



5.0

This Strategy establishes a 15-year vision and framework to guide future planning and redevelopment of the identified sites, proactively outlining the parameters for redevelopment to encourage the retention of the 215 committed affordable units in the neighborhood.

Redeveloped properties will likely be phased, occurring over the next five to 15 years and will be required to go through the City’s development review and approval process, to include all required infrastructure analyses, transportation studies, and compliance with this Plan as well as all applicable City plans and policies. This is a public process that offers opportunity for community input.

Beyond preserving housing affordability, redevelopment enables infrastructure improvements, including transportation, stormwater, sanitary sewer, open space, and streetscape. The following Implementation Table identifies all improvements and implementation tasks that, along with existing housing, transportation, and planning policies, ensure the successful implementation of this Strategy. The implementation tasks are identified by short-, medium- and long-term, recognizing that some short-term tasks are not redevelopment-dependent and other tasks come with and because of redevelopment. The implementation tasks are also identified by responsible party. For tasks associated with redevelopment, the timing is based on market conditions and the property owner’s ability to secure financing and renew federal affordability contracts. Some improvements will compete for funding through the City’s Capital Improvement Program (CIP) or grant funding sources.

RELATED RECOMMENDATION	IMPLEMENTATION TASK		SHORT (0-5 years)		LONG (11+ years)
HOUSING AFFORDABILITY					
Future Redevelopment of The Heritage at Old Town and Olde Towne West III:					
2.1, 2.2	Use additional density and height through future rezoning (as part of the Development Special Use Permit process for redevelopment sites) 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 as part of future redevelopment. 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.	Developer	X	X	X
2.3	Explore and leverage partnerships, incentives, and City gap investment, to preserve and expand housing affordability.	City, Developer	X	X	X
2.4	Retain current levels of affordability by working with property owners to extend their federal rental subsidy contracts.	City	X	X	X
2.5	Provide long-term affordability in the committed affordable units.	Developer	X	X	X
2.6	Provide a mix of unit types to meet current and future community need.	Developer	X	X	X
2.7	Ensure eligible residents have a right to return to the community after redevelopment and receive support and assistance to mitigate impacts of temporary relocation.	City, Developer	X	X	X
2.8	Conduct a survey of the residents to prepare for each property's future relocation and return process.	City, Developer	X		
2.9	Provide residents with enhanced access to resources, such as workforce development, housing counseling and training.	City	X	X	X
2.10	Include shared community resource spaces and gathering places and ensure equal access for all residents to amenities on site.	Developer	X	X	X
All Properties:					
2.11	Incorporate energy efficiency and green building elements in redevelopment, when feasible.	Developer	X	X	X
2.12	Incorporate accessibility, visitability and universal design features in redevelopment when feasible.	Developer	X	X	X

RELATED RECOMMENDATION	IMPLEMENTATION TASK		SHORT (0-5 years)		LONG (11+ years)
PLANNING, LAND USE, AND DESIGN					
3.1, 3.2	Apply for rezoning as part of development review process to provide recommended committed affordable units, as well as the streetscape, open space, and mobility recommendations outlined in the Strategy.	Developer	X	X	X
3.3, 3.7	Ensure that the future zone allows for ground floor accessory commercial uses supportive of the residential use, such as day care, and senior housing.	City	X		
3.4 - 3.6, 3.8 - 3.11, 3.14 - 3.31	With redevelopment, comply with the Strategy's recommendations for land use, urban design, streetscape, site, building, parking, and open space.	Developer	X	X	X
3.12, 3.13	Consult with VDOT on the feasibility of enhanced landscaping and/or screening for the existing sound walls on Route 1, and removing and/or modifying the sound wall at the intersection of Franklin Street and South Patrick Street.	City	X	X	
3.32	Provide stormwater and sanitary sewer infrastructure that accommodates projected impacts and improves the sites' environmental sustainability while meeting regulatory requirements.	Developer	X	X	X
3.33	Address planning for school capacity and after-school enrollment to take into account impacts of new development.	City and ACPS	X	X	X
MOBILITY, SAFETY, NEIGHBORHOOD CONNECTIVITY					
4.1	Implement near-term improvements as depicted in Figure 4.1 through the City's Vision Zero Action Plan.	City	X		
4.2	Pursue grant and other funding for implementation of mid- and long-term improvements not already covered through redevelopment as depicted in Figure 4.2.	City	X	X	X
4.3	Implement streetscape improvements as part of redevelopment.	Developer	X	X	X
4.4	Accommodate people walking and biking with redesign and improvements to Wilkes Street Park.	Developer	X	X	X
4.5	Implement an at-level crossing on Alfred Street connecting the east and west sides of the Wilkes Street Park.	Developer	X	X	X

RELATED RECOMMENDATION	IMPLEMENTATION TASK		SHORT (0-5 years)		LONG (11+ years)
MOBILITY, SAFETY, NEIGHBORHOOD CONNECTIVITY					
4.6	Conduct transportation analysis to study and mitigate traffic impacts of new development	Developer	X	X	X
4.7	Consult with VDOT to explore the feasibility of extending the Route 1 median south of Franklin Street and/or other methods to calm traffic.	City		X	X
4.8	Explore the feasibility of a signalized pedestrian crossing for Route 1 at Wolfe Street, and/or other street operational changes for pedestrian and bicyclist safety improvements as redevelopment occurs.	City	X	X	X