

Planning Commission
Discussion
09.09.2021

Arlandria Chirilagua Plan

Draft Plan Concepts



Neighborhood Context

Planning Process Objectives

Equitable, Resilient, Welcoming Neighborhood

- Preserve Arlandria-Chirilagua as *a culturally diverse neighborhood by protecting residents' ability to remain in the community* in the context of anticipated market pressures
- Support the *existing commercial corridor, local businesses, and the community's access to daily needs*
- Build *on neighborhood walkability, safety, and mobility options*
- *Connect and expand the open space network with* more play areas and outdoor living rooms

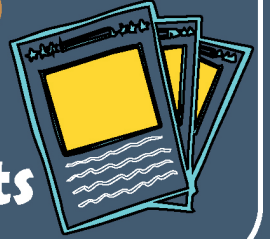
Spanish first
75K +
translated
words



ARLANDRIA / CHIRILAGUA

IMPACT IN NUMBERS

Over **900**
survey
respondents



Hosted and
participated
in **30**
virtual
meetings



Promoted the plan
and answered
questions via text,
videos, posters/ signs,
and FaceBook Live



Delivered
postcards and
letters to inform
residents about
the planning process



Interacted with over **13**
community leaders and
organizations



Hosted over
20
in person
pop-ups



Hosted and
participated in
10
in person
open houses



Plan at a Glance

Housing Affordability

- Use City, federal, and state funding, and partner with non-profits to deepen affordability and preserve and expand housing opportunity
- Development provides 10% of additional density/height above existing zoning at 40-50% AMI

Diversity + Culture

- Housing policy prioritizes ability for existing residents to stay in neighborhood
- Public art, murals and other approaches reflect unique history and culture
- Street vendor program and sidewalks and plaza space build on existing culture
- Retail core

Community Health and Empowerment

- Use of federal funds for space for medical clinic and social service programming within AHDC project
- Prioritize walkable access to fresh food, household goods and services
- Community and shared use gardens

Land Use and Height

- Flexibility for uses in core of neighborhood
- Concentrate retail to facilitate success + increase pedestrian activity
- Additional height with affordable housing as part of the Plan; Additional density and height (up to 25 ft) permitted through Section 7-700
- Parking most likely above grade (because of floodplain) will be screened

Sustainability

- Electric only residential buildings; Solar ready
- Green street infrastructure
- New development will meet floodplain requirements

Gather + Play

- ~ 5 acres net new open space within walking distance of all residents, dispersed throughout Plan area, includes variety of types
- Open space amenities serve an array of cultural activities
- 20% open space for new development
- New pedestrian connections to Four Mile Run park

Safe Access

- Pedestrian and bike connections to and within the neighborhood
- Improved intersections for pedestrian and bike safety

Implementation

- Plan will establish prioritization, phasing, and responsibility for implementation tasks, funding and contributions

Community Priorities + Economics

01 Economic Analysis

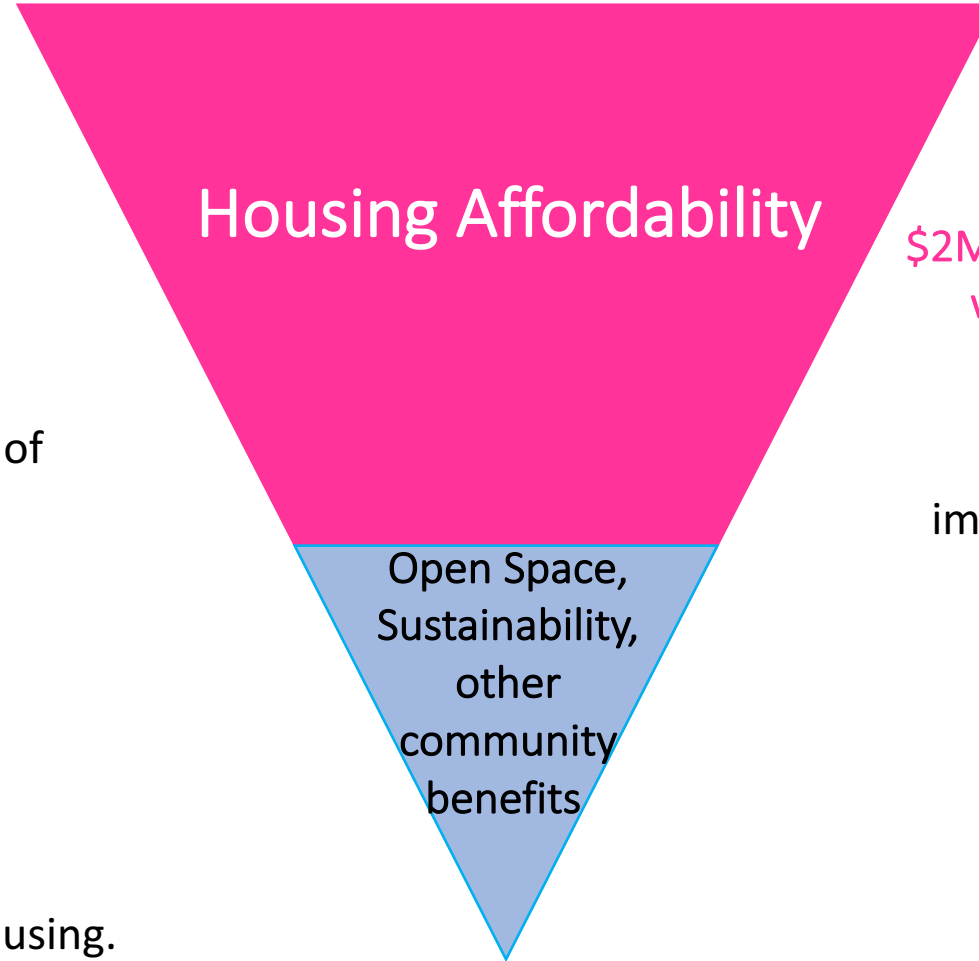
- Prepared to ensure implementation of the Plan

02 Elements considered

- Cost of redevelopment
- Floodplain
- Infrastructure improvements
- Cost of affordable housing; level of affordability
- Parking
- Rent, sales values
- Market absorption
- Development contributions

03 Findings

- Majority is used for affordable housing. Remainder is used for open space, sustainability, and other community benefits.



Value of 40% AMI units: ~\$310K
Value of 50% unit: ~\$250K
Value of 60% unit: ~\$190K

\$2M ARPA funding for supportive services within housing: medical, dental, DCHS, programs for youth

\$2.5M ARPA funding for capital improvements for Chirilagua Cooperative

Housing

Expand Housing Opportunity, including Deep Affordability

- Use additional density and height to maximize affordable housing - 10% of development above existing zoning to be affordable:
 - Rental at 40-50% AMI
 - For-sale consistent with City policy
- Explore tools, and resources to further deepen levels of affordability (e.g. 30% AMI)
- Encourage housing that accommodates different household sizes, compositions, ages, and abilities
- Expand homeownership and explore ways to create new affordable homeownership opportunities, such as Community Land Trusts



Housing

Preserve and Invest in Existing Housing

- Provide technical assistance and financial incentives to encourage owners to improve housing conditions and stabilize rent increases
- Provide capacity building and support to the Chirilagua Cooperative

Empower and Protect Residents

- Prioritize residents currently living in Arlandria for new deeply affordable housing units and help community members become “ready to rent”
- Support tenant empowerment through training
- Provide landlord-tenant mediation and support, including eviction prevention services
- Ensure eligible residents receive tenant protections, relocation support, and other assistance, if residential properties redevelop, consistent with City policy
 - Seek legislative authorization to enhance and make mandatory tenant protections

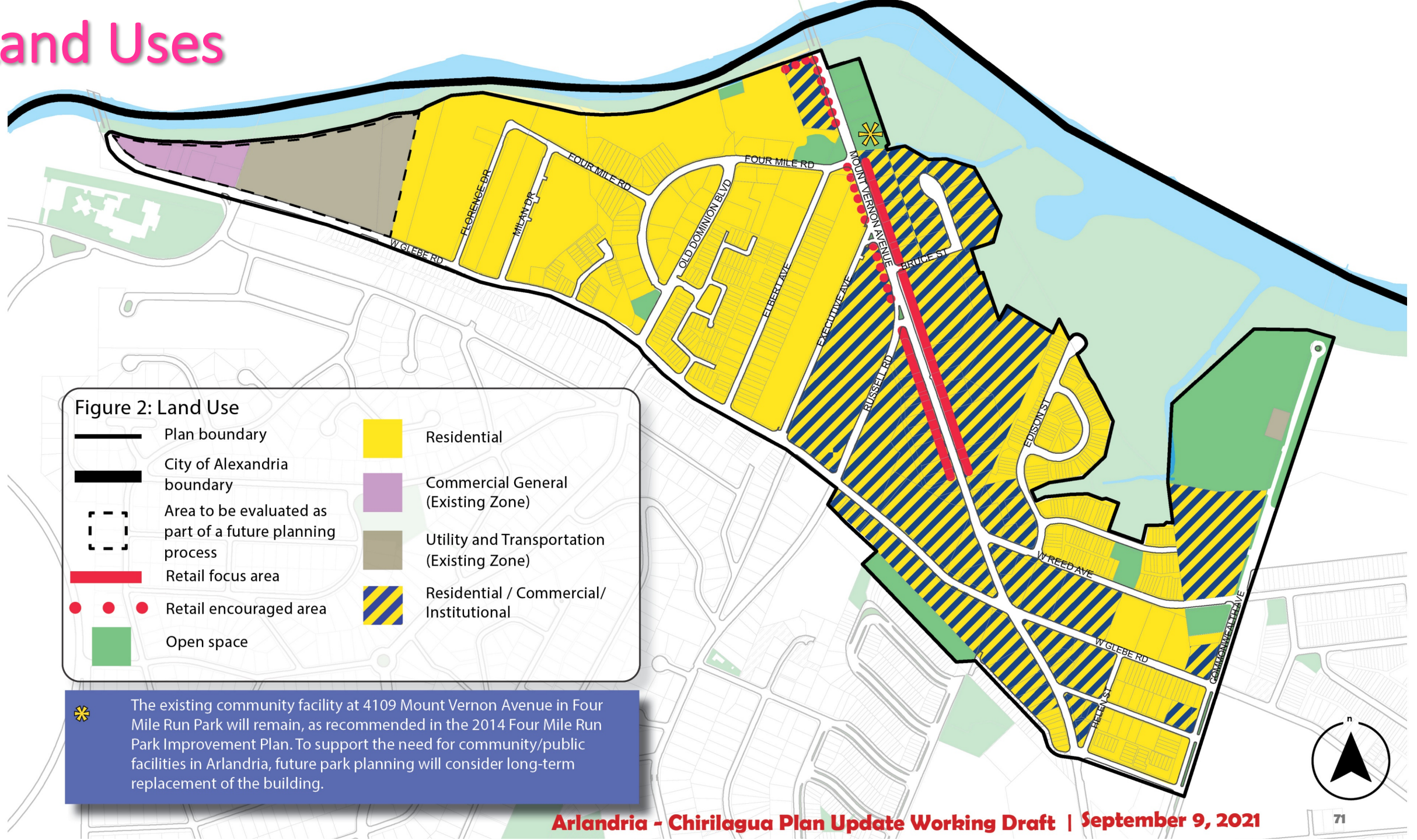
2021 Maximum household incomes for affordable units (by household size)

Area Median Income	1-person	4-person	6-person
40%	\$36,120	\$51,600	\$59,880
50%	\$45,150	\$64,500	\$74,850
60%	\$54,180	\$77,400	\$89,920

2021 Maximum affordable rents, including utilities (by unit size)

Area Median Income	Studio	1 Bedroom	2 Bedroom	3 Bedroom
40%	\$903	\$968	\$1,161	\$1,342
50%	\$1,129	\$1,209	\$1,451	\$1,678
60%	\$1,355	\$1,451	\$1,742	\$2,013

Land Uses



Street Vendors

Objectives

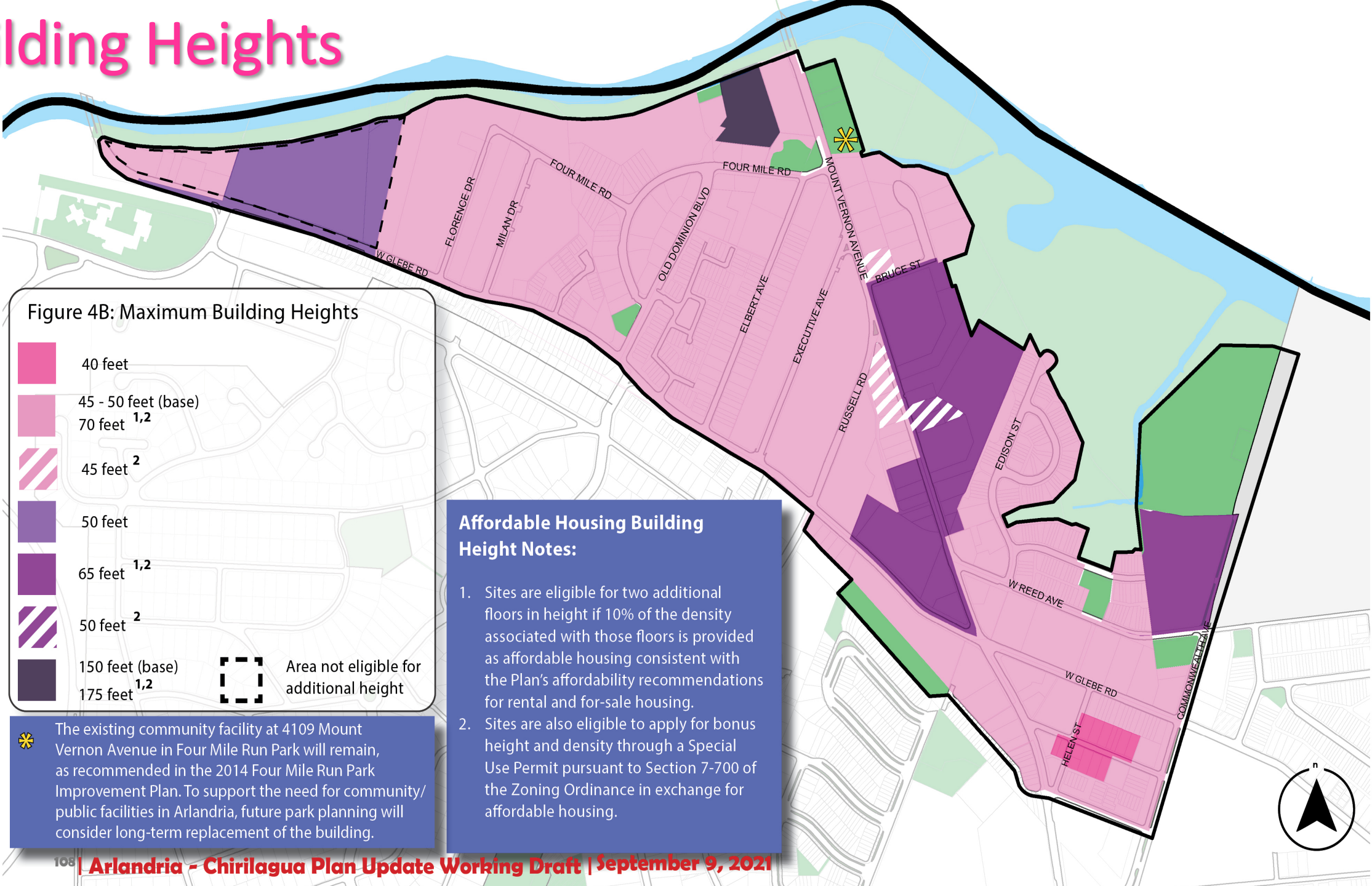
- Retain the culture and diversity of the neighborhood
- Support local entrepreneurs and provide economic opportunity
- Expand products accessible to community
- Potential opportunity to transition to brick and mortar

Recommendation:

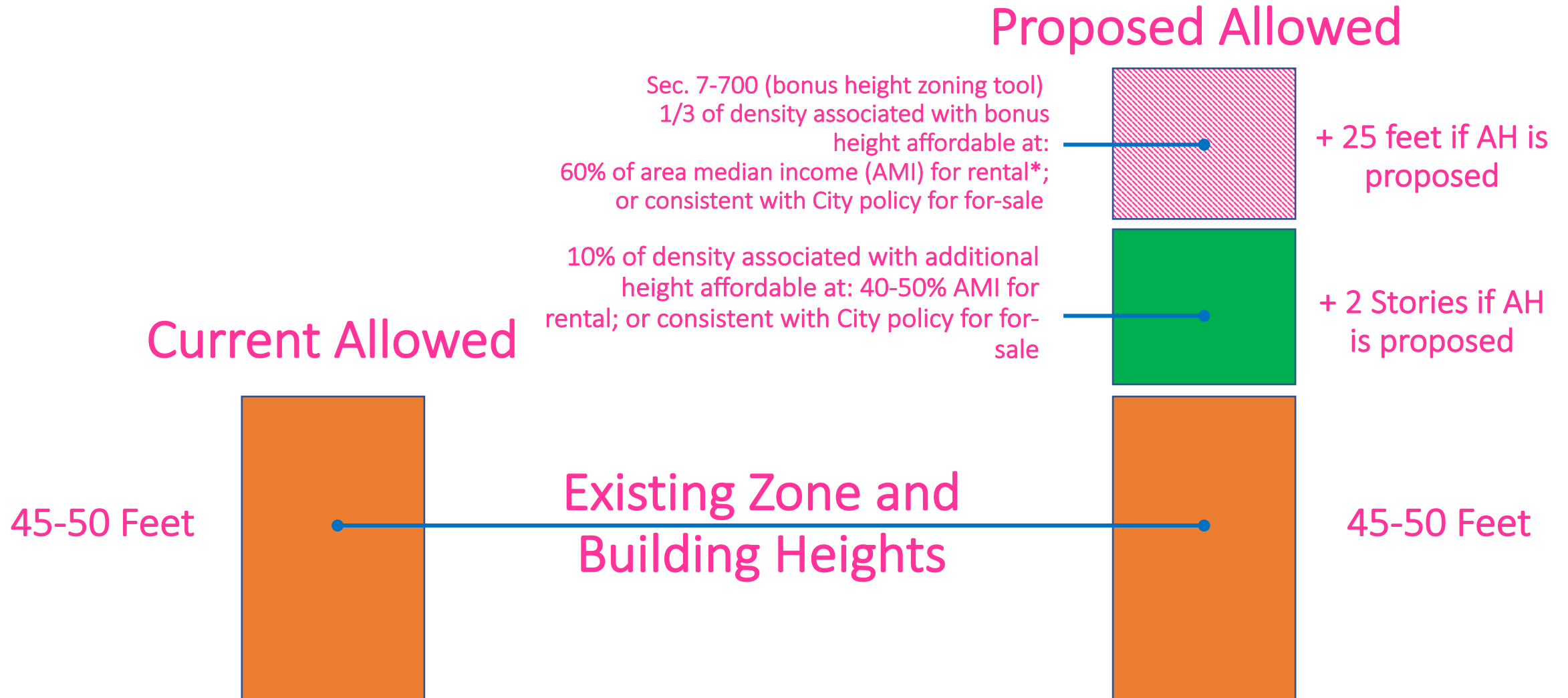
- Work with stakeholders to develop parameters of a new street vendor program
- Amend the Zoning Ordinance to allow small scale street vendors



Building Heights

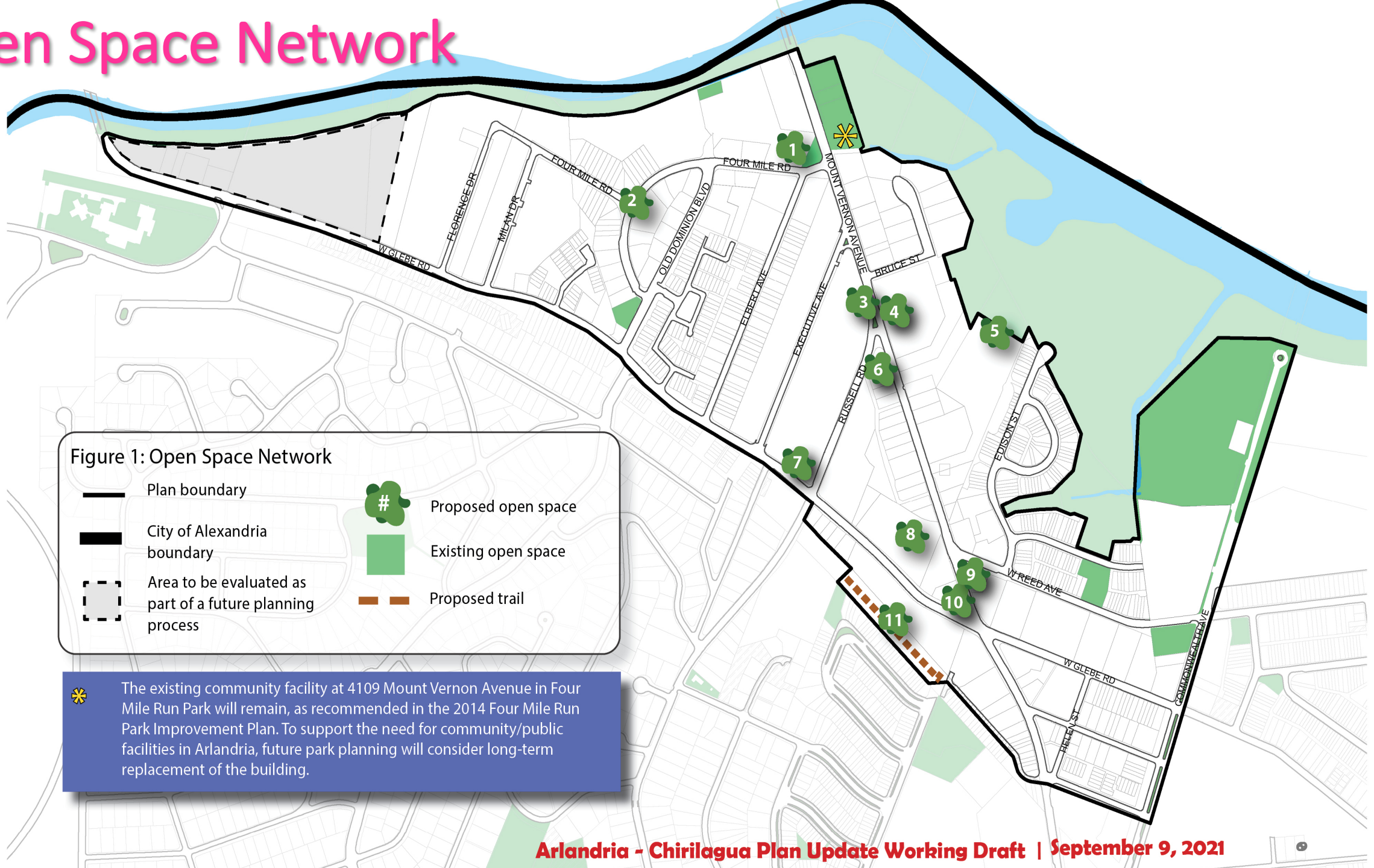


Building Height Example (RB, RA, CG, CSL Zones)

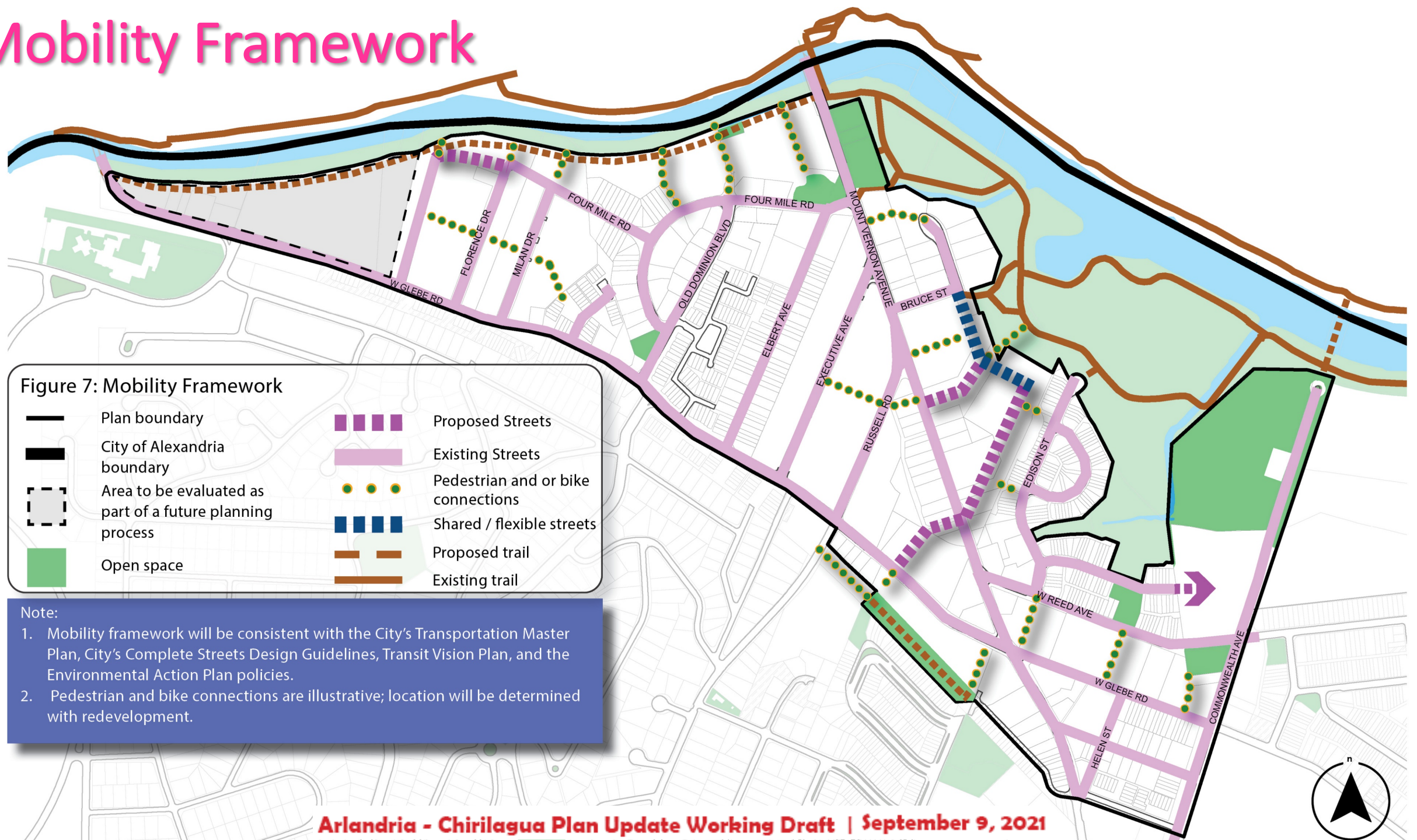


* or fewer units of equivalent value affordable at 40-50% of AMI

Open Space Network



Mobility Framework



Next Steps

September

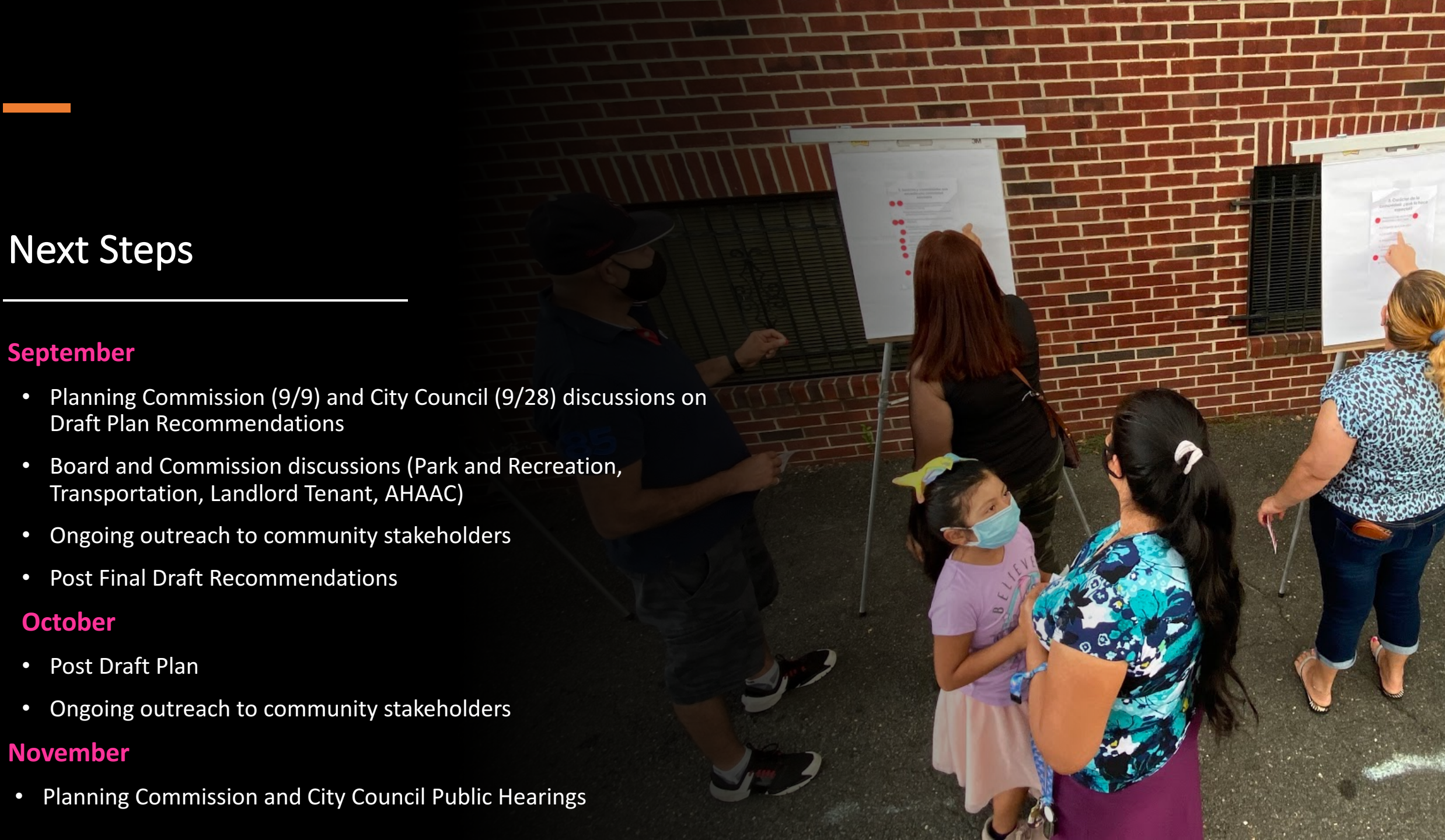
- Planning Commission (9/9) and City Council (9/28) discussions on Draft Plan Recommendations
- Board and Commission discussions (Park and Recreation, Transportation, Landlord Tenant, AHAAC)
- Ongoing outreach to community stakeholders
- Post Final Draft Recommendations

October

- Post Draft Plan
- Ongoing outreach to community stakeholders

November

- Planning Commission and City Council Public Hearings





Q+A

Project web page
alexandriava.gov/planning
WhatsApp or Text
571-358-7569