Afternoon Session #3: Alternative Strategies for Housing Development

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Arizona Department of Housing Workshop
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“Housing Elements of General and Other Jurisdictional Plans: Developing Policy for Sustainable Affordable Housing”
Practical, real world strategies for developing projects that integrate housing, transportation, services, and green approaches.

1. Using transportation infrastructure to structure density
   - Downtown Links, Tucson

2. Thinking about density apart from the automobile
   - Park Avenue, Tucson

3. Finding sites where services already exist
   - 202 Blanche Johnson Courtyards/Quincie Douglas Park

4. Finding sites where markets and infrastructure exists
   - Trinity Church proposal

5. Encouraging green and locationally-efficient development
   - Arizona ADOH LIHTC 2010 QAP
1. Using transportation infrastructure to structure density
- Downtown Links, Tucson
Draft Final Urban Design Plan
Downtown Links CAC, December 8, 2008
Project Goal:
Develop an implementable *Land Use and Urban Design Plan* as a companion to the Downtown Links transportation project.
Plan Opportunities:
The Downtown Links Study Area occupies the critical mid-zone between the University of Arizona campus and the Downtown district.

Draft Final Urban Design Plan
Downtown Links CAC, December 8, 2008
Plan Opportunities:
The intersection of Downtown Links and the proposed Streetcar project provides a once-in-a-generation chance to get new/infill development right and make it transit-oriented.
Plan Opportunities:
The Downtown Links project provides a catalyst for infrastructure, pedestrian and landscape improvements for neighborhoods and adjacent districts.
Plan Opportunities:
The Downtown Links project can provide some protection for critical and vulnerable historic resources.
Overall Goal

Sub-Area 2

Acknowledging the value of the coming influence of the Streetcar, promote Transit Oriented Development (TOD) in this District.

Assist developers in their efforts to achieve substantially increased density on larger-parcel development sites. Promote mixed-use, mixed-income, pedestrian-oriented, high quality development.
Character
Create a Warehouse District with significantly increased intensity of land uses.

Utilize the future Streetcar to make this area the nexus between the UA and Downtown.

Make it very urban and mixed-use: residential, retail, entertainment, arts-related and office.

Focus art and design uses especially around 6th Ave. and 6th St., building on existing success.
Draft Urban Design Plan
Triangle West of 4th Ave

Land Use
Work with COT-UP&D to develop a **Triangle District Optional Overlay Zone**, with the following characteristics:

1. Owner may keep current use or current zoning
2. Owner may choose Overlay if:
   - Follows Design Guidelines
   - Agrees to Design Review
   - Respects historic structures
   - Promotes mixed-use
   - Promotes pedestrian streetscape & street grid, promotes arts-related uses, reinforces inner courtyard ped network
   - Allow heights up to 10 stories.
3. If Owner does so, he/she get the following benefits:
   - No rezoning or PAD required
   - On-site parking requirement is waived entirely. Any on-site parking should be in structure. If no-parking option is chosen, Owner will be required to participate in the development of structured municipal parking.
4. Owner may choose to proceed to a rezoning or PAD.
Draft Urban Design Plan
Triangle West of 4th Ave
Land Use
Work with COT-UP&D to consider an Triangle District Optional Overlay Zone.

Sample Site.
SE Corner of Stone and DL.
Draft Urban Design Plan

Triangle West of 4th Ave.

Sample Site. Private developer; private funding.

1. Abandon portions of 6th St. vacated by DL. Preserve utility easements.
2. Save existing structures.
3. Build continuous multi-use path west across Stone Avenue underpass.
4. Build a new gateway building east of Stone: 14K sf artist warehouse space on ground floor.
5. Build 60 affordable housing units (LIHTC?) (steps up to 10 stories) above warehouse space.
6. Build additional multi-level mixed-use space, with structured parking.
7. Provide attractive landscape screening and open space.

Draft Final Urban Design Plan

Downtown Links CAC, December 8, 2008
Infrastructure & Connectivity

Improve streetscape and pedestrian infrastructure to make this area an attractive place for pedestrians and business.

Provide wide sidewalks, extensive native shade trees irrigated by water-harvesting.

Maximize on-street parking using a mix of diagonal and parallel parking as appropriate.

Utilize the small street (alley) system to provide a pedestrian network of paths and plazas.
2. Thinking about density apart from the automobile

- Park Avenue, Tucson
3. Finding sites where services already exist
   - 202 Blanche Johnson Courtyards/
     Quincie Douglas Park
4. Finding sites where markets and infrastructure exists
- Trinity Church proposal
5. Encouraging green and locationally-efficient development
- Arizona ADOH LIHTC 2010 QAP
STATE OF ARIZONA
Low-Income Housing Tax Credit Program

2010
QUALIFIED
ALLOCATION PLAN
2.7(B)(29) TAB 28: Transit Oriented Design. See Section 2.9(D)(16)

**Quality Bus Transit:**

2.7(B)(29)(a) Provide a current Bus Transit schedule to verify bus stop frequency.

2.7(B)(29)(b) Provide a map capable of validating a quarter mile (1320’) straight line radius from proposed site to bus stop.

**Proposed Site Location:**

2.7(B)(29)(c) Provide a map capable of validating a half-mile (2640’) straight line radius from proposed site to mixed use center.

2.7(B)(29)(d) Provide a list of mixed use elements (grocery, retail, office, etc) and approximate size of each use.

**High Capacity Transit:**

2.7(B)(29)(e) Provide a map capable of validating a half-mile (2640’) straight line radius from the proposed site to a high capacity transit station.
2.9 (ED)(165) Transit Oriented Development Sustainable Design. Up to 20 Points.

Up to 20 points are available for projects incorporating transit oriented development features as outlined below:

2.9(ED)(165)(a) Quality Bus Transit – 5 Points

Quality Bus Transit is defined as:
- Minimum 15 minute weekday headways 6am to 6 pm.
- Minimum 30 minute headways 6am to 6pm on weekends.
- Minimum 18 hours of service on weekdays, minimum 15 hours on weekend days.

The bus route corridor should provide one or more bus stops that are within a quarter mile (1,320’) straight line radius of the proposed site and the transit agency must confirm that there are no plans to move the route(s) to a different corridor in the next five years.

2.9(ED)(165)(b) Proposed site located within half mile (2,640’) straight line radius of mixed use center - 5 Points.

Proposed site located within a half mile straight line radius of a mixed use center represented by at least three of the following elements:
- At least 25,000 sf of convenience retail or grocery.
- At least 25,000 sf of other retail.
- At least 25,000 sf of commercial office or other employment other than the retail.
- At least 25,000 sf of institutional and civic uses.
- At least 25,000 sf of restaurant, café and coffee shop uses.

2.9(ED)(165)(c) High Capacity Transit – 10 Points

High Capacity Transit includes light rail transit, commuter rail, intercity rail and streetcar.

Proposed site to be located within a half mile (2,640’) straight line radius of a High Capacity Transit 


2.9(D)(176) Green/Healthy – up to 20 points

To be awarded any Green Building Points, specific Green product details, building methods/applications

Qualified Allocation Plan

... and/or systems are required to be listed on Exhibit Z (See Section 2.7(B)(27)(c) at time of initial application and at 8609 submission. The project Architect is required to list all of the Green products, building methods and energy systems corresponding to the respective point categories claimed. The Architect must specify and ensure the use of all claimed green products. The Architect will be required, at time of 8609 application, to certify that all specified green point criteria have been met and validate with project contracts, work orders, or delivery receipts.

The project’s Green specification list must be submitted at time of application to apply for Green points. A sample Green Building specification summary sheet is found below representing the minimum amount of information required at time of application. Product detail should be sufficient enough to allow ADOH to verify the approximate cost of the proposed product/system.

For Solar PV system points, a separate additional financial worksheet must be provided showing all of the applicable financial incentives including but not limited to; energy tax credits (include syndication agreements or IRC Section 1603 exchange documentation for valuing these credits), solar energy Power Purchase Agreements (include PPA’s if applicable), federal state and local tax deductions, enhanced/accelerated depreciation values, manufacturer’s rebates and property tax assessment exemptions, credits or offsets. See Exhibit Z.)
The same Green Building specification list must be resubmitted in conjunction with Exhibit W-1 Architect’s Certificate affirming that all of the specified materials, methods or systems listed were in fact included in the project. Be advised that failure to include all scored elements could result in a loss of points on future ADOH projects.

<table>
<thead>
<tr>
<th>Product Specified</th>
<th>Manufacturer/Supplier</th>
<th>Product Line</th>
<th>Green Feature(s)</th>
<th>Application(s)</th>
<th>Estimated Cost (at application)</th>
<th>Cost Documents (at final review)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paints</td>
<td>Sherman Williams</td>
<td>Harmony</td>
<td>Zero VOC</td>
<td>Interior walls &amp; ceilings</td>
<td></td>
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<tr>
<td>Low Density SPF</td>
<td>NCI Polyurethanes</td>
<td>InslBloc</td>
<td>Thermal barrier, sealing capacity, STC</td>
<td>Roof substrate</td>
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<tr>
<td>Solar PV</td>
<td>Kyocera Solar Inc</td>
<td>MyGen SYSTEM</td>
<td>Renewable energy, lowered operating costs</td>
<td>Roofs, parking</td>
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<tr>
<td>SYSTEM COMPONENT</td>
<td>Construction Use</td>
<td>2010 GREEN CRITERIA – 20 POINT MAXIMUM</td>
<td>This Page</td>
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<tr>
<td>INDOOR AIR QUALITY</td>
<td>Both</td>
<td>All carpets, adhesives and finishes utilize low or zero VOC. LOW VOC = Carpet max VOC: 100 micrograms/sq meter/hr after 24 hours Adhesives max VOC: 300 g/l Wood Finishes max VOC: 350 g/l Paints max VOC: 150 g/l for nonflat finishes &amp; 100 g/l for flat</td>
<td>0.5</td>
<td></td>
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<tr>
<td>Both</td>
<td>Hard surface flooring materials throughout</td>
<td>0.5</td>
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<tr>
<td>WATER EFFICIENCY</td>
<td>Both</td>
<td>Drip irrigation system designed by EPA Water sense certified professional</td>
<td>1.0</td>
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<tr>
<td>Dual Flush Toilets throughout</td>
<td>1.0</td>
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<tr>
<td>INSULATION I</td>
<td>Both</td>
<td>Spray Foam Insulation (SPF) – applied to underside of roof substrate – upon completion of all HVAC ducting will be within conditioned spaced – minimum SPF thickness of 6 inches or application per governing code R value</td>
<td>2.0</td>
<td></td>
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<tr>
<td>INSULATION II</td>
<td>New</td>
<td>Use of Structural Insulated Panels (SIP) and/or Insulated Concrete Block (ICF) construction ≈ 75% of exterior/envelope walls</td>
<td>3.5</td>
<td></td>
<td></td>
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<tr>
<td>ENERGY EFFICIENCY</td>
<td>Both*</td>
<td>Roofing materials with high reflectivity and high emittance ratings. (Low Slope roof 2:12 or less; minimum initial reflectivity of 0.65 and 0.50 emittance ratings – High Slope roof 2:12 or greater; minimum initial reflectivity of 0.25 and 0.50 emittance ratings.)</td>
<td>2.0</td>
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<tr>
<td>Radiant Barrier on all residential roofs – Emissivity rating of 0.35 or lower and product must satisfy the ASTM/IRCCS C1321 criteria for an interior coating intended to reduce radiant heat transfer</td>
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<tr>
<td>PASSIVE SOLAR HEATING</td>
<td>New*</td>
<td>Optimized site, building shape and orientation, landscape and fenestration design (direct and indirect gain design principals). Cold climates only (~4000 HDD’s per year per noaa.gov). Architect must document that at least 4 PSH elements were utilized in order to earn points (i.e. interior thermal storage materials, clerestories, skylights, window glazing, convection walls, etc.)</td>
<td>2.5</td>
<td></td>
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<tr>
<td>SOLAR PV</td>
<td>Both</td>
<td>PV system large enough to offset estimated (annual net) common area load by 75% and maximized use of incentives.</td>
<td>8.0</td>
<td></td>
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<tr>
<td>RECYCLED CONCRETE</td>
<td>New</td>
<td>All new concrete building slabs to contain at least 20% flyash or slag</td>
<td>1.0</td>
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</tbody>
</table>