



The Redevelopment of Olde Towne West

AHAAC Presentation

November 6, 2025



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BUILDERS

Agenda

- 1) Project Overview
- 2) Current Design
- 3) Transportation Study
- 4) Project Timeline
- 5) Discussion



Project Overview



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Project Overview - Location



Project Overview – General Description

- Multi-phased Project:
 - Phase One (598 S. Alfred) seeks to replace 34 existing units with a multi-family building with approximately 145 units on Parcel 3.
 - Phase Two (601 S. Alfred) will proceed afterward and seek to replace 19 existing units with a multi-family building with approximately 75 units on Parcel 5. Will be a completely separate City process.
- All units will be affordable at between 30% and 60% Average Median Income (AMI)
- Project will not permanently displace any of the current residents, all will be welcome to come back subject to continuing to meet eligibility requirements



Project Overview – Existing Tenants/Relocation Information

- **Existing residents will have a right to return to the completed units**
- Rents will remain at or near the existing levels
- Residents will be relocated temporarily during construction
- Relocation assistance will be provided and cover standard relocation costs
- Development team will meet with residents regularly throughout the process
- **Timing for relocation will depend upon funding for the project.**



Architectural Design



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View from S. Columbus Street at Wilkes St. Park



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View from S. Columbus Street at SE Corner



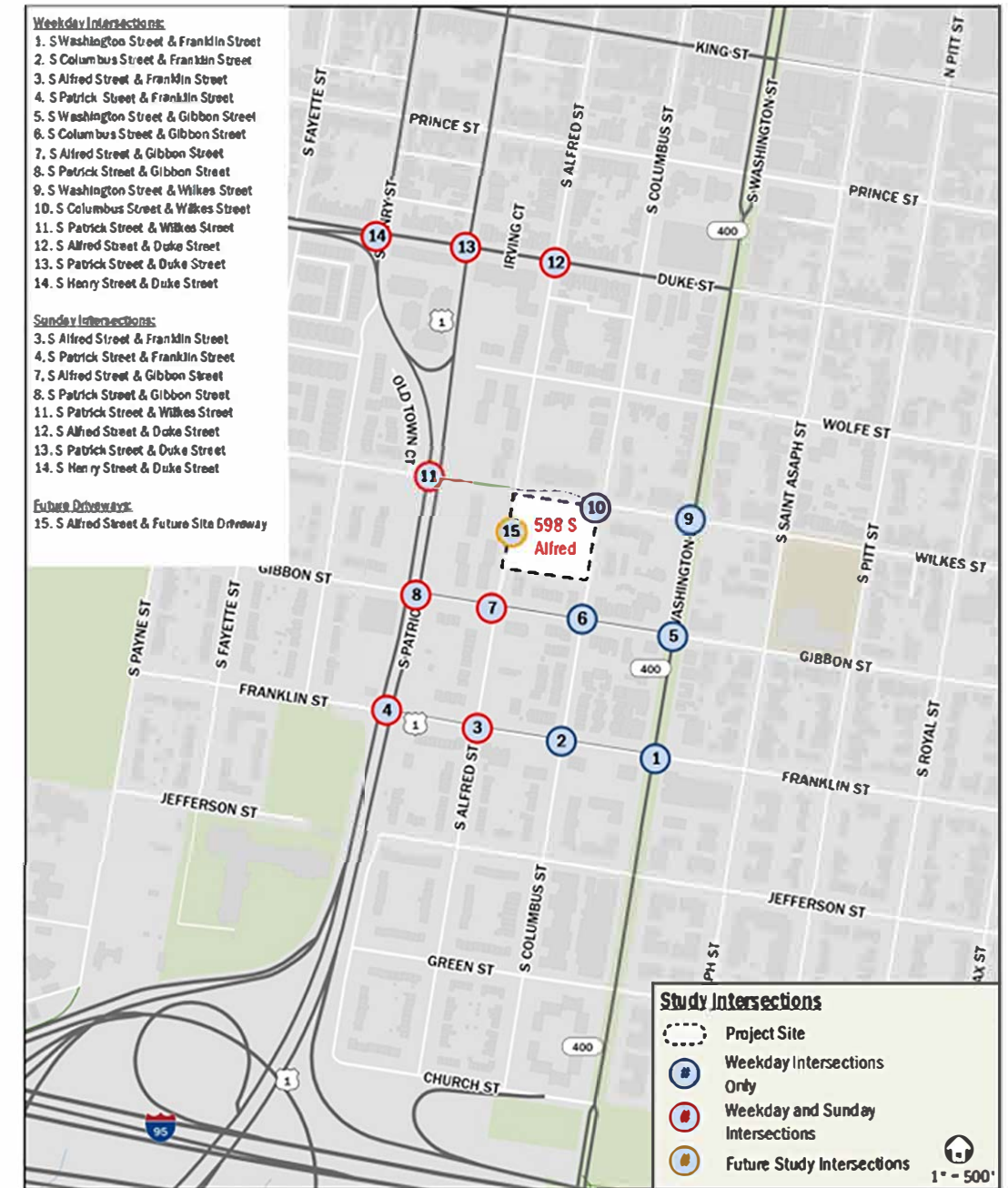
Transportation Study



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Multimodal Transportation Study (MTS)

- Located in the map area (left) in the City of Alexandria, Virginia.
- MTS Scope Approved by the City
 - 14 intersections studied (weekday October 2024)
 - 8 of 14 intersections studied for Sunday Analysis due to proximity to Alfred Street Baptist Church
- On-site parking proposed in a below-grade garage
- Well-connected pedestrian and bicycle network
 - Improvement to pedestrian facilities in and around site
 - Access to several existing on- and off-street bicycle facilities
 - Long- and Short-term bicycle parking will be provided
- Incorporation of Route 1 Adaptive Signals into roadway network under Background and Future Conditions
- No Mitigation triggered by capacity analysis





Project Timeline

Development Review Timeline

Applications Deemed Complete by Planning & Zoning
- September 29, 2025

Public Hearings slated for December 2025:

- * Planning Commission - December 2nd, 7 p.m.
- * City Council - December 13th, 9:30 a.m.

Questions and Discussion

