



CITY OF ALEXANDRIA
Planning & Zoning

5216 Seminary Townhomes

Planning Commission | November 7, 2024





Project Location





Land Use Requests

DSUP

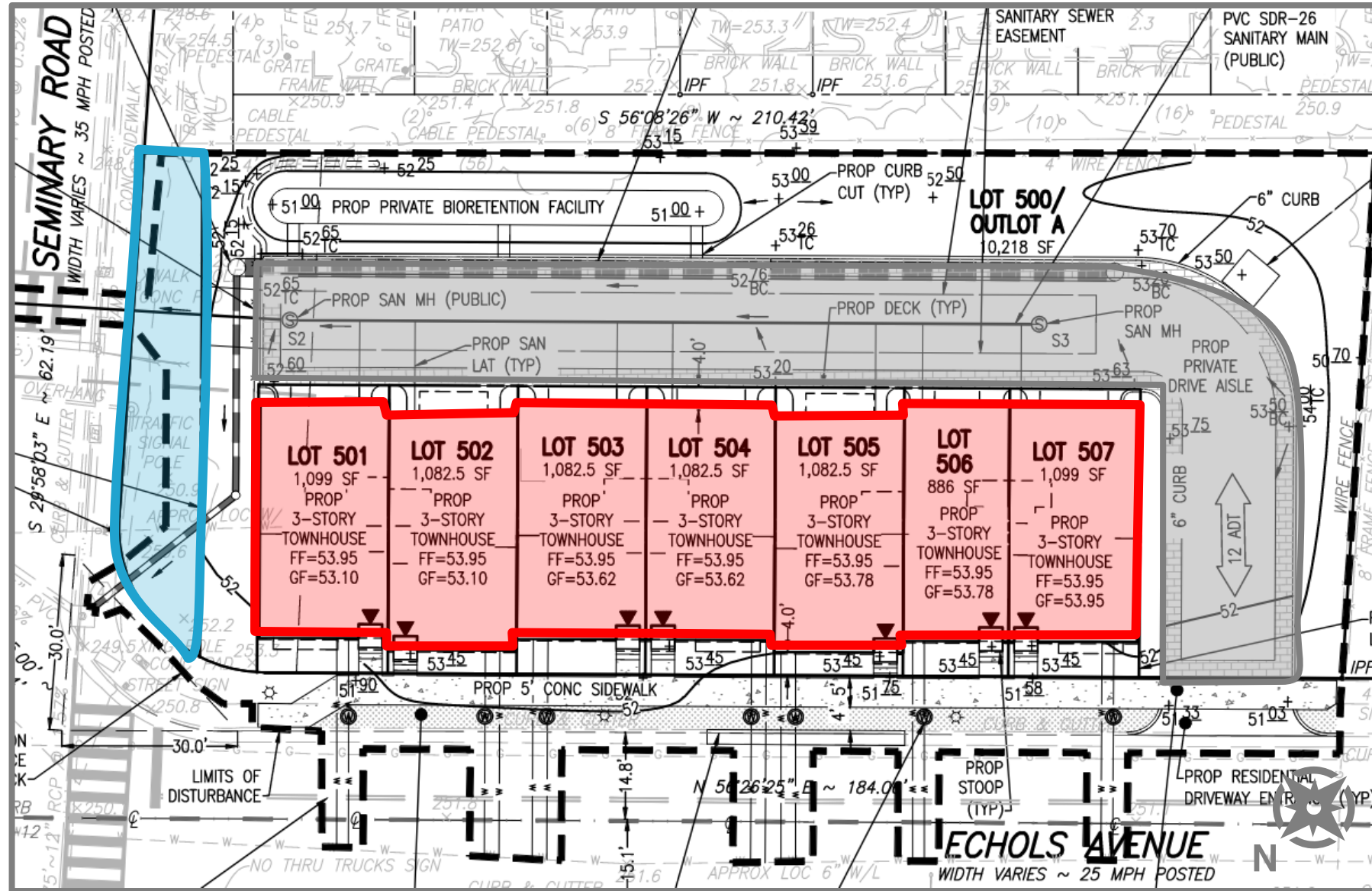
- ▶ **DSUP with subdivision** to construct seven townhouses
 - ▶ Modification for setback from Seminary

SUP

- ▶ **Cluster development**
 - ▶ Modifications for reduced front, side, and rear yard setbacks
 - ▶ Modification for reduced frontage
- ▶ **Bonus density** for affordable housing



Site Plan



Proposed site plan (cluster development)

- ▶ **Cluster Development Benefits**
 - ▷ Committed affordable unit
 - ▷ Common & private open space
 - ▷ Fewer curb cuts
 - ▷ Continuous 5' wide sidewalk on Echols
 - ▷ Seminary ROW dedication



Architecture



Echols Ave Elevation



Community

▶ Community meeting

- ▷ Sep. 4, 2024
- ▷ Oct. 23, 2024

▶ AHAAC meeting

- ▷ October 7, 2024





Benefits & Highlights

Benefits

- ▶ Six market rate townhomes
- ▶ One committed affordable townhome
- ▶ Adhere to Green Building Policy
- ▶ Improved Echols Ave streetscape

Highlights

- ▶ **Stormwater management:** 0.30 lbs. of phosphorus removed
- ▶ **Transportation:** Seminary dedication and improved Echols streetscape
- ▶ **Schools:** two new students expected (in coordination with ACPS)



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Staff & AHAAC
recommend approval

