

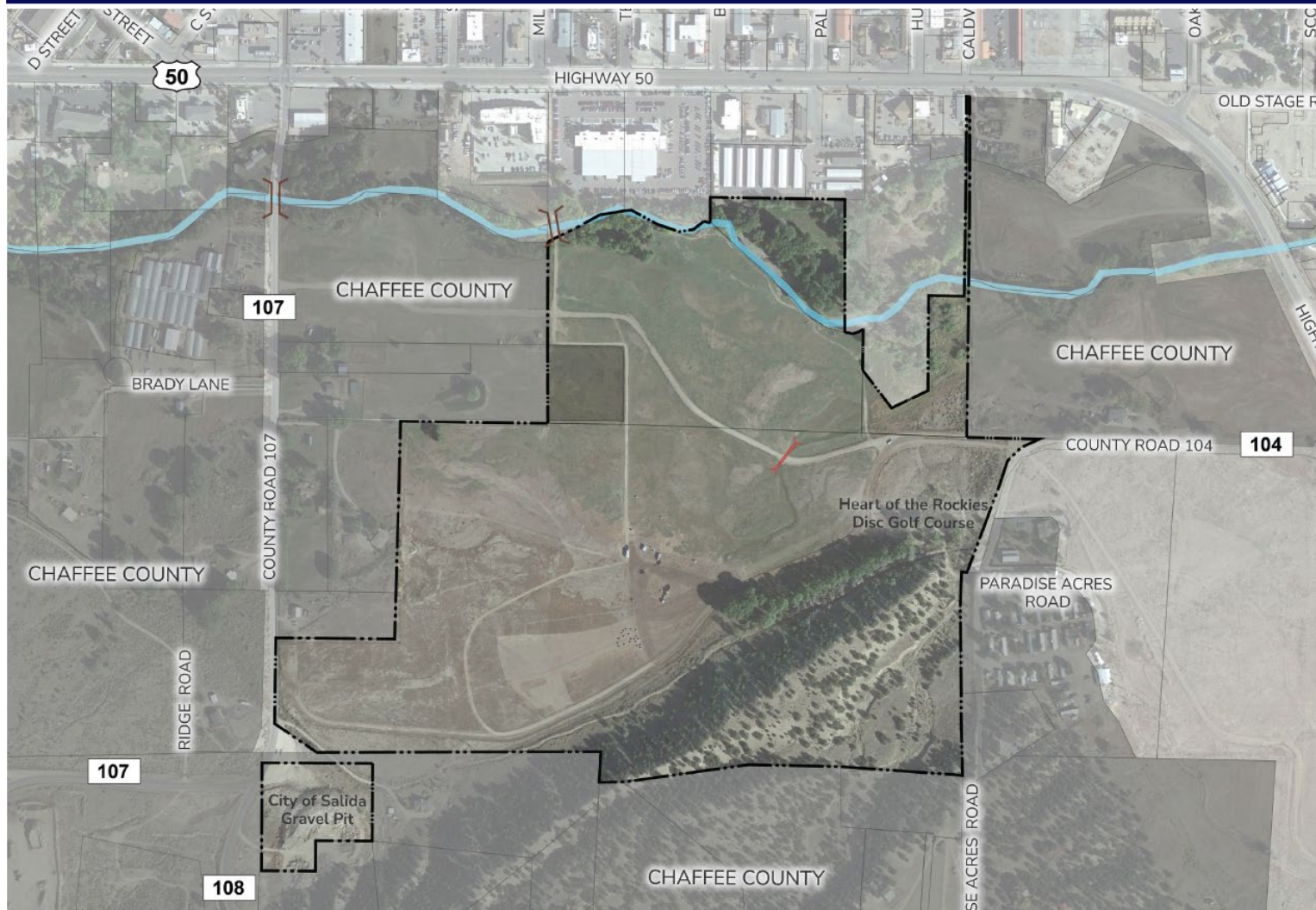
# SOUTH ARK NEIGHBORHOOD MASTER PLAN UPDATE

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*City Council Work Session*  
*06.20.23*



# PROJECT BOUNDARY



- 100-acre site
- Formerly known as part of the “**Vandaveer Ranch**” property.
- **Black dashed outline** is the only city-owned property left.
- **Other portions** of the ranch that the City used to own along Highway 50 were **sold to private entities several years ago.**

# PROJECT OVERVIEW

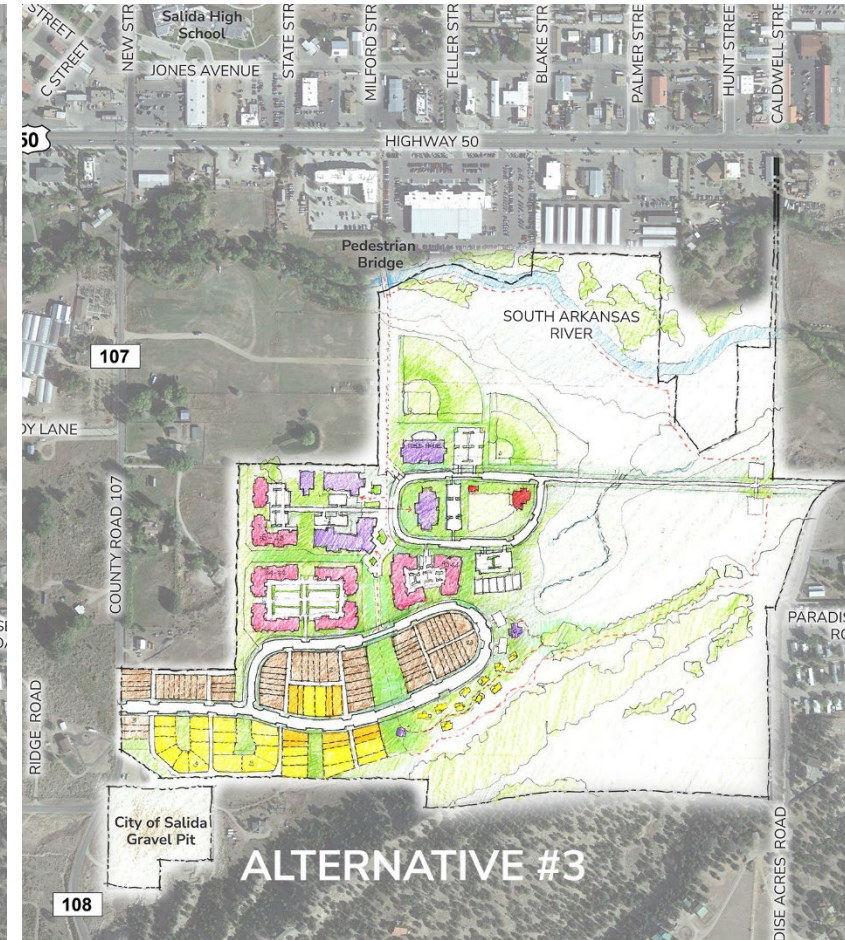
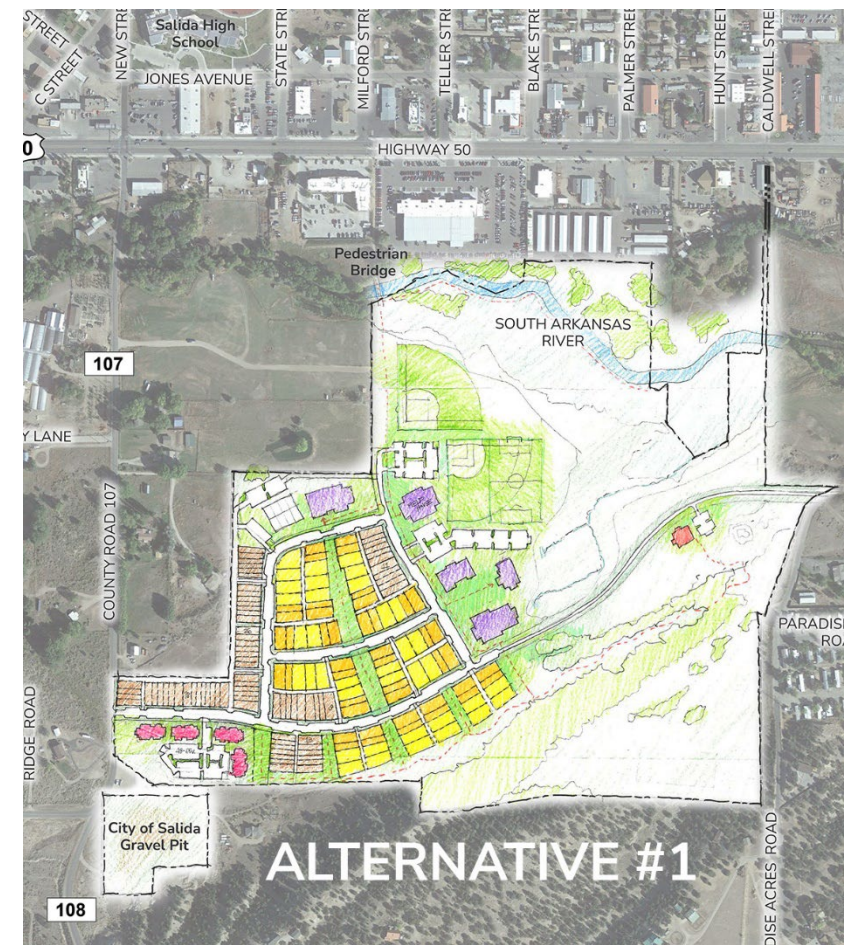
## 2023 PROJECT TIMELINE

 = Engagement Check-In  
(public, stakeholders, online)





# CHARRETTE ALTERNATIVES





# PREFERRED ALTERNATIVE DIRECTION:

## WHAT PEOPLE LIKED:

### Diversity of housing types

- Affordable options
- Yard space / livable options = good BUT limit single family homes
- Density at center

### Greenways / common shared open space

- Trail connectivity

### Central Park

- Key feature for n'hood / different from open space

### Separate housing from recreation

- Noise / lights
- Access rec without going through neighborhood (recreation from 104; neighborhood from 107)

### Recreation accessible from ped bridge

## KEY THEMES:

### AFFORDABLE / WORKFORCE HOUSING

- *A mix of housing - of both types and incomes - targeted at serving the local community & workforce*
- *Flexible gathering spaces woven throughout neighborhood*

### RECREATION OPPORTUNITIES

- *A mix of active recreation (e.g. maintained fields/courts, trails, etc.) and passive recreation (e.g. naturalized areas, dog-walking, etc.) opportunities*

### PRESERVED OPEN SPACE

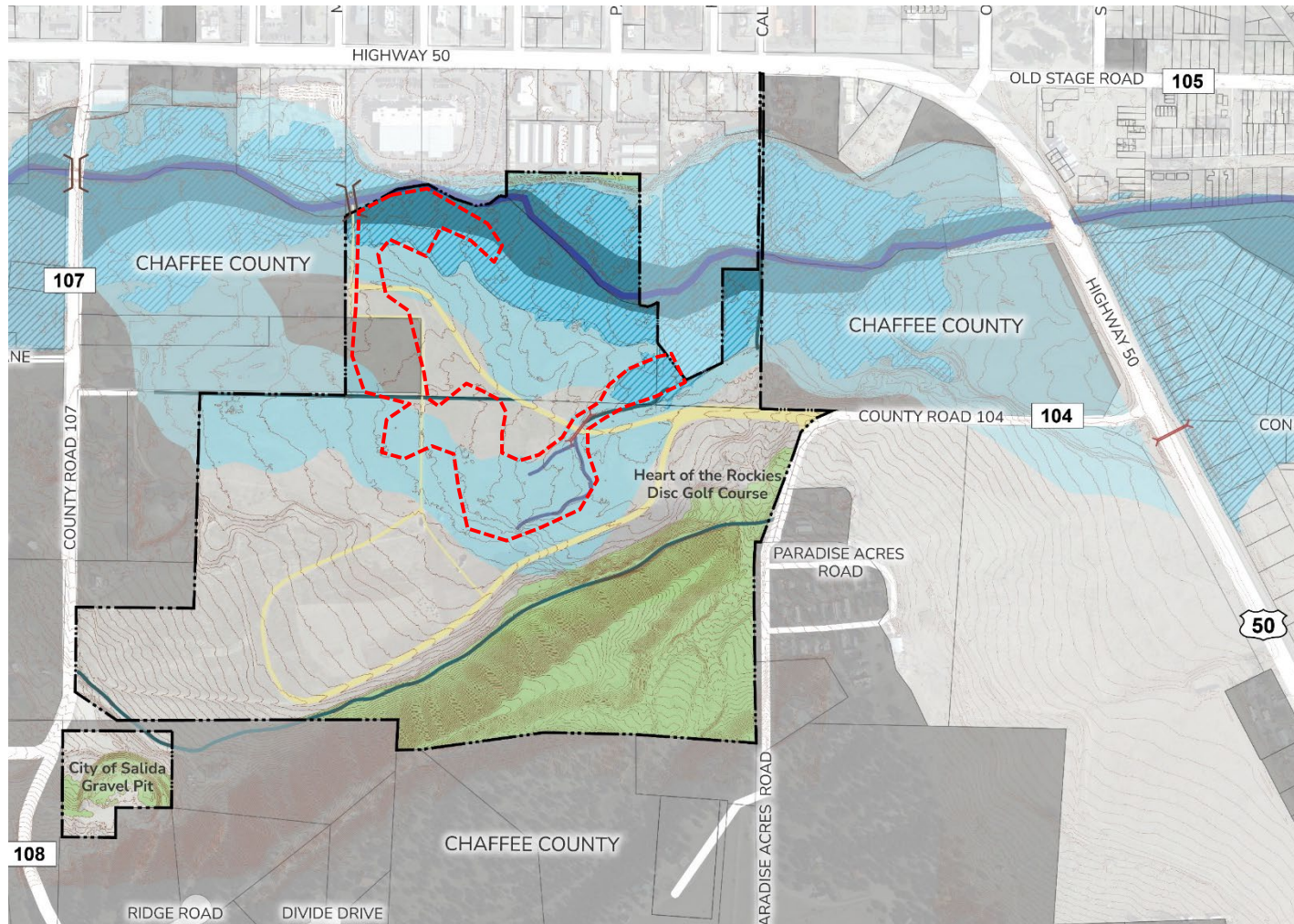
- *Opportunities for educational programming around natural amenities*
- *Maximization of Open Space to aid in preservation of views and habitats*

# POST-CHARRETTE UPDATES


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- **CMC** – short-term interest is in developing workforce housing (not a campus at this time)
- **Senior Housing** – interest in developing Senior Housing/Memory Care facility (approx. 40 units)
- **Infrastructure Preliminary Costs** – backbone infrastructure \$5-6M (bringing water, sewer, vehicular access to site via spine road)
  - Researching grants and partnerships to help fund
- **Market Study Update and Case Studies** – underway (almost complete)
  - Understanding demand for housing and affordability ranges
  - Interviewing local developers, builders
  - Interviewing potential partners – Housing Trust, Housing Authority, County, CMC, etc.
  - Conducting case studies of similar developments in peer communities
  - Understand options for build-out and phasing
- **Wetlands** – preliminary wetland mapping underway
  - Understanding permitting options and jurisdictional or not

# NATURAL CONSTRAINTS



 **Floodplain / Floodway**  
(undevelopable)

 **Fluvial hazard zone** (developable but requires fill to avoid potential debris overflow in major event)

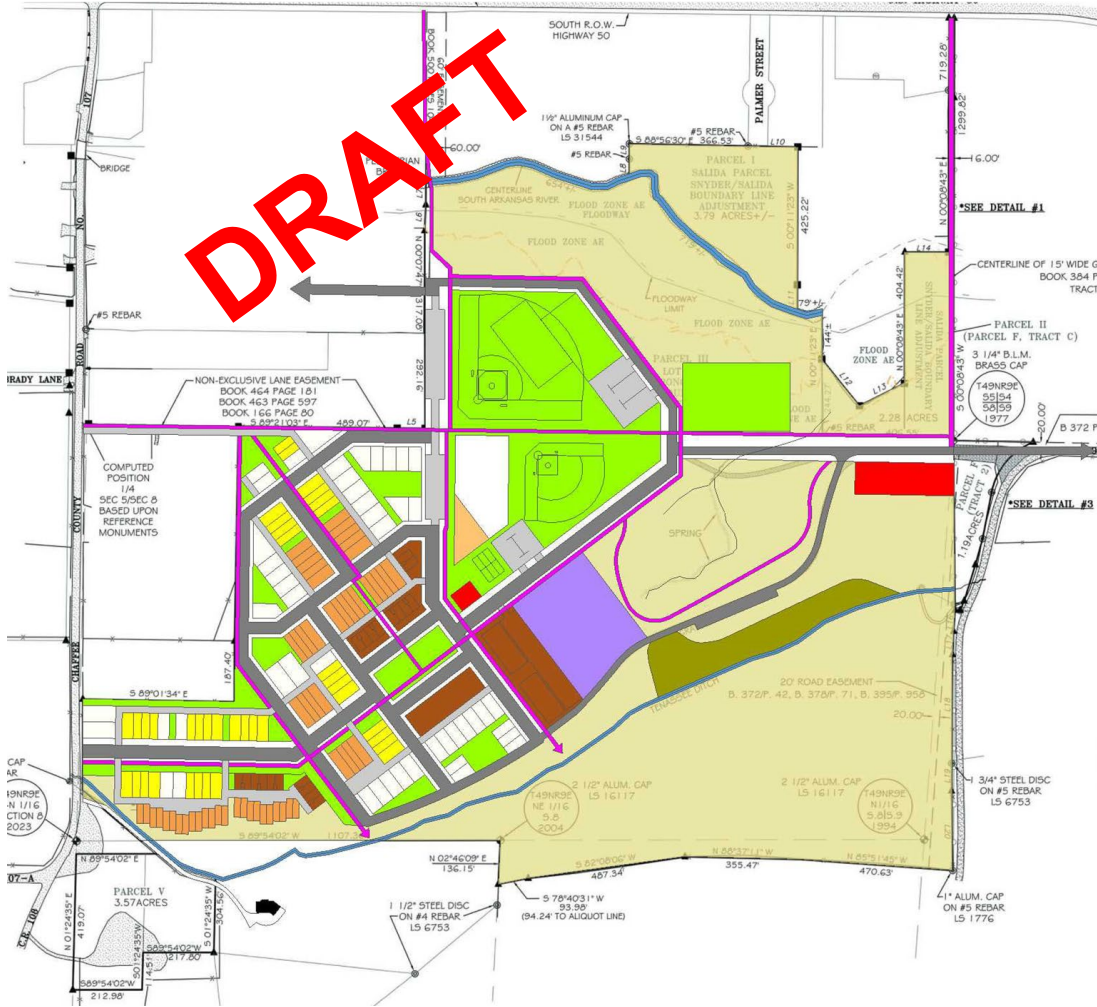
 **Potential Wetlands** (more research to understand what is “jurisdictional”; may need permit to relocate to develop)

 **Waterways** – River, spring and ditch (protect)

 **Steep slopes** – hillside and north of river (avoid)



# SITE PLAN REFINEMENTS



## PROGRAM CONSISTENCIES:

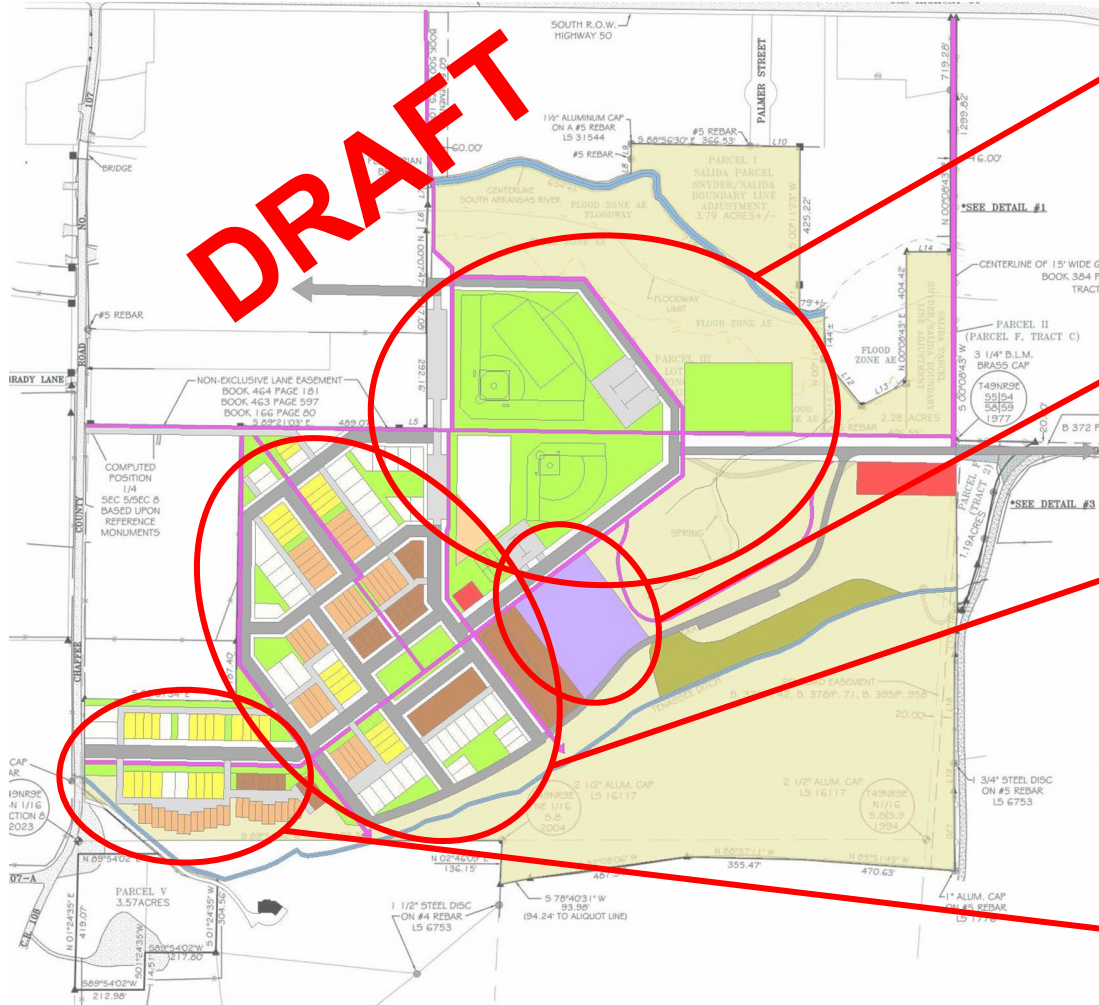
- 50% open space
- 15% recreation
- 35% housing (approx. 300-350 units)

## HOUSING ASSUMPTIONS:

- Mix of housing types and rental/ownership
  - 30% units single family/duplex/ courtyard (\$\$\$ - typically owned)
  - 20% units attached townhome/ rowhome (\$\$ - typically owned)
  - 50% units apartments/senior/4-plex (\$ - typically rented)
- All workforce (no 2<sup>nd</sup> homes/STRs)
- Mix of AMI targets (80%-200% primarily)



# SITE PLAN REFINEMENTS



Working on recreation options based on different wetland scenarios.

Question: should a future education/civic campus be maintained?

Working on efficiency of neighborhood layout

Topography challenges (avoid steep roads)

# ESTIMATED HOUSING NEED (DRAFT)

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## OWNERSHIP NEED (BY 2027):

- 125-250 Units (80% - 160% AMI)
- *Market is delivering 160% and up (under 80% extremely difficult)*
- *Non-restricted / “market rate” workforce housing units should be focused at 200% and below.*

## RENTAL NEED (BY 2027):

- 54-119 Units (60% - 100% AMI)
- *Market is delivering 120% and up (under 60% extremely difficult)*
- *Continue to monitor rental levels as they are brought to market.*

## CURRENT PIPELINE:

- 468-493 Units currently approved or under construction
- 61 deed-restricted = 12-13% (Inclusionary Housing Ordinance)
- Ownership units range from 120%-160% AMI
- Rental units range from 80%-100% AMI

***NOTE: Realistically, South Ark could take up to 10 years to build out and housing needs will likely continue to grow (i.e. it can help, but won't solve)***



# HOUSING QUESTIONS (PART 1)

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1. Is the mix of housing types appropriate?
  - a. Yes, the *assumptions are reasonable*.
  - b. No, *I would like to see more / less* \_\_\_\_\_.
2. Is the density (300-350 units) appropriate?
  - a. Yes, the *assumptions are reasonable*.
  - b. No, *I would like to see more units*.
  - c. No, *I would like to see less units*.

## ASSUMED HOUSING PROGRAM:

- 30% units single family / duplex / courtyard (\$\$\$ - typically owned)
- 20% units attached townhome / rowhome (\$\$ - typically owned)
- 50% units apartments / senior / 4-plex (\$ - typically rented)

***NOTE: Please comment only if your answer is in RED to save time.***

# HOUSING QUESTIONS (PART 1)

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1. Is the current height limit of 35' for single family and 40' (3-stories max.) for multi-family appropriate?

- a. Yes, everything should be 3-stories or less.
- b. *No, 4-stories may be appropriate in certain circumstances/locations as long as it is designed to fit in with the neighborhood and surroundings.*

***NOTE: Please comment only if your answer is in RED to save time.***



# DEED-RESTRICTIONS (PART 2)

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1. Should all the units be deed-restricted for workforce (*i.e. person living in the unit must meet certain requirements for working in the county*)?
  - a. **Yes, this neighborhood should be 100% restricted to the local workforce and all units administered by the Housing Authority (or city?)**
  - b. **No, some units should include no workforce restrictions due to the difficulty of administering and limitations it places on selling units.**
  - c. **Maybe, it depends on the feasibility of implementation and administration of deed restrictions.**

***NOTE: Please comment only if your answer is in RED to save time.***

# DEED-RESTRICTIONS (PART 2)

## ASSUMING 300 TOTAL UNITS ON-SITE:

Current Inclusionary Zoning (16.7%)	Double Inclusionary (33.4%)	Triple Inclusionary (50.1%)	100% Deed-Restricted at AMIs less than 200%	Other %
52 UNITS	100 UNITS	150 UNITS	300 UNITS	TBD

### *REMINDER: Current Inclusionary Zoning Requirements*

- *Ownership units must be between 120%-160% AMI (and average 140%)*
- *Rental units (50% can be 80-100% AMI; 50% must be 80% or less AMI)*

- 1. What is the desired level of affordable deed-restrictions for South Ark?**
  - a. Double inclusionary zoning requirements (33.4% / 100 units)*
  - b. Triple inclusionary zoning requirements (50.1% / 151 units)*
  - c. 100% of units should be deed-restricted, but with greater flexibility (some up to 200% AMI)*
  - d. Other percentage?*



# CITY'S ROLE IN DEVELOPMENT (PART 3)

## HORIZONTAL DEVELOPMENT:

City funds and builds all horizontal infrastructure (partial payback if/when land is sold + adjacent development occurs)

City funds and builds backbone infrastructure only; rest is funded/built by developers

City sells land to master developer who funds and builds all horizontal infrastructure

## VERTICAL DEVELOPMENT:

City maintains ownership of land (creates land trust); leases land to developers/owners to build housing units.

City sells land to different developers (some could be kept in a trust and leased) to build out rest of infrastructure and housing units

City sells land to master developer who funds and builds vertical development

**HIGHEST INVOLVEMENT /  
MOST RESOURCES  
NEEDED  
HIGHEST CONTROL**

**MEDIUM INVOLVEMENT  
MEDIUM CONTROL**

**LEAST INVOLVEMENT /  
LEAST RESOURCES  
NEEDED  
LEAST CONTROL**