

THE NEIGHBORHOODS OF



*life* within walking distance™

## Glebe Park & James Bland Redevelopment Proposal

# Company Background

- EYA History – Founded in 1992 specializing in homeownership, urban infill residential development – 30 communities throughout Washington region including 8 in Alexandria
- EYA Sales - \$125M/year, average of 200 homes/year
- EYA Team - Fully-integrated organization - acquisition, land development, construction, and sales
- EYA Recognition – Over 160 local and national awards for design, sales and operations

# EYA Development Philosophy

- Urban Infill – Redevelopment with proximity to work, recreation, retail and public transportation
- High-Quality - Creative site plans and high-quality architecture compatible with surroundings
- Mixed-Use and Diverse – Broad product types, price points, geographic locations
- Catalyst for Revitalization – Projects spark development in surrounding community
- Community Orientation - Build consensus through participatory process

# EYA Projects in Alexandria

1. Villages of Stonegate



2. Carlyle City Residences



3. Old Town Village



4. Ford's Landing



5. Rivergate



6. Lofts at Braddock Metro



7. Chatham Square



8. Potomac Greens



15 years of successful projects

# Old Town Village Alexandria, VA



Duke and Henry Streets  
116 Townhomes and 39 Courtyard Homes

# Ford's Landing Alexandria, VA



Franklin and Union Streets  
136 Market Rate Townhomes

# Lofts at Braddock Metro Alexandria, VA



Route 1 and Madison Street  
40 Loft-Style Townhomes

# Chatham Square Alexandria, VA



Oranoco and Pitt Streets  
100 Market Rate Townhomes, 52 Subsidized Rental Homes

# Potomac Greens Alexandria, VA



227 Townhomes (120 by EYA)  
15,000 sf retail

# Project Background

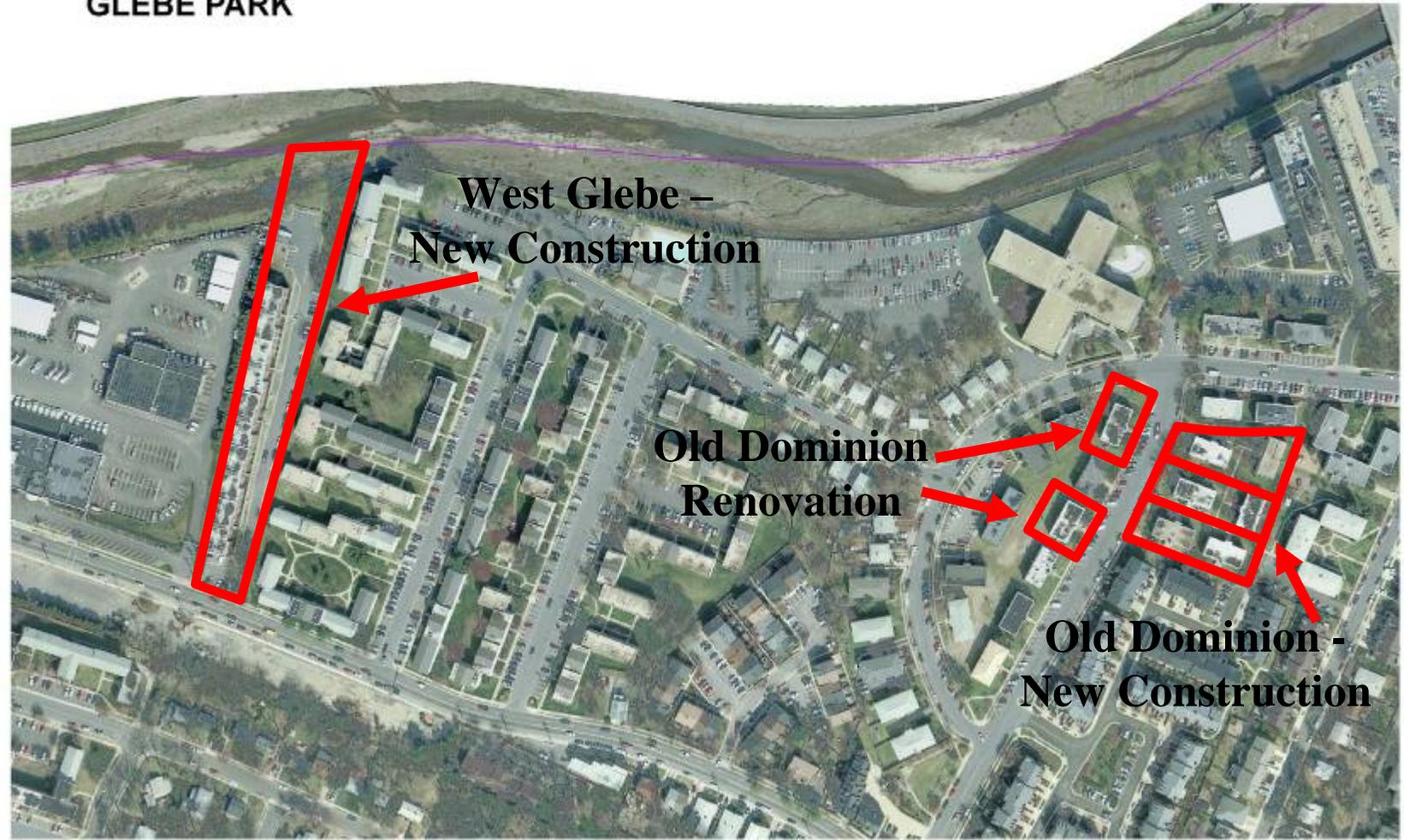
- 1987: ARHA acquires Glebe Park
  - 112 affordable rental units & 40 Public Housing units.
  - By 2006, 90+ vacant units and annual losses of more than \$500,000
  - Property is plagued by mold and substantial deferred maintenance
- July 2006: ARHA selects EYA as its development partner through RFQ process
  - EYA and ARHA propose redevelopment of Glebe Park and James Bland with new public and market-rate housing
- October 2007: SUP approved for Glebe Park Redevelopment

# Project Background

- November 2007: ARHA applies for federal HOPE VI grant for Bland Redevelopment
  - Only five grants awarded nationwide out of almost 30 applications, not including Bland
- February 2008: Tax Credit Application submitted for Glebe Park
  - Award of tax credits likely in May, 2008
  - Glebe Park relocation/demolition to begin November, 2008
- June 2008: ARHA and EYA to submit DSUP application for James Bland

# Glebe Park

GLEBE PARK

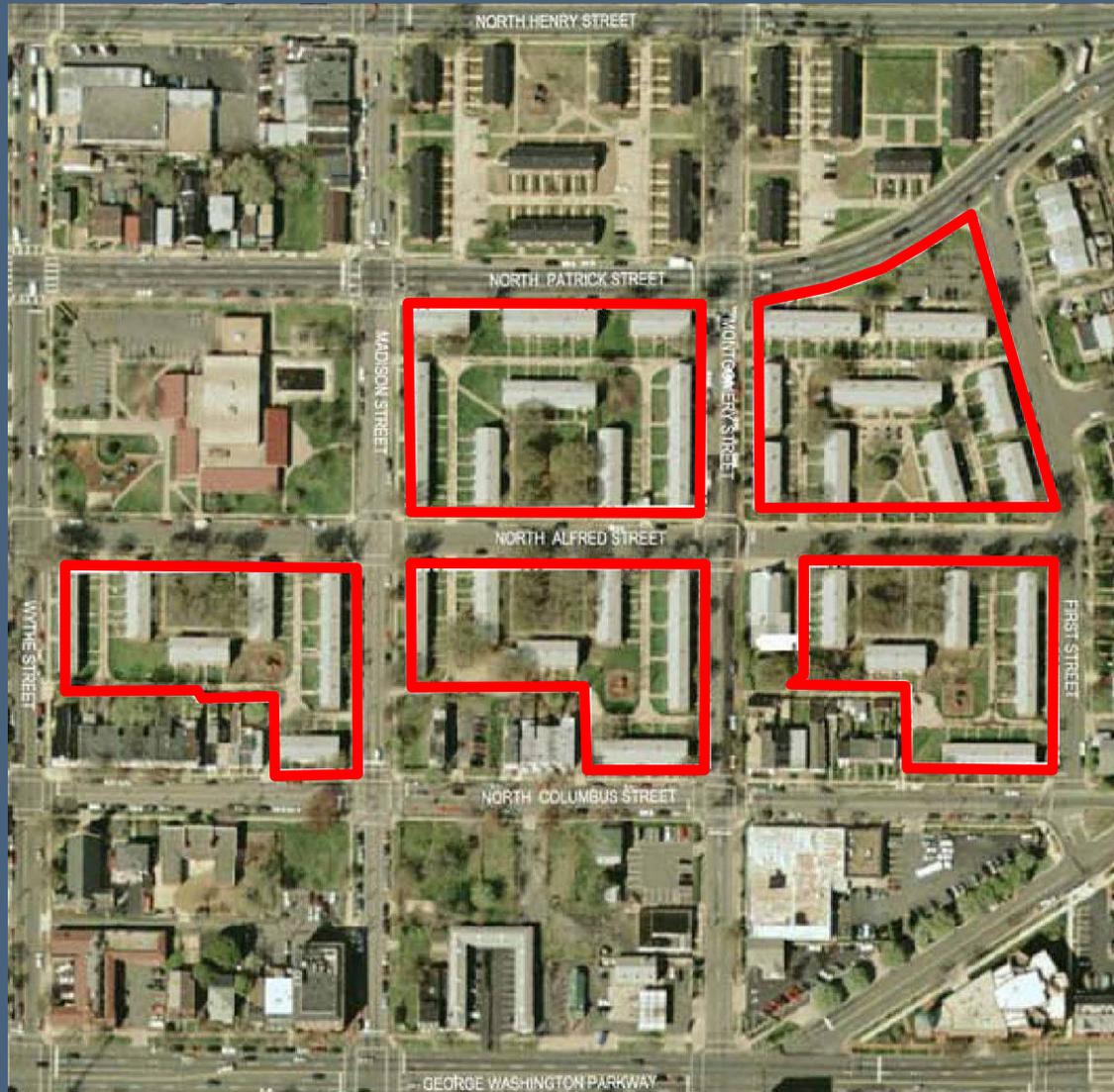


West Glebe –  
New Construction

Old Dominion  
Renovation

Old Dominion -  
New Construction

# James Bland



# James Bland Redevelopment ARHA's Key Criteria

- One for One Replacement of 234 ARHA Units per City Council Resolution 830
- Improved living conditions for ARHA residents
- Phase redevelopment to limit relocation
- Provide Section 3 employment opportunities
- Identify and secure replacement site for 16 ARHA units prior to November 2008
- Financially Feasible Redevelopment without HUD financing

# James Bland Redevelopment Planning & Community Key Criteria

- Respect sensitive edge relationships to existing development
- Respect Parker Gray neighborhood characteristics & Design Guidelines
- Visible, useable, and safe ground level open space
- Height scale and massing consistent with Braddock Plan discussions
- Marketable mixed income design
- Incorporates input from the community, civic associations, and Braddock East Advisory Group

# James Bland Redevelopment Economic Viability Key Criteria

## Economically Viable

- Sufficient market-rate land value to fund reconstruction of ARHA Units
- Marketable ratio of public to market rate units
- Phaseable construction
- Public Housing design and operation consistent with ARHA policy/budget and Tax Credit guidelines
- Affordable Parking
- Adequate subsidies for Workforce Housing, if included

# Financing the Glebe Park & James Bland Redevelopment

## Project

Create 218 \*  
new ARHA  
units  
(+/- \$55 MM)

Glebe Park  
84 ARHA units  
(+/- \$21 MM)

James Bland  
134 ARHA  
units  
(+/- \$34 MM)

## Financing

Total Project  
Funding  
(+/- \$55 MM)

Market Rate  
Land Value  
(+/- \$22 MM)

Low Income  
Housing Tax  
Credits  
(+/- \$33 MM)



\* 16 ARHA Units located off site funded by City of Alexandria

# ARHA Units on Glebe Park & James Bland

## EXISTING PUBLIC HOUSING UNITS AT JAMES BLAND AND GLEBE PARK

	Public Housing Units	1BR	2BR	3BR	4BR	Total Bedrooms
Glebe Park	40*	26	13	1	0	55
James Bland	194	8	104	68	14	476
<b>Total Existing ARHA Units</b>	<b>234</b>	<b>34</b>	<b>117</b>	<b>69</b>	<b>14</b>	<b>531</b>

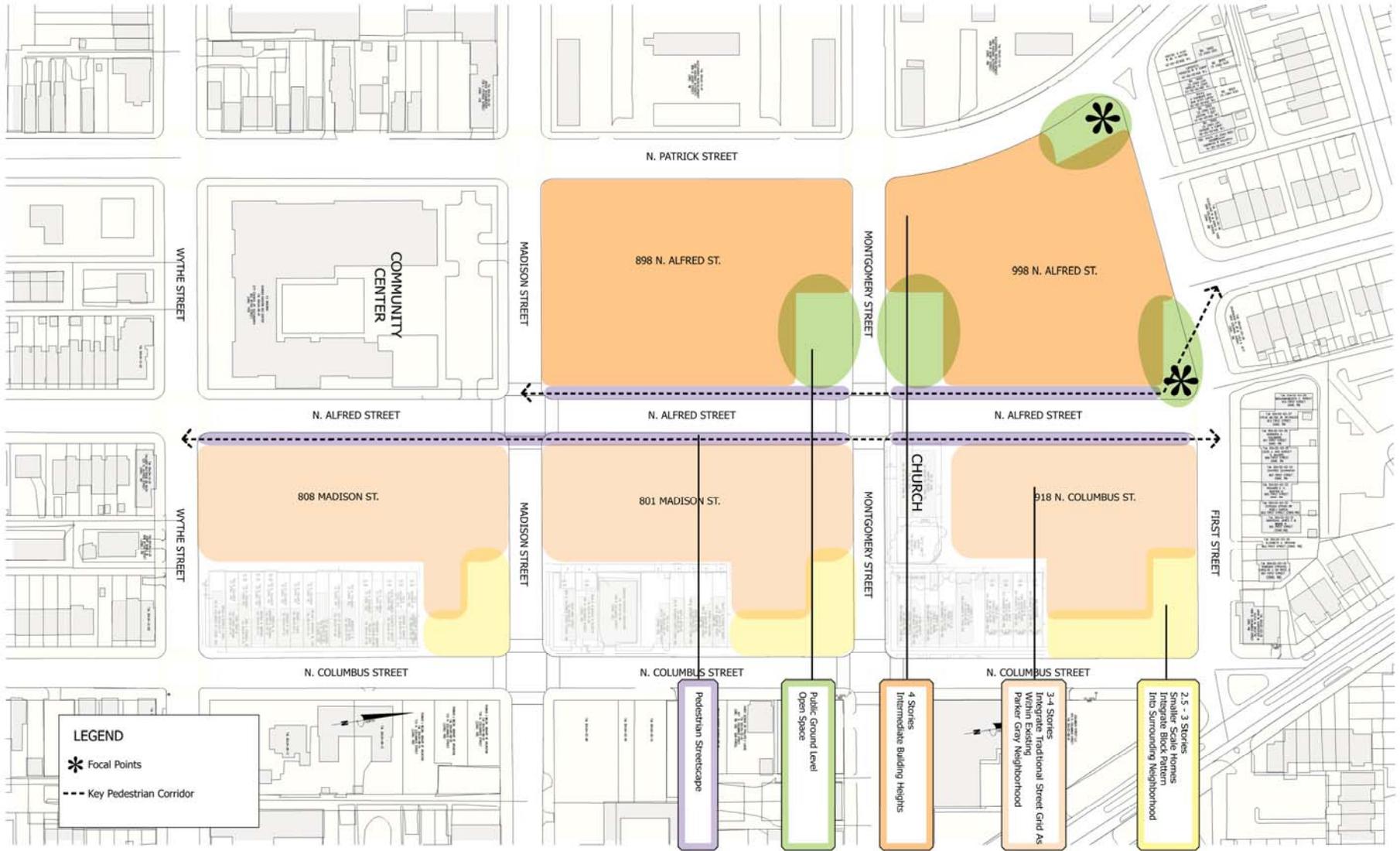
## PROPOSED PUBLIC HOUSING UNITS AT JAMES BALND AND GLEBE PARK

	Public Housing Units	1BR	2BR	3BR	4BR	Total Bedrooms
Glebe Park	84	34	10	26	14	188
James Bland	134	0	98	36	0	304
<b>Total Proposed ARHA Units**</b>	<b>218</b>	<b>34</b>	<b>108</b>	<b>62</b>	<b>14</b>	<b>492</b>

\* 40 Public Housing Units covered under Resolution 830 and 112 Affordable Rental Units not covered by Resolution 830

\*\* 16 ARHA Units located off site funded by City of Alexandria (9 2-BR / 7 3-BR)

# James Bland Concept Plan



# Illustrative Site Plan



# Thematic Architecture



# Perspective at Alfred & Montgomery



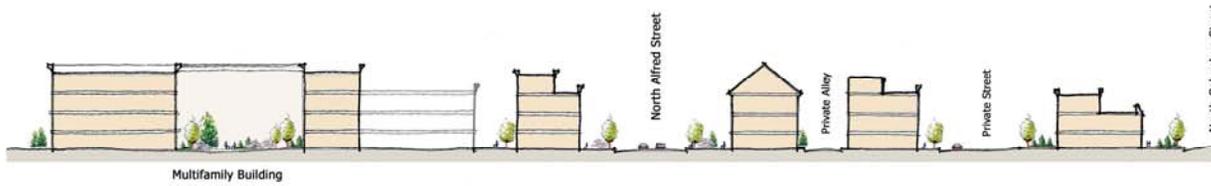
# Perspective at Madison & N Patrick



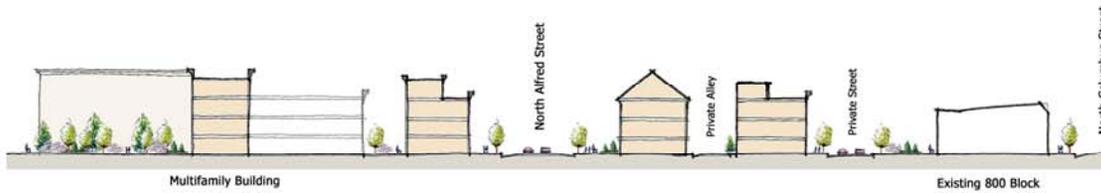
# Neighborhood Parks/Open Space



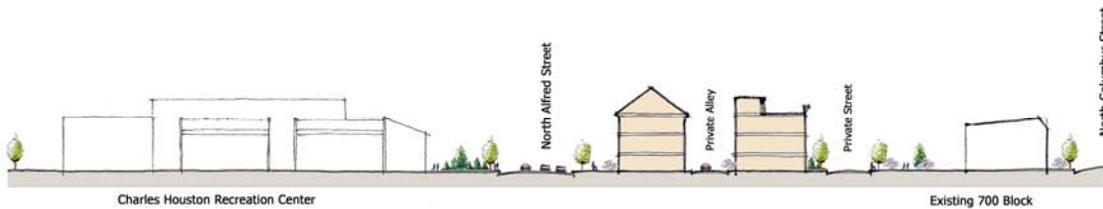
# Three Cross Sections



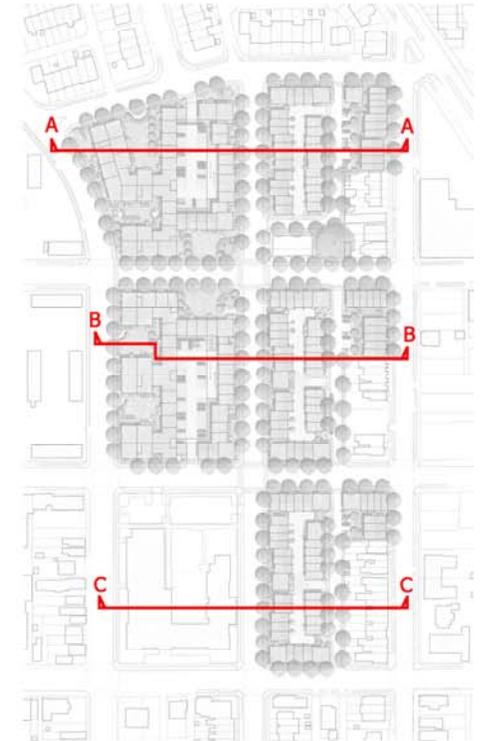
**SECTION A-A**



**SECTION B-B**



**SECTION C-C**



**KEY PLAN**

# Unit Mix Plan



# Mixed-Income 3D Model



# Preliminary Redevelopment Concept Summary

- 134 replacement ARHA Units 2/3 bedrooms
- +/- 270 market rate units, mix of townhomes and multi-family
- 1/3 – 2/3 ratio of public to market rate, proportionally distributed across site
- Transition height and density from Route 1 to Columbus St, 4-stories to 2.5-stories
- Varied open space across all blocks
- Plan for a variety of architectural styles. Public units indistinguishable from market rate
- Sufficient parking to meet market and ARHA needs
- Financially viable development concept

# Project Schedule

- Glebe Park SUP & Loan Approval: 10/13/07
- Submit Tax Credit Application: 02/15/08
- Glebe Park Tax Credit Award: 05/07/08
- James Bland SUP Approval: Oct. 2008
- Glebe Park Construction: Nov. 2008 – Dec. 2010
- James Bland Tax Credit Applications: Feb. 2009 – Feb. 2012
- James Bland Build-out: Nov. 2009 – Nov. 2014