

Route 1 South Housing Affordability Strategy  
Community Meeting  
Lee Center, May 2, 2018

Small Group Exercise – Community Feedback

Table 1

- Housing
  - Themes
    - Preserve 215 affordable units
    - Questions about relocation and return
  - Will property owners retain vouchers?
  - When will the redevelopment occur?
  - Can the city provide down payment assistance outside of the city?
    - Who is eligible – income
  - How much advanced notice will we get that redevelopment is occurring?
  - Do residents get a voucher section 8 or what affordable tool will be used?
  - How do you define affordable?
  - Will there be extra affordable units?
  - Can all the people living here today be able to continue/return to living here?
  - If the city gives us \$50 we can't get housing in Alexandria because expensive.
    - Why don't you give us and find out way?
  - When we move from here what will happen to the children?
- Neighborhood
  - Open space for kids of all ages to play
  - Ensure building breaks visual open space between buildings – like this in the neighborhood now
  - How will parking be handled? Will residents have to pay?
  - The color and massing of west side redevelopment proposal is making the redevelopment on the east side look small and difficult to get the essence of the new addition. Can we see human scale perspective drawings?

Table 2

- Housing
  - Explain preserving affordable housing
    - Answered
  - What about more affordable housing units?
    - Answered
  - When under construction, will we have to move away?
    - Answered
  - How long would we be relocated?
    - 1-2 years
  - We are happy to have new buildings.
  - Ok with buildings getting bigger – good for the city because additional tax payers
  - Tight knit community – lived here 10-20 years

- Not good for the city to lose us old people because we vote!
- Traffic
  - Need new sidewalks
- Other
  - May 16 meeting with the [unable to read]
  - What is plan adoption?
    - Who decides if it's adopted?
  - This plan helps us

### Table 3

- Neighborhood compatibility
  - Modest – compatible building heights
    - Map of existing building heights
  - Improvements to alleys
  - Transition and step back recommendations are appropriate
  - Concern of overall rezoning change
    - Can be achieved with bonus density?
  - Incorporate design standards for compatibility
- Traffic
  - Short-term
    - Restripe the median to narrow travel lanes?
    - Are there other ways to further slow traffic on Route 1?
    - Gibbon and Alfred; Gibbon and Franklin are confusing to navigate for pedestrians and drivers
      - Additional signage
    - Signal and crossing timing
    - Street lights / lighting that reinforce neighborhood. Lighting to emphasize gateway. Spacing of lights.
    - Enhanced crosswalk on Wolfe to connect to the grid. Pedestrian crossing. Improve neighborhood connectivity.
- Housing
  - Neighborhood compatibility
  - Heights proposed look good (appropriate)
    - Could be higher on west side of Route 1
  - Affordability
    - Outreach in plan?
    - Are more than minimum affordable units allowed?
- Other
  - Will the SWQ be redistricted?
  - Important to keep Lyles Crouch (closest elementary for most in SWQ – maintain diversity)

### Table 4

- Infrastructure
  - I liked picture of landscape on S Patrick St
  - Why “remove” a crosswalk? (picture showed removing one)

- Bicycles – in way of drivers. More bike lanes separating bikes.
- Removing crosswalk – Gibbon
  - Left turning traffic onto S Patrick St
- Increasing elementary school grades up to 8<sup>th</sup> grade
- Neighborhood Compatibility
  - Improvement to Wilkes St Park
    - Spaces for people to talk
  - More multifamily to accommodate people
    - Community amenities – gym, community rooms in buildings
    - Space for programming, gathering space
    - Laundry
  - CCTV camera for safety
    - Lighting indoor/outdoor
  - Transparency – glass doors
  - Larger lobbies
  - Design for safety of children
    - Safe parks/open space for children
  - Adequate parking
- Housing affordability
  - Guarantee of preserving affordability of units
  - Relocation – look at location of jobs/transit
  - Other – homeownership program

#### **Table 5**

- Traffic
  - Issue of understanding traffic impact – seems to be a minimal impact compared with the number of potential units
- Other
  - May need another charrette
    - Community meetings/roundtable is not the same
  - Lots still confusing, numbers not transparent
  - Lots still don't know/understand about process
  - Share materials
  - Rename project from Route 1 South to South Patrick St
- Question on sidewalks, setbacks – help to show comparison with other developments in the city
- Design standards/architectural style of buildings
- Housing
  - Did we give away the store by assuming maximum number of market units?
  - 430-215 is 2:1, not 3:1