RFP sites

City suggested considerations for sequencing

City participation in RFP process

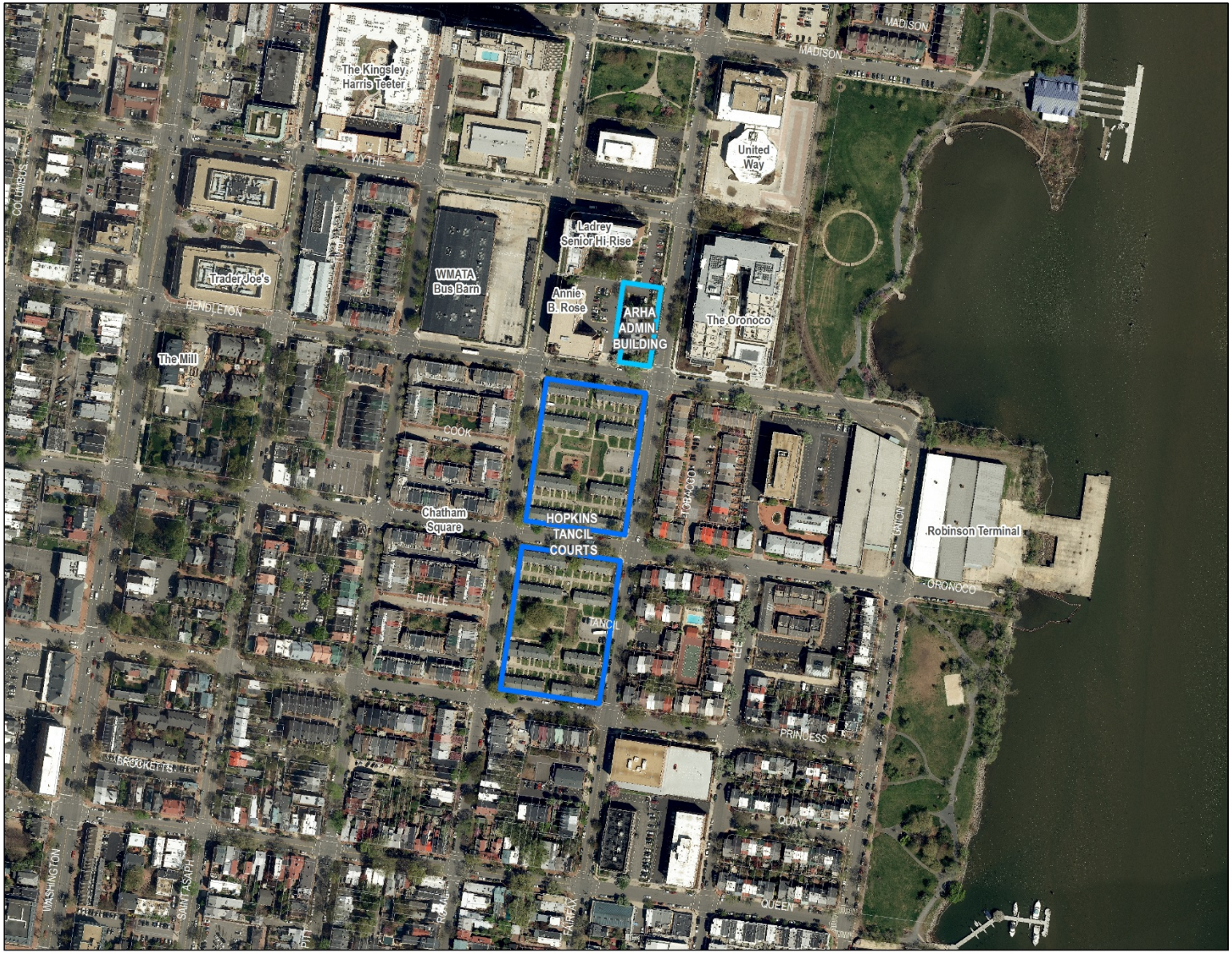
- ARHA included City staff in the evaluation of proposals submitted during the RFP to provide guidance regarding consistency with master plans, City planning policies, and other City goals.
- City staff provided feedback to assist in the selection of preferred proposals, but no approvals were made.
- All proposals will go through the normal review process and comments, including opportunities for public participation.

Andrew Adkins and Samuel Madden Uptown Context

City of Alexandria, Office of Housing
July 29, 2016

0 125 250 500 Feet

N



Hopkins Tancil Courts and ARHA Administrative Building Context

City of Alexandria, Office of Housing
July 29, 2016

0 125 250 500 Feet

N

Cameron Valley Context

City of Alexandria, Office of Housing
July 29, 2016

0 125 250 500 Feet

N

RFP Sites – Considerations for Sequencing

- **Braddock area sites (Adkins and Madden)**
  - Community readiness for redevelopment: small area plan that envisions redevelopment is approved. Redevelopment near a Metrorail Station consistent with many City policies
  - Proposal appears to be generally consistent with intent of the SAP
  - Adjoining Metro site redevelopment will be encouraged by progress on these sites
  - All sites will require low income housing tax credits.
  - Current public safety issues
  - Madden is in the Parker-Gray district

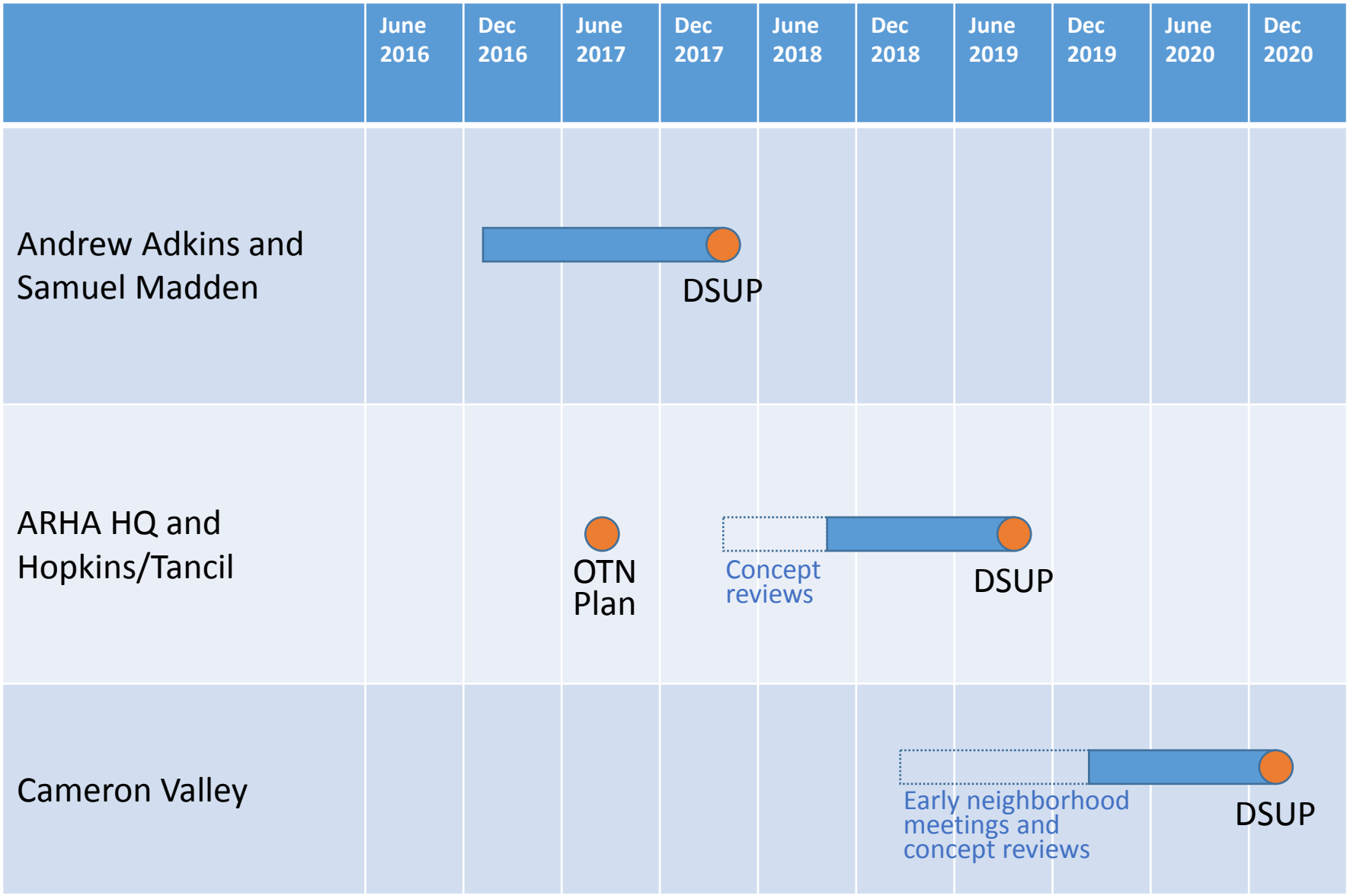
RFP Sites – Considerations for Sequencing

- **Old Town North sites (HQ and Hopkins/Tancil)**
  - Community readiness for redevelopment: small area plan now under way; redevelopment of these sites is part of that community discussion. (Hopkins/Tancil straddles the Old Town and Old Town North planning areas)
  - Community discussions thus far indicate good potential that Plan and proposals will be roughly consistent

RFP Sites – Considerations for Sequencing

- **Cameron Valley**
  - Community readiness for redevelopment: 1992 small area plan; community has had limited involvement.
  - Proposal isn't able to benefit from work already done with the community as part of a small area plan, so additional community engagement will be needed.
  - Site is less urban; density, urban design, and transportation concerns will be heightened as a result
  - Some additional potential school impacts if number of affordable housing units increases.
  - Use of tax credits is anticipated.

City Suggested Sequence



RFP Sites – Considerations for Sequencing

- **Other considerations**
  - First project launch should follow Ramsey DSUP approval and identification of supplemental staff resources.
  - Staffing plan: needed increase in City staff capacity is 1 FTE in P&Z; ½ FTE Housing
  - During Ramsey Homes project, ARHA expressed a willingness to provide support for needed staff
  - Community capacity
  - Regulatory hearing capacity and timelines
  - Both temporary and permanent relocation strategies will need to be developed
    - City is interested in a relocation plan oriented toward allowing people to remain in City
    - Need to explore replacing some of the housing in other locations in the community/City

RFP Sites – Considerations for Sequencing

- **Other considerations**
  - City financial support capacity, if funding beyond the $5M earmarked from the James Bland loan proceeds or from Braddock Developer Fund is needed
  - Coordinated outreach efforts will be essential
  - Physical condition of existing buildings