

THE NEIGHBORHOODS OF



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Glebe Park & James Bland Update

May 15, 2008

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

\$10.5 MM Tax Credit Award for Glebe Park



Old Dominion: \$3.5 MM

West Glebe: \$7.1 MM

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

Illustrative Site Plan Structured Parking



Illustrative Site Plan Underground Parking



Unit Mix Plan



James Bland Proposal

	Above Grade Plan	Below Grade Plan	Difference due to Underground Parking
Market Rate Townhomes	138	157	19
Market Rate Multifamily	129	110	-19
Subtotal: Market Rate Units	267	267	0
ARHA Townhomes	66	81	15.00
ARHA Multifamily	68	53	(15.00)
Subtotal: ARHA Units	134	134	0
Total Units	401	401	0

James Bland Parking Strategy

- Park Market-Rate Townhomes with internal garages accessed from alleys
- Park Market-Rate Multifamily at 1.0 spaces/unit per Braddock Plan recommendation
- Dedicated car-share parking in new surface spaces on 898 N. Alfred & 998 N. Alfred.
- Park ARHA Units in new surface/underground spaces and on public streets

Total Parking Provided

	Above Grade Plan	Below Grade Plan	Difference due to Underground Parking
Internal Townhouse Parking	194 spaces	256 spaces	62 spaces
Structured Parking	278 spaces	137 spaces	-141 spaces
New Surface Parking	56 spaces	84 spaces	28 spaces
Street Parking	325 spaces	325 spaces	N/A
Total Parking Available	853 spaces	802 spaces	-51 spaces
Parking/Unit	2.1 spaces/unit	2.0 spaces/unit	

James Bland Schedule

- Mayor's Work Group 05/12/08
- Concept Plan Submission 05/23/08
- Planning Commission / BAR Work Session 06/03/08
- DSUP Submission 06/16/08
- BAR Work Session 06/25/08
- BAR Hearing 09/24/08
- Planning Commission Hearing 10/07/08
- City Council Hearing 10/18/08