

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?

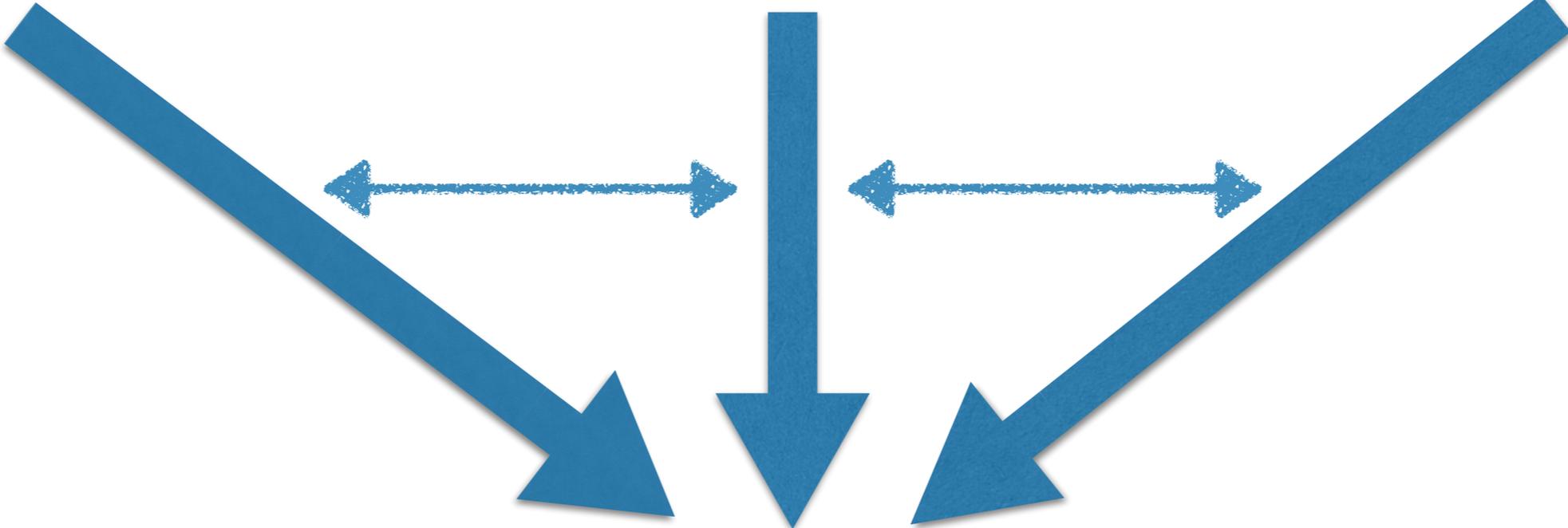
Existing Context

A Proposition

Existing Zoning
or FBC

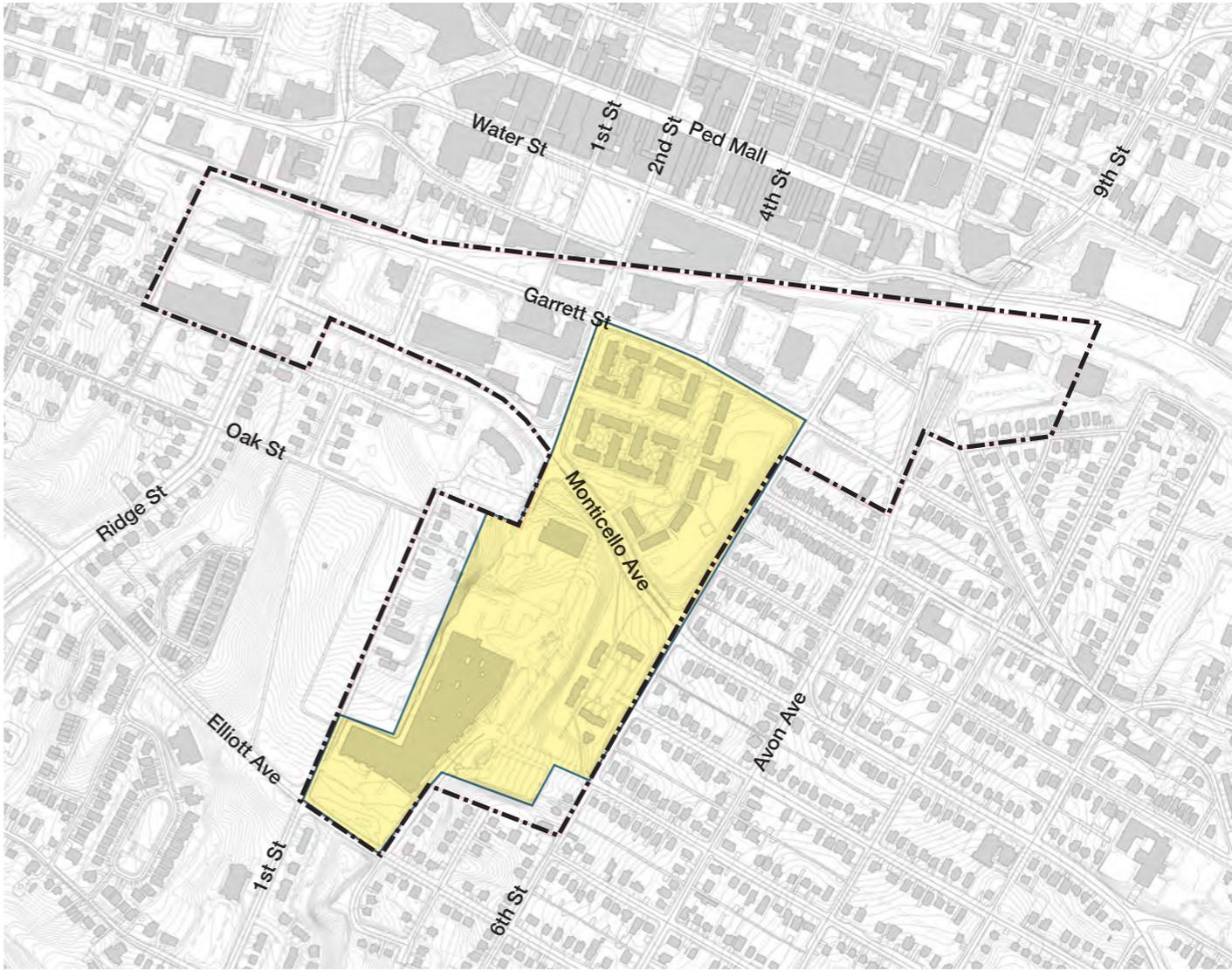
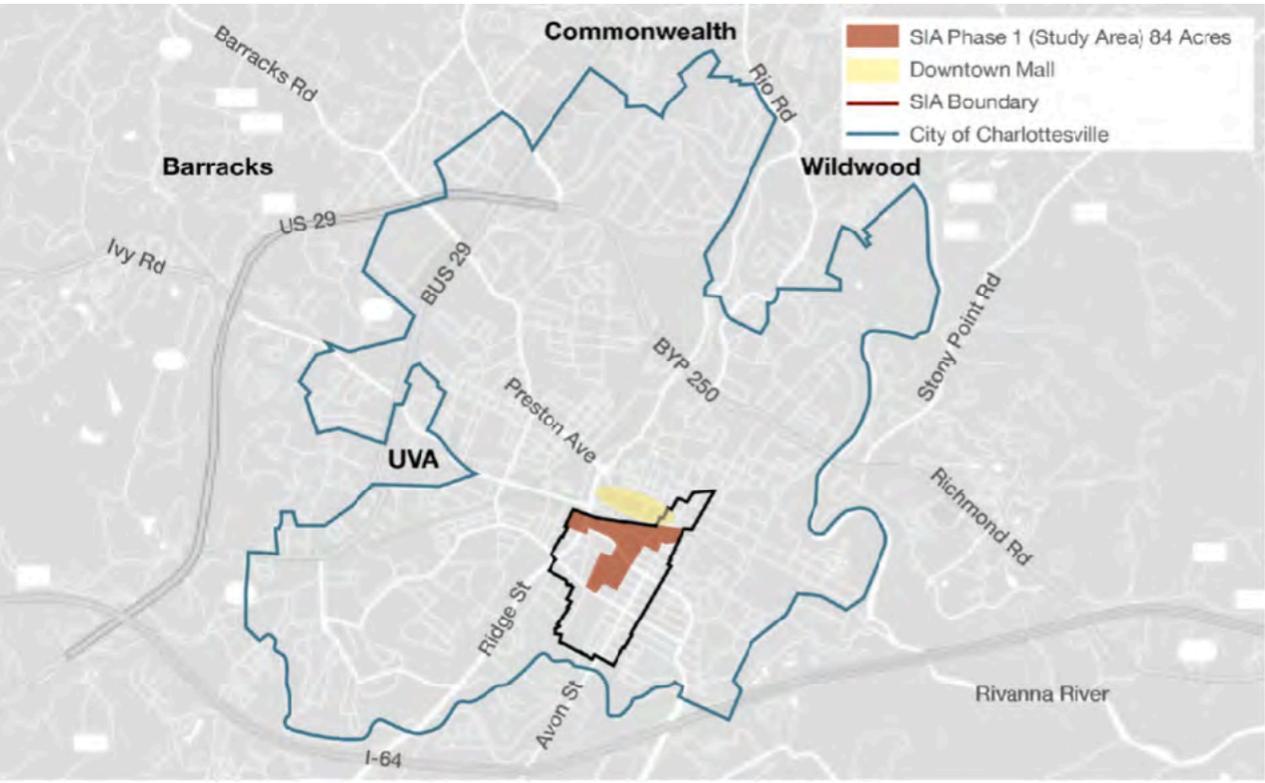
City's Affordable
Housing policy

Redevelopment
Plans



?
How to grow

Residential Development Capacity Scenario



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

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.



City of Charlottesville *Strategic Investment Area Plan*

Presented to the City of Charlottesville
December 13, 2013

December 2013

CUNNINGHAM | QUILL ARCHITECTS
OCULUS
Bolan Smart Associates
Kittelson & Associates

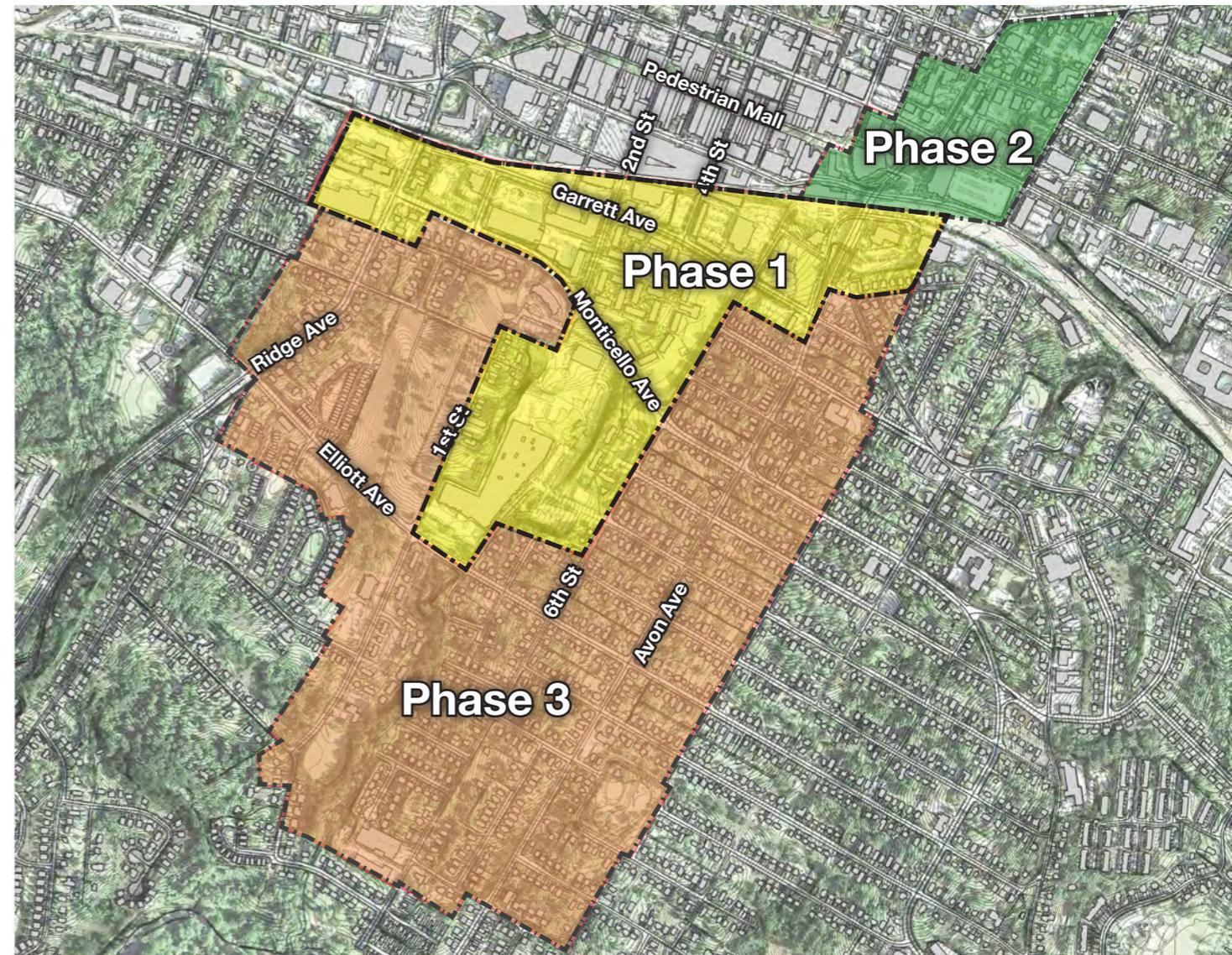
City of Charlottesville
Neighborhood Development Services
610 East Market Street - PO Box 911
Charlottesville, VA 22902

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.



- SIA Phase 1 (Study Area) 84 Acres
- SIA Phase 2
- SIA Phase 3
- SIA Phasing Boundaries

**A Framework
for
Redevelopment**

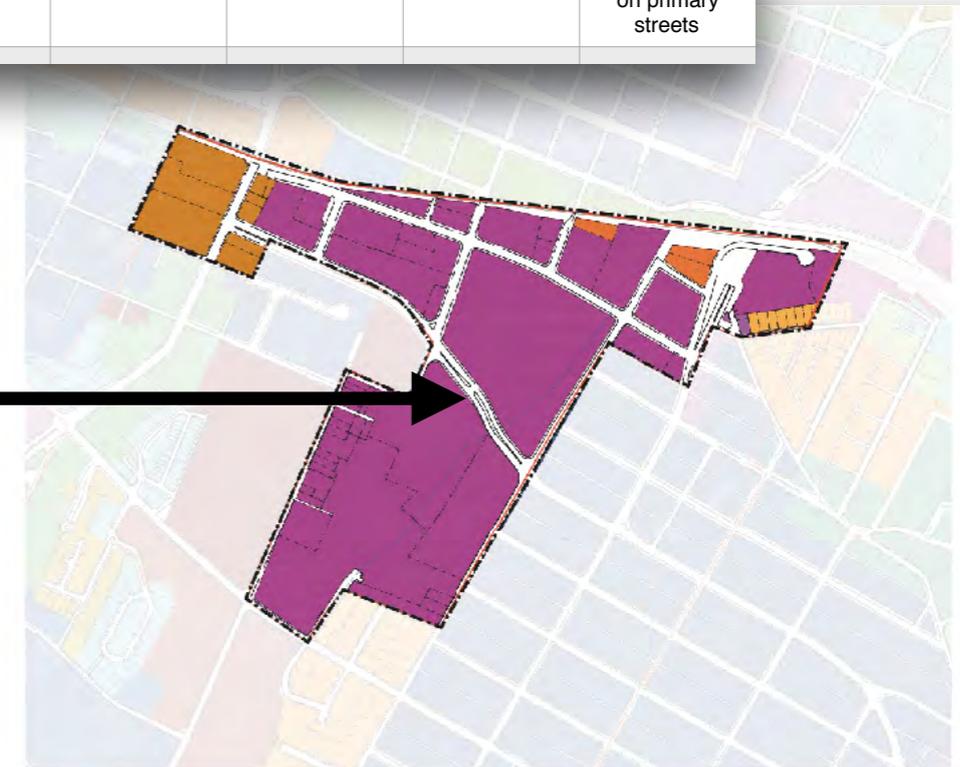
Can a Form-Based Code Meet Neighborhood Goals?

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

Zoning Code Summary

| Zoning | Height | | Special Use Permit (ft) | Stepback (ft) | Primary Frontage (min % build-out) | Setbacks | | | Min Buffers (ft) | Res Density | | Notes |
|--------------------------------|-----------|---|-------------------------|---|------------------------------------|----------------------------|--|--|------------------|------------------------------------|---------------------------------|---|
| | min (ft) | max (ft) | | | | Primary/Secondary (ft) | Side/Rear Setback (ft) (low density res) | Max Side/Rear Setback (ft) (all other) | | Max By Right (DUA) | Max By Special Use Permit (DUA) | |
| D: Downtown | 45 | 70 | 101 | 5' or 25' stepback at 45' depending on street | 75 | 20 max. | 20 min. | none | 10 | 43 | 240 | |
| DE: Downtown Extended Corridor | 35 | MU: 101 Other: 50 | | 10' stepback at 50' along 70% of frontage | | 15 min. / 20 max. | 20 min. | none | 10 | MU: 43 Other: 43 MF: min. 21 | 240 | no grd floor res on primary streets |
| DN: Downtown North Corridor | 2 stories | primary: 5 stories secondary: 3 stories corner: 3 stories | | 10' stepback at 3 stories along 70% of frontage, adjacent to low density res. | | 15 max. / 10 min., 20 max. | 20 min. | none | 10 | MU: 43 Other: 21 | MU: 120 | |
| WSD: Water Street District | 40 | 70 | 101 | 10' or 25' stepback at 45' depending on street | 75 | 5 max.* | ?* | ?* | | 43 MF: min. 21 | 240 | *see setback in code no grd floor res on primary streets |

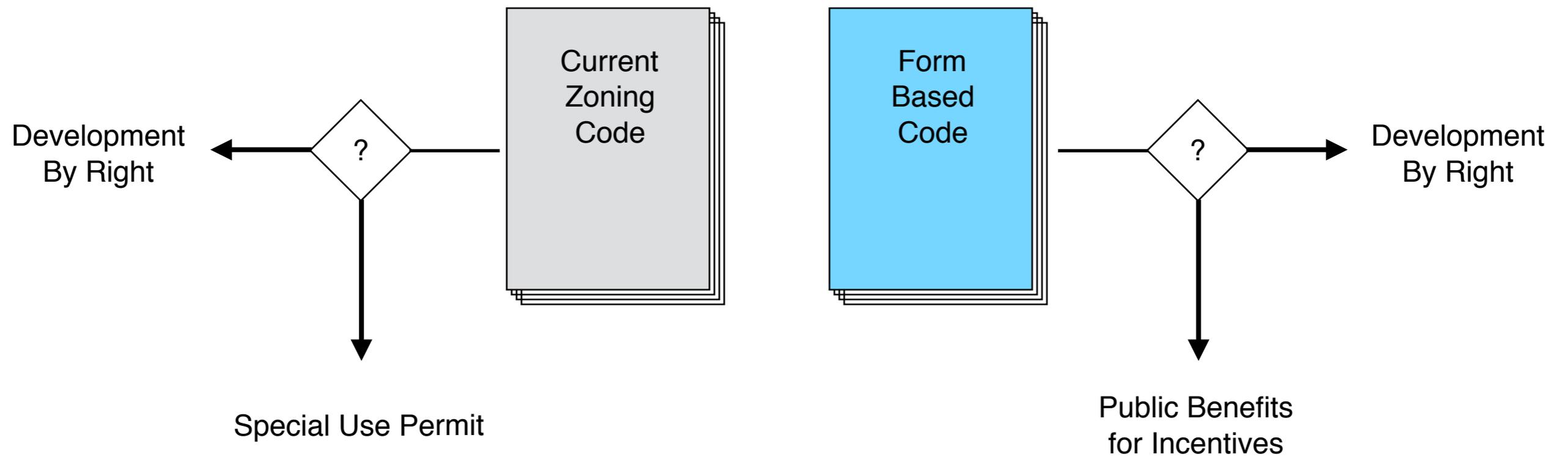
DE: Downtown Extended Corridor Zone



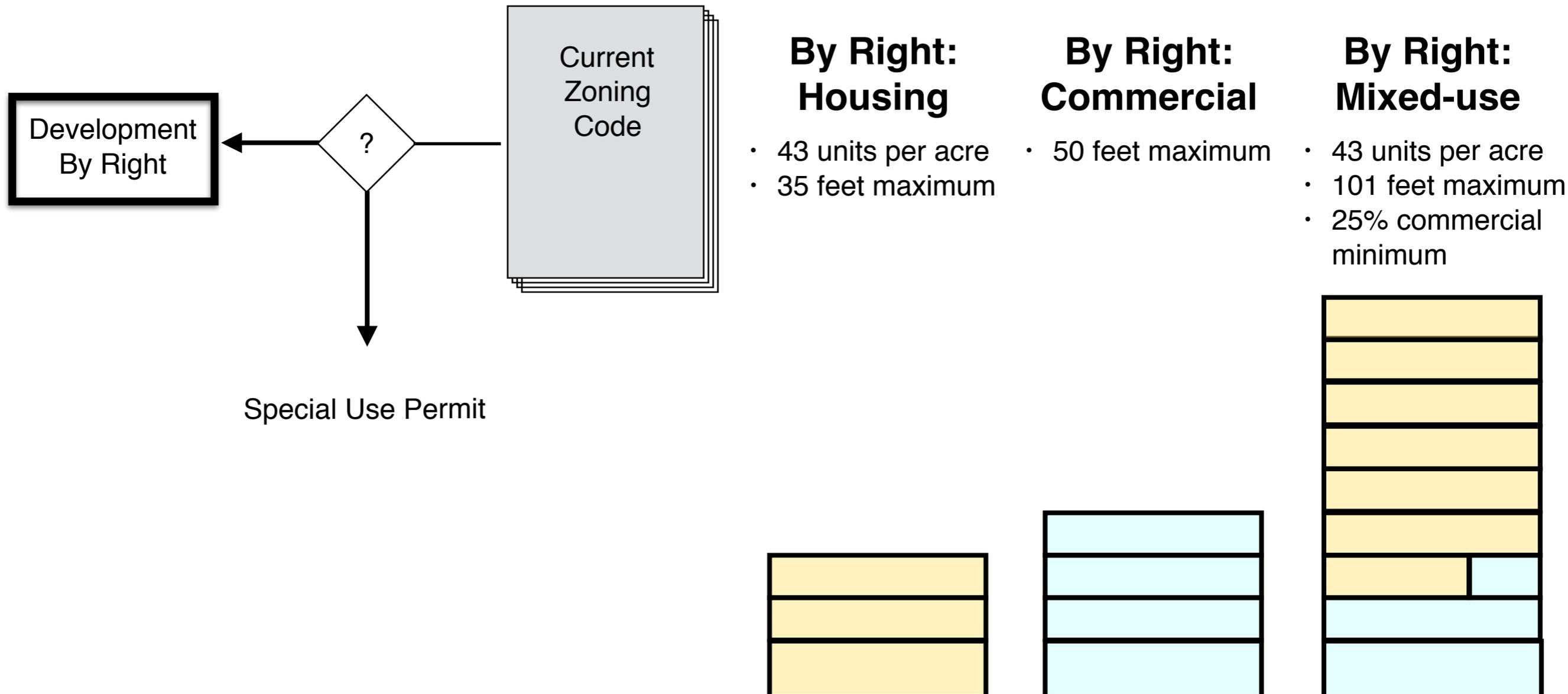
- SIA Phase 1 (Study Area) 84 Acres
- DE Downtown Extended Corridor
- DEH Downtown Extended Corridor (Historic)
- WMS West Main South Corridor
- B-2 (SIA converting to DE)
- R-2

Phase 1 of the SIA encompasses the following zoning categories.

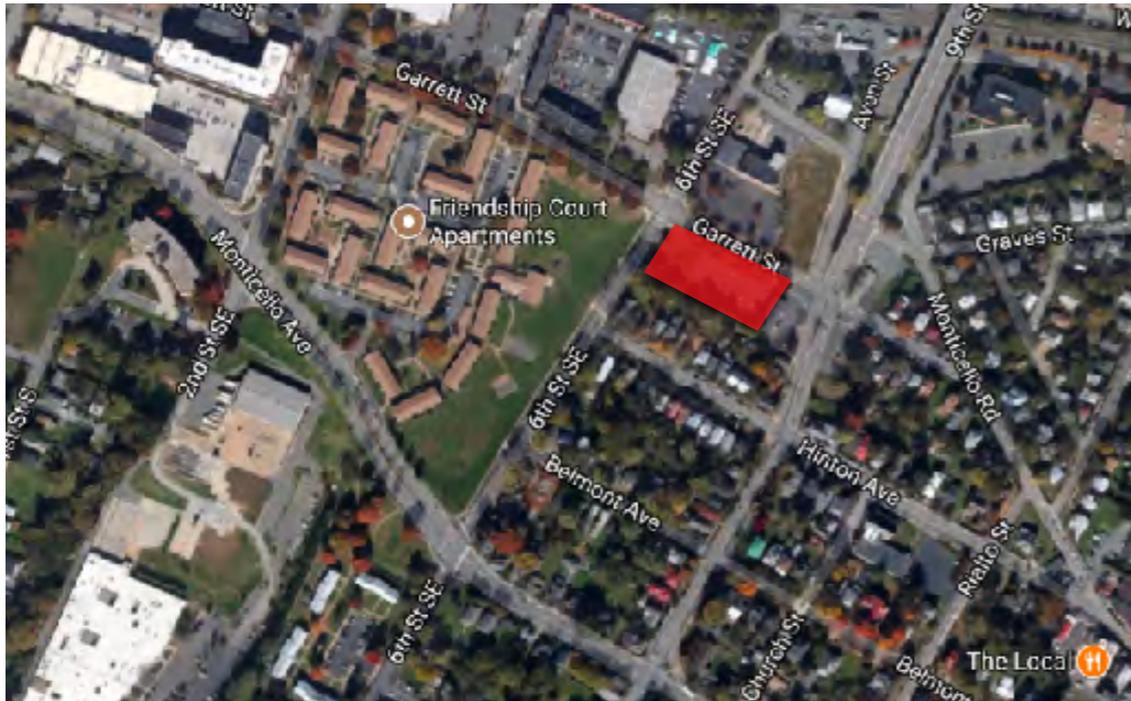
Code Comparison



Existing Code - Development By Right



Levy Lot: By-Right Development



| | |
|-----------------------------------|----------------|
| Gross Site Area | 0.86 Acres |
| Building Footprint | 25,069 Sq. Ft. |
| Building Footprint Over 50 Ft. | N/A |
| Commercial Floors | 0 |
| Residential Floors | 3 |
| Residential Floors Over 50 Ft. | 0 |
| Total Residential Square Footage | 0 |
| 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. |



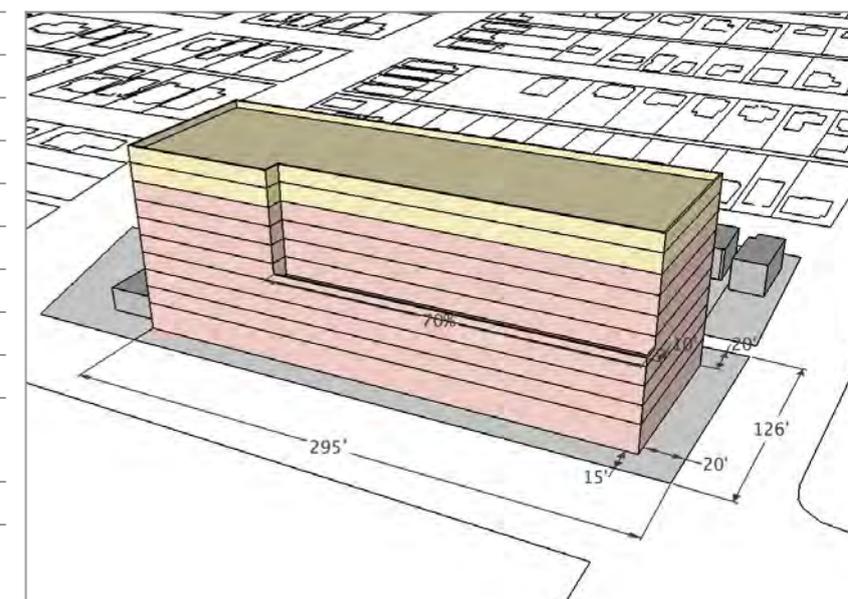
All residential

| | |
|-----------------------------------|-----------------|
| Gross Site Area | 0.86 Acres |
| Building Footprint | 25,069 Sq. Ft. |
| Building Footprint Over 50 Ft. | 0 Sq. Ft. |
| Commercial Floors | 4 |
| Residential Floors | 0 |
| Residential Floors Over 50 Ft. | 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. |



All commercial

| | |
|-----------------------------------|-----------------|
| Gross Site Area | 0.86 Acres |
| Building Footprint | 25,069 Sq. Ft. |
| Building Footprint Over 50 Ft. | 23,150 Sq. Ft. |
| Commercial Floors | 6 |
| Residential Floors | 0 |
| Residential Floors Over 50 Ft. | 2 |
| 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. |



Mixed-use: 25% min. commercial

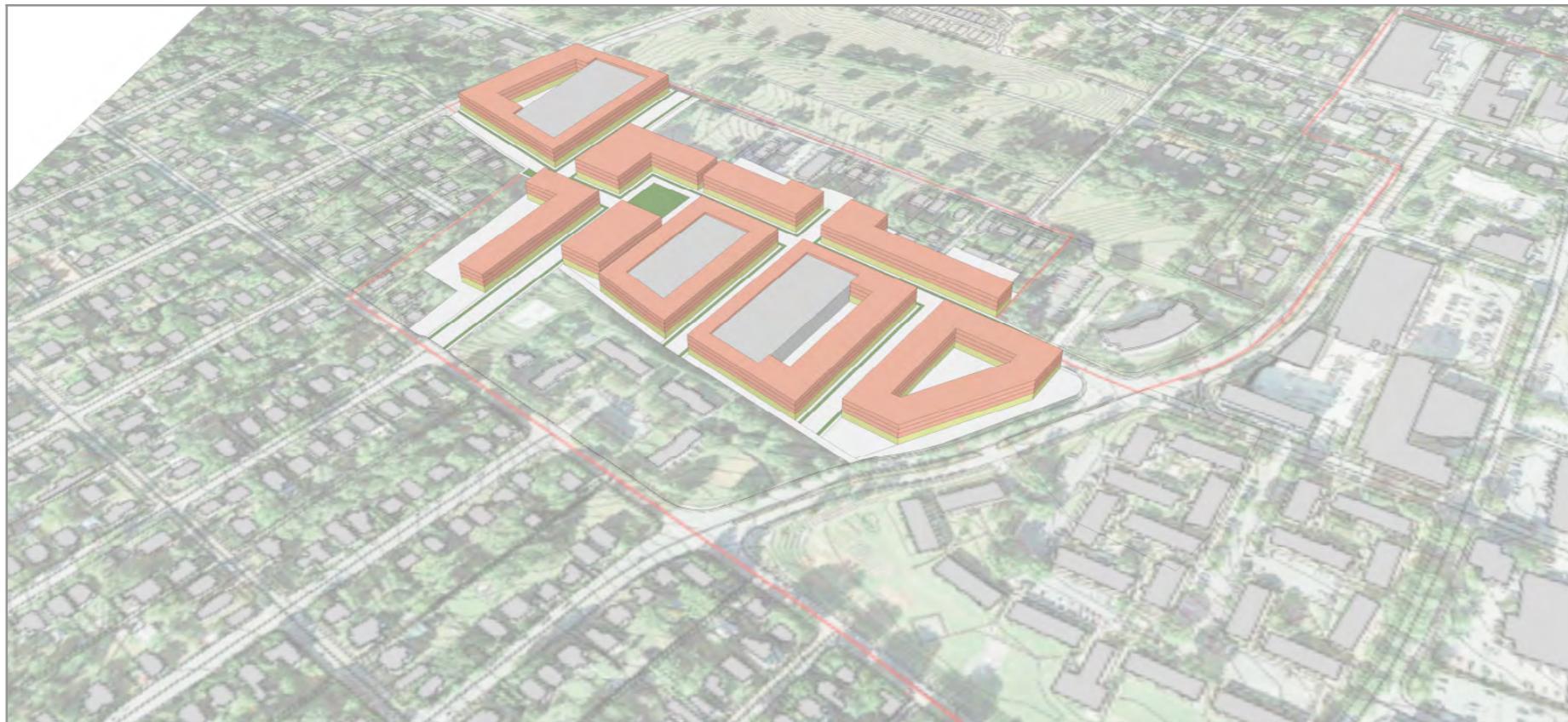
IX By-Right: Residential only

IX Site Statistics

| | |
|-----------------------------------|------------------------|
| Gross Site Area | 17 Acres |
| Streets & Open Space (Acres) | 8 Acres 45.6% |
| Building Footprint | 294,717 Sq. Ft. |
| Commercial Floors | 0 |
| Residential Floors | 3 |
| Commercial Space | 0 Sq. Ft. |
| Residential Space | 884,151 Sq. Ft. |
| Total Square Footage | 884,151 Sq. Ft. |
| Total Residential Units | 737 Units |
| Total Allowable Residential Units | 748 Units |

Variables

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



IX By-Right: Mixed-Use (25% Comm)

IX Site Statistics

| | |
|-----------------------------------|--------------------------|
| Gross Site Area | 17 Acres |
| Streets & Open Space (Acres) | 8 Acres 45.6% |
| Building Footprint | 294,717 Sq. Ft. |
| Commercial Floors | 3 |
| Residential Floors | 6 |
| Commercial Space | 884,151 Sq. Ft. |
| Residential Space | 1,768,302 Sq. Ft. |
| Total Square Footage | 2,652,453 Sq. Ft. |
| Total Residential Units | 737 Units |
| Total Allowable Residential Units | 748 Units |

Variables

| | |
|---------------------------|---------------|
| Max. Density (Units/Acre) | 43 Units |
| Unit Size | 2,400 Sq. Ft. |



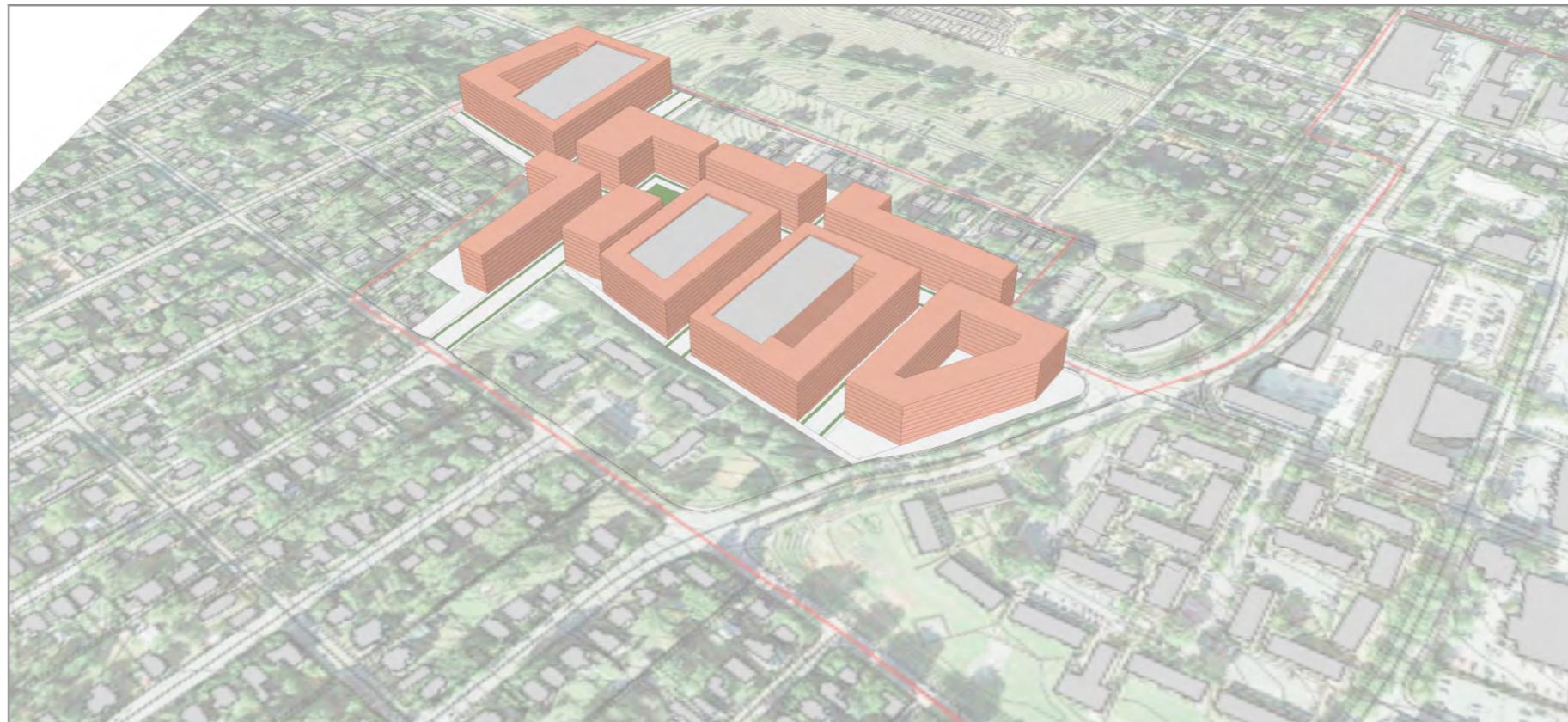
IX By-Right: Mixed-Use (75% Comm)

IX Site Statistics

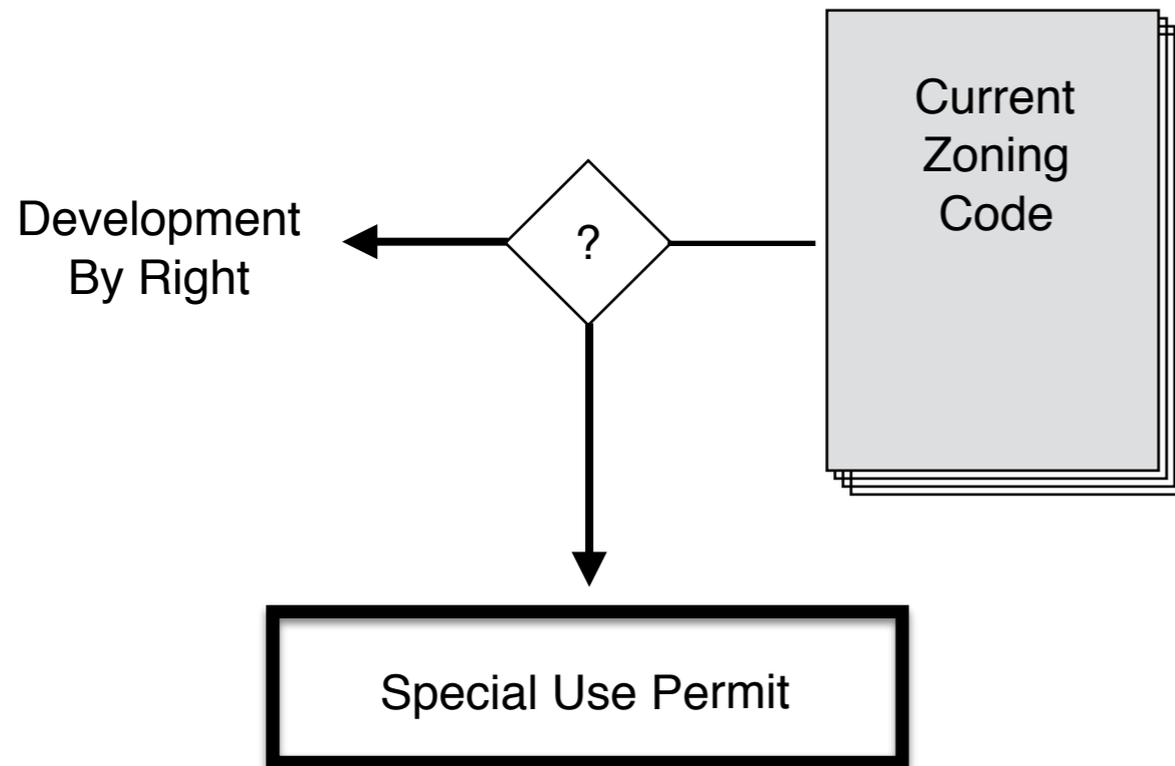
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| Total Square Footage | 2,652,453 Sq. Ft. |
| Total Residential Units | 737 Units |
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Variables

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



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

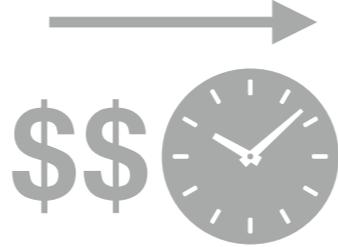
5%
80% AMI ~ \$51K
30yrs

State Affordable Housing Legislation

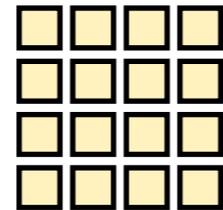
Current Zoning Code

Charlottesville Special Use Permit

43 du/ac
□□□□



240 du/ac



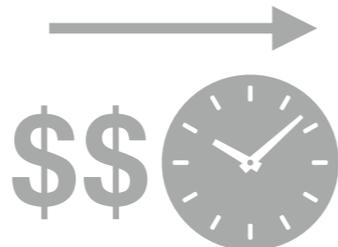
560% increase
5% workforce housing
Fee in lieu option
Tied to housing



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

State of Virginia
15.2-2305

State Allowances for Special Use Permits



5% workforce housing
Fee in lieu option



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State Allowances for Density Bonus



By Right



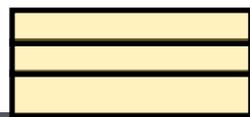
30% maximum increase
Up to 17% affordable housing
30:17 ratio required
Tied to housing



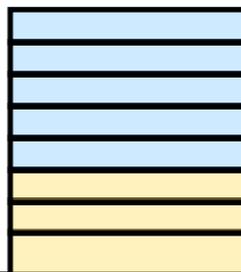
- Bonus Not Attractive for Developers
- Not Enough Affordable Housing
- Ratio math doesn't work

State of Virginia
15.2-2305

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



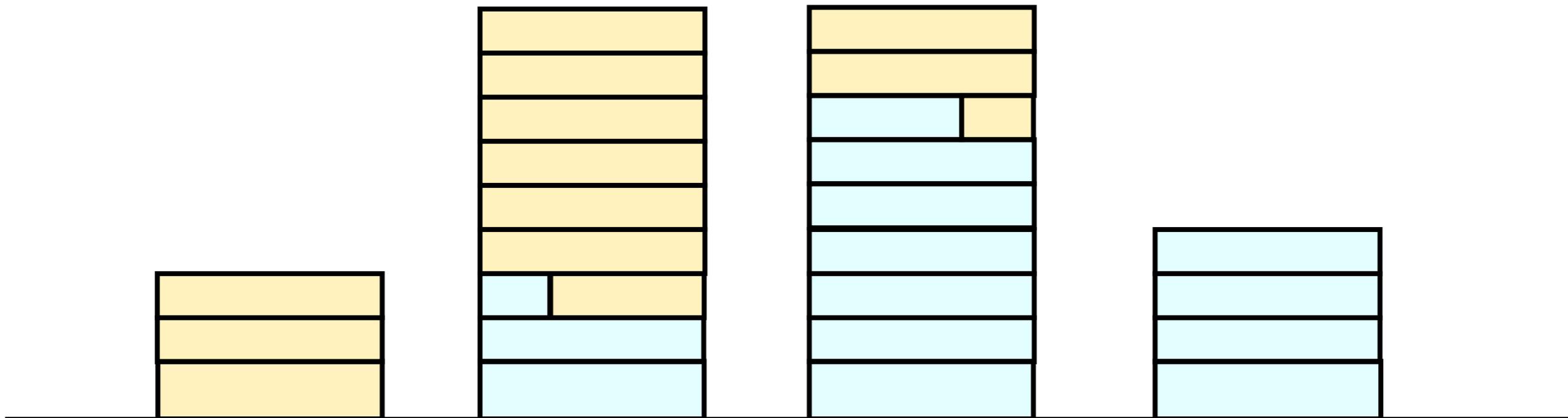
- Can Be Attractive for Developers
- Can Supply More Affordable Housing
- Slightly increased in By Right Density

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

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

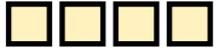
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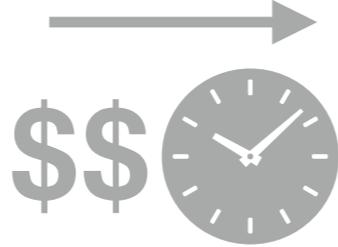
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State Affordable Housing Legislation

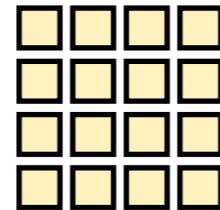
Current Zoning Code

Charlottesville Special Use Permit

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

State of Virginia
 15.2-2305



5% workforce housing
 Fee in lieu option



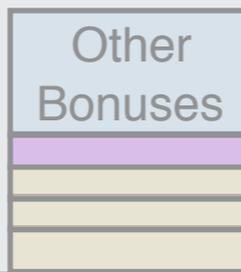
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State Allowances for Density Bonus

State of Virginia
 15.2-2305



By Right



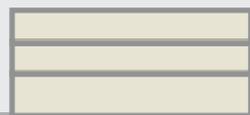
30% maximum increase
 Up to 17% affordable housing
 30:17 ratio required
 Tied to housing



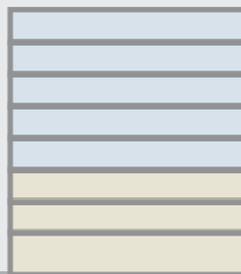
- Bonus Not Attractive for Developers
- Not Enough Affordable Housing
- Ratio math doesn't work

State Allowances for Affordability Bonuses (excluding density)

State of Virginia
 15.2-2305



By Right



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



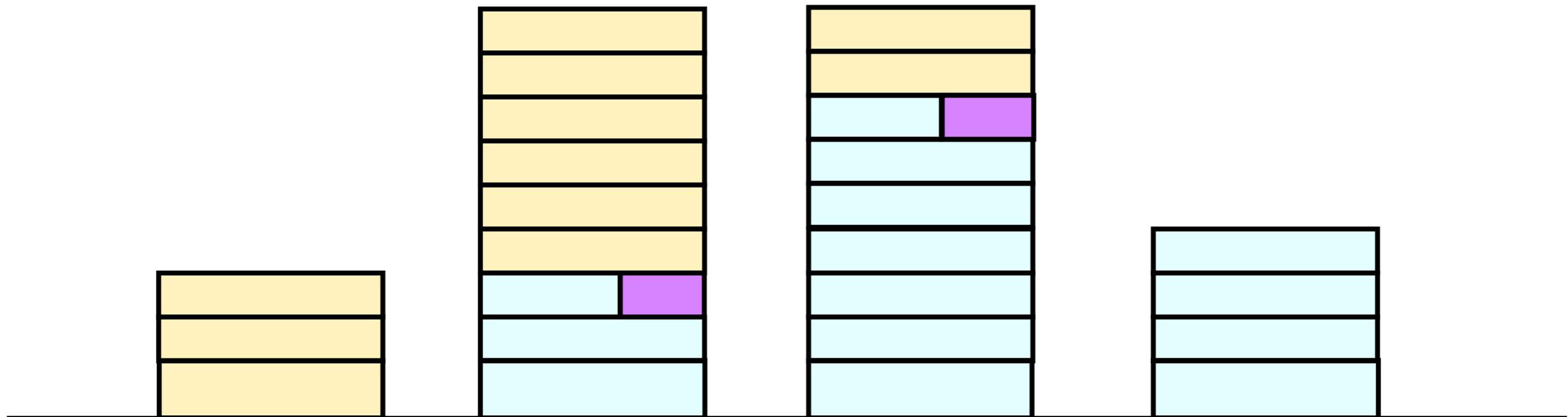
- Can Be Attractive for Developers
- Can Supply More Affordable Housing
- Slightly increased in By Right Density

Current By 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

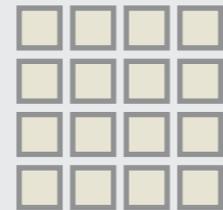
Current Zoning Code

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240 du/ac



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State of Virginia
15.2-2305

State Allowances for Special Use Permits



5% workforce housing
Fee in lieu option



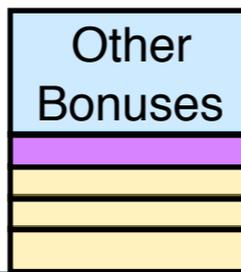
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State of Virginia
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State Allowances for Density Bonus



By Right



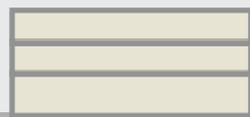
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Tied to housing



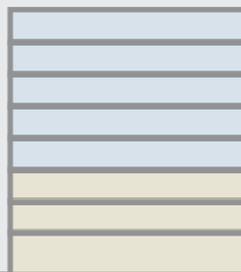
- Bonus Not Attractive for Developers
- Not Enough Affordable Housing
- Ratio math doesn't work

State of Virginia
15.2-2305

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



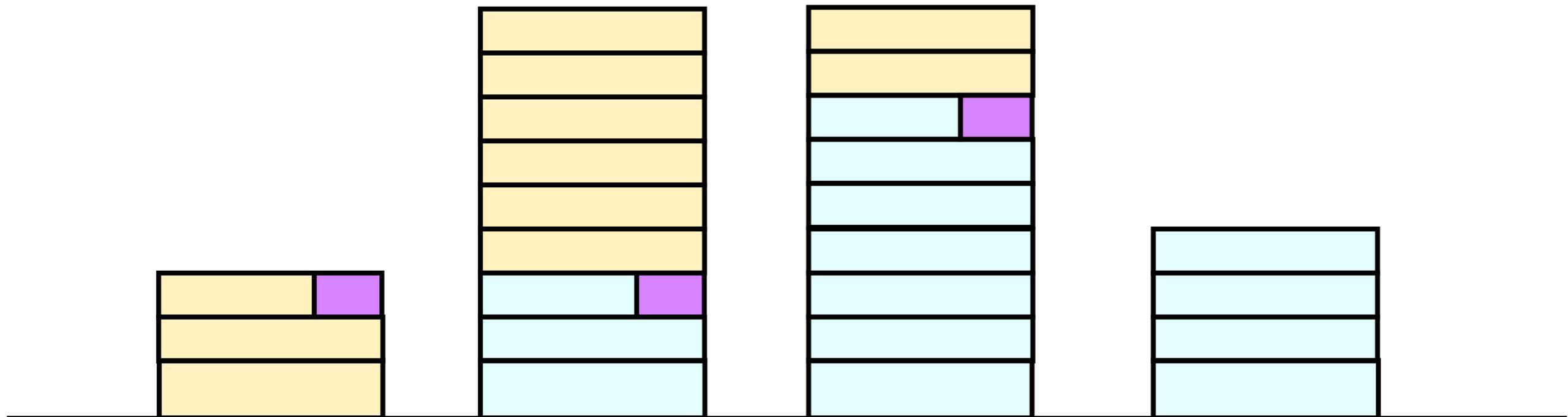
- Can Be Attractive for Developers
- Can Supply More Affordable Housing
- Slightly increased in By Right Density

Current By 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



**100x200
Site
By
Density
Bonus**

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

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

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

Bad for Developers, Bad for Affordability

State Affordable Housing Legislation

Current Zoning Code

Charlottesville Special Use Permit

43 du/ac
□□□□



240 du/ac

□□□□
□□□□
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□□□□

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State of Virginia
15.2-2305

State Allowances for Special Use Permits

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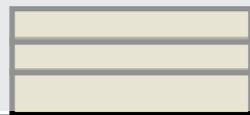
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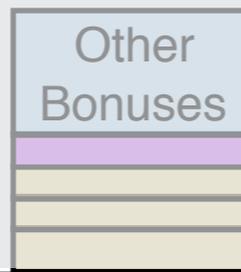
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State of Virginia
15.2-2305

State Allowances for Density Bonus



By Right



Other Bonuses

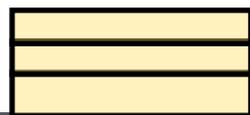
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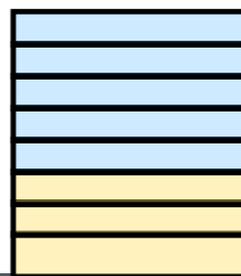
- Bonus Not Attractive for Developers
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- Ratio math doesn't work

State of Virginia
15.2-2305

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

Hypothetical Baseline (standards TBD)

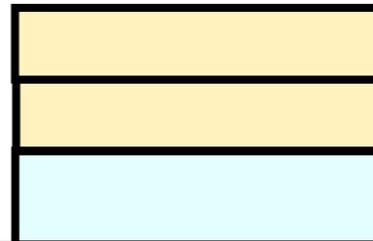
By Right: Transition Housing

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



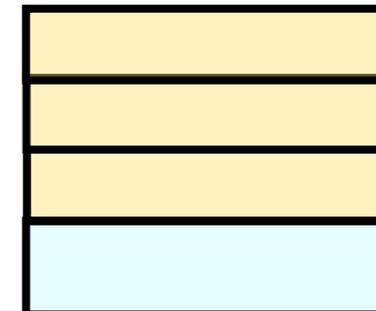
By Right: General Mixed-Use

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



By Right: Center Mixed-Use

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



100x200 Site By Right

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

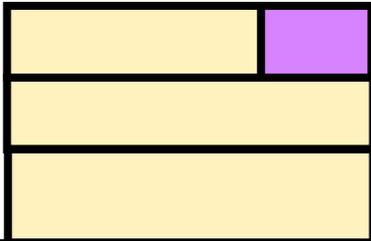
- 20 market rate units
- 0 workforce units
- 0 affordable units

- 30 market rate units
- 0 workforce units
- 0 affordable units

Hypothetical Height Bonus (standards TBD)

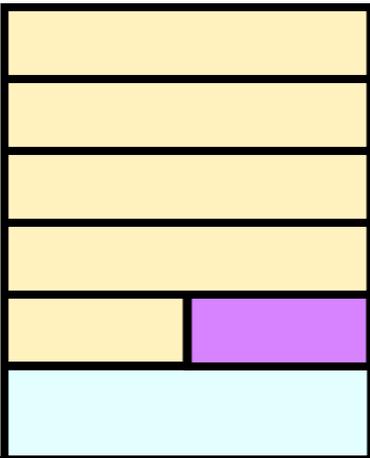
Transition Housing

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



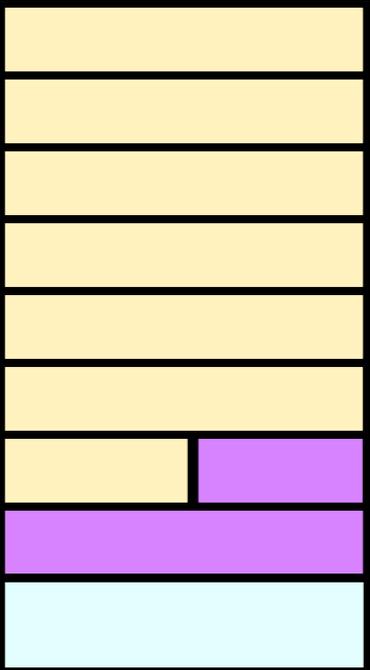
General Mixed-Use

- 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)

| Sub-zones | Street Improvements | Maximum Height | Community Benefit Fund | Units at 80% AMI | Units at 60% AMI | Units at 30% AMI | Affordable Unit Total |
|--------------------------|---------------------|----------------|------------------------|------------------|------------------|------------------|-----------------------|
| Additions up to 2,000 sf | Not Required | Varies | Not Required | | | | |
| By Right | Required | Varies | Not Required | | | | |
| Transitional | Required | 3 stories | Not Required | A% | B% | C% | A+B+C |
| General | Required | 6 stories | \$\$ per market unit | A% | B% | C% | A+B+C |
| Center | Required | 9 stories | \$\$ per market unit | A% | B% | C% | A+B+C |


 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.”

Images Courtesy: fact sheet on FBCs



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:

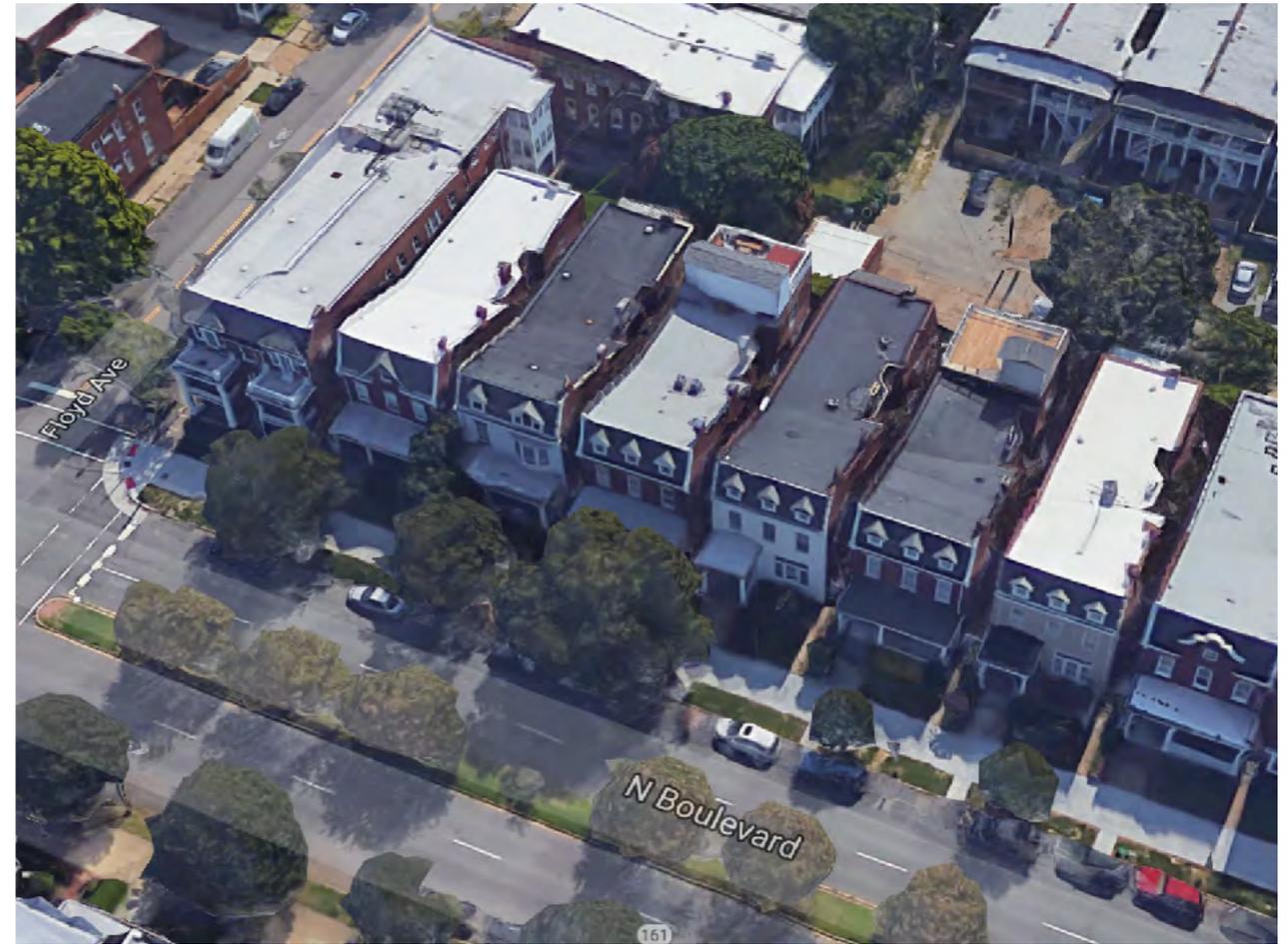
- Property owners and developers must be willing to build
- City must enact comprehensive housing policy, which includes financial subsidies, free or discounted land, bonuses and other incentives

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

Character of Place



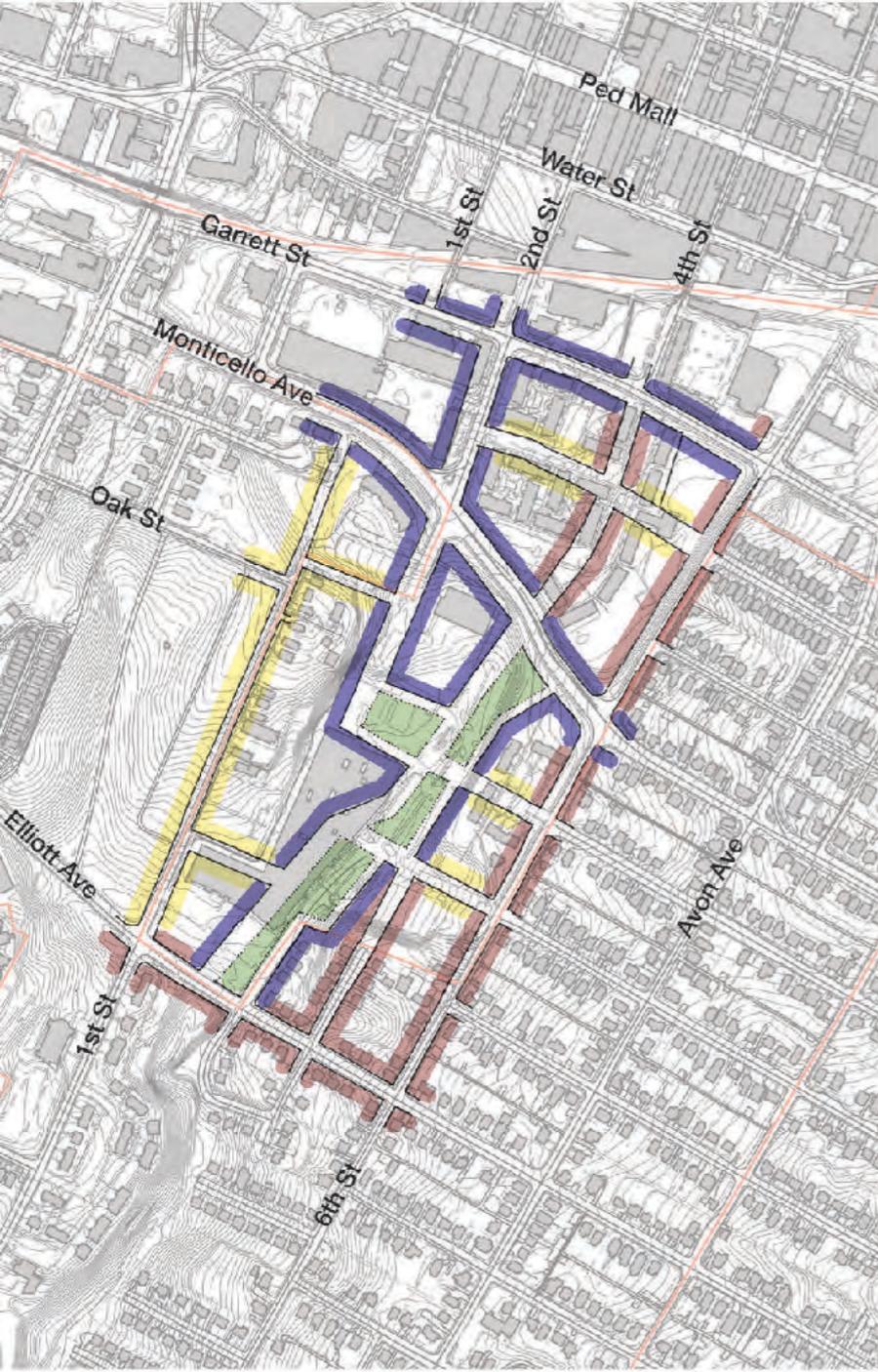
Images Courtesy: Lincoln Institute of Public Policy

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

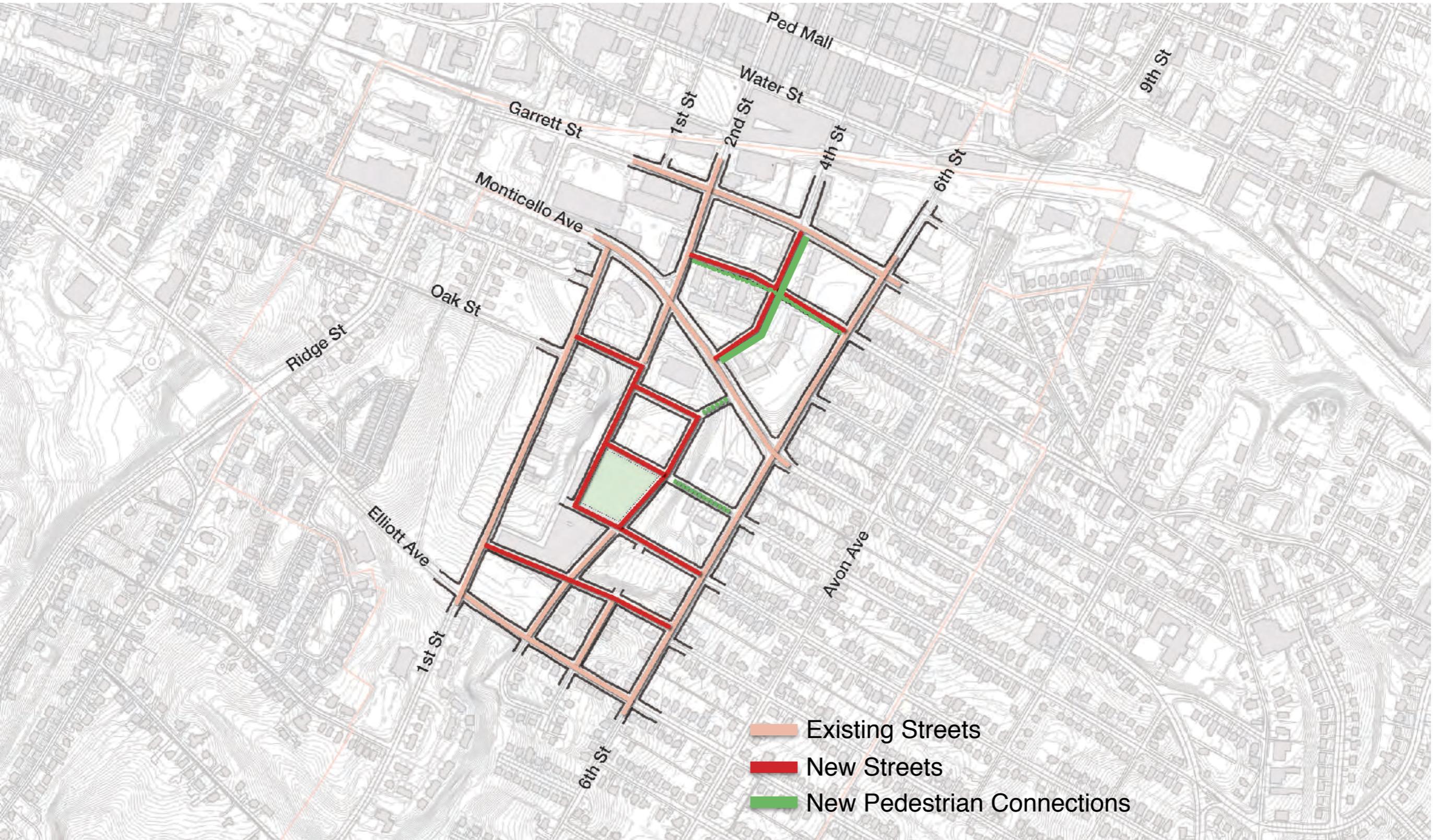


2nd Street Plan Option

Proposed Structure Plan



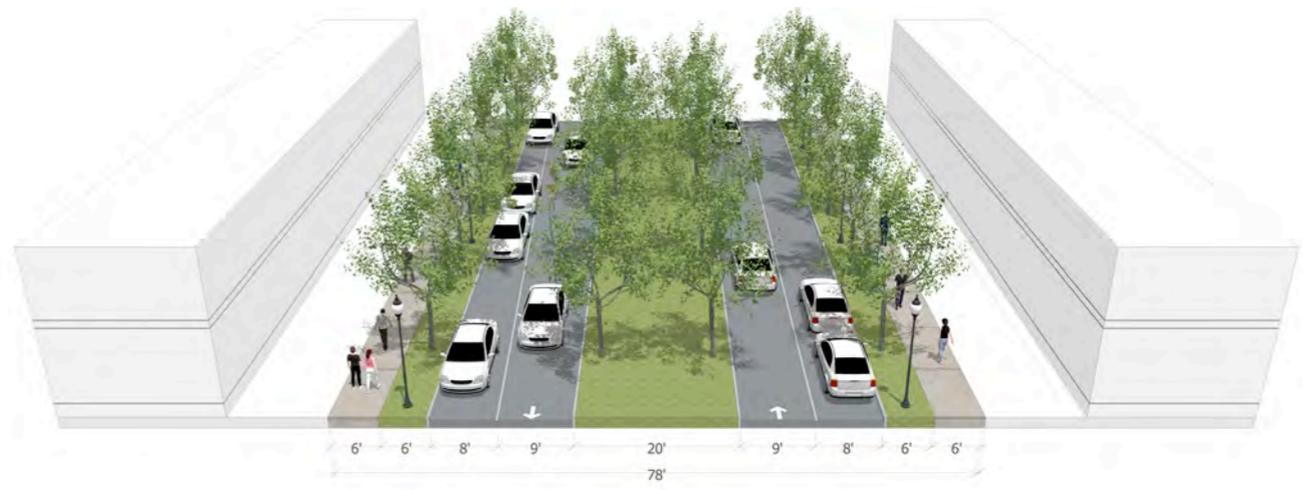
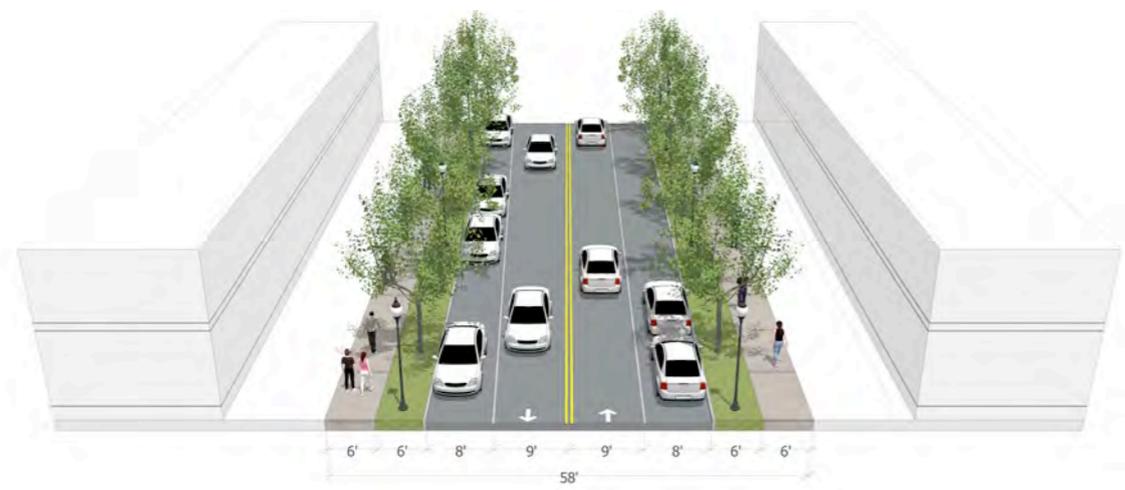
Proposal for New Streets



Thoroughfares

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

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

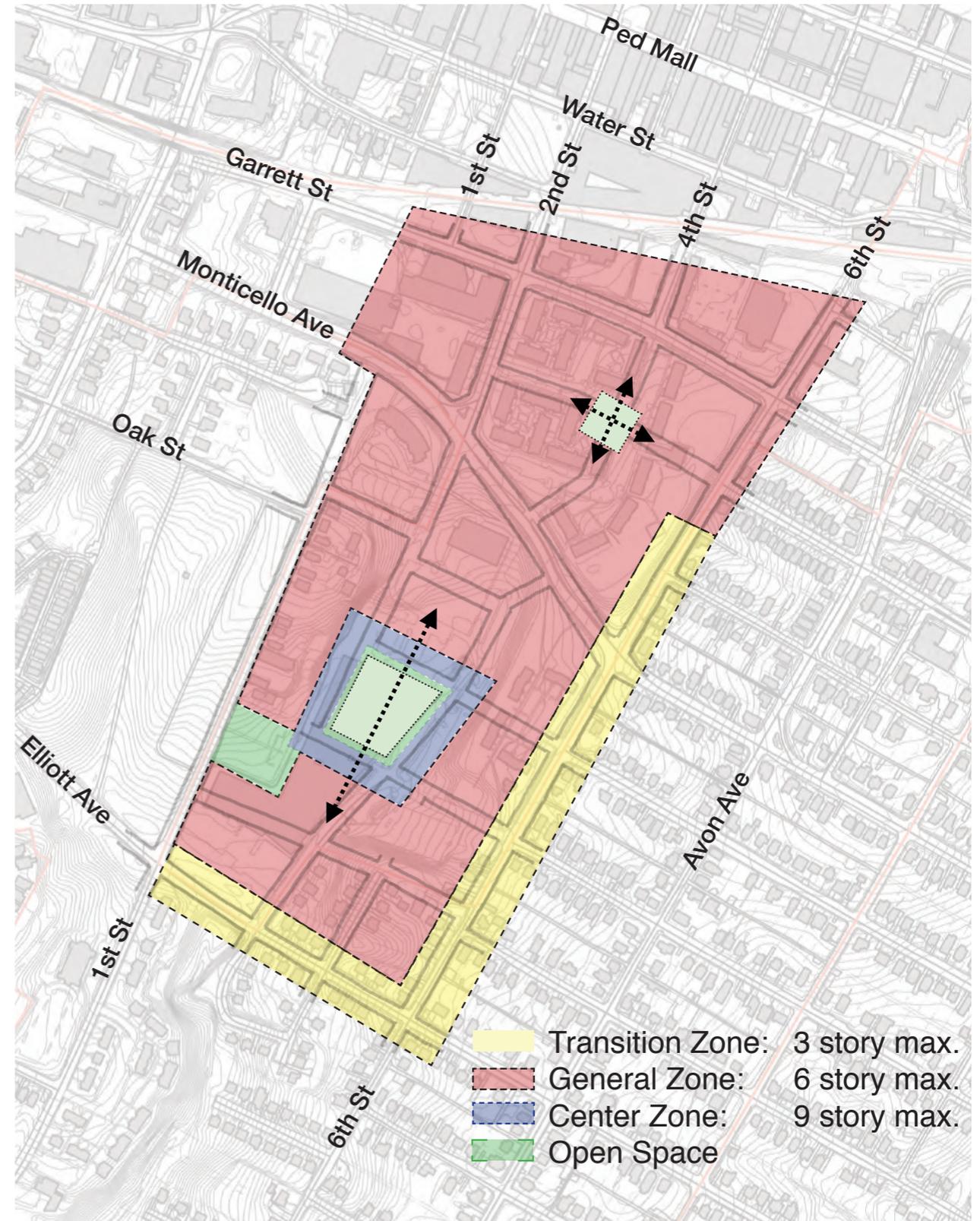
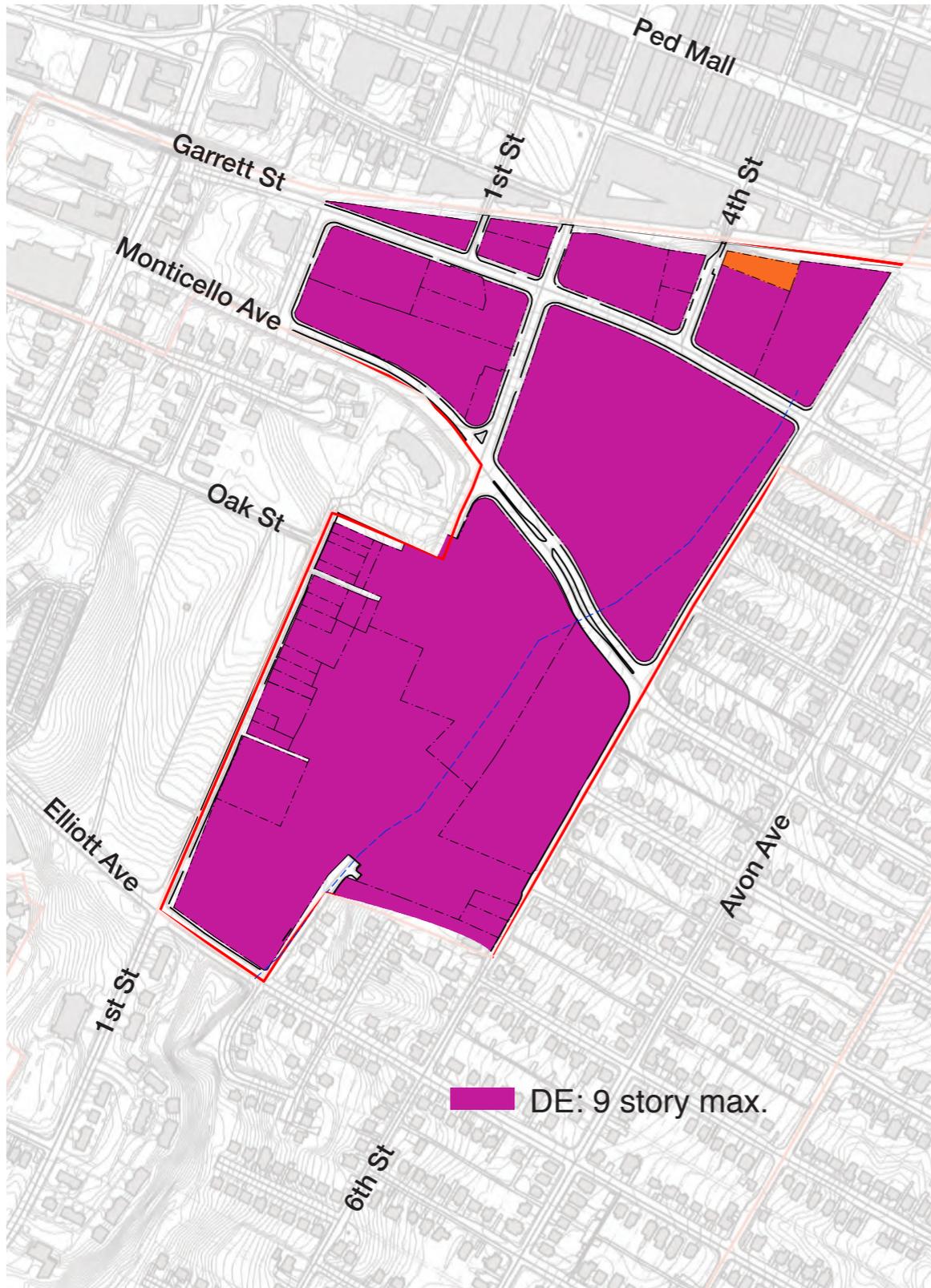


Commercial Street: appropriate at retail centers. Trees are in individual tree grates, creating a wider sidewalk accommodating street furniture. A single species of tree should be planted strategically with storefronts. Clear trunks and high canopies are necessary to avoid interference with storefronts,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

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.



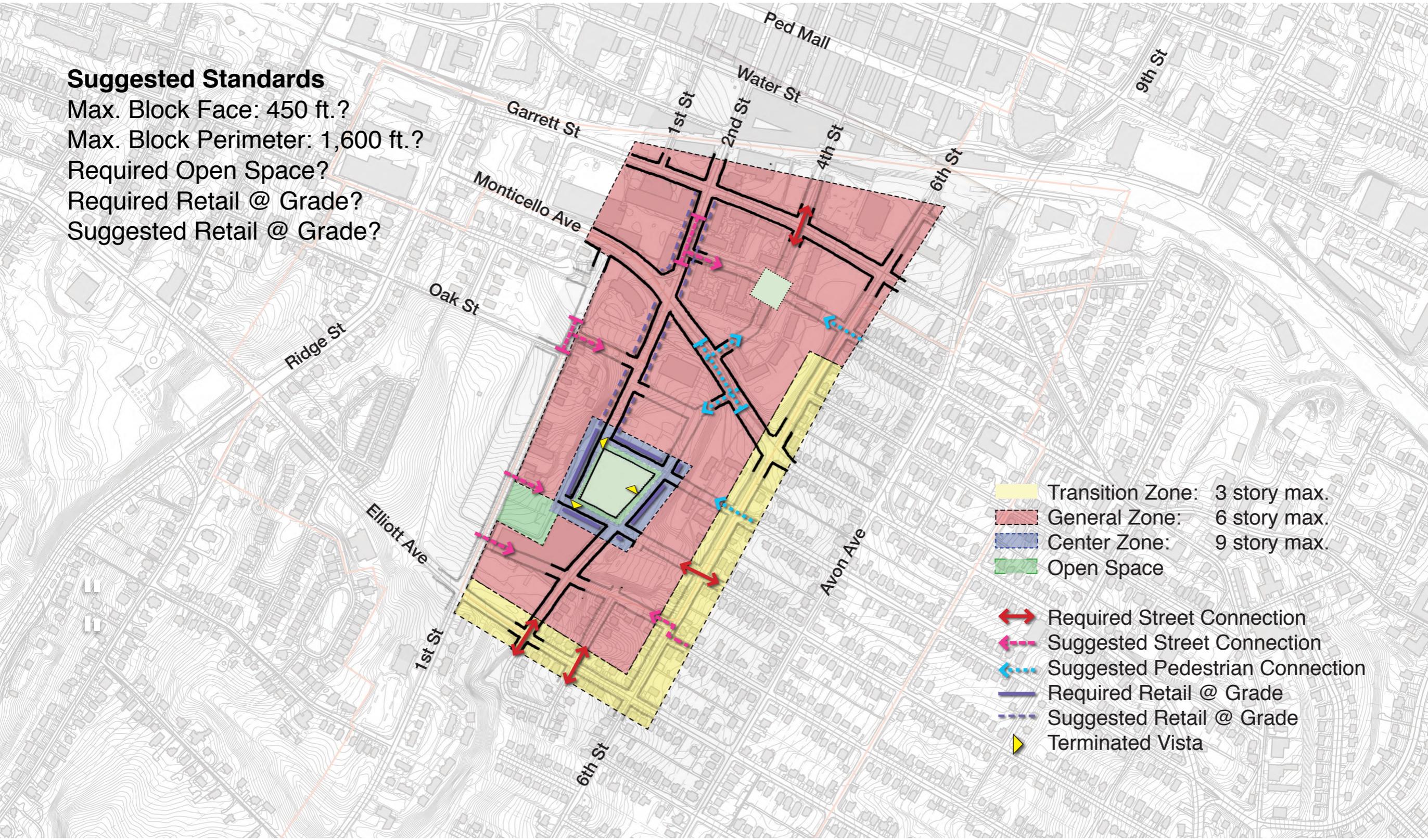
Current & Proposed Zoning Maps



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

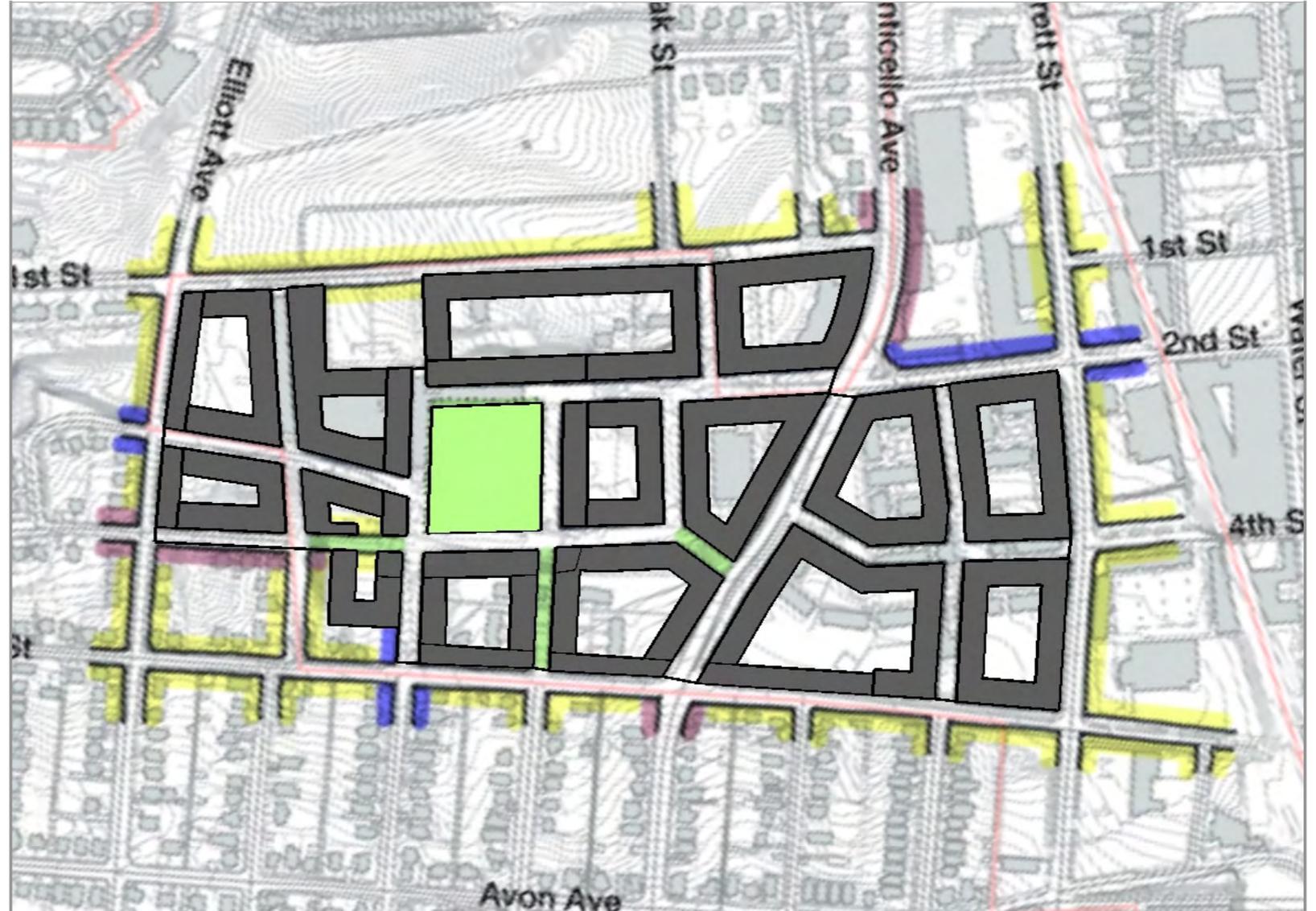
- Highest Intensity
- Around Qualifying Public Open Space

General

- Medium Intensity

Regulating Plan Capacity - By Right

| | |
|--|--------------------------|
| Gross Site Area | 41.69 Acres |
| Streets & Open Space (Acres) | 22 Acres 52.9% |
| Building Footprint | 683,842 Sq. Ft. |
| Commercial Floors | 6 |
| Residential Floors | 3 |
| Commercial Space | 4,103,050 Sq. Ft. |
| Residential Space | 2,051,525 Sq. Ft. |
| Total Square Footage | 6,154,574 Sq. Ft. |
| Total Residential Units | 1,710 Units |
| Total Allowable Residential Units | 1,793 Units |
| Variables | |
| Max. Density (Units/Acre) | 43 Units |
| Unit Size | 1,200 Sq. Ft. |
| Setbacks | 20% |



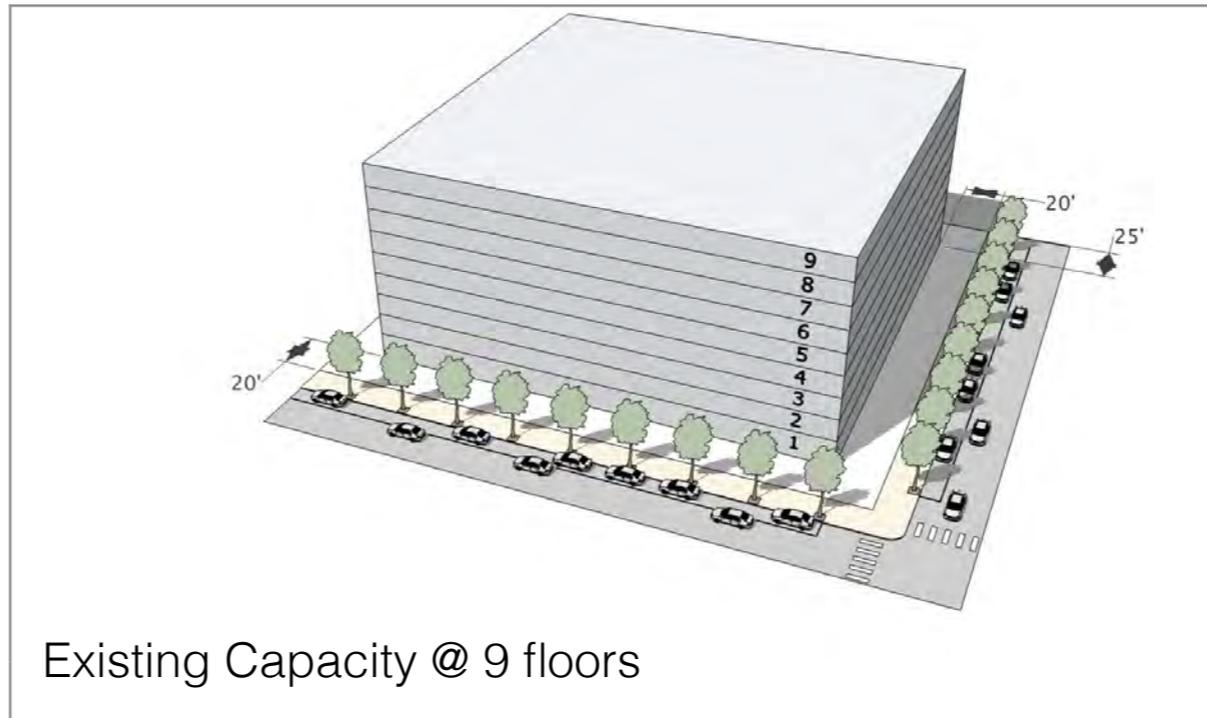
Regulating Plan Capacity - Proposed

| | |
|---|-------------------|
| Gross Site Area | 41.69 Acres |
| Building Footprint | 854,802 Sq. Ft. |
| Transition Zone Footprint | 70,704 Sq. Ft. |
| General Zone Footprint | 698,365 Sq. Ft. |
| Center Zone Footprint | 85,732 Sq. Ft. |
| Transition Zone Max. Height | 3 |
| General Zone Max. Height | 6 |
| Center Zone Max. Height | 9 |
| Total Square Footage | 4,488,043 Sq. Ft. |
| Total Residential Units | 3,087 Units |
| Total Commercial Area | 784,098 Sq. Ft. |
| Units Per Existing Zoning | 1,793 Units |
| Variables | |
| Max. Density Per Existing Zoning | 43 Units |
| Unit Size | 1,200 Sq. Ft. |

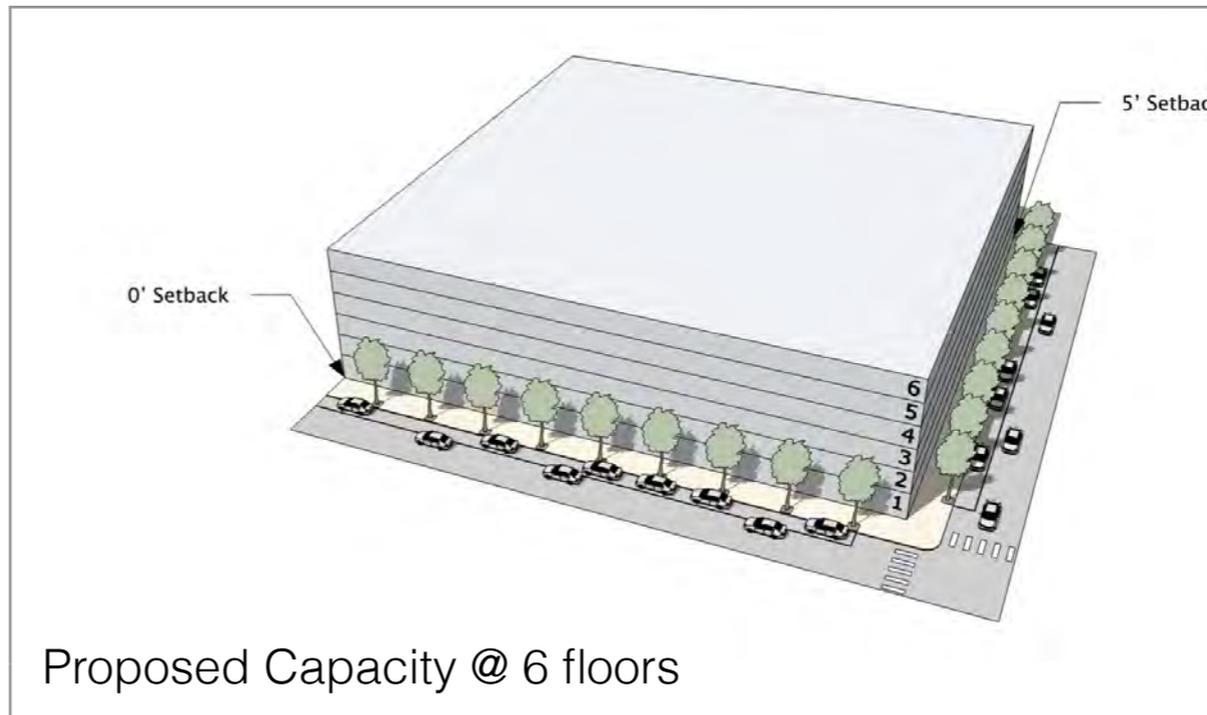


1-Acre Capacity Study

| | |
|-----------------------------|-----------------|
| Gross Site Area | 1 Acre |
| Height | 9 Floors |
| Building Footprint | 27,620 Sq. Ft. |
| Total Square Footage | 248,580 Sq. Ft. |



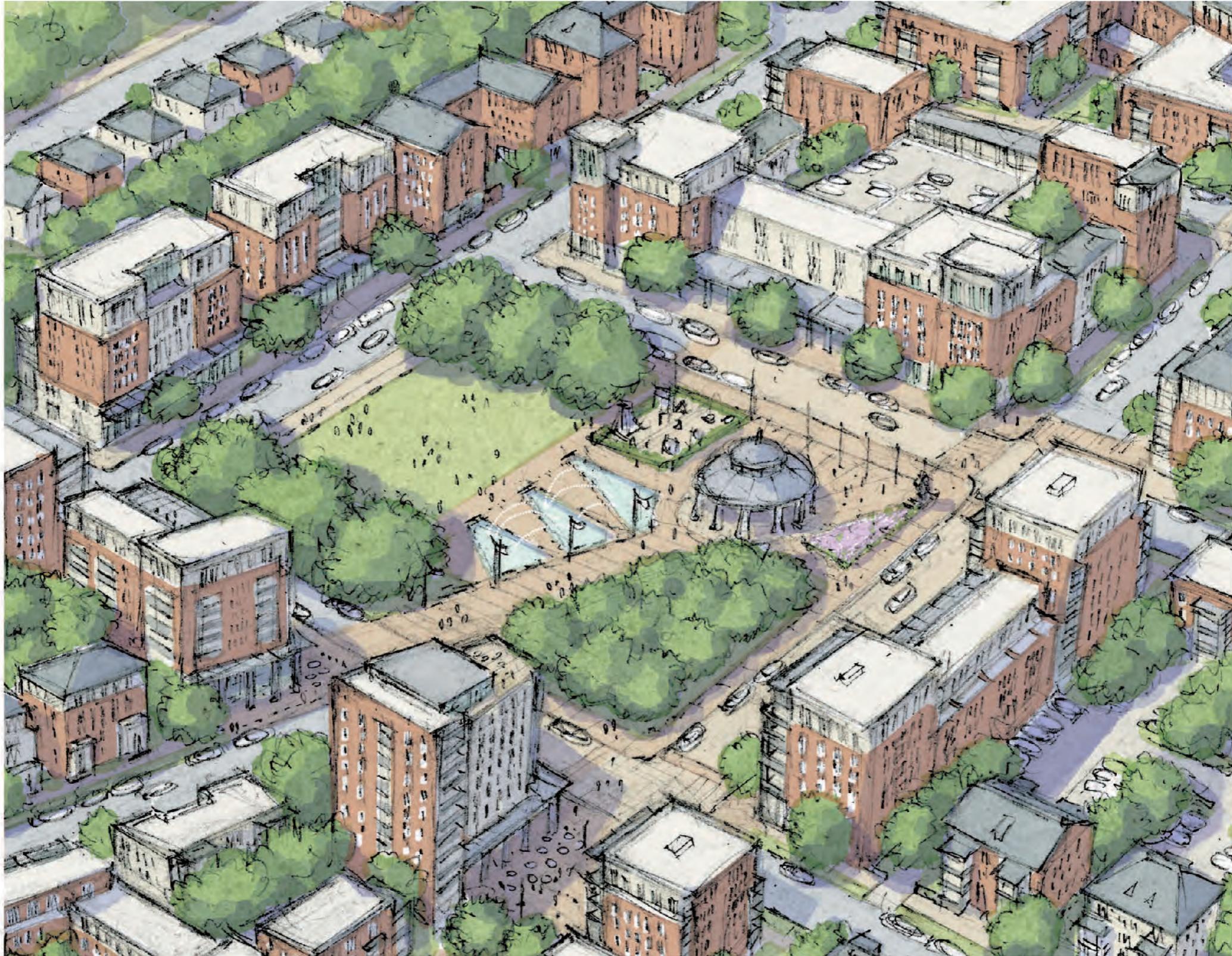
| | |
|-----------------------------|-----------------|
| Gross Site Area | 1 Acre |
| Height | 6 Floors |
| Building Footprint | 42,516 Sq. Ft. |
| Total Square Footage | 255,096 Sq. Ft. |



Open Space

| Open Space Type | Zones | Location and Dimensions | | | Improvements | | | | |
|---|--------------------------|---|---------------------------------|--------------------|--------------------|-----------------------|-----------------------------|---------------------|-------------------------|
| | | Minimum Thoroughfare Frontage | Size | Dimensions | Impervious Surface | Coverage by Buildings | Landscaping | Seating | Lighting |
|  Park | Transition | 1 side min. | 1 ac. min. 10 ac. max. | n/a | TBD | | 1 canopy tree per 8,000 sf. | 1 seat per 2,000 sf | Required along walkways |
|  Green | Transition, Center | 2 sides min. | 0.5 ac. min. 5 ac. max. | 80 ft. min. | 40% max. | 5% max. | 1 canopy tree per 4,000 sf. | 1 seat per 1,500 sf | Required |
|  Square | Transition, Center, Core | 2 sides min. along non-intersecting thoroughfares | 0.2 ac. min. 3 ac. max. | 80 ft. min. | 60% max. | 25% max. | 1 canopy tree per 4,000 sf. | 1 seat per 1,000 sf | Required |
|  Plaza | Center, Core | 1 side min. | 0.2 ac. min. 2 ac. max. | 60 ft. min. | 50 - 90% | 15% max. | 1 canopy tree per 6,000 sf. | 1 seat per 1,000 sf | Required |
|  Pocket Park | Transition, Center | 1 side min. | 1,000 sf. min. 0.25 ac. max. | 30 ft. min. | 50% max. | 3% max. | 1 canopy tree per 4,000 sf. | 1 seat per 1,000 sf | Required |
|  Passage (mid-block) | Transition, Center, Core | n/a | n/a | 12-40 ft. in width | 100% max. | n/a | n/a | n/a | Required |

Dream Big Square



Mixed Block



Predictable Code Requirements: Building Form & Use

Buildings

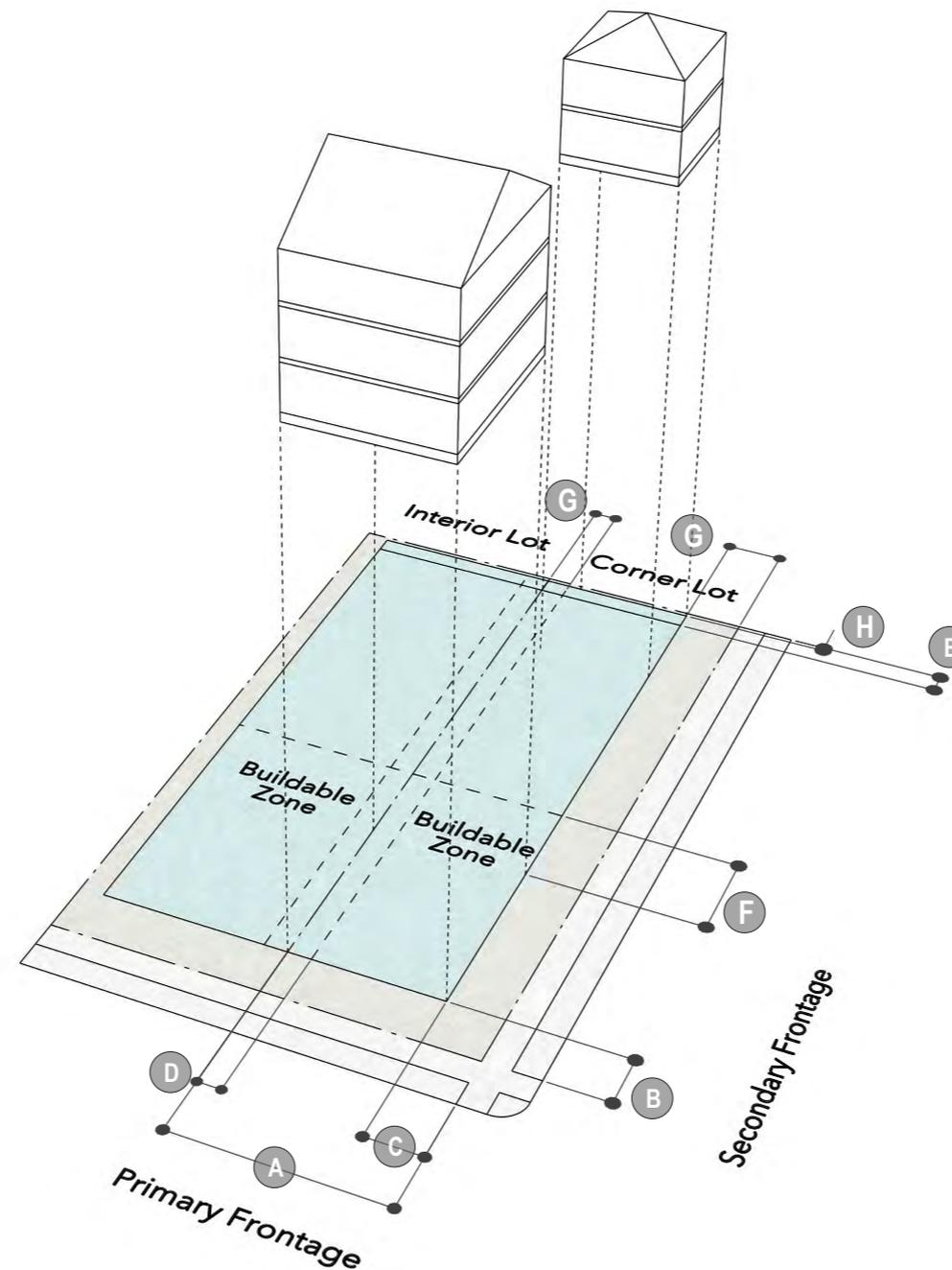
- Compatible Setbacks
- Compatible Heights
- Entry Towards Streets
- Windows Towards Streets

Parking

- Location

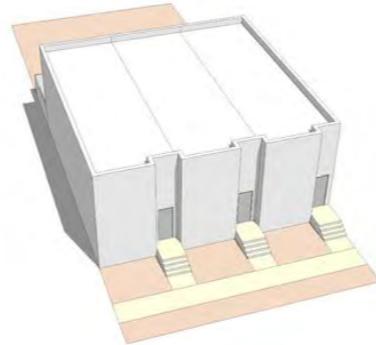
Uses

- Broad Categories
- Mixed-use Broadly Permitted
Outside of Residential Districts

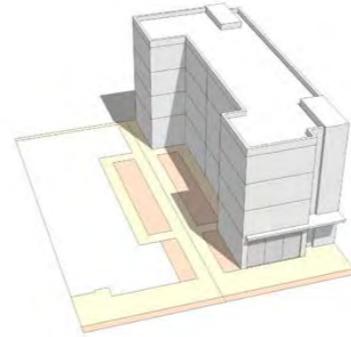


Visualizing Density

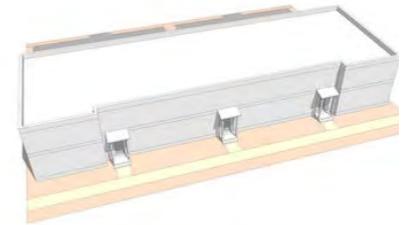
A brief study of building types at varying densities to help visualize how density and character are linked.



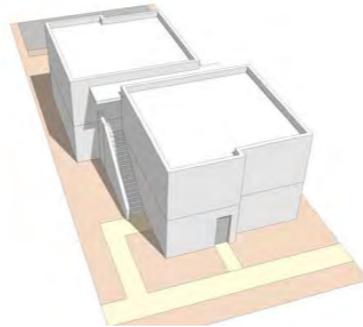
3 Townhouse/Flex units on 50'w x 120'd lot
Parking at rear from alley
Net density = 20 du/acre
Gross density = 15 du/acre



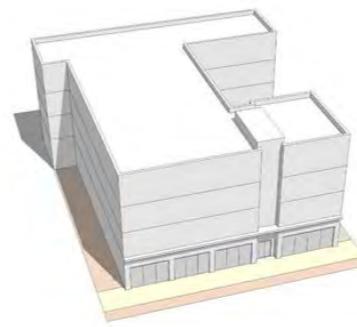
4-story Apartment - 50'w x 120'd
4 units/floor - relies on shared parking
Net density = 80 du/acre
Gross density = 60 du/acre



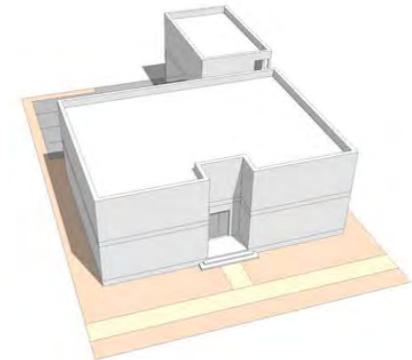
2-story apt building on 104'x144' lot with street-side entrances
Surface parking at rear (1.5 sp/u / 1 sp/u)
Net density = 32du/acre / 48du/acre
Gross density = 22 du/acre / 33 du/acre



"4-pack" on 50'w x 120'd lot
Parking at rear from alley
Net density = 27 du/acre
Gross density = 19 du/acre



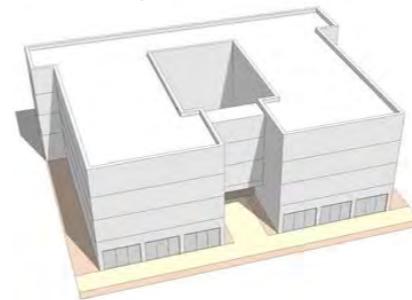
4-story apartment - 100'w x 120'd lot
8 units/floor relies on shared parking structure
Net density = 80 du/acre
Gross density = 60 du/acre



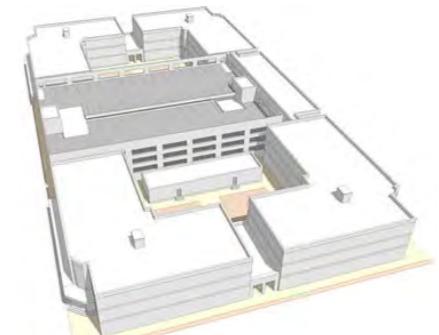
2-3 story apt. on 72'x100-120' lot
Parking at rear from alley
Net density = 25 du/acre
Gross density = 17 du/acre



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



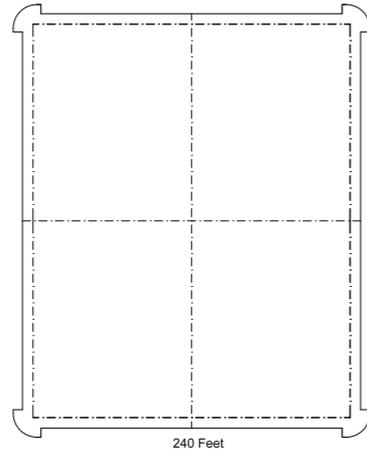
4-story Apartment - 150'w x 120'd lot
Relies on shared parking structure
Net density = 80 du/acre
Gross density = 60 du/acre



3-5 story apartment, lot varies - on-site parking structure (3story / 5 story)
Net density = 53 du/acre / 88 du/acre
Gross density = 39 du/acre / 65 du/acre

1301-EL-ID-3-MixedIncomeHousingJuly16,201411:07AM

Block Prototypes - Standard Block

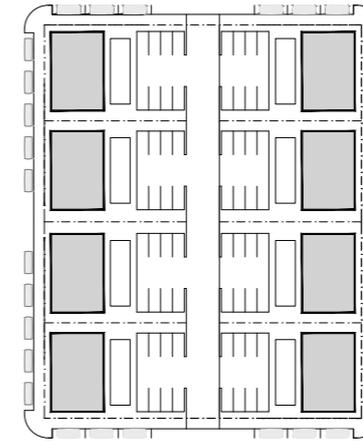


240 Feet

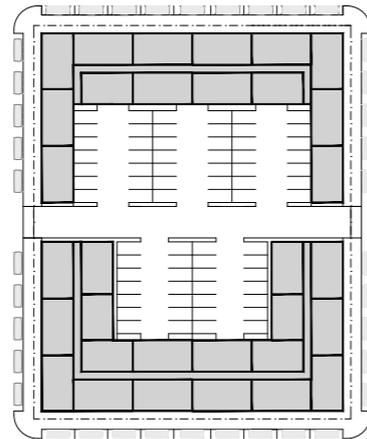
TYPICAL BLOCK



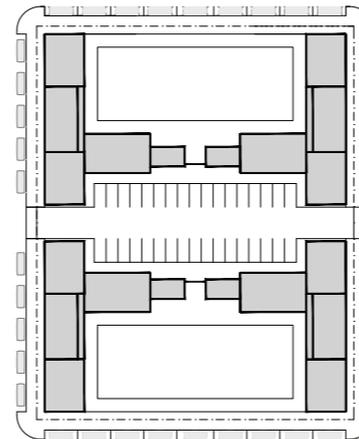
CHECKERBOARD APARTMENT BLOCK
92 parking spaces available
60 dwelling units @ 1.53 spaces/unit
(36 dwelling units per acre)



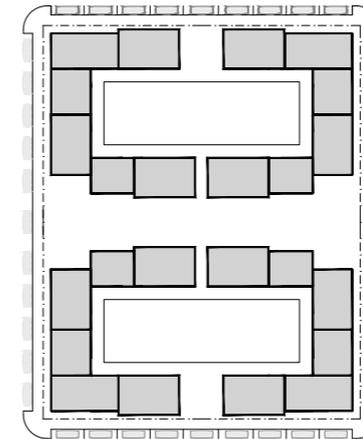
6-PACK APARTMENT BLOCK
102 parking spaces available
48 dwelling units @ 2 spaces/unit
(29 dwelling units per acre)



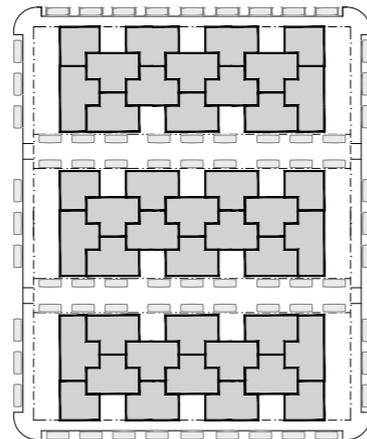
APARTMENT BLOCK
122 parking spaces available
80 dwelling units @ 1.53 spaces/unit
(48 dwelling units per acre)



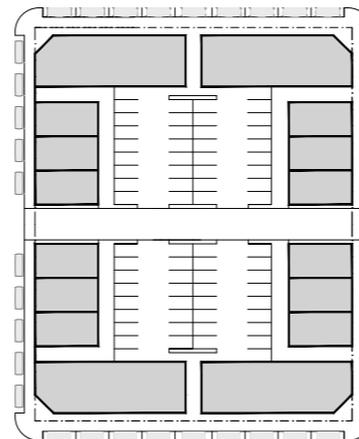
APARTMENT BLOCK
72 parking spaces available
48 dwelling units @ 1.53 spaces/unit
(29 dwelling units per acre)



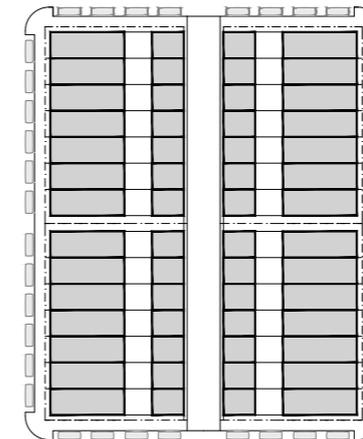
COURTYARD APARTMENT BLOCK
40 parking spaces available
24 dwelling units @ 1.66 spaces/unit
(15 dwelling units per acre)



CARPET COTTAGE BLOCK
72 parking spaces available
42 dwelling units @ 1.73 spaces/unit
(25 dwelling units per acre)



RETAIL-LIVE/WORK BLOCK
102 parking spaces available
12 residential units @ 3 spaces/unit
4 retail units @ 17.4 spaces/unit
(7 dwelling units per acre)
17,400 s.f. @ 4 spaces / 1,000 s.f.



TOWNHOUSE BLOCK
38 additional on-street parking spaces available
28 dwelling units @ 2 spaces/unit
(17 dwelling units per acre)

2-3 story apt. on 72'x100-120' lot
parking at rear from alley
Net density = 25 du/acre
Gross density = 17 du/acre



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



4-story Apartment - 150'w x 120'd lot
Relies on shared parkings structure
Net density = 80du/acre
Gross density = 60du/acre



Code Structure



Section 1. Purpose & Process

- Purpose
- Required Drawings and Documents
- By Right Approvals
- Public Notice
- Approvals Requiring Public Hearing



Section 2. Public Benefit

- Public Benefit Incentives
- Affordable Housing Bonus Requirements



Section 3. Site Standards

- Setbacks and Setback Treatment
- Entrances
- Walls and Fencing
- Parking Location
- Large Site Developments
- Public Open Spaces



Section 4. Zones

- Transition Zone
- Neighborhood Center
- Neighborhood Core



Section 5. Uses



Section 6. Parking

- Parking Requirements
- Parking Access
- Parking Design



Section 7. Open Space

- Open Space Requirements
- Open Space Types



Section 8. Street Improvements

- Improvements to Existing Streets
- New Streets



Section 9. Building Standards

- Height
- Street Facing Facades
- Attachments; Porches, Stoops, Awnings, Signage
- Prohibited Uses



Section 10. Definitions

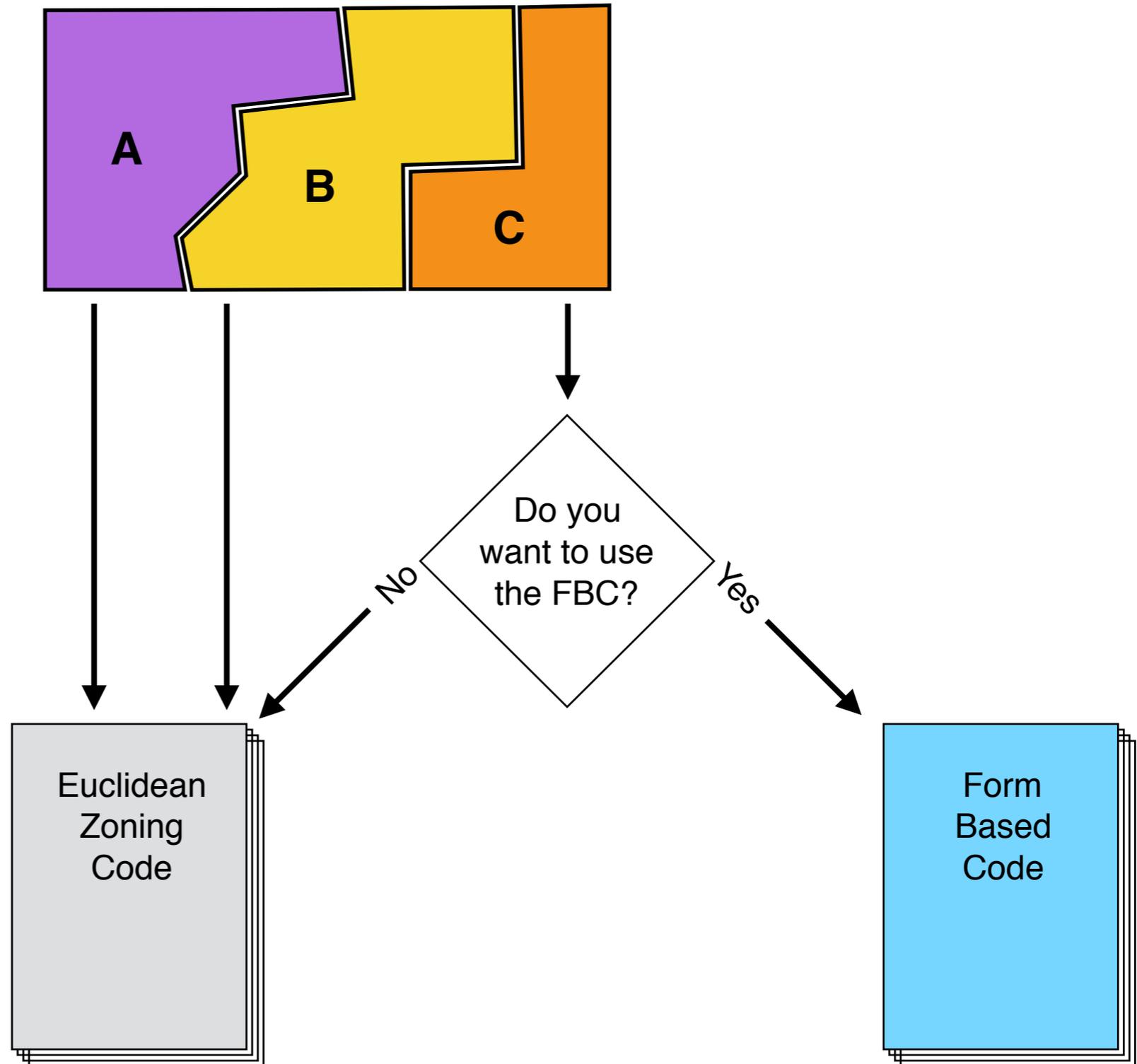
Integrating a Form-Based Code: Optional Overlay

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



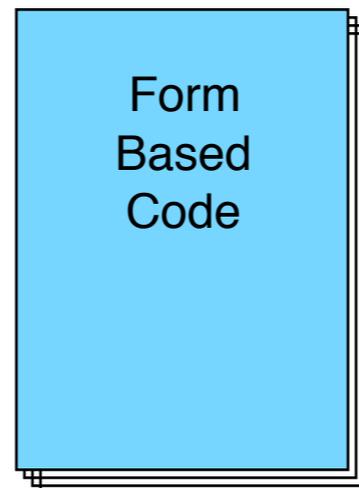
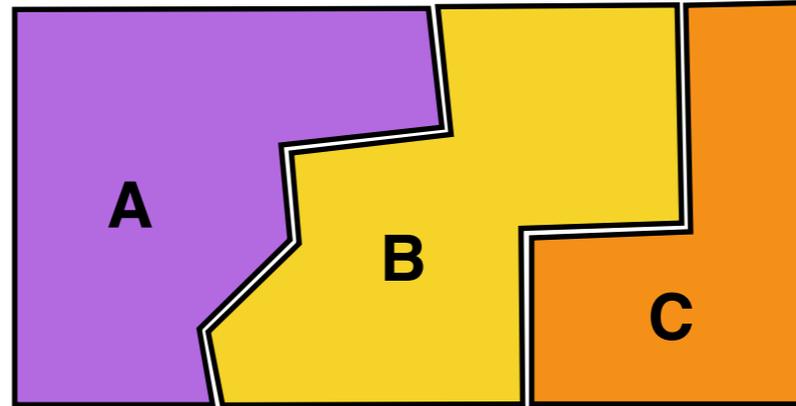
Integrating a Form-Based Code: Mandatory

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

| Income Level | Two People | Four People |
|-------------------------------------|-------------------|--------------------|
| Area Median Income (AMI) | Up to \$61,300 | \$76,600 |
| Low Income: 60% of AMI | \$36,800 | \$45,960 |
| Very Low Income: 50% of AMI | \$30,600 | \$38,300 |
| Extremely Low Income: 30% of AMI | \$18,400 | \$23,000 |
| 20% of AMI | \$12,200 | \$15,300 |

Estimated Housing Needs

- CRHA waiting list includes:
 - 1,200+ households \leq 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

| Percent of Area Median Income | Affordable Two-Bedroom Rent | Financial Gap per Unit | |
|-------------------------------|-----------------------------|------------------------|--------------|
| | | Capital | Operating |
| Market (110%) | \$2,000 | \$0 | \$0 |
| 60% | \$914 | \$123,000 | \$0 |
| 50% | \$734 | \$152,000 | \$0 |
| 30% | \$374 | \$180,000 | \$2,200/year |
| 20% | \$184 | \$180,000 | \$4,400/year |

- 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**