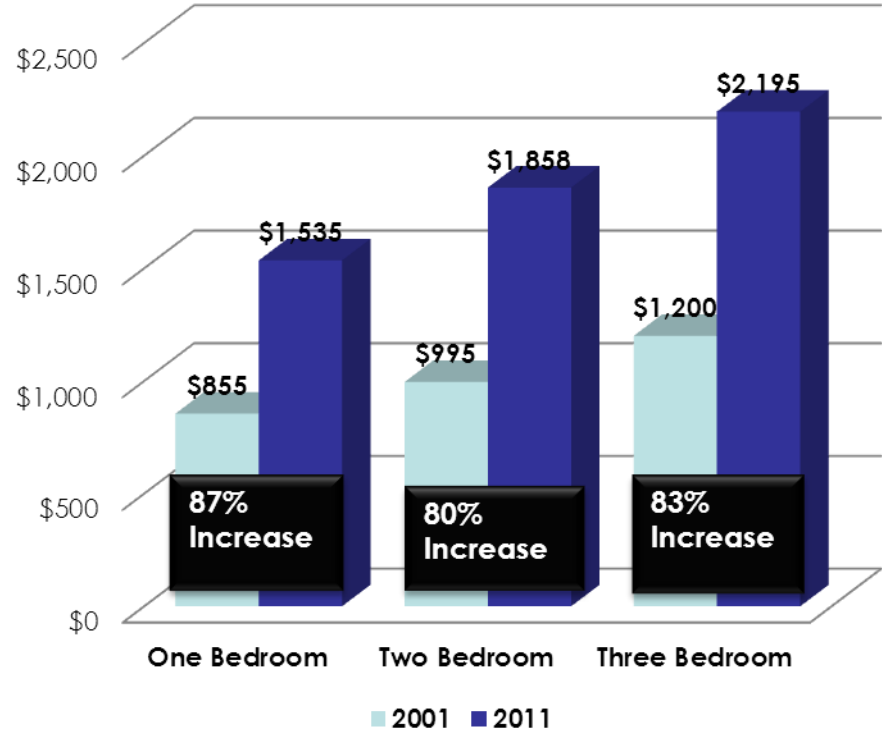


# Rent Increases: Not Renovated vs. Renovated

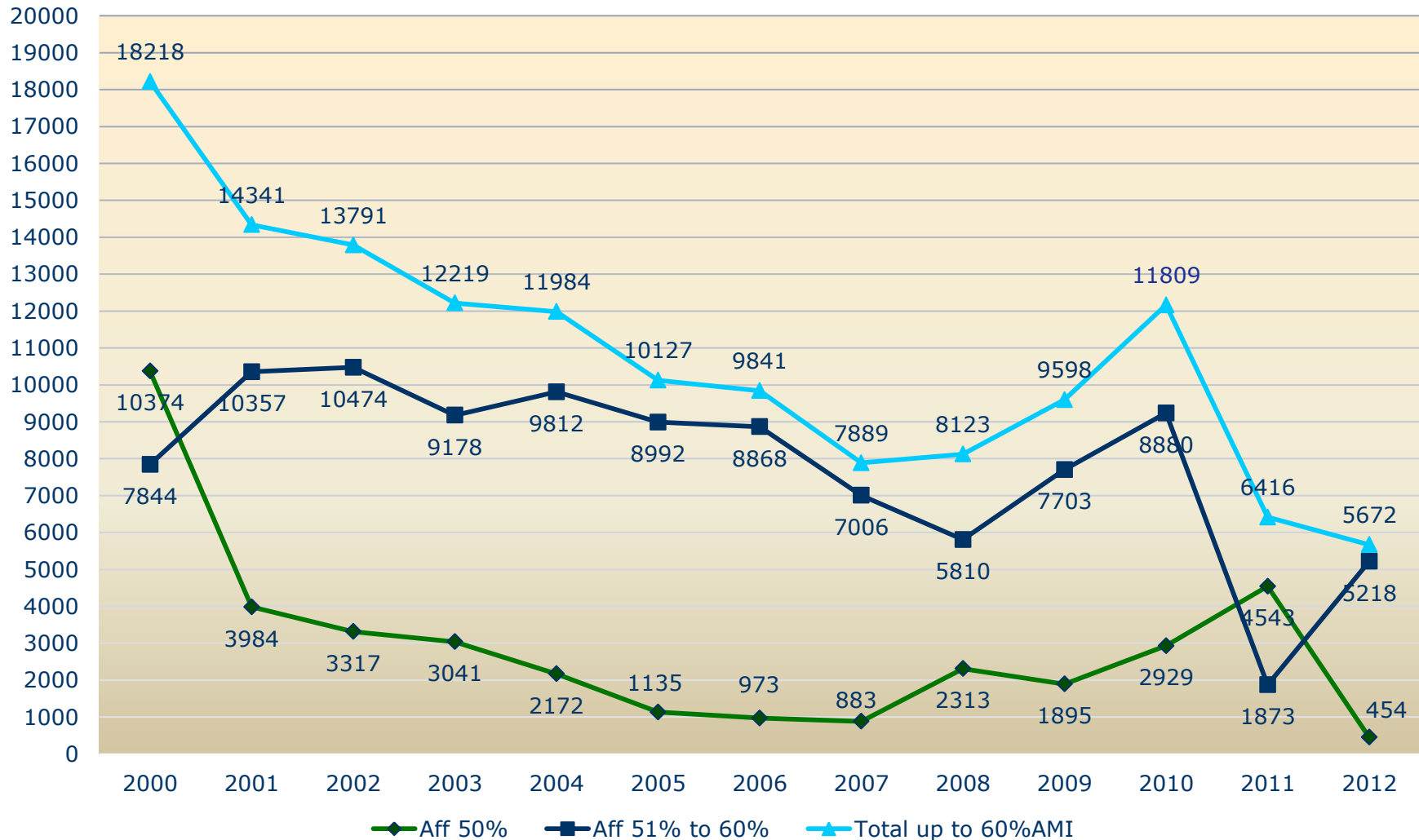
## Seminary Hill Increase 2001 vs 2011



## Seminary Forest/Encore Rent Increase 2001 vs 2011



# Citywide Market Affordable Rent 2000 to 2012





# Housing Benefits of Coordinated Redevelopment through BSAP

- 800 long term committed affordable/workforce units @ 40-75% AMI for 40 years
  - \$167 M in dedicated funding resources
  - 100 units donated by JBG in future years
  - Options to increase number through purchase of sites and use of third party leverage
  - Tenant relocation assistance otherwise achievable only on a voluntary basis



# CDD Conditions to Achieve 800 Units

- Conditions require Applicants to:
  - allow City to buy down, for 40 years -
    - at least 10% units per Neighborhood and up to 15% per new building
    - 10% of units at Southern Towers and Seminary Towers (unless alternative plan to increase early units is agreed to within one year)
  - Donate two Hillwood and two Lynbrook buildings (100 units) when specified amounts of development are reached
  - Provide, at first DSUP for each Neighborhood, a housing plan identifying locations of units for entire Neighborhood
  - If subsequent DSUPs differ from plan, submit revised Neighborhood plan



# Improvements in Committed Affordable/Workforce Units

- Greater affordability, consistent with tenant survey results
- 800 units to be provided by year 21 instead of year 29



# Distribution of Committed Units

	Household Area Median Income Groups					
	40%	50%	55%	60%	75%	> 75%*
<b>Distribution Analysis</b>						
<b>A. Small Area Plan Distribution</b>	12%	20%	30%	30%	8%	0%
<b>B. Tenant Survey Results (All Participants)</b>	38%	11%	5%	5%	13%	28%
<b>C. Tenant Survey Results (Households &lt;75% AMI)</b>	52%	16%	7%	7%	18%	NA
<b>D. AHAC/Staff Recommended Distribution</b>	51%	16%	7%	8%	18%	0%

# Changes Made to Accomplish AHAC Recommendation

- Right-size some 1 person households into efficiency units
- Within 44 Lynbrook units to be donated, provide initial affordability at 60% AMI; create income mix and deeper affordability after donation
- Include 3 leveraged projects totaling 225 units

# Tenant Assistance and Relocation Plan: Committed Units

- Approved by Landlord-Tenant Relations Board
- City prioritizes tenants and assigns them to committed units, both initially and upon turnover
- Level I: residents living in plan area upon adoption of BSAP and approval of CDDs
- Level II: all others; considered only after all Level I households (by unit size)
- City to conduct preliminary survey; info to be verified and updated with each DSUP, before 120-day notice



# Prioritization Criteria

<b>Household lives in unit to be demolished at the time of approval of the DSUP*</b>	<b>11</b>
Income @ or below 40% AMI	2
Child or children in Ramsay, Adams and/or Polk Elementary Schools	2
62 or older and/or has a disability	2
Lived in the plan area for more than three years	1**
OR Lived in the plan area for more than 10 years	2**
Primary place of employment is in or within designated distance (TBD) of plan area	1
Has been relocated during a prior phase	1

- Households with identical points selected by lottery



# Tenant Assistance and Relocation Plan: Comparable Units; Others

- Developers will provide/sponsor relocation coordinator (notice, language support)
- Residents in good standing <75% AMI may secure comparable rental housing (reduced screening criteria)
- Developers' coordinator to maintain lists of available units and make referrals
- All tenants current in rent will receive moving payments (regardless of committed, comparable, or other unit)
- City will monitor and provide housing resource referrals to developer's coordinator (including committed affordable units outside Plan area)



# Housing – Summary of Benefits

- Substantial, long term affordable housing asset using Developer contributions, tax increment from added value, and third party leverage
- More than half of the 800 units provided at 40% AMI rent levels
- 40-year commitment
- Option to consider alternative strategies to provide earlier units at Southern Towers and Seminary Towers if agreed to within one year
- To be reviewed with each future DSUP
- Consistency with Housing Master Plan: partnerships, affordability below 50% AMI, use of City and leveraged funding sources



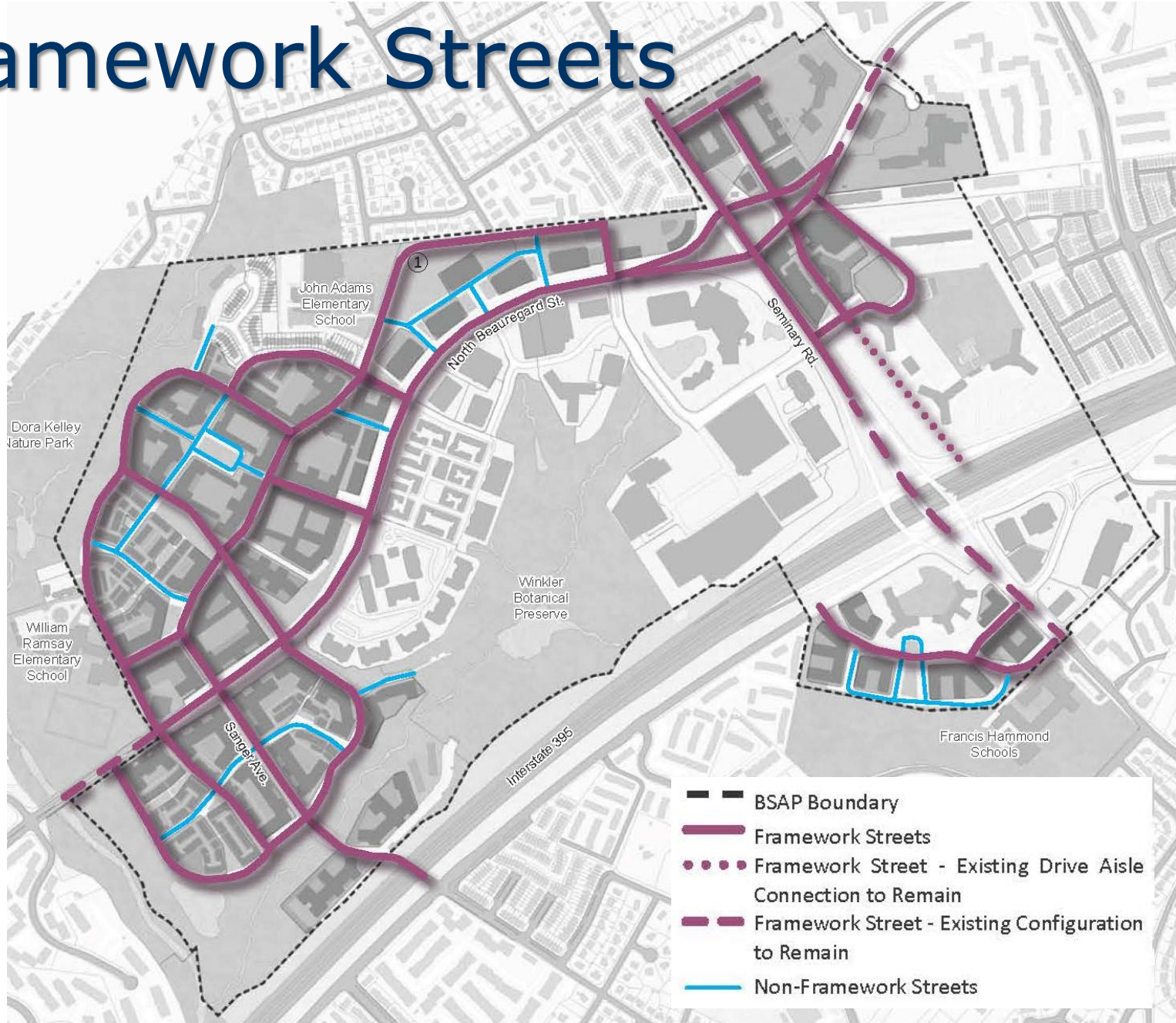
# Pace of Delivery of Affordable Housing Units

	BSAP	Revised	Net Change
Year 5	93	129	+36 units
Year 10	367	434	+67 units
Year 15	577	652	+75 units
Year 20	697	786	+89 units
<b>800 Units Delivered</b>	<b>Year 29</b>	<b>Year 21</b>	<b>-8 years</b>

# Transportation



# Framework Streets

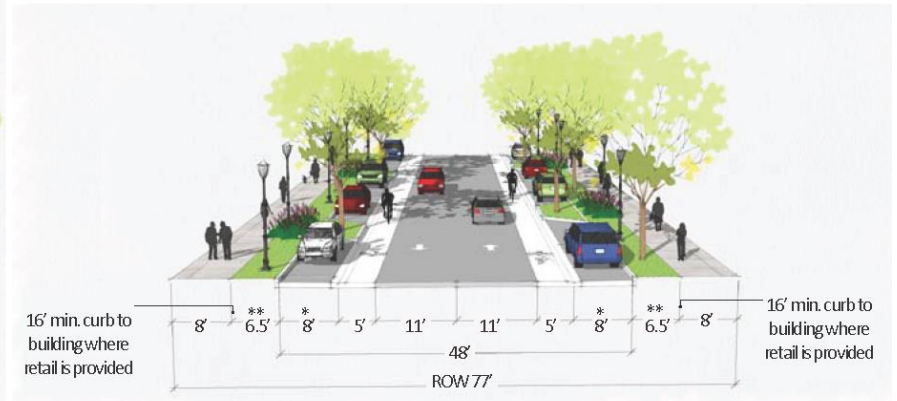


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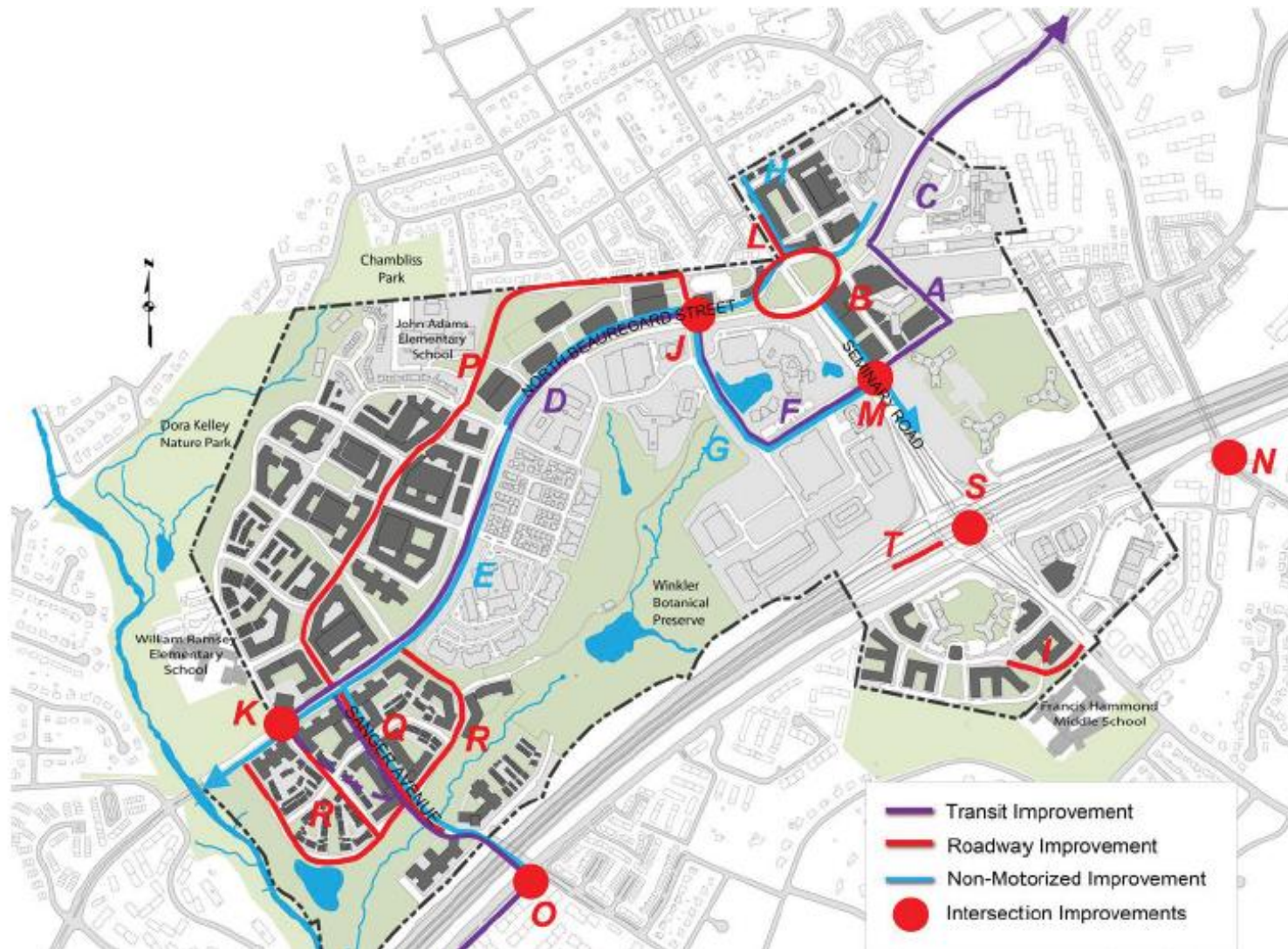




# Street Cross Sections



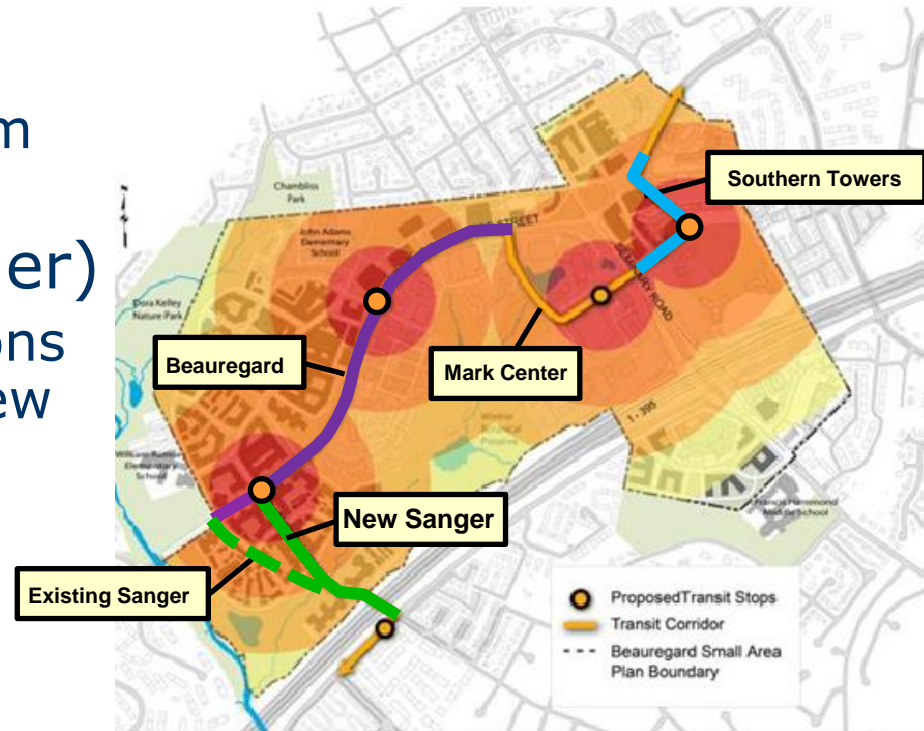
# Transportation Improvements



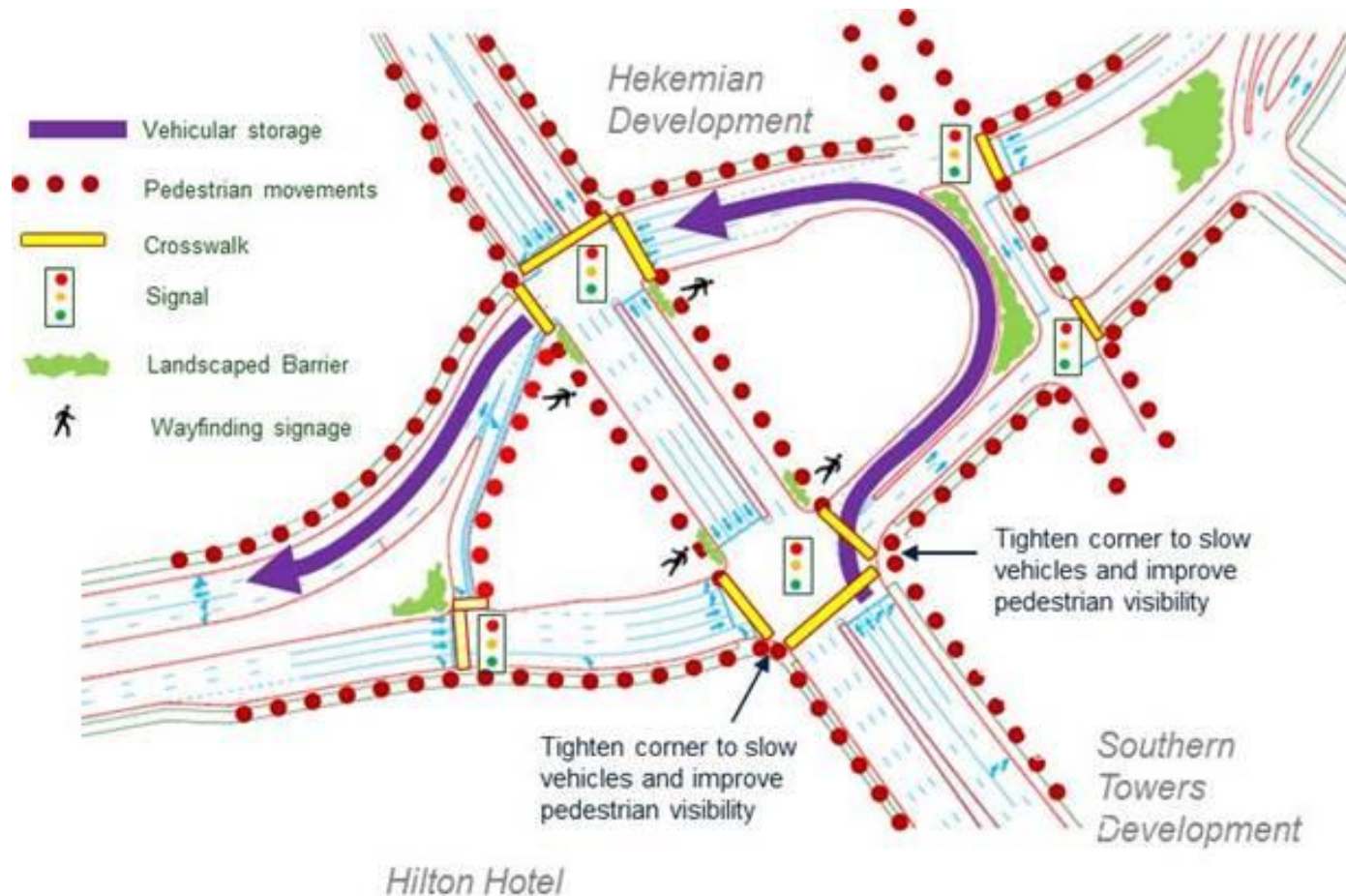


# Transitway Phasing

- Transitway
  - Operational prior to 1.5m sq. ft. of development
- Transitway (New Sanger)
  - Maintain transit operations on existing Sanger or new Sanger at all times
- Transitway (Southern Towers)
  - Pre-development public access easement for existing transit and interim transitway



# Ellipse Phasing



- Constructed prior to 2.4 million sq. ft. of net new development

# Other Roadway Phasing

- Roads constructed on-site schedule
- As individual DSUP applications are processed, all roads (including frontage/ streetscape) required for full access / circulation to development site
  - Includes proximate improvements such as pedestrian / bicycle facilities
  - Includes mitigation such as intersection improvements

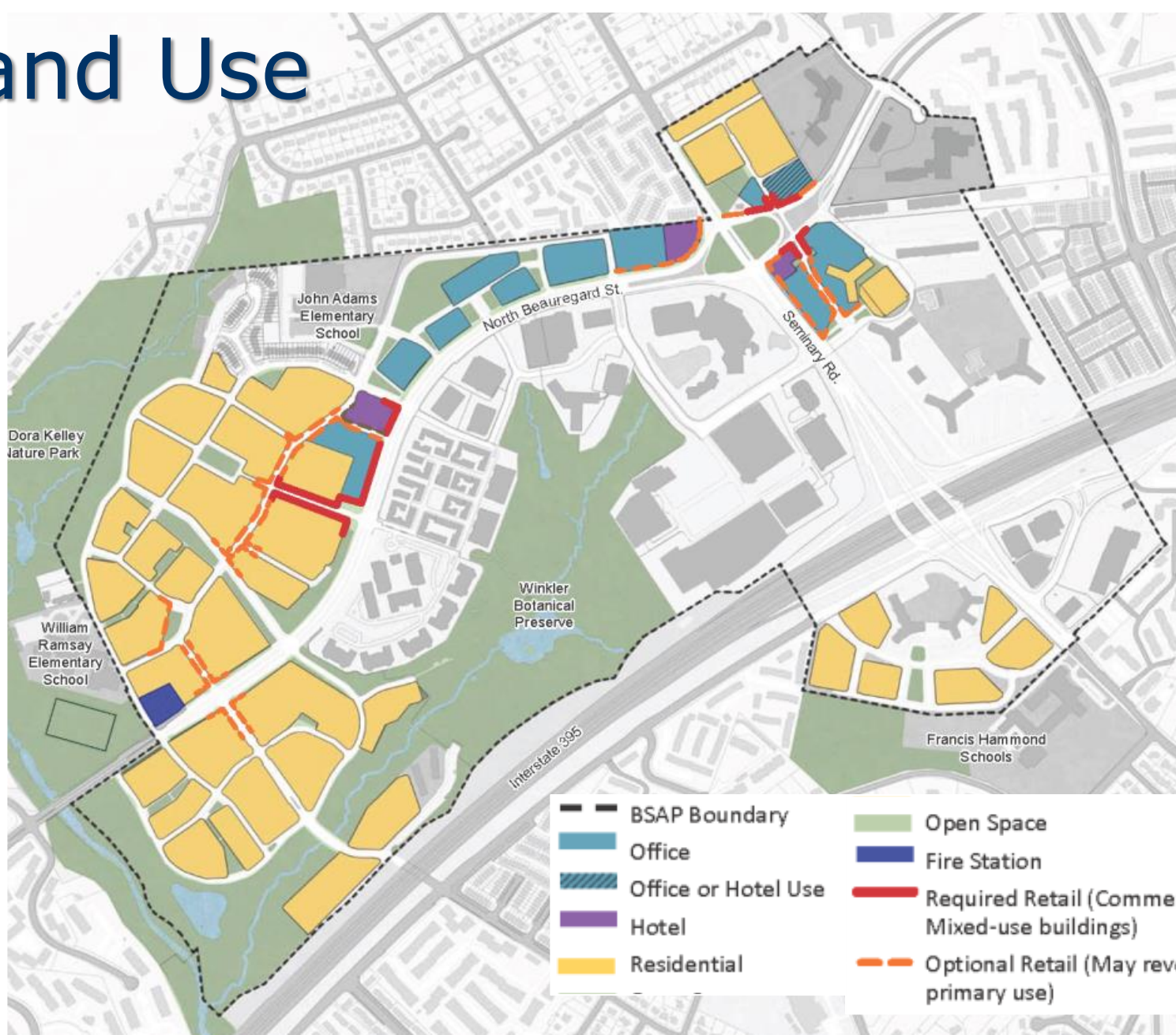


# Land Use





# Land Use



# Retail

- Concentration near transit
- Required & Optional
- Definition
- Signage
- Height/depth
- Retail management



Upland Park &  
Southern Towers

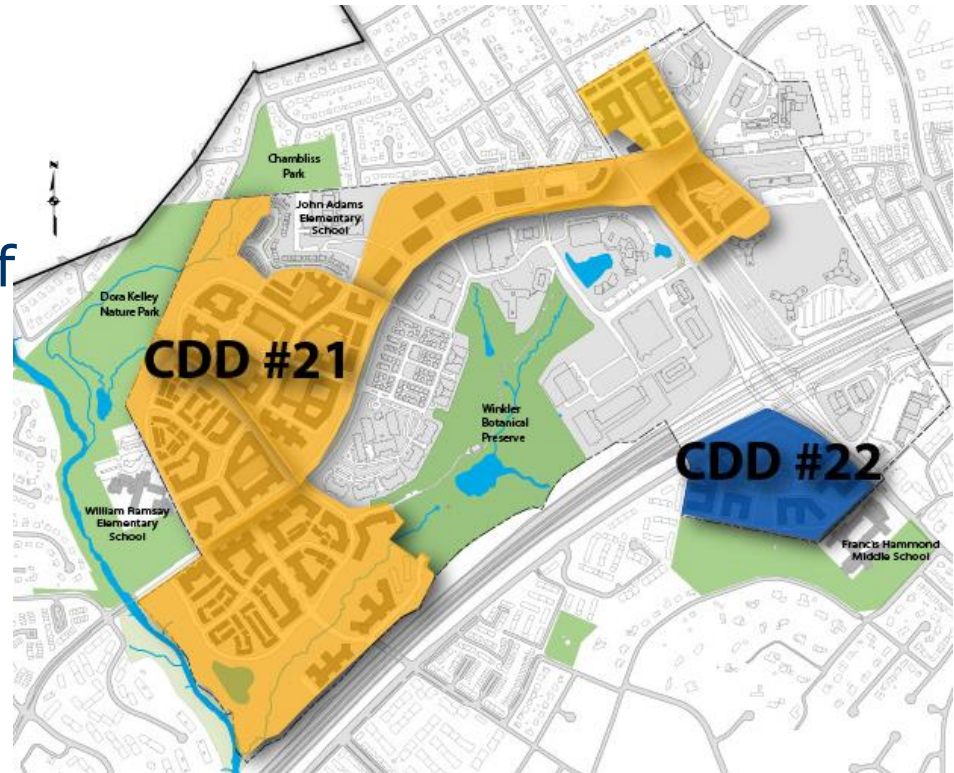


Town Center



# Transfer & Conversion

- Only within CDD 21 neighborhoods
  - *Greenway, Garden District, Town Center, Adams, Southern Towers*
- Transfer or convert only if use is allowed within receiving neighborhood
- Up to 15% can be converted to allow for market demands
- Retain general mix of uses within each neighborhood





# Design Standards and Guidelines

- Neighborhood characteristics
- Building massing, form, type, material
- Height transitions
- Street cross-sections, streetscapes
- Open space – design, types, suggested programming



# Block Size and Perimeter

OLD TOWN



DOWDEN TERRACE



PLAN AREA - EXISTING

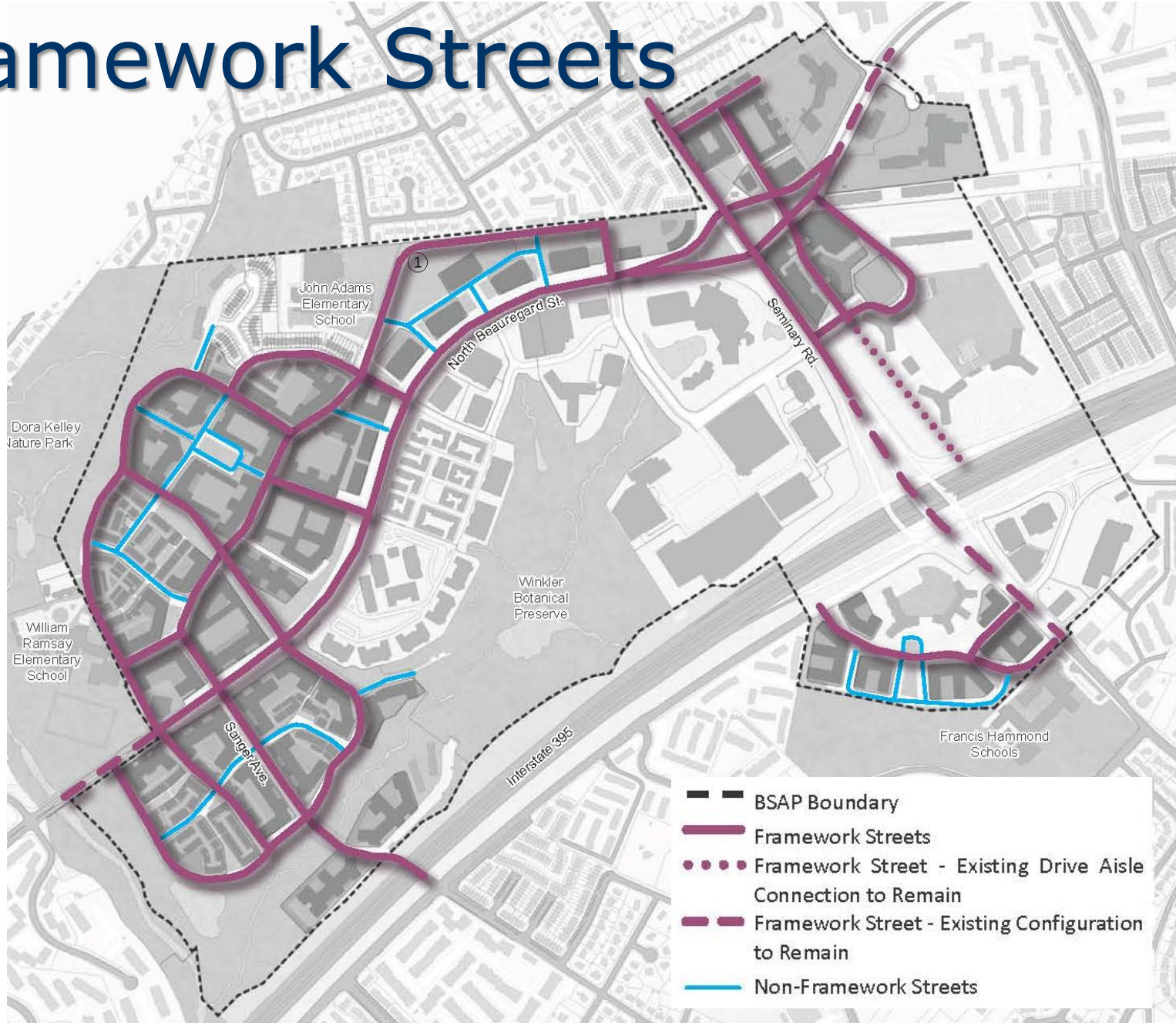


PLAN AREA - PROPOSED





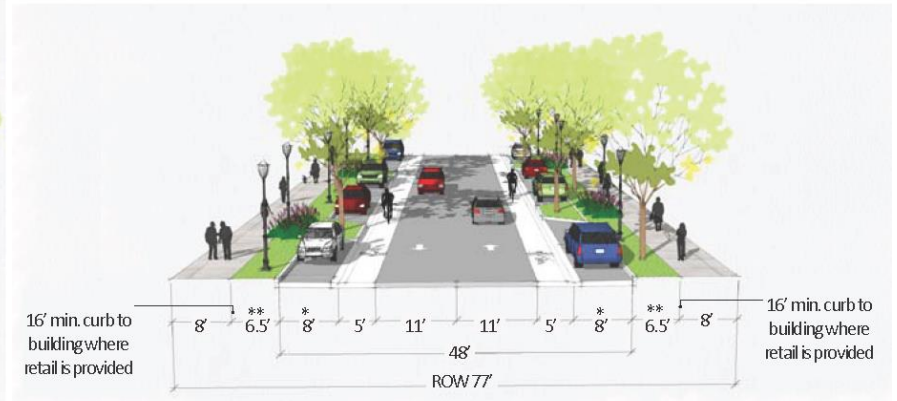
# Framework Streets



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# Street Cross Sections

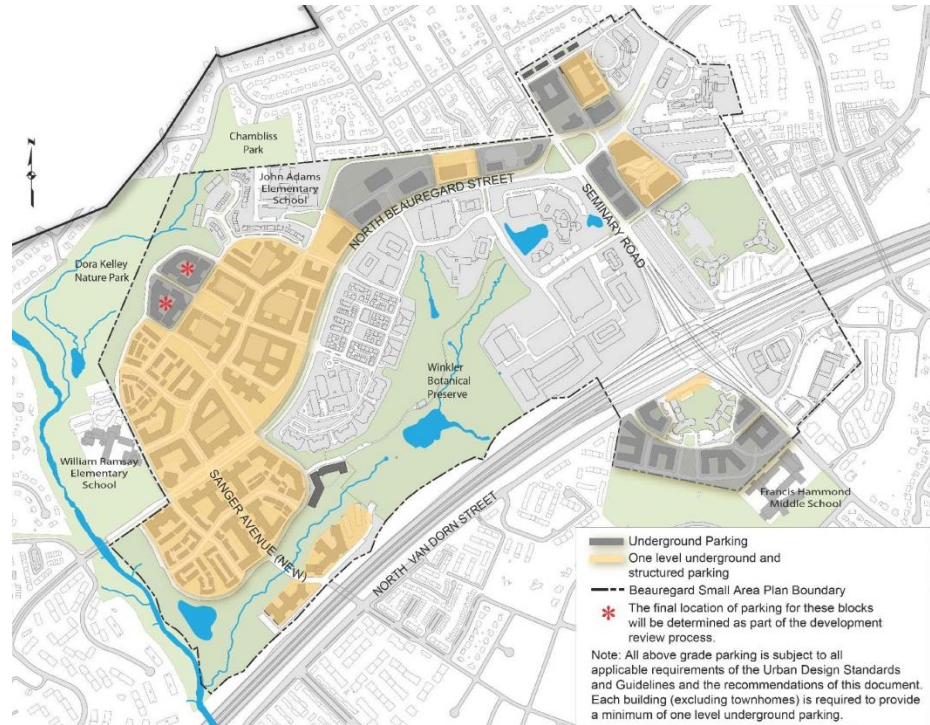




# Parking



Liner Use



Underground Parking

# Transitions – Setbacks – Courtyards

BUILDING STEPBACK



BUILDING SHOULDER



LANDSCAPE BUFFER



COURTYARD



# Planning Commission Action: 4-2-2013

## Approved 7-0

- Resolution regarding affordable housing
- Stormwater – sustainability
- CDD #21
  - Parallel Road
  - Southern Towers – Access & circulation
- CDD #22
  - Parking

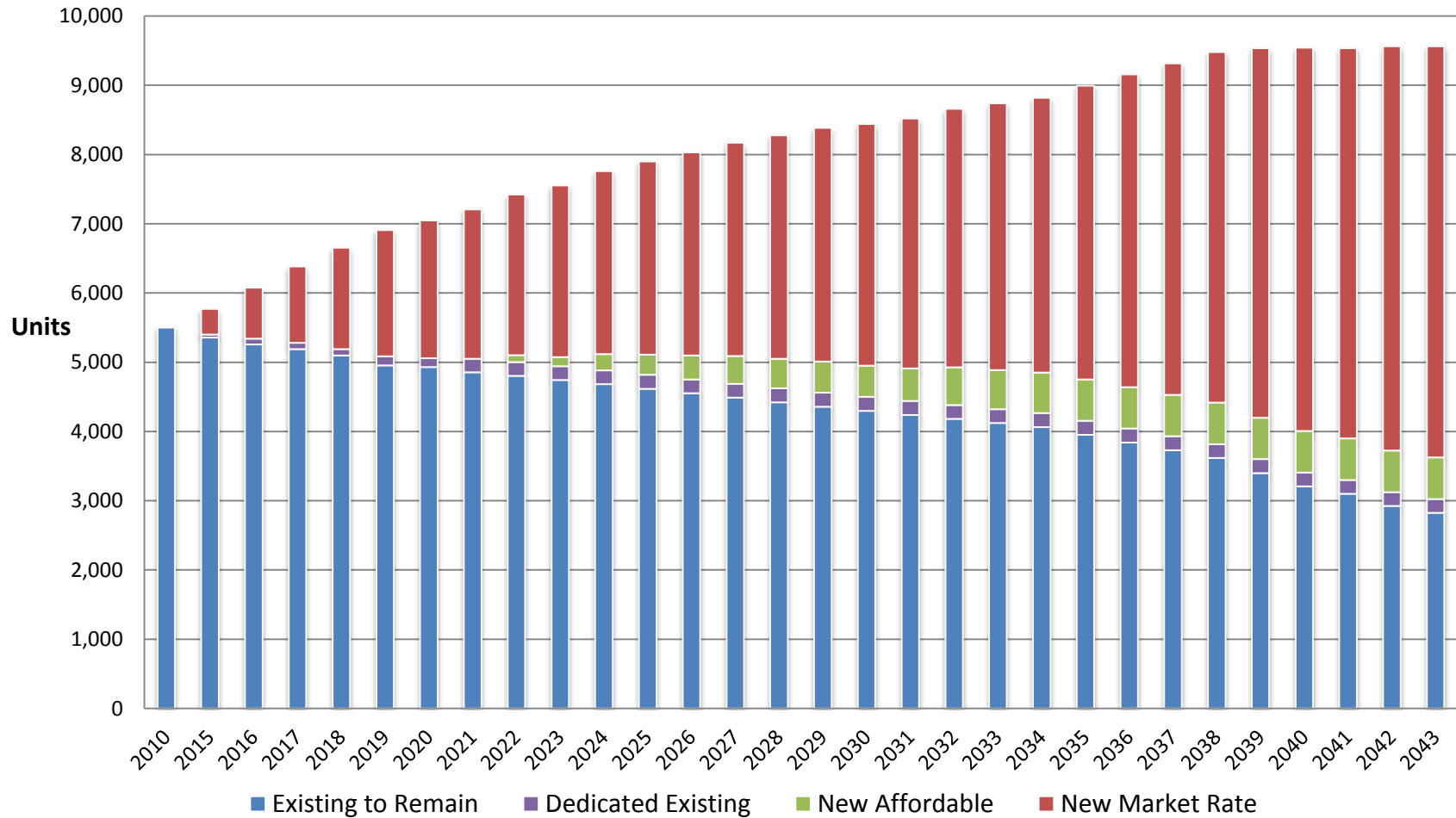




# Southern Towers Affordable Housing Comparison of Alternatives

	<b>Base Proposal</b>	<b>Option 1</b>	<b>Option 2</b>
Required \$11.95/sq. ft. developer contribution into Beauregard fund	YES	YES	YES
Units	46 units	135 units	100 units
Affordability Period	40 years	10 years	10 years
Unit years	1,840	1,350	1,000
AMI served	40 – 75%	55 – 75%	55 – 60%
Cost paid from Beauregard fund	\$3.5 million	No cost for 10 years	No cost for 10 years
Cost beyond 10 years	NO	YES	YES

# Beauregard Units Types over Time

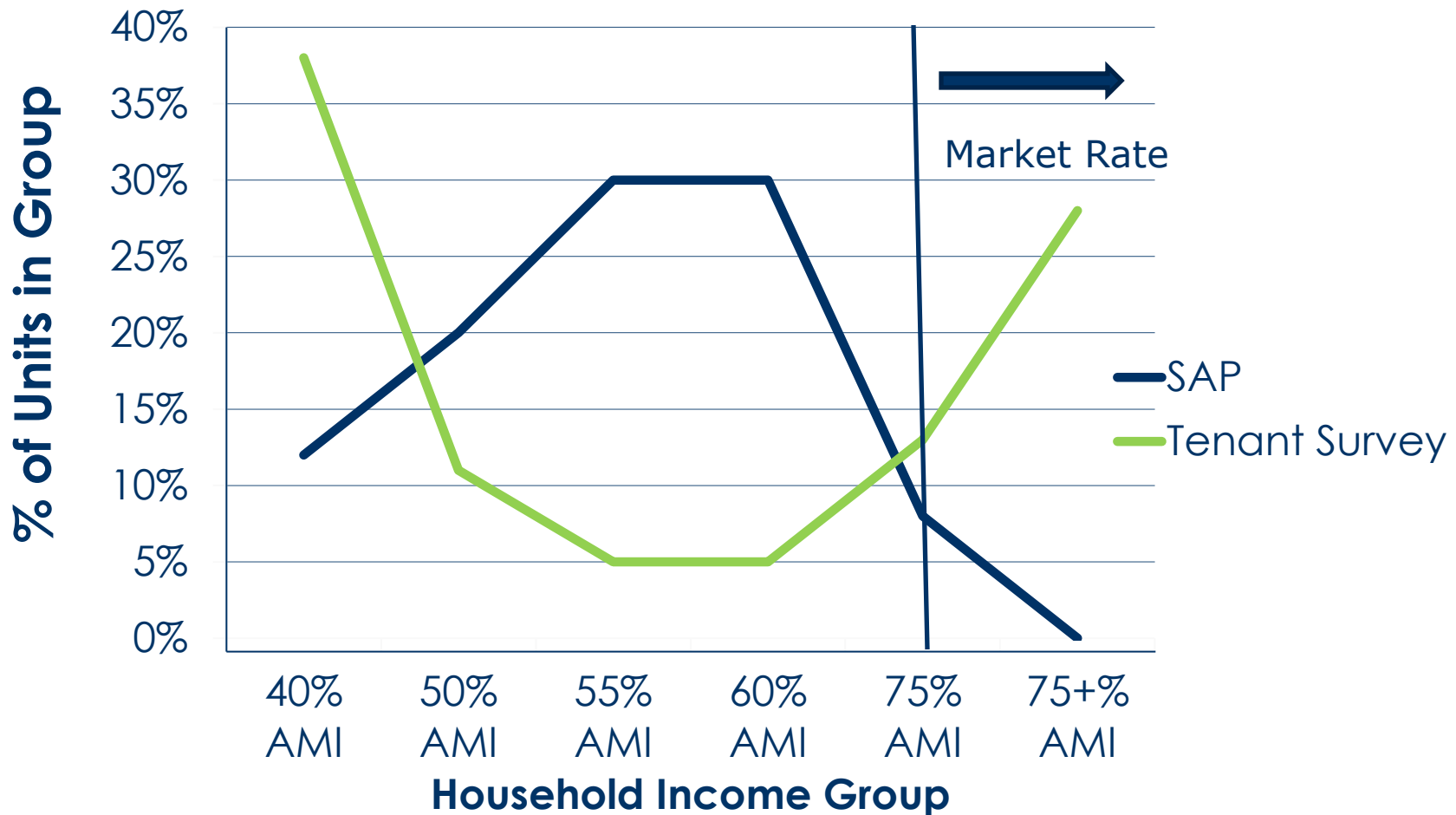


# AHAC - Recommended Distribution

Income Group	Efficiency	1BR	2BR	3BR	Totals	%
40% of AMI	54	147	170	34	405	51%
50% of AMI	14	40	59	17	130	16%
55% of AMI	6	17	26	10	59	7%
60% of AMI	7	20	25	9	61	8%
75% of AMI	19	54	56	16	145	18%
	100	278	336	86	800	100%

*Note: This chart reflects final distribution after conveyance of Lynbrook Units to the City*

# Adopted Plan vs. Surveyed Household Income





# Lynbrook Original Proposal

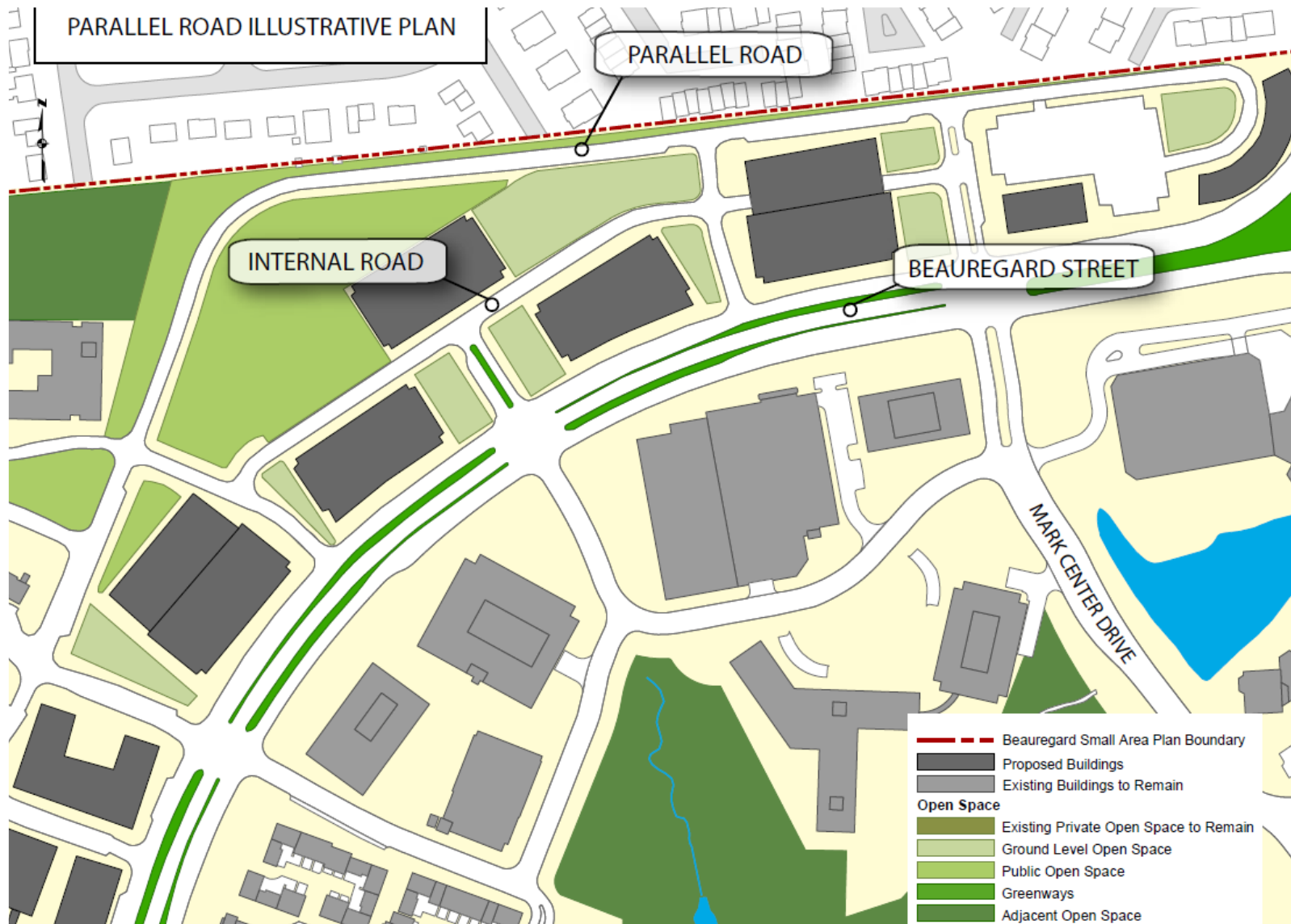


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# Parallel Road





# Parallel Road Concerns

- Lighting
- Location / Proximity to residences
- Noise
- View of Parking Garage
- Pollution
- Privacy
- Impacts to Property Values
- Security and Safety
- Transition to Urban Setting



# Council Directive

Council receive a report from staff regarding the status of the Parallel road and to identify some potential options and directed the Beauregard Rezoning Advisory Group to examine some alternatives to relocate the road or move the road and other mitigation solutions.



# Recommendations

As part DSUP process, consider the following in order to lessen the impacts on the existing adjoining residential neighborhoods:

- Transportation study.
- Review of plan to examine alignments of parallel road and internal streets.
- Design of future roadway to minimize vehicular speed, volume and noise.



# Recommendations (Cont.)

- Buffers to be provided adjacent to the Adams neighborhood:
  - Fencing,
  - Landscaping
  - Lighting appropriate given the adjoining residential uses
  - Other
- Loading to be located to lessen impacts on residential uses.
- A 45' Buffer adjacent to the existing townhouses, must accommodate required entrances and circulation.
- Applicant shall hold community meetings with abutting properties prior to DSUP and Final Site Plan



# Stormwater

- A Stormwater Master Plan for each neighborhood is required at the first DSUP.
- Quality and Quantity shall meet the Virginia Storm Water Regulations and/or the City's Environmental Management Ordinance
- Each neighborhood shall be developed to LEED-ND standards with stormwater a focus.
- The applicants will contribute \$641,129 towards stormwater improvements.



# Sustainability

- A Sustainability Plan for each neighborhood is required at the first DSUP.
- The plan outlines a variety of techniques for effectively managing water resources, efficient lighting, effective energy utilization and conservation measures that are encouraged to be included in the sustainability plan.
- The applicants will follow the City's Green Building Policy.





# Development Summary – CDD 21

Neighborhood	Greenway	Garden District	Town Center	Adams	Upland Park	Southern Towers	TOTAL (sq. ft. or units)
<b>Principal Land Use(s)</b>	Residential	Residential/Retail	Residential/Office/Retail/Hotel	Office/Retail/Hotel	Residential/Office/Retail/Hotel	Office/Retail/Hotel	--
<b>Land Area (±Acres)</b>	±63.35	±25.50	±48.21	±19.16	±9.25	±8.28	±173.75
<b>Public Open Space (Acres)</b>	24.47	4.5	8.15	3.02	0.85	0.43	41.42
<b>Additional Open Space (%)</b>	20%	15%	15%	15%	15%	15%	--
<b>Maximum Building Height</b>	45-60	45-60	60-130	45-110	45-110	45-110	--
<b>Required Parking</b>	See table 8	See table 8	See table 8	See table 8	See table 8	See table 8	--
<b>Office (sq. ft.)</b>	0	0	405,165	1,020,765	78,469	195,000	1,699,399
<b>Residential Units</b>							
<b>Multi-Family Units (maximum)</b>	1,579	728	2,269	0	505	0	5,181
<b>Townhouses and Stacked (2/2) Townhouses (maximum)</b>	250	200	50	0	30	0	430
<b>Total Residential Units</b>	1,829	928	2,319	0	535	0	5,611
<b>Required Retail (sq. ft.)</b>	0	0	200,000	0	8,000	25,000	233,000
<b>Optional Retail (sq. ft.)</b>	13,250	21,355	109,245	15,000	8,000	80,000	246,850
<b>Hotel</b>	0	0	237 rooms	187 rooms	140 rooms	187 rooms	751 rooms



# Development Summary – CDD 22

Neighborhood	Seminary Overlook	TOTAL
Principal Land Use(s)	Residential	--
Land Area (±Acres)	±22.26	±22.26
Public Open Space (Acres)	0.52	0.52
Additional Open Space (%)	20%	--
Maximum Building Height	45-60	--
Required Parking	See table #8	--
Multi-Family Units (maximum)	925	925
Townhouses and Stacked (2/2) Townhouses (maximum)	0	0



# Parking

Land Use	Phase I: Prior to Operational Dedicated Transit	Phase II: Operational Dedicated Transit
<b>Residential (Multi-Family)</b>	1.75 sp/unit	1.3 sp/unit
<b>Townhouse &amp; Stacked Townhouses</b>	2.0 sp/unit	1.5 sp/unit
<b>Residential(Affordable Housing)</b>	1.0 sp/unit	0.75 sp/unit
<b>Office</b>	2.8 sp/1,000 sq. ft.	2.5 sp/1,000 sq. ft.
<b>Retail</b>	4.0 sp/1,000 sq. ft.	3.5 sp/1,000 sq. ft.
<b>Hotel</b>	1.0 sp/room	0.75 sp/room

# Parking – Maximums, Design Standards

- Maximums based on 2 phases
  - Phase I: Before transit
  - Phase II: With transit
- Design standards for above-ground parking based on street type & hierarchy
  - Lined with active uses (A & B streets)
  - Architecturally screened (C streets)



# Home Properties

BSAP Concept Plan  
Dated November 2011



Seminary Hill and Towers Apartment Redevelopment  
Alexandria, Virginia

March 20, 2013

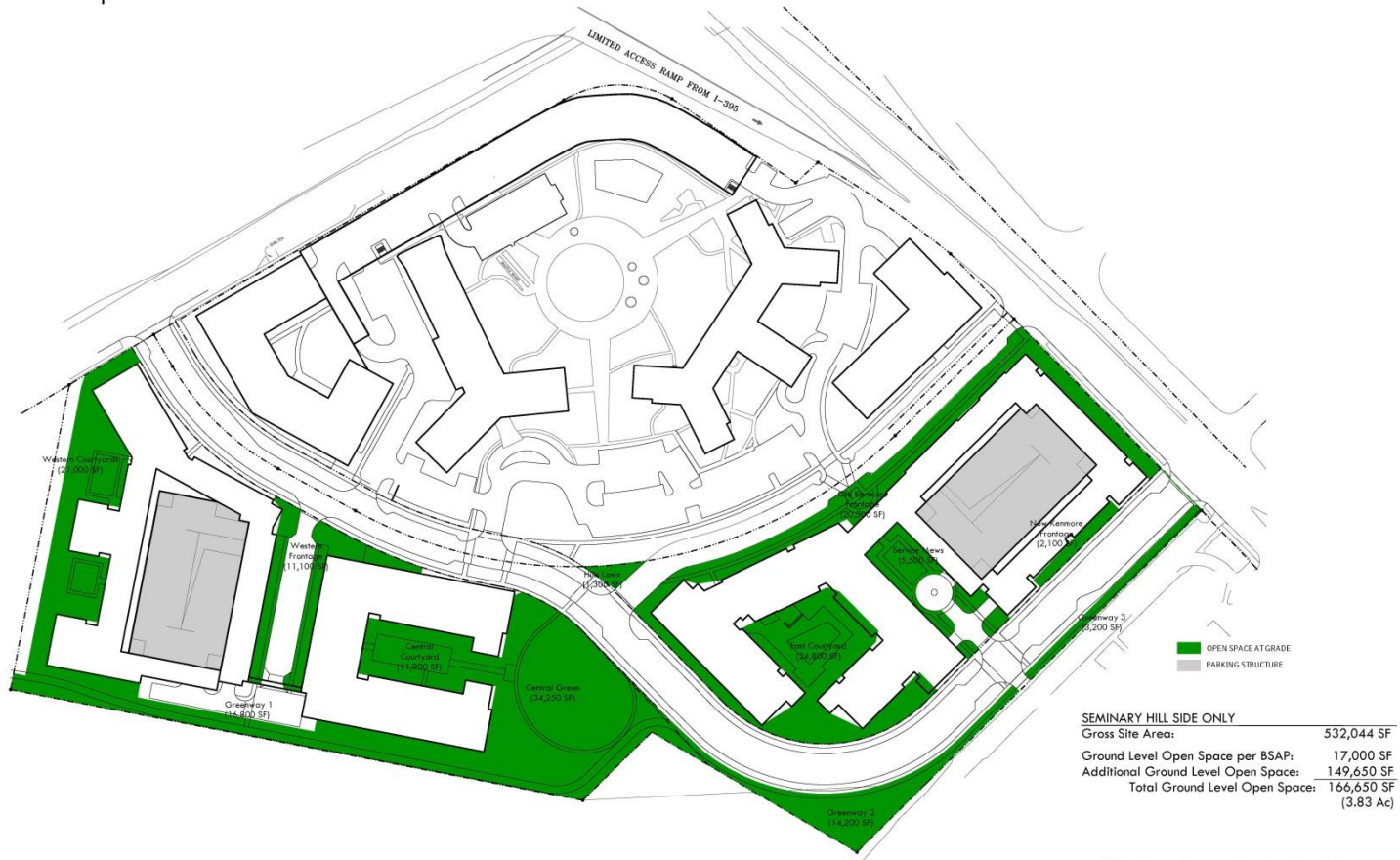
Home Properties, Inc.  
Walsh Colucci  
Bowman Consulting  
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# Home Properties

Current Proposed Concept Plan  
Dated April 2013



Seminary Hill and Towers Apartment Redevelopment  
Alexandria, Virginia

April 2, 2013

Home Properties, Inc.  
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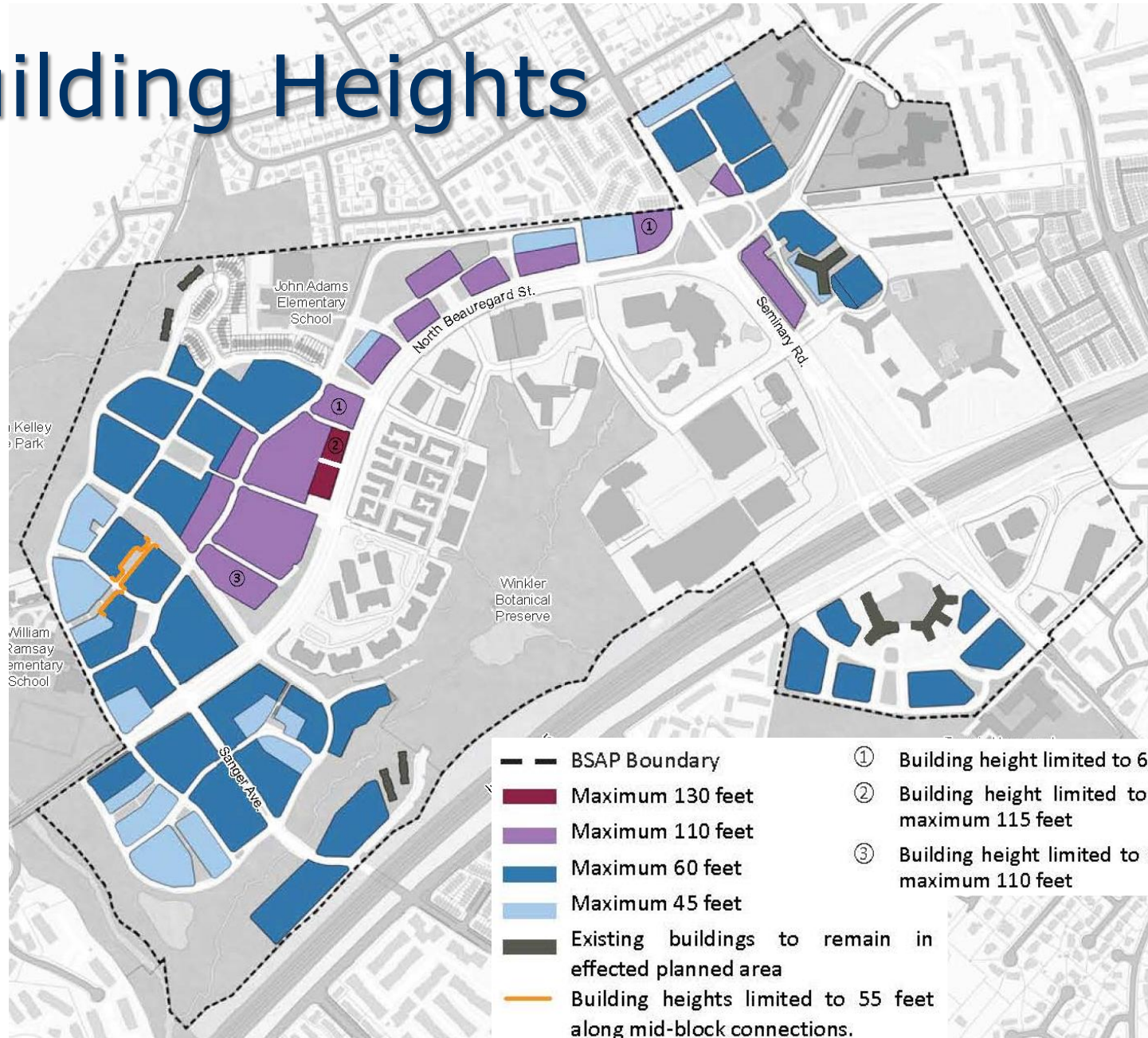
# Open Space

- Concept Plan depicts BSAP open space
- 15-20% open space in addition to the BSAP
- Parks-open space required to be phased with development



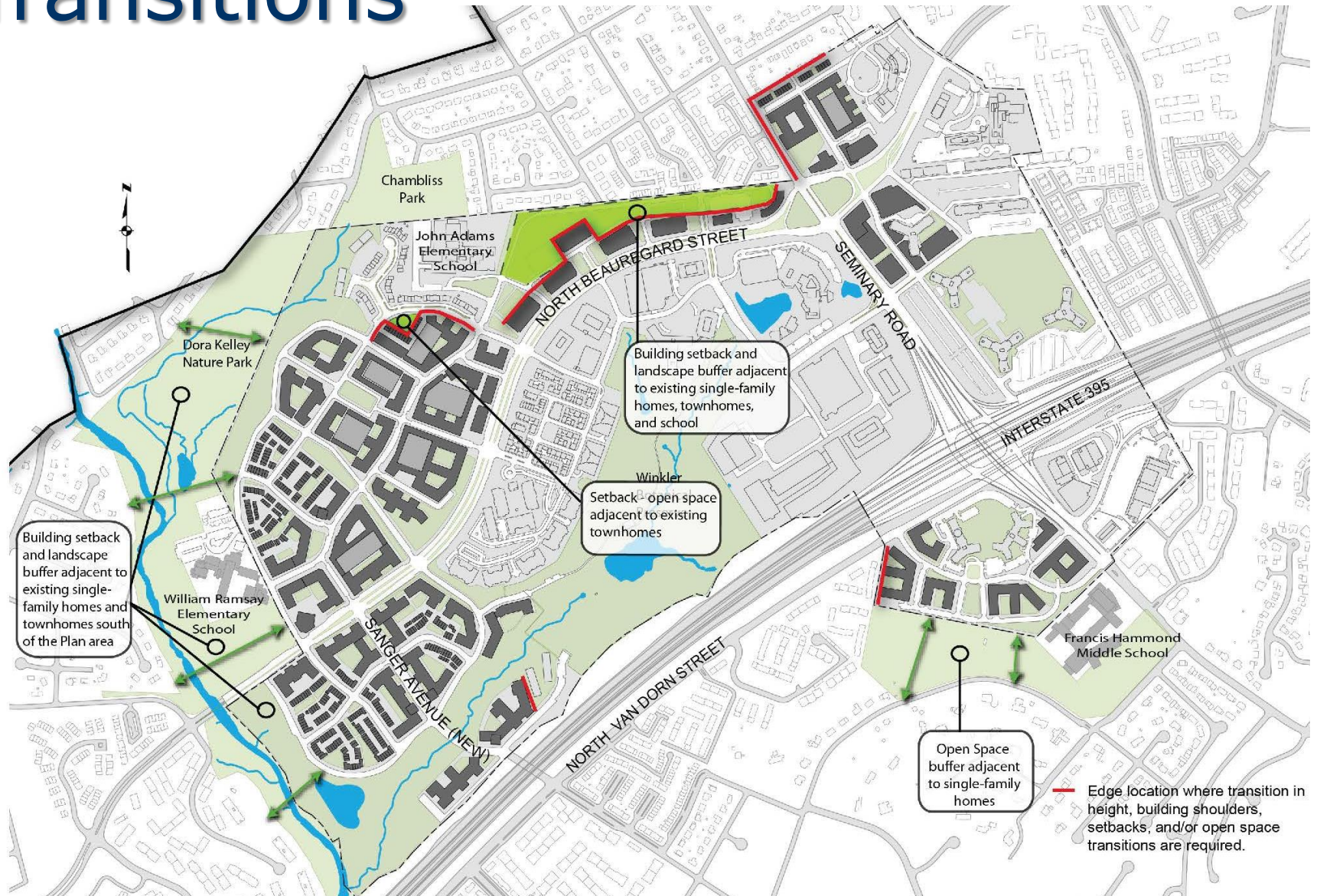


# Building Heights



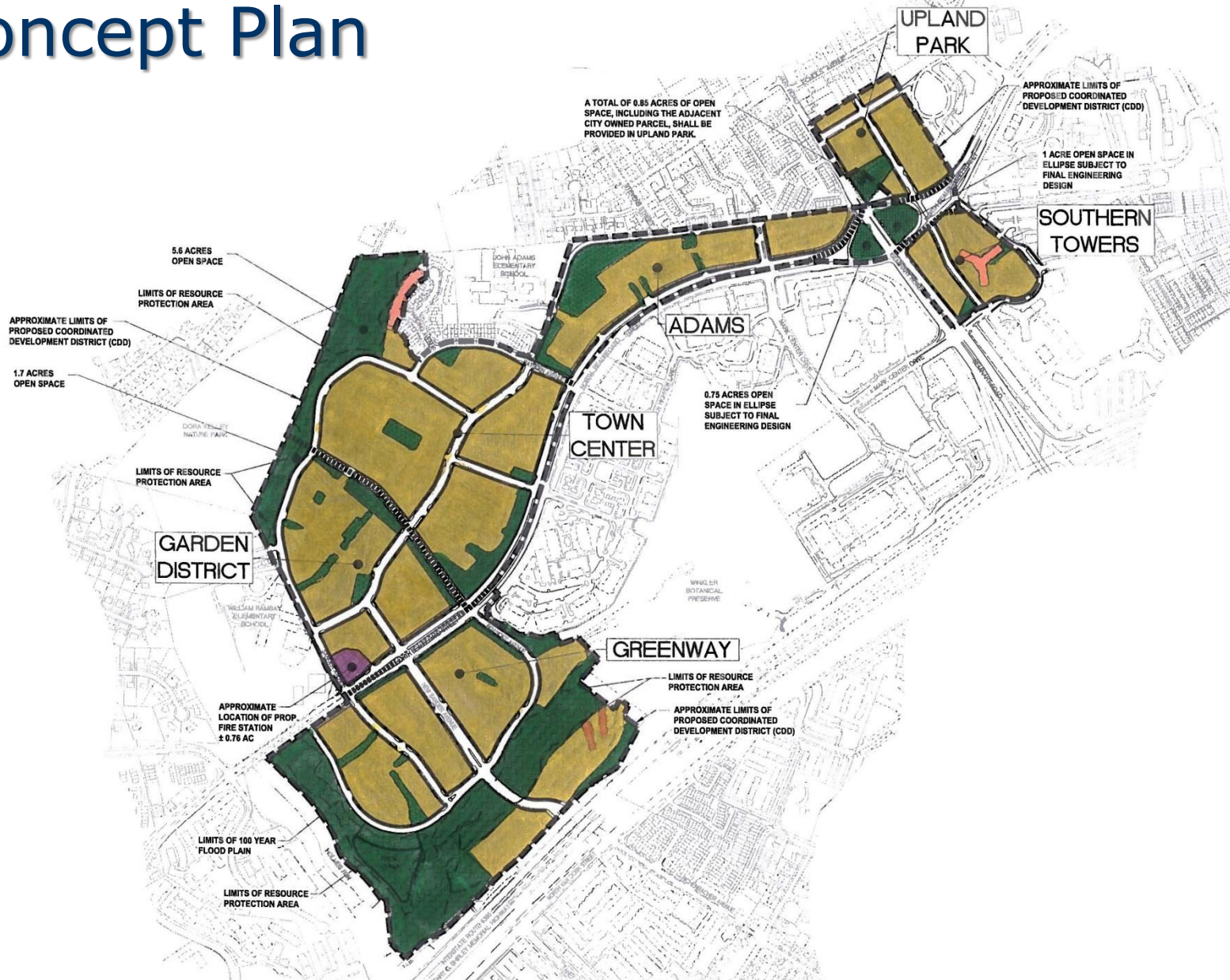


# Transitions



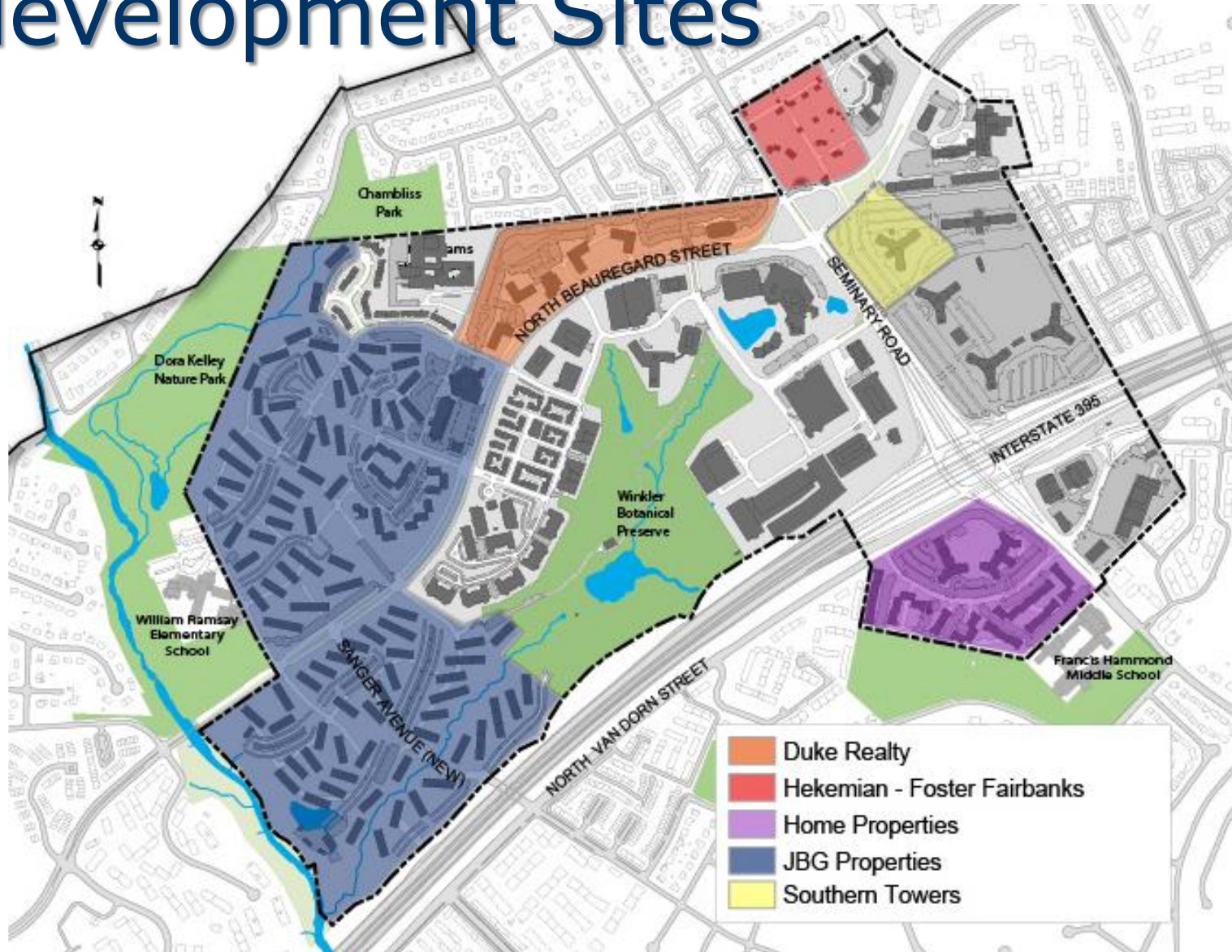


# Concept Plan



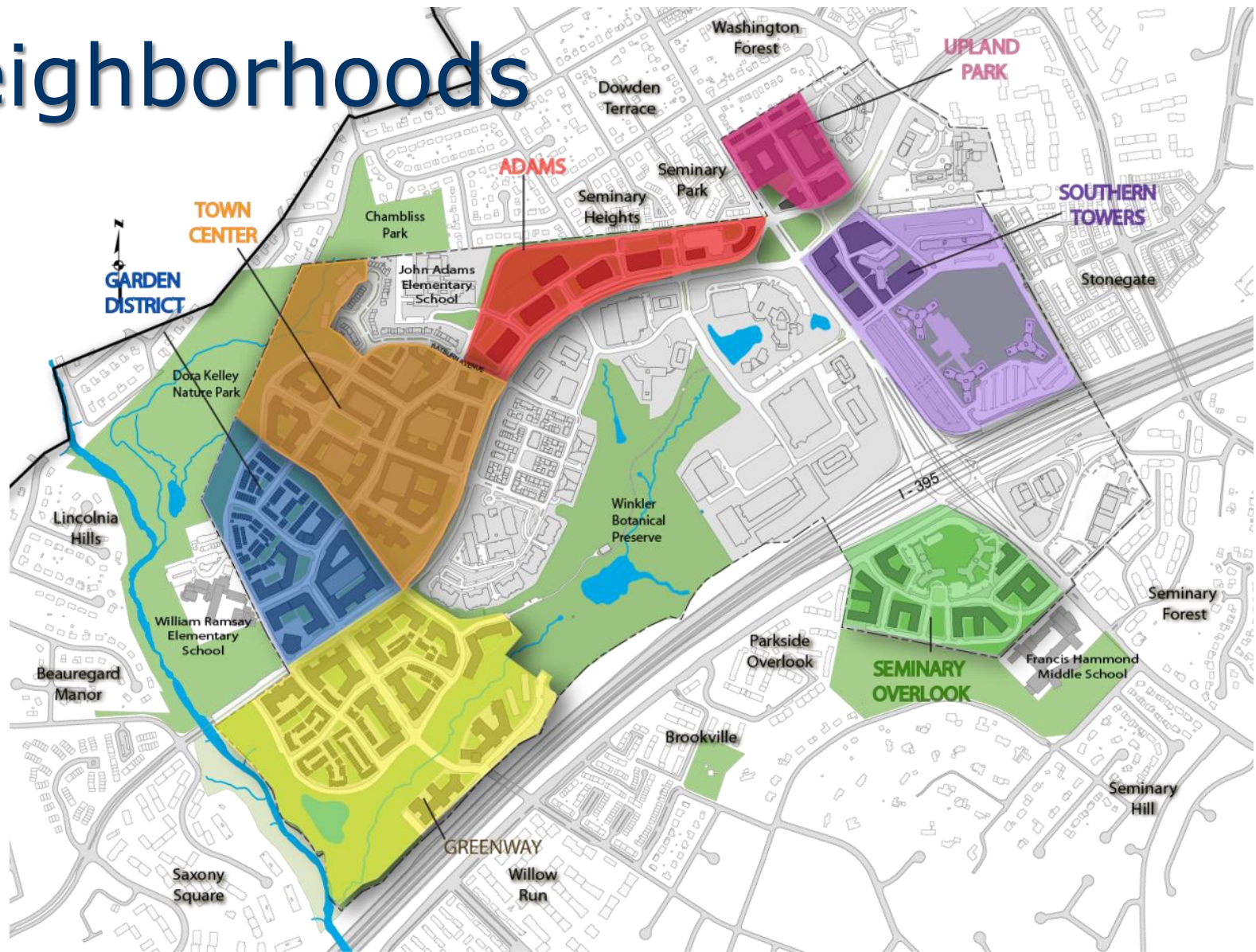


# Redevelopment Sites





# Neighborhoods



# Parking - Location - Amount

