



City of Alexandria
Department of Planning & Zoning

AHAAC Development Preview

Olde Towne West
598 & 601 S. Alfred Street
CDSP #2024-00007

June 5, 2025





Existing Site

- Southwest Quadrant Small Area Plan & South Patrick Street Housing Affordability Strategy
- Owned by Alfred Street Baptist Church
- Total existing project is three sites, totaling 75 residential units
- Subject dev. site is 34-unit townhouse project built in early 1980s
- All residential units have project-based Section 8 vouchers



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Proposed Redevelopment



- Phase I proposes 140 units, 100%-affordable
 - 102 units @ 60% AMI, 38 @ 30% AMI
- Applicant utilizing RMF zone to redevelop 75 PBV units
 - Units req'd by RMF to average 40% AMI; 38 units at 30% AMI satisfies req.
- Completeness review soon; PC/Council fall 2025
- Construction expected no earlier than 2027
- Phase II anticipated 2026-2030

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Relocation Plan

- Applicant has submitted draft Relocation Plan for residents of 34 existing units
- Applicant will cover costs of move, goal to retain residents in existing neighborhood during 18-24 mo. construction
- Residents in good standing will have right to return
- Coordination with Virginia Housing, Office of Housing



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