



Heritage at Old Town

416 S. Alfred Street; 431 S. Columbus Street; 901 Gibbon Street; 450 & 510 S. Patrick Street; and 900 Wolfe Street

Rezoning #2020-00006

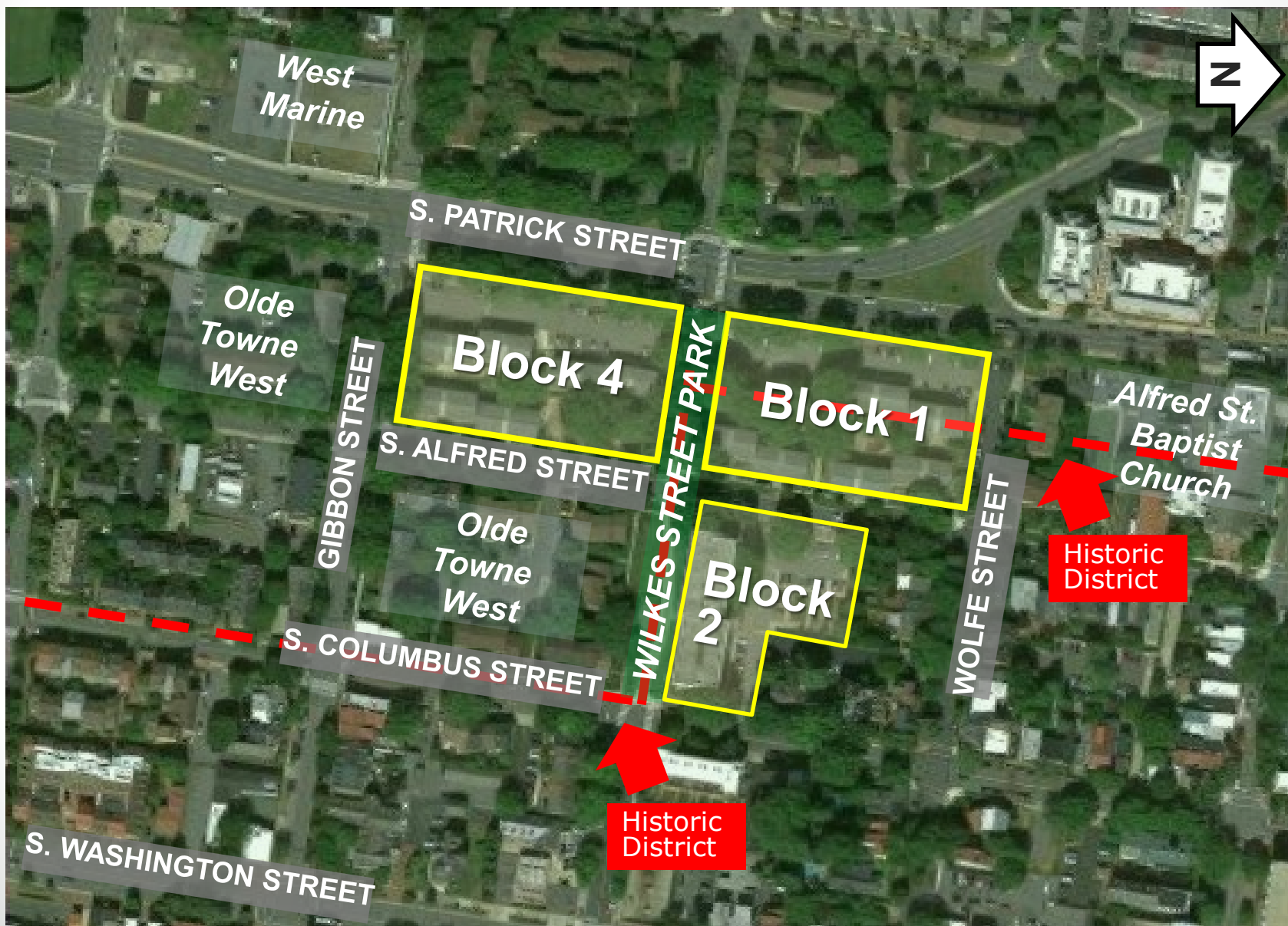
Development Special Use Permit #2020-10032

Transportation Management Plan Special Use Permit #2020-00084

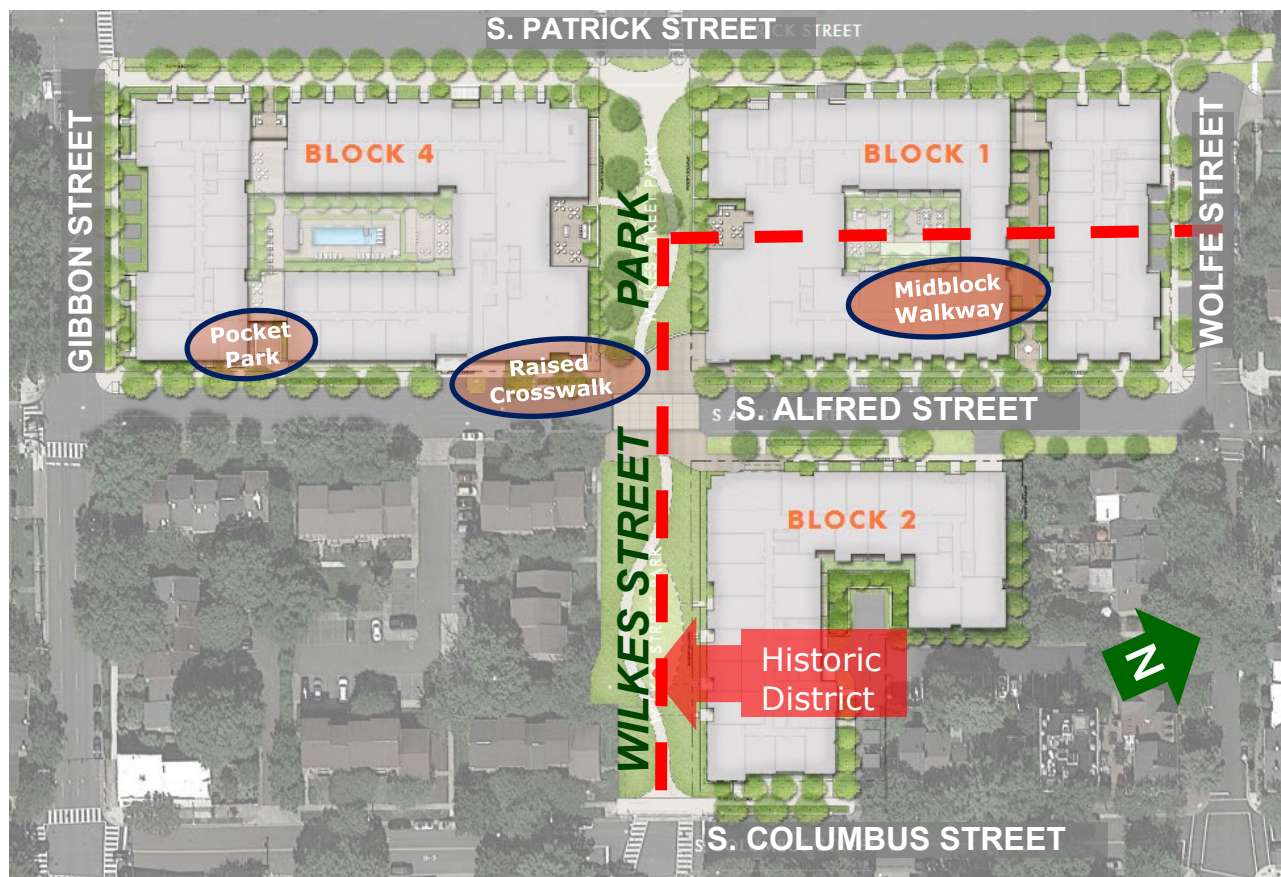
Planning Commission

February 2, 2021

Project Location

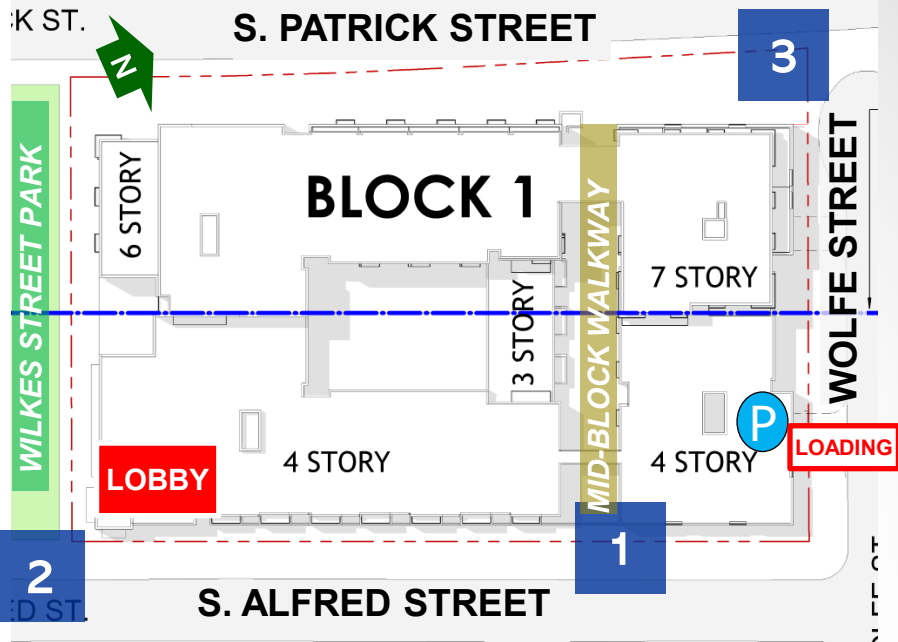


Project Description



- 3 buildings with 750 units, including 195 committed affordable units
- Consistent with S. Patrick Street Housing Affordability Strategy
- Streetscape and pedestrian improvements and public access open space
- Redesign of Wilkes Street Park
- LEED Silver and Performance Points in 2019 Green Building Policy

Block 1

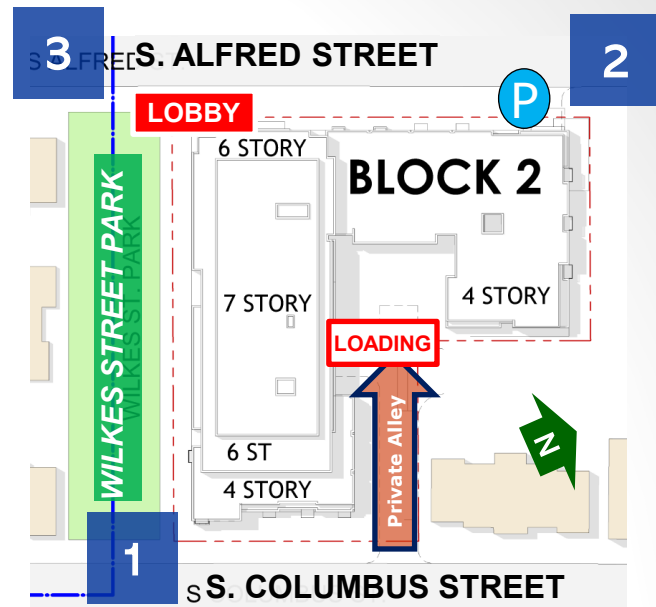


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Block 2



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Block 4

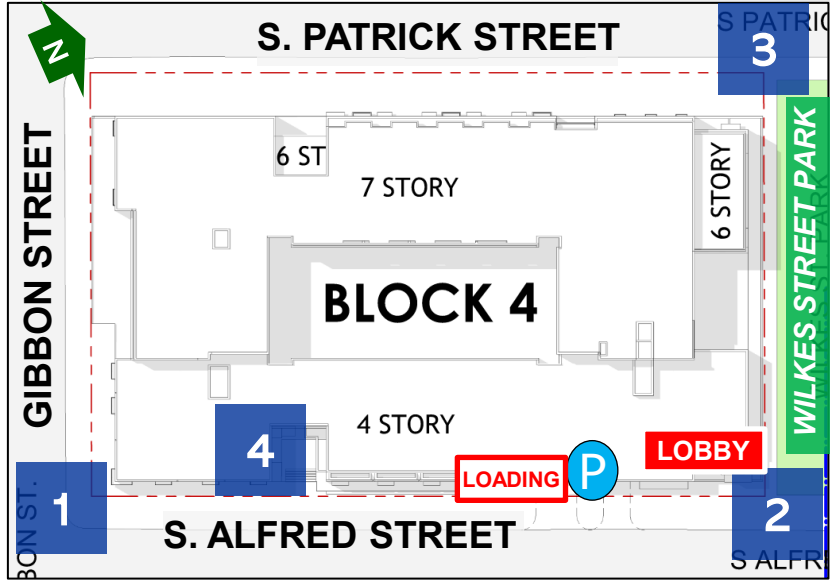


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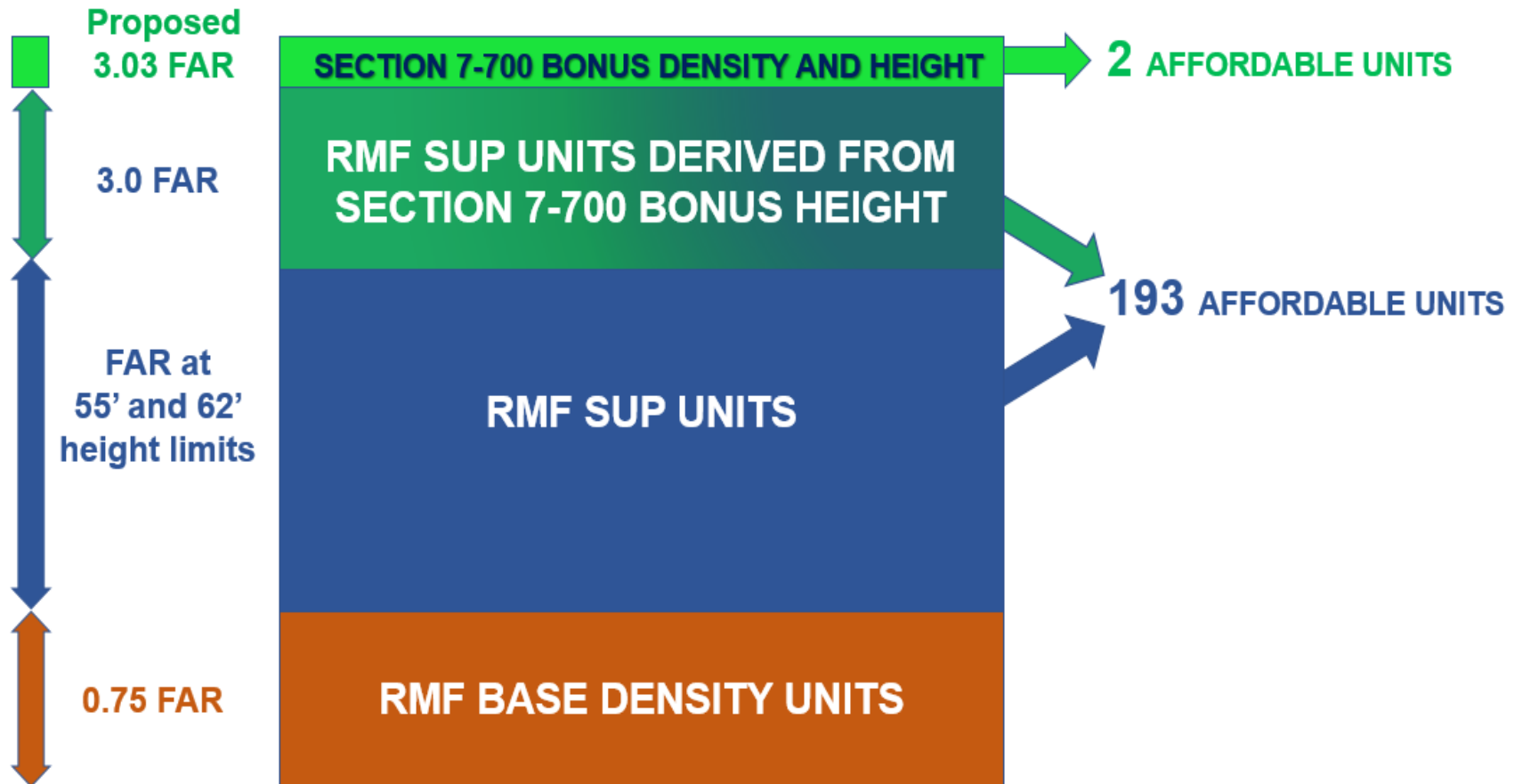
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Master Plan Compliance

- Proposal implements the 2018 South Patrick Street Affordable Housing Strategy (SPSHAS) vision established with community process
- Additional density and height in areas achieved through Section 7-700
- The proposal is consistent with SPSHAS recommendations:
 - Land use and preservation of existing affordable units
 - Usable open space and redevelopment of Wilkes Street Park
 - High quality building design, signature building facades, variety and transitions in the streetwall and building heights, and below-grade parking
 - Enhanced streetscape, including the 10-foot-wide sidewalk and 10-foot-wide green strip on S. Patrick Street

RMF Zone and Section 7-700 Affordable Housing Zoning Tools



Affordable Housing Plan

Consistent with SPSHAS and Housing Master Plan:

- Preserves 140 deeply affordable units (averaging 40% AMI)
 - Long-term extension of HUD rental subsidy contract
- Creates 53 new deeply affordable units (averaging 40% AMI) and 2 new affordable units (60% AMI)
- 40-year term of affordability

Cost to City to build one 40% AMI unit:
\$270,000
(assuming land and competitive tax credit equity are secured) or
\$38M for 140 units

Annual cost to City to subsidize 140 units from 100% AMI to 40% AMI: **\$2.5M**
or \$100M+ over 40 years

Relocation Plan

- Right to return for HUD Housing Assistance Payments (HAP) residents
- Ongoing communication (English/Amharic) in addition to required notification
 - 6+ resident meetings
 - 120-day notice to vacate + 240-day preliminary notice to vacate
- Commitment to minimizing impacts of relocation
 - Phased relocation (approx. 70% on-site) with particular attention to families with school-aged children, seniors, and households with disabilities
 - Coordination with ACPS, ARHA, social services, and other housing providers
- Dedicated relocation team (on board since Nov. 2020)
- Relocation assistance
 - HAP tenants (replacement housing, moving services and packing supplies, and relocation assistance payments for tenants moving off-site)
 - Market-rate tenants and Housing Choice Voucher holders (relocation assistance payments, housing information and referrals, packing supplies)

Open Space and Streetscape

Open Space

- Applicant providing 33% of site as open space, exceeding RMF zone requirements (25%)
 - Over 26% of site area is provided as ground-level open space
- Block 1 Mid-block walkway and Block 4 pocket Park will be publicly accessible

Streetscape Improvements

- 10'-wide sidewalk on S. Patrick Street to be dedicated to the City
- Southbound side of S. Alfred Street widened to create parking lane on two blocks
- 6'-wide sidewalks on each street frontage
- Raised crosswalk at S. Alfred Street and Wilkes Street park for pedestrian safety



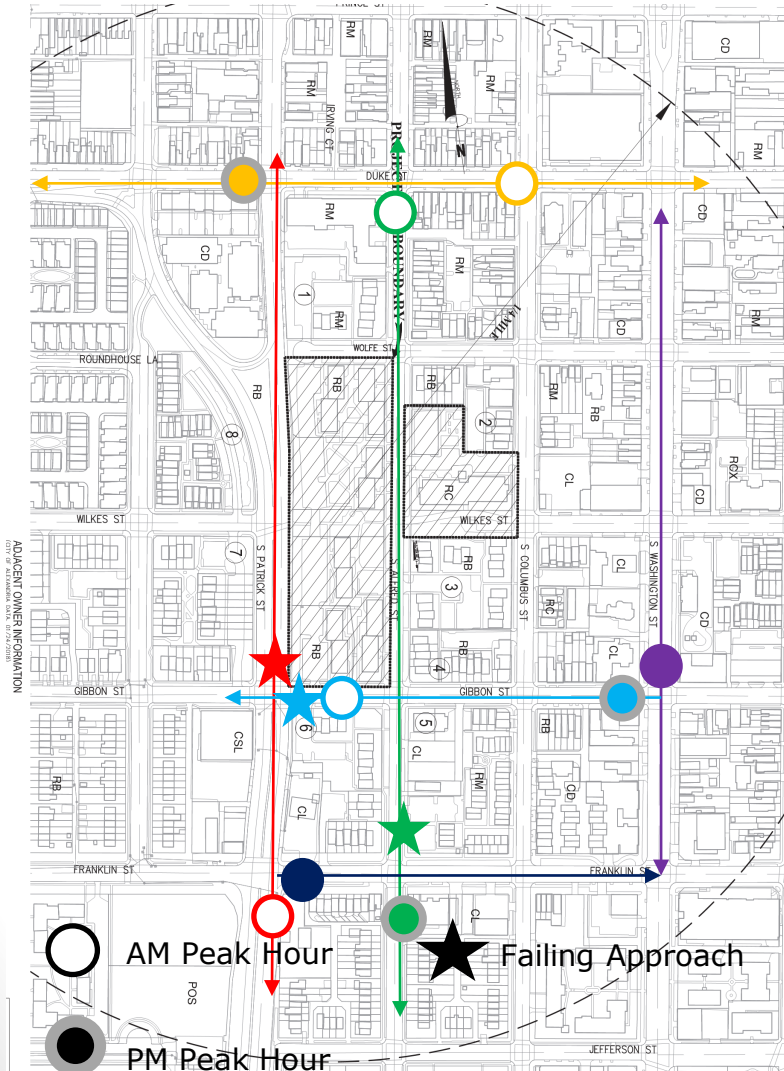
BLOCK 1 MID-BLOCK WALKWAY

Wilkes Street Park

- Applicant redesigning and constructing most of City's Wilkes Street Park, per SPSHAS recommendations
- Developed through City's park planning process, with potential Park and Recreation Comm. endorsement in February
- Design includes 12'-wide shared-use path, plantings, playspaces, seating areas and educational/interpretive elements
- City utilizing public art funds for installation
- Raised crosswalk and pedestrian plaza connect park parcels
- Majority of mature trees on west parcel will be retained
- Condition 132 outlines applicant scope of work via MOU



Traffic Study



Largest Average Delay Increase at An Intersection on the following approaches:

- S. Alfred Street
 - AM Peak Hour: 14.3 sec delay inc.
 - PM Peak Hour: 1.9 sec delay inc.
- S. Patrick Street/ Route 1
 - AM Peak Hour: 1.6 sec delay inc.
 - PM Peak Hour: <1 sec delay inc.
- S. Washington Street
 - AM Peak Hour: <1 sec delay inc.
 - PM Peak Hour: <1 sec delay inc.
- Duke Street
 - AM Peak Hour: 2.6 sec delay inc.
 - PM Peak Hour: <1 sec delay inc.
- Gibbon Street
 - AM Peak Hour: 5.4 sec delay inc.
 - PM Peak Hour: 1.5 sec delay inc.
- Franklin Street
 - AM Peak Hour: <1 sec delay inc.
 - PM Peak Hour: <1 sec delay inc.

Community

Applicant-Hosted Meetings

January 29 & 30, 2020	Resident and community kick-off meetings (at the Lee Center)
July 13 & 14, 2020	Virtual resident and community meetings
August 24 & 25, 2020	Virtual resident and community meetings
September 24, 2020	Virtual meeting with residents
October 19 & 20, 2020	Virtual resident and community meetings
November 30, 2020	Virtual meeting with residents (introduction of tenant relocation coordinator)
December 8, 2020	Virtual community meeting

City-Hosted Meetings

October 1, 2020	AHAAC meeting (virtual)
October 7, 2020	LTRB meeting (virtual)
October 17, 2020	City Council hearing (Appeal for BAR Permit to Demolish) (virtual)
November 11, 2020	City-hosted virtual community meeting
January 6, 2021	LTRB meeting (virtual)
January 7, 2021	AHAAC meeting (virtual)

Board of Architectural Review Meetings (Blocks 1 and 2)

July 15, 2020	First BAR concept review (virtual)
September 2, 2020	Second BAR concept review (virtual)
October 21, 2020	Third BAR concept review (virtual)
December 2, 2020	Fourth BAR concept review (virtual)



Project Benefits

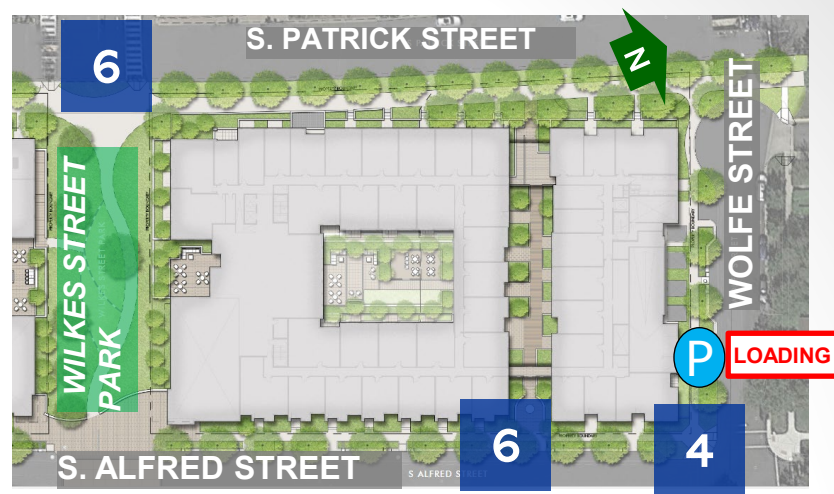
- Preserved long-term affordability of 140 HUD-subsidized units
- Providing additional 55 units of committed affordable housing to serve needs of area residents
- High-quality building design and materials
- Compliance with the City's 2019 Green Building Policy, including LEED Silver (or equivalent) certification
- Publicly accessible open space, inc. Block 1 mid-block walkway
- Redesign/improvements to Wilkes Street Park
- Streetscape and pedestrian improvements
- \$60,000 contribution towards the City's Capital Bikeshare Fund
- On-site public art or a contribution of at least \$198,458

Conclusion

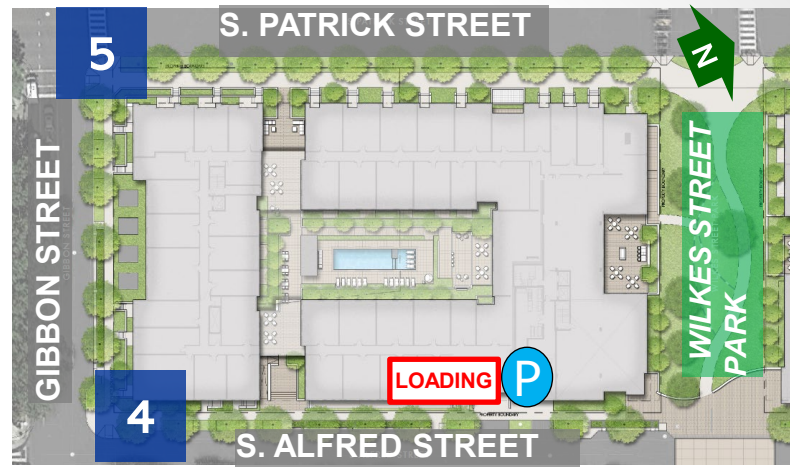
Staff recommends approval of the Rezoning, DSUP, TMP SUP and conditions of approval



Block 1 (cont.)



Block 4 (cont.)



Perspectives

VIEW SOUTHWARD ON S. ALFRED STREET BY WOLFE STREET



VIEW NORTHWARD ON S. COLUMBUS STREET BY WILKES STREET PARK



VIEW WESTWARD FROM BLOCK 2 THROUGH WILKES STREET PARK



