Situated in the Parker-Gray historic district of Old Town Alexandria, Old Town Commons is a 76 unit, mixed income development with a unique mix of condo and rental units. The Old Town Commons development is within walking distance of the Braddock Road Metro Station, as well as restaurants, retail stores and other amenities. The development consists of three four-story wood frame buildings that all sit atop one level of below grade parking. Two of the buildings, publicly owned by the Alexandria Redevelopment and Housing Authority (ARHA), provide 32 units of below market rental housing. ARHA building designs were based on Universal Design principals, VHDA Minimum Design and Construction Requirements and the Uniform Federal Accessibility Standard. The third building has 44 market rate condominiums and sole access to the private parking garage below. Spacious unit designs were provided despite the challenges of a tight Building Restriction Line as well as minimum space between the buildings for Fire Separation. Along with conforming to Alexandria’s Historic District Design Guidelines, the condominiums achieved LEED certification, while the affordable rental buildings achieved Earthcraft certification.

**Old Town Commons**

**Client**
EYA

**Location**
Old Town Alexandria, VA

**Use**
Condominiums

**Facts**
- Density - 38 DU/AC
- Unit Plan Sizes - 640-1,040 SF
- Number of Units - 76 DU
- Site Area - 9.5 AC
- Parking - 50 Spaces
- Building - 112,282 SF

**Awards**
- 2014 ULI Jack Kemp Workforce Housing Models of Excellence
  - Award Finalist
- 2014 National Association of Housing and Redevelopment
  - Award Winner
- 2013 Best in American Living Awards (BALA)
  - Award Winner
- 2013 Virginia Housing Awards
  - Award Winner
- 2010 Great American Living Awards (GALA)
  - Award Winner