

# Route 1 South Housing Affordability Strategy

Alexandria Housing Affordability Advisory Committee  
04/05/2018

# Why Plan Now?



- **Proactively Preserve Housing Affordability**
- 215 Committed Affordable Units
  - One HUD rental subsidy expires 2019/2020
  - One HUD rental subsidy renewed on annual basis

# Community Engagement

- Property Owner Letters (*focus area*)
- Door-to-Door Flyers (*Southwest Quadrant; multiple languages*)
- eNews, Emails and Calls
- Banners and Videos (*multiple languages*)
- 4 Community Pop-Ups
- Office Hours with Apartment Residents
- Community Walking Tour
- 5 Community Meetings (*2 pre-charrette; 3 during charrette*)
  - *live streaming, transportation, child care, and translation services provided*



# Themes from Community Comments



 Themes requiring further discussion

# DRAFT Housing Preservation

***Draft Guiding Principle: Preservation of 215 affordable units within the Heritage at Old Town and Olde Towne West III***

## ***Draft Strategies:***

1. Density and height as tools to rebuild existing affordable units
2. City investment and partnerships
3. Current levels of affordability retained – extend subsidy contracts
4. Long term affordability
5. Mixed-income development
6. Mix of unit types
7. Right to return to community; relocation support and assistance
8. Accessibility and universal design features
9. Energy efficiency and green building
10. Shared community spaces
11. Access to other city resources and services

# DRAFT Land Use & Design

***Draft Guiding Principle: Building and site design that complements and contributes to the neighborhood***

## ***Draft Strategies:***

1. Human scale design
2. Height transitions down from S. Patrick to the neighborhood
3. Address infrastructure capacity
4. Address school capacity
5. Variety of building setbacks – courtyards and green spaces
6. Enhanced streetscape on S. Patrick through future redevelopment
7. Neighborhood/City gateway
8. Wilkes St. open space as a community gathering and play space
9. Neighborhood history in future streetscape and open spaces
10. Excellence in building design

# DRAFT Mobility, Safety & Circulation

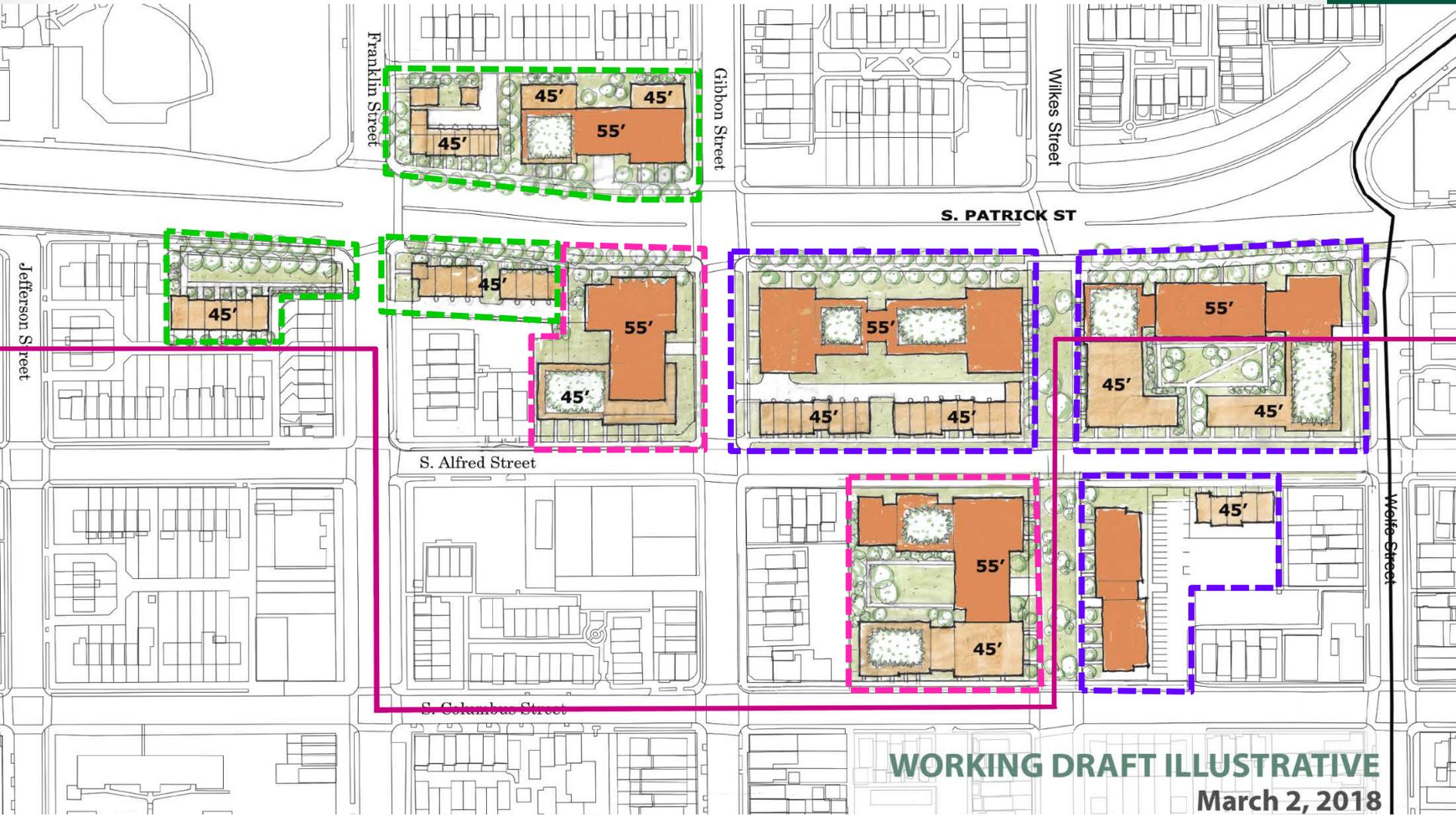


***Draft Guiding Principle: Safe streets for all, prioritizing people walking and biking, consistent with the City's Complete Streets Design Guidelines and Vision Zero Action Plan.***

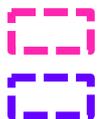
## ***Draft Strategies:***

1. Increased pedestrian safety and accessibility at crossings on South Patrick and neighborhood streets
2. Improved Bicycle connectivity
3. Improved Bus stop accessibility
4. Improved access to and within Wilkes Street Park
5. Mobility for all ages and abilities
6. Phased implementation

# DRAFT Illustrative



**WORKING DRAFT ILLUSTRATIVE**  
 March 2, 2018



Olde Towne West III



Heritage at Old Town



Commercial Properties



Old and Historic District



Neighborhood Compatibility



Wilkes Street Open Space Improvements



Improved Gateway



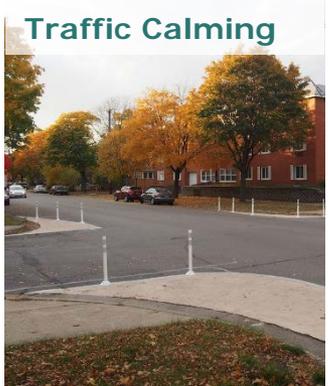
Improved Route 1 Streetscape



History



Lighting/Safety



Traffic Calming



Improved Pedestrian Crossings



# Next Steps

- Continue collecting/ incorporating community comments/ refining draft
- Respond to themes from community comments:
  - **Relocation**
  - **Compatible Heights & Density**
  - **Adequate Infrastructure & School Capacity**
  - **Traffic/Safety**
- Follow up with HUD
- Community Pop-up Event – *April 16*
- Transportation Commission briefing – *April 18*
- Olde Towne West & Heritage Residents Outreach Event - *April 25*
- Community Meeting #6 – *May 2*