



05

IMPLEMENTATION

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. The Strategy’s recommendations will be implemented through the development review process and ultimately determined by 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 for impacted residents of the affordable housing properties.

Redeveloped properties will likely be phased over the next five to 15 years. Any associated impacts as a result of redevelopment of the sites, including additional density and traffic, will be addressed through the City’s development review and approval process, to include all required infrastructure analyses, transportation studies, and compliance with this Strategy as well as all other applicable City plans and policies. As part of future development reviews and approvals, conditions related to specific impacts of construction, including noise and haul routes, will be addressed in consultation with the community. The development review process is a public process that offers additional 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-, mid- 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	RESPONSIBILITY	SHORT (0-5 years)	MID (6-10 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 rezoning to retain all existing 215 committed affordable units at The Heritage at Old Town and Olde Towne West III.	Developer	X	X	X
2.3	Explore and leverage partnerships, financial and other incentives, and City gap investment, to preserve and expand housing affordability in the community and to enable properties to redevelop as mixed-income communities serving a broad spectrum of incomes.	City, Developer	X	X	X
2.4	Retain the current levels of affordability by working with property owners to extend their federal rental subsidy contracts.	City, Developer	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 (including financial and moving assistance, as well as coordination with ACPS, Department of Community and Human Services (DCHS), and other City agencies).	City, Developer	X	X	X
2.8	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.	City, Developer	X	X	X
2.9	Collaborate with the property owners to conduct a survey of residents' housing needs, including housing size and type, income, and accessibility needs, to inform potential development plans and prepare for future relocation and return processes.	City, Developer	X		
2.10	Enhance access to City and community resources, including workforce development, housing counseling (including homeownership readiness), and training, to build self-sufficiency and well-being, through collaboration with the Office of Housing and other City agencies.	City	X	X	X
2.11	Include shared community resource spaces and gathering places when feasible, and ensure equal access for all residents to community amenities on site.	Developer	X	X	X

RELATED RECOMMENDATION	IMPLEMENTATION TASK	RESPONSIBILITY	SHORT (0-5 years)	MID (6-10 years)	LONG (11+ years)
	All Properties:				
2.12	Incorporate accessibility, visitability and universal design features 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.	Developer	X	X	X
2.13	Incorporate energy efficiency and green building elements to lower housing costs for residents and enhance the quality and health of interior living environments.	Developer	X	X	X
PLANNING, LAND USE, AND DESIGN					
3.1	Apply for rezoning consistent with Development Summary Table (Table 1) as part of the development review process.	Developer	X	X	X
3.3, 3.4	Ensure appropriate zoning is employed and allows for ground floor accessory commercial uses supportive of the residential use, such as day care, and senior housing.	City	X	X	X
3.2 - 3.5, 3.8 - 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
3.6, 3.7	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
3.34	Create a new zone for the potential redevelopment sites to implement the recommendations of the Strategy	City	X		

RELATED RECOMMENDATION	IMPLEMENTATION TASK	RESPONSIBILITY	SHORT (0-5 years)	MID (6-10 years)	LONG (11+ years)
MOBILITY, SAFETY, NEIGHBORHOOD CONNECTIVITY					
4.1	Implement short-term improvements as depicted in Figure 4.2 through the City's Vision Zero Action Plan	City	X		
4.2	Pursue grant funding and other funding for implementation of mid- and long-term improvements not already covered through redevelopment as depicted in Figure 4.3.	City	X	X	X
4.3	Implement streetscape improvements as shown in Figure 4.3.	Developer	X	X	X
4.4	Fund improvements to accommodate people walking and biking within Wilkes Street Park.	Developer	X	X	X
4.5	Implement a raised crosswalk on Alfred Street connecting the east and west sides of the Wilkes Street Park.	Developer	X	X	X
4.6	Conduct a transportation analysis to study and mitigate traffic impacts for each redevelopment site.	Developer	X	X	X
4.7	Explore the feasibility of extending the Route 1 median south of Franklin Street and/or other methods to calm traffic in collaboration with VDOT.	City		X	X
4.8	Explore the feasibility for improvements to crossing Route 1 at Wolfe Street.	City	X	X	X