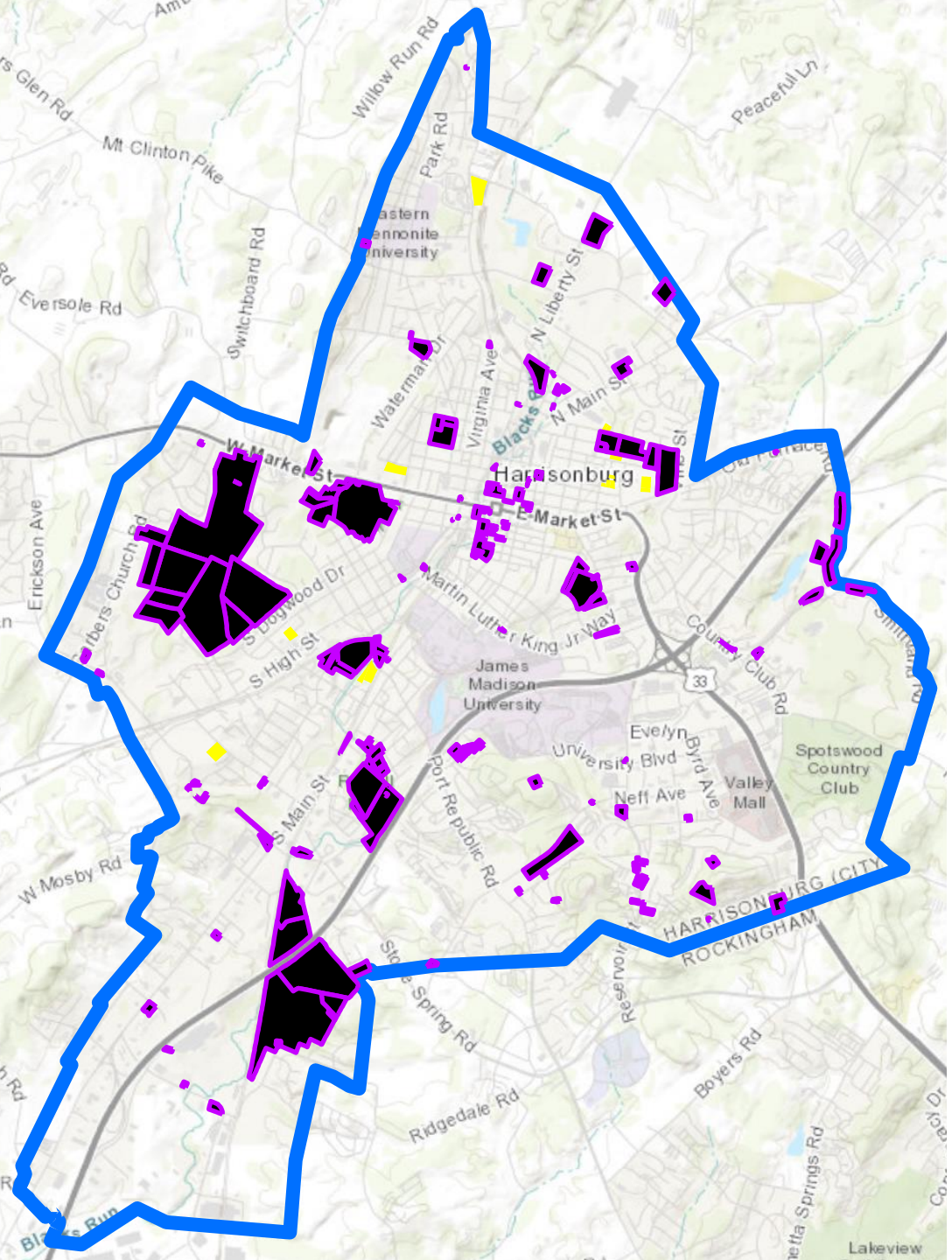




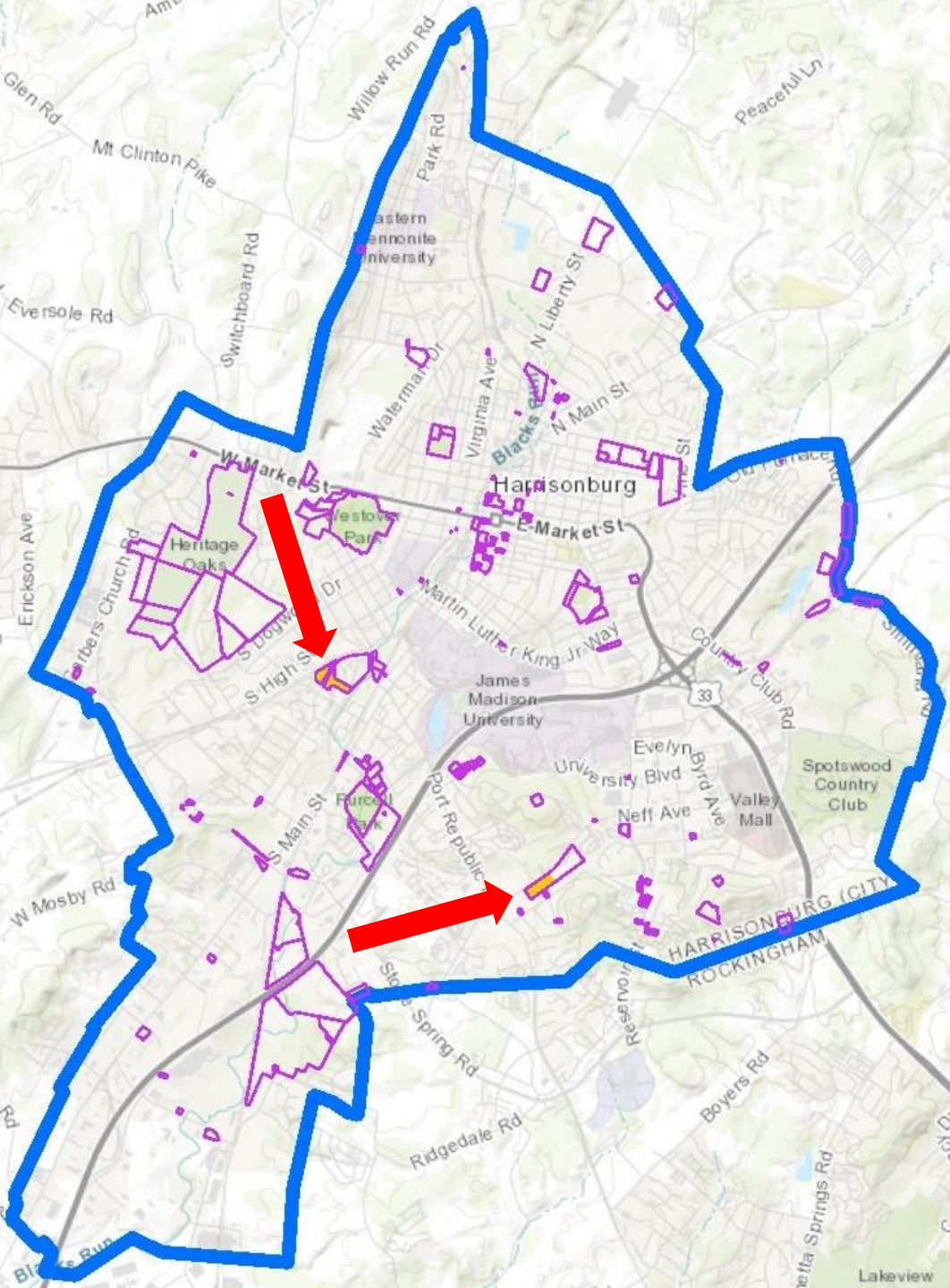
Affordable Housing & City-Owned Properties

February 2024



City-Owned Parcels

- The Housing Study recommended identification of city-owned parcels suitable for housing development
- Some considerations
 - Size
 - Location
 - Use (past, current, planned)
 - Parks, schools, fire stations, etc.



Identified to Study

- Central Avenue Parcel
 - 7.7 acres
 - Vacant
 - Adjacent to Keister Elementary
- Neff Avenue Parcel
 - 7.6 acres
 - Vacant
 - Adjacent to Dream Come True playground



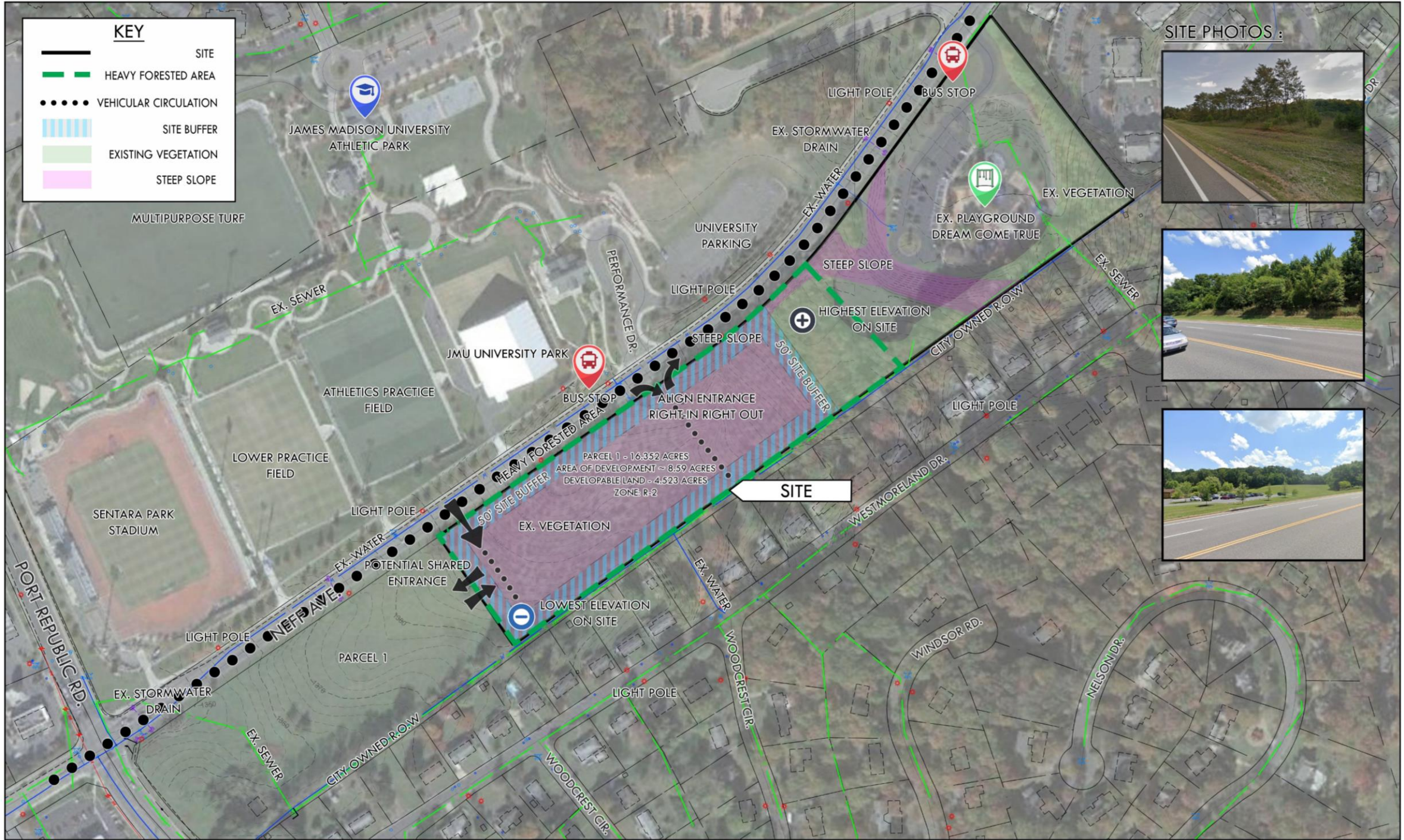
Community Impact Grant (\$50,000)



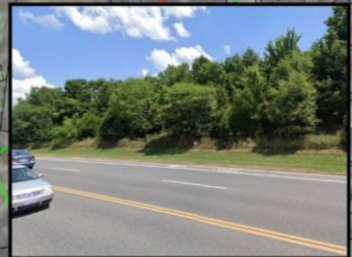
- **Preliminary Site Assessment**
 - Potential environmental issues
 - Access points & zoning
 - Utility & infrastructure availability/needs
- **Site Plan & Engineering**
 - Topography, easements, setbacks
 - Proposed building & infrastructure footprint
- **Financial Feasibility Study**
 - Estimate of probable costs
 - Financing scenarios

KEY

-  SITE
-  HEAVY FORESTED AREA
-  VEHICULAR CIRCULATION
-  SITE BUFFER
-  EXISTING VEGETATION
-  STEEP SLOPE



SITE PHOTOS:



SITE



Neff Avenue Site



- Preliminary Assessment
 - Not flood zone or wetland
 - Utilities accessible
 - Proximate transit
 - Zoned R-1
 - No sidewalk
- Site Plan & Engineering
 - Wooded/heavy vegetation
 - Sloped topography
 - Neff Avenue street access
 - Sight distance
 - Intersection alignment



Neff Avenue Multifamily Scenario



- 180 to 200 garden-style apartments
 - Split-built 3 to 4 stories
- 216 to 260 podium-style apartments with parking
 - 3 stories
- 830 to 1000 average square feet per unit
- Makes use of elevations
- Rezoning needed



Neff Avenue Townhome Scenario



- 72 townhomes
- 18' wide by 95' lot depth
- Stepped grading
- Driveway retaining walls
- Same layout could yield 108 condo-style units
- Rezoning needed










Neff Avenue Analysis

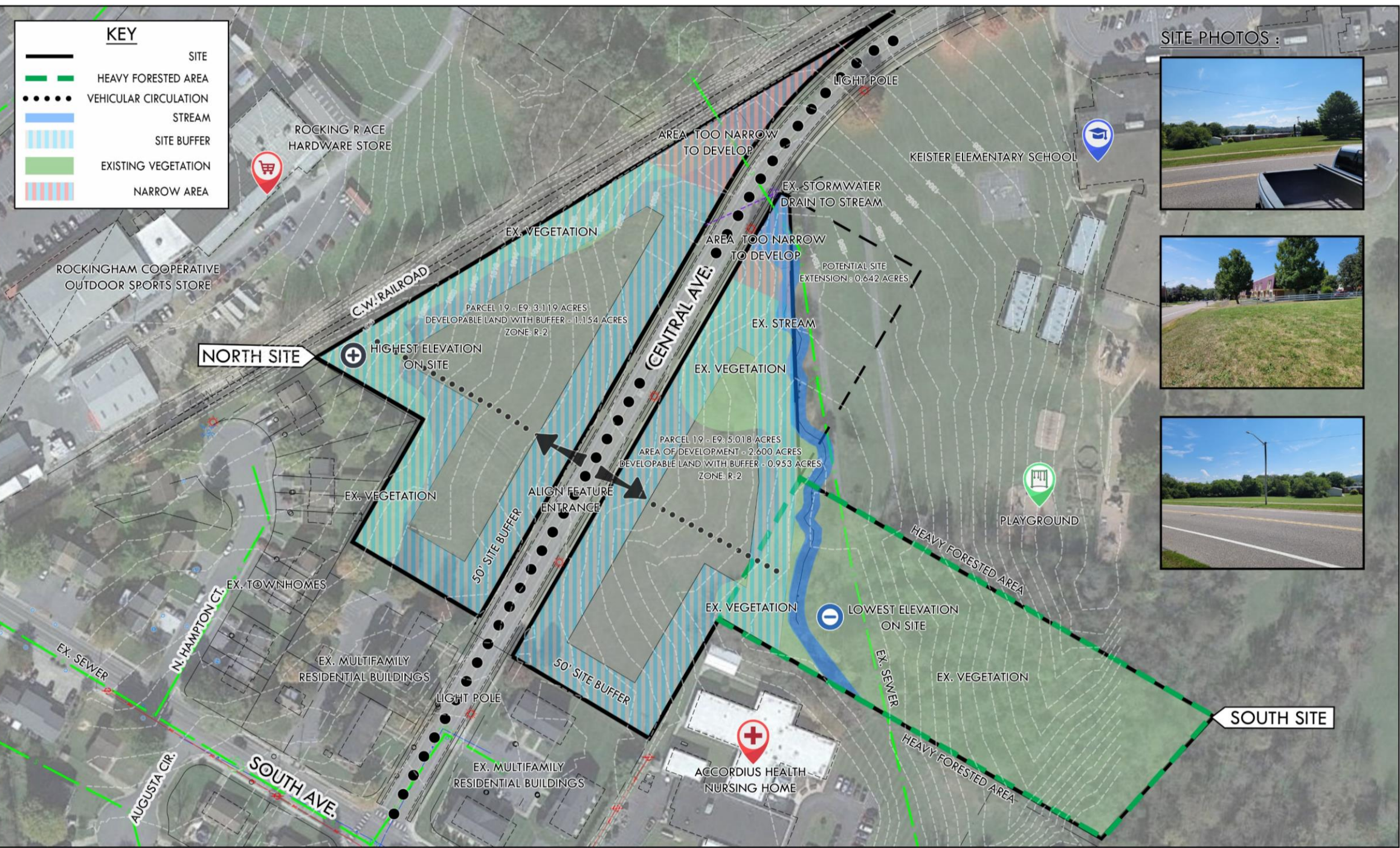
- Site value estimate \$2.4 million (2022)
- Development cost estimate \$250,000 per unit
- Nearby use, transit, and infrastructure capacity support residential use for the site
- Topography challenges
- Stormwater solutions
- Qualified Census Tract



KEY

-  SITE
-  HEAVY FORESTED AREA
-  VEHICULAR CIRCULATION
-  STREAM
-  SITE BUFFER
-  EXISTING VEGETATION
-  NARROW AREA

SITE PHOTOS :





Central Avenue Site



- Preliminary Assessment and Site Plan/Engineering
 - Zoned R-2
 - Proximate transit
 - Partial sidewalk
 - Mostly grass/open field with gradual slope without wetland or flood issues
 - Adjacent to railway
 - Irregular shaped parcels
 - Water main connection



Central Avenue Multifamily Scenario

Virginia
Housing

LPDA
LANDSCAPE ARCHITECTURE
LAND PLANNING

- 120 to 133 garden-style apartments
- Four 3-story buildings
- 830 to 1000 average square feet per unit
- Rezoning needed

HARRISONBURG | VA
FRIENDLY BY NATURE





Central Avenue Townhome Scenario



- 51 townhomes (18' wide)



Central Avenue Small Lot Single Family Scenario



- 36 single family homes (18' wide)



Central Avenue Mixed Scenario



- 2 multifamily buildings (60-66 units) and
- 28 townhomes



Central Avenue Analysis



- Site value estimate \$1.6 million (2022)
- Development cost estimate \$225,000+ per unit
- Nearby uses, transit, and infrastructure capacity support residential use for the site
- Water line extension
- Not Qualified Census Tract



Next Steps

Thank you!

Questions?