Beauregard Small Area Plan
City Council and Planning Commission Joint Work Session
February 13, 2012
Landmark Mall, West End Community Redevelopment Room
I. Welcome and Introductions
II. Overview
III. Land Use
IV. Open Space
V. Transportation
VI. Affordable Housing
VII. Implementation/Financing
VIII. Next Steps
Land Use and Regional Growth

City’s Population:
- 1950 to 2010: 62,000 to 140,000

Regional Growth:
- 2040: 1,270,000 jobs, 1,500,000 residents

City Growth:
- 2040: 52,000 jobs, 43,000 residents
Development Summary

- **Proposed**: 12,480,027 square feet
- **Zoning Maximum**: 9,984,186 square feet
- **Existing**: 5,594,990 square feet

Floor Area (sq ft)
Lynbrook – Proposal – Existing Zoning
Transit and Land Use
Overall Land Use Strategy
Retail
Building Heights
Existing Neighborhoods – Transitions

- Building setback and landscape buffer adjacent to existing single-family homes, townhomes, and school
- Setback - open space adjacent to existing townhomes
- Open Space buffer adjacent to single-family homes
- Edge location where transition in height and/or building shoulders and/or setbacks are required.

Existing Neighborhoods

- Chambliss Park
- North Beauregard Street
- Seminary Road
- Dora Kelley Nature Park
- William Ramsey Elementary School
- John Adams Elementary School
- Francis Hammond Middle School

Building setback and landscape buffer adjacent to existing single-family homes and townhomes south of the Plan area
Mid – Block Pedestrian Connections
OPEN SPACE
Open Space

[Map showing open space areas including Dora Kelley Nature Park, Chambliss Park, John Adams Elementary School, and proposed greenways and fields.]

- Additional open space adjacent to Dora Kelley Park
- Proposed multi-purpose field
- Proposed Greenway

Legend:
- Greenways
- Proposed Open Space - Parks
- Existing Adjacent Open Space - Parks
Types of Open Spaces
Integrate three major existing open spaces in Plan area:

- Expand Dora Kelley Nature Park and Holmes Run Greenway
- Provide connections to:
  - Wildlife or natural corridors
  - Chambliss Park
  - Holmes Run Greenway; and
  - Winkler Botanical Preserve.

Natural Area Preservation
• Comprehensive System of Trail Connections with adjacent parks and developments.
Opportunities for Active Recreation

- Range of active and passive recreation opportunities.

- An athletic field near William Ramsay School:
  - Sized to accommodate multiple activities or sports.
  - Synthetic turf and lighting.

- Additional active recreation areas:
  - Adjacent to nearby school facilities (John Adams or Francis Hammond).
TRANSPORTATION
Transportation Analysis

- Comprehensive Transportation Analysis
- 32 intersections
- Coordinated multiple traffic studies
  - BRAC-133
  - Transitway Corridor C
  - Regional Studies
Recommended Improvements
Roadway Network
What Are The Benefits to the Ellipse?

RIGHT TURNS WORK

**RIGHTS TURN POLICY** – UPS maps out routes for all drivers to reduce the number of left turns they make.

- **SAVES TIME:** 39 million miles shaved
- **SAVES GAS:** 3 million gallons of gas saved, and
- **REDUCES EMISSIONS:** CO\(^2\) emissions reduced by 32,000 metric tons

- Saves drivers time
- Improves safety
- More storage than traditional left turn lane
- Shorter pedestrian crossings
- More green space
- Traffic operations are better in 2035 with development and the ellipse, as compared to 2035 with no ellipse under current zoning
Pedestrian and Bicycle Network

[Map showing pedestrian and bicycle network with various trail and route indications]
Transit Network
Future development may be required to participate in a Transportation Management Plan (TMP) District

- Strategies include transit incentives, priority vanpool and carpool parking

- Plan requires new developments to establish carsharing
HOUSING
 Afforable and Workforce Rental Housing

WHAT IS THERE NOW:
No committed affordable housing units in the Plan area—no guarantee of continued affordability

WITHOUT SMALL AREA PLAN:
• Loss of affordability through market rent increases—Citywide, thousands of units have lost affordability since 2000
• Redevelopment can occur with no affordable units (voluntary cash contribution only)—e.g., Lynbrook application
• Units can be rehabilitated and repositioned with loss of affordability—e.g., Seminary Forest/Encore
Seminary Forest/Encore: Renovation and Repositioning

Seminary Forest

The Encore (After)
Rent Increase With Renovation and Repositioning

Seminary Forest/Encore Rents

2001-2011 rent increases substantially exceeded those of previously comparable property:
WITH THE PROPOSED PLAN:

703 new (647) and preserved (56) committed affordable and workforce rental units -- equal to 28% of the number of units to be demolished, 20% of net new units, and 11% of total new units

- Affordable for 30 years to households with incomes ranging from 55% – 80% AMI
  - Average subsidy cost estimated at $123,000 per unit
  - Same subsidy could serve lower incomes with fewer units and/or for shorter term
  - Hillwood provides greater potential to serve households with lower incomes

- Available to qualified households with Section 8 Housing Choice Vouchers

- Located throughout the Plan area

- More livable and energy efficient

- Monitored for compliance by the City
Affordable/Workforce Housing Funding Sources

$87.8+ million in funding for committed affordable and workforce units will come from:

- **$22.4 M** Public amenities fund (Developer)
- **$25.8 M** Voluntary developer contributions for affordable housing (City will reinvest in Beauregard)
- **$31.6 M** Future incremental real estate tax revenues from Beauregard area (City)
- **$8 M** In-kind donation: 56 apartments at Hillwood (Developer)
- **$TBD** Other public and private sources to be leveraged (City, nonprofits, foundations, etc.)

**$87.8 M+ TOTAL FUNDING FOR COMMITTED AFFORDABLE AND WORKFORCE HOUSING**
Hillwood

In kind 2018 donation of 56 Hillwood units, with an estimated additional value of $8M
**Distribution of Incomes**

**Number of Households in Beauregard Area Tracts With Household Incomes at Various Qualifying Income Levels**
Based on Qualifying Incomes for Three-Person Household American Community Survey 2006-2010 5-year Average Data

- 0-30% ($0 – $27,950) - 1,655 (26.6%)
- 30-50% ($27,951 – $46,600) - 943 (15.2%)
- 50-60% ($46,601 – $55,890) - 1,202 (19.3%)
- 60-80% ($55,891 – $74,550) - 593 (9.5%)
- 80-100% ($74,551 – $93,150) - 1,208 (19.4%)
- 100+% More than $93,150 - 616 (9.9%)

**Number of Households in City of Alexandria With Household Incomes at Various Qualifying Income Levels**
Based on Qualifying Incomes for Three-Person Household American Community Survey 2006-2010 5-year Average Data

- 0-30% ($0 – $27,950) - 8,476 (13.3%)
- 30-50% ($27,951 – $46,600) - 7,925 (12.4%)
- 50-60% ($46,601 – $55,890) - 4,282 (6.7%)
- 60-80% ($55,891 – $74,550) - 8,596 (13.5%)
- 80-100% ($74,551 – $93,150) - 6,731 (10.6%)
- 100+% More than $93,150 - 27,727 (43.5%)
Average Current Rents

- Average current rents in Plan Area are affordable to a range of incomes from 55% to 80% of median.
- Based on Census (ACS) income information, many households are likely paying more than 30% of income for rent.

<table>
<thead>
<tr>
<th>Property</th>
<th>Efficiency</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hillwood</td>
<td>$1,079</td>
<td>$1,195</td>
<td>$1,551</td>
<td>$1,876</td>
</tr>
<tr>
<td>Stoneridge</td>
<td>$1,187</td>
<td>$1,387</td>
<td>$1,654</td>
<td>--</td>
</tr>
<tr>
<td>Brookdale</td>
<td>--</td>
<td>$1,050</td>
<td>$1,359</td>
<td>--</td>
</tr>
<tr>
<td>Lynbrook</td>
<td>--</td>
<td>$1,086</td>
<td>$1,346</td>
<td>$1,911</td>
</tr>
<tr>
<td>Meadowcreek</td>
<td>--</td>
<td>$1,106</td>
<td>$1,311</td>
<td>$1,659</td>
</tr>
<tr>
<td>Seminary Towers</td>
<td>$1,245</td>
<td>$1,435</td>
<td>$1,675</td>
<td>$2,225</td>
</tr>
<tr>
<td>Seminary Hills</td>
<td>$1,190</td>
<td>$1,270</td>
<td>$1,520</td>
<td>$1,770</td>
</tr>
<tr>
<td>Southern Towers</td>
<td>$965</td>
<td>$1,220</td>
<td>$1,580</td>
<td>$1,840</td>
</tr>
<tr>
<td><strong>Average</strong></td>
<td><strong>$1,021</strong></td>
<td><strong>$1,199</strong></td>
<td><strong>$1,493</strong></td>
<td><strong>$1,906</strong></td>
</tr>
<tr>
<td>12/2011 60% AMI Rents</td>
<td>$1,129</td>
<td>$1,209</td>
<td>$1,452</td>
<td>$1,677</td>
</tr>
</tbody>
</table>
Assistance to Tenants Impacted by Demolition

- All resident households in good standing will receive relocation payments in accordance with City’s Voluntary Conversion Assistance Policy

- Tenants will be assisted in locating comparably priced/affordable units

- Before committed affordable and workforce rental housing is available, interim plan will:
  - Provide for limited (prioritized) relocation to comparably priced rental units within the Plan area
  - Establish priority list for eligibility to return to future committed units in Plan area
IMPLEMENTATION
## Developer Contributions

### A. Transportation Improvements
1. Ellipse \(^4\) $29,310,704
2. Transitway for BRT $23,000,000
3. Other Transportation Improvements $501,600

**Transportation Subtotal** $52,812,304

### B. Fire Station Facility #211
$9,256,025

### C. Enhanced Landscaping and Streetscape
for North Beauregard Street $3,000,000

### D. Athletic Field/Recreation Enhancements
$8,150,500

### E. Affordable and Workforce Housing
1. Public Amenity Contribution $22,426,504
2. Voluntary Formula Contribution Housing $25,817,136
3. 56 Hillwood Units $8,000,000 \(^3\)

**Housing Subtotal** $56,243,640

### F. Right-of-way Dedication for Transportation and Fire Station Land
$18,046,718 \(^3\)

**Total** $147,509,187 \(^{1,2}\)
Developer Contributions

How Would Developer Contributions Be Paid?

- $121.5 million in cash contributions divided by 9.7 million square feet of gross new construction equals $12.55 per square foot

- Paid into a “Beauregard Fund” upon building completion

- $18 million in right of way donated as public projects are implemented

- 56 Hillwood units donated in about 2018
Developer Contributions

Cumulative Net New Development by Year

Cumulative Net New Development (square feet)

- Ellipse
- Athletic Field / Recreation Enhancements
- Transitway and Landscaping
- Affordable and Workforce Housing
- Fire Station # 211

Calendar Year

2010 2015 2020 2025 2030 2035 2040 2045
### Developer Contributions

#### BEAUREGARD PLAN PUBLIC BENEFIT FUNDING

($) in Millions

<table>
<thead>
<tr>
<th>Funding Sources:</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026 to 2030</th>
<th>2031 to 2035</th>
<th>2036 to 2040</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dev. Contributions</td>
<td>18.6</td>
<td>1.1</td>
<td>18.9</td>
<td>3.0</td>
<td>6.4</td>
<td>7.4</td>
<td>1.7</td>
<td>8.5</td>
<td>7.9</td>
<td>4.4</td>
<td>8.6</td>
<td>40.2</td>
<td>30.5</td>
<td>29.9</td>
<td>187.1</td>
</tr>
<tr>
<td>Tax Increments</td>
<td>2.7</td>
<td>3.0</td>
<td>6.1</td>
<td>6.8</td>
<td>8.0</td>
<td>9.2</td>
<td>9.9</td>
<td>9.3</td>
<td>3.3</td>
<td>6.3</td>
<td>0.7</td>
<td>-25.9</td>
<td>4.5</td>
<td>-11.3</td>
<td>32.6</td>
</tr>
<tr>
<td>TOTAL</td>
<td>21.3</td>
<td>4.1</td>
<td>25.0</td>
<td>9.8</td>
<td>14.4</td>
<td>16.6</td>
<td>11.6</td>
<td>17.8</td>
<td>11.2</td>
<td>10.7</td>
<td>9.3</td>
<td>40.2</td>
<td>30.5</td>
<td>20.2</td>
<td>219.7</td>
</tr>
</tbody>
</table>
Plan Benefits

- Through traffic is dispersed with greater local control
- Traffic operations improve over the Status Quo scenario
- Beauregard at Seminary operates at acceptable level of service during the peak
- Dedicated transitway
- Coordinated approach to transportation
- Comprehensive non-motorized system
- 703 Dedicated affordable housing units
- Additional usable open space and recreational amenities
- Coordinated development
- Better opportunities for work / housing balance
- Mixed-use development pattern
- Fire station
NEXT STEPS
Next Steps - Ongoing Outreach

Beauregard Small Area Plan

The Beauregard Small Area Plan is being undertaken by the City to identify options for the future Beauregard planning area located in the City’s West End, including the proposed Transitway Corridor C from Landmark Mall to the northern City limits along Van Dorn Street, Sanger Avenue and Beauregard Street.

What’s New
- Community Outreach: Upcoming meetings and archived meeting presentations and handouts
- City Releases Beauregard Small Area Plan - Working Draft
- Provide input on the Draft Plan Through the Online Comment Board
- Beauregard Plan Information Flo: English | Spanish | Arabic

Plan Overview
On January 23, the Beauregard Small Area Plan - Working Draft was released for public comment and review. For more than a year, residents, businesses, community organizations, neighboring civic groups, and property owners have worked with the City to create a vision for development that will occur in the Beauregard area in the next 20 to 30 years.

Community Outreach
Get the latest news updates on the Beauregard Small Area Plan. View upcoming meetings and important news about the project. Add upcoming City meeting dates to your calendar, and download information such as agendas, presentations, audio and video of previous meetings.

Land Use / Neighborhood
Learn about proposed land use and neighborhood changes for the Beauregard neighborhood. View the plan documents related to existing conditions, vision, land use, recreation and open space, infrastructure (schools, sewer, fire and EMS facilities), transportation, etc. View a map of the planning area and learn more about the planning process, including draft documents and maps.

Transportation
Learn about the transportation-related improvements in the Beauregard planning area, including improvements being done as part of the BRAC-133 development, the City’s high capacity Transitway Corridor connecting to Van Dorn Street and Beauregard Street (also known as Corridor C), and other...
Next Steps

Upcoming Meetings in February:

- February 16\textsuperscript{th} @ 7 PM: School Board Meeting
- February 16\textsuperscript{th} @ 7 PM: Parks and Recreation Commission Meeting
- February 21\textsuperscript{st} @ 7 PM: Beauregard Community Meeting
- February 21\textsuperscript{st} @ 7 PM: Pedestrian & Bike Advisory Committee Meeting
- February 23\textsuperscript{rd} @ 7 PM: Housing Town Hall Meeting
- February 29\textsuperscript{th} @ 7 PM: Federation of Civic Associations Meeting