Underutilized Land and Preservation in the Purple Line Corridor

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Agenda

– Background on PLCC No Net Loss Goal
– Inventory overview/refresher
– Station Area Summary
– Feedback on parcel-level tool
PLCC Housing Action Plan and No Net Loss Goal

• HAP completed in December 2019 (available on website)

• Set a goal of no net loss of affordable housing along the purple line corridor

• Estimated this would mean ensuring that at least 17,000 units are affordable (at 60 percent of AMI)

• Recommended creating inventory of underutilized lands and preservation opportunities
Goals of Inventory Project

• Identify, map and characterize:
  • Vacant, developable land
  • Developed but underutilized land that could be redeveloped
  • Opportunities to preserve existing affordable housing

• Summarize these opportunities for each station/sub-area

• Integrate qualitative data (e.g. from community engagement) where possible

• Use dataset and maps to identify pipeline to advance no net loss goal
**Process and Timeline**

**March**
- Initial data collection and processing
- Gather insight from developer interviews and PLCC HAAT

**April - June**
- Refine dataset and add overlay information
- Integrate information from Montgomery County inventory work

**July - August**
- Completion of dataset
- Creation of summary views/products and findings

**September**
- Present final findings, recommendations, and deliverables to PLCC Steering Committee, Kaiser Permanente, and CCI.
Riverdale Park – Beacon Heights Area
Housing Preservation

- Data = within ½ mile of Riverdale Park or East Pines/Beacon Heights PL Station
- Properties with active subsidies (1 property):
  - Auburn Manor Apartments
  - 6821 Riverdale Road
  - 235 assisted units (LIHTC)
  - Owner: Residential One/Equity Mgmt (for-profit)
  - Expiry date: 2028
- Data source: NHPD
Map of NOAH and Subsidized Housing

NOAH properties flagged in 2019 for ROFR:
- Calvert Park Apartments (55 units)
- Riverdale Towers (176 units)

Purple Line Stations
- Purple Line
- Half Mile Purple Line Buffer
- Subsidized Housing (NHPD)

NOAH - By Unit Count
- 1 - 113
- 114 - 292
- 293 - 544
- 544 - 1121
- 1122+

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Riverdale Park – Beacon Heights Area
Vacant Land Analysis

- Data = within ½ mile of Riverdale Park or East Pines/Beacon Heights PL Station
  - Publicly owned vacant land
  - Privately owned vacant land (greater than 1/5 acre)

<table>
<thead>
<tr>
<th>ALL VACANT LAND</th>
<th># of Parcels</th>
<th>Total acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Land</td>
<td>29</td>
<td>7.6</td>
</tr>
<tr>
<td>Private Land</td>
<td>47</td>
<td>56.7</td>
</tr>
</tbody>
</table>

Note: excludes parks and active school sites. Does not exclude based on slope, floodplain.
Map – Vacant Lands

Small lots owned by Housing Authority

Refreshing Spring
Upcoming work

- Further clarification and classification of “underutilized” land
  - Meaning land that is not vacant, but zoning, improved value, and available FAR all suggest development potential
- Summary statistics, like those you just saw, for station areas/subareas
- Additional static maps
- Exploration of interactive mapping tools for both preservation and underutilized land inventories
  - Alternative to static maps
  - ARCGIS online applications like crowdsource polling
  - Allows for comments, voting
Thoughts/Questions?

We would welcome further conversation with you!

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