

**ROUTE 1 SOUTH HOUSING AFFORDABILITY STRATEGY**

**Community Feedback on the June 4 Working Draft Strategy with Responses**

(The following spreadsheet reflects community feedback between June 4 and June 26)

Released 06/27/2018

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Community Meeting #7 (with Open House)	1	Have the rental property owners indicated they are interested in redeveloping?	Y	The City approached the property owners about its desire to be proactive in preserving the affordable housing units and consulted with HUD regarding requirements to renew/extend the contracts. Both property owners have indicated that the ability to redevelop is important economically in order to sustain the affordable housing. Renovating only will not provide enough of a return for them to keep the existing number of affordable units, so redevelopment is integral to this Strategy. HUD has indicated its concurrence with this approach. Language will be added to Section A.1 Community Engagement that states that the property owners have expressed a desire to redevelop.	
Community Meeting #7 (with Open House)	2	What does it mean when you say 'eligible' households can return? What households qualify as eligible?	Y	Text will be added to Chapter 2: Housing Affordability describing what it means to be eligible. Eligible residents are those in "good standing." While the "good standing" definition has not yet been negotiated with owners of the Route 1 South properties, it will likely be similar to that in the Beauregard Small Area Plan's Tenant Assistance and Relocation Plan (TARP) for Properties Scheduled to be Demolished: 1.Current in rent at the time they receive a 120-day notice of termination and a generally good payment record. 2.Have lived in their unit for one year or more. 3.Have not made more than three late payments during the last three years. 4.Have received no more than one 21/30-day notice to cure during the last two years, and violations were cured. 5.Have passed a criminal background check based on a reasonable screening policy, e.g., not overly broad, does not exclude everyone with a criminal record, does not rely solely on arrest records, and provides a process for considering mitigating circumstances.  The working draft Strategy provides a recommendation (#7, page 13) to "ensure eligible residents have a right to return to the community after redevelopment and receive support and assistance to mitigate impacts of temporary relocation such as financial and moving assistance, as well as coordination with ACPS, Department of Community and Human Services (DCHS), and other City agencies".	

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				A chart showing resources available to tenants will be added to page 12 (Relocation and the Right to Return), with further detail (including contact information) in a new Resources for Tenants section on page 54 (end of Section A.2).	
Community Meeting #7 (with Open House)	3	Many people don't have access to printers. Where can we get printed copies of the document?	Y	Copies have been provided on request. In addition, copies have been placed in four locations in the neighborhood, including Lee Center, Abyssinia Mart, and the management offices of Heritage and Olde Towne West. Chapters translated into Amharic have also been placed in these locations and posted on the project website. Language will be added to A.1 Community Engagement expressing this action.	
Community Meeting #7 (with Open House)	4	There are two areas of redevelopment – the affordable housing properties and the commercial properties on Route 1. Could we go forward with affordable housing properties now, then later gain consensus on the properties for Route 1?	N		The areas could be separated, but the benefit of including the four additional redevelopment sites on Route 1 is to achieve a comprehensive vision and attention to overall design, including the long term improvements to the streetscape on the east and west sides, and the gateway at the southern end if/when these properties redevelop in the future.
Community Meeting #7 (with Open House)	5	Can you include documentation of the complete history of the project on the City's website?	AA		This information is already provided on the project website and Section A.1.
Community Meeting #7 (with Open House)	6	I complement the thoroughness and comprehensiveness of the draft document. I would like to propose that the plan needs to be of a larger context, part of the City's overall Strategic Plan and vision of the city. Seems isolated. Coordinate with specific markers in strategic plan. Need to be sensitive to cost factor/cost benefit analysis. Developers want a reasonable return of investment. Residents want to return to their homes. City needs to leverage limited resources in a city of kindness and compassion. Need to express the specific values that this plan embodies – livable city, compassion, and kindness ... strategic plan	Y	The draft Strategy already references consistency with the City's Strategic Plan and Housing Master Plan on page 5. However, additional language related to how the Objectives of the draft Strategy on page 3 are consistent with the City's Strategic Plan will be added in Chapter 1: Purpose.	

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Community Meeting #7 (with Open House)	7	Going forward, as a member of the landlord tenants board, we would like input on the strategy.	O		Staff briefed the board on 6/9/2018 and comments were provided. Meeting minutes are to be approved at next board meeting. The Board will continue to be involved throughout this planning process.
Community Meeting #7 (with Open House)	8	Agree that Strategy should be consistent with Strategic plan, Housing Master Plan, etc.	Y	See #6, above	
Community Meeting #7 (with Open House)	9	How do the Alfred Street Baptist Church (ASBC) plans fit into this plan?	O		ASBC is outside of the boundary of this planning process. That development application is occurring under a separate development review process, and will have separate Board of Architectural Review approvals, and public hearings before Planning Commission and City Council. Because their application potentially impacts 22 affordable units, those units are being planned for in this process to make sure that the existing rental assistance contract can be renewed/extended, if possible.
Community Meeting #7 (with Open House)	10	Seems like this strategy is being done in a vacuum; ASBC is right next door, and will have major impacts. Same goes for the Thornton project. Will you consider it holistically or piece by piece?	O		See #6 and #9, above. In addition, the Thornton and ASBC sites were required to submit a traffic study analysis as part of the development review process. The traffic analysis for each project takes into account impacts beyond each site.
Community Meeting #7 (with Open House)	11	Residents in the affordable housing properties are confused; they didn't understand that they would be moving. We need security and we need to understand what's going on.	Y	See #2, above.	

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Community Meeting #7 (with Open House)	12	Review and comment period is in the summer and people can't come to meetings.	Y	The process was initially planned to be completed by June and was extended to September in response to comments from the community. Additionally, the City has provided and will continue to provide multiple ways (online, email, in-person) to give feedback. The City will also host two additional round table/open houses in the summer.  These means will be noted in Section A.1 of the Appendix.	
Community Meeting #7 (with Open House)	13	Seems like this planning area is piecemeal. Is there consideration for a more comprehensive look at the small area plan – Southwest Quadrant and Old Town.	N		The City could eventually do a full SAP update, however, the need for the housing affordability strategy is time sensitive as the rental assistance contracts are expiring in 2019-20; This is why a focused, strategic approach was utilized for this process. A comprehensive review of the small area plan as a whole can still be done in the future, but would need to be considered as part of the City's interdepartmental long range planning work program. Also, see #6, above.
Community Meeting #7 (with Open House)	14	Have you addressed parking yet? And schools?	AA		All new redevelopment projects will have to meet the parking standards in place at the time of the development proposal submission. The City works closely with ACPS to track student enrollment and produce student generation estimates using an agreed upon process established in the Joint City/ACPS Long Range Educational Facilities Plan. Detailed information was provided on this topic during the Charrette and in the May 2 community meeting presentation, available on the project webpage. The draft Strategy discusses parking and schools on page 32. Also reference Recommendations 28-33 on page 34.
Community Meeting #7 (with Open House)	15	(during Open House) Reference the City Strategic Plan in the document	Y	See #6, above	
Community Meeting #7 (with Open House)	16	(during Open House) Provide translated version of the document in languages per resident demographic	Y	Staff provided the Purpose and Housing chapters in Amharic, the predominantly-used language in the community, in addition to English. These translated chapters are located on the project website, and paper copies were placed in four locations within the neighborhood, including the management offices of the Heritage and Olde Towne West. These means will be noted in Section A.1 of the Appendix.	

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Community Meeting #7 (with Open House)	17	(during Open House) What disqualifies residents from tenant protection?	Y	See #2, above.	
Community Meeting #7 (with Open House)	18	(during Open House) What other options would allow residents who are disqualified from the tenant protection voucher to return to the redeveloped area?	Y	See #2, above.  As occurred in the Beauregard Small Area Plan, it is possible that some options could be negotiated with the owners to allow existing residents who don't meet the tenant in good standing criteria to return; however, that has yet not occurred and would likely be reviewed in the context of the various requirements associated with how the property is financed and what flexibility is allowed within the City and the owners' obligations to affirmatively further fair housing.	
Community Meeting #7 (with Open House)	19	(during Open House) % of current residents NOT tenants in good standing	O		This information is not currently known. The Strategy recommends (see Recommendation #8, page 13) that a survey of existing residents be undertaken; that initiative is being planned for FY 2019 to inform further planning efforts.
Community Meeting #7 (with Open House)	20	(during Open House) Why can't the BAR review all the sites? Amend the district line to include all redevelopment projects	N		The Old and Historic Alexandria District (OHAD) boundary was established in 1946, amended in 1951, and the boundary has remained unchanged since 1965. The Board of Architectural Review (BAR) reviews all buildings located wholly or partially within the OHAD boundary. The OHAD is also intended to retain and protect buildings with architectural significance. The existing apartments, commercial buildings and gas stations do not meet this criteria. However, the Strategy does have recommendations (refer to pages 33 and 34) to ensure high quality design, materials and compatibility for new buildings.
Community Meeting #7 (with Open House)	21	(during Open House) What about the loss of revenue from losing the gas stations? Has the City taken that into account?	O		The Strategy provides an option for the gas stations if the property owners choose to redevelop. The Strategy also takes into account the fiscal impact of the planned redevelopment.
Community Meeting #7 (with Open House)	22	(during Open House) Regarding the near-term improvements map: illegal turn around at Church Street	O		This location is not within the core area of this Strategy, however City staff has studied this issue in the past and have concluded that prohibiting this left turn would cause reduced access for neighbors who depend on this left turn to get to their homes. Restricting this left would have to be approved by the Traffic and Parking Board and would required full support from the civic association before considering.

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Community Meeting #7 (with Open House)	23	(during Open House) Regarding the near-term improvements map: enforcement of stop signs	O		Enforcement is an ongoing activity that requires constant conversation with the Alexandria Police Department (APD). This and related comments have been provided to the APD.
Community Meeting #7 (with Open House)	24	(during Open House) Regarding the near-term improvements map: improve connection at Patrick and Wolfe	Y	Revise Recommendation #8 on page 39 to read "The City will explore the feasibility for improvements crossing Route 1 at Wolfe Street."	
Community Meeting #7 (with Open House)	25	(during Open House) Regarding the near-term improvements map: flashing warning lights for pedestrians (post-it note on Wilkes/Alfred)	N		A raised crosswalk will be installed as part of the near-term improvements. This raised crosswalk will have the appropriate markings/signage to calm traffic through the intersection. In the long-term, this raised crosswalk will be a decorative raised crossing connecting both sides of Wilkes Street Park.
Community Meeting #7 (with Open House)	26	(during Open House) Regarding the near-term improvements map: need four curb extensions (concrete?) (post-it note on Gibbon/S. Columbus)	N		Concrete curb extensions are prioritized throughout the City for high crash locations. Please see Vision Zero Action Plan activities. For these locations, concrete curb extensions are not be possible to install given that during peak hours, parking lanes are used as general traffic lanes.
Community Meeting #7 (with Open House)	27	(during Open House) Regarding the near-term improvements map: Need four concrete curb extensions (post-it note on Alfred/Gibbon)	N		See #26, above.
Community Meeting #7 (with Open House)	28	(during Open House) Regarding the near-term improvements map: Left turn from right lane (post-it note on Gibbon/S. Patrick)	AA		As per Figure 4.1 on page 37 and the description of "Traffic Control" on page 36, the City is proposing to install a barrier between left-turning lanes and through lanes to discourage turning left from the right lane. This issue will also be reported to APD for regular enforcement.
Community Meeting #7 (with Open House)	29	(during Open House) Regarding the near-term improvements map: NB left from S. Patrick onto Gibbon	N		This turn is banned during peak hours. The signal and turning movements are designed to balance traffic movements. Allowing this turn during peak hours would impact traffic movements.
Community Meeting #7 (with Open House)	30	(during Open House) Regarding the near-term improvements map: cycle length too long at S. Patrick and Franklin	Y	Signals are timed in coordination and include cycle lengths for pedestrian crossing time. A pedestrian (HAWK) signal will be installed as part of the near-term improvements recommended by this Strategy. Language will be added to page 36 to explain the use of the pedestrian (HAWK) signal in more detail, how it will stop traffic and enable better pedestrian crossings at this location.	

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Community Meeting #7 (with Open House)	31	(during Open House) Like the courtyard approach	AA		The Strategy recognizes the need for building breaks and courtyards on pages 23, 31, and 34 (reference Recommendations #24 and #26).
Community Meeting #7 (with Open House)	32	(during Open House) Massing of buildings in rendering seems too large. Break-up with courtyards	AA		See #31, above.
Community Meeting #7 (with Open House)	33	(during Open House) Will the rezoning be implemented with the plan approval altogether or later with each redevelopment site application? Will it be a new zone or an existing zone?	O		The Strategy's recommended zoning will not be implemented as part of the Strategy approval. Staff is analyzing whether the recommended zone will be a new or existing zone; it is anticipated that this will be addressed in the July revised draft of the Strategy.
Community Meeting #7 (with Open House)	34	(during Open House) Would like to see building breaks (walk throughs) on the new building sites	Y	Page 28, Figure 3.11: Urban Design Elements in the working draft illustrates two "Potential Mid-Block Pedestrian Connections" in blue on the two largest potential redevelopment sites. The recommendation that most closely describes mid-block crossings is #26 on page 34). Language will be added to Recommendation #26 to reference mid-block crossings as shown in Figure 3.11.	

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Email 1	35	I cannot find this information online but perhaps have missed it. Please tell me who the City has contracted with to develop this plan and what the cost associated with this contracting has cost the City to date. I was unable to attend last night's meeting since my child goes to bed before 8 PM but have received a recap from a number of folks. I am baffled as to how the City has come up with the number 12 for the number of additional students that would be added to LCTA under the redevelopment project when the number of units will be far more than the 215 listed. Can you explain that methodology please? I am also VERY disappointed regarding the feedback I have received on the answers (or lack there of) last night regarding the impact on traffic and safety the increased density will add. This was what I expressed to your colleague on the 23rd when you were at Abyssinia coffee shop. The drawing of the streetscape seems rather unrealistic in terms of what comes through OT everyday from RT S, 495 and off of the GW Parkway. The Alfred Street Church redevelopment project cannot be considered in isolation and will also add to the density and traffic issues. I have to say, I am fairly disappointed. The comments alone posted on the City website from the various community meetings should provide a reason to pause. Have there been traffic studies done to project how the increased density will impact the area? Rush hour on the south end is a complete and utter nightmare. How will this be handled and especially when all the construction adds to the problem as the area is redeveloped?	Y	<p>The community planning process and resulting draft Strategy were developed and produced by City staff. Grant funding from the Virginia Housing Development Authority (VHDA) funded the cost of a transportation consultant to provide subject matter expertise during the process and funded the perspective renderings included in the draft document. VHDA will be added to the Acknowledgements page.</p> <p>Expand language on school capacity planning and student generation on page 32 to reference Chapter 2 of the Long Range Educational Facilities Plan.</p> <p>The near-term and long-term improvements recommended by the working draft Strategy consider estimated added peak hour traffic and reflect strategies toward enhancing pedestrian safety and calming existing and future traffic. Language will be added to Chapter 4 describing the additional cumulative peak hour trips as a result of new development, as presented at community meeting #7 on May 2 and at the Planning Commission briefing on June 5 and the City Council briefing on June 13.</p> <p>The Alfred Street Baptist Church proposal is currently going through the development review process. The applicant has submitted a traffic impact study and will have to demonstrate how the proposed development will address and mitigate its transportation impact.</p>	
Email 2	36	What is FAR?	Y	Floor Area Ratio (FAR) is a ratio between the building square footage and the lot square footage. For example, a 10,000 sq. ft. buildings on a 10,000 sq. ft. lot is a 1.0 FAR. The City's formal definition of Floor Area Ratio can be found in the City's Zoning Ordinance. Floor Area Ratio will be spelled out in Chapter 3.	



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Email 3	37	<p>Thanks for the opportunity to participate and have the chance to have some influence . The question I believe is most worth considering at this stage of this project is the following:</p> <p>1. Is Risk Management being done for this project? Where for example planners and stakeholders involved identify a comprehensive list of valid risks associated with a project. The risks are then rank ordered by likelihood of occurrence combined with their impact. Then mitigation plans/strategies are drawn up for those risks that need them, i.e. the ones that are likely to happen and or would cause disruptions to the project and stakeholders. All of the Risk Mangament documentation is kept on file and revisited periodically and updated throughout the project as it matures and things surrounding the project change. Please let me know.</p>	AA		<p>The primary risk associated with this Strategy is that without incentives, the existing affordable housing could be lost.</p> <p>Based on the evaluation of three scenarios (pages 8 and 9), it was recommended that the tool to retain housing affordability be to increase density and height on sites with existing HUD contracts. Staff evaluated the potential impacts from increased density (on all sites within the core planning area) on peak hour traffic and schools, specifically, (refer to May 2 community meeting materials), which then informed recommendations. We also created strategies with the community that inform the building height, form and function of future development, open space and streetscapes to ensure neighborhood compatibility.</p> <p>Further, each future development proposal (if/when it takes place) must go through the City's development review process, which requires compliance with the adopted Strategy recommendations and other City policies; coordination with ACPS; requires the applicant to provide a traffic impact study, and stormwater and waste water mitigation plans; and requires the applicant to meet with residents about the proposal before consideration for approval by planning commission and City Council. This is the process by which, staff, the community, commission, and Council ensure the intent of the (eventual) adopted Strategy is being implemented.</p>

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Email 4	38	I have been looking through the draft. During the Charette, I recall discussion of having HUD "continue the housing vouchers for Heritage. Is that still part of the plan. What is happening with the housing associated with the Alfred St. Church , they are townhouses, as i recall, with entrances with many steps.	AA		<p>The Strategy lists the "Strategy Objectives" on page 3, one of which specifically mentions the HUD contracts: "Retain the existing federal rental subsidy contracts that provide deep levels of affordability". Through this draft Strategy, it is planned that redevelopment will occur in such a way that allows for the retention/extension of those contracts with HUD. There is more language on this particular topic on page 8 and within recommendation #4 on page 13.</p> <p>The housing owned by Alfred Street Baptist Church includes townhome-style units, as well as one level flats. Future development, if/when it takes place at The Heritage properties or at the Olde Towne West properties, will be subject to recommendations of this draft Strategy. These include Recommendation #11 on page 13 which specifically addresses accessibility: "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".</p> <p>The ASBC church expansion project is occurring through a separate, parallel development review process. That project, and the impacted units, are discussed on page 53 (in the Appendix).</p>
Phone call 1	39	What is the difference between DSP and DSUP?	O		<p>A development site plan (DSP) is approved by the Planning Commission. The City has less discretion to add requirements of approval as part of a DSP. A development special use permit (DSUP) is approved by City Council and enables the city more discretion to add requirements of approval to mitigate the impacts of the proposed development. More information can be found on the Development webpage <a href="http://alexandriava.gov/Development">alexandriava.gov/Development</a>.</p>

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AlexEngage 1	40	I agree with goals of city's proposed plan; however traffic and speed mitigation strategies need to be implemented where possible without delay. The traffic and speed on residential streets in SW area is bad.	AA		The Strategy recommends short-term mitigation strategies that include bulb-outs, enhanced crosswalks and a pedestrian (HAWK) signal (see Figure 4.1, page 37). The Strategy also recommends significant improvements on S. Patrick Street, including a median and enhanced pedestrian crossings in the medium and long term (see Figure 4.2, page 38). The redeveloped sites will also have to implement pedestrian and bike and transportation improvements to mitigate potential impacts.
AlexEngage 1	41	My HOA community - 9 homes within the plan area - is concerned about increase in density, impact on already congested roads, and construction impacts - traffic, haul routes, sleep disruption, etc. However we think the mixed use housing proposal will mitigate the crime and nuisance issues in area.	Y	The Strategy is intended to mitigate impacts associated with additional density, including additional traffic. As part of any future DSUP approvals, conditions related to specific impacts of construction, including noise and haul routes, will be addressed in consultation with the community. Additional language to this effect will be added to the introductory paragraphs in Chapter 5 Implementation.	
AlexEngage 1	42	Traffic and speed mitigation strategies need to be implemented where possible without delay. The traffic and speed on residential streets in SW area is bad - the longest part of my commute from DC is thru OT, beginning at Prince thru Jefferson.	AA		See #40, above.
AlexEngage 1	43	Interesting info, thanks for providing!	O		Comment noted.
Email 5	44	I was able to open the doc from the link provided. WiFi is very weak in my area, so it took 10 minutes to load. Plus some pages blacked out about 1/3rd thru the doc, presumably because of the weak connection. Considering how increasingly important—if not essential—internet connectivity is, I'm thinking my comments should include a suggestion to incentivize developers to provide local WiFi (if that isn't in the draft, which I haven't yet been able to go thru, haha).  Thanks again. From what I have viewed, it looks to be a most comprehensive report—much needed and appreciated.	O		As future development proposals are submitted, Staff can consider incentives for improved wifi through future development as part of the development review process.

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Written Comments from paper copy in neighborhood 1	45	Scenario 3 (affordable units are replaced by developer on-site through redevelopment with additional density; City investment limited to gap financing) - I am intrigued by this because there is less public cost. How tall would the buildings be, i.c. how many stories? High rises would detract from the historical aesthetic. By the same token, developers have put up some very attractive new and renovated buildings up on the north end. Can the same be done here while still allowing for lower-end rent or subsidies? My own building has very small units and this keeps unit price down. I am in former Bearings South/ Boulevard. I am tired of everything overpriced and marketed as "luxury townhomes". What ever happened to simple yet lovely homes with traditional aesthetic design?! Beauty need not cost a fortune. Let's have regard for the poor - they deserve beauty too. So I believe I would like further inquiry into Scenario 3.	AA		The draft Strategy recommends pursuing Scenario 3 (the use of additional height and density to preserve housing affordability) with recommendations to ensure neighborhood compatibility. Generally, the building heights being recommended (45-55') are already allowed in this area, and the greatest heights are recommended along Route 1. The heights proposed would allow buildings that are four to five stories, at most. Transitions will lower building heights closest to the historic area and neighborhoods where there are private, lower-scale townhomes. Creating flexibility in current building heights will allow more interesting architectural design and elements to be included, while achieving the necessary density to incorporate the same number of affordable units as currently exist into the future mixed-income development. Please note that the existing mid-rise building is 62'.
Written Comments from paper copy in neighborhood 1	46	I think we should explore open architecture design instead of block design. This allows for rooftop walkways and gardens. Please view the TED Talk by Moshe Safdie.	AA		The draft Strategy provides general design recommendations (pages 23-31) to ensure thoughtful design while allowing some design flexibility during the development review process. Incorporating character defining elements from the neighborhood such as building breaks, front porches, courtyards, small front yards, and building materials typical of the neighborhood allows for porosity.
Email 6	47	Very impressive! I navigated to the survey and took that as well. I've sent the link to my neighbors as well.  Overall I'm pleased with the information and how well you all have presented it.  Thanks again for all of your engagement!	O		Comment noted.
AlexEngage 2	48	If implemented as you have depicted in the materials, I think the overall vision is exciting and transformational!	O		Comment noted.

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AlexEngage 2	49	As a resident on the 900 block of Franklin St., I am happy you are addressing the intersection of Franklin and Alfred. I would like to see the overall plan (e.g. Figure 1.1) show the "extension" of the plan's areas of interest somehow on the figure, as well as an emphasis on the connectivity between the east and west sides of Route 1. The general area is indicated in the Figure, but it doesn't show the full scope and ambition of the plan in one single figure. Small issue overall, but I think would be worth it for residents to see.	Y	A larger context image will be added to the Strategy.	
AlexEngage 2	50	I appreciate the phased approach, especially those issues that can be addressed immediately, such as traffic issues and pedestrian safety at the intersections off of Route 1 (e.g. Franklin-Alfred, Gibbon-Alfred, etc.)	O		Comment noted.
Word Doc sent via Email 7	51	In the Route One Plan Goal is to provide a mix of unit types to meet current and future community needs. There is a discussion about the decrease in Affordable rental units. How many of these units also were accessible and need to be replaced?	AA		Chapter 2 includes a recommendation (#11) that is applicable to all properties: "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." Typically, at least 10% of all new affordable housing development is fully accessible, and it is anticipated that this would be the case here if redevelopment occurs. This percentage could be higher, based on the upcoming survey of residents, if greater need is indicated. The age and typology of the current housing stock limits the current number of accessible, affordable units.
Word Doc sent via Email 7	52	attention should be given to providing accessible, as well as affordable, housing units in the new housing provided. How many new units will have features such as: wider bathroom doorways, Turn space in bath rooms, space under sinks for wheel chair access; Placement of lower closet rods; lower kitchen counter and cupboard heights; lever door handles, higher electrical plugs and pad light switches?	AA		See #51, above. The Strategy contains a recommendation encouraging enhanced accessibility and universal design features if redevelopment occurs.

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Word Doc sent via Email 7	53	While the Plan mentions residents with disabilities in various places, there does not seem to be a recognition that accessibility accommodations benefit all residents and visitors to Alexandria. The mother wheeling her infants in a stroller wants to cross streets safely with adequate time. She also may like to enjoy a park with no steps to interfere with access and strolling. The same is true of the resident with a broken leg or after back surgery using a walker who needs a place to rest and enjoy the park surroundings.	AA		The draft Strategy emphasizes planning for people of all ages and abilities in each Chapter.
Word Doc sent via Email 7	54	IN The URBAN DESIGN AND OPEN SPACE SECTIONS particularly for the Wilkes Street Public Park, the Plan needs to include requirements that promote accessibility: shelter and seating to accommodate elderly and individuals with wheelchairs, walkers and other mobility aides; wider sidewalks and ramps with the proper slope for wheelchairs and no step access.	Y	There will be more language regarding accessibility in open spaces added to the Open Spaces section of Chapter 3.	
Word Doc sent via Email 7	55	Other disability accommodations are needed in signage, lighting and the use of materials that facilitate wayfinding: directional strips, colors and textures or other means to define pathways and provide directional indicators to assist way finding for people with sensory disabilities.	Y	Language about lighting, wayfinding and universal design will be added to the Urban Design section of Chapter 3.	
Word Doc sent via Email 7	56	The high rise affordable housing with elevators should include more accessible units, since the new housing units may be replacing existing low income housing inaccessible due to entrance stairs.	AA		Enhanced accessibility is one of the Strategy recommendations if/when redevelopment occurs (see Recommendation #11, page 13). Specifically, if the mid-rise building is retained, the City will work with the owner to ensure that residents needing greater accessibility are assisted, including through the potential use of Housing's Rental Accessibility Modification Program (RAMP) which provides grants of up to \$50,000 to make units accessible.
Word Doc sent via Email 7	57	GUIDING PRINCIPLE: building and Site design that complements and Contributes to the neighborhood" This section mentions pedestrians and Bicycles.  The Plan must be revised: to include statements on access for individuals with mobility and other disabilities by signage and other features directed to encouraging inclusiveness for use by Alexandria residents and visitors of all ages and needs.	Y	General statement about inclusiveness and access for all individuals will be added to page 15 under Guiding Principle statement.	

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Word Doc sent via Email 7	58	Route One is unsafe and virtually impassable for individuals using wheelchairs, walkers or other mobility assistance and particularly for individuals with low vision, hearing and other disabilities which make it difficult to navigate busy crossings safely without assistance from audible signals and adequate crossing time.	AA		See #40, above.
Email 8	59	GREAT IDEA to place copies in different venues. An a help, would you or someone inform participants why those sites were chosen and if copies of other languages are being placed in those same locations or consider placing copies in other cultural venues - Libraries/Recreation Centers are great places to have copies, especially those where visas/passports applications are processed.	Y	<p>Because this planning process is neighborhood focused, we felt it most appropriate to place the physical copies in locations within the Route 1 South neighborhood as those neighbors are the main audience and these locations are familiar, convenient and accessible to the Route 1 South community. The draft Strategy and all other meeting materials are available on the project website for anyone to access.</p> <p>We do not plan on having the same chapters translated in other languages, but we do offer translation assistance to anyone needing it. We've added language to this effect on the project website.</p> <p>Staff provided the Purpose and Housing chapters in Amharic, the predominantly-used language in the community, in addition to English. These translated chapters are located on the project website, and physical copies were placed in four location within the neighborhood, including the management offices of the Heritage and Olde Towne West. These means will be noted in Section A.1 of the Appendix.</p>	
AlexEngage 3	60	p.2 - Why is the block and a half between Franklin and Wilkes/S. Alfred and S. Columbus drawn out of Old and Historic Alexandria? Why are the sites of OTW and The Heritage drawn out of Old and Historic Alexandria?	Y	<p>The Old and Historic Alexandria District (OHAD) boundary was established in 1946, amended in 1951, and the boundary has remained unchanged since 1965. The Board of Architectural Review (BAR) reviews all buildings located wholly or partially within the OHAD boundary. The OHAD is also intended to retain and protect buildings with architectural significance. The existing apartments, commercial buildings and gas stations do not meet this objective. However, the Strategy does have significant recommendations (refer to pages 33 and 34) to ensure high quality design, materials and compatibility for new buildings.</p> <p>Language to this effect will be added to A.4 Historic Resources.</p>	

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AlexEngage 3	61	p.2 - It should be noted that the orange blocks categorizing "other potential development sites" are mapping over specific businesses which should also be noted for consistency ie. West Marine etc.	N		All potential redevelopment sites are called out by name in Table 1: Development Summary Table on page 19. The affordable housing sites are specified by name on the map on page 2 because they are the focus of the Strategy.
AlexEngage 3	62	p. 3 Define "eligible residents" so everyone who resides in The Heritage or Old Towne West currently has a clear understanding if they "qualify".	Y	See #2, above.	
AlexEngage 3	63	p. 6 How could the City possible allow for this to happen without anticipating a problem? "The city's market affordable inventory—historically its primary source of housing diversity—has shrunk by approximately 16,000 units, or 88%, between 2000 and 2018". What ADDITIONAL projects are the City pursuing to remedy this massive and irresponsible deficit of affordable housing? This has clearly been a snowballing issue for nearly a decade. Why now? Why here?	O		The "loss" of market-affordable units is largely the result of rents being increased to a point where they are not affordable to households with incomes at or below 60% of the area median income. In 2018 HUD has determined 60% AMI in the Washington DC area as \$70,320 for a 4-person household. Using 30% of gross income to measure housing affordability, \$1,758 (including utilities) for a 2-bedroom would be the maximum monthly rent a 60% AMI household could reasonably "afford" for a 2BR unit and provide for other basic needs. Based on Housing's Jan 2018 Apartment Survey, there are only 2,236 market-affordable units, citywide. The reasons for this phenomenon are largely external to the City's control (market-driven housing cost increases, stagnating wages, development of luxury apartment stock), however, the City has worked diligently for more than a decade to preserve and increase the number of committed affordable units, using a number of strategies, including, (1) developing a Housing Master Plan to guide the City's investment in affordable housing production and preservation; (2) creating a nonprofit (AHDC) that works exclusively in the City to develop/preserve affordable housing and working with other nonprofit development partners to leverage City investment; (3) creating dedicated revenues to invest in affordable housing (penny fund, general obligation bond authorization, meals tax increase); (4) co-locating housing on City (Station at Potomac Yard, Jackson Crossing) and institutional (faith-based) land; (5) increasing the amount of bonus density allowed to facilitate more committed affordable units through the private development process; (6) working proactively through the planning process, as in Route 1, to prevent the loss of existing committed affordable housing; etc. The cost (development and operating) and effort required to preserve and/or produce affordable



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					housing is very high. Alexandria is fortunate to have political leaders and a community that understand the importance of housing affordability to the City's economic growth and competitiveness as well as to its commitment to remaining diverse and inclusive. This Strategy aligns with the Housing Master Plan's goal of retaining existing affordable housing, as well as the City's Strategic Plan goal of Alexandria remaining diverse and inclusive by working to preserve affordable housing in the neighborhood where it currently exists.
AlexEngage 3	64	p.8 "Having a plan in place to guide the contracts' preservation within the neighborhood is critical to working with the Department of Housing and Urban Development (HUD) to extend its commitment. " What EXACTLY is HUD requiring for an extension of its commitment?	O		Discussions with HUD, which have occurred throughout this process, indicate their support for a redevelopment plan that will retain/replace the existing number of affordable units in this neighborhood, within a mixed-income development.
AlexEngage 3	65	p.8 Again, why is the City in this bind in the first place? How was this not anticipated? "The cost to the City to replace the committed affordable units off-site and maintain the deep level of affordability over 20 years is estimated at \$43-\$72 million. This overwhelming level of investment would preclude all other City investment in affordable housing for the next 5-10 years." Its unfair to burden the residents of the SW quadrant with being the seemingly "sole solution" for mismanagement of retaining affordable housing over the past decade.	O		Please see #68, above. As stated in the 2013 Housing Master Plan, without City intervention (including incentives or investment), the market will not likely produce or preserve affordable housing. The delta between the cost/rent of the housing that is being developed in a high-cost, desirable market like Alexandria, and what is affordable is very large, however, the need for affordable housing is great.
AlexEngage 3	66	p12 Please clearly define "tenants in good standing".	Y	See #2, above.	
AlexEngage 3	67	p13 How many TOTAL units, including market rate units, will be built "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"?	Y	Language will be added to page 11 about the approximate 3:1 ratio of market rate to affordable units being planned for in this area and include the bar chart breaking it down like in the briefing presentations  Language will be added with a bar chart with total approximate units to Chapter 3	

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AlexEngage 3	68	p.13 Please include ALL height maximums related to "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."	AA		Maximum heights are noted in Table 1: Development Summary Table, further specified in notes 6 and 7, and depicted in Figure 3.3. The relationship between this Strategy (part of the City's Master Plan) and the Zoning Ordinance are still being worked out, including the extent to which the Strategy can restrict the use of Section 7-700. This will be resolved in the July revised draft of the Strategy.
AlexEngage 3	69	p.13 What is the 1 bedroom, 2 bedroom, 3 bedroom, 4 bedroom break down of units to "Provide a mix of unit types to meet current and future community need"?	O		The future unit mix will reflect household need identified in the resident survey, market demand, and what is financeable.  As noted in the question, there is currently a mix of 1, 2, 3 and 4 BR units. An upcoming resident survey will inform what unit mix is needed to accomplish the goal of allowing existing residents to return, as well as to meet likely need based on current demand in affordable housing. Typically, most new affordable housing development has a mix that is 20% 1BR units, 60% 2 BR units and 20% 3 BR units, including around 10% of the units being accessible.
AlexEngage 3	70	p. 17 The images shared look like Arlington or Potomac Yards and certainly do not represent the charm or historical character of Old Town. That looks like a branding campaign for Rt 1 and not a "gateway" into Historic Old Town Alexandria. That look is the antithesis of why most property owners have invested in the SW Quad of OT.	Y	The Southwest Quadrant includes a collection of housing types and architectural styles constructed over the space of the neighborhood's history from the 1940's to the 2010's. The Strategy provides recommendations for common elements such as porches, courtyards and materials to ensure that new development is compatible with the surrounding neighborhood. Reference Section A.3, page 63 for additional historic information.  Some additional images will be incorporated into the Strategy.	
AlexEngage 3	71	p. 18 If this plan were to move forward it would create chaos and havoc for residents who live outside of OTW and The Heritage over an EXTENDED period of time. It will certainly lower the quality of life of any resident in terms of traffic, increased disorder, air pollution, parking, infrastructure, school population, noise and so many other things. When are proper and legitimate studies going to be provided to address the impact?	AA		With or without this Strategy, it is likely that redevelopment of these parcels could occur. The Strategy is designed to incentivize redevelopment of the parcels to preserve the existing deeply affordable units and extend the associated rental assistance contracts. Only so much additional market rate development as is necessary to support sustaining the affordable housing has been proposed. When specific DSUP applications are proposed for future redevelopment, traffic studies and other assessments are required to ensure the impacts of the development are appropriately mitigated (see Recommendation #6, Chapter 4, page 39 and Chapter 5 Implementation, page 41).

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AlexEngage 3	72	Is it also anticipated that displaced tenants who are then "eligible to return" could have children commuting to OT schools for a decade or more?	O		One of the goals of the Strategy is to minimize disruptions to impacted households. The period of time a household is temporarily relocated, when/if redevelopment occurs, is anticipated to be no longer than 2 years while existing housing is demolished and replacement housing is built. The relocation will be planned, to the greatest extent feasible, on a timetable that mimizes disruption to school-aged children during the academic year. The City and ACPS routinely collaborate when redevelopment occurs to coordinate all issues that impact families.
AlexEngage 3	73	p. 18 What additional "unidentified" sites are you anticipating may, hypothetically, "propose redevelopment but will be subject to all applicable zoning and development approvals"?	Y	Any parcel of land is entitled to seek approval for redevelopment regardless of location and inclusion (or not) in this Strategy. This Strategy acknowledges that sites outside of the core area have the right to redevelop in the future, but should they choose to do so, they are subject to the zoning requirements. To clarify this point, the note on page 18 and Note 1 on page 19 will be updated to say "Any site not identified within the core area may propose redevelopment but will be subject to the recommendations of the Southwest Quadrant Small Area Plan and all applicable zoning and development approvals."	
AlexEngage 3	74	p.19 Please explain why compliance is required: "Figure 3.2 depicts sites where potential redevelopment is projected to occur over the next fifteen years. The Strategy acknowledges that for various reasons some of these sites may not redevelop, however, in the event that they do, they are expected to comply with the site and design recommendations of the Strategy and applicable zoning requirements. In addition, other sites not identified in the core area may propose redevelopment but will be subject to all applicable zoning and development approvals."?	AA		Compliance with the site and design recommendations of the Strategy ensures future development is compatible with the surrounding neighborhood.
AlexEngage 3	75	p.19 Please define maximum possible heights as described: "Recommended FAR assumes future rezoning. Implementation of the recommended rezoning(s) may occur as a CRMU-H zone or comparable new zone. 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, streetscape, open space, and mobility improvements and achieve the goals and recommendations of the Strategy."	AA		See #68, above.

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AlexEngage 3	76	p.32 Requires a lot more work up. At all of the community meetings PRIMARY concerns about this project include infrastructure, traffic, parking and schools. This doesn't even begin to address the impact on existing residents in this quadrant (and other quadrants in OT) nor does it validate the highly vocalized concerns at the charrette and community meetings. This seems to deliberately minimize our concerns. p. 32 School capacity data needs to be run in special consideration of the extreme desirability of Lyles Crouch Elementary School. Many families with elementary school aged children deliberately target this area to live (buy or rent) for the school. p.32 Clearly defining "eligibility" for return of current tenants of OTW and The Heritage will provide more accurate understanding of how the displacement will actually impact the numbers of students attending the schools. "Also, since the stated goal of the Strategy is to retain/replace the existing affordable units and maximize opportunities for current residents to relocate locally, remain in their schools in the interim and return to the community following redevelopment, the impact of replacement affordable units should have a negligible impact on associated student generation. " This added reasoning doesn't seem necessary if the numbers are in fact solid. p. 32 Since Lyles Crouch school is already impactfully over-capacity, are there any plans to build a new school or redistrict any parts of the area plan map referenced for this project? What does a realistic "plan b" look like for residents of this area if Lyles Crouch continues to be over-capacity?	Y	See #2, above.  Expand language on school capacity planning and student generation on page 32 to reference Chapter 2 of the Long Range Educational Facilities Plan.	
AlexEngage 3	77	p. 33 There have been a number of references to "Section 7-700 of the Zoning Ordinance" Please provide a literal and legal definition of Section 7-700.	Y	Include definition in Chapter 2. Section 7-700 of the Zoning Ordinance permits additional density for the provision of affordable housing.	
AlexEngage 3	78	p.33 It is unfathomable and difficult to understand why any of this area falls outside of Historical Old Town Alexandria. The map located in Contrabands and Freedmen Cemetery at 1001 S. Washington St, Alexandria, VA 22314 clearly demonstrates the importance of the area currently not designated as "historic". I wonder what is envisioned by the City in the statement that "Streetscape and open space design should include interpretation of neighborhood history"?	Y and AA	See #60, above.	Page 27 includes a recommendation "to incorporate the history of the neighborhood through interpretive design elements". This could include signage and wayfinding, public art and other elements.

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AlexEngage 3	79	p. 36 What is the impact of these massive units on the already unbearable traffic? It seems that this should be addressed prior to taking this project a step further.	Y	<p>Important to any planning process is consistency with the goals and recommendations of existing adopted City plans and policies. The draft Route 1 South Housing Affordability Strategy includes recommendations that are informed by and consistent with the recently adopted Vision Zero Action Plan (Vision Zero Dashboard), the Safe Routes to School Program (Lyles Crouch Elementary Walkabout: Existing Conditions, Findings and Recommendations), the Transportation Master Plan, and the Complete Streets Design Guidelines. These plan recommendations, coupled with community input from this planning process and a general understanding of potential added peak hour trips associated with future redevelopment as envisioned by the draft Strategy, has informed the recommended near-, mid- and long-term improvements to streets and intersections in the Route 1 South core area.</p> <p>The potential redevelopment sites identified in the draft Strategy will likely redevelop over time. Each future development proposal must comply with the City's development review process, which requires that the applicant provide a traffic impact study, taking into account all cumulative traffic and using the most current data available. The applicant is required to demonstrate how the proposed development will address and mitigate potential transportation impacts, and to meet with residents about the proposal before being considered for approval.</p> <p>Language to this effect will be added to Chapter 4.</p>	
AlexEngage 3	80	p.27 Will the Wilkes Street Park have a designated area for bikers? If so, how will pedestrians and bikers safely coexist in the space?	Y	<p>The park is noted to be a pedestrian and bicycle connection on Figure 4.2, page 38 and in Recommendation 4 on page 39.</p> <p>The design and building of the park will occur with redevelopment of adjacent parcels. At that time, pathways for both pedestrians and cyclists will be designed. There will be opportunity during the design review process for community input into the design of the park.</p> <p>Add language to page 27, Open Space, to include design for pedestrians and cyclists.</p>	

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AlexEngage 3	81	p.42 When, REALISTICALLY, would "eligible" tenants of OTW and The Heritage be able to return? This reads as over 5, 10 and 15 years? Does that truly qualify as "temporary relocation" when years start spanning? What is the percentage of current tenants who actually "return" with this timeline?	O		The 5, 10 and 15 year references are intended to illustrate that development is likely to be phased over a relatively long period of time. Once a particular development project is proposed, the review/public engagement period will last 12 or more months before approvals are secured, followed by another period where final site plan approval, permits and financing is secured. Households will be relocated only when the actual construction of replacement housing is about to begin. Typically, the relocation period is approximately 24 months. It is hoped that by relocating families within the City, coordinating ACPS and services issues, and managing the redevelopment process efficiently, there will be minimal disruptions to households and those who wish to return will be able to do so within two years of leaving the neighborhood. Since redevelopment will occur in phases, it is possible some households will be able to transfer to other properties pending their redevelopment. Nonprofit developers generally retain more than 60% of qualified residents; the Housing Authority also has a high number of households return.
AlexEngage 3	82	p.43 What is the current zoning MAX in Old Town? Please define.	O		The range of allowed FAR of zones in Old Town (SWQ, Old Town, Waterfront) is .75 to 3.0.
AlexEngage 3	83	p. 43 Why the short (5 year) timeline by the City to "Ensure that the future zone allows for ground floor accessory commercial uses supportive of the residential use, such as day care, and senior housing." only? Why not for mid and long term?	Y	As development occurs over the 15 year time horizon, staff should ensure appropriate zoning is requested.  Revise language of the implementation table for "3.3, 3.7" and add X's in mid and long boxes.	
AlexEngage 3	84	p.44 It seems clear that traffic studies should be conducted NOW because of both hazardous current traffic conditions and residential concerns vocalized over and over again at the charrette and community meetings. That will determine viability of such a massive increase in density from the off-set. At this proposed stage (5, 10 and 15 year marks) it is too late. "Conduct transportation analysis to study and mitigate traffic impacts of new development".	Y	See #79, above.	

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AlexEngage 3	85	p.47 What has the city done to address the concerns of residents who do not live in OTW or The Heritage? What are some examples of their concerns?	AA		The most common concerns, other than those related to housing affordability, have been related to traffic calming, pedestrian safety, and neighborhood compatibility. The recommendations in Chapter 3 include building and site design standards to ensure that redevelopment complements and contributes to the neighborhood. The recommendations in Chapter 4 for near term, mid-term and long-term traffic calming improvements are included to address concerns related to transportation.
AlexEngage 3	86	p.50 I am very confused by your outreach/notice claims throughout of "Letters to property owners (commercial and private)", "Flyers/posters (multilingual)", "Banners (multilingual)" as I have not received any written notice but rather had to seek out the information on this project on my own. My neighbors are also unfamiliar, and many have STILL never heard anything about this project.	O		Letters were mailed to property owners within the core area twice for this planning process; flyers were delivered door to door at the beginning of the planning process to the entire Southwest Quadrant; flyers were posted at different locations throughout the neighborhood in both residential, commercial and civic locations; flyers were delivered in multiple languages to the residents of OTW and HOT multiple times through out the planning process; banners were placed in multiple public open spaces in multiple languages throughout the neighborhood; and email and eNews notifications were sent to anyone who provided email address at the meetings or who are signed up for eNews notifications. All upcoming meeting information and previous meeting information is on the project website, which is updated regularly.
Email 9	87	Seems like the course of action that develops more units is the one being pursued. Wonder if there is any opportunity to actually increase the total amount and square footage of affordable units?	N		Housing Recommendation #3 encourages stakeholders to explore partnerships, incentives, and City gap investment to both preserve and expand housing affordability in the community and to enable properties to redevelop as mixed-income communities serving a broad spectrum of incomes. The size (number of bedrooms) of the affordable units will depend on several factors including the findings of the proposed resident survey (see Housing Recommendation #8), the design of the buildings, and the type of financing used to construct the affordable units.
Written Comments from June 19 Round Table 1	88	Can there be more affordable units in the extra density recommended by the strategy (more proportion of affordable units to market rate units)?	N		See #87, above.

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Written Comments from June 19 Round Table 1	89	Please don't put kids in trailers at Lyles-Crouch	AA		Comment noted. School Capacity addressed on page 32 of the draft Strategy.
Written Comments from June 19 Round Table 1	90	Do what you can to slow traffic down.	AA		See #40, above.
Written Comments from June 19 Round Table 2	91	I believe this plan is extremely thoughtful and well done. It is careful to preserve and care for the neighborhood around this new development; and to plan for new dwelling units in a (sp) and well balanced way. It provides for sufficient density to (sp) the affordable housing while designing an attractive and very livable atmosphere. This will be a really good neighborhood to live in. I have lived in Alexandria since 1964.	O		Comments noted.
Written Comments from June 19 Round Table 3	92	1. A Viewpoint:City Staff is to be commended for developing a thoughtful and credible Route 1 Housing Corridor Strategy. That said, as one who has tried to become an informed participant in these efforts which directly affects the residents who live in "ground zero" and indirectly affects taxpayers and concerned residents who desire to live in a City which self-identifies as caring, kind and compassion. I have reason to believe there is a lot of nervous tension surrounding this bold endeavor – much of which is unspoken.	O		Comments noted.
Written Comments from June 19 Round Table 3	93	My reasoned viewpoint is informed for the most part on my interaction with residents participating and engaged in this process rather than empirical data. Some seem either unable or unwilling to articulate their concerns in public-out of fear of (1) being misunderstood, (2) uttering inappropriate words in anger, (3) being labelled (4) having their views dismissed or being held in low regard. This angst coupled with the uncertainty associated with residents being forced to relocate/be temporarily displaced without any definite assurance that being in the low or moderate-income bracket many believe they will be unable to return to a place they view as home given the experiences/lessons learned from similar redevelopment initiatives.	O		The City is committed to reaching all households impacted by the Strategy, and fostering opportunities for engagement- both within the larger community meeting format as well as in meetings specifically focused on dialogue with property residents. Materials to notify and inform residents of the affordable units, including those with limited English proficiency, have been developed and have been provided throughout the Strategy, including through collaboration with onsite property management staff who have been directed by the owners to support this effort. Through its ongoing work with Beauregard area residents, Housing staff have developed successful models for ongoing and productive engagement with diverse and low income populations.



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Written Comments from June 19 Round Table 3	94	The elephant in this process which seems to loom large are the rights of the property owners/developers who are seeking to capitalize on favorable supply and demand housing market forces and have the right to do so. As a result, the rising costs of housing in its various forms are changing the demographics of the City and calls into question owner/developer responsibility [along with others] to help ensure Alexandria will be the type City it claims to be and envisions itself to be [not only in words but action]; namely - in 2022, Alexandria will be a historic, inclusive city of kindness, with distinct, vibrant and safe neighborhoods, a well-managed government, flourishing arts, culture, and recreation, a strong economy, thriving children and youth, active and secure older adults, environmental sustainability, healthy residents of all ages, and multimodal transportation. It is possible to achieve a balance whereby property owners/developers are not denied incentives to earn a return on their investment without pricing moderate to low income persons out of the home buying, renting or leasing market. It is possible and Alexandria can be a model innovator for others to emulate?	O		A remarkable success of the Strategy so far has been the interest and participation of the owners in exploring options and incentives to preserve the existing affordable housing within the process and framework being developed by staff and the community. The City has also acted as an intermediary in sustaining a dialogue with HUD to ensure that the Strategy developed is one that can be supported by extended rental assistance subsidy contracts under its guidelines.
Written Comments from June 19 Round Table 3	95	2. Concern: On November 19, 2016, the leadership of the City of Alexandria issued a press release which identified Alexandria as a “City of kindness and compassion.” As the City embarks on another plan to oversee the redevelopment of another section of the City, namely - the Route 1 South Corridor leading into the City of Alexandria, it is my hope that the disappointment experienced by a significant number of the low to moderate income residents who claimed the area around the Houston Recreation Center as home prior to “redevelopment” will not be visited upon the residents who now live in the Route 1 South area. The disappointment of which I speak has to do with an inability of low to moderate income people being able to move back into the “redeveloped residences” once considered home a result of emerging market forces changing the affordability demographics.	O		The public housing that was redeveloped in the blocks around the Charles Houston Recreation Center was replaced on a 1:1 basis, with most units being redeveloped within that neighborhood. All residents who were displaced were offered a right to return to the housing, however, some opted to relocate to other public housing developments and/or to use their vouchers to rent on the private market in Alexandria and elsewhere.

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Written Comments from June 19 Round Table 3	96	a. Clarify whether this a Strategy or Strategic Plan Commentary- this working draft has been referred to as a Strategic Plan in meetings/briefings. If this is the case, it should be listed as such. If strategy and strategic plan are used interchangeably then it should be so stated and the terms defined in the glossary.	Y	A call-out box will be added to Chapter 1: Purpose explaining why we have chosen to call this a Strategy - distinguishing it from a typical Small Area Plan.  The Route 1 Housing Affordability Strategy is primarily focused on the properties that currently include deeply affordable housing. It will only amend those portions of the Southwest Quadrant Small Area Plan that are directly addressed in the Strategy to the extent redevelopment of those parcels occur.	
Written Comments from June 19 Round Table 3	97	b. Use non-technical language. Commentary: Every opportunity should be made to use non-technical language and if unavoidable include definitions	Y	Edit text to include as much non-technical language as possible. Where definitions are helpful, they will be added to the chapter.	
Written Comments from June 19 Round Table 3	98	c. Link the 13 Working Draft Objectives to the 10 City Strategic Plan Themes and six (6) Housing Master Plan Goals and strategies where possible Commentary-all segments of the City should be working in the same direction as established by the City's Strategic Plan to achieve desired outcomes	Y	See #6, above.	
Written Comments from June 19 Round Table 3	99	d. if there is an active Civic Association in the area of concern, they should be encouraged to be proactive and advocate for the residents.	Y	Add language to section A.1 of the Appendix discussing outreach conducted with civic associations .	
Written Comments from June 19 Round Table 3	100	e. This 87 page Strategy should have an executive summary that essentially highlights what is going to be done, when, and why so residents can focus on what they need to know and do. Commentary: in its current form the working draft contains a lot of information that can be viewed as overwhelming	Y and AA	See #2, above.	An Executive Summary is not recommended for a focused Strategy. Chapter 1 Purpose provides an overview of the purpose and objectives, and Chapter 5 Implementation on page 41 provides a brief summary and a comprehensive yet concise list of tasks to accomplish recommendations, along with timing and responsible party.
Written Comments from June 19 Round Table 3	101	f. Someone should be able to give the current residents assurance that once relocated they will be allowed to move back into their neighborhood. Commentary: Given the history and experience of many residents who use to live in the area surrounding the Houston Recreation Center, namely that many were not able to move back into their former neighborhood after the renovation/redevelopment, many of the Route 1 South residents don't are uneasy about their ability to return to their neighborhood.	Y	See #2, above. In addition, it should be noted that communications with residents impacted by redevelopment will be ongoing. The City will remain deeply involved to coordinate relocation efforts if/when they occur and will monitor how relocation plans are implemented.	

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Written Comments from June 19 Round Table 3	102	g. Getting buy-in from key interest groups/people such as developers and/or their representatives, Chamber of Commerce, Realtors Associations, Habitat for Humanity, At Home in Alexandria and other volunteer groups is vital when developing this Affordability Strategy Commentary: While it is commendable that the City Leadership has taken action to identify Alexandria as a “City of Kindness and Compassion” there should a campaign mounted to get buy-in from the business community, faith groups and civic associations [not by force but choice].	Y	Additional language describing stakeholder outreach conducted will be added to section A.1 Community Engagement.	
Written Comments from June 19 Round Table 3	103	h. Explore imaginative ideas or create new paradigms relevant to cutting housing costs such as forming limited partnerships or friendly coalitions whose reason for being to find imaginative ways to reduce housing renovation /redevelopment costs without disincentivizing putting entrepreneurs or their investors at risk Commentary: It’s been said, “where there is a will there is a way” – why not put it to the test in a City of Kind and Compassionate residents (public and private). Moreover, if we can send a person on the moon or spaceships to distant planets, surely, we can provide local housing for our teachers entrusted with the nation’s future treasure; for our first responders (police and fire personnel entrusted with protecting people and property, and then we have those entrusted with ensuring city services (administrative staff) are not only provided but well-managed with kindness and compassion. The point being kindness and compassion are game changers when wisely and uniformly applied (story of Good Samaritan) – they promote the common good.	AA		These are common and successful features of affordable housing development in the City and are included in the Recommendations proposed by this Strategy.

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Written Comments from June 19 Round Table 3	104	a. Re-package/format the Strategy beginning with the table of contents to make it more user-friendly meaning ease in locating information of interest by page and topic/ID (1) Re-package by adding sub-chapters under Purpose- 01 (a) Under 01 add subchapter for Core Area (b) Under 01 add subchapter for Core Values (add November 19, 2016 Statement from City Council on kindness) (c) Under 01 add subchapter for Objectives (2). Re-package by adding sub-chapters under Housing Affordability as 02 (a) Under 02 add subchapter for Guiding Principle (b) Under 02 add subchapter for Recommendations (3). Re-package by adding sub-chapters under Planning + Land Use + Design as 03 (a) Under 03 add subchapter for Guiding Principle (b) Under 03 add subchapter for Planning (c) Under 03 add subchapter for Land Use (d) Under 03 add subchapter for Urban Design (e) Under 03 add subchapter for Open Space (f) Under 03 add subchapter for Gateways + Signature Facades (g) Under 03 add subchapter for Recommendations (4). Re-package by adding sub-chapters under Mobility + Safety as 04 (a) Under 04 add subchapter for Guiding Principle (b) Under 02 add subchapter for Recommendations (5) Implementation	Y	Add page numbers in table of contents for each sub-header (example: list "Height and Massing" with page number under Chapter 3 but don't give it a sub-chapter number)	

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		(5). Implementation (6).APPENDIX (a)Re-package by adding sub-chapters under Community Engagement Process as A.1 (1)Under A.1 add subchapter for Early Community Engagement (2)Under A.1 add subchapter for Draft Strategy Development (b) Re-packageby adding sub-chapters under Background on Housing Affordability as A.2 (1) Under A.2 add subchapter for Definitionof Terms/Glossary (2) Under A.2 add subchapter for TheHeritage at Old Town and Olde Towne West III (c)Existing Conditions (d) Historic Resources			
Written Comments from June 19 Round Table 3	105	b. ADD Q & A of residents and how their fears and/or concerns have been addressed with straight talk they understand	Y	This community comment spreadsheet with responses along with all community input to date will be added to the staff report that will go to Planning Commission and City Council in September. All materials related to the planning process will remain on the project website.  Common questions and answers will be added to the Appendix.	
Written Comments from June 19 Round Table 3	106	c. Applaud the fact a glossary is added and perhaps it can be expanded to include definitions from other languages	Y	See #97, above.	
Written Comments from June 19 Round Table 3	107	d. Following the example being used in the 2018 housing resource guide translate the Route 1 Housing Strategy in English, Spanish, Amharic, Arabic, and others deemed appropriate – perhaps City Academy, Schools, Chamber of Commerce can be a resource to help identify other appropriate languages.	Y	Staff provided the Purpose and Housing chapters in Amharic, the predominantly-used language in the community, besides English. These translated chapters are located on the project website, and physical copies were placed in four location within the neighborhood, including the managment offices of the Heritage and Olde Towne West.	
Email 10	108	Why is the OHAD boundary configured the way it is on its western boundary?	Y	See #60, above.	

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Email 11	109	What are the historical implications of developing the proposed housing on the northern side of the Strategy Core Area (Heritage at Old Town) which will overlap the OHAD boundary?	O		See #20, above.
AlexEngage 4	110	Consider using native vines on sound walls at city entrance. VCE could provide options such as native honeysuckle, virginia creeper, etc. Adding native plants would reinforce the city's green efforts. Once established, no maintenance.	Y	Revise Recommendation #11 (page 33) to say "The City will explore the feasibility of enhanced landscaping, including the use of native plants, for the existing sound walls on Route 1, in consultation with the Virginia Department of Transportation (VDOT)".	
AlexEngage 5	111	I think this chapter should have a "Why is this happening?" section right up front. Many current residences are very distrusting of any plans and presentations and a primary reason is a lack of knowledge. The information contained on pages 8 & 9 tell much of the story. I think there needs to first be more clarity as to the "by right" nature of the redevelopment potential. Right now, many of the current residents of the affordable housing units feel that THE CITY is pushing for this redevelopment, driving the urgency of the efforts and are therefore to be blamed for the anxiety and concerns that they have. Bottom line perhaps is that the city and it's presenters need to do a better job of explaining what is happening and why it is happening and what the city's goals and involvement levels are. I also don't really see a clear "timeline" for these activities. We should, as a minimum, at least show a projected start of development.	Y	Provide succinct explanation in Chapter 1 - Purpose about what property owners can do under existing zoning and why this effort to preserve existing affordable housing units is underway.	

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AlexEngage 5	112	Continuing my comments from the first chapter, I think there needs to be a clearer recognition to the reader (and current residents) that the current "owners" are under NO LEGAL OBLIGATION to continue to provide affordable units. It needs to be presented in a clearer and more succinct way that the city is actually and truly trying to HELP current residents by engaging early with the property owners and emphasizing the desires of the city to maintain as affordable housing as is practical. While I may have missed it, I don't recall seeing much in the way of the various things that existing residents can actually avail themselves off in terms of support before, during and after the redevelopment. There should be some dedicated pages listing these items to include addresses and contact information.	Y	Include additional/more succinct language in Chapter 2 regarding the limited obligation property owners are under to provide affordable units.  See #2, above.	
AlexEngage 5	113	The first recommendation on Page 13 actually has what I believe is the most important goal that the city has: ...as a minimum, all existing 215 committed affordable units at The Heritage at Old Town and Olde Towne West III can be rebuilt on site. We should had to this refrain "...and that all existing residents in these units have the option to return to these units." This statement needs to be up front and prominent. We then can go into the data describing what it would take to "guarantee" this goal i.e. \$72-98M costs to the city would be prohibitive. Therefore...the only way to keep any of the affordable housing units in the area is to INCENTIVIZE the property owners (or I suppose folks could hope that the current property owners could just provide 215 affordable units based on some feelings of moral obligation. Uh, we do still live in a capitalistic society don't we?!)	Y	Language will be updated to be clear that the retention of the existing 215 units is the top priority and that for the City to achieve this, the primary incentive available to retain the units is through the provision of additional density.	
AlexEngage 5	114	At all opportunities, we should show photos of areas in Alexandria where the concepts have been implemented instead of showing pictures from other jurisdictions. This will help add to the "trust factor" to show that these types of things are already being implemented in Alexandria. Some folks think that city officials and planners are always showing these great things that are done in other places just to get the "wow factor" from folks and then later on down the road, the actual project is vastly different than the photos.	Y	Pictures of recent Alexandria projects will be added.	

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AlexEngage 5	115	I think this is the first time that I see a timeline e.g. ...redevelopment will likely occur over the next 5-15 years. This needs to be prominently identified on the first page of the document right after the description of what the primary goal is for the city (saving affordable/diverse housing stock).	Y	This information is already provided on page 3, but it can be moved up (or added) to page 1 to be more prominent.	
AlexEngage 5	116	There should be some discussion as to what happens AFTER plan adoption e.g. a community group is selected to oversee implementation. What teeth are used to help insure general adherence to the plan? Who can recommend modifications and what is that process? Etc.	Y	Adherence to the Strategy's recommendations will be enforced through the development review process by City staff, members of the community during required development project review meetings, Planning Commission, and City Council. In addition, the Office of Housing and the Landlord Tenant Relations Board will provide resources and monitoring during the Relocation and Right to Return process. Additional language to this effect will be added to the introductory paragraphs in Chapter 5 Implementation.	