SIA PHASE 1:
FORM BASED CODE PRESENTATION

Joint Session: Planning Commission & City Council
October 26, 2017
Today’s Presentation

1. What we have heard so far
2. Existing Context
3. A Framework For Redevelopment
4. Elements & Character of FBCs
5. The Economics For Affordable Housing
6. Arlington - FBCs & Affordable Housing Policies
What we have heard…

• An unusually high level of consensus on need to preserve and add to affordable housing, at every income level, particularly to those at 30% AMI or lower.

• Cohesive community that understands itself very well and we are tapping into that wisdom, and empower them to better meet their needs.

• Passion for clarity in housing policy and Code can provide tools to support housing policy.

• Need to more actively engage residents in redevelopment process and rebuild trust.

• Clarify definition of affordable housing.

• Questions of timing for FBC process.
Key Assumptions

- We suggest, you decide.
- The current code is not consistent with the community’s goals.
- Don’t let the perfect be the enemy of the good.
- Mixed-income, mixed-use communities lead to better outcomes.
- Private property means private decisions.
- What’s in a name?
A Proposition

Existing Zoning or FBC

City’s Affordable Housing policy

Redevelopment Plans

How to grow
Residential Development Capacity Scenario

- **Potential Gross Capacity Area**: (most likely to redevelop)
- **SIA Phase 1 (Study Area)**: 84 Acres

**Scenario 1: Redevelop all 'Ready' Parcels**

- **Assumptions**:
  - **Potential Gross Capacity**: 37.5 acres (45% of SIA Phase 1)
  - **Net Developable Land**: 22.5 acres (40% / 15 acres dedicated to streets and open space)
  - **Max density (per SIA)**: 43 du/acre
  - **Maximum residential yield**: 1,012 units of which 175 are reserved for existing affordable housing.

**Potential for +/-1,000 - 1,700 new residential units**
SIA Guiding Principles: 2013

- Improve and maintain a high quality of life for residents.

- Create a healthy neighborhood and a ‘sense of place’ with parks and amenities, as well as safe, walkable and connected streets.

- Promote mixed-income residential development without displacement.

- Focus and coordinate private and public investment in infrastructure, education and community assets so as to increase economic, recreation and housing opportunities.

- Honor the RBoR and rebuild and preserve existing affordable housing as part of overall revitalization plan.

- Develop shared understanding of issues, challenges and opportunities for desired outcome for SIA.
What’s missing in the SIA?

Urgency of providing additional affordable units and evolving the community to become one of opportunity and choice.
Why a New Code?

• Acknowledgment that current processes fail “miserably” in reaching many of your goals.

• Urgency to get the zoning to work more effectively in meeting the community’s needs.

• Establish a framework for development to improve the health and vitality of our neighborhoods.

• Incentivize private developers to build more affordable units.
A Framework for Redevelopment
Can a Form-Based Code Meet Neighborhood Goals?

<table>
<thead>
<tr>
<th>Community Residents</th>
<th>Can an FBC Meet These Goals?</th>
<th>Community Developers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase number of affordable housing units</td>
<td>✓</td>
<td>Retain baseline capacity</td>
</tr>
<tr>
<td>Rehabilitate and preserve existing affordable units</td>
<td>✓</td>
<td>Make regulations simpler</td>
</tr>
<tr>
<td>More accessible open space</td>
<td>✓</td>
<td>Streamline the project review process</td>
</tr>
<tr>
<td>More inclusive housing</td>
<td>✓</td>
<td>Reduce parking requirements</td>
</tr>
<tr>
<td>Places for more kinds of businesses</td>
<td>✓</td>
<td>Leverage public/private investments</td>
</tr>
<tr>
<td>Create safe comfortable places</td>
<td>✓</td>
<td>Streamline the project review process</td>
</tr>
<tr>
<td>Improve building form</td>
<td>✓</td>
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</tr>
<tr>
<td>Better schools</td>
<td></td>
<td>Waive fees for affordable housing units</td>
</tr>
<tr>
<td>More housing for households at 0 – 30% AMI</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Access to jobs</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Zoning Code Summary

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Height</th>
<th>Special Use Permit (ft)</th>
<th>Stepback (ft)</th>
<th>Primary Frontage (min % build-out)</th>
<th>Primary/Secondary (ft)</th>
<th>Min Buffers (ft)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>D: Downtown</td>
<td></td>
<td></td>
<td>101</td>
<td>5' or 25' stepback at 45' depending on street</td>
<td>75</td>
<td>20 max.</td>
<td>none</td>
</tr>
<tr>
<td>DE: Downtown Extended Corridor</td>
<td></td>
<td></td>
<td>35</td>
<td>MU: 101 Other: 50</td>
<td>10' stepback at 50' along 70% of frontage</td>
<td>15 min. / 20 max.</td>
<td>20 min.</td>
</tr>
<tr>
<td>DN: Downtown North Corridor</td>
<td>2 stories</td>
<td>primary: 5 stories secondary: 3 stories corner: 3 stories</td>
<td>10' stepback at 3 stories along 70% of frontage along, adjacent to low density res.</td>
<td>15 max. / 10 min., 20 max.</td>
<td>20 min.</td>
<td>none</td>
<td>10</td>
</tr>
<tr>
<td>WSD: Water Street District</td>
<td>40</td>
<td></td>
<td>101</td>
<td>10' or 25' stepback at 45' depending on street</td>
<td>75</td>
<td>5 max.*</td>
<td>*</td>
</tr>
</tbody>
</table>

**DE: Downtown Extended Corridor Zone**
Code Comparison

- Development By Right
  - Current Zoning Code
    - Special Use Permit
  - Form Based Code
    - Public Benefits for Incentives
  - Development By Right
Existing Code - Development By Right

Current Zoning Code

By Right: Housing
- 43 units per acre
- 35 feet maximum

By Right: Commercial
- 50 feet maximum

By Right: Mixed-use
- 43 units per acre
- 101 feet maximum
- 25% commercial minimum

Development By Right

Special Use Permit

By Right:

Housing

Commercial

Mixed-use
Levy Lot: By-Right Development

**Levy Lot 101 Ft.**
- **Gross Site Area:** 0.86 Acres
- **Building Footprint:** 25,069 Sq. Ft.
- **Commercial Floors:** 6
- **Residential Floors:** 0
- **Total Residential Square Footage:** 46,300 Sq. Ft.
- **Total Square Footage:** 196,714 Sq. Ft.
- **Total Residential Units:** 39 Units
- **Total Allowable Residential Units:** 37 Units

**Variables**
- **Max. Density (Units/Acre):** 43 Units
- **Unit Size:** 1,200 Sq. Ft.

**Levy Lot Commercial**
- **Gross Site Area:** 0.86 Acres
- **Building Footprint:** 25,069 Sq. Ft.
- **Commercial Floors:** 4
- **Residential Floors:** 0
- **Total Residential Square Footage:** 0 Sq. Ft.
- **Total Square Footage:** 100,276 Sq. Ft.
- **Total Residential Units:** 0 Units
- **Total Allowable Residential Units:** 37 Units

**Variables**
- **Max. Density (Units/Acre):** 43 Units
- **Unit Size:** 1,200 Sq. Ft.

**Levy Lot 35 Ft.**
- **Gross Site Area:** 0.86 Acres
- **Building Footprint:** 25,069 Sq. Ft.
- **Commercial Floors:** 0
- **Residential Floors:** 3
- **Total Residential Square Footage:** 0 Sq. Ft.
- **Total Square Footage:** 75,207 Sq. Ft.
- **Total Residential Units:** 38 Units
- **Total Allowable Residential Units:** 37 Units

**Variables**
- **Max. Density (Units/Acre):** 43 Units
- **Unit Size:** 2,000 Sq. Ft.

**All residential**

**All commercial**

**Mixed-use: 25% min. commercial**
### IX By-Right: Residential only

#### IX Site Statistics

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Site Area</td>
<td>17 Acres</td>
</tr>
<tr>
<td>Streets &amp; Open Space (Acres)</td>
<td>8 Acres 45.6%</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>294,717 Sq. Ft.</td>
</tr>
<tr>
<td>Commercial Floors</td>
<td>0</td>
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</tr>
<tr>
<td>Commercial Space</td>
<td>0 Sq. Ft.</td>
</tr>
<tr>
<td>Residential Space</td>
<td>884,151 Sq. Ft.</td>
</tr>
<tr>
<td>Total Square Footage</td>
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<tr>
<td>Total Residential Units</td>
<td>737 Units</td>
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IX By-Right: Mixed-Use (25% Comm)

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<tr>
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<td>Total Square Footage</td>
<td>2,652,453 Sq. Ft.</td>
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IX By-Right: Mixed-Use (75% Comm)

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Existing Code - Affordable Housing

Special Use Permit
- 5% for development above 1.0 FAR
- 80% AMI - Workforce Housing
- Maximum 30-year term
- Pay or provide on or off-site

5%
80% AMI ~ $51K
30yrs
State Affordable Housing Legislation

**Charlottesville Special Use Permit**

- Current Zoning Code:
  - 43 du/ac
  - 240 du/ac
- 560% increase
- 5% workforce housing
- Fee in lieu option
- Tied to housing

- Not Desirable for Developers
- Not Enough Affordable Housing
- AMI target too high

**State Allowances for Special Use Permits**

- 5% workforce housing
- Fee in lieu option

- Not Desirable for Developers
- Not Enough Affordable Housing
- AMI target too high

**State Allowances for Density Bonus**

- Other Bonuses
  - 30% maximum increase
  - Up to 17% affordable housing
  - 30:17 ratio required
  - Tied to housing

- Bonus Not Attractive for Developers
- Not Enough Affordable Housing
- Ratio math doesn’t work

**State Allowances for Affordability Bonuses (excluding density)**

- By Right
  - No maximum increase
  - No required affordability ratio
  - No specified level of AMI
  - Not tied to housing

- Can Be Attractive for Developers
- Can Supply More Affordable Housing
- Slightly increased in By Right Density
Current By Right

- 3 stories maximum
- Residential only
- 43 du/ac max.

- 9 stories maximum
- Mixed-use
- 25% commercial minimum.
- 75% commercial maximum.
- 43 du/ac max. / 240 by SUP

- 4 stories maximum
- Commercial

100x200 Site By Right

- 19 market rate units
- 0 workforce units
- 0 affordable units

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- 0 workforce units
- 0 affordable units

- 19 market rate units
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- 0 market rate units
- 0 workforce units
- 0 affordable units
State Affordable Housing Legislation

**Charlottesville Special Use Permit**
- Current Zoning Code: 43 du/ac
- 240 du/ac: 560% increase, 5% workforce housing, Fee in lieu option, Tied to housing
- Fee in lieu option

**State Allowances for Special Use Permits**
- 5% workforce housing
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**State Allowances for Density Bonus**
- By Right: 30% maximum increase, Up to 17% affordable housing, 30:17 ratio required, Tied to housing

**State Allowances for Affordability Bonuses (excluding density)**
- By Right: No maximum increase, No required affordability ratio, No specified level of AMI, Not tied to housing

- Not Desirable for Developers
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- Bonus Not Attractive for Developers
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Current By Special Use Permit

- 3 stories maximum
- Residential only
- 43 du/ac max.

- 9 stories maximum
- Mixed-use
- 25-75% commercial
- 43 du/ac max. / 240 by SUP

- 4 stories maximum
- Commercial

100x200 Site By SUP

67 total units
+48 market rate units
+3 workforce units
+0 affordable units

25 total units
+5 market rate units
+1 workforce units
+0 affordable units

Good for Developers, Bad for Affordability
### State Affordable Housing Legislation

#### Charlottesville Special Use Permit
- **Current Zoning Code**
  - 43 du/ac
  - 240 du/ac
- **Increase**
  - 560% increase
- **Housing Requirements**
  - 5% workforce housing
- **Fee in Lieu Option**
  - Tied to housing

- **State Allowances for Special Use Permits**
  - **State of Virginia**
  - 15.2-2305

#### State Allowances for Density Bonus
- **State of Virginia**
- **Current Zoning Code**
  - By Right
  - Other Bonuses
  - 30% maximum increase
  - Up to 17% affordable housing
  - 30:17 ratio required
  - Tied to housing

#### State Allowances for Affordability Bonuses (excluding density)
- **State of Virginia**
- **Current Zoning Code**
  - By Right
  - No maximum increase
  - No required affordability ratio
  - No specified level of AMI
  - Not tied to housing

### Developability
- **Not Desirable for Developers**
  - Not Enough Affordable Housing
  - AMI target too high
- **Bonus Not Attractive for Developers**
  - Not Enough Affordable Housing
  - Ratio math doesn't work
- **Can Be Attractive for Developers**
  - Can Supply More Affordable Housing
  - Slightly increased in By Right Density
Current By Density Bonus

- 3 stories maximum
- Residential only
- 43 du/ac max.
- 30% / 17% bonus

- 9 stories maximum
- Mixed-use
- 25-75% commercial
- 43 du/ac max.
- 30% / 17% bonus

- 4 stories maximum
- Commercial

24 total units
+0 market rate units
+4 affordable units

Bad for Developers, Bad for Affordability
### State Affordable Housing Legislation

#### Charlottesville Special Use Permit

<table>
<thead>
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<th>Current Zoning Code</th>
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- Not Desirable for Developers
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#### State Allowances for Special Use Permits

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#### State Allowances for Affordability Bonuses (excluding density)

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- Can Be Attractive for Developers
- Can Supply More Affordable Housing
- Slightly increased in By Right Density
Hypothetical Baseline (standards TBD)

By Right:

Transition Housing
- 2 stories maximum
- Residential
- Equivalent to 43 du/ac density

General Mixed-Use
- 3 stories maximum
- Ground floor commercial minimum
- Equivalent to 43 du/ac density

Center Mixed-Use
- 4 stories maximum
- Housing, mixed-use, commercial
- Slight density increase

By Right:

Site By Right
100x200
- 20 market rate units
- 0 workforce units
- 0 affordable units

By Right:

- 20 market rate units
- 0 workforce units
- 0 affordable units

By Right:

- 30 market rate units
- 0 workforce units
- 0 affordable units
Hypothetical Height Bonus (standards TBD)

**Transition Housing**
- 2 stories
- 3 by height bonus
- Residential only
- No density max.

**General Mixed-Use**
- 3 stories
- 6 by height bonus
- Mixed-use
- Ground floor commercial minimum
- No density max.

**Center Mixed-Use**
- 4 stories
- 9 by height bonus
- Mixed-use
- Ground floor commercial minimum
- No density max.

---

100x200 Site
By Height
Bonus

@ 2 stories: 20 units equivalent to 43 du/ac
@ 3 stories: 30 units +7 market rate units +4 affordable units (15%)

@ 3 stories: 20 units equivalent to 43 du/ac
@ 6 stories: 50 units +22 market rate units +8 affordable units

@ 4 stories: 30 units +10 market rate units
@ 9 stories: 90 units +56 market rate units +14 affordable units

Better for Affordability
## Hypothetical Height Bonus (standards TBD)

<table>
<thead>
<tr>
<th>Sub-zones</th>
<th>Street Improvements</th>
<th>Maximum Height</th>
<th>Community Benefit Fund</th>
<th>Units at 80% AMI</th>
<th>Units at 60% AMI</th>
<th>Units at 30% AMI</th>
<th>Affordable Unit Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additions up to 2,000 sf</td>
<td>Not Required</td>
<td>Varies</td>
<td>Not Required</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>By Right</td>
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<td>Varies</td>
<td>Not Required</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transitional</td>
<td>Required</td>
<td>3 stories</td>
<td>Not Required</td>
<td>A%</td>
<td>B%</td>
<td>C%</td>
<td>A+B+C</td>
</tr>
<tr>
<td>General</td>
<td>Required</td>
<td>6 stories</td>
<td>$$ $ per market unit</td>
<td>A%</td>
<td>B%</td>
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- Childcare
- Business Support
- Financing Assistance
- Other Services

+ Additional benefits for more affordable housing, such as parking reductions, lot coverage, etc
Capacity Options

1. Do nothing - business as usual continues

2. Take away capacity

3. Change state legislation
   • requiring inclusionary zoning
   • increasing permitted density bonuses

4. Remove density as metric, establish baseline by form and height, and incentivize additional height for affordable units
Elements & Character of Form-Based Codes
Advantages of Form-Based Codes

“Form Based Codes allow the community to decide what it wants to “be” rather than allowing developers determine what it will become.”

BEFORE: Buildings set back from the street, inadequate walking and bicycling safety, poorly-defined parking and minimal appeal.

AFTER: Buildings close to the street, good walking and bicycling safety, well-defined parking and very strong destination appeal.
Goals for a Better Outcome

- **Make it Affordable**: Preserve and increase the number of affordable units, with an emphasis on households below 30% AMI

- **Make it Walkable**: Streets are for people first (not cars); connect the grid

- **Scale the Buildings**: Buildings should be scaled to their surrounding context

- **Access Open Spaces**: Greater variety and accessibility of open spaces

- **Complete the Community**: Balanced mix of uses and incomes community-wide
Goals of the Process

Improve the Process:
• Make it easier to build what the community needs

Make it Happen:
• Property owners and developers must be willing to build
• City must enact comprehensive housing policy, which includes financial subsidies, free or discounted land, bonuses and other incentives
Ambiguous Code Requirements: Density, Housing Units Per Acre (du/ac)

12 Story Building
4.5 Acres
100 Units
8% Lot Coverage

= 22 du/ac =

2-3 Story Building
0.09 acres
2 Units
80% Lot Coverage
Use and density are numbers, they tells us nothing about character

Physical Form matters - Consider instead:

- Is it walkable?
- How are streets connected and how are blocks laid out?
- How is land subdivided?
- How are buildings placed, arranged and detailed?
- What is the building’s impact on the public realm
- Are a variety of building types permitted and who are we building for?
- What is the character of the open spaces, and is it useable?
- Do fronts of buildings face fronts of buildings?
Structure Plan Options

SIA Plan

Monticello Plan Option

2nd Street Plan Option
Proposed Structure Plan

- **Tertiary Streets**: Notional / Discretionary
- **Secondary Streets**: Recommended / Less important
- **Primary Streets**: Required / Most Important

Legend:
- Blue: Primary Streets
- Red: Secondary Streets
- Green: Tertiary Streets
Proposal for New Streets

- Existing Streets
- New Streets
- New Pedestrian Connections
**Thoroughfares**

**Street:** a local urban thoroughfare of low speed and capacity. Trees are in continuous planting strips, since the sidewalk does not accommodate the constant crossings of a commercial street. A single species of trees should be planted in steady alignment.

**Commercial Street:** appropriate at retail centers. Trees are in individual tree grates, creating a wider sidewalk accommodating street furniture. A single species of tree should be planted strategically with storefronts. Clear trunks and high canopies are necessary to avoid interference with storefronts, signage, and awnings.

**Boulevard:** are a transformation of highways upon entering an urbanized area. They are appropriate for speed movement thoroughfares outside of neighborhoods.

**Pedestrian Passage:** a right-of-way that replaces a traditional street. Sidewalks are wide to accommodate pedestrian traffic. A single species of trees should be planted in a steady alignment.
Current & Proposed Zoning Maps

- **Transition Zone**: 3 story max.
- **General Zone**: 6 story max.
- **Center Zone**: 9 story max.
- **Open Space**
A Proposed Regulating Plan

Suggested Standards
Max. Block Face: 450 ft.?  
Max. Block Perimeter: 1,600 ft.?  
Required Open Space?  
Required Retail @ Grade?  
Suggested Retail @ Grade?  

Transition Zone: 3 story max.
General Zone: 6 story max.
Center Zone: 9 story max.
Open Space

Required Street Connection  
Suggested Street Connection  
Suggested Pedestrian Connection  
Required Retail @ Grade  
Suggested Retail @ Grade  
Terminated Vista
Potential Zoning Assignment

**Transition**
- Lowest Intensity
- Transitions From Adjacent Low Intensity Housing

**Center**
- Highest Intensity
- Around Qualifying Public Open Space

**General**
- Medium Intensity
Regulating Plan Capacity - By Right

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Site Area</td>
<td>41.69 Acres</td>
</tr>
<tr>
<td>Streets &amp; Open Space (Acres)</td>
<td>22 Acres 52.9%</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>683,842 Sq. Ft.</td>
</tr>
<tr>
<td>Commercial Floors</td>
<td>6</td>
</tr>
<tr>
<td>Residential Floors</td>
<td>3</td>
</tr>
<tr>
<td>Commercial Space</td>
<td>4,103,050 Sq. Ft.</td>
</tr>
<tr>
<td>Residential Space</td>
<td>2,051,525 Sq. Ft.</td>
</tr>
<tr>
<td>Total Square Footage</td>
<td>6,154,574 Sq. Ft.</td>
</tr>
<tr>
<td>Total Residential Units</td>
<td>1,710 Units</td>
</tr>
<tr>
<td>Total Allowable Residential Units</td>
<td>1,793 Units</td>
</tr>
</tbody>
</table>

**Variables**

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. Density (Units/Acre)</td>
<td>43 Units</td>
</tr>
<tr>
<td>Unit Size</td>
<td>1,200 Sq. Ft.</td>
</tr>
<tr>
<td>Setbacks</td>
<td>20%</td>
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</table>
Regulating Plan Capacity - Proposed

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Site Area</td>
<td>41.69 Acres</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>854,802 Sq. Ft.</td>
</tr>
<tr>
<td>Transition Zone Footprint</td>
<td>70,704 Sq. Ft.</td>
</tr>
<tr>
<td>General Zone Footprint</td>
<td>698,365 Sq. Ft.</td>
</tr>
<tr>
<td>Center Zone Footprint</td>
<td>85,732 Sq. Ft.</td>
</tr>
<tr>
<td>Transition Zone Max. Height</td>
<td>3</td>
</tr>
<tr>
<td>General Zone Max. Height</td>
<td>6</td>
</tr>
<tr>
<td>Center Zone Max. Height</td>
<td>9</td>
</tr>
<tr>
<td>Total Square Footage</td>
<td>4,488,043 Sq. Ft.</td>
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<tr>
<td>Total Residential Units</td>
<td>3,087 Units</td>
</tr>
<tr>
<td>Total Commercial Area</td>
<td>784,098 Sq. Ft.</td>
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<tr>
<td>Units Per Existing Zoning</td>
<td>1,793 Units</td>
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</tbody>
</table>

**Variables**

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. Density Per Existing Zoning</td>
<td>43 Units</td>
</tr>
<tr>
<td>Unit Size</td>
<td>1,200 Sq. Ft.</td>
</tr>
</tbody>
</table>
# 1-Acre Capacity Study

## Existing Capacity @ 9 floors

<table>
<thead>
<tr>
<th>Gross Site Area</th>
<th>1 Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>9 Floors</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>27,620 Sq. Ft.</td>
</tr>
<tr>
<td>Total Square Footage</td>
<td>248,580 Sq. Ft.</td>
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</table>

## Proposed Capacity @ 6 floors

<table>
<thead>
<tr>
<th>Gross Site Area</th>
<th>1 Acre</th>
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</thead>
<tbody>
<tr>
<td>Height</td>
<td>6 Floors</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>42,516 Sq. Ft.</td>
</tr>
<tr>
<td>Total Square Footage</td>
<td>255,096 Sq. Ft.</td>
</tr>
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## Open Space Types

<table>
<thead>
<tr>
<th>Open Space Type</th>
<th>Zones</th>
<th>Location and Dimensions</th>
<th>Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park</td>
<td>Transition</td>
<td>1 side min.</td>
<td>1 ac. min.</td>
</tr>
<tr>
<td>Green</td>
<td>Transition, Center</td>
<td>2 sides min.</td>
<td>0.5 ac. min.</td>
</tr>
<tr>
<td>Square</td>
<td>Transition, Center, Core</td>
<td>2 sides min. along non-intersecting thoroughfares</td>
<td>0.2 ac. min.</td>
</tr>
<tr>
<td>Plaza</td>
<td>Center, Core</td>
<td>1 side min.</td>
<td>0.2 ac. min.</td>
</tr>
<tr>
<td>Pocket Park</td>
<td>Transition, Center</td>
<td>1 side min.</td>
<td>1,000 sf. min.</td>
</tr>
<tr>
<td>Passage (mid-block)</td>
<td>Transition, Center, Core</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>
Dream Big Square
Mixed Block
Predictable Code Requirements: Building Form & Use

Buildings
- Compatible Setbacks
- Compatible Heights
- Entry Towards Streets
- Windows Towards Streets

Parking
- Location

Uses
- Broad Categories
- Mixed-use Broadly Permitted Outside of Residential Districts
A brief study of building types at varying densities to help visualize how density and character are linked.
Block Prototypes - Standard Block

Matrix of Standard Block Types:

- **Typical Block**
- **Checkered Apartment Block**
  - 50 parking spaces available
  - 60 dwelling units (1.25 spaces/unit)
  - 50 dwelling units per story

- **6-Pack Apartment Block**
  - 100 parking spaces available
  - 120 dwelling units (2 spaces/unit)
  - 50 dwelling units per story

- **Apartment Block**
  - 120 parking spaces available
  - 160 dwelling units (1.5 spaces/unit)
  - 50 dwelling units per story

- **Courtyard Apartment Block**
  - 55 parking spaces available
  - 24 dwelling units (2.3 spaces/unit)
  - 25 dwelling units per story

- **Cottage Apartment Block**
  - 20 parking spaces available
  - 20 dwelling units (1 space/unit)
  - 25 dwelling units per story

- **Rental-Low-Rise Block**
  - 50 parking spaces available
  - 40 rental units (1.25 spaces/unit)
  - 20 dwelling units per story

- **Townhouse Block**
  - 50 parking spaces available
  - 24 dwelling units (2 spaces/unit)
  - 25 dwelling units per story
2-3 story apt. on 72'x100-120' lot
parking at rear from alley
Net density = 25 du/acre
Gross density = 17 du/acre
Contextual and harmonious architectural language

Side Court Townhouse - 5 units on 50’w x 120’d
Parking at rear from alley
Net density = 33 du/acre
Gross density = 24 du/acre
“4-pack” on 50’w x 120’ d lot
Parking at rear from alley
Net density = 27 du/acre
Gross density = 19 du/acre
4-story Apartment - 150’w x 120’d lot
Relies on shared parking structure
Net density = 80 du/acre
Gross density = 60 du/acre
4-story apartment - 100’w x 120’d lot
8 units/floor relies on shared parking structure
Net density = 80du/acre
Gross density = 60du/acre
Contextual and harmonious architectural language

4-story Apartment - 150’w x 120’d lot
Relies on shared parkings structure
Net density = 80du/acre
Gross density = 60du/acre
Integrating a Form-Based Code: Optional Overlay

**PROS**

- Permits Desirable Development
- Very Little Political Opposition
- Allows Time For Staff Training

**CONS**

- Desirable Development Not Required
- Limited in Applicability
- Staff, Officials, and Industry Have Two Systems

Do you want to use the FBC?

- Yes → Form Based Code
- No → Euclidean Zoning Code
Integrating a Form-Based Code: Mandatory

**PROS**
- Requires more Desirable Development
- Provides more predictability in terms of outcomes and process

**CONS**
- Difficult politically
- Staff, Residents, and Industry learn new system
The Economics For Affordable Housing
(by Anita Morrison)
FBC as a Tool

- An FBC will not solve every important local issue, or solve anything by itself.

- FBC is not a housing policy.

- FBCs alone do not lead to fixed outcomes of affordability, other tools and policies are needed - can be placed as countermeasures in the Code.
  - expedite permit, waive fees, density incentives
# Income Categories for Rentals

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Two People</th>
<th>Four People</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Median Income (AMI)</td>
<td>Up to $61,300</td>
<td>$76,600</td>
</tr>
<tr>
<td>Low Income:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>60% of AMI</td>
<td>$36,800</td>
<td>$45,960</td>
</tr>
<tr>
<td>Very Low Income:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>50% of AMI</td>
<td>$30,600</td>
<td>$38,300</td>
</tr>
<tr>
<td>Extremely Low Income:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>30% of AMI</td>
<td>$18,400</td>
<td>$23,000</td>
</tr>
<tr>
<td>20% of AMI</td>
<td>$12,200</td>
<td>$15,300</td>
</tr>
</tbody>
</table>
Estimated Housing Needs

• CRHA waiting list includes:
  – 1,200+ households <30% AMI
  – 200+ households 30%-50% AMI
  – 30+ households 50%-80% AMI

• Others not on the waiting list
  – Workforce
Subsidy Needs for a 2-BR Apartment

<table>
<thead>
<tr>
<th>Percent of Area Median Income</th>
<th>Affordable Two-Bedroom Rent</th>
<th>Financial Gap per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Capital</td>
<td>Operating</td>
</tr>
<tr>
<td>Market (110%)</td>
<td>$2,000</td>
<td>$0</td>
</tr>
<tr>
<td>60%</td>
<td>$914</td>
<td>$123,000</td>
</tr>
<tr>
<td>50%</td>
<td>$734</td>
<td>$152,000</td>
</tr>
<tr>
<td>30%</td>
<td>$374</td>
<td>$180,000</td>
</tr>
<tr>
<td>20%</td>
<td>$184</td>
<td>$180,000</td>
</tr>
</tbody>
</table>

- At lower incomes and lower affordable rents, housing subsidy needs become much larger – up-front capital investment plus annual operating subsidies.
- Now City subsidy capped at $30,000
Bonus Density

• Bonus density acts to give the right to build more units on the same lot, the equivalent of free land

• The value created by the bonus is roughly equal to the land value of the additional units allowed

• Example: $25,000 value per additional market-rate unit authorized
Potential Trade-Offs for a Two-Bedroom Apartment

• The number of affordable units depends on the land value for the market-rate units and the level of affordability

• If bonus density is the only funding, need to subsidize an affordable unit with:
  – 60% of AMI 6 market-rate units
  – 50% of AMI 7 market-rate units
  – 30% of AMI 8 market-rate units plus $2,200 per year operating subsidy
Form-Based Code density bonuses alone are not enough to meet residents’ desire for additional housing affordable to extremely-low-income families.

City policy needs to provide additional resources.
FBC Is One Affordable Housing Tool – Not the Only One

- Bonus density
- Low-Income Housing Tax Credits
- New Markets Tax Credits
- Section 8, Public Housing operating funds
- Mortgage revenue bond financing
- Foundation funding
- City affordable housing loans

- City housing voucher funding
- Tax-increment financing
- Public land provision
- Expedited approvals
- Fee waivers/reductions
- Lower parking requirements
- Public parking garage
- City streets, open space improvements
Improve Families’ Incomes and Ability to Pay for Housing

• Workforce training
• Apprenticeships
• Local hiring requirements
• Affordable child care
• Small business incubation
• Public school improvements
• Better access to jobs
A Case Study: Arlington Form-Based Codes & Affordable Housing Policies