

Edgewood Towns

6336 Stevenson Avenue

REZ#2022-00007, DSP#2022-00004, SUB#2022-00004

Planning Commission

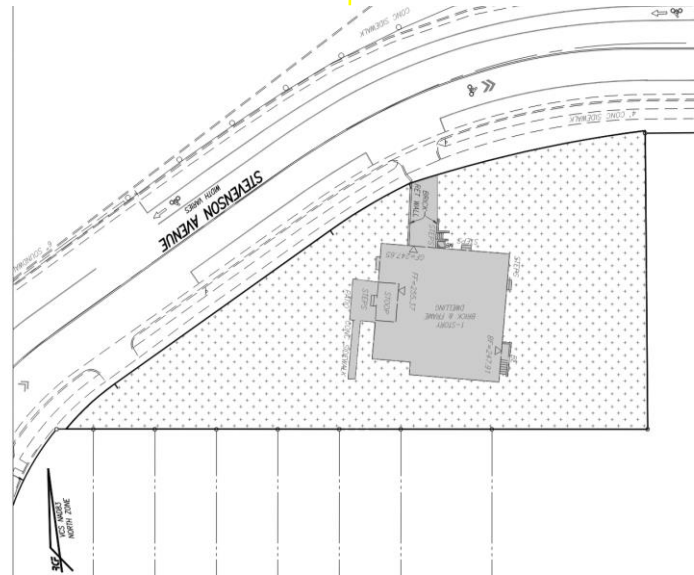
January 5, 2023

Note: This presentation is subject to changes prior to hearing.

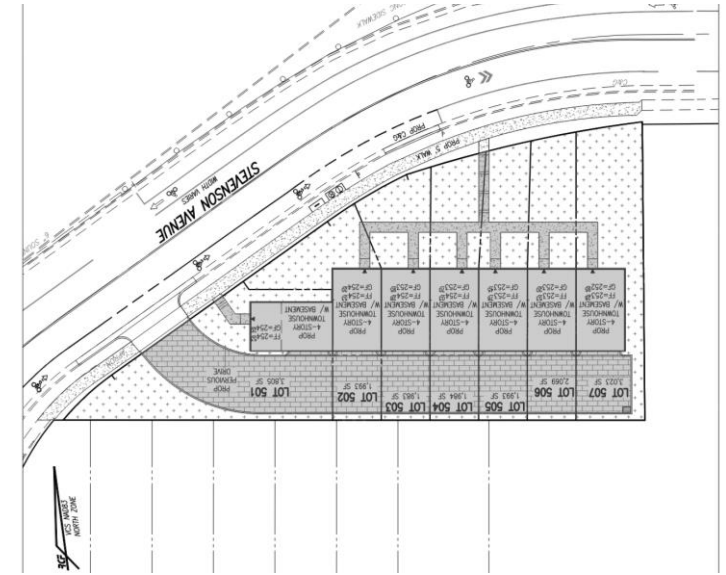


Project Description

- 7 market-rate townhouse units with garages on fee-simple lots
- Rear driveway access
- Location near transit, parks, and amenities
- Sidewalks, street trees, on-street bike lane



Existing



Proposed



Land Use Requests

Rezoning w/proffers

- RB/Townhouse to RC/High Density Apt zone
- Proffer: FAR 0.48 to 0.91

Development Site Plan w/modifications

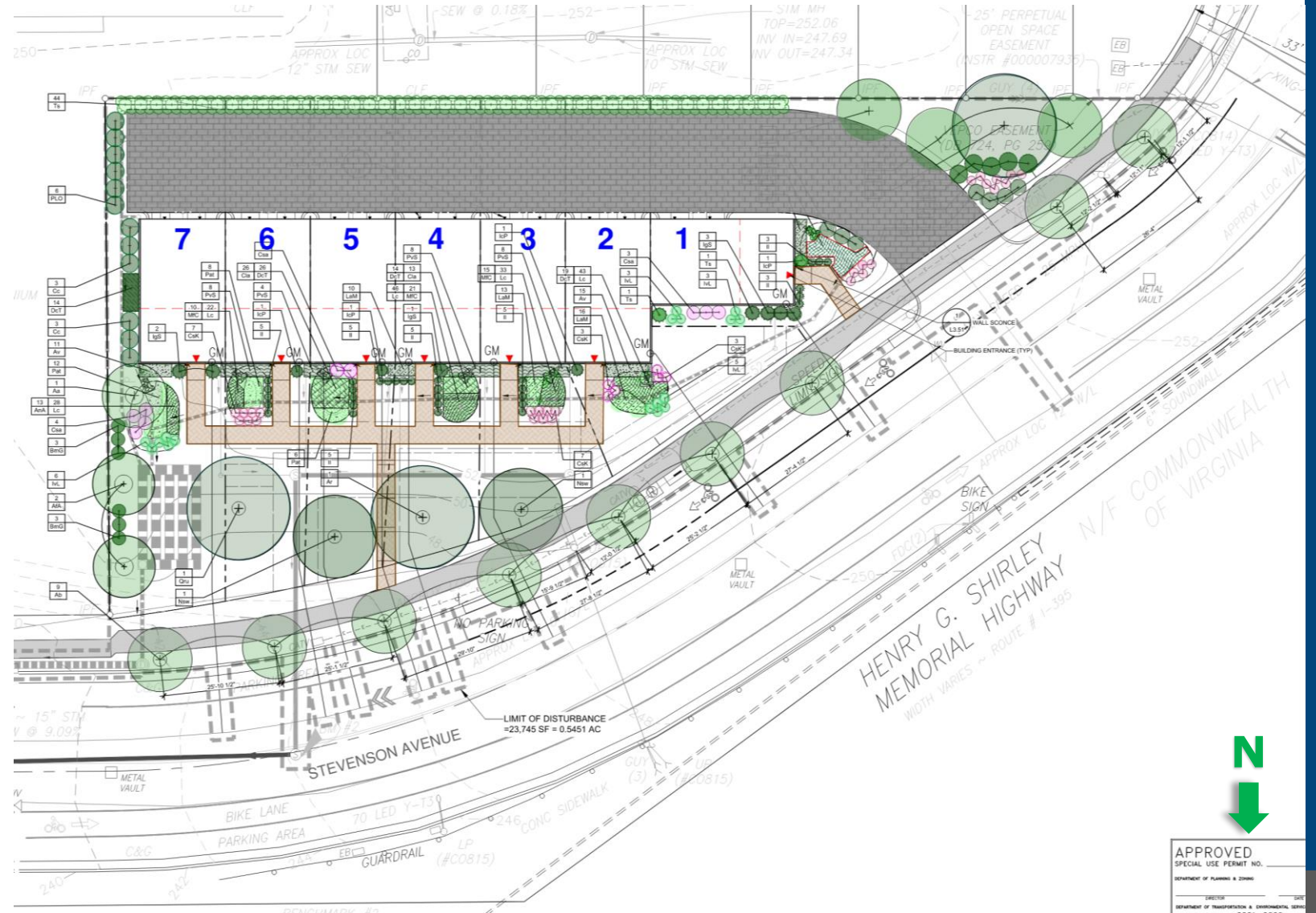
- Modifications: Rear Yard (6), Side Yard (2)
- Driveway >50% rear yard
- Parking space size reduction

Subdivision

- 7 lots compliant with RC zone

Site Design/Landscape

- Common driveway
- Houses facing street
- Street trees
- Widened sidewalk
- On-street bike lane
- Improved site lines
- 46% tree canopy
- 36% open space



APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES



Benefits, Community, Recommendation

Benefits

- Redevelopment of long-vacant site $\frac{3}{4}$ mi. from Landmark Mall site
- Enhanced streetscape, including new widened, tree-lined sidewalk
- Housing Trust Fund Contribution (\$45,327)
- Storm water reduction, 42% phosphorus reduction
- Compliance with the City of Alexandria's Green Building Policy

Community

- Presentation to Eisenhower West/Landmark Van Dorn Implementation Group
- Email, phone, in-person meetings: West End Coalition, Sentinel Condominium Unit Owners Association, Stevenson Towns Homeowners Association

Recommendation

- Staff recommends **approval** of the subject to the conditions in the staff reports