



# Beauregard Small Area Plan

City Council Public Hearing

May 12, 2012

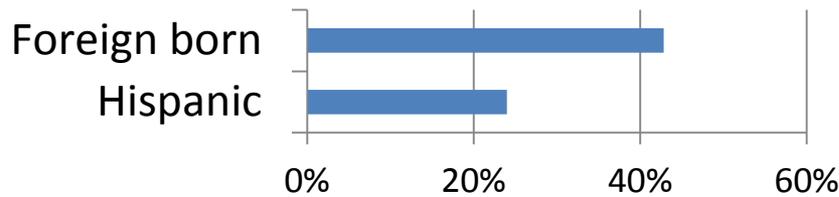
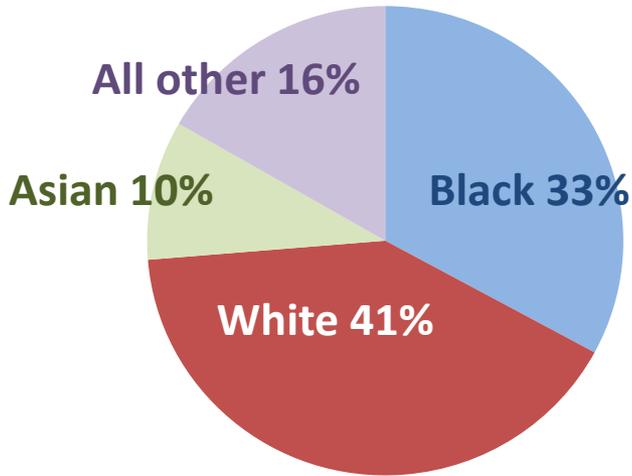
9:30 a.m.





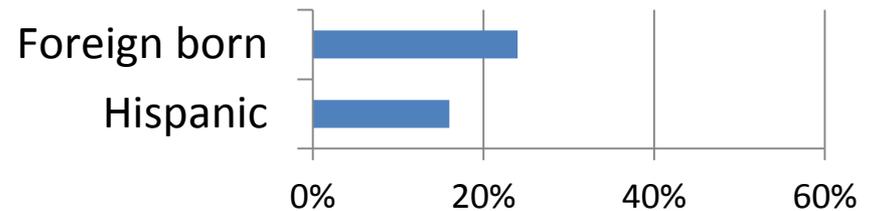
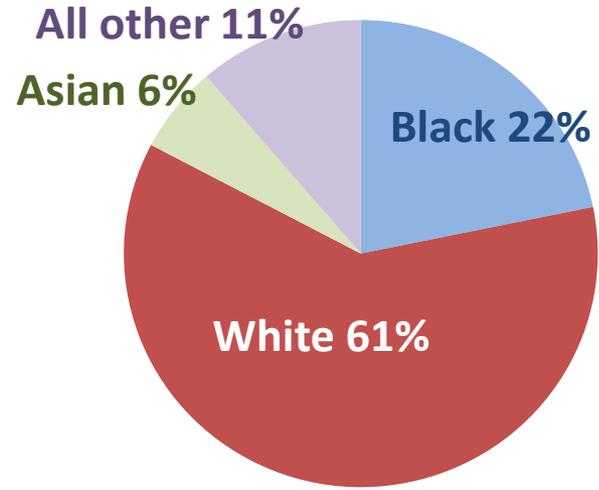
# Demographic Profile

## Beauregard Area

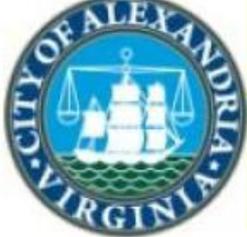


Median age: **32**  
Avg. household size: **2.2**  
Median household income: **\$59,000**

## City of Alexandria

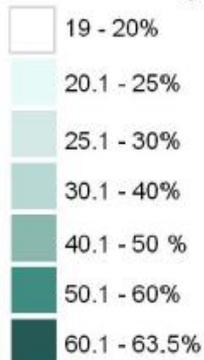


Median age: **35.5**  
Avg. household size: **2.0**  
Median household income: **\$80,000**



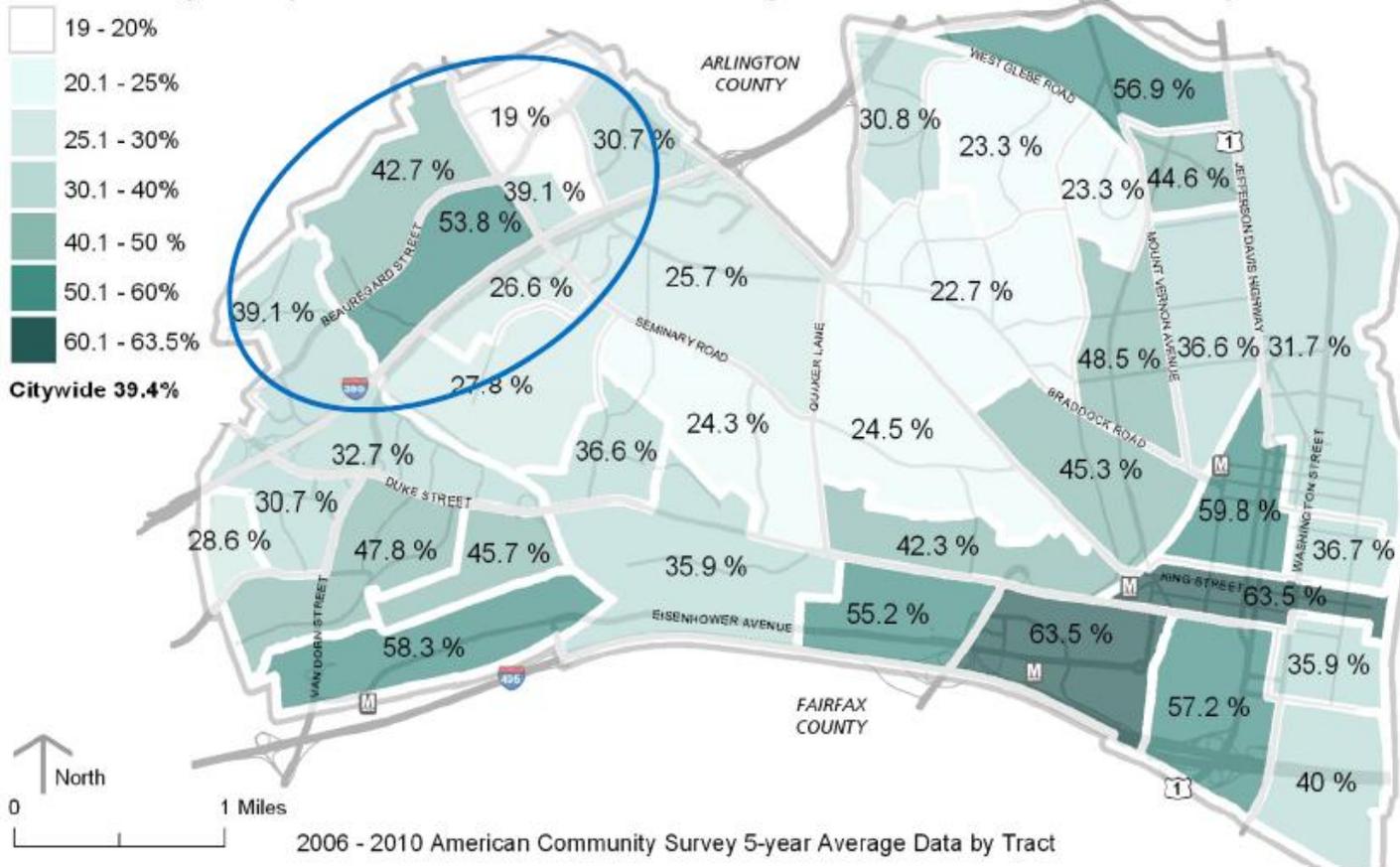
# Non-Single Occupant Vehicle Use

Percent of Workers Commuting by Modes Other than Single Occupant Vehicle



Citywide 39.4%

Percent of Workers Commuting by Modes Other than Single Occupant Vehicle



2006 - 2010 American Community Survey 5-year Average Data by Tract



## Discussion Topics

- Land Use
- Open Space
- Transportation
- Affordable Housing
- Implementation

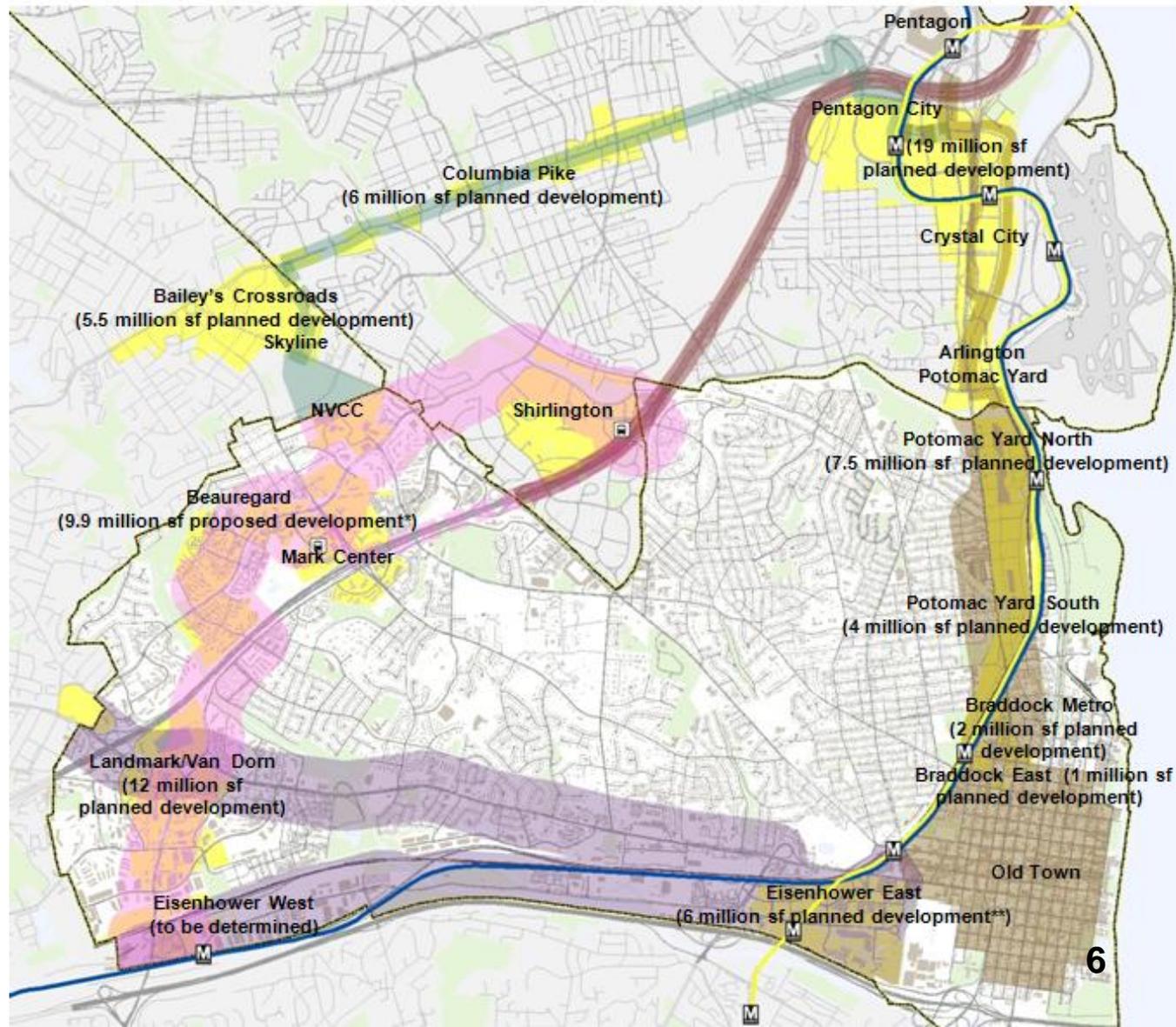


# **LAND USE - OPEN SPACE**



# Land Use and Regional Growth

- Regional pressures on development, housing and transportation connections
- Connections to regional destinations North, South, East and West of neighborhood
- Connections to Van Dorn Metro with future Transitway





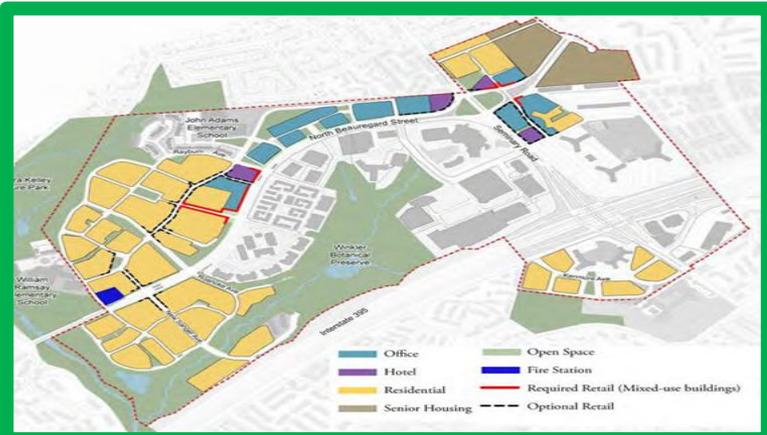
# Stages of Planning – Development



Architecture – Open Space Design

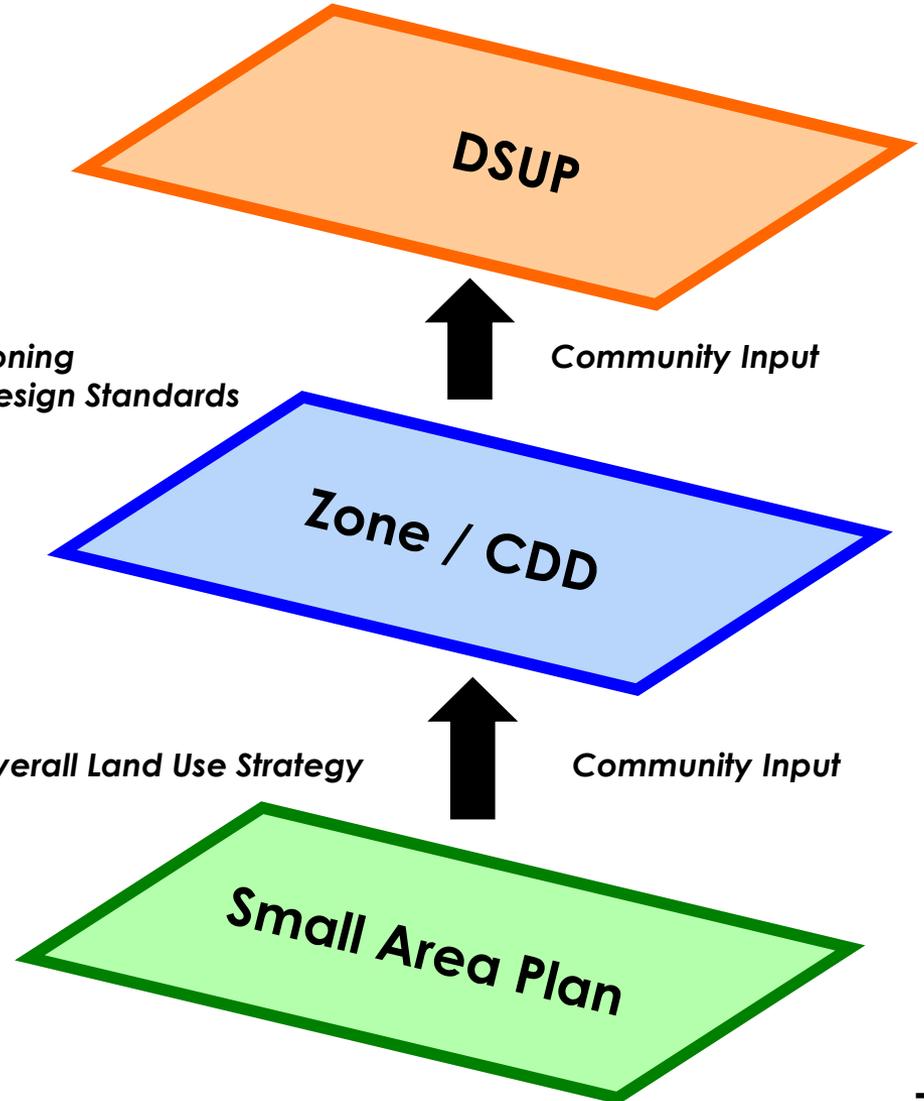
**North Potomac Yard**  
Urban Design Standards

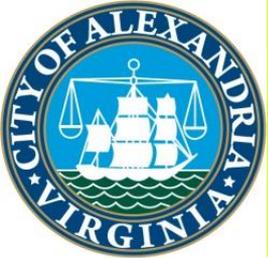
Implementing A Complete Sustainable Community



Zoning Design Standards

Overall Land Use Strategy





# Planning Process

2009

2010

2011

2012

Sept 2009 – Oct 2010

**Initial City Planning Process**

- Plan Kick-off Meeting
- Community Meetings on challenges and opportunities, principles, goals, etc.
- City Council Work Session

Dec 2010 – Oct 2011

**Community Driven Process**

- BCSG & Developer Stakeholder Group Community Meetings
- Citizen Beaugard Bus Tour
- Joint CC/PC Work Session

Oct 2011 – Mar 2012

**Plan Preparation**

- City develops Working Draft Plan - Working Draft Released in Jan 2012
- Joint CC/PC Work Session
- Beaugard Town Hall Meeting
- Develops Draft Beaugard Small Area Plan - Draft Plan Released in Mar 2012

May 3, 2012

**Planning Commission Public Hearing**

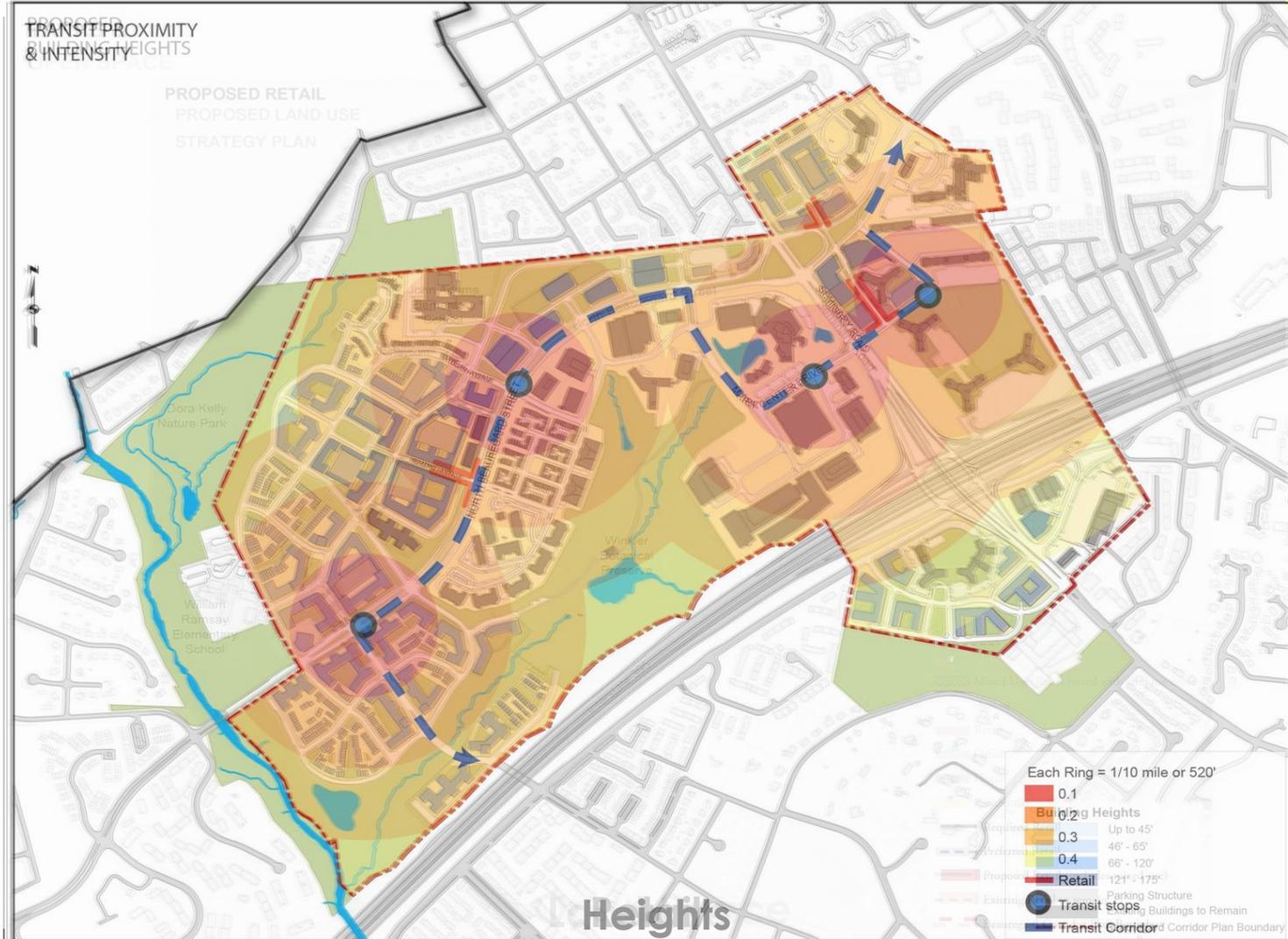
May 12, 2012

**City Council Public Hearing**

Total – 78 outreach meetings



# Plan Elements





# Public Open Space

- New open space and parks ~ 44 acres

## Neighborhoods:

- Upland & Southern Towers – 2.9 ac
- Adams – 3.09 ac
- Town Center – 9.43 ac
- Garden District – 4.47 ac
- Greenway – 24.47 ac

- Creates Greenway linkages to open space areas including Dora Kelley Nature Park and Winkler Botanical Preserve

- Neighborhood level open space

- New athletic field, greenways, proposed open space parks



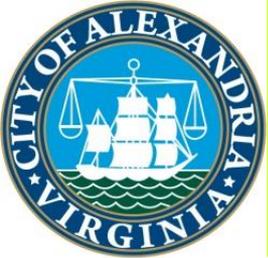


## Town Center – Public Open Space

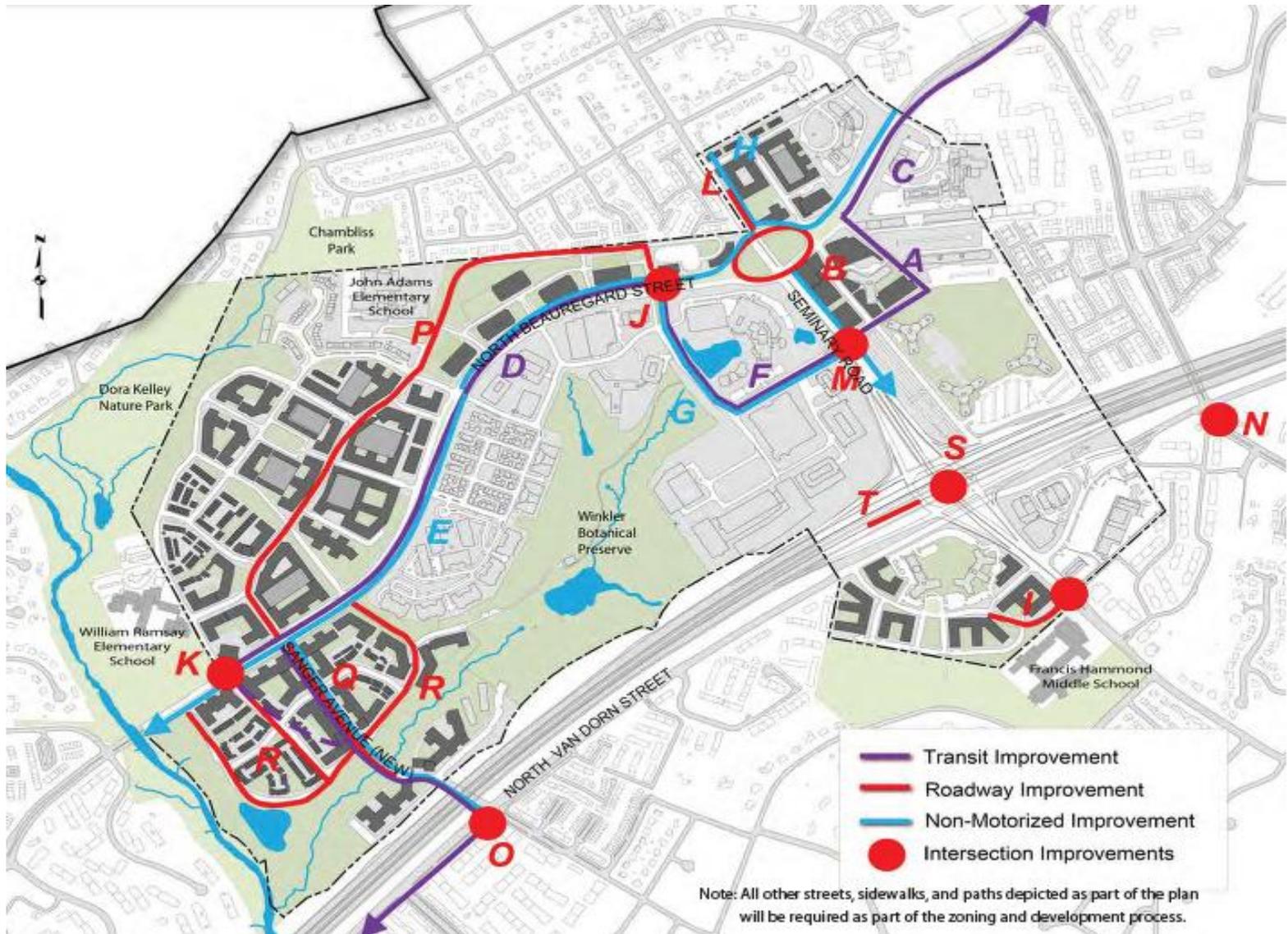


- Potential open space for use of \$1.5 million BRAC Open Space
- Future Community Process

# TRANSPORTATION

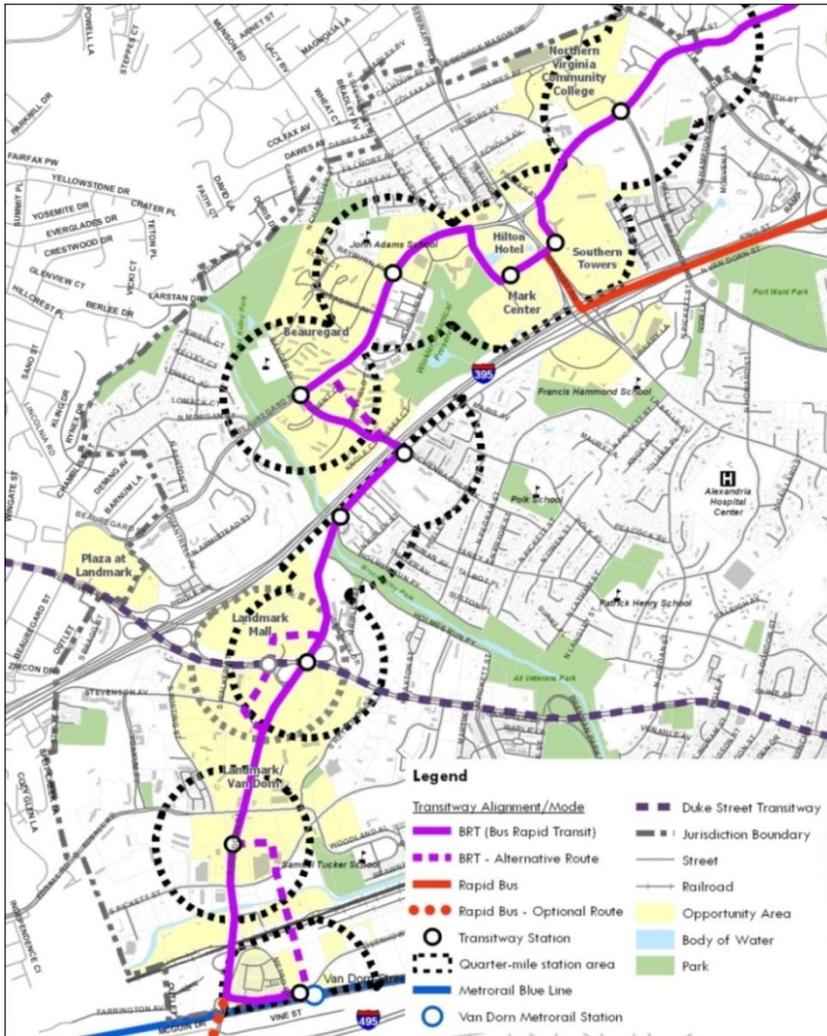


# Recommended Transportation System Improvements





# Recommended Transit Network



Transit Corridor 'C'



Southern Towers- Existing

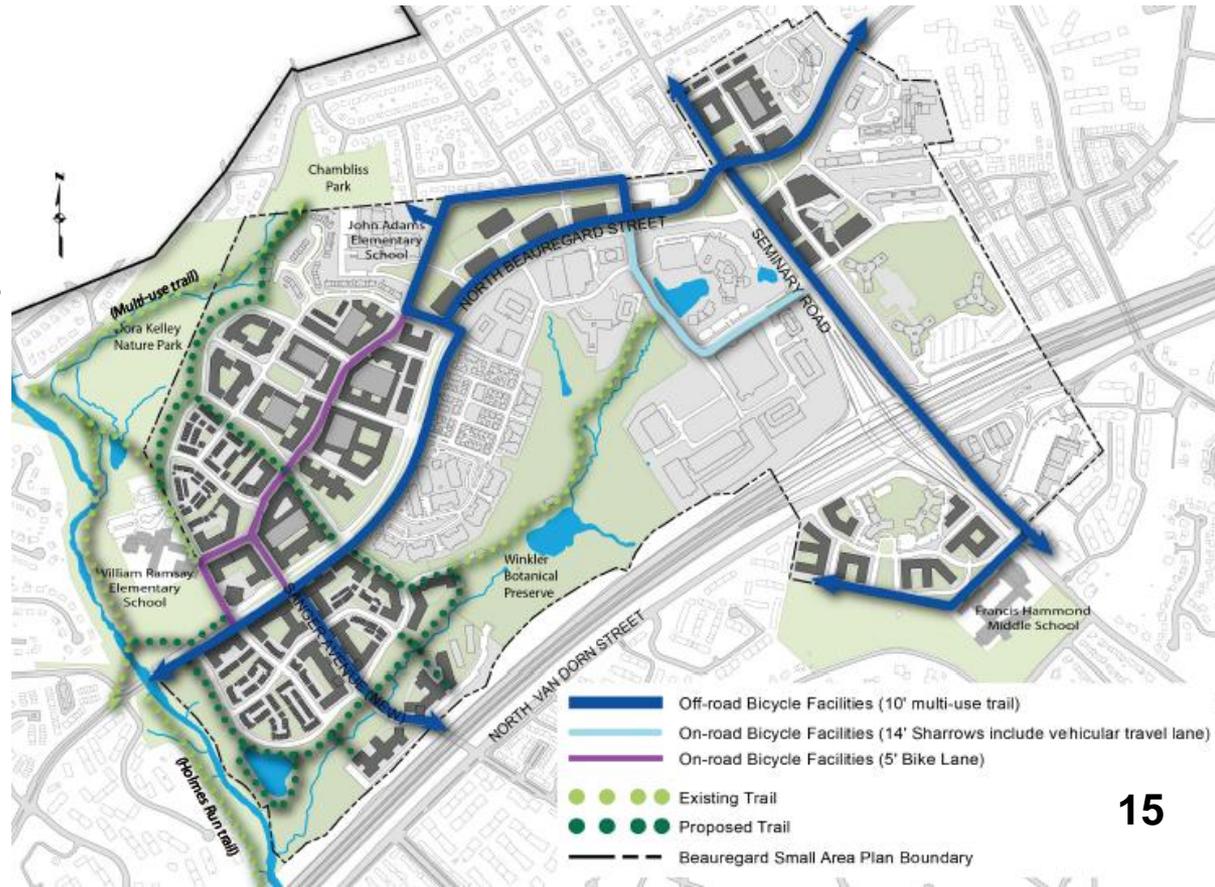


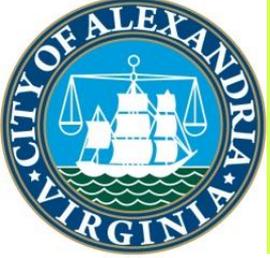
Southern Towers Transit Center



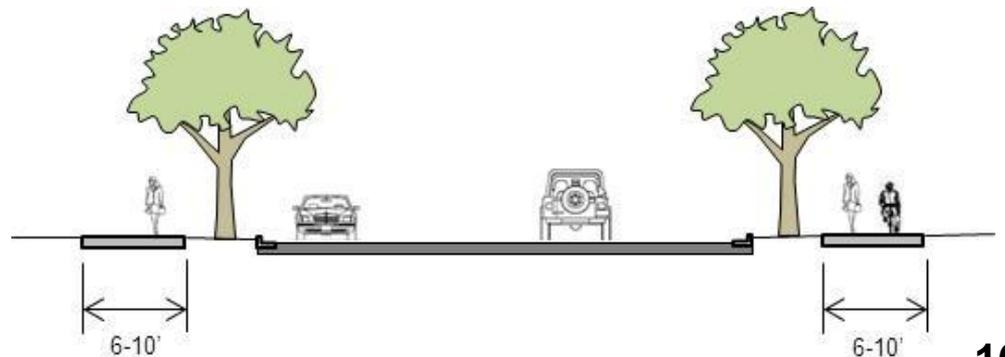
# Bicycle Network

	Existing	With Plan
Multi-Use Trail	0.13 Miles	3.2 Additional Miles
Bike Lanes	0 Miles	1.3 Miles
Sharrows	0 Miles	0.7 Miles
<b>TOTAL</b>	<b>0.13 Miles</b>	<b>5.9 Miles</b>

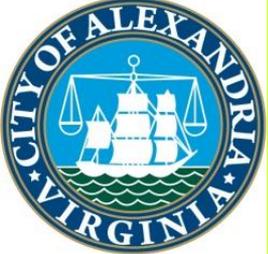




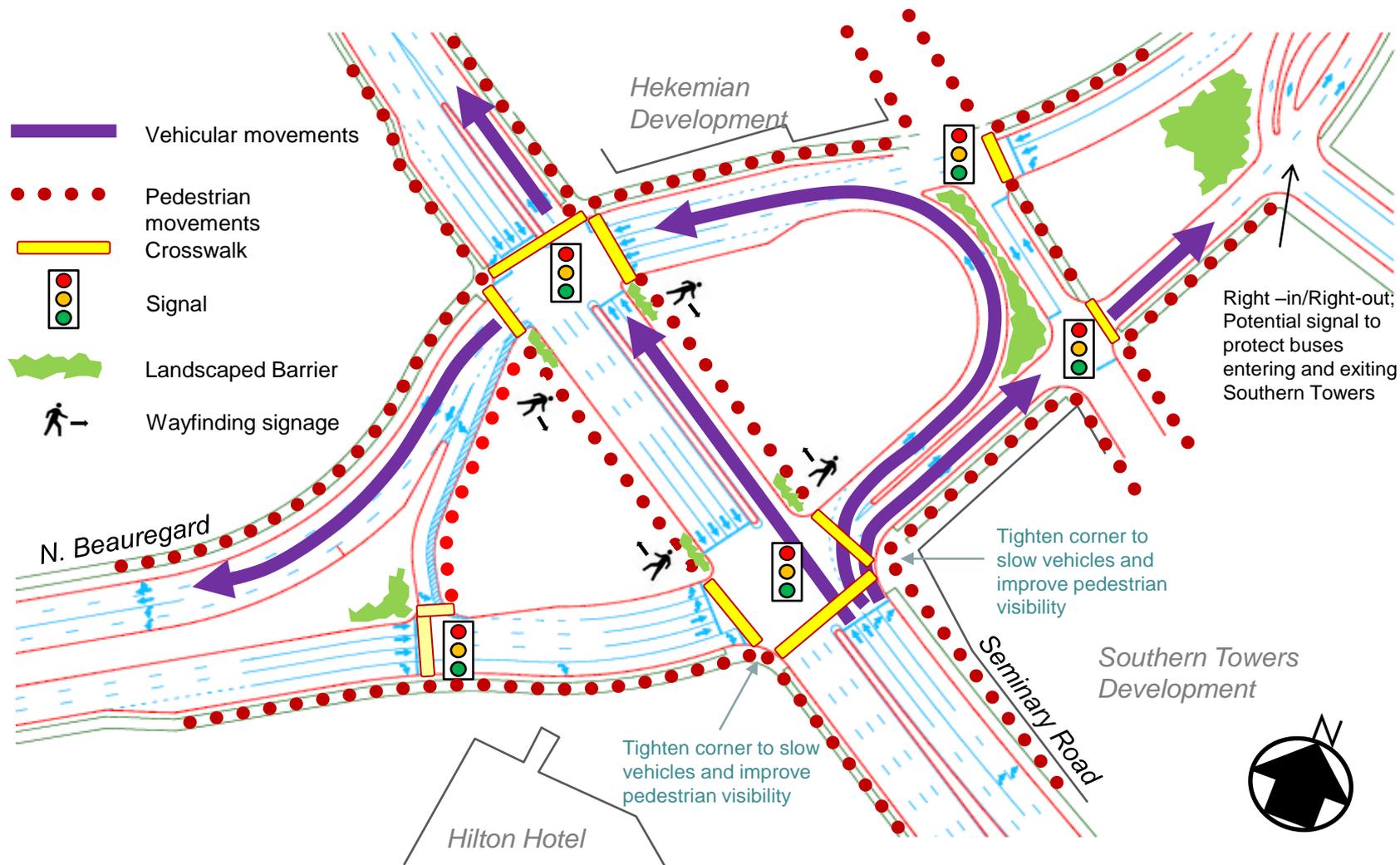
# Pedestrian Network – Existing Conditions



Future Pedestrian Conditions



# Ellipse



**EXISTING: Crosses 10 lanes**  
**Approximately 115 feet (33 seconds)**

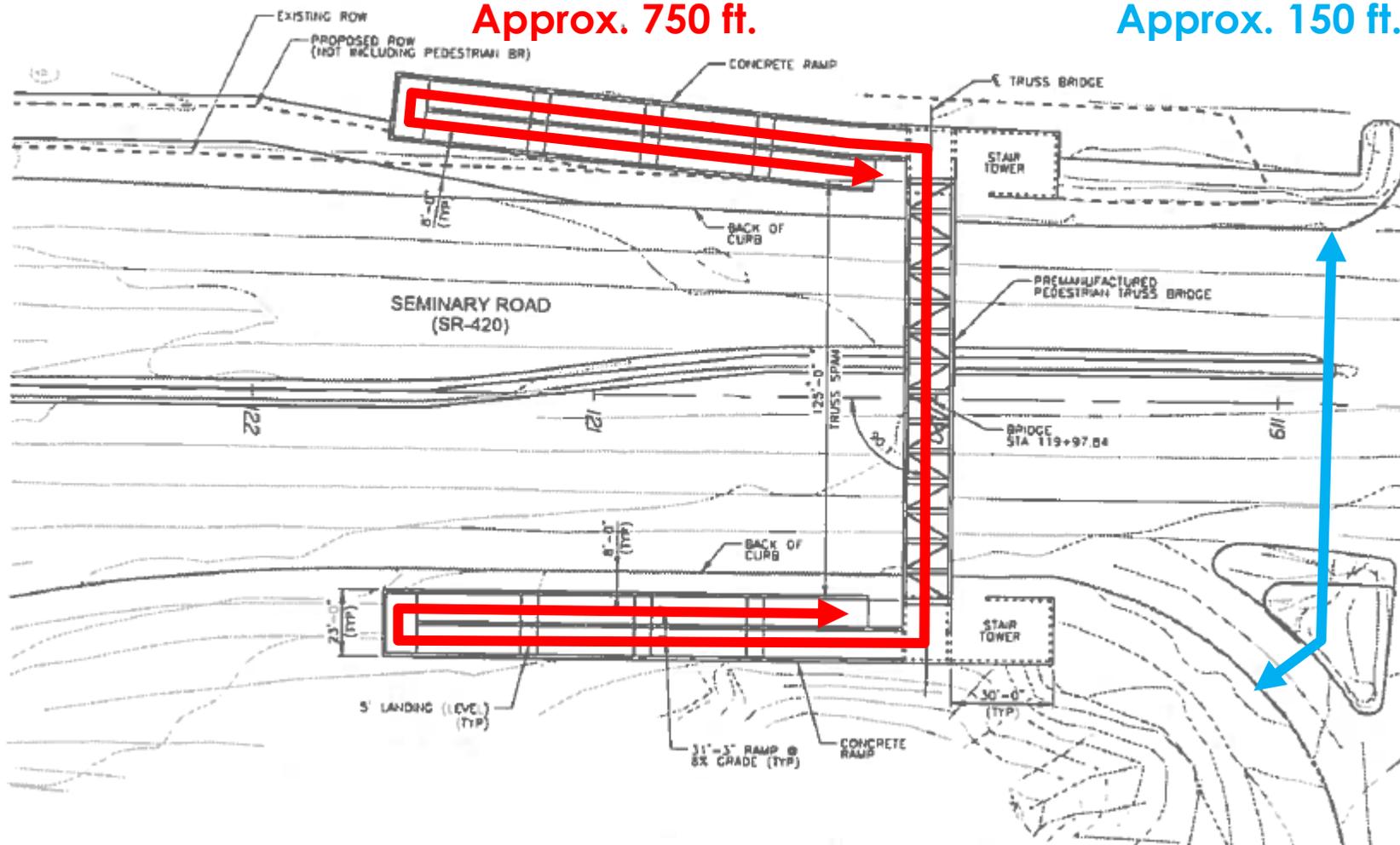
**FUTURE: Crosses 8 lanes**  
**Approximately 92 feet (26 seconds)**



# Pedestrian Bridge at Seminary / Mark Center Drive

**Bridge  
Approx. 750 ft.**

**Surface Crossing  
Approx. 150 ft.**



# HOUSING



## More Committed Units/Options to Expand Affordability

The target has increased to **800** committed affordable and workforce units

800 = 32% of units to be demolished

- Existing, new and donated units
- \$120 M+ Developer contribution and City investment (exclusive of leverage)

Potential for future affordable senior housing

Building sites may be acquired by nonprofit developers or ARHA

Committed units will accept Housing Choice Vouchers

Planning Commission: **Require 40 years**





## Deeper Subsidies/Tenant Relocation

Proposed range is 40 – 75% AMI

Deeper subsidies will serve lower income households (fewest options in private market)

Some committed units available in 2014, prior to demolition



Tenant relocation assistance for all residents in good standing

- Notice
- Coordinated relocation to a comparably priced unit
- Financial payment – moving costs



## Tenant Survey/Commitment to continued collaboration

In consultation with Tenant and Workers United, City will sponsor a survey of rental households impacted by demolition and redevelopment

Survey will support planning for housing needs in future rezoning and DSUP processes

The City values all residents

- Fair relocation process
- Mitigating impacts of displacement



The City will continue to explore ways to improve outreach, communication and engagement with residents in future planning and implementation processes

# IMPLEMENTATION



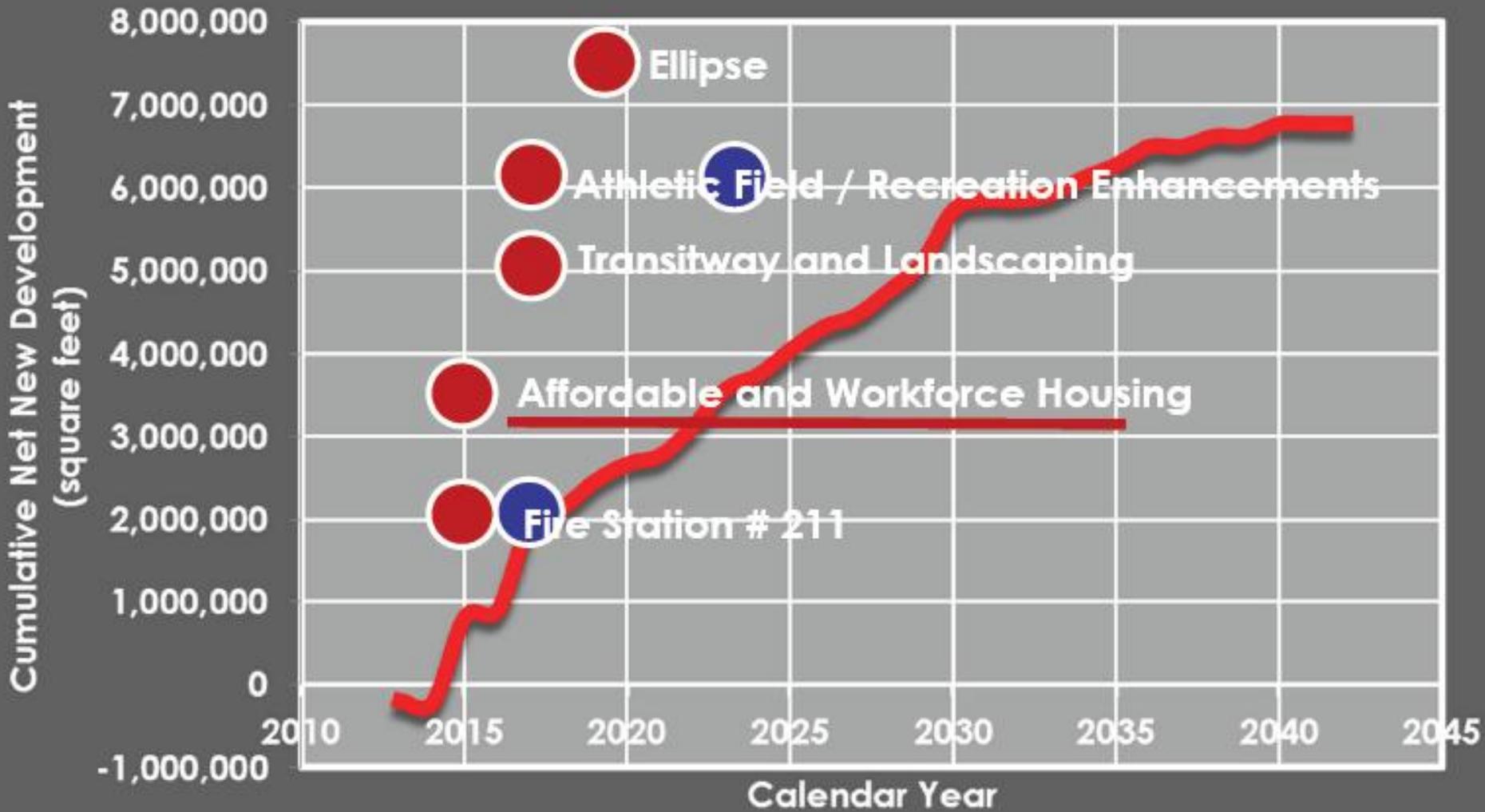
## Public Benefits Funding

		Contributions	
Transportation Improvements			
	Ellipse	\$27,310,704 <sup>4</sup>	
	Transitway for BRT	\$22,500,000	
	Other Transportation Improvements	\$501,600	
	Right-of Way Dedication	\$16,252,728	
	Transportation Subtotal		\$66,565,032
Fire Station			
	Facility	\$9,256,025	
	Land Dedication	\$1,793,990 <sup>3</sup>	
	Fire Station Subtotal		\$11,050,015
Enhanced Landscaping, Streetscape & Tree Canopy			\$4,000,000
Athletic Field/Recreation Enhancements			\$8,150,500
Affordable/Workforce Housing			
	Public Amenity Contribution	\$23,476,504	
	Voluntary Contribution	\$26,267,136	
	Hillwood/Lynbrook Dedication (100 units)	\$14,300,000 <sup>3</sup>	
	Tax Increment Funding/Trust Fund/Other	\$56,400,000	
	Affordable/Workforce Housing Subtotal		\$120,443,640
Total			\$210,209,187 <sup>1,2</sup>



# New Development

## Cumulative Net New Development by Year





## Beauregard Proposed Financing

- **Pay-as-you-go funding, flexible, no debt**
- **Starts with \$4.0 million in City Housing**
- **Tax Increment Funding (TIF)**
  - Derives from Beauregard RE base growth
  - 100% net new RE for 10 years
  - \$80.9 million, reduces to \$52.4 million
- **Near all net new RE revenues to GF starting in about year 13**

