

## Route 1 South Housing Affordability Strategy

07/26/2018

### July 13 Revised Draft - Summary of Major Revisions (to June 4 Working Draft)

Community feedback informing revisions can be found on the [project website](#) or by [clicking here](#).

Throughout the document:

- More language was added regarding inclusivity and accessibility for the aging and those with different abilities, particularly on, but not limited to, pages 1, 4, 15, 35, and 36.

Table of Contents

- Now includes list of major topics discussed in each chapter.

Chapter 1: Purpose

- Language on why the City is planning now, what this planning process aims to achieve, and the general timeframe for which this Strategy applies was included on page 3.
- Figure 1.1: Core Area map now shows more context and made the OHAD boundary more apparent.
- A 14<sup>th</sup> strategy objective was added on page 4 – “Retain and enhance walkable access to neighborhood-serving retail/commercial, public facilities, and other neighborhood amenities.”
- Language regarding consistency with other city plans, including the Strategic Plan, was added on page 4.

Chapter 2: Housing Affordability

- Clarifying language provided throughout the chapter.
- More language about the importance of planning now and the potential risks of not planning now was added to page 8.
- Clarification language on Section 7-700 of the Zoning Ordinance is added on page 10.
- The estimated number of additional units needed to retain affordability was added on page 12.
- More language about resident relocation, right to return and eligibility was added to page 12.
- A recommendation was added on page 13 – “Work with property owners to secure federal funding support, as available, including tenant protection vouchers, to provide the greatest housing choice, including within the City of Alexandria, to tenants impacted by redevelopment.”
- Term of Affordability language was moved to page 13.

Chapter 3: Planning, Land Use, and Design

- The chapter was reordered in a more logical sequence.
- More language regarding the Old and Historic Alexandria District (OHAD) was added to page 17.
- Language about ground floor commercial use updated on page 17.

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- Language regarding process, timing and responsible parties for improved open space was added to page 24.
- Language about mid-block building breaks, as depicted in Figure 3.9, was added on page 26.
- Language regarding building height and massing was consolidated on page 27.
- Figure 3.12: Maximum Building Heights and Height Transitions on page 28 was updated to be visually clearer.
- Language about Floor Area Ratio (FAR) was added to page 29.
- Language about existing and future zoning, including a new zone (instead of using an existing zone) and clarifying language regarding eligibility for rezoning to the new zone was added to page 29 and in Table 1: Development Summary Table on page 31.
- Table 1: Development Summary Table on page 31 was moved to the end of the chapter, FAR was adjusted in the table, and the associated notes were updated.
- Note 5 of Table 1: Development Summary Table has been updated to clarify the use of Sec. 7-700. The language reflects the fact that small area plans (this Strategy will be part of the Southwest Quadrant Small Area Plan) cannot supersede the provisions of the Zoning Ordinance. While Sec. 7-700 is not precluded, it would be subject to compliance with the goals and recommendations of the Strategy, a community process and approval of a special use permit by City Council.
- More language on schools, consistency with ACPS practices and a table of the estimated net new students was added to page 32.
- Chapter 3 Recommendations were updated, and three new recommendations were added related to street light fixtures, mid-block pedestrian connections, and zoning.

### **Chapter 4: Mobility, Safety, and Neighborhood Connectivity**

- The Guiding Principle on page 35 was updated to be more inclusive of people of different abilities and consistency with the Transportation Master Plan.
- Language about consistency with other city plans was added to page 35.
- Language and a table regarding estimated peak hour trips and timing for future traffic studies was added to page 36.
- Figure 4.3: Map of Mid and Long-Term Improvements now includes a traffic light symbol indicating “Potential future traffic signal if deemed necessary as part of redevelopment” at the intersection of Franklin and S. Alfred Street.

### **Appendix**

- The introductory language on page 41 is now more comprehensive.
- Appendix A.1 language was updated to reflect engagement of property owners and HUD and the ways in which the community was able to provide feedback.
- Appendix A.2 provided language on tenant resources, the recommended tenant needs survey and example questions, relocation requirements and policies, services and programs, and helpful contacts.

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