Affordable Housing & City-Owned Properties

February 2024

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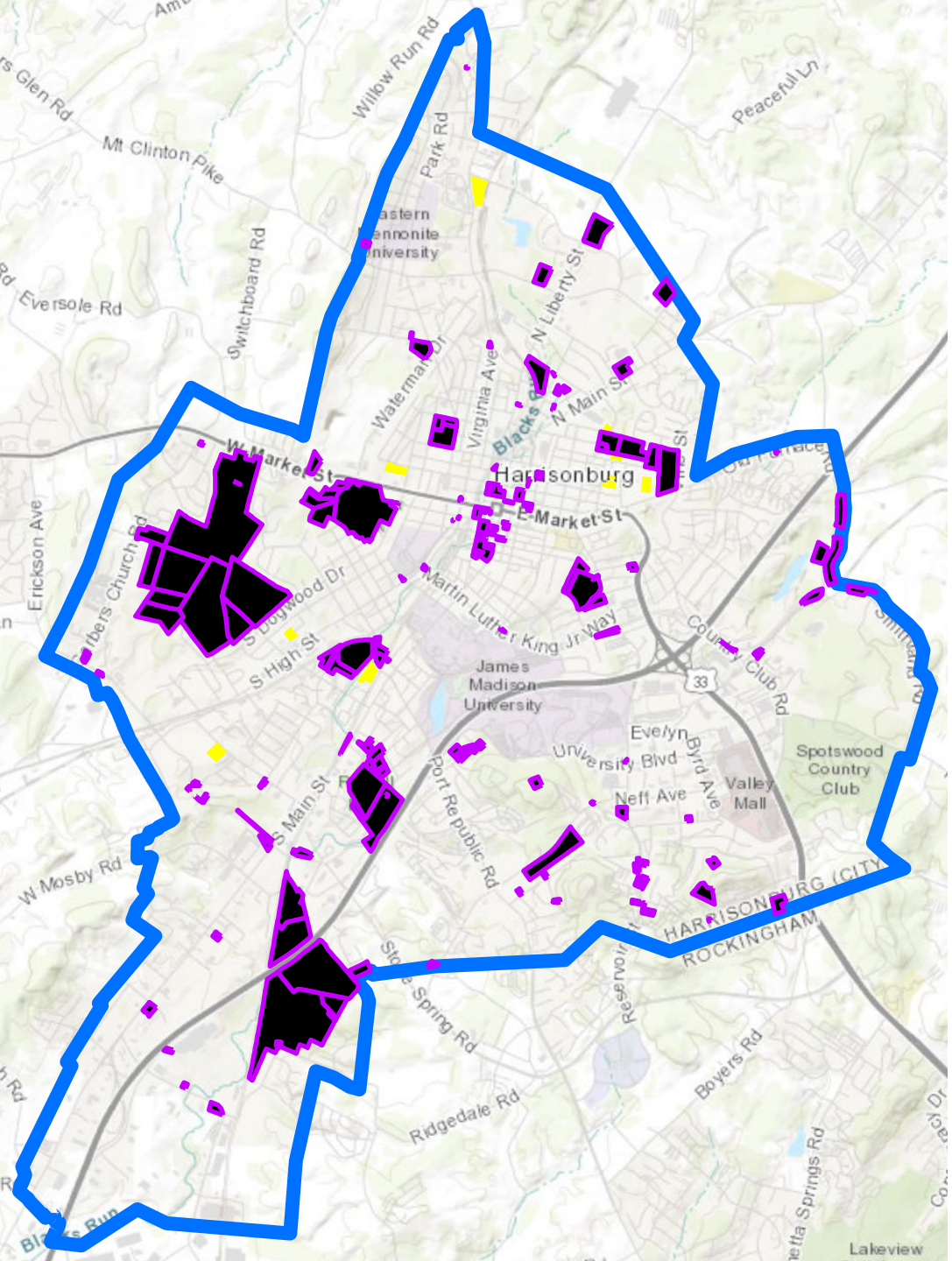

City-Owned Parcels

- 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.

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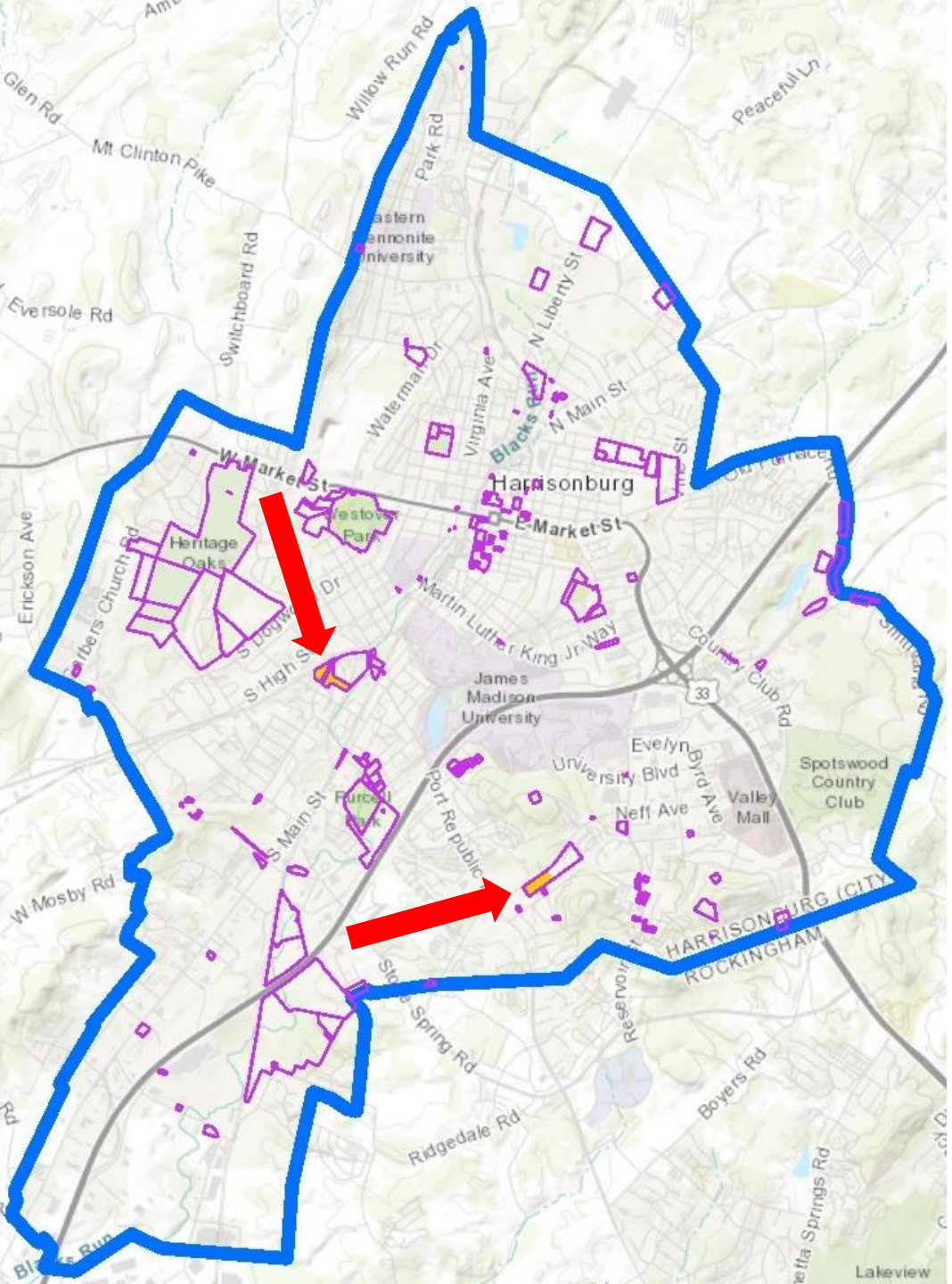

Identified to Study

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

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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

Virginia Housing

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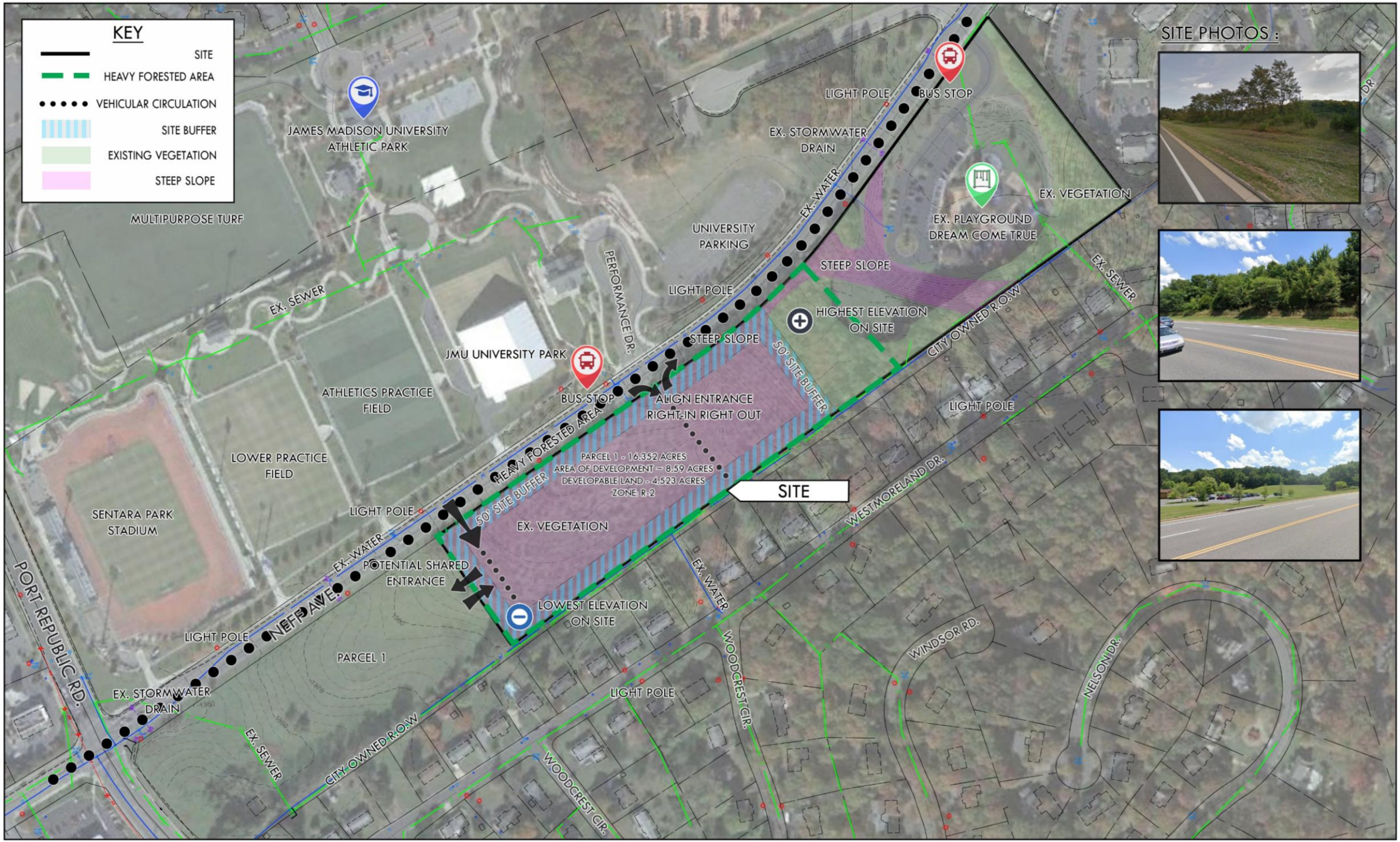
KEY
SITE
HEAVY FORESTED AREA
VEHICULAR CIRCULATION
SITE BUFFER
EXISTING VEGETATION
STEEP SLOPE
SITE PHOTOS :
JAMES MADISON UNIVERSITY ATHLETIC PARK
MULTIPURPOSE TURF
EX. SEWER
PERFORMANCE DR.
UNIVERSITY PARKING
LIGHT POLE
BUS STOP
EX. STORMWATER DRAIN
EX. WATER
EX. VEGETATION
EX. PLAYGROUND DREAM COME TRUE
STEEP SLOPE
HIGHEST ELEVATION ON SITE
CITY OWNED R.O.W
JMU UNIVERSITY PARK
BUS STOP
ALIGN ENTRANCE RIGHT-IN RIGHT OUT
50' SITE BUFFER
HEAVY FORESTED AREA
ATHLETICS PRACTICE FIELD
LOWER PRACTICE FIELD
PARCEL 1 - 16.352 ACRES
AREA OF DEVELOPMENT ~ 8.59 ACRES
DEVELOPABLE LAND - 4.523 ACRES
ZONE: R-2
SITE
SENTARA PARK STADIUM
LIGHT POLE
EX. VEGETATION
WESTMORELAND DR.
POTENTIAL SHARED ENTRANCE
LOWEST ELEVATION ON SITE
NEF PAVE
PORT REPUBLIC RD.
PARCEL 1
WOODCREST CIR.
WINDSOR RD.
NELSON DR.
EX. STORMWATER DRAIN
EX. SEWER
CITY OWNED R.O.W

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

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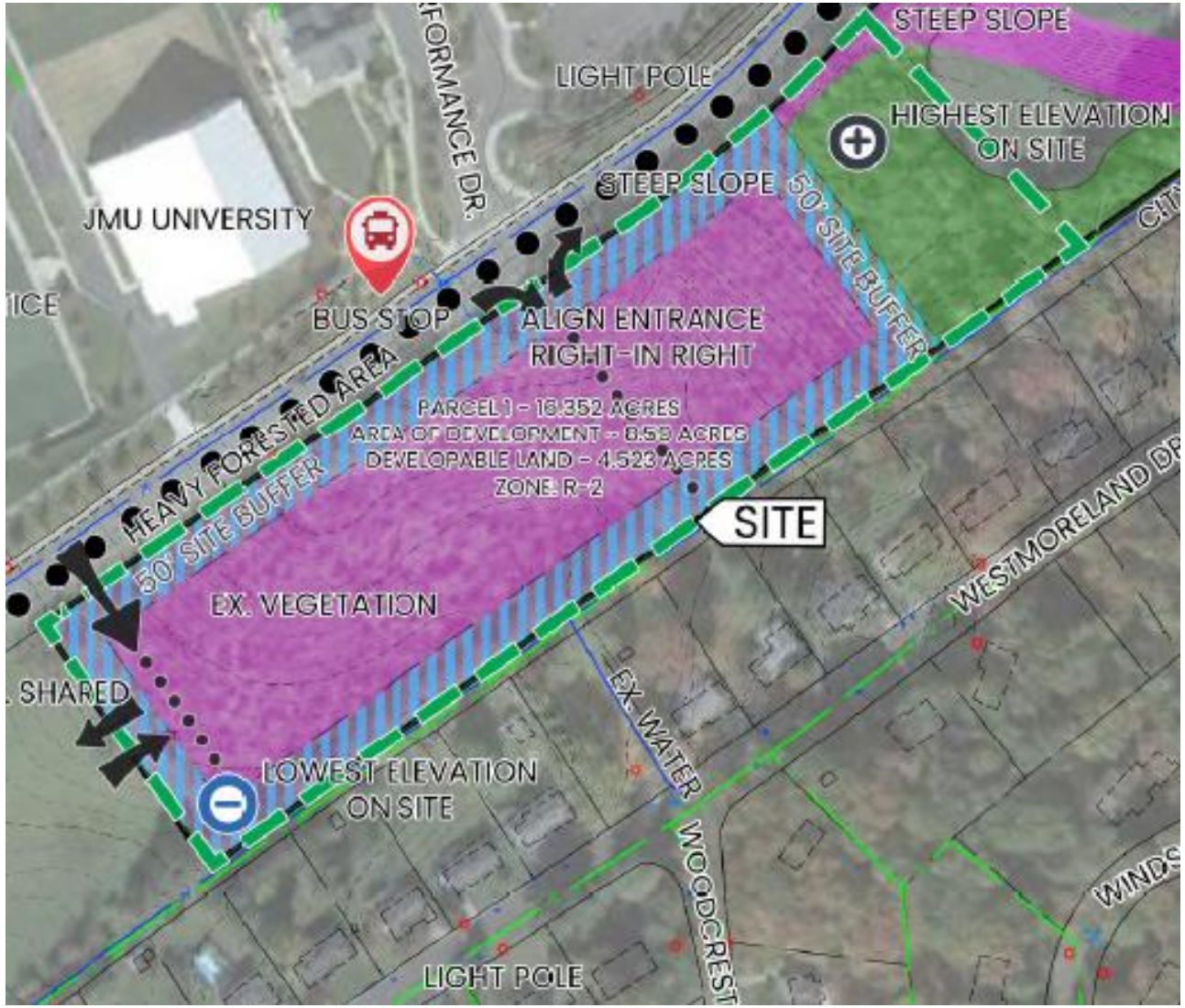
Neff Avenue Development Scenarios



- Multifamily
- Townhomes
- Townhome-style condos

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

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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

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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

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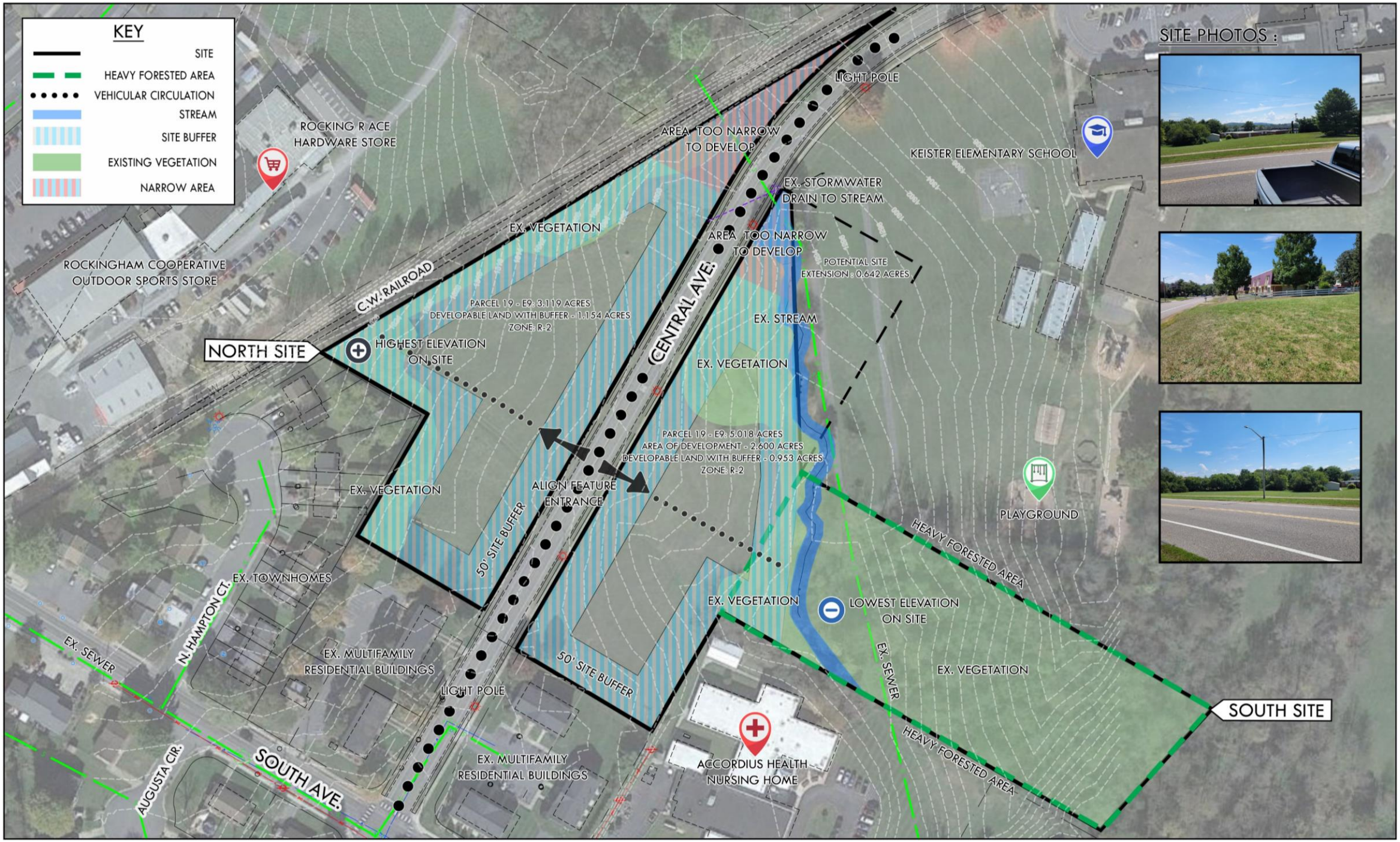
KEY
SITE
HEAVY FORESTED AREA
VEHICULAR CIRCULATION
STREAM
SITE BUFFER
EXISTING VEGETATION
NARROW AREA
SITE PHOTOS :
ROCKING R ACE HARDWARE STORE
ROCKINGHAM COOPERATIVE OUTDOOR SPORTS STORE
C.W. RAILROAD
LIGHT POLE
AREA TOO NARROW TO DEVELOP
KEISTER ELEMENTARY SCHOOL
EX. STORMWATER DRAIN TO STREAM
EX. VEGETATION
AREA TOO NARROW TO DEVELOP
POTENTIAL SITE EXTENSION : 0.642 ACRES
PARCEL 19 - E9: 3.119 ACRES
DEVELOPABLE LAND WITH BUFFER - 1.154 ACRES
ZONE: R-2
EX. STREAM
NORTH SITE
HIGHEST ELEVATION ON SITE
CENTRAL AVE.
EX. VEGETATION
PARCEL 19 - E9: 5.018 ACRES
AREA OF DEVELOPMENT - 2.600 ACRES
DEVELOPABLE LAND WITH BUFFER - 0.953 ACRES
ZONE: R-2
EX. VEGETATION
ALIGN FEATURE ENTRANCE
50' SITE BUFFER
PLAYGROUND
HEAVY FORESTED AREA
EX. TOWNHOMES
N. HAMPTON CT.
EX. VEGETATION
LOWEST ELEVATION ON SITE
EX. SEWER
EX. MULTIFAMILY RESIDENTIAL BUILDINGS
50' SITE BUFFER
EX. SEWER
EX. VEGETATION
SOUTH SITE
LIGHT POLE
AUGUSTA CIR.
SOUTH AVE.
EX. MULTIFAMILY RESIDENTIAL BUILDINGS
ACCORDIUS HEALTH NURSING HOME
HEAVY FORESTED AREA

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

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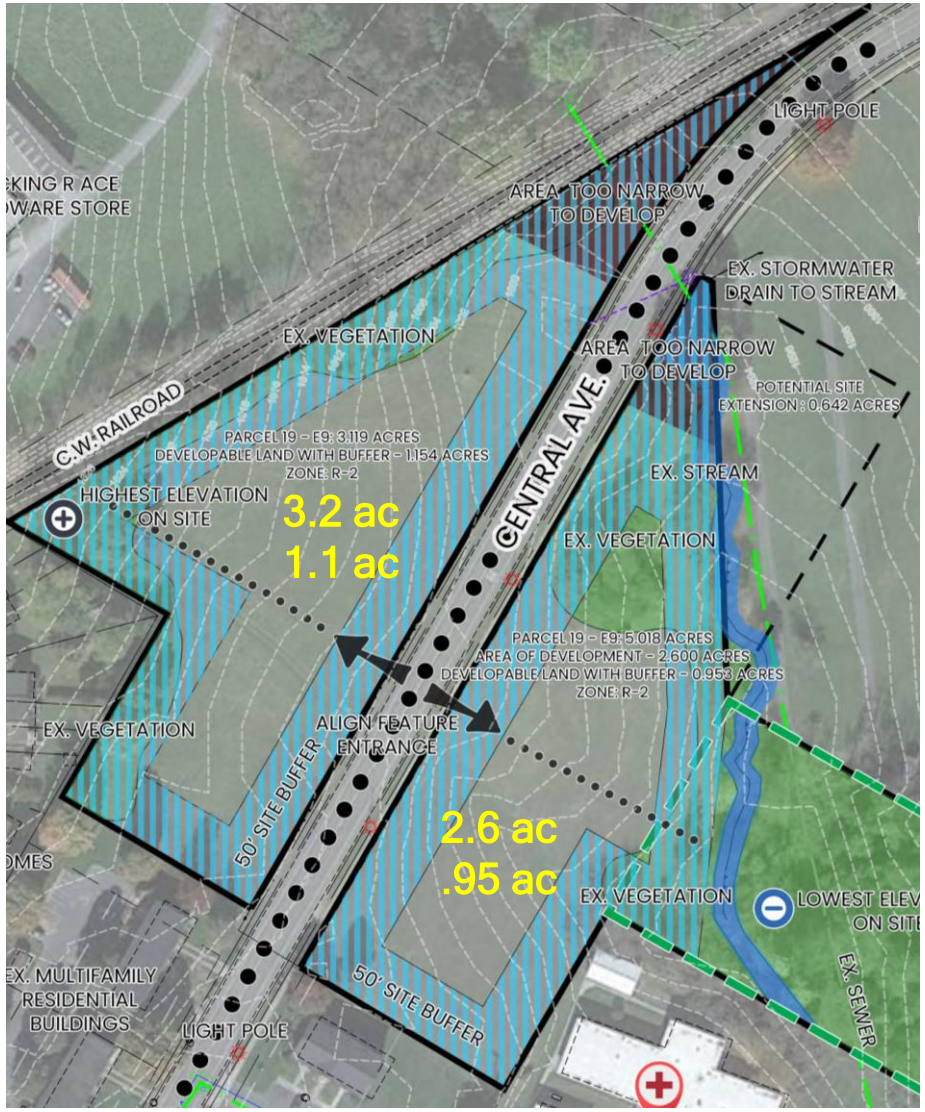
Central Avenue Development Scenarios



- Multifamily
- Townhomes
- Small Lot Single Family

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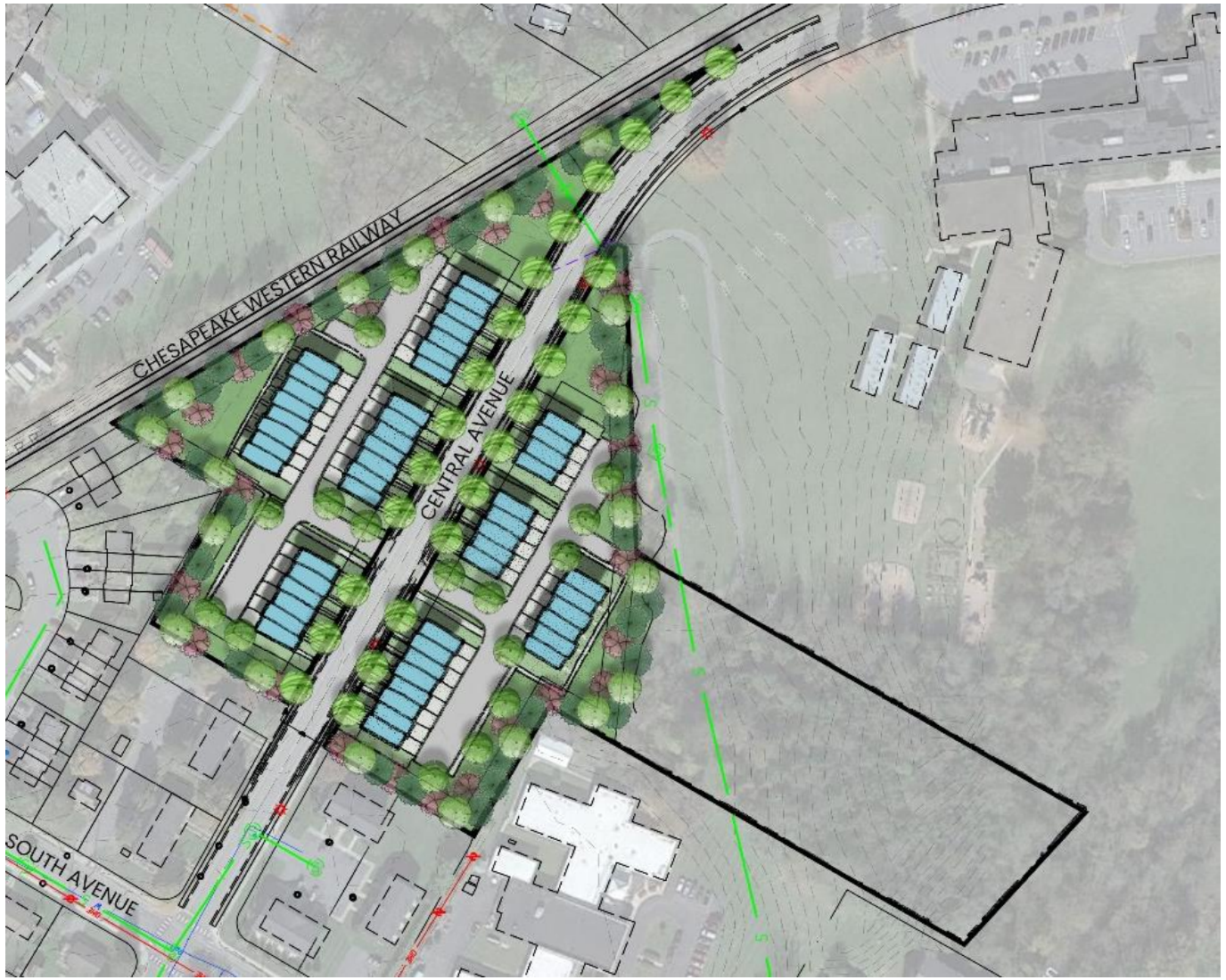
Central Avenue Multifamily Scenario

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

Central Avenue Townhome Scenario



- 51 townhomes (18’ wide)

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Central Avenue Small Lot Single Family Scenario

- 36 single family homes (18’ wide)

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Central Avenue Mixed Scenario

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

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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?