**Mini Technical Assistance Panel**

2355 Mill Road

2017 - 2018 ULI Regional Land Use Leadership Institute

Questions to be addressed by the Panel

1. Describe such equitable alternative redevelopment transition that would maintain public benefit, be financially neutral, and designed to the latest trends serving diverse types of social service.

2. What creative economic and/or financing tools and/or public-private-nonprofit partnerships should the City explore?

3. What short- and long-term improvements would further revitalize and transform Mill Road into a welcoming public realm?

4. What type of parks/open spaces should this site provide?

5. What regional or national examples could serve as models for incorporating these types of community services?

**Project Challenges**

Substance Abuse Center + Community Shelter space does not meet current needs.

Neighboring development will put additional pressure to evaluate the Site for additional demand for housing.

Limited budget available for upgraded/new Center + Community Shelter & impact on clients.

Limited capital budget available for upgrades/renovation Center + Community Shelter.

Need for affordable housing in the City.

**RETAIN + RENOVATE**

- **MODERATE RENOVATION & ADDITION**
  - IN PLACE RENOVATION
  - SMALL GROUND FLOOR ADDITION
  - CITY FUNDED
  - FACILITY REMAINS OPERATIONAL
  - +/- 20,000 SF FACILITY

**FULL RENOVATION & ADDITION**

- GUT RENOVATION
- CITY FUNDED
- LARGE ADDITION
- +/- 35,000 SF FACILITY

**RETAIN + REDEVELOP (PREFERRED ALTERNATIVE)**

- SHELTER / LOW INCOME HOUSING
  - BY RIGHT ZONING
  - BELOW GRADE PARKING
  - +/- 78,000 SF FACILITY
  - 60% AMI OR LESS
  - PUBLIC PRIVATE PARTNERSHIP
- ADDRESSES CITY TRANSPORTATION, ECONOMIC & HOUSING GOALS

**RELOCATE + REDEVELOP**

- SHELTER / LOW INCOME HOUSING
  - BY RIGHT ZONING
  - BELOW GRADE PARKING
  - +/- 78,000 SF FACILITY
  - 60% AMI OR LESS
  - PUBLIC PRIVATE PARTNERSHIP
- Needle-shaped services
- Innovative Floor Plan

**SELL, REZONE + RELOCATE**

- RETAIL / MARKET RATE HOUSING
  - REZONE INTO EISENHOWER EAST SMALL AREA PLAN
  - PROCEEDS ARE INVESTED IN NEW SHELTER
  - HIGH RISE CONSTRUCTION
  - BELOW GRADE PARKING
  - +/- 105,000 SF FACILITY

**REPURPOSE EXISTING PARKING & PUBLIC REALM**

- +/- 830 parking spaces
  - High Rise Construction
- City of Alexandria

**INTEGRATE ADJACENT WMATA LAND**

- Formerly classified as excess land, now used for speculative revenue related to capital, franchise
  - Future use speculative/development, mixed retail, mixed-use, etc.
  - Public-private would require site with similar characteristics.