THE NEIGHBORHOODS OF

EYA

life within walking distance™

Glebe Park & James Bland
Redevelopment Proposal
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
# Project Schedule

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>Concept Plan Submitted</td>
<td>5/23/08</td>
</tr>
<tr>
<td>Planning Commission / BAR Joint Worksession</td>
<td>6/03/08</td>
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<tr>
<td>BAR Worksession</td>
<td>6/25/08</td>
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<tr>
<td>DSUP Submission</td>
<td>6/30/08</td>
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<tr>
<td>BAR Worksession</td>
<td>7/23/08</td>
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<tr>
<td>Planning Commission Worksession</td>
<td>9/02/08</td>
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<tr>
<td>* Parker Gray BAR Hearing</td>
<td>9/24/08</td>
</tr>
<tr>
<td>* Planning Commission Hearing</td>
<td>10/07/08</td>
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<tr>
<td>* City Council Hearing</td>
<td>10/18/08</td>
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* Denotes hearing dates subject to change.
Initial Proposal
Initial Proposal
Consensus Redevelopment Concept

- 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
Historical Districts

Plan provided by Alexandria P&Z

www.EYA.com
Braddock East Plan Proposed Building Heights

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

LEGEND
- SF TOWNHOME UNITS
- SF TOWNHOME UNITS
- SF TOWNHOME UNITS
- ARIA TRIPLEX UNITS

James Bland
City of Alexandria, Virginia

Bowman Consulting

www.EYA.com
Illustrative Site Plan
Contextual Background
Contextual Background
Homes Sizes

14’ wide Townhome
Homes Sizes
16’ wide Townhome
Homes Sizes
16’ wide Townhome
Streetscape Elevations
Townhomes – N. Columbus Street

700 Block
800 Block

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Streetscape Elevations
Townhomes – N. Columbus Street

900 Block

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Streetscape Elevations
Townhomes – N. Alfred Street

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Streetscape Elevations
Townhomes – Private Street
First Street – Bird’s Eye View
Streetscape Elevations

First Street
Site Sections
First Street
### James Bland Unit Mix

<table>
<thead>
<tr>
<th></th>
<th>898 N Alfred</th>
<th>998 N Alfred</th>
<th>918 N Columbus</th>
<th>801 Madison</th>
<th>808 Madison</th>
<th>TOTAL</th>
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<tbody>
<tr>
<td>Market-Rate Townhomes</td>
<td>21</td>
<td>27</td>
<td>33</td>
<td>39</td>
<td>37</td>
<td>157</td>
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<tr>
<td>Market-Rate Multi-Family</td>
<td>58</td>
<td>54</td>
<td></td>
<td></td>
<td></td>
<td>112</td>
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<tr>
<td><strong>Total Market-Rate Units</strong></td>
<td>79</td>
<td>81</td>
<td>33</td>
<td>39</td>
<td>37</td>
<td>269</td>
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<td>ARHA Town-homes</td>
<td>12</td>
<td>12</td>
<td>15</td>
<td>18</td>
<td>18</td>
<td>75</td>
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<td>ARHA Multi-Family</td>
<td>32</td>
<td>27</td>
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<td></td>
<td></td>
<td>59</td>
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<tr>
<td><strong>Total ARHA Units</strong></td>
<td>44</td>
<td>39</td>
<td>15</td>
<td>18</td>
<td>18</td>
<td>134</td>
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<tr>
<td><strong>Total Units</strong></td>
<td>123</td>
<td>120</td>
<td>48</td>
<td>57</td>
<td>55</td>
<td>403</td>
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www.EYA.com
## James Bland Parking Mix

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<th>898 N Alfred</th>
<th>998 N Alfred</th>
<th>918 N Columbus</th>
<th>801 Madison</th>
<th>808 Madison</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Parking (New)</td>
<td>26</td>
<td>22</td>
<td>22</td>
<td>19</td>
<td>15</td>
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<tr>
<td>TH Garage Parking</td>
<td>42</td>
<td>54</td>
<td>44</td>
<td>56</td>
<td>60</td>
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<tr>
<td>Underground Parking</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>112</td>
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<tr>
<td>Total Parking Provided</td>
<td>124</td>
<td>132</td>
<td>66</td>
<td>75</td>
<td>75</td>
<td>472</td>
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