

## Housing Conservation District Advisory Group (HCDAG)

### Meeting Notes - January 31, 2018

**HCDAG Members in attendance:** Eric Brescia, Bob Bushkoff, Sherry Frear, Michele Horwitz Cornwell, Nancy Iacomini, Ralph Johnson, Kirit Mookerjee, Saul Reyes, Ben Stoll, Michelle Winters, Richard Woodruff

**Staff:** Russell Danao-Schroeder, Rolda Nedd, Andrew Douglass, Natasha Alfonso-Ahmed, Jennifer Smith

Following brief introductions, staff gave a presentation providing background on the Housing Conservation District and introducing the HCD Phase II scope which centers on the creation of incentives for the preservation of housing affordability within the District..

Members had the following questions and comments:

- What is the status of permits for townhouse developments which have been filed and are affected by the adoption of HCD by the Board? A: Some of the permits have been placed on hold. Staff continues to look into this issue.
- Several members expressed concern that a community input process should have taken place to inform Phase I and identify incentives before-hand.
- How will the Phase II study affect the Lee Highway planning process, will there be duplication of the process as it involves public engagement of the same neighborhoods. Will the Lee Highway process be delayed as a result? A: The Lee highway process will benefit from this study, and the possible interplay of both projects could result in a well- informed project for Lee Highway. Any zoning incentives and processes identified through this process could be applicable and help to streamline future actions.
- To what extent are there areas within the County that unplanned areas and also excluded from the HCD district? Will this process help to identify and map those areas? A: There may be some refinement of zoning and Land use as a result of the process.
- R2-7 zoning; To look at the applicability of these within HCD areas and consider for analysis. Will the discussion allow for changes in HCD boundaries and future HCD areas? A: R2-7 zoning is being looked at and there may be some relationship with proposals for modifying R2-7 and RA zoned areas that are predominantly semi-detached housing within the HCD.

Members were asked to express their desired outcome from the HCD Phase II process:

- Will this process result in the preservation of MARKS or the creation of CAFS? Is the goal to create more CAFS, with possible loss of MARKS - might there be a conflict? These corridors are where MARKS already exist and serve the middle range for homeownership and market rents. Would like to see this housing preserved.
- The expectation is that the process will produce good incentives that property owners would want to voluntarily adopt and will result in preservation of housing at this income level.
- There should be an economic analysis of the value lost in the exclusion of townhouse development to the benefit to be derived from the incentives that will be provided. This economic analysis should have been done in Phase I to guide this process, to enable MARKS to be preserved through incentives.
- The County's tree canopy is rich in these areas occupied by garden apartments and the proposed HCD, would want to see that this is preserved in any new policy.

- The HCD policy presents many opportunities to look at refining zoning policies and standards in these areas. Will be beneficial to Lee Highway project which could benefit from a streamlined process, resulting from this.
- The Historical Affairs and Landmark Review Board would want to see incentives that recognize, preserve the historic character of the buildings where possible.
- The process should result in a broad range of incentives to be beneficial to a wide cross-section of property owners, in order to get buy-in.

**Workshop Summary**

Penrose Neighborhood

	<b>Group 1</b>	<b>Group 2</b>
<b>HOUSING TYPE</b>	Fourplexes, quads	Fourplexes; consolidate lots
<b>DENSITY</b>	Increase density will sacrifice height, tree canopy, open space	Consolidate lots for multi-family units
<b>HEIGHT</b>	Transitions when near to s/f	
<b>EXPANSION</b>	Garden apartments – bump-outs; infill	Bump-outs for garden apartments may not be favorable option. Rear lot expansion for duplexes where possible
<b>OWNERSHIP</b>	Analyze ownership pattern	
<b>INCENTIVES</b>		
-TRANSFER DEVELOPMENT RIGHTS (TDRS)	Within or outside areas	TDRs
-REAL ESTATE TAX OFF- SET		Tax Abatement/abeyance
<b>PARKING</b>	Parking garages discouraged	Lower parking ratios; on street parking for fourplexes
<b>NONCONFORMANCE</b>		The duplex lots are currently non-conforming to required front setbacks?

## Group 1

### North Highlands West (Lee Highway)

- Transition from commercial to HCD
- Density/height – area can support increase in density and height; primarily in the center
- Create temporary incentives – tax abatements (time restricted)?

### Long Branch Creek

- Redevelopment would require 4-5-6 to 1 ratio?
- Incentives for renovations might be most appropriate approach
- Bump-outs and additions maybe more realistic

## Group 2

### Waverly Hills (off Lee Highway)

- Good transportation and proximity to commercial properties
- Potential to introduce higher density and greater heights
- Underground parking maybe possible on larger properties
- Need to reconcile clear demarcation between commercial and residential properties.

### Shirlington

- Options could include partial conservation and partial development because of large campus
- Infill buildings
- Varying heights- higher in the center and sloping outwards
- Lower parking ratios
- Encourage structured parking (no surface parking)
- Consideration for permitting process – administrative, use-permit, site plan?

### Observations/common themes

- Nonconforming lots – HCD could possibly remedy this
- Many variances- land uses, specific zoning standards among areas identified for HCD
- Lot lines in areas of residential and commercial land uses - not clearly demarcated

#### Wrap-up HCDAG comments:

- Look for incentives for owners. Look
- To what extent is this process to preserve MARKS? Concern for policies not fitting middle range of ownership. How much of this will result extracting Market-rate units to create CAFs
- The HCD focus is to provide incentives, owners would be able to voluntarily participate in HCD programs.
- Expectation that there will be economic analysis of incentives. This should have been done as phase I. This should have been a voluntary situation allow people to use incentives. There is a loss in value, incentives provided should offset loss in townhouse use.
- HCD should be vehicle for preserving MARKS.
- Lot of expectations placed on this HCD policy, but not fully convinced that expectations will be met.
- Tree canopy is rich in these areas and looking for this to preserve trees
- Proceeding with HCD will not affect Lee Highway planning. It will actually help inform the processes.
- Buckingham with bumpout is an example to learn from. Looking for streamline process - this is an opportunity to do things differently.
- Historic Preservation important to place making.
- Even if these buildings are not on historic list. Need to preserve the buildings as they are valuable community resources.
- With good deliberation, good incentives can be developed and applied to result in something good.
- Economic analysis should happen now to understand the impact and the offset required to mitigate the townhouse option being left out.
- There needs to be broad spectrum of incentives to ensure greater by-in. Not sure that timing is realistic. Not everyone will be happy.
- A bus tour of the HCD sites would be useful.
- The challenge is how to create a consistent process across all areas, and how to reconcile standards across all areas.
- Concept for bump outs will not help to preserve buildings. Need other ways to preserve.
- Financial incentives need to be considered as part of this process.
- Staff needs to give reasons why various tools are discarded or not considered in depth.
- Keep track of what state level legislative changes might need to be addressed.
- Each neighborhood is different with their own set of challenges.
- Ownership patterns are important to making decisions about redevelopment consideration.
- Tree preservation valuable, looking at physical aspect and how to preserve. Strive to always to preserve old trees. However, there can be occasions for flexibility and tradeoffs