

Planning Commission  
Discussion  
09.09.2021

# Arlandria Chirilagua Plan

Draft Plan Concepts





## Neighborhood Context

# Planning Process Objectives

Equitable, Resilient, Welcoming Neighborhood

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

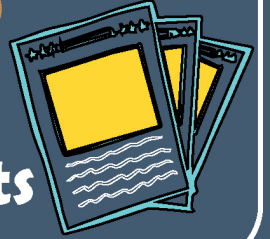
Spanish first  
**75K +**  
translated  
words



# ARLANDRIA / CHIRILAGUA

## IMPACT IN NUMBERS

Over **900**  
survey  
respondents



Hosted and  
participated  
in **30**  
virtual  
meetings



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



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



Hosted over  
**20**  
in person  
pop-ups



Delivered  
postcards and  
letters to inform  
residents about  
the planning process



Hosted and  
participated in  
**10**  
in person  
open houses



# Plan at a Glance

## Housing Affordability

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

## Diversity + Culture

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

## Community Health and Empowerment

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

## Land Use and Height

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

## Sustainability

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

## Gather + Play

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

## Safe Access

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

## Implementation

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



# Community Priorities + Economics

## 01 Economic Analysis

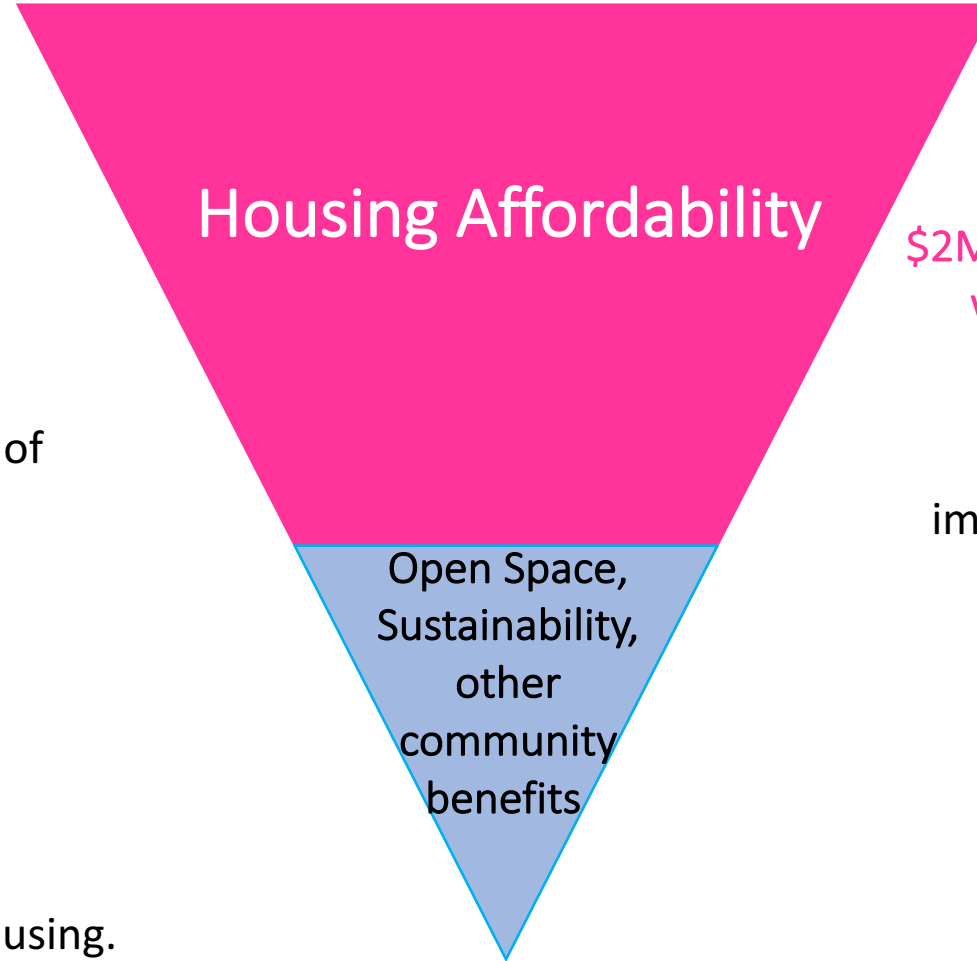
- Prepared to ensure implementation of the Plan

## 02 Elements considered

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

## 03 Findings

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



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

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

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

# Housing

## Expand Housing Opportunity, including Deep Affordability

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





# Housing

## Preserve and Invest in Existing Housing

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

## Empower and Protect Residents

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

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

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

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

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

# Land Uses

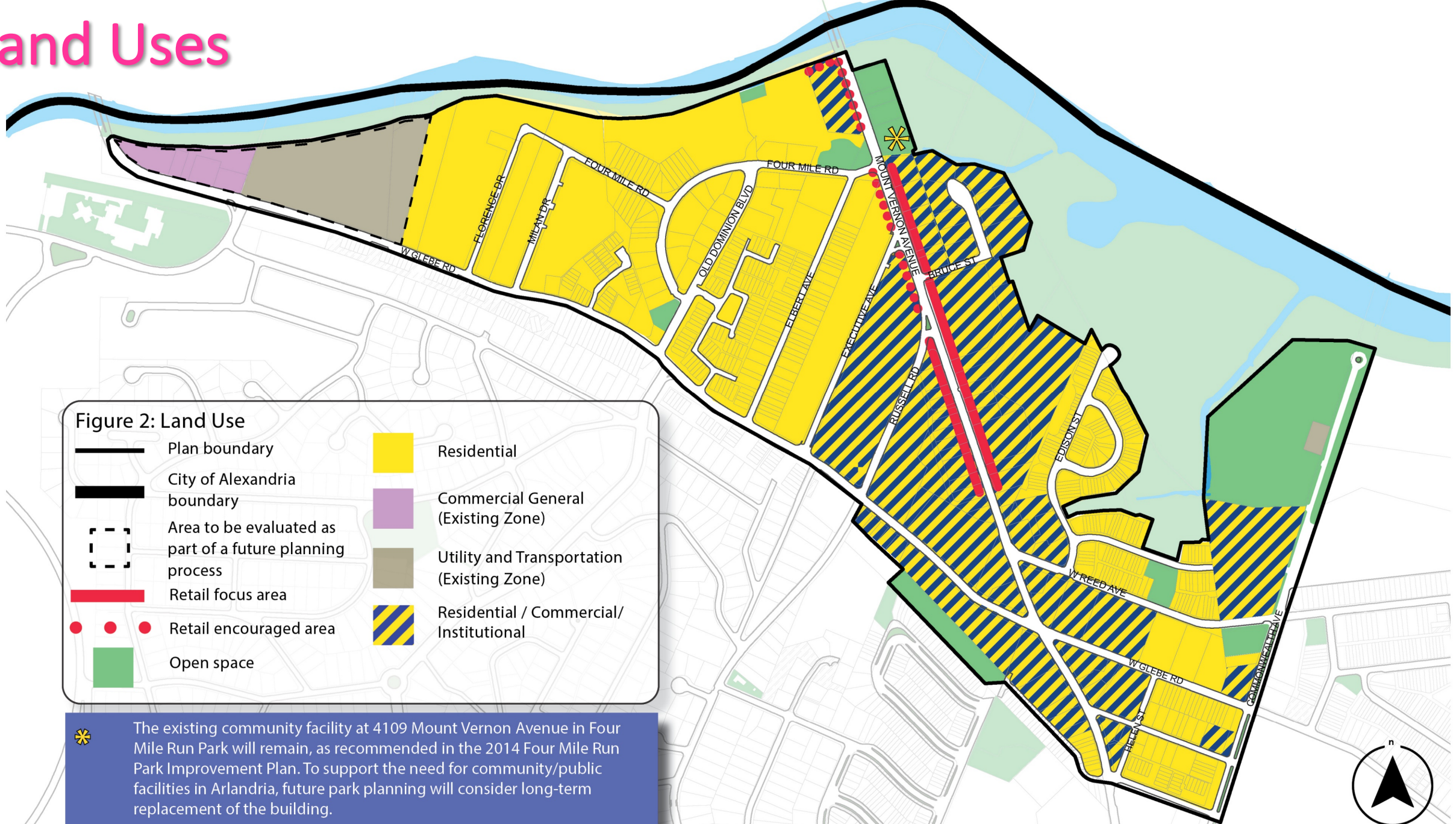


Figure 2: Land Use

- |  |                                                           |  |                                            |
|--|-----------------------------------------------------------|--|--------------------------------------------|
|  | Plan boundary                                             |  | Residential                                |
|  | City of Alexandria boundary                               |  | Commercial General (Existing Zone)         |
|  | Area to be evaluated as part of a future planning process |  | Utility and Transportation (Existing Zone) |
|  | Retail focus area                                         |  | Residential / Commercial / Institutional   |
|  | Retail encouraged area                                    |  |                                            |
|  | Open space                                                |  |                                            |

The existing community facility at 4109 Mount Vernon Avenue in Four Mile Run Park will remain, as recommended in the 2014 Four Mile Run Park Improvement Plan. To support the need for community/public facilities in Arlandria, future park planning will consider long-term replacement of the building.



# Street Vendors

## Objectives

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

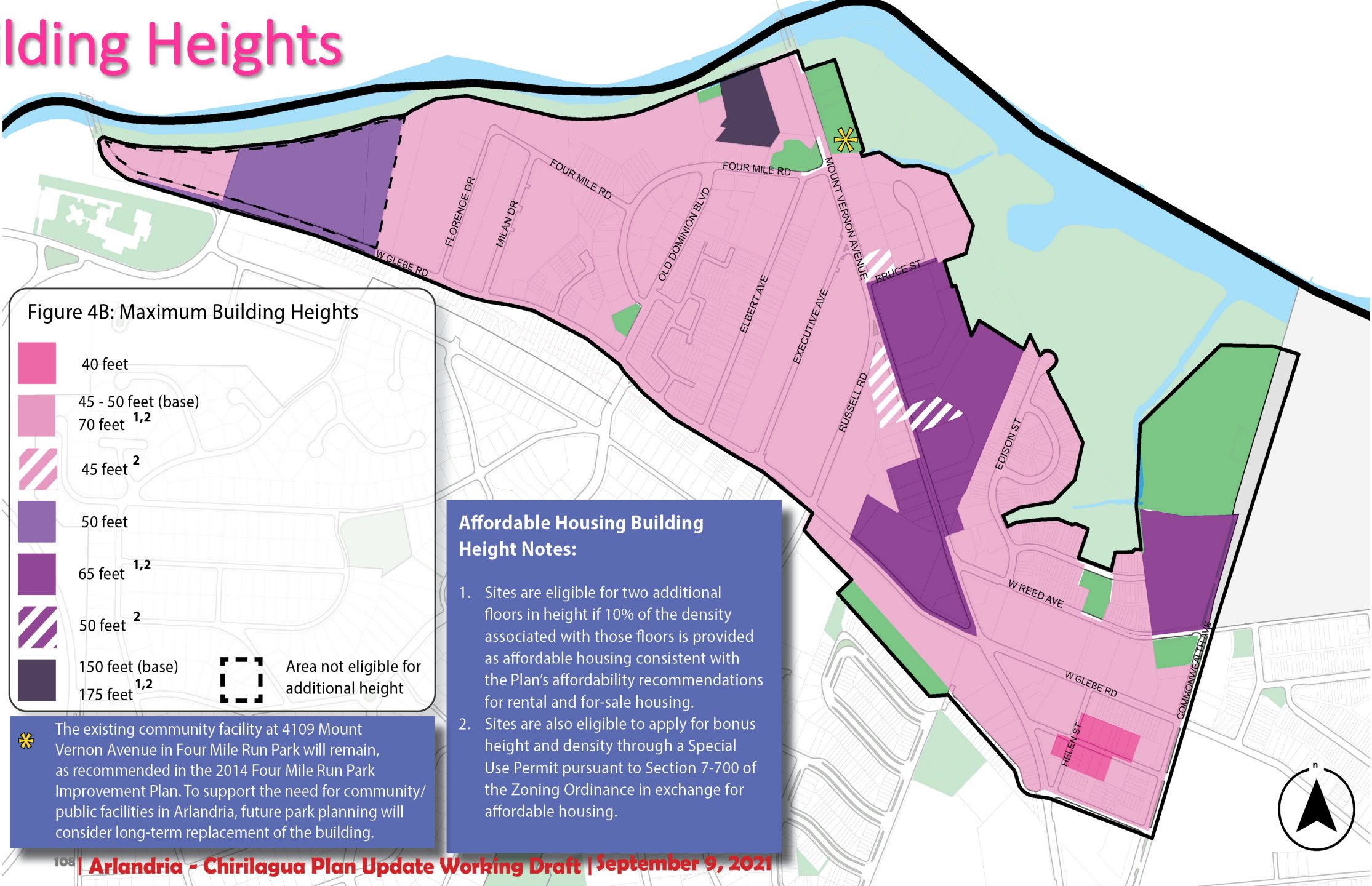
## Recommendation:

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



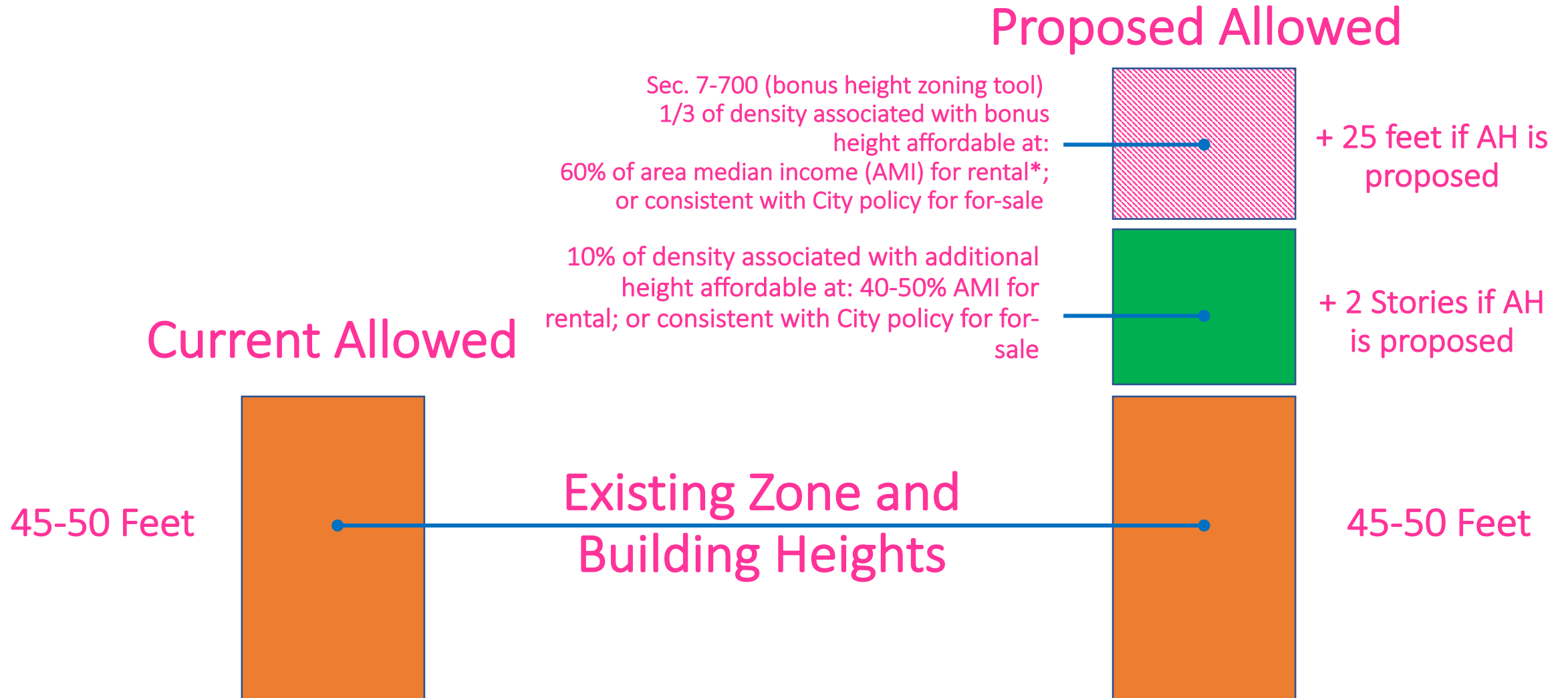


# Building Heights



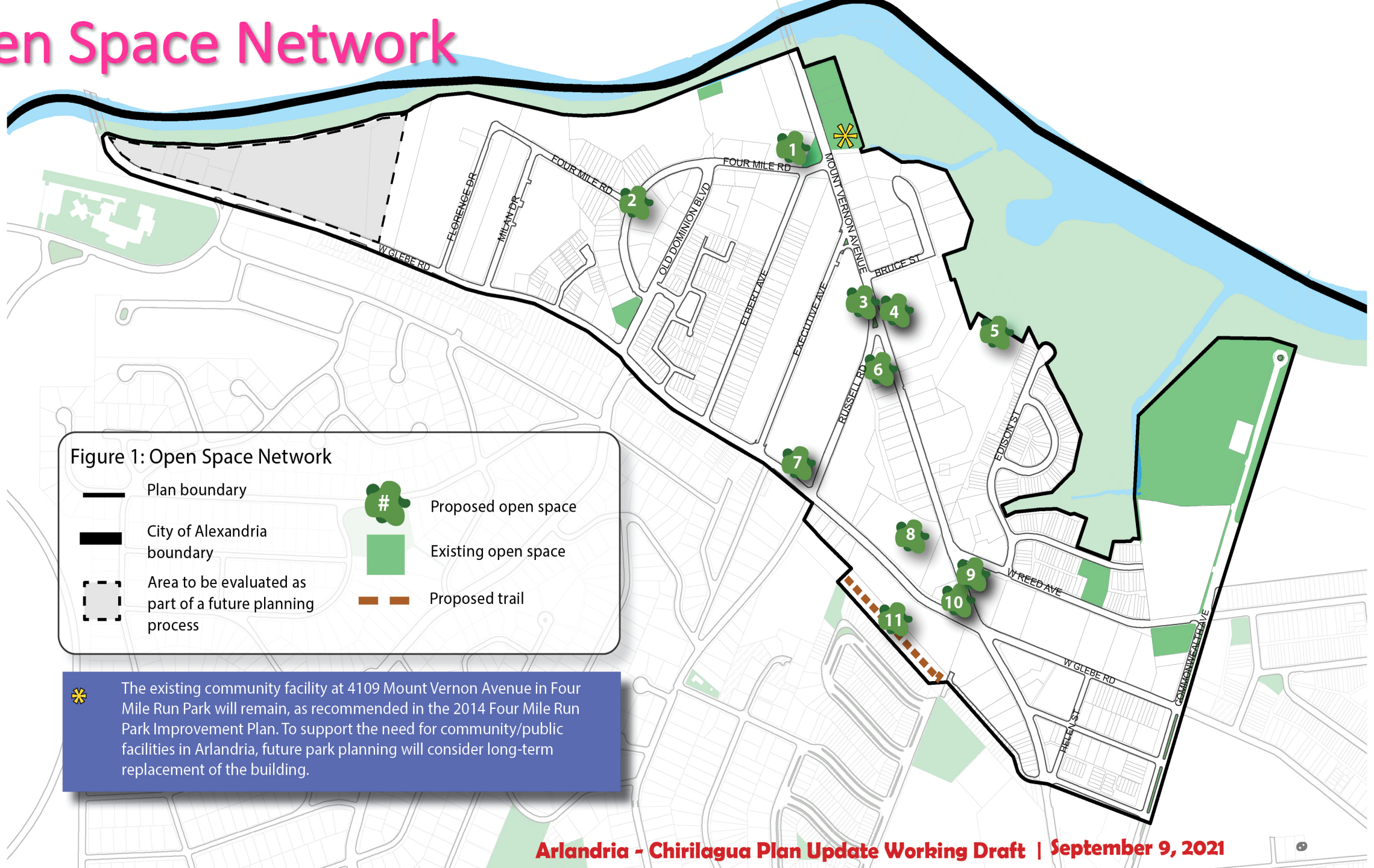


# Building Height Example (RB, RA, CG, CSL Zones)



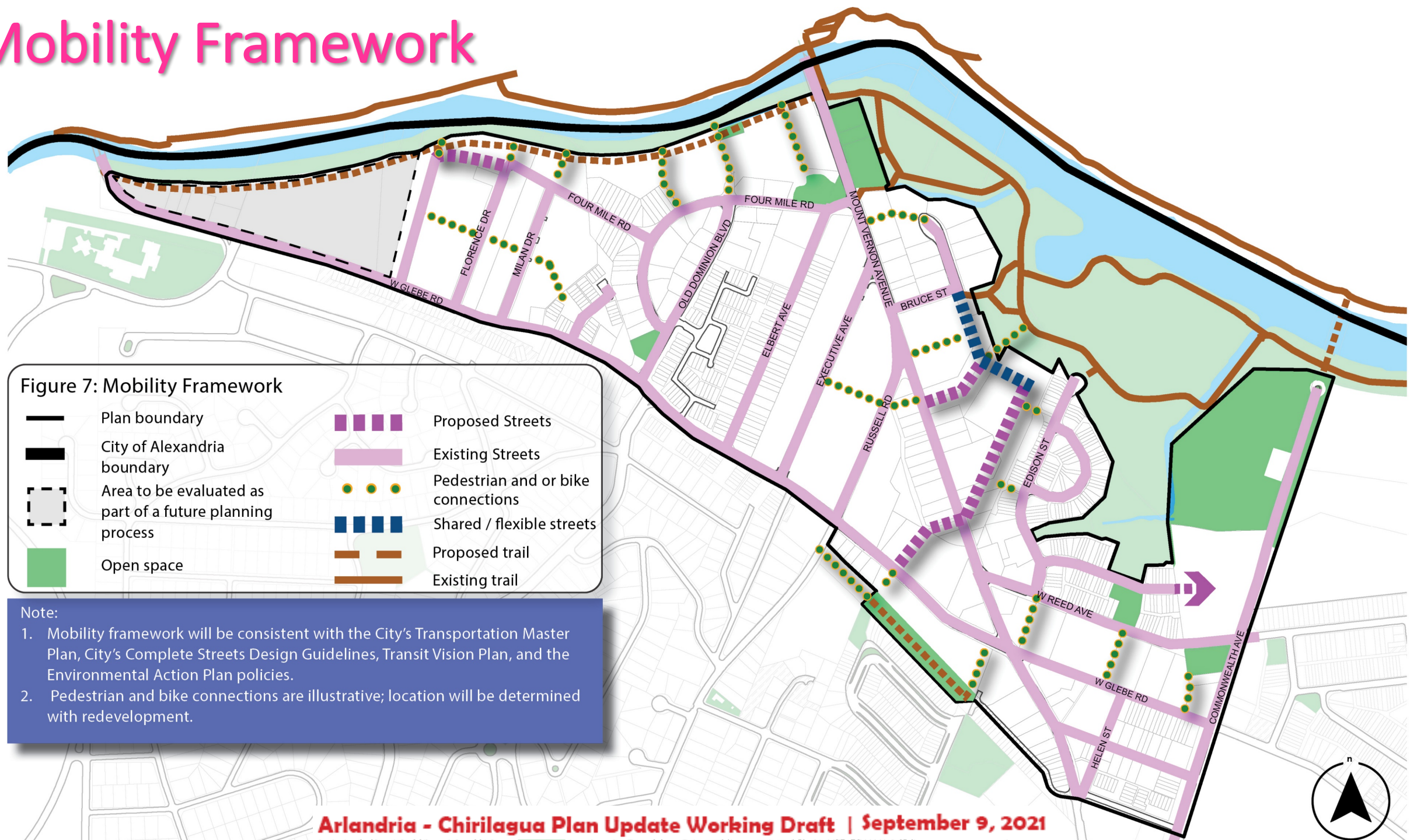
\* or fewer units of equivalent value affordable at 40-50% of AMI

# Open Space Network





# Mobility Framework





# Next Steps

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## September

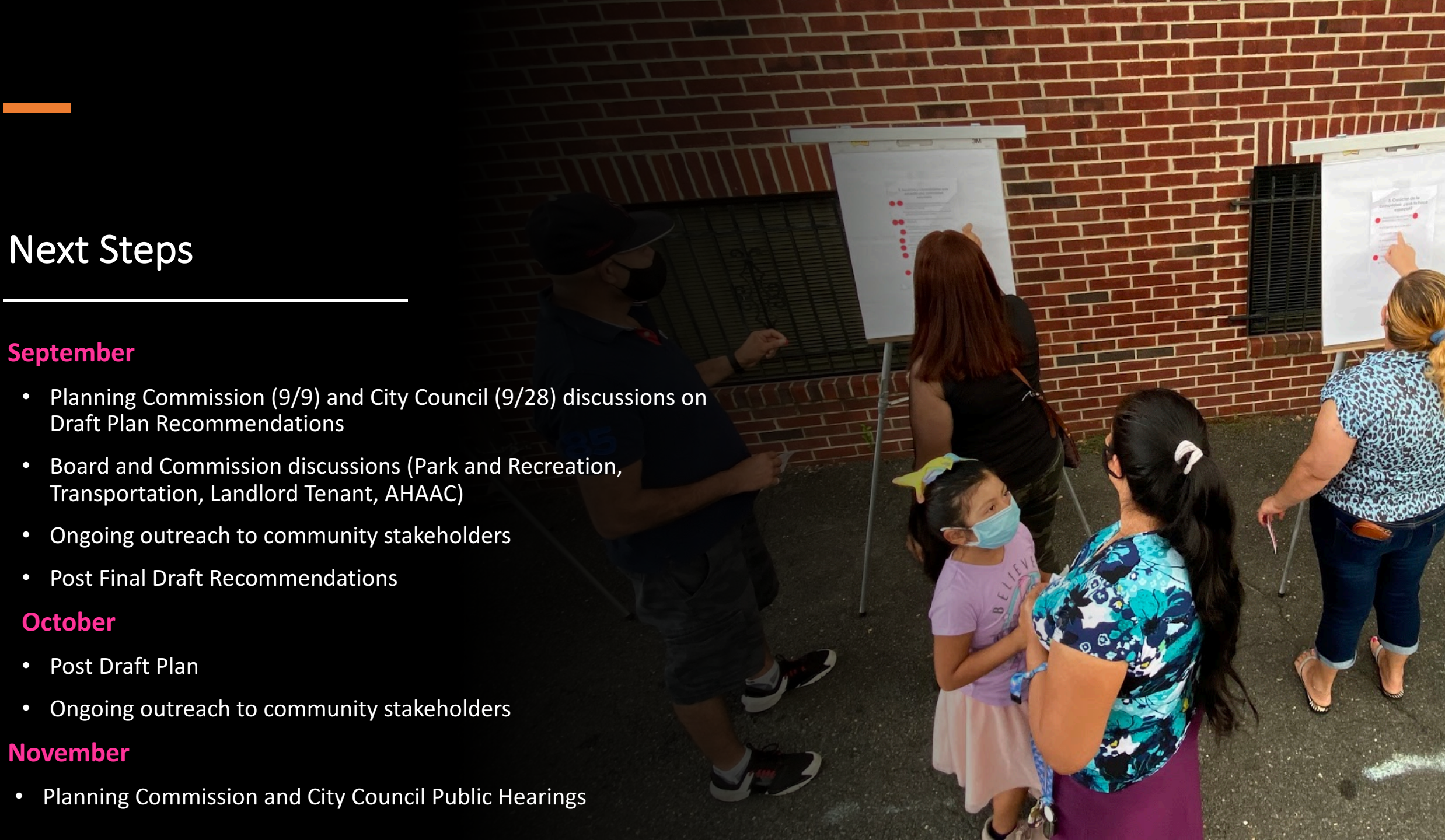
- Planning Commission (9/9) and City Council (9/28) discussions on Draft Plan Recommendations
- Board and Commission discussions (Park and Recreation, Transportation, Landlord Tenant, AHAAC)
- Ongoing outreach to community stakeholders
- Post Final Draft Recommendations

## October

- Post Draft Plan
- Ongoing outreach to community stakeholders

## November

- Planning Commission and City Council Public Hearings







Q+A

**Project web page**  
[alexandriava.gov/planning](http://alexandriava.gov/planning)  
**WhatsApp or Text**  
**571-358-7569**