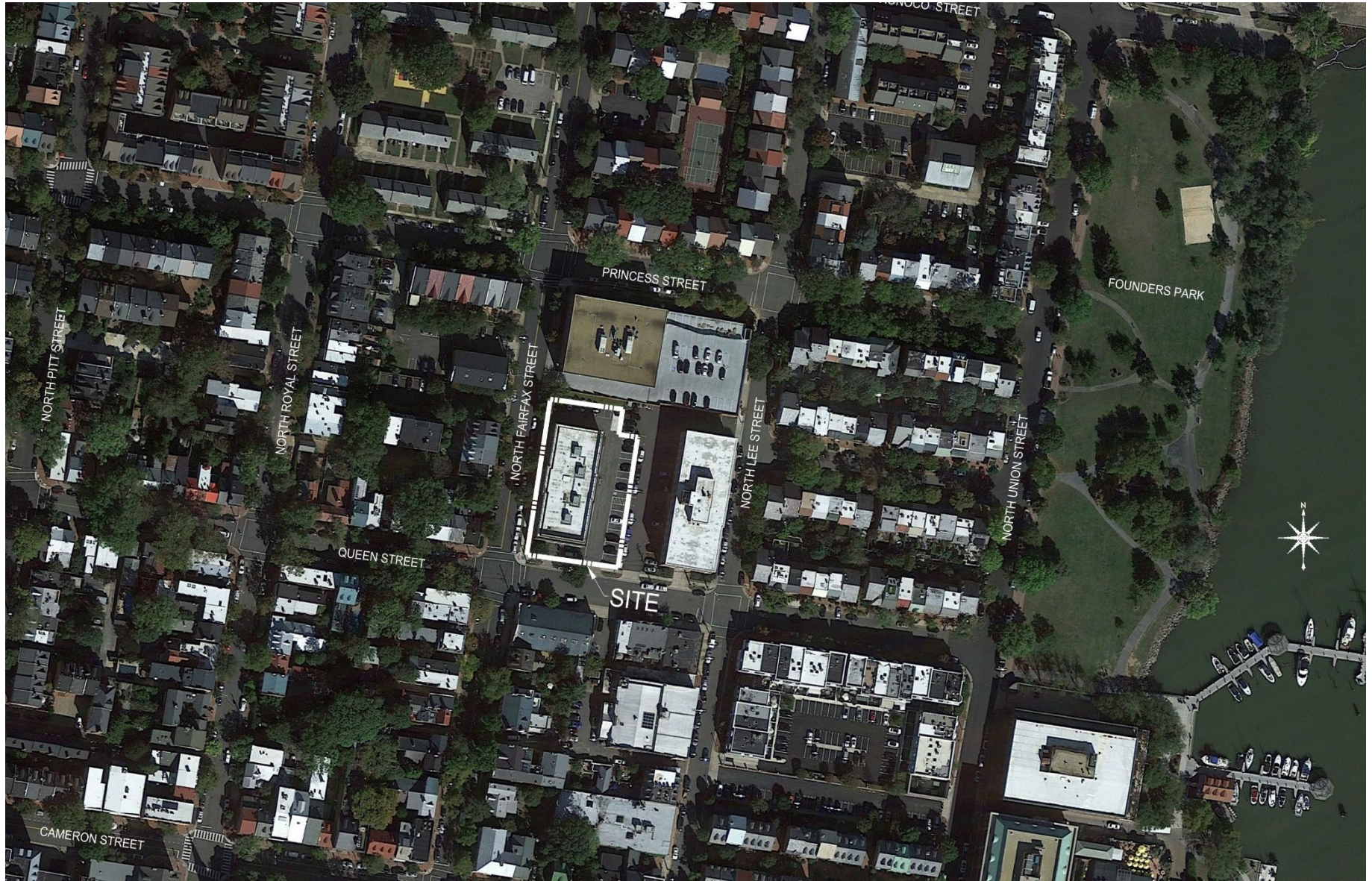


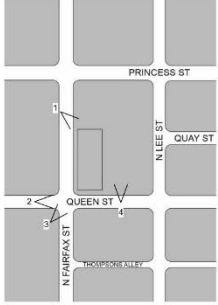
Alexandria Housing Affordability Advisory Committee  
301 N Fairfax Street  
October 5, 2023

# SITE – EXISTING



# EXISTING SITE PHOTOS

## KEY PLAN



1.



2.



3.



4.

Rezoning from CD to CRMU-H

Demolition of existing office building

Construction of 48-unit multifamily  
condominium building with 67 below-  
grade parking spaces

10% of the increased density through  
rezoning to be provided as committed  
affordable units at 70% to 120% of AMI  
for 40 years.



Voluntary Affordable Housing Contribution: \$105,948

On-Site Units: Two committed affordable ownership units (a 1 BR + Den and a 3 BR)

PROPOSED UNIT MIX				
Type	Market Rate	Affordable	Total	Average Unit Size (Floor Area)
1 BR	11	0	11	847.47 SF
1 BR + Den	12	1	13	1,036.84 SF
2 BR	4	0	4	1,347.92 SF
2 BR + Den	10	0	10	1,557.32 SF
3 BR	9	1	10	1,911.12 SF
<b>Total</b>	<b>46</b>	<b>2</b>	<b>48</b>	<b>1,309.94 SF</b>

2023 AFFORDABLE FOR-SALE PRICES		
Unit Type	With Parking Space	W/o Parking Space
<b>1 BR + DEN*</b>	\$250,000	\$220,000
<b>3 BR</b>	\$325,000	\$295,000

*\*Units with dens are priced \$25,000 above the standard price due to the added value created by the additional space.*







THANK YOU

HOFFMAN

301 N FAIRFAX ST

WINSTANLEY  
ARCHITECTS & PLANNERS