

**Docket Item #7**  
**S Alfred Street Townhomes**  
816-820 Gibbon Street & 608-614 S. Alfred Street

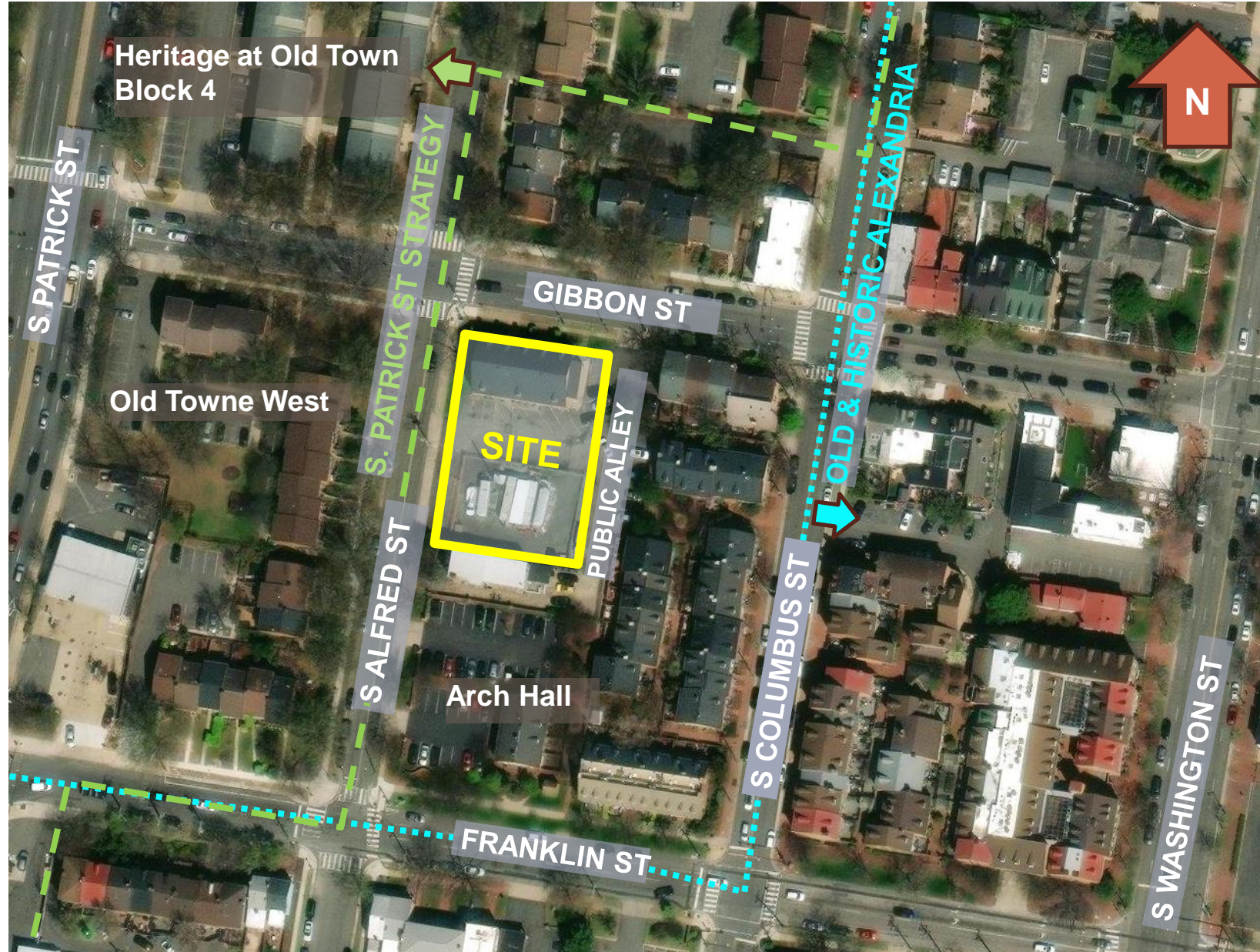
MPA#2023-00003  
REZ#2023-00002  
**DSUP#2023-10017**  
ENC#2023-00002

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Planning Commission (January 4, 2024)



# Project Location



# Project Description

- 14 townhouses proposed for Becker Electric site, with 1 affordable townhouse
- Rear-loaded garage parking accessed via public alley off Gibbon Street
- Open space includes publicly accessible corner parklet and rooftop terraces
- Streetscape improvements including 10 new street trees, landscape buffer and widened sidewalks



# Architecture



VIEW A - LOOKING SOUTHEAST AT THE INTERSECTION OF GIBBON STREET AND SOUTH ALFRED STREET



VIEW C - LOOKING NORTHEAST FROM SOUTH ALFRED STREET

# Land Use Requests



## Master Plan Amendment

Land Use Map amendment in Southwest Quadrant SAP to change site designation from CL – Commercial Low to RM – Residential Medium

## Rezoning

From **CL** (Commercial Low) to **CRMU-L** (Commercial Residential Mixed Use Low)

## DSUP With Modifications

- Construction of 14 townhouses in CRMU-L zone
- SUP for increase to 1.5 FAR
- SUP for affordable housing density bonus (13%)
- SUP for land without frontage for alley lots
- Modifications to side yard setbacks and open space requirement

## Encroachment

For 3 bay windows in S. Alfred Street right-of-way (44 SF total)

# Considerations, Meetings & Recommendation



## **Considerations**

- Stormwater Management: Significantly improves water quality treatment via bioretention
- Schools: 2 net new students

## **Benefits**

- 1 set-aside for-sale affordable townhouse unit
- Replacement of underutilized commercial site and surface parking with townhouses
- Enhanced streetscape
- Publicly accessible corner open space with seating and landscaping
- High quality architecture
- Compliance with Green Building Policy
- Contributions to Bikeshare, Affordable Housing, and Public Art funds

## COMMUNITY MEETINGS

DATE	MEETING
July 11, 2023	Community Meeting (Virtual)
October 11, 2023	Community Meeting (Virtual)
December 7, 2023	Alexandria Housing Affordability Advisory Committee (AHAAC)

## **Recommendation**

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