Themes from Community Comments

- Enhanced Rt. 1 Streetscape
- Compatible Heights & Density
- Neighborhood Identity
- Connected Neighborhood
- Relocation & Right to Return
- History
- Affordable Housing
- Public Open Space
- Traffic/Safety
- Pedestrian Safety
- Enhanced Entry into Neighborhood
- Adequate Infrastructure & School Capacity
- Diversity

Themes requiring further discussion
What We Have Heard

Mitigate Impacts of Relocation
Relocation & Counseling Services
- Housing options
- Coordination with ACPS
- Access to City services

Ensure Right to Return

Secure Long-term Property Owner Commitments
Level and term of affordability

Preserve Mixed-Income Communities

Increase Density to only amount required to preserve housing affordability
**ECONOMICS OF HOUSING AFFORDABILITY**

<table>
<thead>
<tr>
<th>Scenario 1: Properties renovate or redevelop under existing zoning. Federal rental subsidies are lost. Affordable units are replaced off-site.</th>
<th>Scenario 2: Properties renovate or redevelop under existing zoning. Federal rental subsidies are lost. City subsidizes market-rate units on-site to maintain affordability.</th>
<th>Scenario 3: Affordable units are replaced by developer on-site through redevelopment with additional density. City investment limited to gap financing.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permanent displacement</td>
<td>Yes</td>
<td>Partial</td>
</tr>
<tr>
<td>Increase in on-site density</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Developable land needed (min 3-4 acres)</td>
<td>~$6.5-$20M</td>
<td>No</td>
</tr>
<tr>
<td>Competitive funding needed</td>
<td>~$40-$60M</td>
<td>No</td>
</tr>
<tr>
<td>City gap funding (development loan)</td>
<td>~$17-$20M</td>
<td>No</td>
</tr>
<tr>
<td>City operating subsidy</td>
<td>~$26-$52M (subsidize from 60% to 20-40% AMI for 20 years)</td>
<td>$72-$98M (subsidize from 100% to 20-40% AMI for 20 years)</td>
</tr>
<tr>
<td>TOTAL CITY $</td>
<td>$43-72 M</td>
<td>$72-98 M</td>
</tr>
</tbody>
</table>

06/27/2018 | AHAAC Briefing
Economics of Housing Affordability

- **FOXCHASE**
  - 4:1 Ratio
  - 20% Affordable Units
  - 80% Market-rate rental

- **CHATHAM SQUARE**
  - 2:1 Ratio
  - 34% Affordable Units
  - 66% Market-rate for sale

- **OLD TOWN COMMONS**
  - 2:1 Ratio
  - 35% Affordable Units
  - 65% Market-rate for sale

- **ROUTE 1 SOUTH**
  - Approx. 3:1 Ratio (2.5 – 3.5)

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Draft Housing Recommendations

The Heritage at Old Town and Olde Towne West III

1. Use additional density and height, including the strategic use of Section 7-700, as a tool to ensure, at a minimum, that all existing 215 committed affordable units at The Heritage at Old Town and Olde Towne West III can be rebuilt on site.

2. Rezoning(s) for the designated redevelopment sites will be considered based on the project’s ability to provide the recommended committed affordable units in exchange for the additional density provided in the rezoning, as well as the streetscape, open space, and mobility improvements to achieve the goals and recommendations of the Strategy.

3. Explore and leverage partnerships and financial and other incentives and City gap investment, to preserve and expand housing affordability in the community and to enable properties to redevelop as mixed-income communities serving a broad spectrum of incomes.

4. Retain the current levels of affordability by working with property owners to extend their federal rental subsidy contracts.

5. Require long-term affordability in the committed affordable units.

6. Provide a mix of unit types to meet current and future community need.
Draft Housing Recommendations

The Heritage at Old Town and Olde Town West III (cont.)

7. Ensure eligible residents have a right to return to the community after redevelopment and receive support and assistance to mitigate impacts of temporary relocation (including financial and moving assistance, as well as coordination with ACPS, Department of Community and Human Services (DCHS), and other City agencies).

8. Collaborate with the property owners to conduct a survey of residents to prepare for each property’s future relocation and return process.

9. Enhance access to City and community resources, including workforce development, housing counseling (including homeownership readiness), and training, to build selfsufficiency and well-being, through collaboration with the Office of Housing and other City agencies.

10. Include shared community resource spaces and gathering places when feasible, and ensure equal access for all residents to community amenities on site.
Draft Housing Recommendations

All Properties:

11. Incorporate accessibility, visitability and universal design features, when feasible, to enable residents to remain and age safely in the community and to ensure new homes are accessible to individuals regardless of their physical abilities.

12. Incorporate energy efficiency and green building elements when feasible, to lower housing costs for residents and enhance the quality and health of interior living environments.
Buildings as Good Neighbors

- Streetscape + street trees
- History + art
- Scaling elements
- Open space
- Scale transitions
Proposed Building Heights

* Predominately 55’ with up to 5 additional feet for architectural features
ACPS Student Generation Estimates

- Enrollment projections
- Capacity planning
- Diversity

<table>
<thead>
<tr>
<th>Total Estimated Net New Students By Phase and by School level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1 (0-5 years):</td>
</tr>
<tr>
<td>4 students</td>
</tr>
<tr>
<td>(comprised of approx. 2 ES, 1 MS, 1 HS)</td>
</tr>
<tr>
<td>Phase 2 (6-10 years):</td>
</tr>
<tr>
<td>18 students</td>
</tr>
<tr>
<td>(comprised of approx. 9 ES, 6 MS, 3 HS)</td>
</tr>
<tr>
<td>Phase 3 (11-15 years):</td>
</tr>
<tr>
<td>1 student</td>
</tr>
<tr>
<td>(comprised of approx. 1 ES, 0 MS, 0 HS)</td>
</tr>
<tr>
<td>Total over 3 phases</td>
</tr>
<tr>
<td>23 students</td>
</tr>
<tr>
<td>(comprised of approx. 12 ES, 7 MS, 4 HS)</td>
</tr>
</tbody>
</table>

Note: Based on 2015-2017 student generation rate and estimated number of new units, which is based on average ratio of market rate to affordable units. Final number of units will be determined as part of the development review process.
Resolution No. 2757

The City of Alexandria adopts a goal of eliminating death and serious injuries by 2028; and endorses Vision Zero as a comprehensive and holistic approach to achieve this goal. (01.24.17)
Near-Term Improvements

Legend:
- HAWK Signal
- High Visibility Crosswalk
- Remove Crosswalk
- Traffic Control
- Raised Crosswalk
- Leading Pedestrian Interval
- Painted Curb Extensions
- Concrete Bulb-Out
- Focus Intersection
- Strategy Core Area
Gateway Entrance
(Looking North)
Mid and Long-Term Vision
(Public and Private Improvements)
Plan Schedule – Next Steps

Jan.

#2 #3 #4

Community Meeting #2
Feb. 20

Pop-Up Events
Jan. 6, Jan. 18, Jan. 23, Jan. 31

Charrette Week
Feb. 24 – Mar. 2
(Inc. Community Meetings #3,4,5 and Open Houses #1&2)

Resident Office Hours
Jan. 8

Jan. 16

Community Meeting #1

Feb.

#5

Pop-Up Event
Apr. 16

Resident Outreach Event
Apr. 25

Mar.

#1

Community Meeting #6
May 2

#2

Planning Commission Briefing
Mar. 6

Transportation Commission Briefing
May 16

#3

Affordable Housing Advisory Committee Briefing
Apr. 5

May

#4

Community Meeting #7
June 4
Draft Plan Release

Jun.

#1

Community Meeting #8
Jun. 28

Plan Comment Round Table
Mid June

July

Plan Comment Period/
Draft Plan Revisions

Aug.

Plan Commission
& City Council Hearings
Sept. 6 & TBD

Sept.

Planning Commission Briefing
Jun. 5

City Council Work Session
Jun. 13

Transportation Commission Briefing
Jun. 20

AHAAC Briefing June 27

06/27/2018 AHAAC Briefing
AHAAC Action Items

• Upcoming Meetings:
  • June 28 @ 7:00 pm, Lee Center
    Please attend if able!

• Comments on Draft Plan—July

• Committee Letter of Support—August

• Planning Commission and City Council Hearings—September
  Please attend if able!