EXISTING CONDITIONS

- Key southern point of entry into Alexandria
- Congested
- Lack of connectivity
- Dangerous conditions for pedestrians
- Underutilized commercial properties
- Townhomes and garden-style apartments
- Existing affordable housing is at risk of market redevelopment
- Lack of unique character
- Low population growth
- Low residential vacancy

LOCAL CONNECTIONS AND AMENITIES
- Adjacent to active commercial, mixed-use, and high-density residential districts
- Greenspace outside residential areas

Affordable Housing Challenges
- Market demand for affordable housing not being met
- Lack of affordable housing in desired locations

QUESTIONS FOR ANALYSIS

1. What types of land uses and building types would maximize redevelopment of potential key sites? (while respecting the surrounding character of the neighborhoods)

   RESIDENTIAL PROPERTIES ISSUE: Replacement of affordable units is a critical priority for the City, but under current zoning housing cannot be replaced if not for affordability.

   COMMERCIAL PROPERTIES ISSUE: Transform underutilized parcels with a substantial amount of surface parking and two large gas stations.

   RECOMMENDATION: Greater density is critical for unlocking the benefits of redevelopment.

   - Through the DMP process, change medium-density residential land use to high-density mixed use (along corridor).
   - Allow for 1.5 to 2.0 FFB by market conditions
   - Permit increased height limits on mixed-use sites in order to create buffer to neighborhood. Improve the public realm, including green space/unit space. Replace affordable units
   - With high-density zoning and height increases (70-80ft), significant affordable housing can be replaced, but if one replacement may not be possible without subsidy from the City.
   - Incorporate building uses into existing-redevelopment of commercial parcels (e.g., gas stations, grocery stores)

2. Establishing a Gateway

   What short and long term improvements would facilitate the revitalization of Rt 1 into a welcoming "gateway" into the City?

   CAR ISSUE: Cars are coming quickly off Highway and need to be transitioned to a "city"-scale and speed.

   PEDESTRIAN ISSUE: Dangerous and uncomfortable sidewalks and connections between neighborhoods on either side of routes one.

   PUBLIC REALM ISSUE: There is no "there" there.

   RECOMMENDATION: Incorporate complete street guidelines for "Commercial Connectors" and engage the surrounding community in a branding exercise through the Small Area Planning process to give this area an identity:

   - Use road diet to transition traffic flow to approach Old Town
   - Create a new tree-lined median as an attractive gateway
   - Enhance east-west connections
   - Expand the pedestrian zone to improve safety for pedestrians
   - Implement out of the box outreach strategies (people & technology)

3. What regional and national examples could serve as revitalization models?

   IMPROVEMENT ROAD DIET ON PATRICK STREET
   - Pedestrian/motor separation along commercial corridor
   - Snow clearing and maintenance of sidewalks in Old Town and surrounding areas
   - Use coordinated development guidelines for "commercial corridors"