



ParcView II

Rezoning #2021-00007

Development Special Use Permit #2021-10029

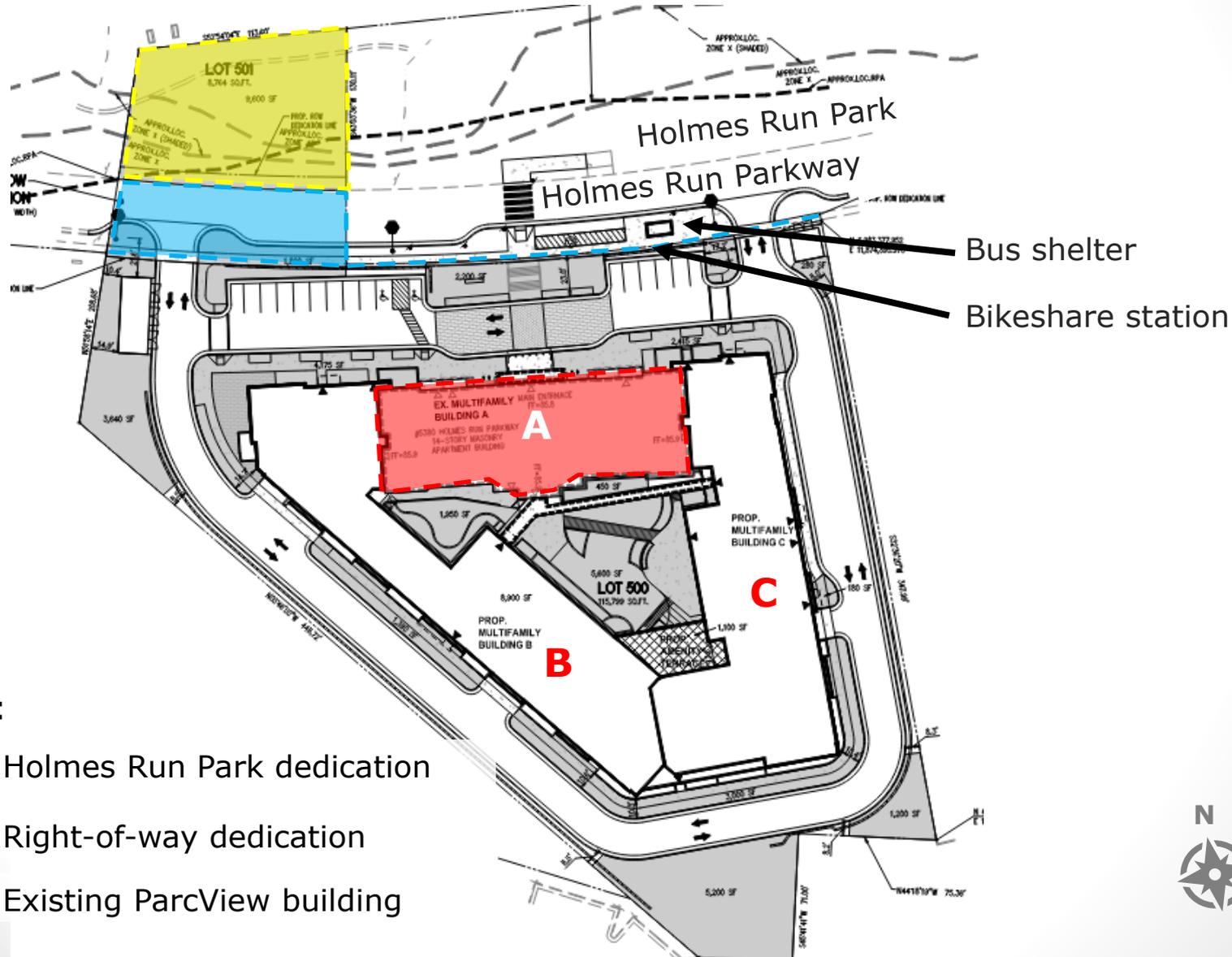
Transportation Management Plan SUP #2021-00088

City Council – February 12, 2022

Project Location

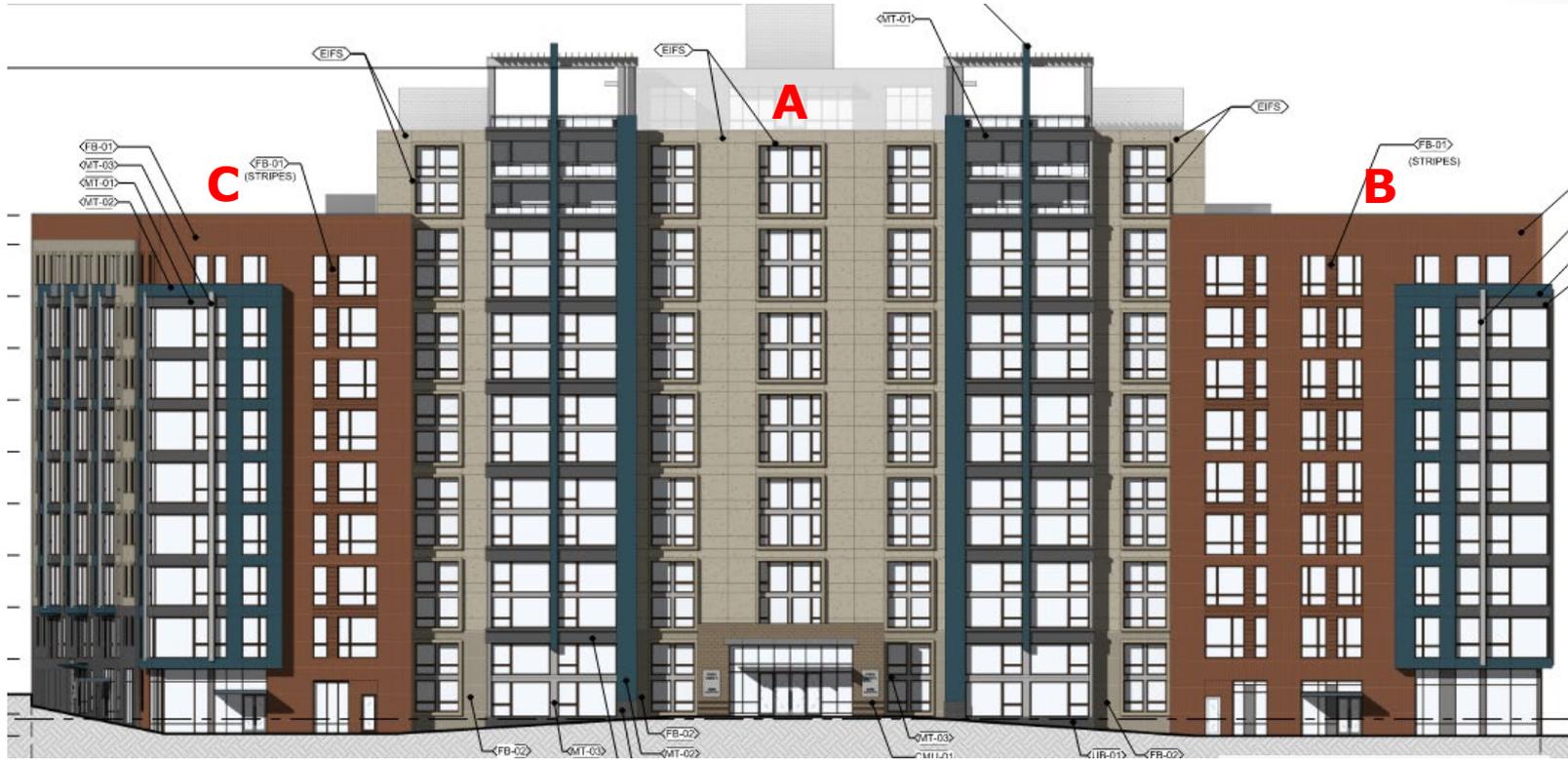


Site Plan



- Key:
- Holmes Run Park dedication
 - Right-of-way dedication
 - Existing ParcView building

Building Design



Front

Building Design (cont.)

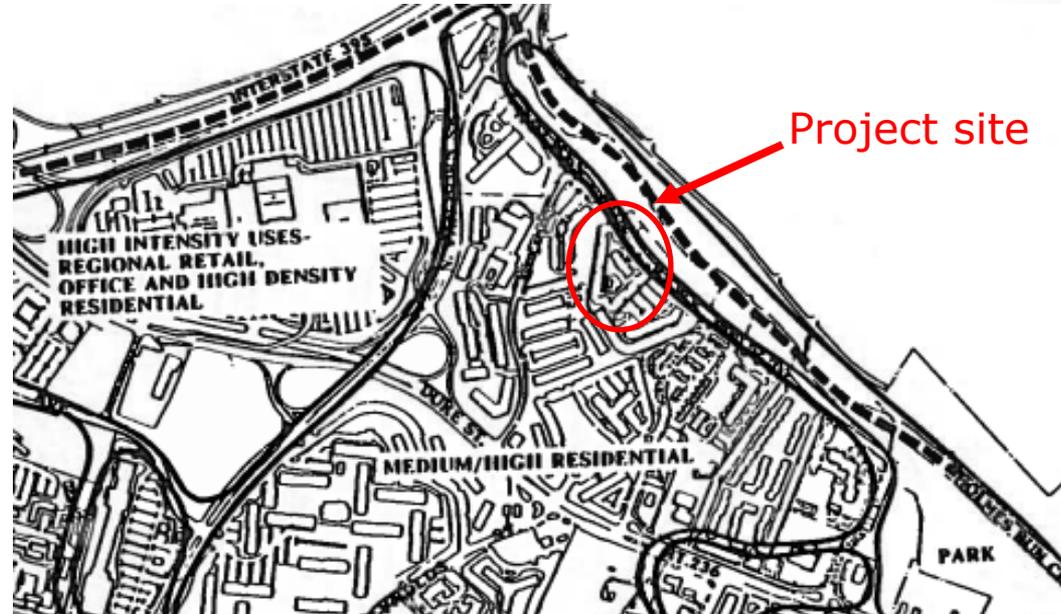
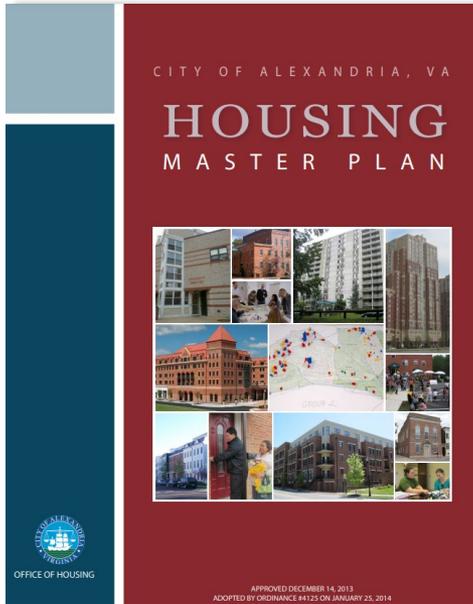


Building B



Building C

Conformance with SAP



- Medium/High Residential
- Maximum 150-ft. height limit
- Housing Master Plan (2013)



RMF Special Use Permit

Floor Area (SF)

Max. floor area without rezone	98,582
Floor area sought with rezone & SUP	353,666
Additional floor area with rezone & SUP	255,084
Floor area required to be affordable ($1/3$)	85,028
91-92 units averaging 40% AMI¹	

- Seeking 2.70 FAR with the SUP
- 100% of units are income-restricted (30-80% AMI)
- **91-92 units are deeply affordable:** 25 at 30% AMI, 45 at 40%, and 22 at 50% AMI

REZ#2021-00007 | DSUP#2021-10029 |
TMP SUP#2021-00088

¹Average unit size is 927-934 sq. ft. Range is a function of optional increase in commercial floor area
AMI = Area Median Income | FAR = Floor Area Ratio
RMF = Residential Multifamily | SUP = Special Use Permit



Transportation

Parking	Proposed*	Alt.*
Residential	310	307
Daycare/commercial	4	6
Total required	314	313
Surface parking	25	25
Garage parking	289	289
Total provided	314	314

- Line 32 of New DASH Network
- Connections to Metro, Duke Street and West End Transitways
- 118 indoor bike parking spaces and 8 visitor spaces
- 15-dock Capital Bikeshare station
- Tier III Transportation Management Plan SUP

SUP = Special Use Permit

* The proposed scenario is 373 units plus a 5,125 sq. ft. daycare, other commercial, or community use. The alternate scenario is 370 units plus an 8,025 sq. ft. daycare, etc.



School Impacts

Phase	Net new units	Net new students	Total students
Existing (A)	0	0	121
Spring 2026 (B and C)	78	65	188
2027 (A renovated)	146	121	310

- Net increase of 186 students (310 students total)
- New students arrive in phases (5+ years out)
- Patrick Henry K-8 School, Francis C. Hammond Middle School, & Alexandria City High School



Community Benefits

- **373 new or refurbished affordable rental units**
- 15,644 sq. ft. of Holmes Run Park(way) deeded to the City
- Streetscape improvements on Holmes Run Parkway:
 - New Capital Bikeshare station
 - Bus shelter
 - 6-ft. wide sidewalk and curb extension
 - Underground utility wires
 - New streetlights
 - Realigned crosswalk
- Reservation for 5-8K sq. ft. onsite daycare, commercial, or other community use
- Improved stormwater quality with a 60% reduction in phosphorous load and will not increase runoff



Virtual Community Outreach

Date	Entity
April 26 & 27	Virtual resident and community meetings
June 21 & 22	Virtual resident and community meetings
Sep. 13 & 14	Virtual resident and community meetings
Oct. 7	AHAAC meeting
Nov. 16	Virtual community meeting
Nov. 19	Resident open house
Dec. 1	LTRB meeting
Jan. 6	AHAAC meeting
Jan. 18	Eisenhower West/Landmark Van Dorn Implementation Advisory Group meeting

REZ#2021-00007 | DSUP#2021-10029 |
TMP SUP#2021-00088

Recommendation

- Proposal aligns with the Zoning Ordinance and the SAP
- Staff and Planning Commission recommend **approval**



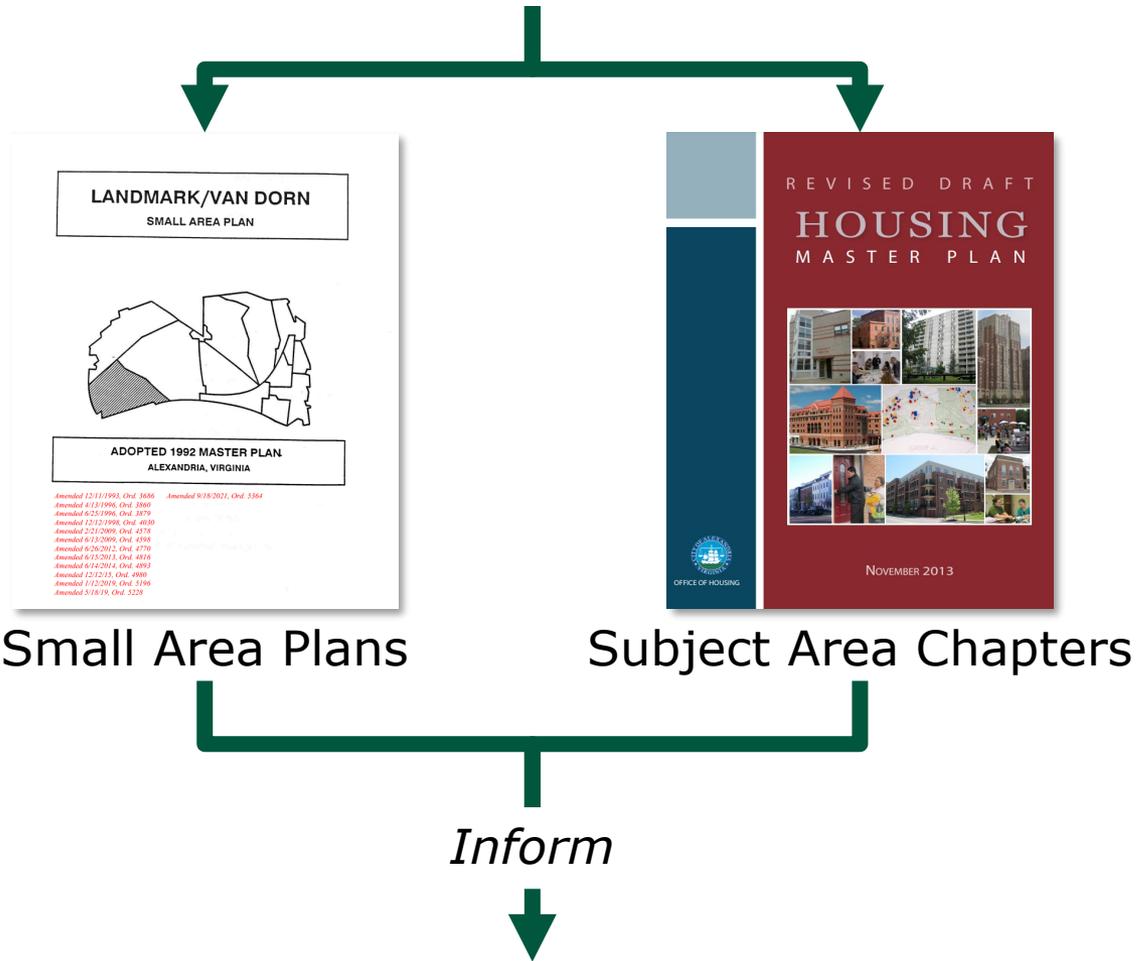
View from Holmes Run Parkway (Northeast)

APPENDIX



REZ# 2021-00007 | DSUP# 2021-10029 |
TMP SUP# 2021-00088

Alexandria Master Plan



Alexandria Zoning Ordinance

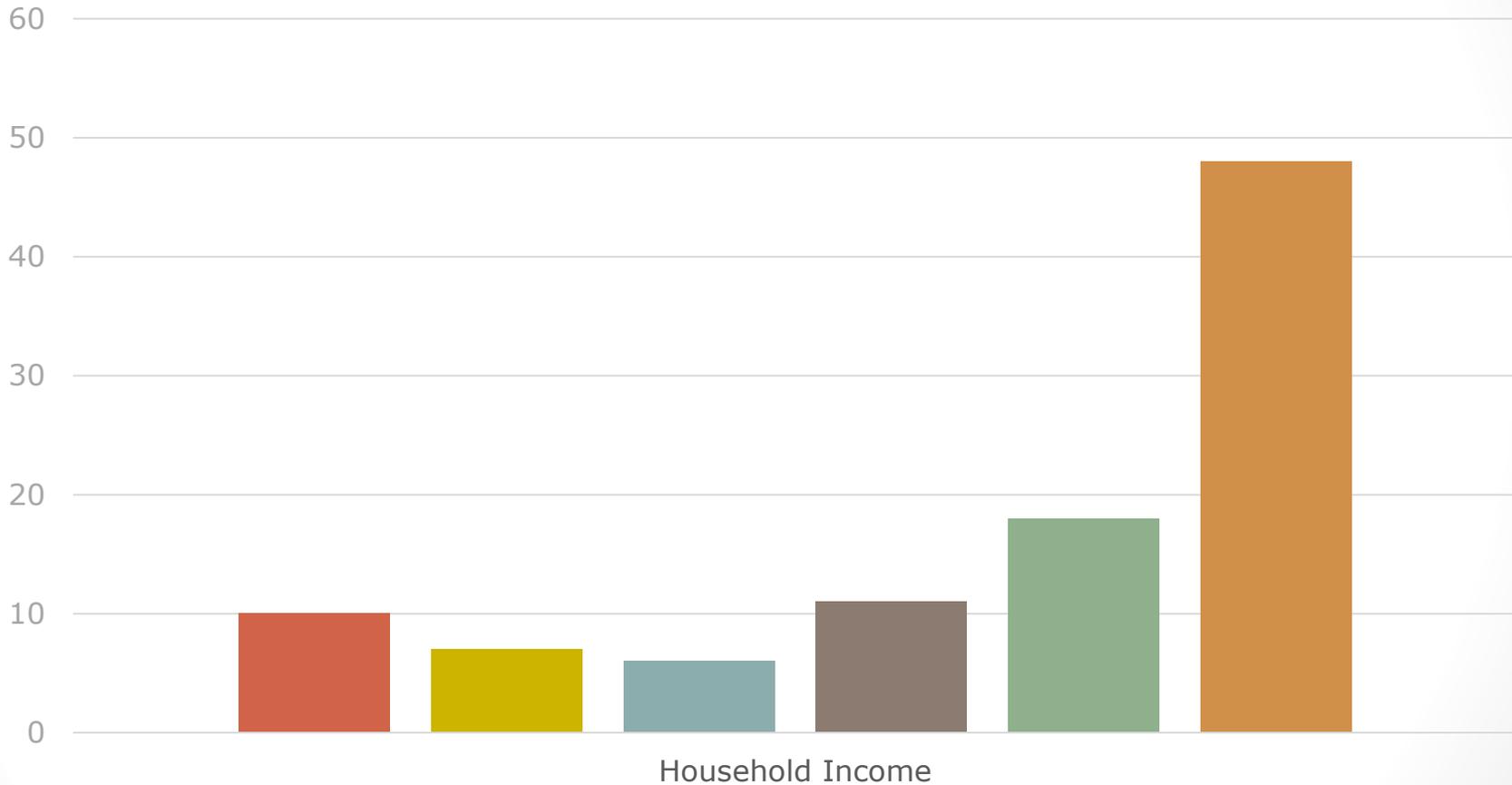


Example Income Eligible Jobs

30%	\$27,100-\$38,700	ACPS Bus Driver (Steps 1-10), ACPS Instructional Assistant I, Ambulance Driver, Cashier, Cook, Dental Assistant, Domestic Violence Volunteer Developer, Hairstylist, Housing Relocator, Janitor, Laundry Worker, Librarian I, Postal Clerk, Security Guard, Tailor, Veterinarian Assistant
40%	\$36,120-\$51,600	
50%	\$45,150-64,500	ACPS Bus Driver (Steps 1-10), ACPS Instructional Assistant I, ACPS Teacher (with Bachelor's Degree, Steps 1-10), ACPS Teacher (with Master's Degree, Steps 1-10), Dental Assistant, Deputy Sheriff I, Domestic Violence Volunteer Developer, Electrician, Housing Relocator, Interior Designer, Librarian I, Plumber/Pipefitter, Postal Clerk, Registered Nurse, Senior Youth Mental Health Clinician, Stormwater Engineer, Web Editor
60%	\$54,180-77,400	
80%	\$72,240-\$103,200	ACPS Teacher (with Master's Degree, Steps 1-10), Deputy Sheriff I, Pharmacist II, Physical Therapist, Real Estate Broker, Registered Nurse, Senior Youth Mental Health Clinician, Speech-Language Pathologist, Stormwater Engineer, Web Editor



Incomes for Senior Households



- Less than \$10,000
- \$10,000-24,999 (~30% AMI)
- \$25,000-34,999 (~40% AMI)
- \$35,000-49,999 (~50-60% AMI)
- \$50,000-74,999 (~80% AMI)
- \$75,000 and above (> 80% AMI)