

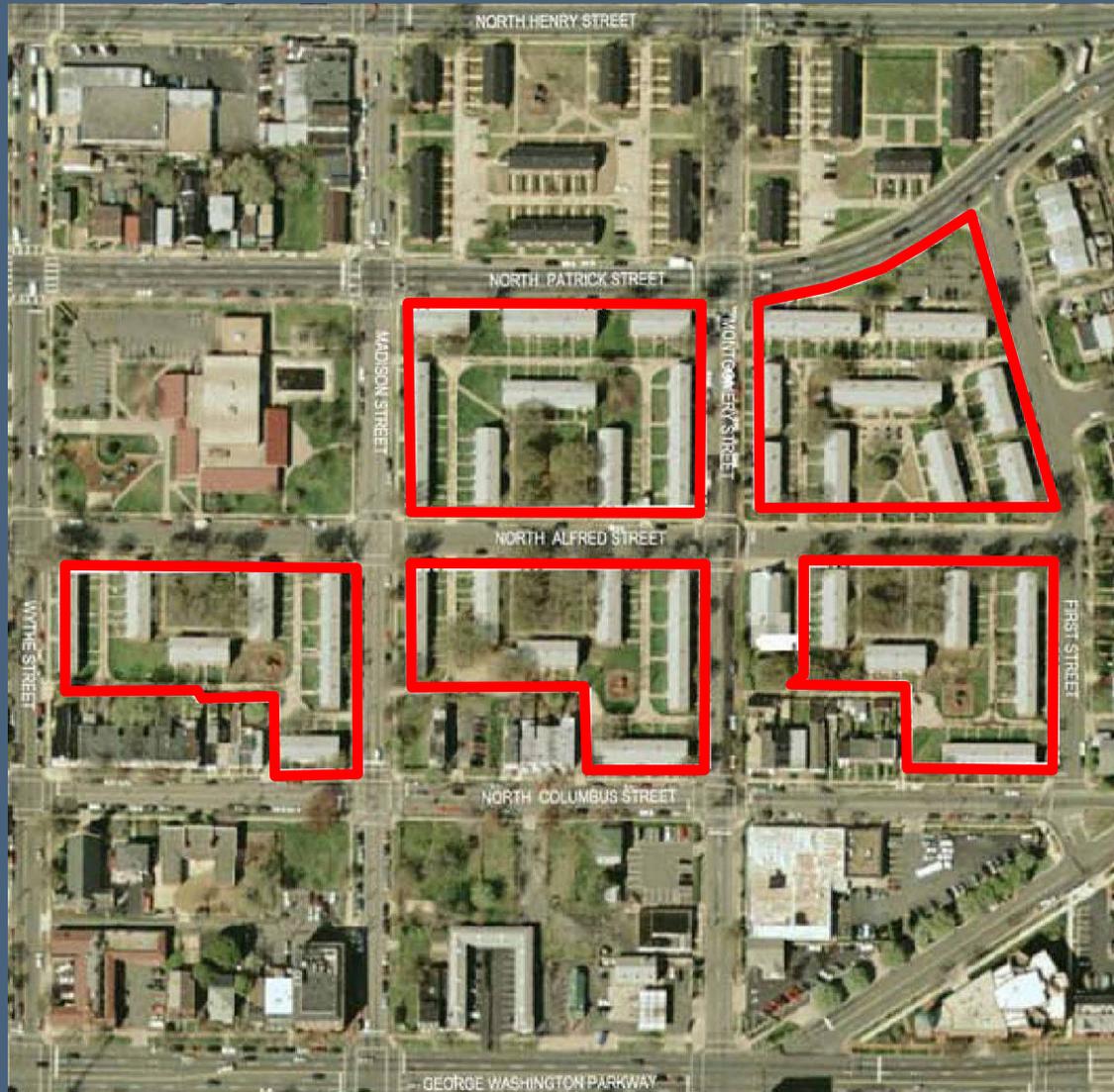
THE NEIGHBORHOODS OF



life within walking distance[™]

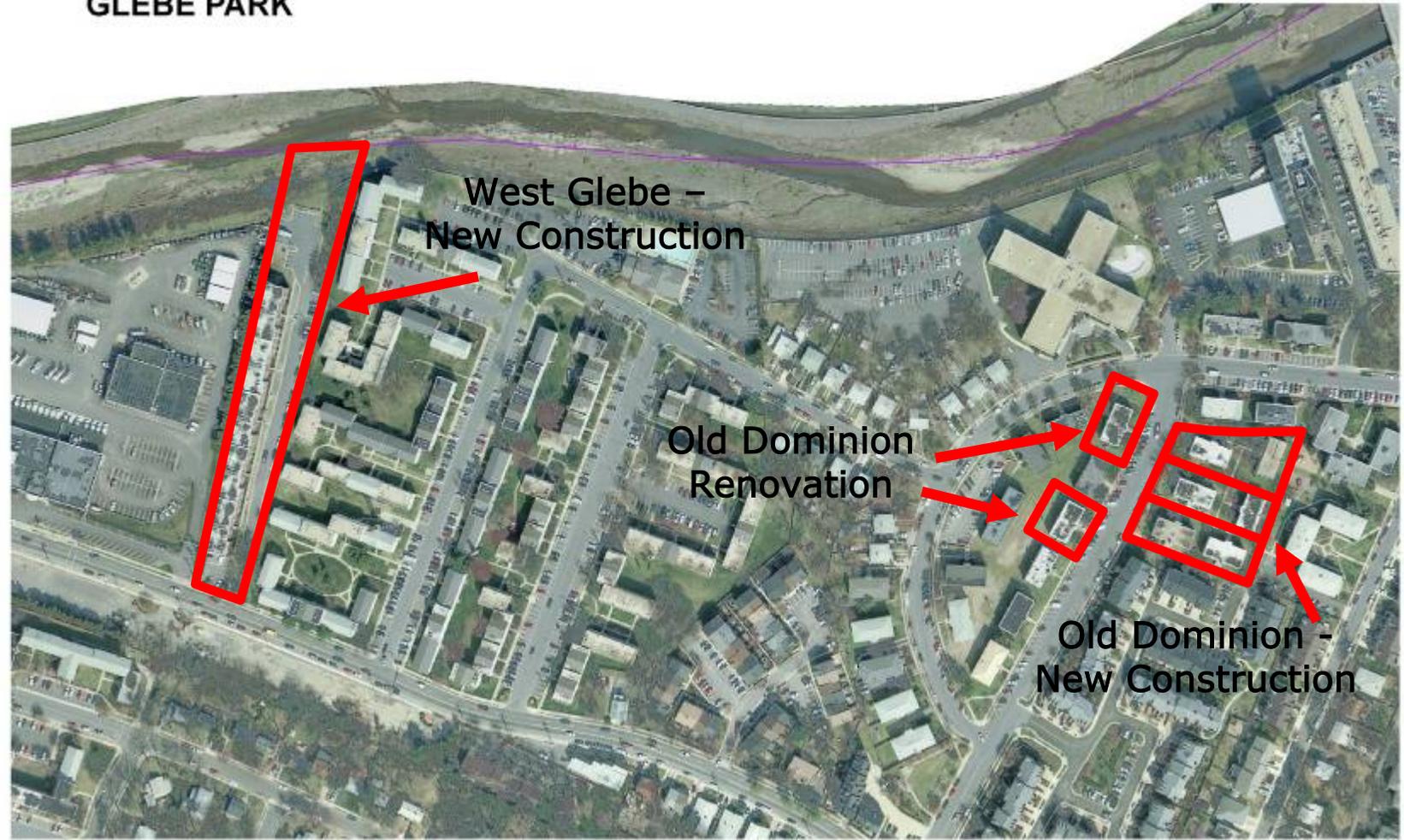
Glebe Park & James Bland Redevelopment Proposal

James Bland



Glebe Park

GLEBE PARK



West Glebe -
New Construction

Old Dominion
Renovation

Old Dominion -
New Construction

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

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

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

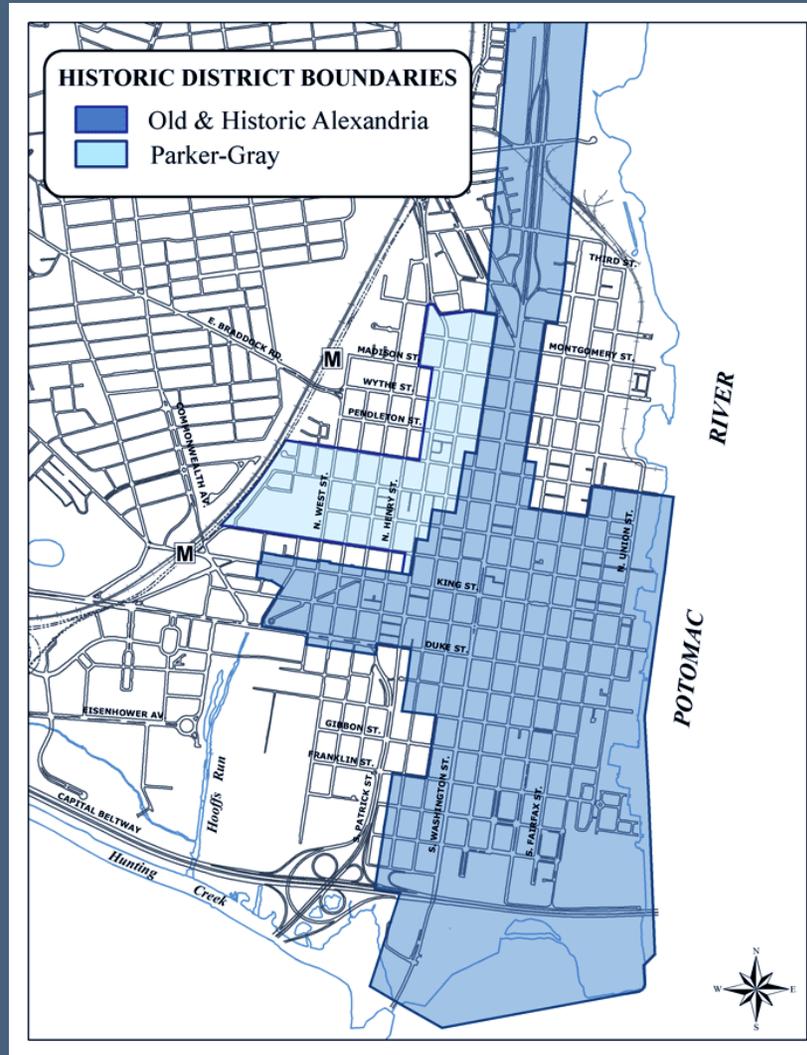
Site Plan



Mixed Income Concept

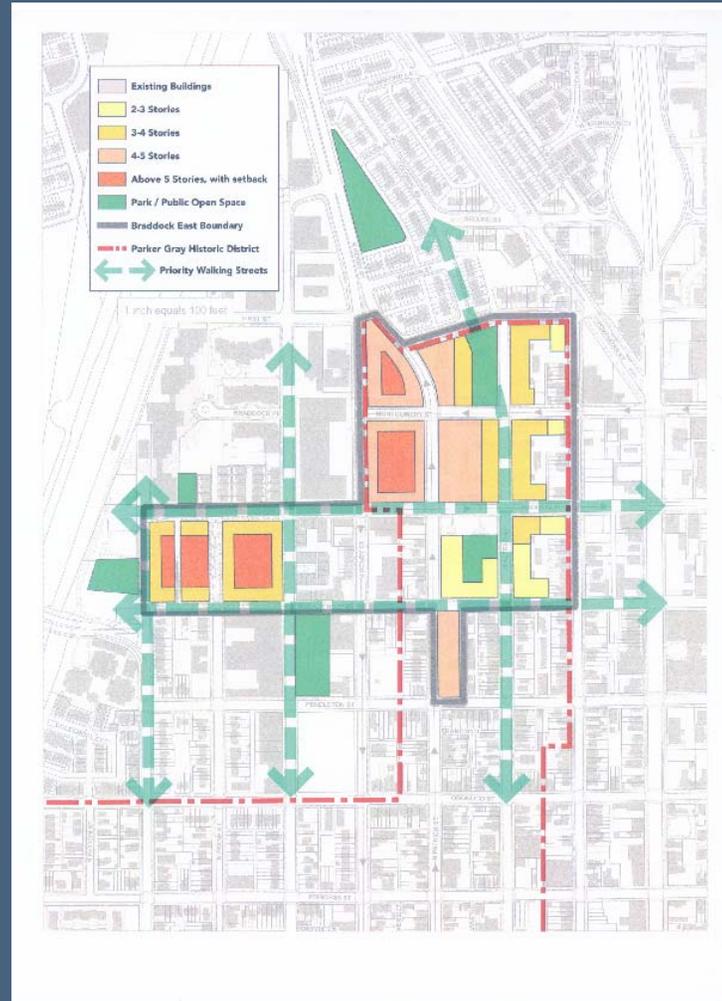


Historical Districts



Plan provided by
Alexandria P&Z

Braddock East Plan Proposed Building Heights



- DRAFT -

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



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Illustrative Site Plan



THE NEIGHBORHOODS OF
EYA



JAMES BLAND
CITY OF ALEXANDRIA, VIRGINIA

JULY 2008

Bowman
CONSULTING

Illustrative Site Plan



Contextual Background

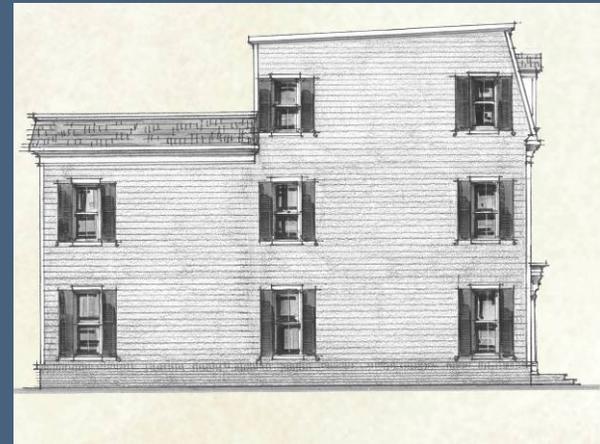
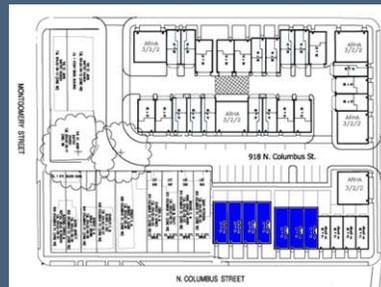


Contextual Background



Homes Sizes

16' wide Townhome



Homes Sizes

16' wide Townhome



Homes Sizes

19' wide Townhome



Streetscape Elevations

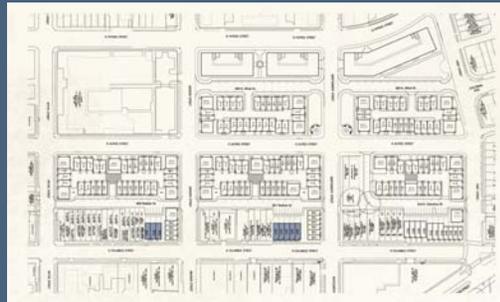
Townhomes – N. Columbus Street



700 Block

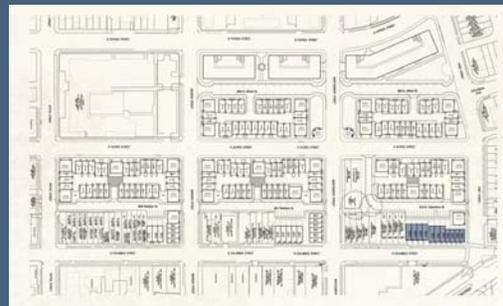


800 Block



Streetscape Elevations

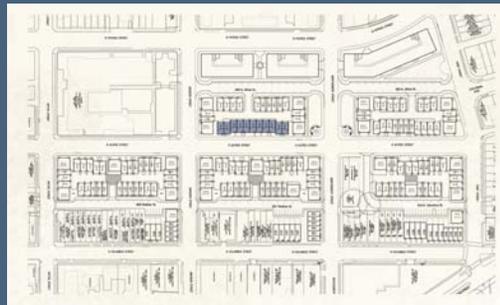
Townhomes – N. Columbus Street



900 Block

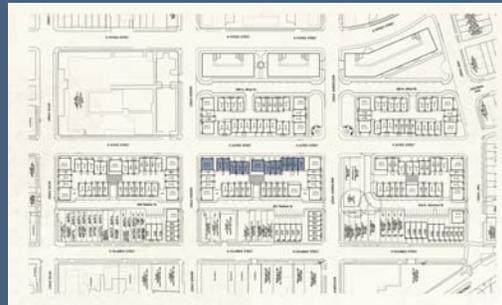
Streetscape Elevations

Townhomes – N. Alfred Street



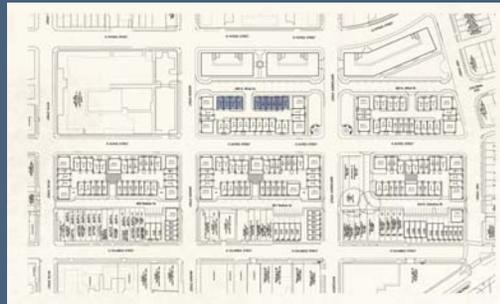
Streetscape Elevations

Townhomes – N. Alfred Street

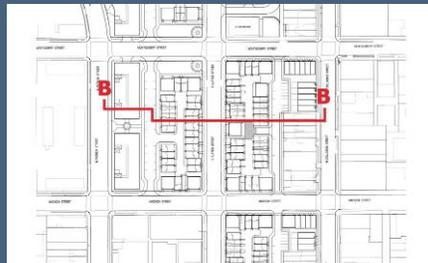
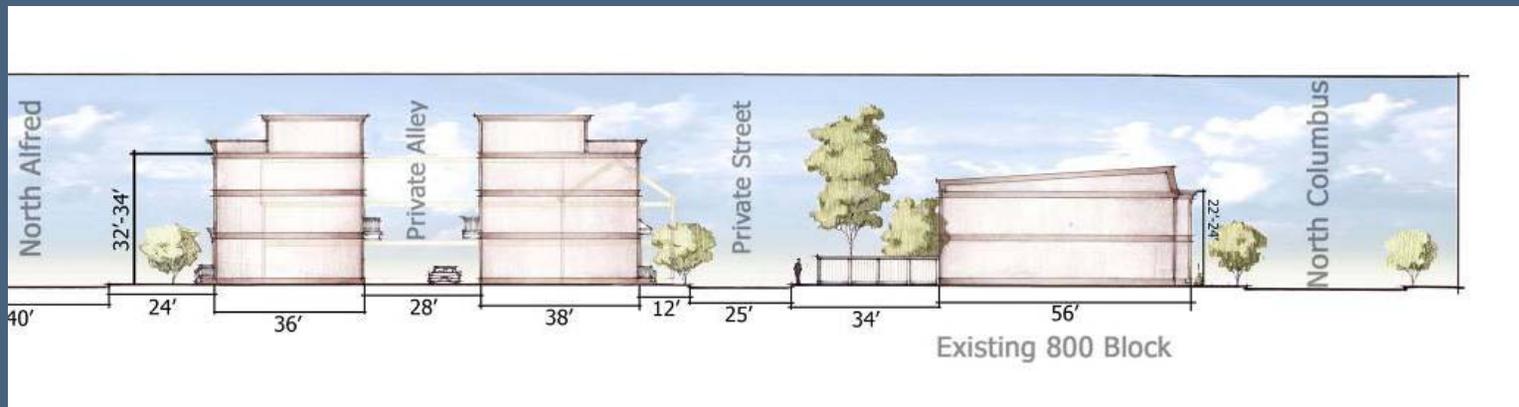
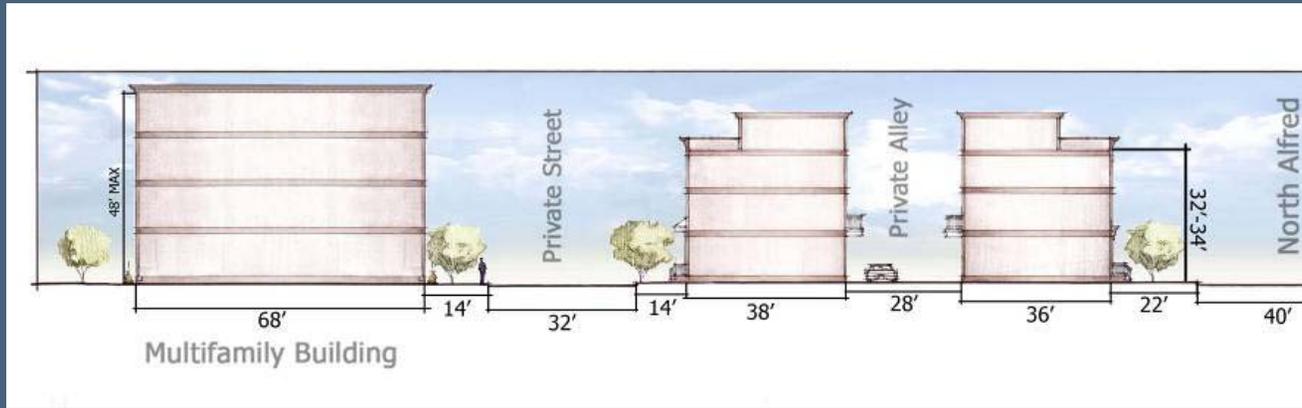


Streetscape Elevations

Townhomes – Private Street



Site Section



First Street – Bird's Eye View

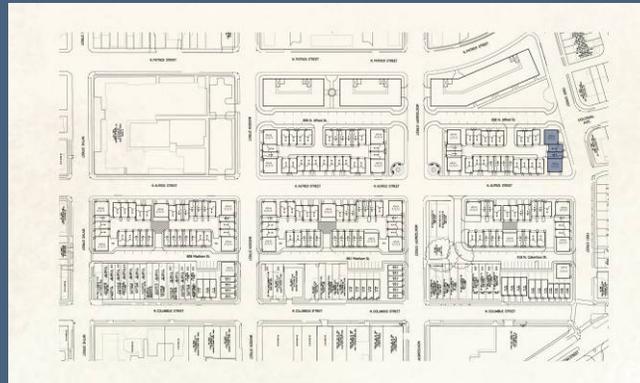


First Street – Bird's Eye View



Streetscape Elevations

First Street



Streetscape Elevations

First Street



Site Sections

First Street



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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