



# **ParcView II**

***Rezoning #2021-00007***

***Development Special Use Permit #2021-10029***

***Transportation Management Plan SUP #2021-00088***

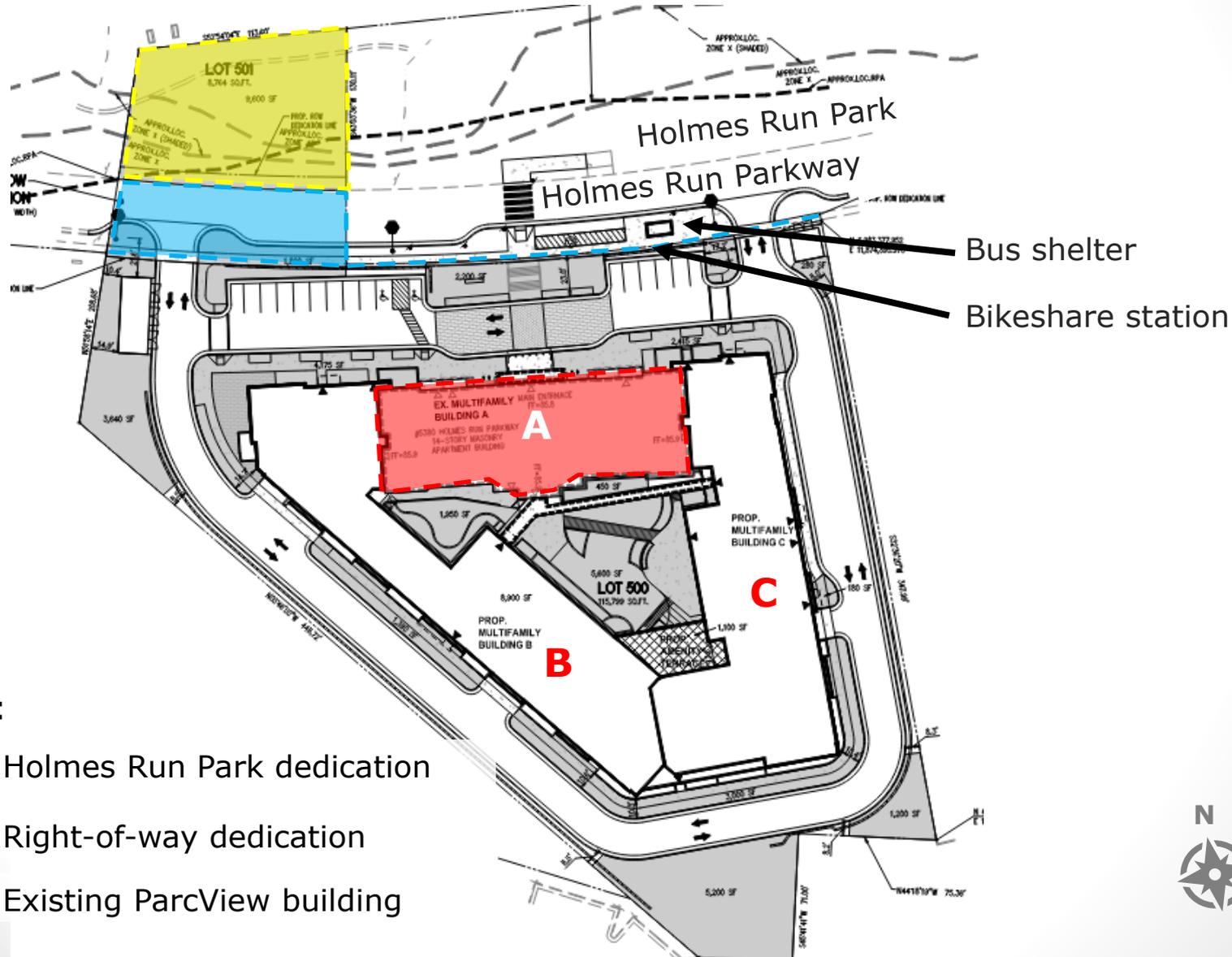
City Council – February 12, 2022



# Project Location



# Site Plan



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

# Building Design



Front

# Building Design (cont.)

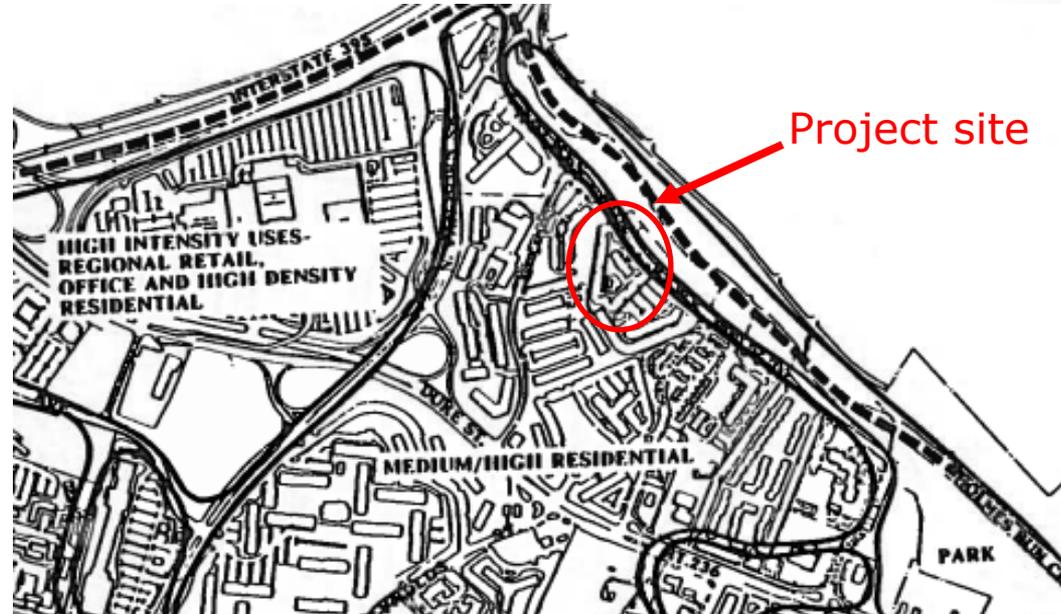
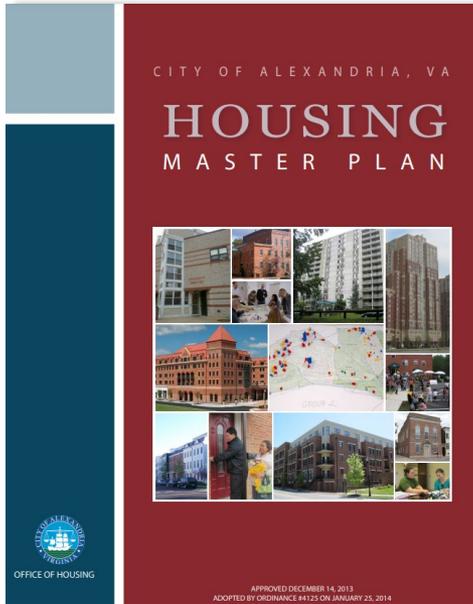


Building B



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
<b>91-92 units averaging 40% AMI<sup>1</sup></b>	

- 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

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<sup>1</sup>Average 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

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

- 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

<b>Phase</b>	<b>Net new units</b>	<b>Net new students</b>	<b>Total students</b>
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

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

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# Recommendation

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



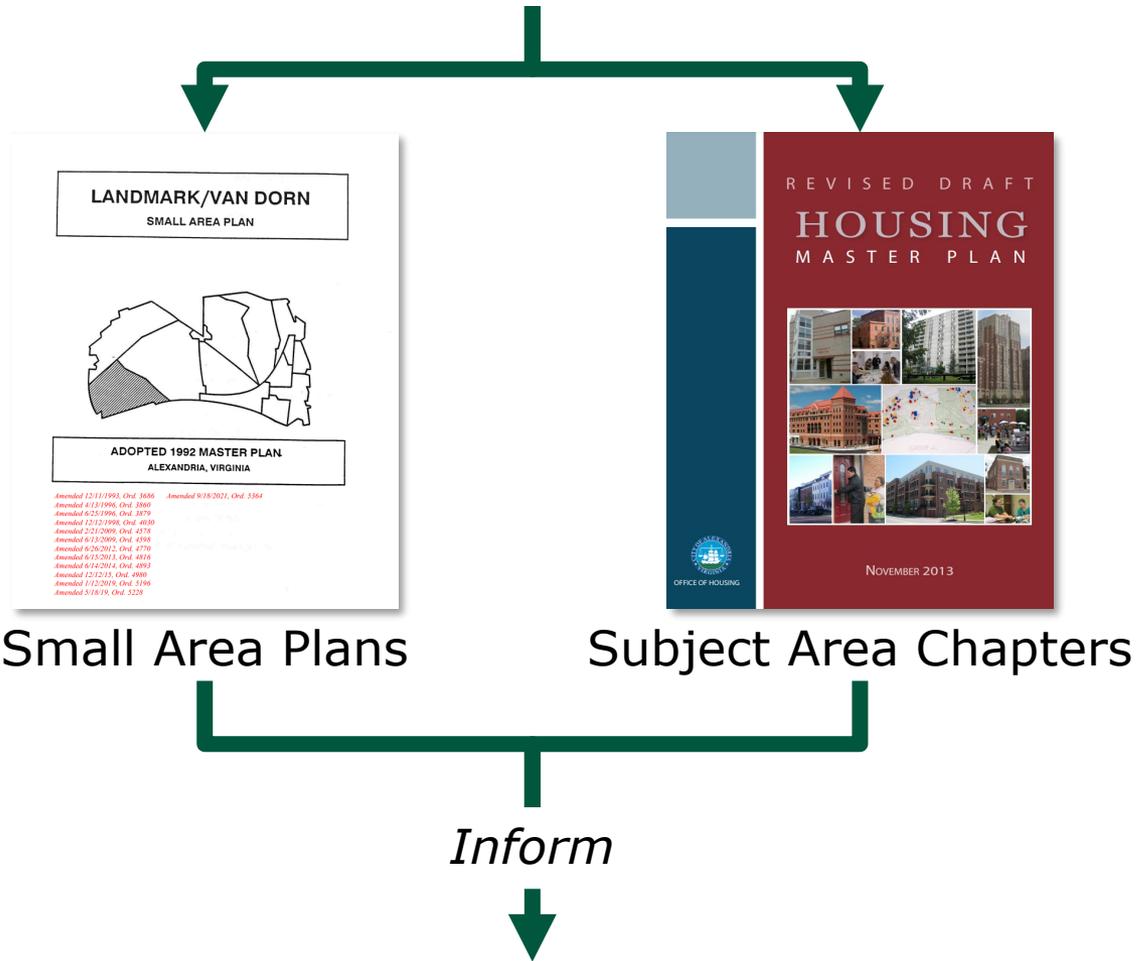
View from Holmes Run Parkway (Northeast)

# APPENDIX



REZ# 2021-00007 | DSUP# 2021-10029 |  
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# Alexandria Master Plan



# Alexandria Zoning Ordinance

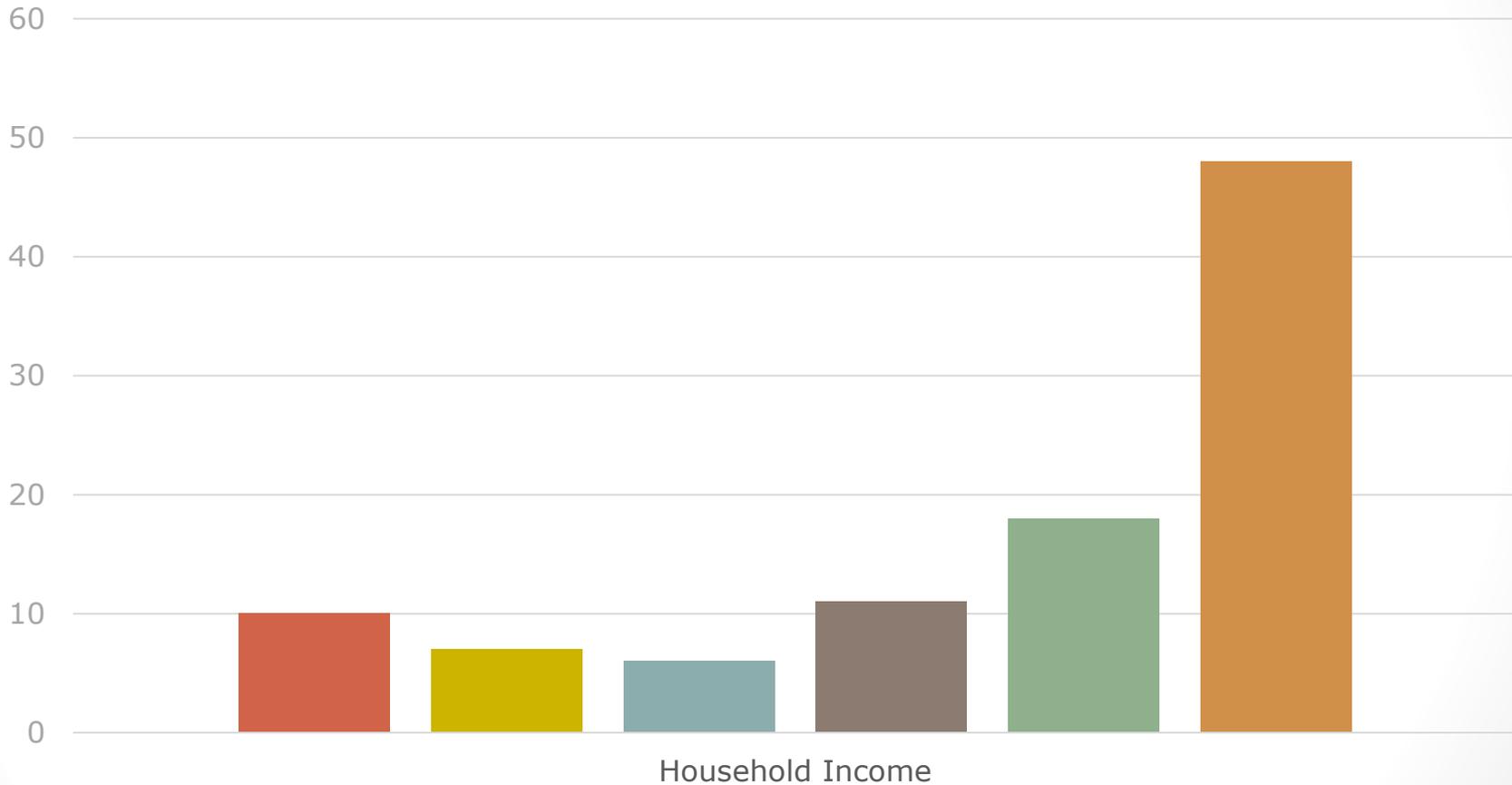


# Example Income Eligible Jobs

<b>30%</b>	\$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
<b>40%</b>	\$36,120-\$51,600	
<b>50%</b>	\$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
<b>60%</b>	\$54,180-77,400	
<b>80%</b>	\$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)