

Planning Commission
Public Hearing

12.08.2021

Arlandria
Chirilagua
Small Area Plan



Arlandria - Chirilagua

Community Vision for the Future

- A culturally and socioeconomically diverse community that has grown and flourished without leaving behind **those who built the legacy of the neighborhood, achieved through the expansion and preservation of housing affordability;**
- **A thriving commercial core** that provides residents with walkable access to fresh food, household goods and services, and entrepreneurship and employment opportunities;
- **Healthy and secure residents supported by services and amenities within walking distance**, such as medical care, youth and job training programs, childcare, and public open space;
- **A sustainable and resilient environment with infrastructure** to address flooding and stormwater challenges and new development that increases **tree canopy** and **reduces stormwater runoff**.



Long-Term (20 year) Housing Mix



Units generated through partnerships, conversion of market affordable communities, infill development, expansion of existing committed affordable communities, and new market rate development.

Housing



Preserve and Invest in Existing Housing

- Whenever possible, the City and its partners will intervene to preserve existing housing
 - Provide technical assistance and financial incentives to improve housing conditions and stabilize rent increases, including providing capacity building and support to the Cooperative

1,700+/-

Existing committed affordable and market affordable units in Plan area

525

Existing committed affordable units preserved

250+/-

Existing market affordable units with active preservation initiatives

Empower and Protect Residents

- Prioritize Arlandria-Chirilagua residents for new deeply affordable housing units and help residents become “ready to rent”
- Support tenant empowerment through training
- Provide landlord-tenant mediation, including eviction prevention services
- Ensure eligible residents receive tenant protections consistent with City policy
 - Seek legislative authorization to enhance and make mandatory tenant protections

Housing



Expand Housing Opportunity, including Deep Affordability

- Prioritize, expand, and leverage City gap investment and public land with a wide range of private, state, and federal funding
- Encourage housing for different household compositions, ages, and abilities, and for different tenures
- Prioritize housing at deeper levels of affordability, including exploring tools and resources to further deepen levels of affordability (30% AMI)

Estimated 40-year cost to subsidize a 1BD affordable unit from 60% AMI over 40 years*

To 40% AMI	~\$230,000
To 30% AMI	~\$350,000

* not adjusted for inflation

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Existing market affordable units with active preservation initiatives

900+/-

Potential net new committed affordable units, including AHDC project and expansion of existing community affordable resources

Housing



Expand Housing Opportunity, including Deep Affordability

- Prioritize, expand, and leverage City gap investment and public land with a wide range of private, state, and federal funding
- Encourage housing for different household compositions, ages, and abilities, and for different tenures
- Prioritize housing at deeper levels of affordability, including exploring tools and resources to further deepen levels of affordability (30% AMI)
- Use additional density and height to maximize affordable housing: **10% of increase at 40-50% AMI vs existing policy of 8% at 60% AMI**

Estimated 40-Year Value of 1BD unit		Estimated 40-Year Value of 2BD unit	
60% AMI	~\$160,000	60% AMI	~\$285,000
50% AMI	~\$220,000	50% AMI	~\$355,000
40% AMI	~\$280,000	40% AMI	~\$425,000
30% AMI	~\$335,000	30% AMI	~\$495,000

For every 10 units of increased density, the Plan yields an affordable housing contribution that is \$120k+ (1BR) to \$160k (2BR) greater than the current City housing policy

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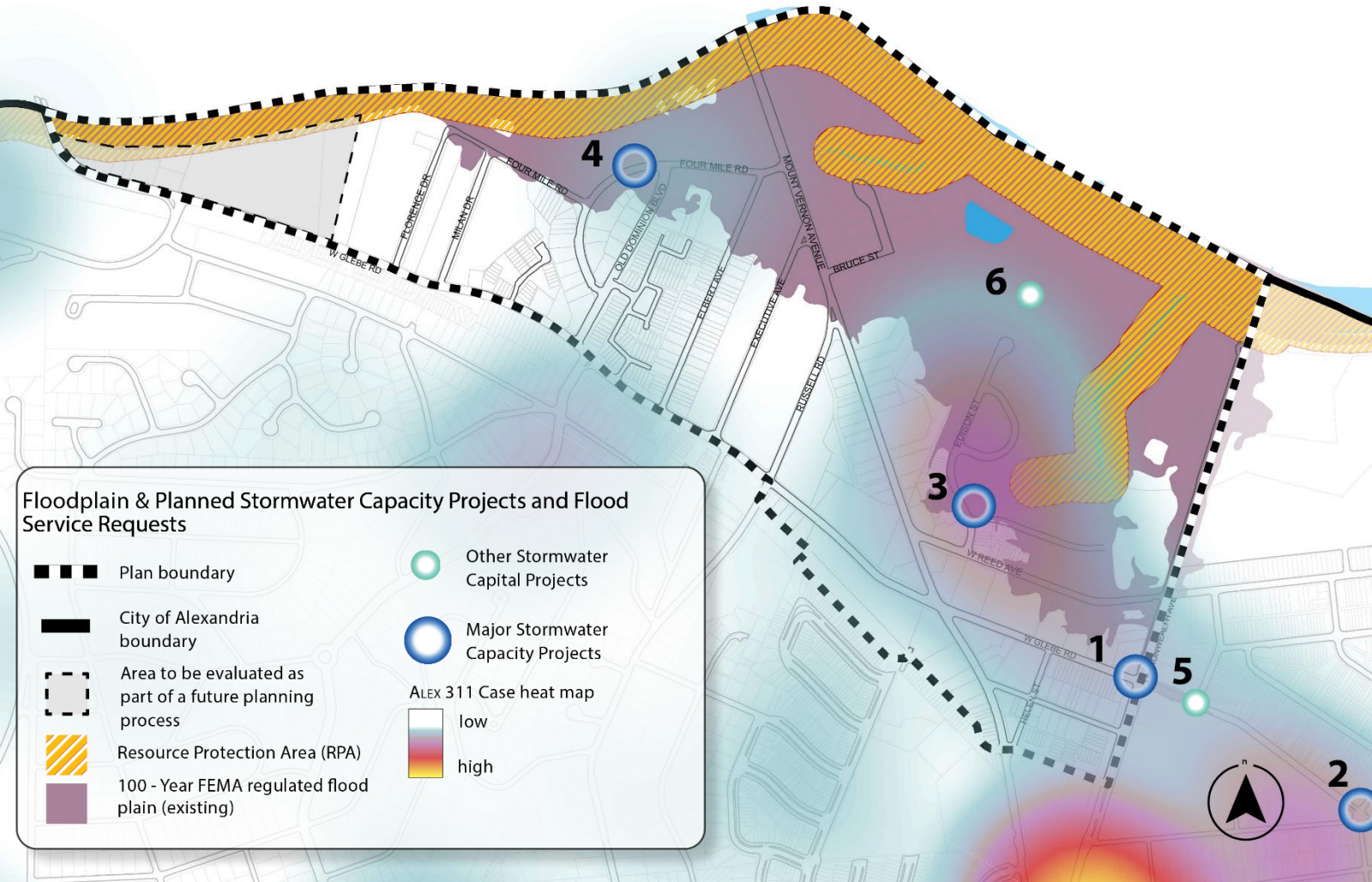
900+/-

Potential net new committed affordable units, including AHDC project and expansion of existing community affordable resources

100+/-

Affordable units generated through new development

Planned Stormwater Capacity Projects and Flood Service Requests



Planned City Projects

Large Capacity Projects

1. Commonwealth/Glebe: FY 2023. ~ \$34M
2. Ashby/Glebe: FY 2024. ~ \$16M
3. Edison/Dale: FY 2026. ~\$13M
4. Notabene/Old Dominion: FY 2028. \$3.5M

Stormwater Capital Projects

5. Along E. Glebe east and west of Commonwealth Avenue
6. Edison and Dale Streets Phase

Note: The City's 10-year capital improvement program includes significant projects currently estimated at \$66.5 million.

Healthy + Sustainable + Resilient



Healthy Community

- Access to fresh food and neighborhood goods + services;
- Preventative care, including mental health and medical/dental services;
- Wireless internet service;
- Access to open space for gathering and play;
- Childcare and programs to support and engage youth and seniors; and
- Job and language training.



Sustainable and Resilient

- Provide floodplain protections for new development;
- Plan for long-term climate change planning;
- Provide stormwater detention and treatment;
- Increase the amount of pervious area;
- Increase tree canopy;
- Increase building efficiency; and
- Improve sanitary sewer infrastructure.



Land Uses



- Predominantly residential uses with **flexibility** for commercial and institutional uses
- Building height **incentives** for the provision of **committed deeply affordable housing**;
- Concentration of retail within the **core of the neighborhood**;
- Retention** of some of the existing commercial buildings
- Urban design that **focuses on people and their experience** and encourages social and cultural gathering places.

Street Vendors

Objectives

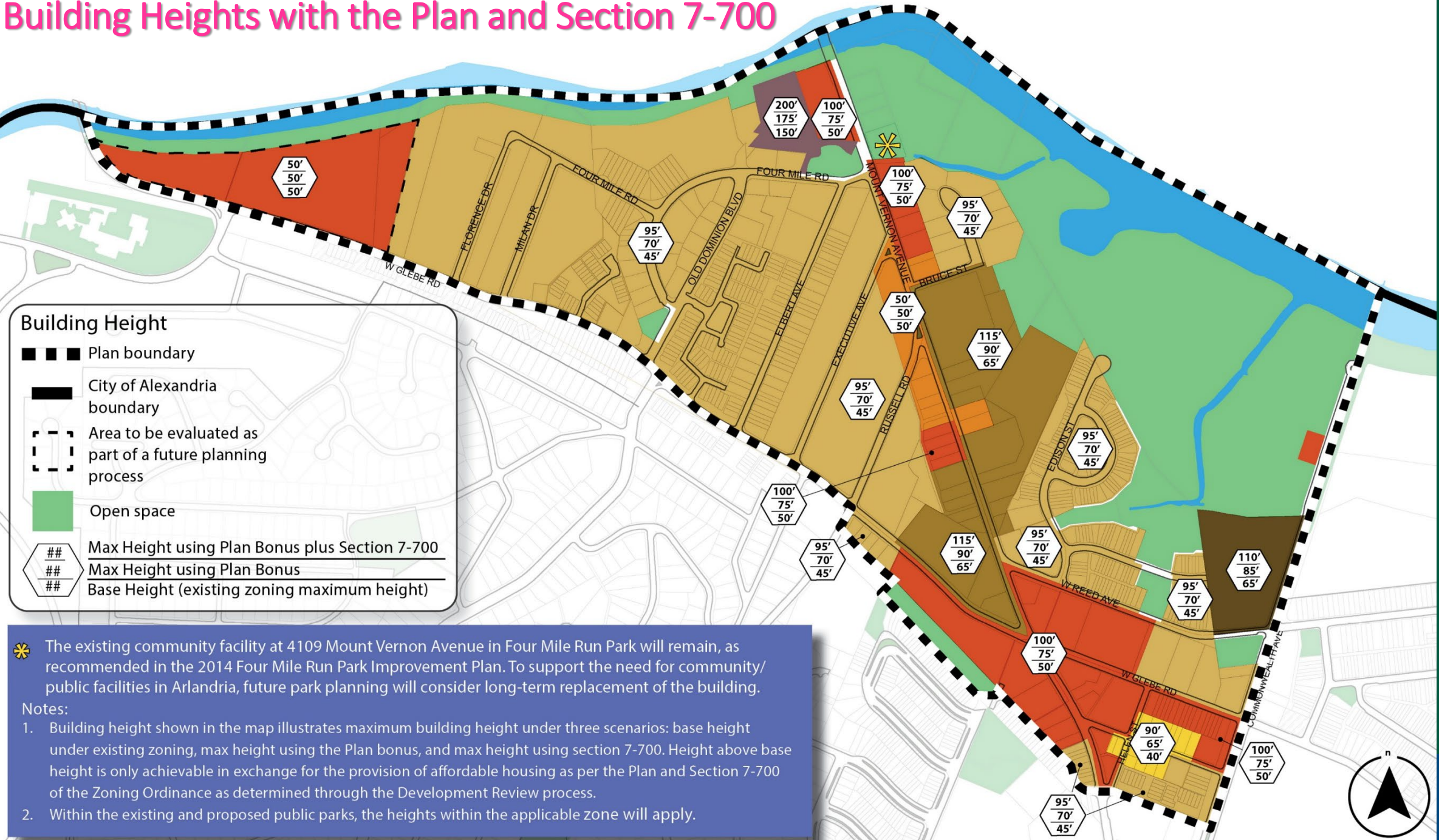
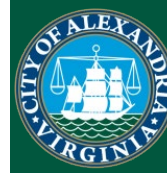
- Retain the culture and diversity of the neighborhood
- Support local entrepreneurs and provide economic opportunity
- Expand products accessible to community
- Potential opportunity to transition to brick and mortar

Recommendation:

- Work with stakeholders to develop parameters of a new street vendor program
- Amend the Zoning Ordinance to allow small scale street vendors



Building Heights with the Plan and Section 7-700



Building Height

- Plan boundary
- City of Alexandria boundary
- - - Area to be evaluated as part of a future planning process
- Open space

##	Max Height using Plan Bonus plus Section 7-700
##	Max Height using Plan Bonus
##	Base Height (existing zoning maximum height)

✳ The existing community facility at 4109 Mount Vernon Avenue in Four Mile Run Park will remain, as recommended in the 2014 Four Mile Run Park Improvement Plan. To support the need for community/public facilities in Arlandria, future park planning will consider long-term replacement of the building.

Notes:

1. Building height shown in the map illustrates maximum building height under three scenarios: base height under existing zoning, max height using the Plan bonus, and max height using section 7-700. Height above base height is only achievable in exchange for the provision of affordable housing as per the Plan and Section 7-700 of the Zoning Ordinance as determined through the Development Review process.
2. Within the existing and proposed public parks, the heights within the applicable zone will apply.



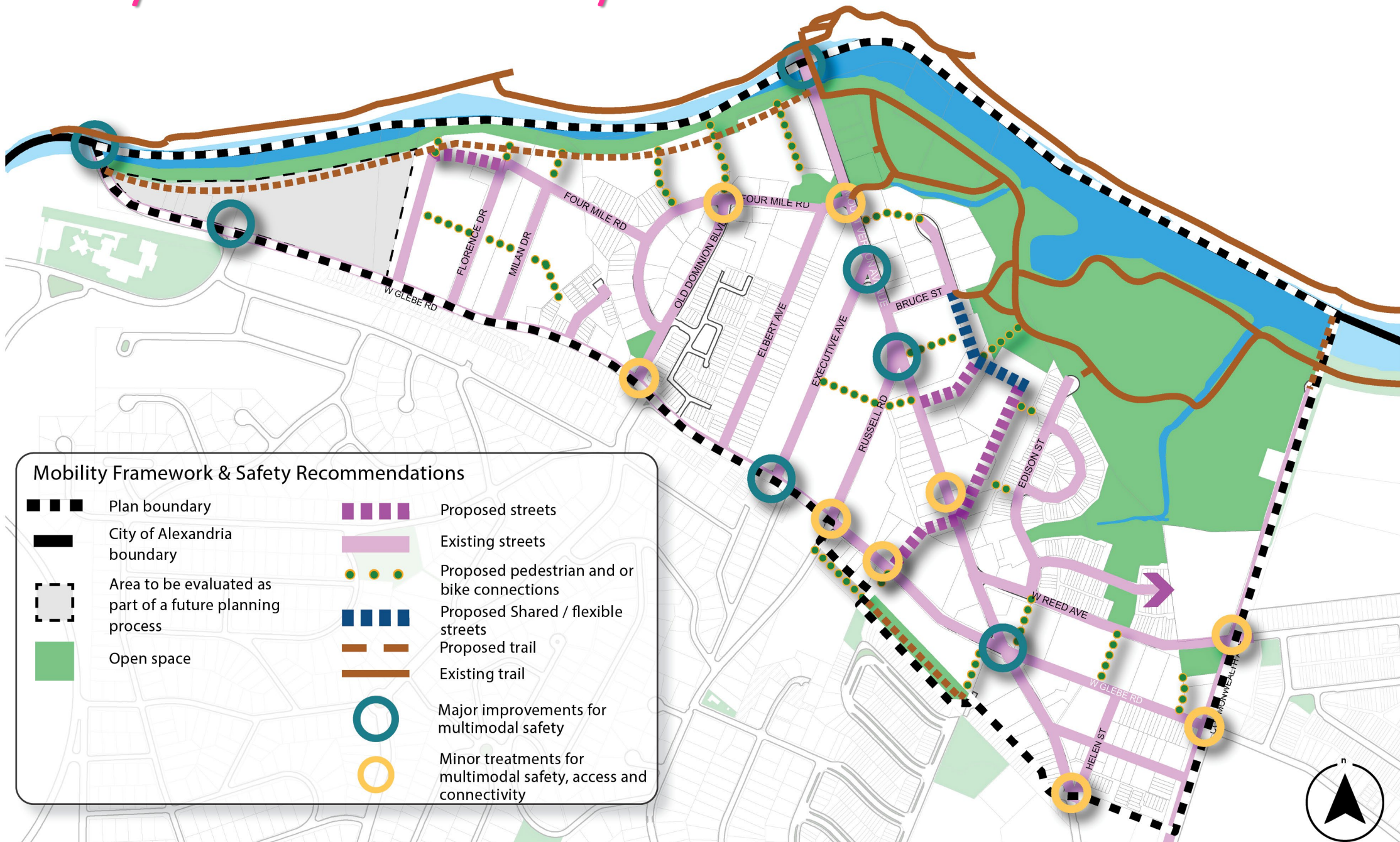
Open Space Network

Intent

Provide an expanded and enhanced open space network to include new open space, improved amenities, public art, and improved connections.



Mobility Framework & Safety Recommendations



Why the Plan is Needed for Expansion of Affordable Housing

1. Without the Plan, limited requirements for new affordable housing.
2. With the Plan, ***all*** new development provides 10% of net new development as ***deeply*** affordable at **40-50% AMI**.
3. Plan enables the upcoming AHDC project with **475 affordable units**.
4. Plan is committed to using all tools available to the City and partners for affordable housing: Plan anticipates **+/- 1,200 NEW committed affordable units** (new construction + conversion of market/workforce affordable to committed).
5. Framework for City and partners to pursue **retention of existing garden** apartments.
6. Preference for new affordable housing to **existing neighborhood residents**.