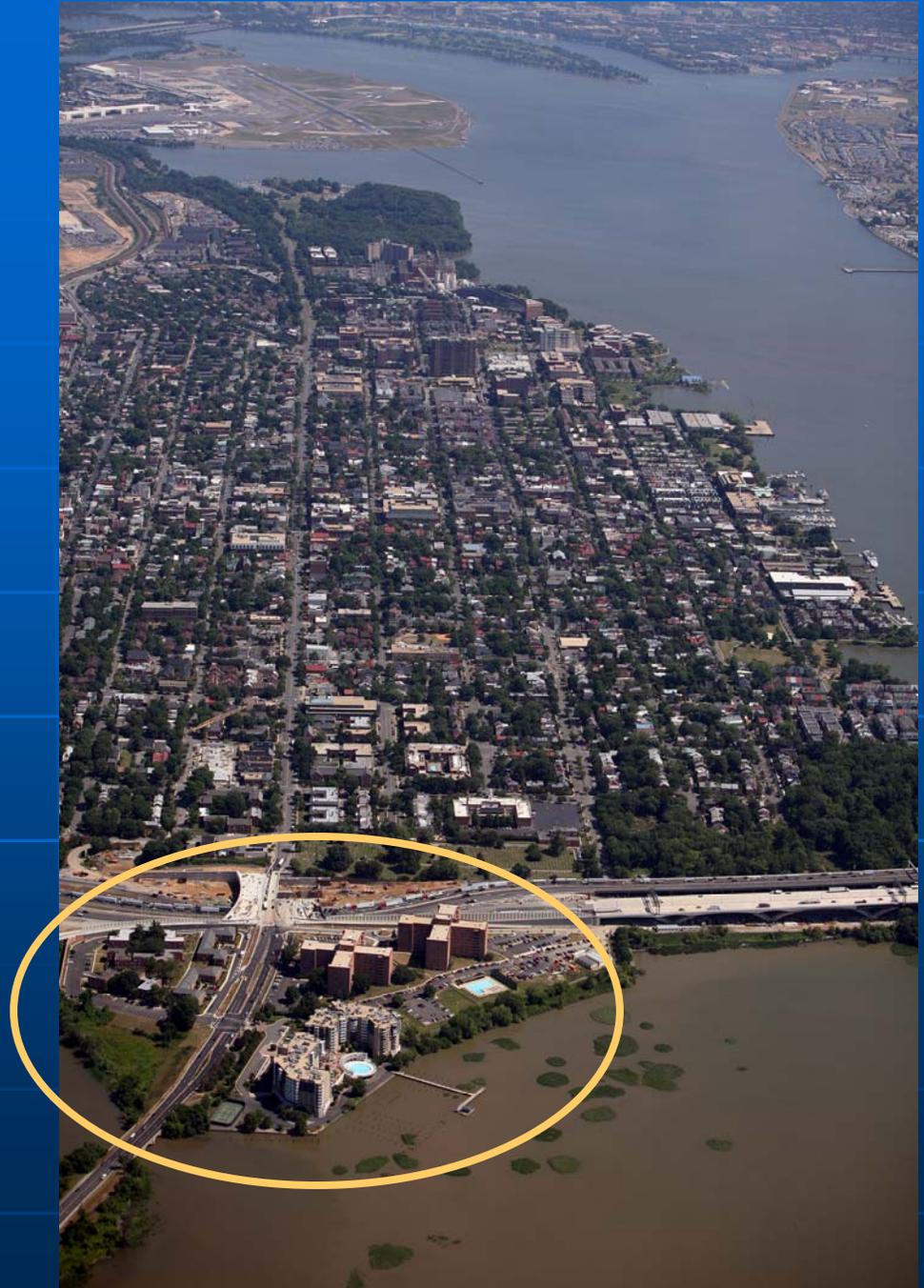


Hunting Terrace

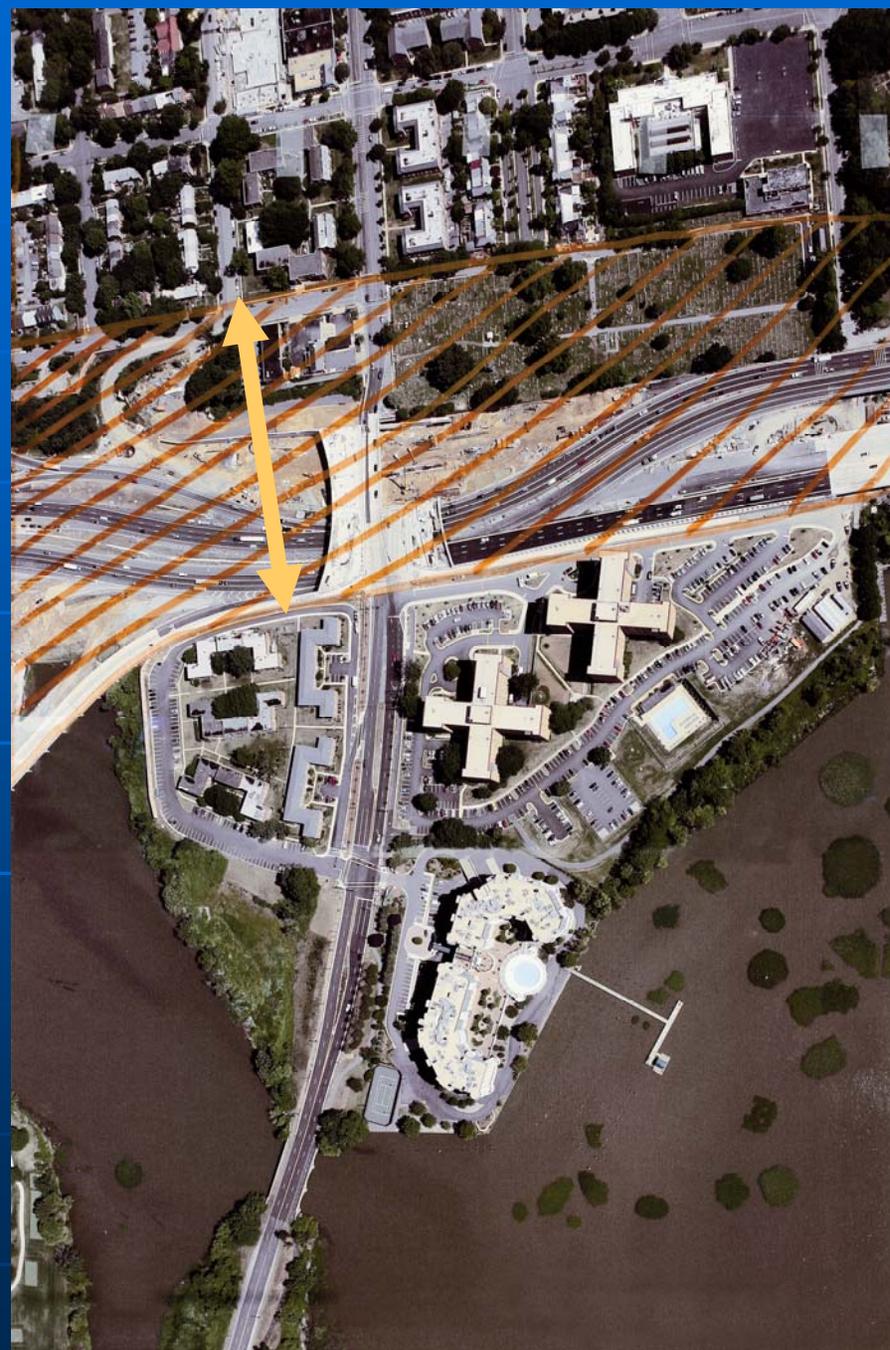
Presentation to
Stakeholders Group
November 16, 2006

The IDI Group Companies

The Hunting Creek Area is geographically separated from Old Town by the Capital Beltway, which was recently widened to almost twice its original width.



The closest residences on the north side of the Capital Beltway are more than 600 feet from the Hunting Terrace site – more than two football fields away.



There are only 3 communities in the Hunting Creek Area: Hunting Terrace, Hunting Towers and Porto Vecchio. All three consist of multi-family buildings, and very clearly none of the communities follow the typical street grid configuration of Old Town.



Hunting Towers and Porto Vecchio both exceed the height limitation allowed within the Old & Historic District – the Towers are nine stories and Porto Vecchio is eight stories tall.



The existing base elevation of Hunting Towers is 21 feet, and of Porto Vecchio is 23 feet. The proposed base elevation of Hunting Terrace is 21 feet.



The portion of South Washington Street that crosses through the Hunting Creek Area is characterized today by:

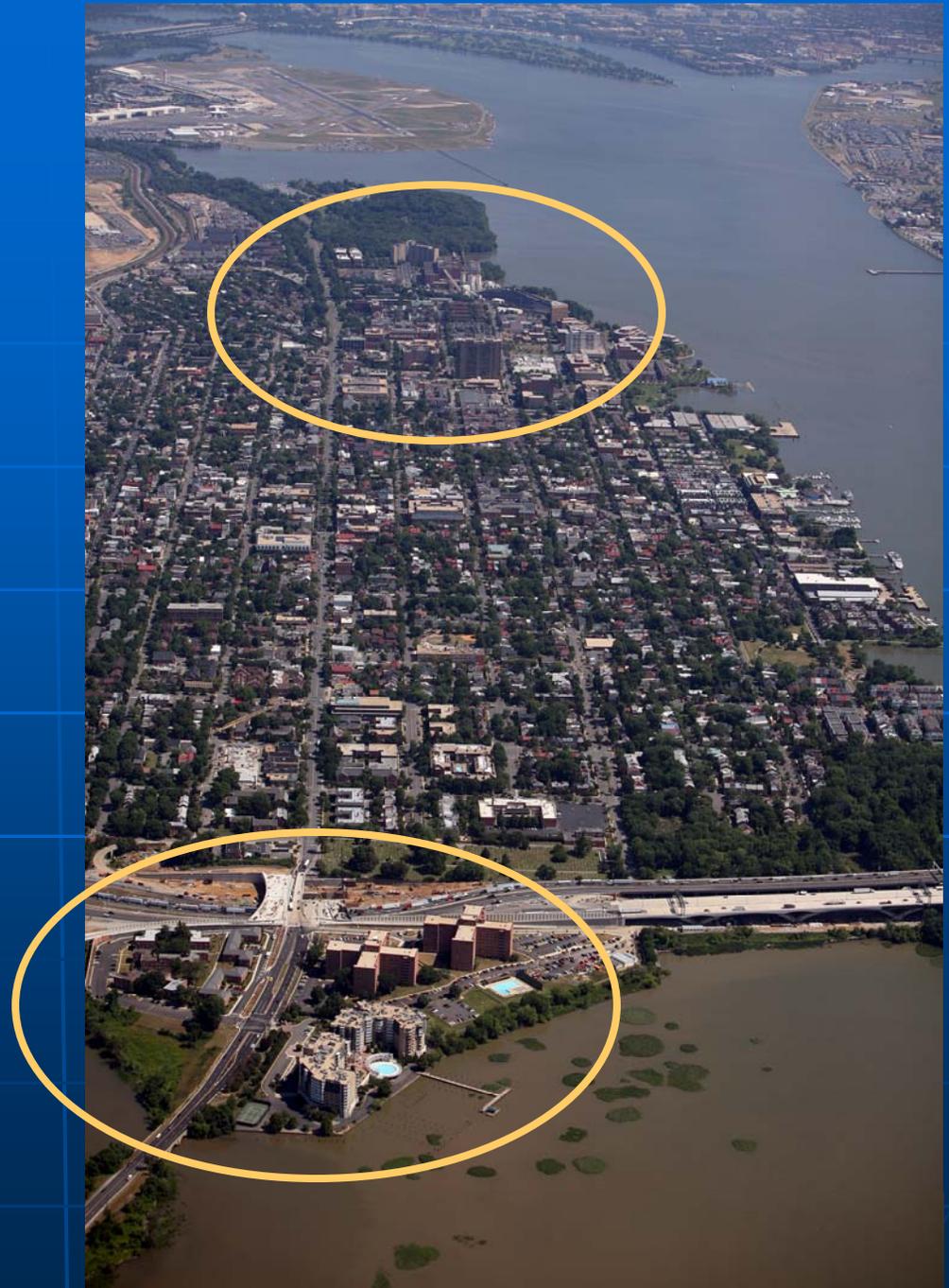
- Confusing pedestrian access
- Limited opportunities for landscaping on either side
- Retaining walls
- Service roads
- Parking lots
- Buildings set close to Washington Street.



As a comparison, the northern entrance to Old Town along Washington Street is characterized by extensive green areas, with buildings set back approximately 80-feet from the street. This very ample amount of set back provides for an appropriate transition from the more bucolic portions of the George Washington Memorial Parkway into the urban core of Alexandria.



- In order to preserve its colonial heritage, Old Town has chosen to grow primarily at its edges.
- Additional height and density can be seen at virtually all the entrances of Old Town: the Parkway, King St., Duke St. and Braddock Rd.



When the G. W. Memorial Parkway passes through urban nodes, such as Rosslyn, it is characterized by buildings – many of them quite tall – that are set close to the Parkway and visible to passing traffic.



Here we see the G.W. Memorial Parkway passing through Crystal City.



Here we see the G.W. Memorial Parkway passing next to Potomac Yards.



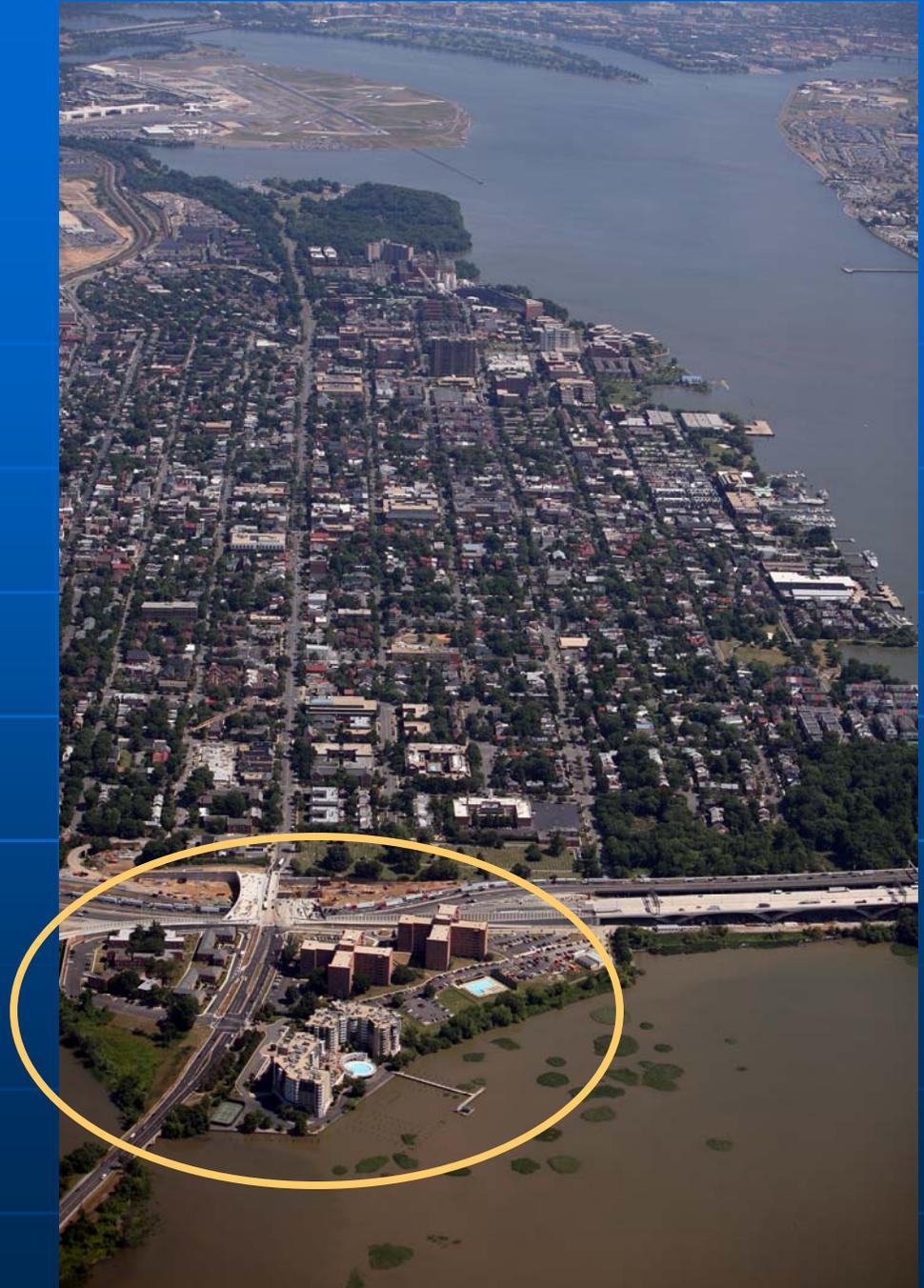
Even when the Parkway enters Alexandria from the North, it is characterized by buildings that are set close to the Parkway and visible to passing traffic.



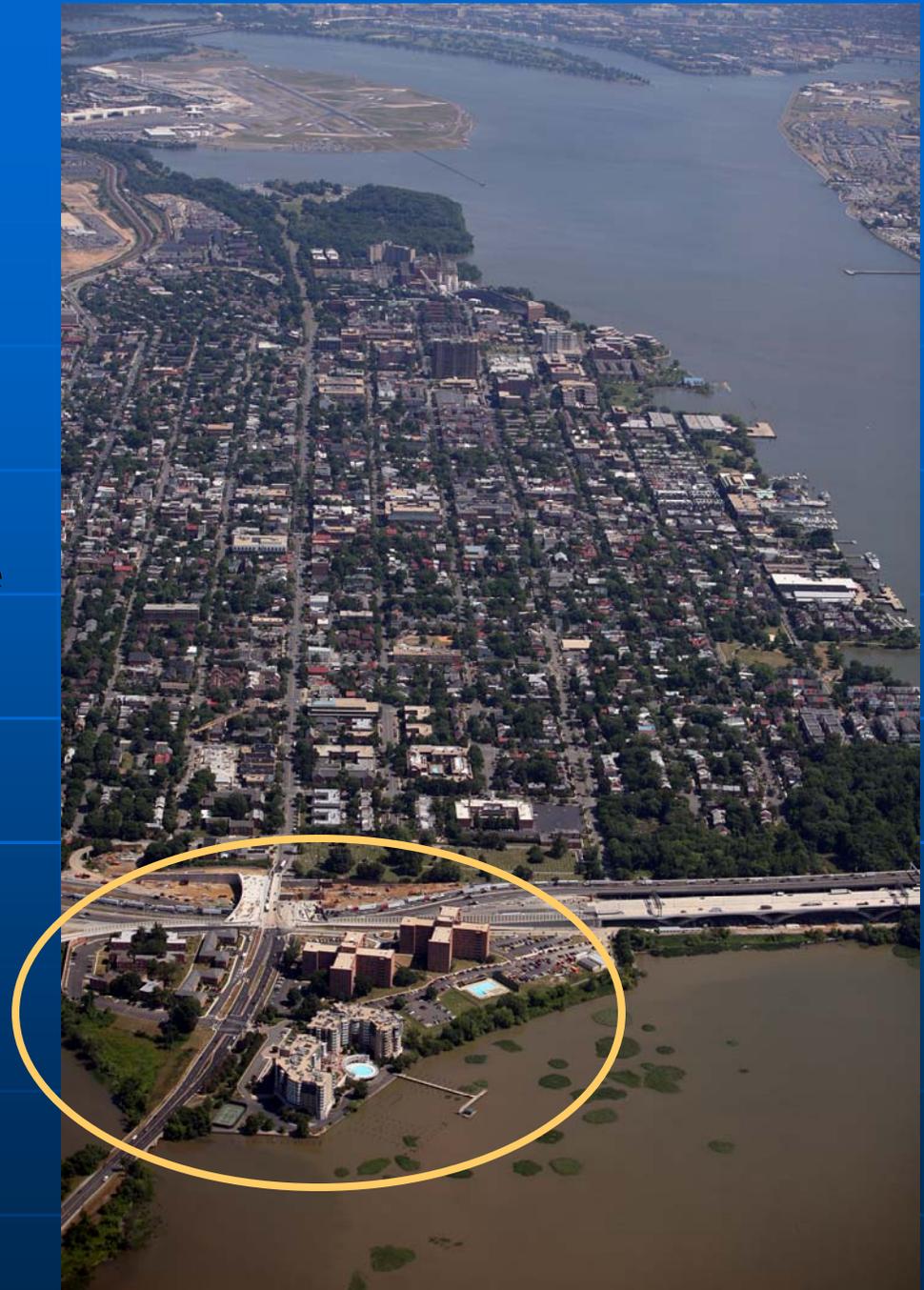
And of course, when the G. W. Parkway enters Alexandria from the South, it is also characterized by large, visible buildings set close to the Parkway.



Following the construction of Hunting Terrace, Hunting Towers, and then the Capital Beltway and the original Woodrow Wilson Bridge, the Alexandria City Council in the mid 1960s removed the Hunting Creek Area from the City's Old & Historic District.



- Historically since World War II, the Hunting Creek Area has provided decent, affordable housing to thousands of the City's and the greater Metropolitan Area's work force.
- The Hunting Creek Area contained 969 homes for the local work force; in the last five years, however, 323 of these homes have been destroyed forever. Today 646 workforce homes currently remain:
 - 116 on the Terrace site, which are in a decaying condition, and
 - 530 on the Towers site.



The Hunting Creek Area Plan recognizes that workforce housing is today, and historically has been, one of the most important resources in the Hunting Creek Area. For that reason the Alexandria City Council included in the Hunting Creek Area Plan an incentive to property owners and developers to preserve this important history of affordable housing – by agreeing to consider additional height and density in exchange for extraordinary contributions to affordable or workforce housing.



IDI has come up with an innovative plan to provide 116 units of new workforce condominiums on the Hunting Terrace site – thereby preserving all of the existing units on the site by rebuilding them in compliance with today's codes and standards. In order to fund these below-market units, however, we need to build 300 luxury units in a vertical configuration, on the remaining buildable area in the back of the site.

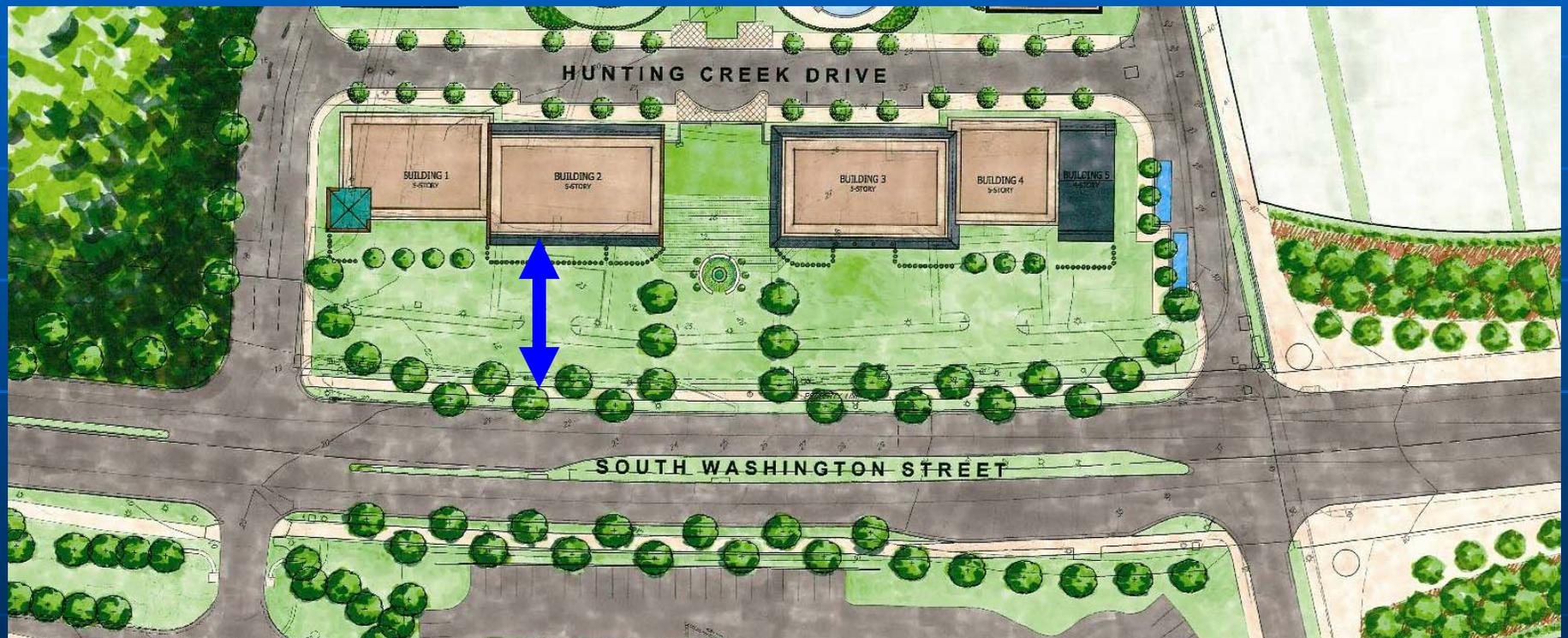


IDI has been working very closely with the Planning & Zoning Staff, in order to refine all elements of its site plan to achieve the stated goals of the City for re-development in the Hunting Creek Area.



All buildings along S. Washington Street have been set back 80-feet from the property line (not just from the edge of S. Washington St.).

The building facades have been staggered to conform with the character of existing buildings along Washington Street.



The plan provides a wide carpet of green open space, similar to the beautiful transition into and out of the urban core on the northern end of town. We are proposing extensive landscaping in keeping with the Hunting Creek Area Plan, which creates an unbroken landscaped connection from the new Urban Deck all the way south the Hunting Creek bridge



The plan also envisions viable, pleasant pedestrian connections to the North into Old Town and to the South towards Hunting Creek, all coordinated with the proposed landscaping.



We have introduced a grid concept more in keeping with the rest of Old Town, in order to break up the mass of the buildings and to open up view sheds through the site from a variety of angles.

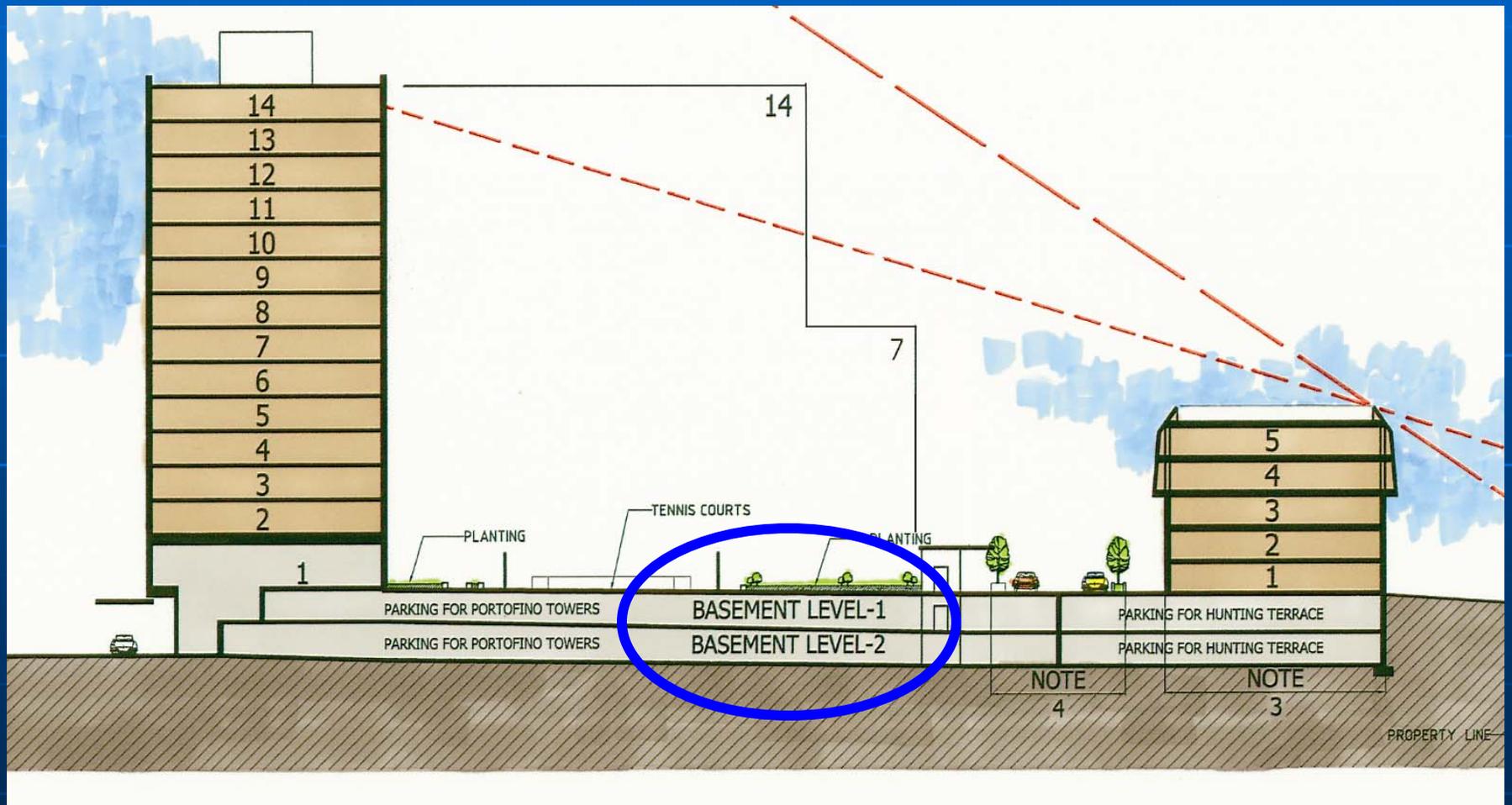
- On the north/south axis: a full width street with wide sidewalks, street trees, ornamental lights, and a bus stop.
- On the east/west axis a strong visual corridor, as wide as a typical city street, which is visible from S. Washington Street and allows for a landscaping focal point along the front of the community.



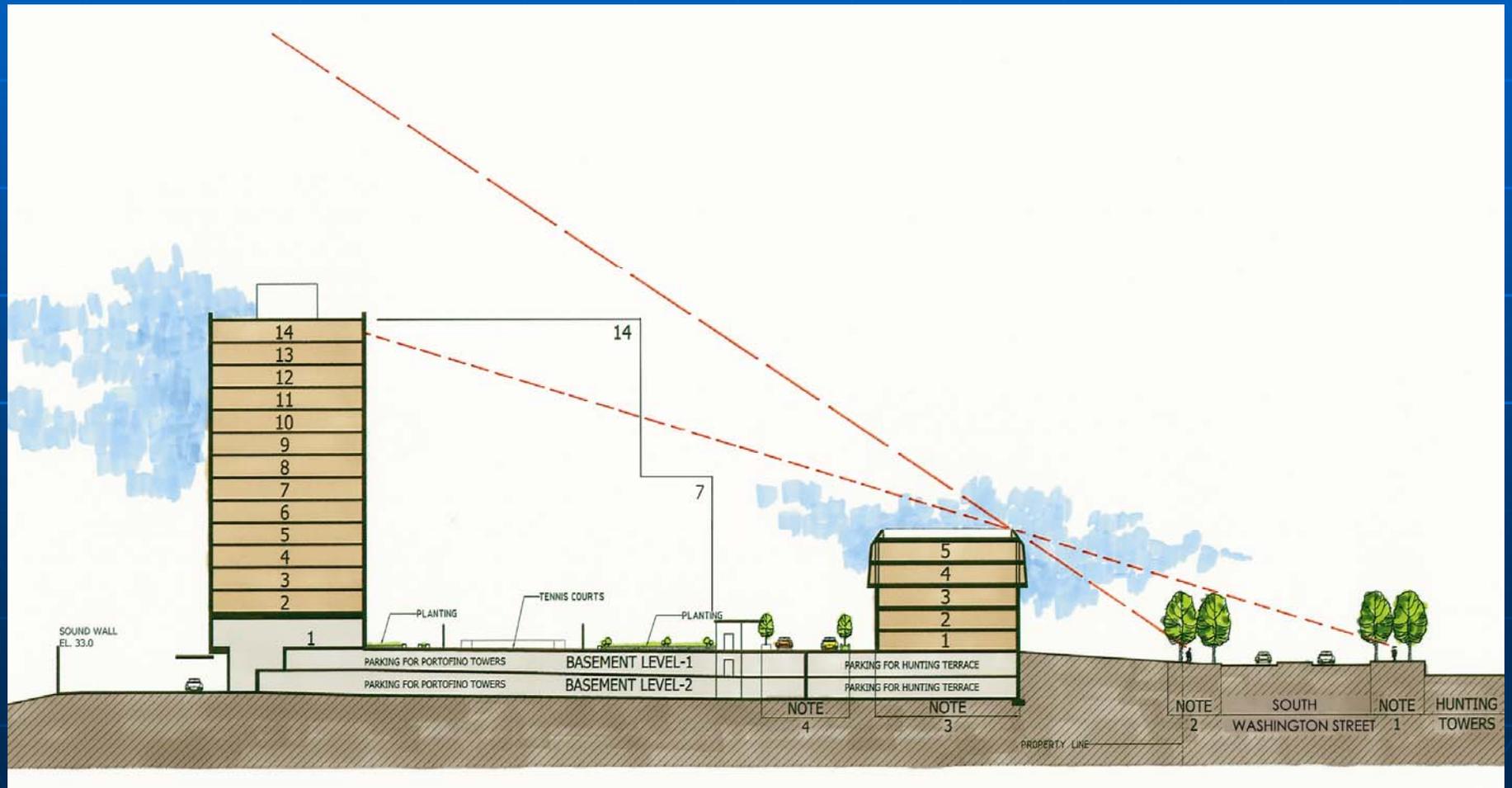
- The introduction of the grid system has allowed us to locate the buildings with additional height in the western portion of the site, on a separate block about 250 feet from Washington Street.
- By orienting the market units in a vertical configuration, we have successfully created a wide, open area in the middle of the buildings for recreational and landscaping amenities.



We were also able to achieve this generous amount of at-grade, useable open space by locating all of the parking underground in two levels.



From street level, the buildings most visible will be the new workforce condominiums, to be designed and built in conformance with the Washington Street Standards. The tall buildings in the back will be mostly shielded from view by the workforce buildings, and the proposed landscaping along Washington Street.



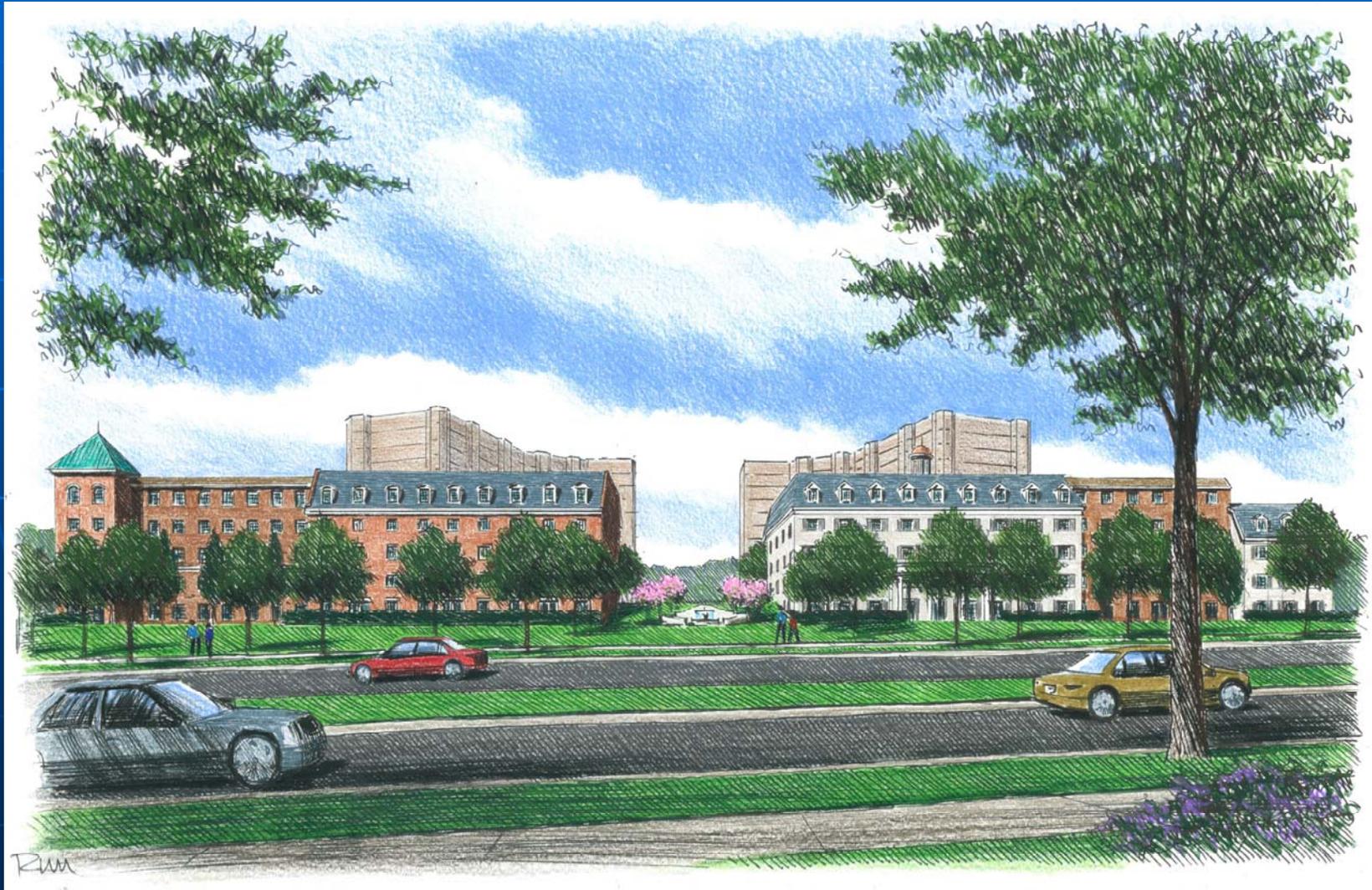
In designing the concept for the workforce condominiums proposed along Washington Street, Staff directed us to look at some of the existing four- or five-story buildings on Washington Street.



- The height of the workforce condominiums conform to the allowable 50-foot height limit.
- The buildings evidence a variety of rooflines and heights.
- The buildings provide the appearance of historically appropriate bay widths by using changes in materials, colors and building set backs.
- The design is compatible in scale and character with existing buildings along Washington Street.



This is an artist's rendering of the proposed project, which illustrates the proposed landscaping and 80-foot set back; the workforce condominiums in conformance with the Washington Street Standards; and the market condominiums in the very back of the site.



This rendering also gives a very good sense of the wide separation between the buildings that provides a strong view corridor through the site.



Church Street is the last intersection Southbound on Washington Street before the Beltway. This is also the first real opportunity to view any buildings in the Hunting Creek area.



View Southbound from Church Street intersection towards Existing Hunting Towers buildings and Existing Hunting Terrace building

The same view from Church Street, with the proposed Hunting Terrace project inserted into the photograph. The tall buildings on the right are barely visible.



View Southbound from Church Street intersection towards Existing Hunting Towers buildings and Proposed Hunting Terrace building with Urban Deck

The existing approach to the Hunting Creek area from the South, at the bridge over Hunting Creek. Hunting Towers dominates the scene.



View Northbound towards Existing Hunting Terrace buildings and Existing Hunting Towers buildings

The same view with the proposed project inserted into the photograph. The tall buildings are set far back from Washington St. and are screened by existing vegetation. Hunting Towers still dominates the scene, but the architectural masses are more in balance.



View Northbound towards Proposed Hunting Terrace buildings and Existing Hunting Towers buildings

