



CITY OF ALEXANDRIA
Planning & Zoning

Silverado

2807 King Street (Parcel address: 2811 King Street)

Planning Commission | December 3, 2024





Project Location





Project Description

- ▶ **Site Plan Amendment:**
 - ▷ Increase from 66 to 90 beds
 - ▷ No building expansion
 - ▷ Minor revisions to open space
- ▶ **Change proffer language:**
 - ▷ Increase beds from approved final site plan to revised site plan amendment
 - ▷ From Nursing Home to Continuum of Care Facility





Benefits & Highlights

Benefits

- ▶ **Companion Rooms – Expanded housing options**
- ▶ **Additional Affordable Bed**
 - ▷ Supports goals of Strategic Plan on Aging
 - ▷ Supports goals of the Housing Master Plan
- ▶ **Enhanced landscaping along King Street**

Highlights

- ▶ **Stormwater management:** Existing facilities unchanged
- ▶ **Transportation:** Difference of less than five peak hour trips
- ▶ **Schools:** No students generated



Community

Date	Meeting
May 30, 2024	Virtual Silverado Residents Families Meeting
July 9, 2024	Virtual Public Meeting (Taylor Run & Rosemont)
July 17, 2024	Taylor Run Civic Association
August 15, 2024	Internal Silverado Residents Families Meeting
September 9, 2024	Commission on Aging – Executive Committee
November 22, 2024	Facility Tour with Residents Family Members



CITY OF ALEXANDRIA

Planning & Zoning

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



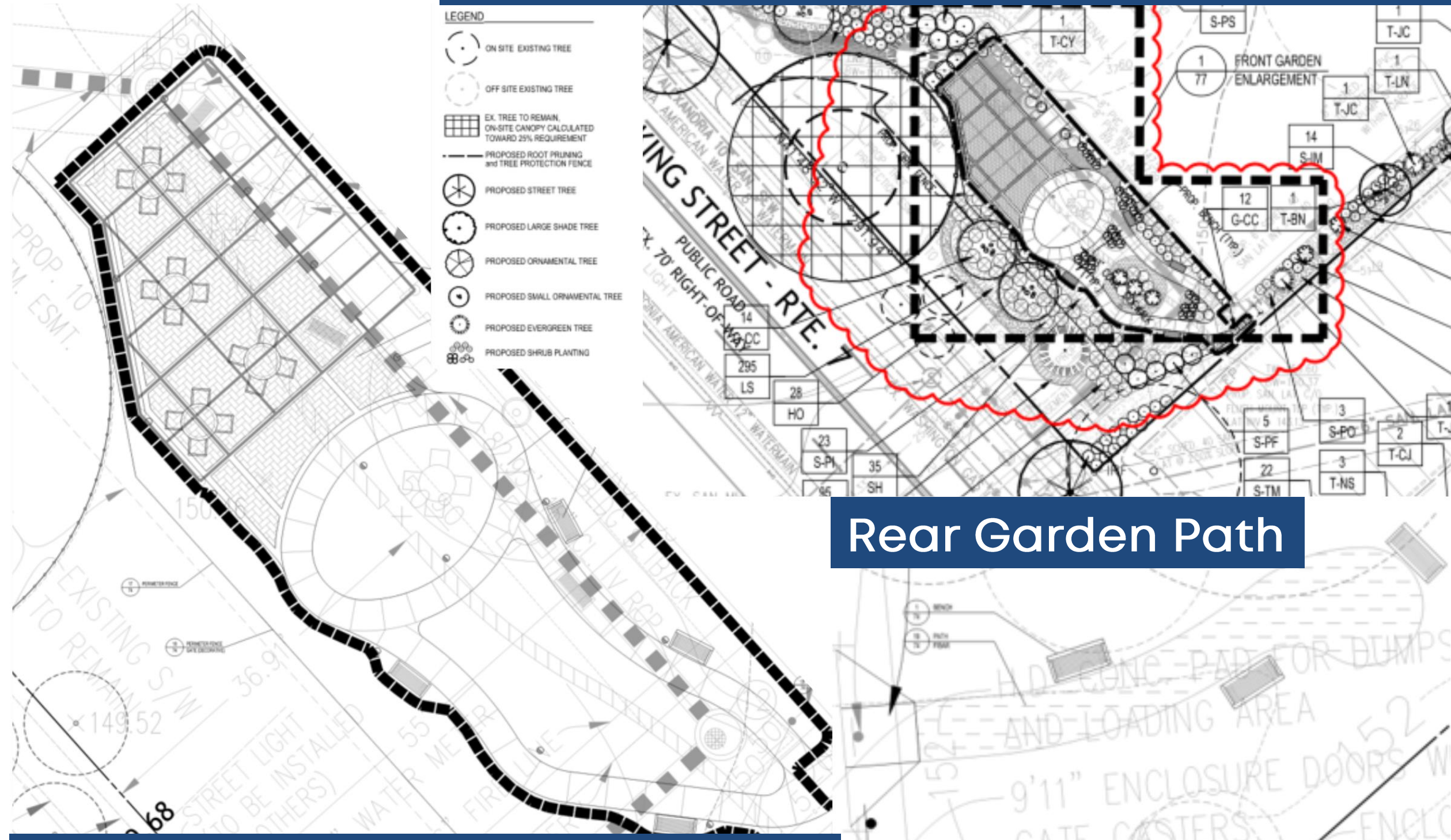


Appendix



Exterior - Garden Areas

Landscape Plan



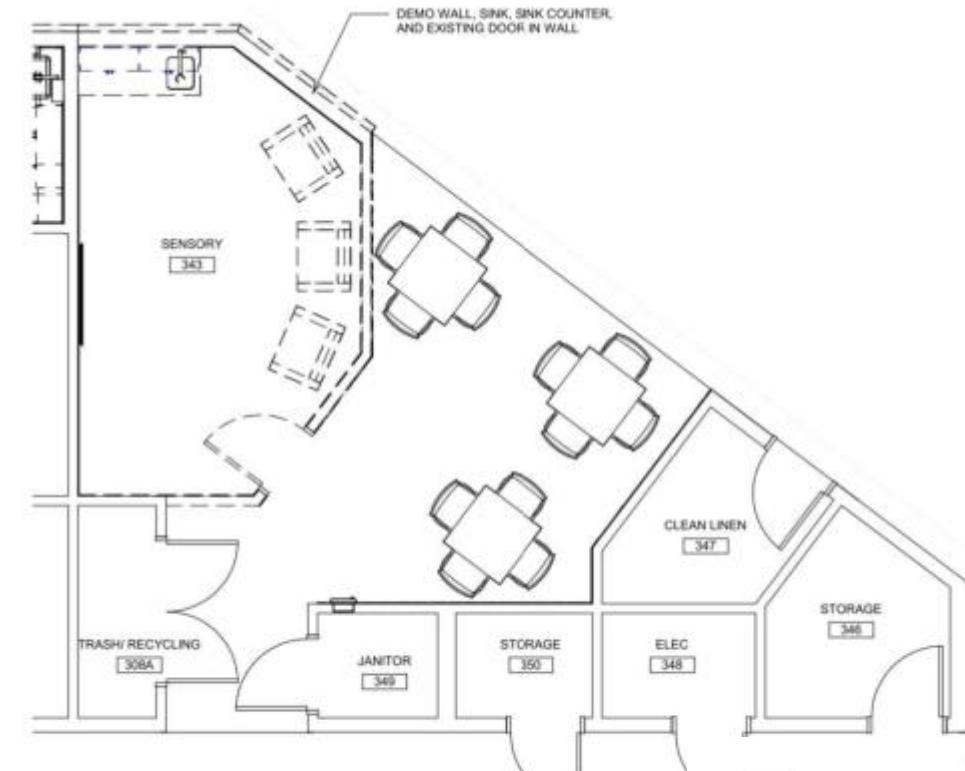
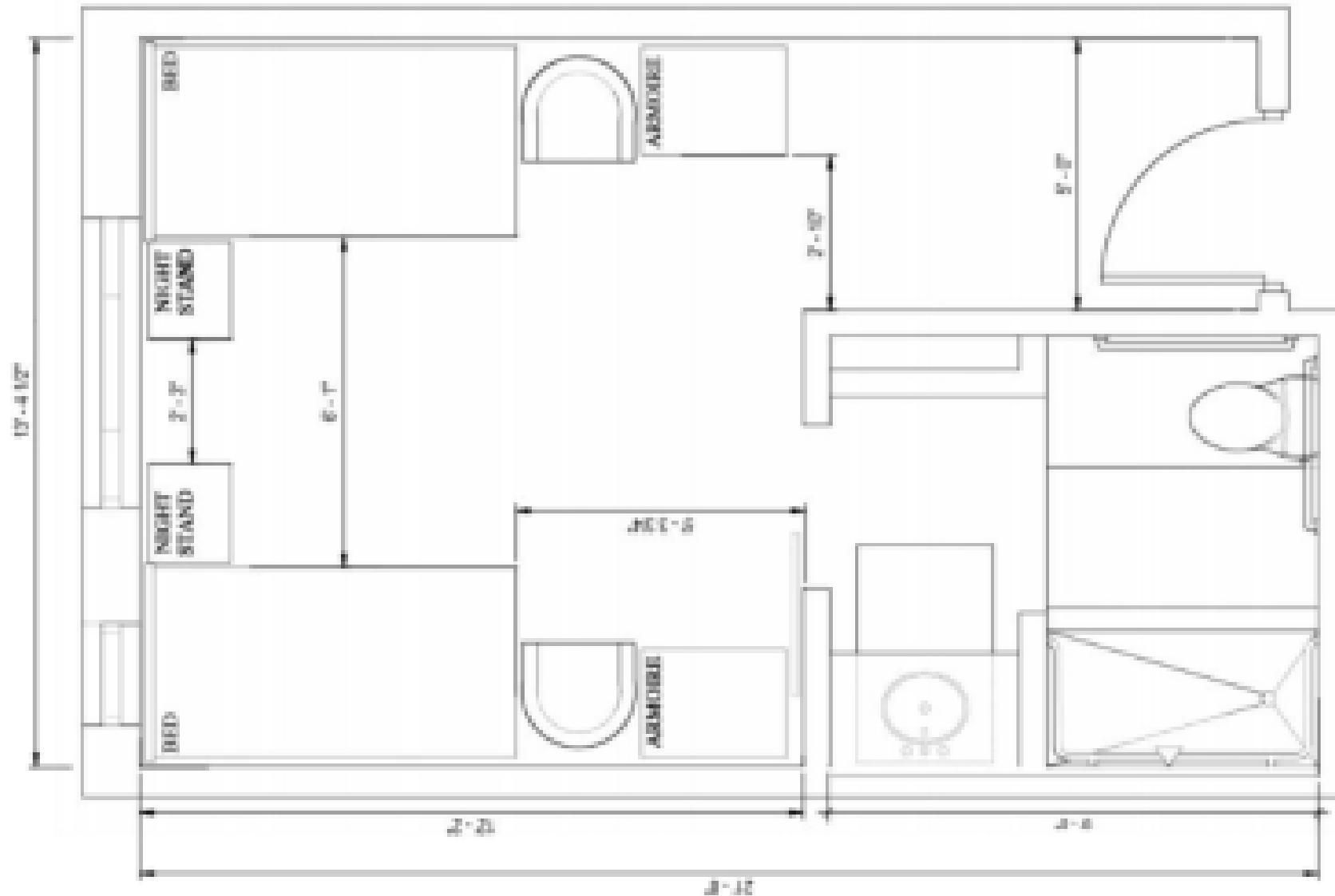
Rear Garden Path

Front Garden Expansion

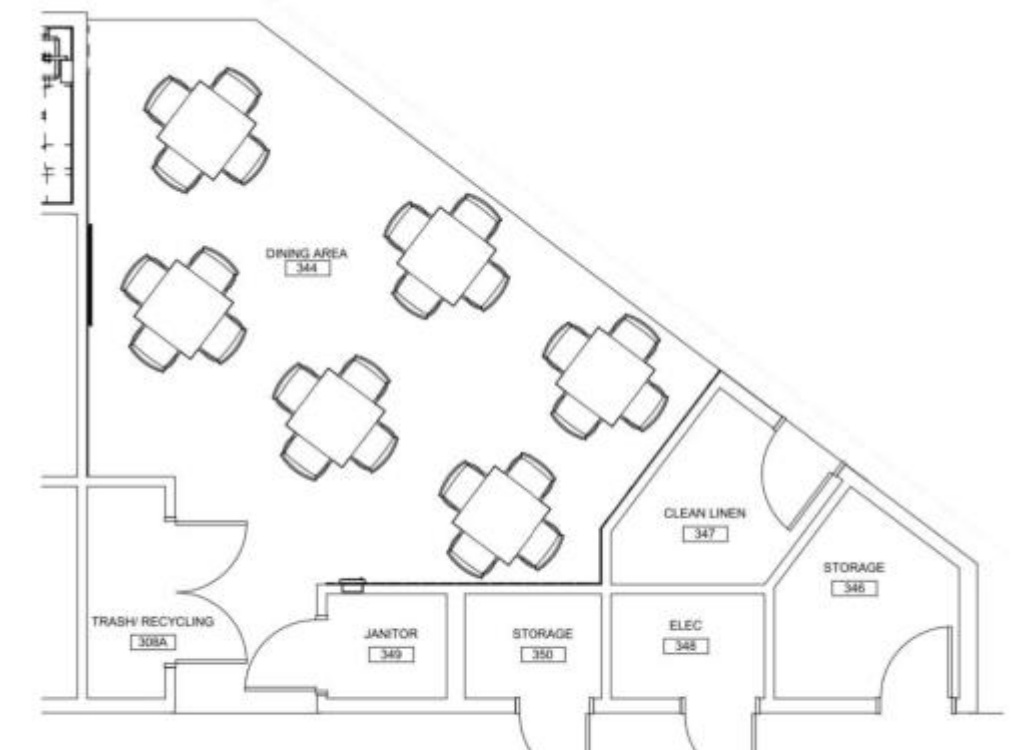


Interior Renovations

Typical Companion Room Layout



Demo Sensory Room



Expand Dining Room