

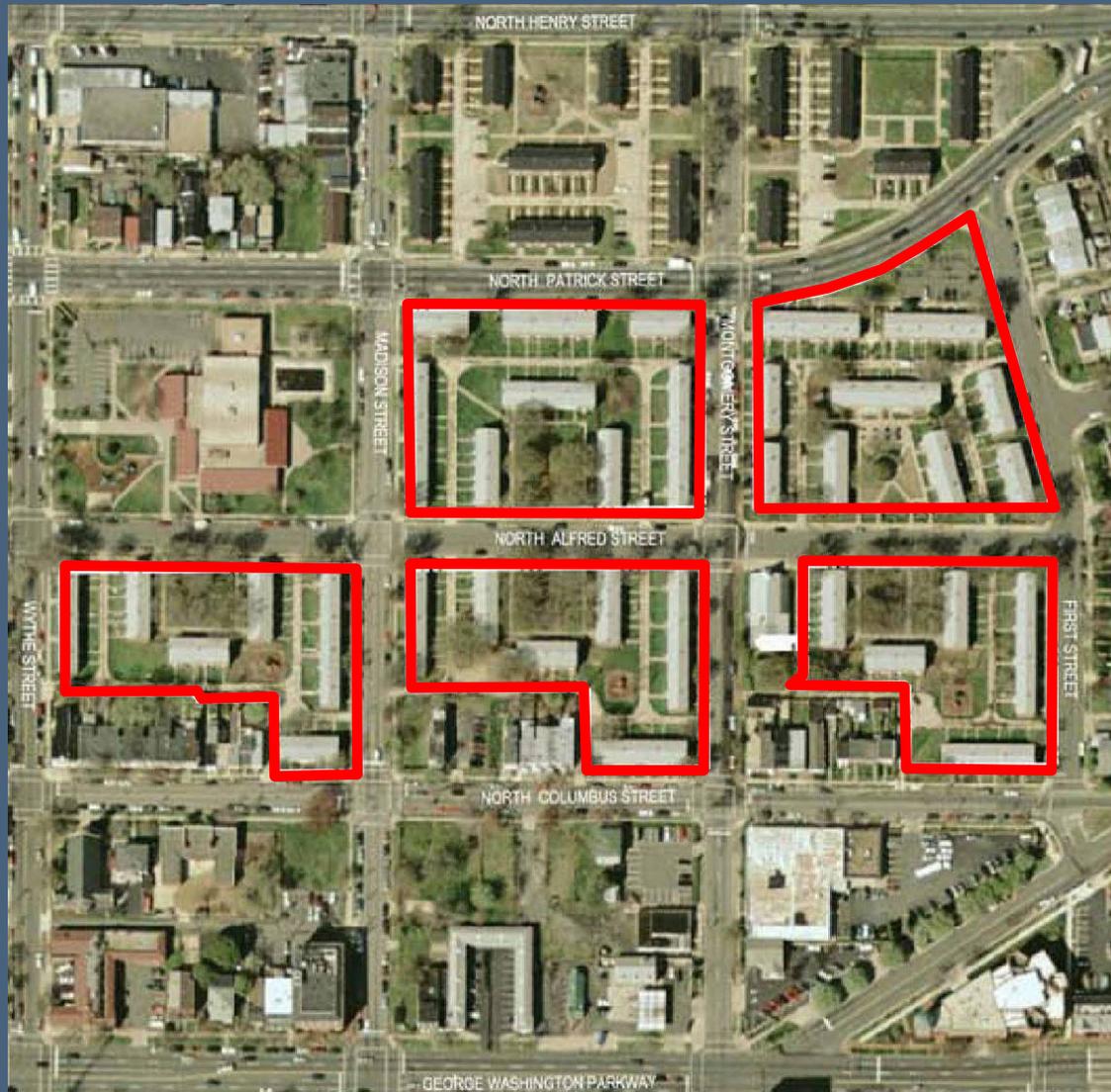
THE NEIGHBORHOODS OF



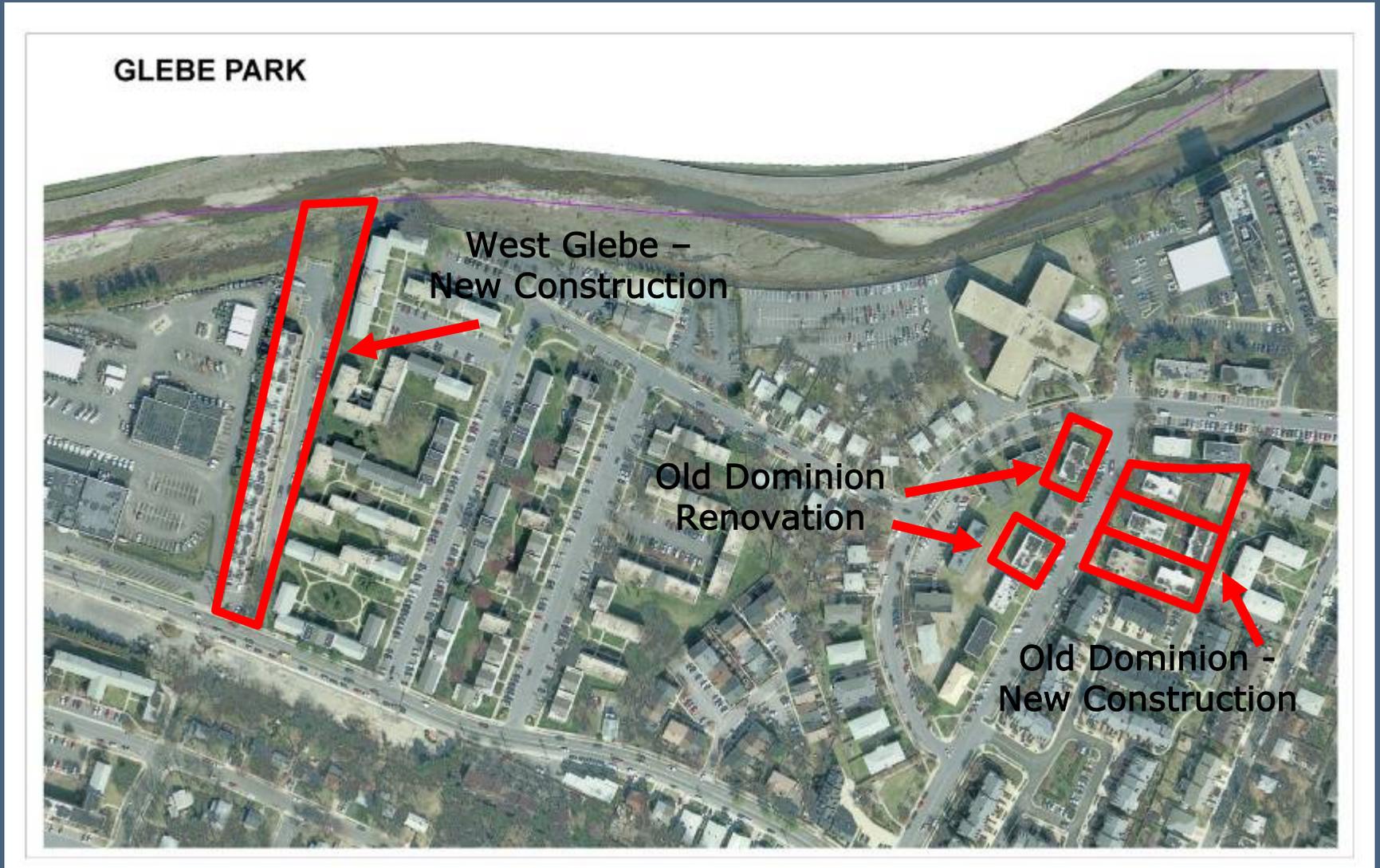
life within walking distance[™]

Glebe Park & James Bland Redevelopment Proposal

James Bland



Glebe Park



Financing the Glebe Park & James Bland Redevelopment

Project

Create 218 *
new ARHA
units
(+/- \$55 MM)

Glebe Park
84 ARHA units
(+/- \$21 MM)

James Bland
134 ARHA
units
(+/- \$34 MM)

Financing

Total Project
Funding
(+/- \$55 MM)

Market Rate
Land Value
(+/- \$22 MM)

Low Income
Housing Tax
Credits
(+/- \$33 MM)



* 16 ARHA Units located off site funded by City of Alexandria

Preliminary Redevelopment Concept Summary

- 134 replacement ARHA Units 2/3 bedrooms
- +/- 270 market rate units, mix of townhomes and multi-family
- 1/3 – 2/3 ratio of public to market rate, proportionally distributed across site
- Transition height and density from Route 1 to Columbus St, 4-stories to 2.5-stories
- Varied open space across all blocks
- Plan for a variety of architectural styles. Public units indistinguishable from market rate
- Sufficient parking to meet market and ARHA needs
- Financially viable development concept

Glebe Park & James Bland Units

	ARHA Units	Market Rate / Workforce
Existing Units		
Glebe Park	152	0
James Bland	194	0
<hr/> Total	<hr/> 346	<hr/> 0
Proposed Redevelopment		
Glebe Park	84	18
James Bland	134	269
<hr/> Total	<hr/> 218	<hr/> 287

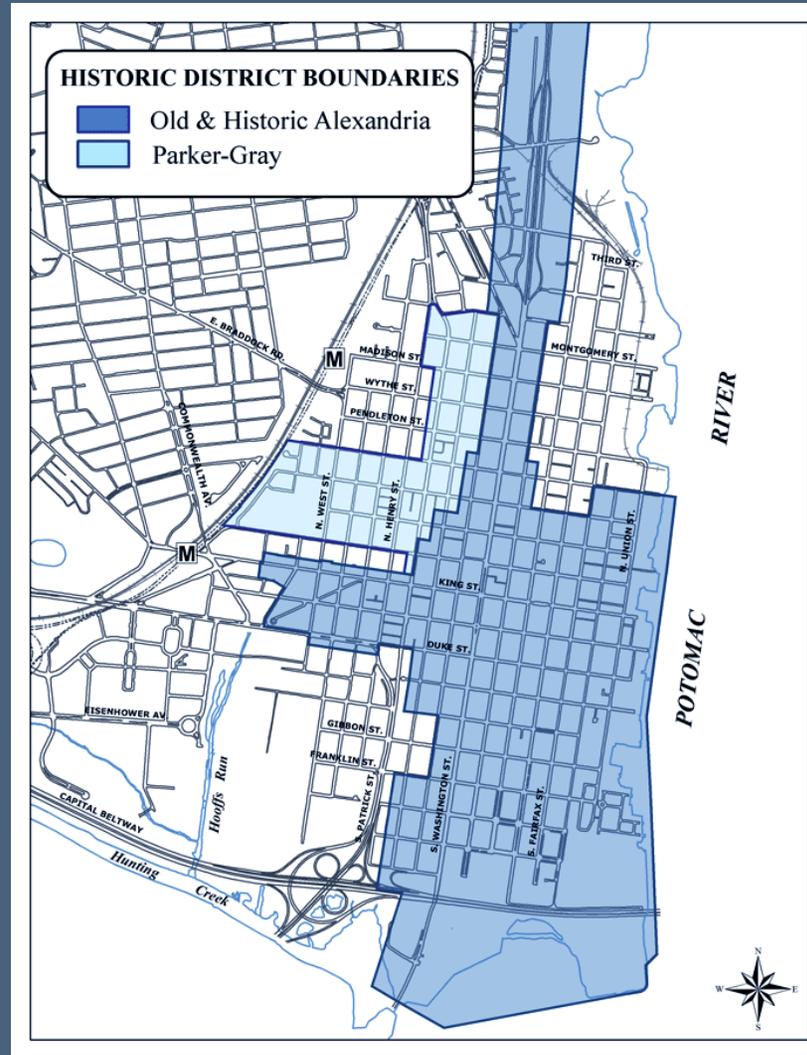
Mixed Income Concept



Project Schedule

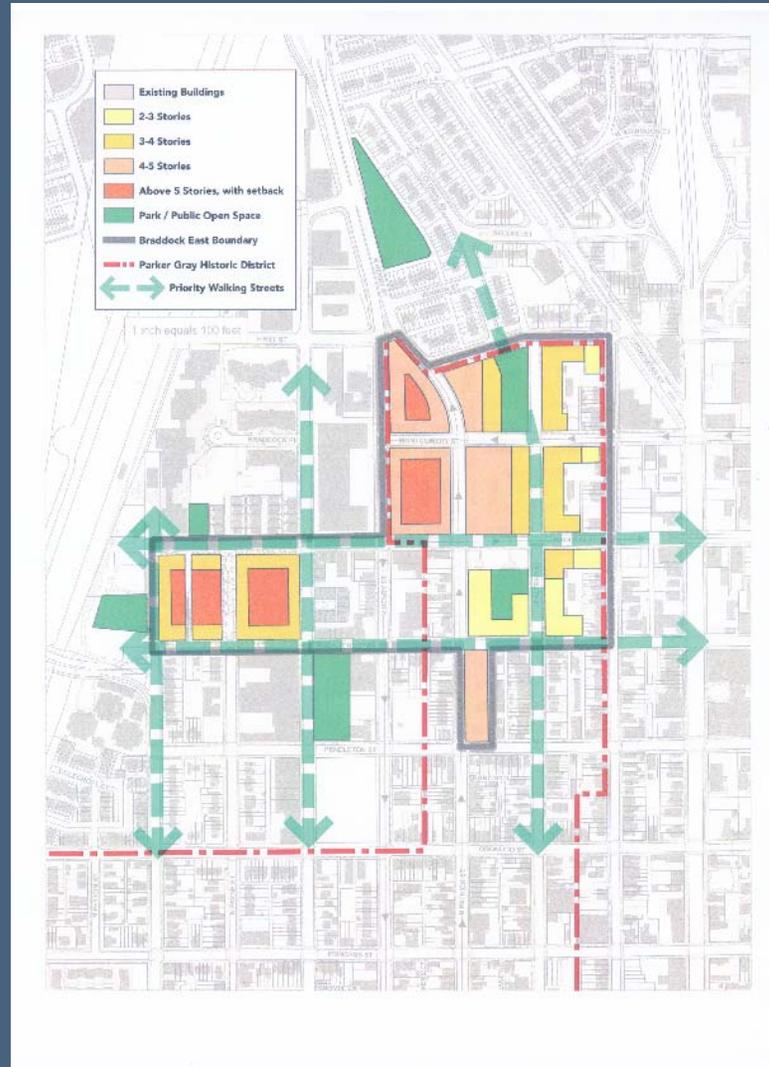
Concept Plan Submitted	5/23/08 ✓
Planning Commission / BAR Joint Worksession	6/03/08 ✓
BAR Worksession	6/25/08 ✓
DSUP Submission	6/30/08 ✓
BAR Worksession	7/23/08
Planning Commission Worksession	9/02/08 (Tentative)
* Parker Gray BAR Hearing	9/24/08
* Planning Commission Hearing	10/07/08
* City Council Hearing	10/18/08

Historical Districts



Plan provided by
Alexandria P&Z

Building Heights



Plan excerpted from the draft
Braddock East Plan prepared
by Alexandria P&Z

- DRAFT -



Illustrative Site Plan



Illustrative Site Plan



Contextual Background

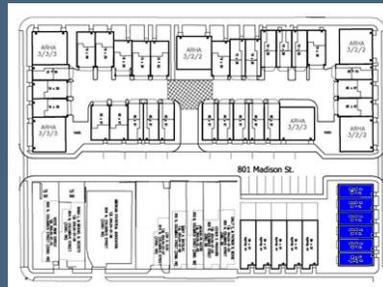


Contextual Background



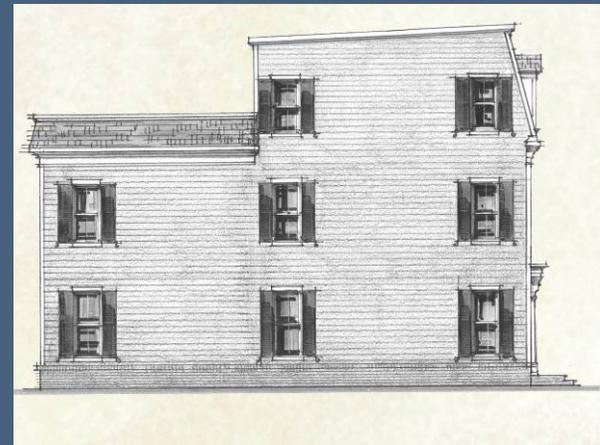
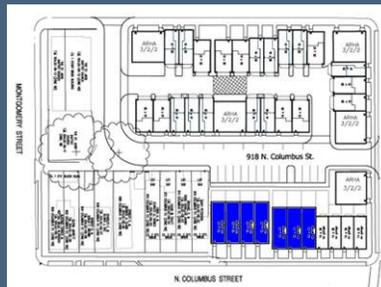
Homes Sizes

14' wide Townhome



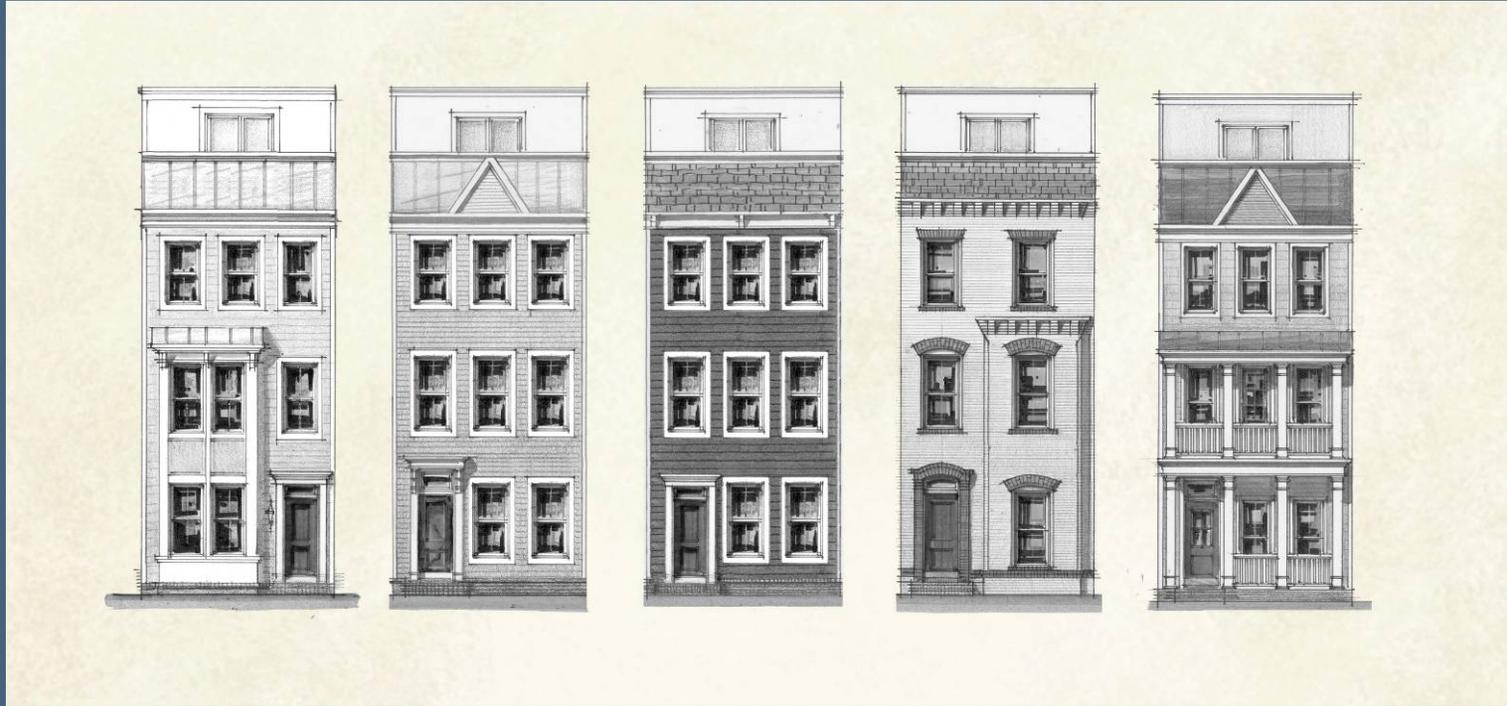
Homes Sizes

16' wide Townhome



Homes Sizes

16' wide Townhome



Homes Sizes

19' wide Townhome



Homes Sizes

ARHA Triplex Townhome



Streetscape Elevations

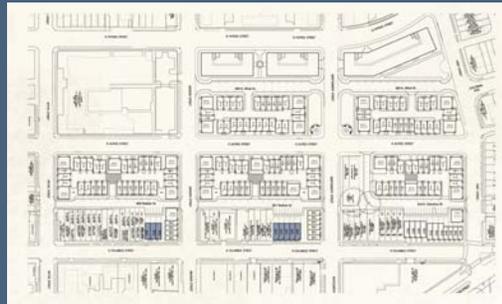
Townhomes – N. Columbus Street



700 Block

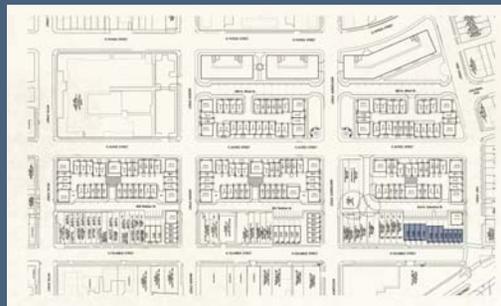


800 Block



Streetscape Elevations

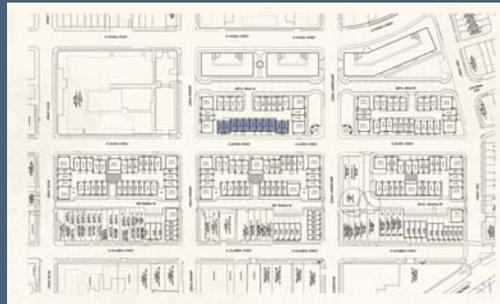
Townhomes – N. Columbus Street



900 Block

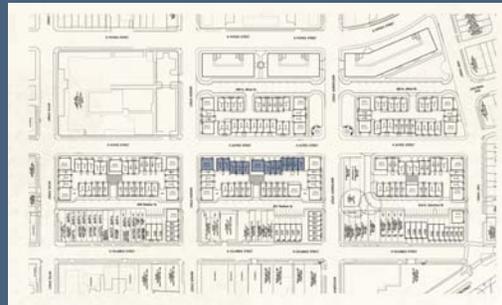
Streetscape Elevations

Townhomes – N. Alfred Street



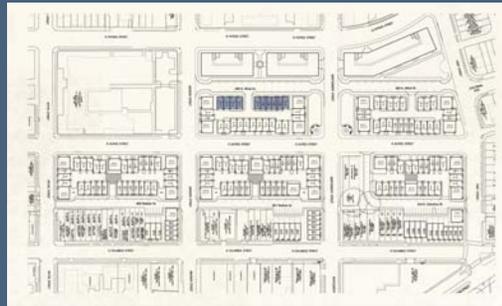
Streetscape Elevations

Townhomes – N. Alfred Street



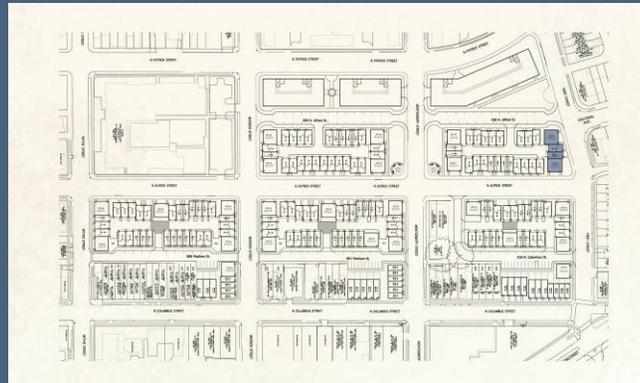
Streetscape Elevations

Townhomes – Private Street



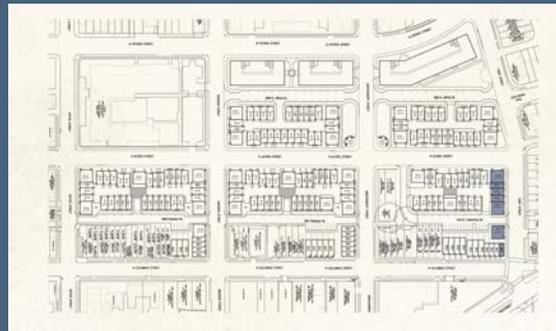
Streetscape Elevations

First Street



Streetscape Elevations

First Street

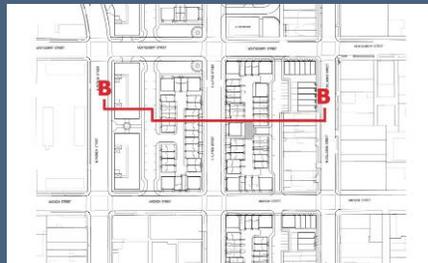
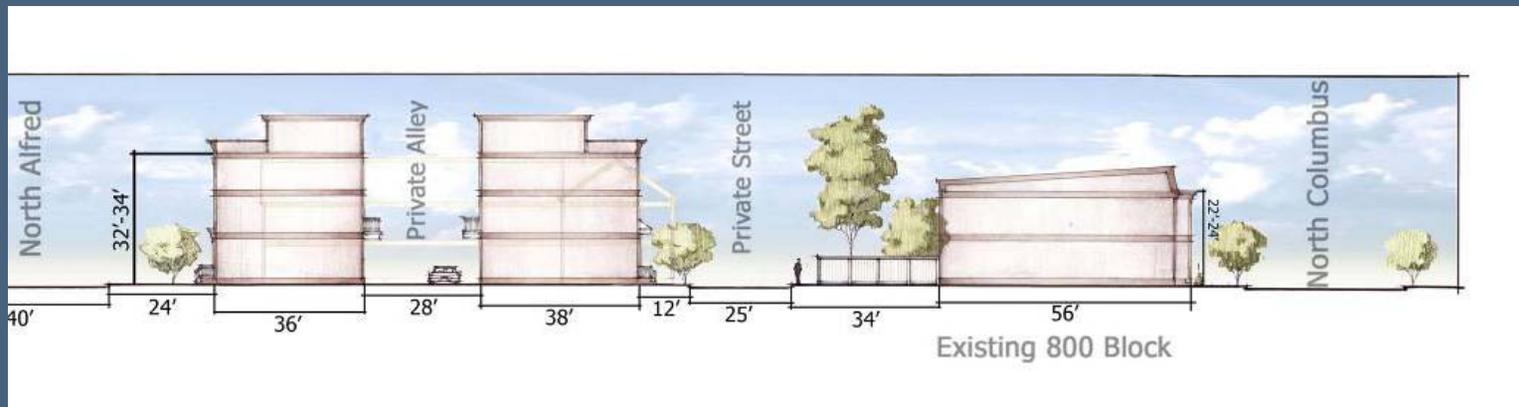
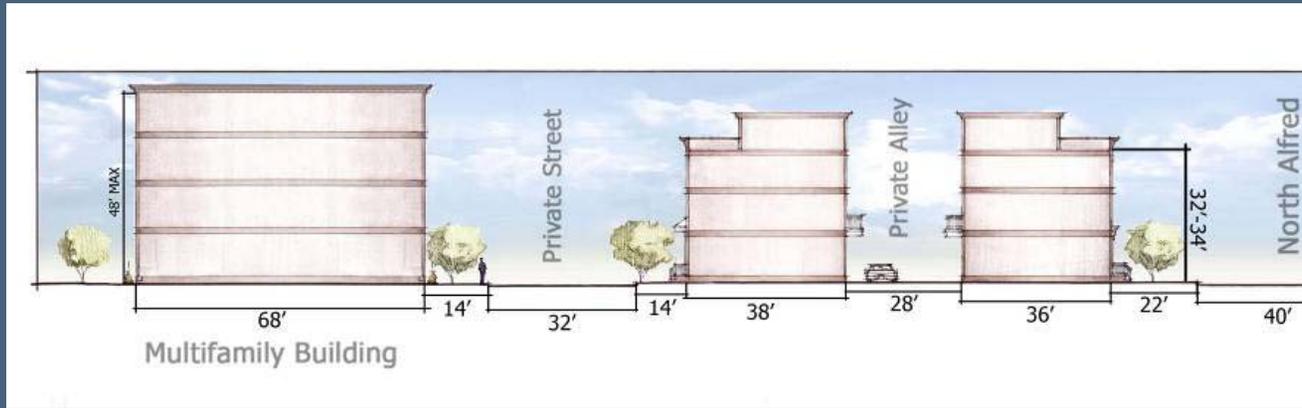


Site Sections

First Street



Site Section



James Bland Unit Mix

	898 N Alfred	998 N Alfred	918 N Colum- bus	801 Madison	808 Madison	TOTAL
Market-Rate Townhomes	21	27	33	39	37	157
Market-Rate Multi-Family	58	54				112
Total Market-Rate Units	79	81	33	39	37	269
ARHA Town-homes	12	12	15	18	18	75
ARHA Multi-Family	32	27				59
Total ARHA Units	44	39	15	18	18	134
Total Units	123	120	48	57	55	403

James Bland Parking Mix

	898 N Alfred	998 N Alfred	918 N Colum- bus	801 Madison	808 Madison	TOTAL
Surface Parking (New)	26	22	22	19	15	104
TH Garage Parking	42	54	44	56	60	256
Underground Parking	56	56	0	0	0	112
Total Parking Provided	124	132	66	75	75	472

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