

Montgomery Center

300, 312 & 320 Montgomery Street
805, 807 & 809 N. Royal Street
806 & 816 N. Fairfax Street

MPA#2023-00001
DSUP#2022-10021
SUP TMP#2023-00008

Planning Commission (March 30, 2023)
City Council (April 15, 2023)



Project Location



Project Description

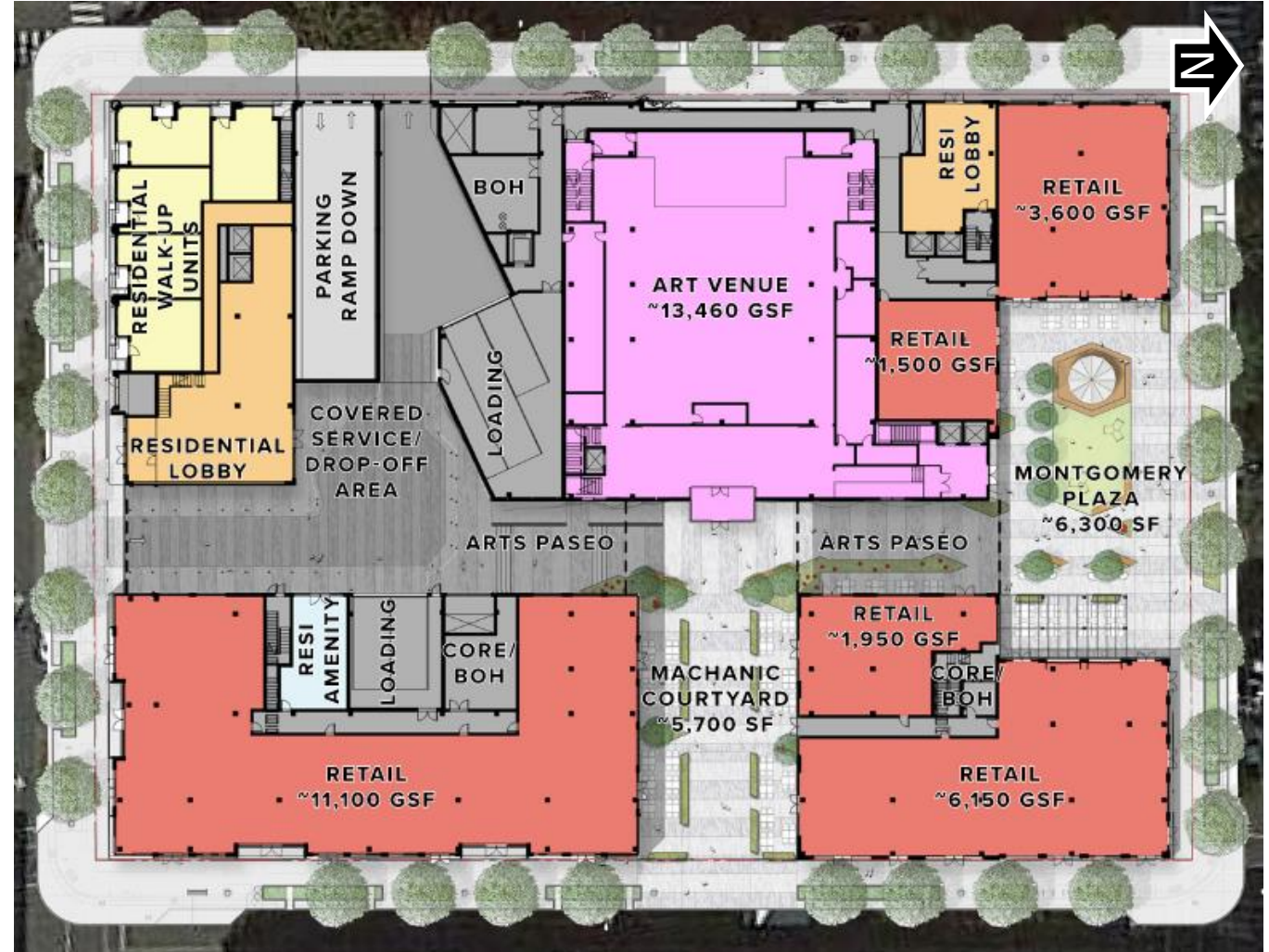


New mixed-use building:

- Multifamily (327 units incl. 22 affordable)
- Retail (25,273 sq. ft.)
- Arts and cultural anchor (13,321 sq. ft.)
- Two levels of underground parking with 406 spaces

Publicly accessible open spaces:

- Two courtyards
- Covered north-south walkway (paseo)



First floor site plan

Architecture



Paseo entrance from Madison Street



Mechanics Courtyard



Montgomery Plaza

Land Use Requests



Master Plan Amendment

- Amendment to the Recommended Height District Limits map in the OTNSAP

DSUP with modifications

- Multifamily building with an increase in FAR to 2.5
- Height and density bonuses for the provision of affordable housing and an arts and cultural anchor
- Live entertainment, indoors and outdoors
- Parking reduction
- Internal loading FAR exclusion
- Crown coverage and height-to-setback ratio modifications

SUP

- Transportation Management Plan

Community



DATE	MEETING
May 11, 2022	Urban Design Advisory Committee for Old Town North (UDAC)
May 19, 2022	North Old Town Independent Citizens' Association (NOTICe)
June 15, 2022	Community Meeting #1
July 13, 2022	UDAC
September 23, 2022	NOTICe, OTN development tour
November 15, 2022	NOTICe Open House at the Gables Club Room
November 16, 2022	UDAC
February 1, 2023	UDAC
February 2, 2023	Alexandria Housing Affordability Advisory Committee (AHAAC)
March 8, 2023	Community Meeting #2

Considerations, Benefits & Recommendation



Considerations

- Stormwater quality: 22% more phosphorous removed than required
- Transportation: streetscape improvements, off-street loading and drop off/pick up
- Schools: net new students (32)

Benefits

- 13,000 sq. ft. performance space for arts anchor
- 22 dedicated affordable units
- Publicly accessible courtyards and paseo
- Enhanced streetscapes with wider sidewalks and street trees
- High quality architecture and public art
- Contributions to Urban Forestry and Bikeshare funds

Recommendation

Staff recommends **approval** of the request subject to the conditions in the report.