



**CITY OF ALEXANDRIA**  
**Planning & Zoning**

# Silverado

**DSUP2024-10015 & REZ2024-00003**

2807 King Street (Parcel address: 2811 King Street)

City Council | December 14, 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



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Staff and Planning  
Commission **recommend**  
**approval** of the request  
subject to the conditions in  
the report.



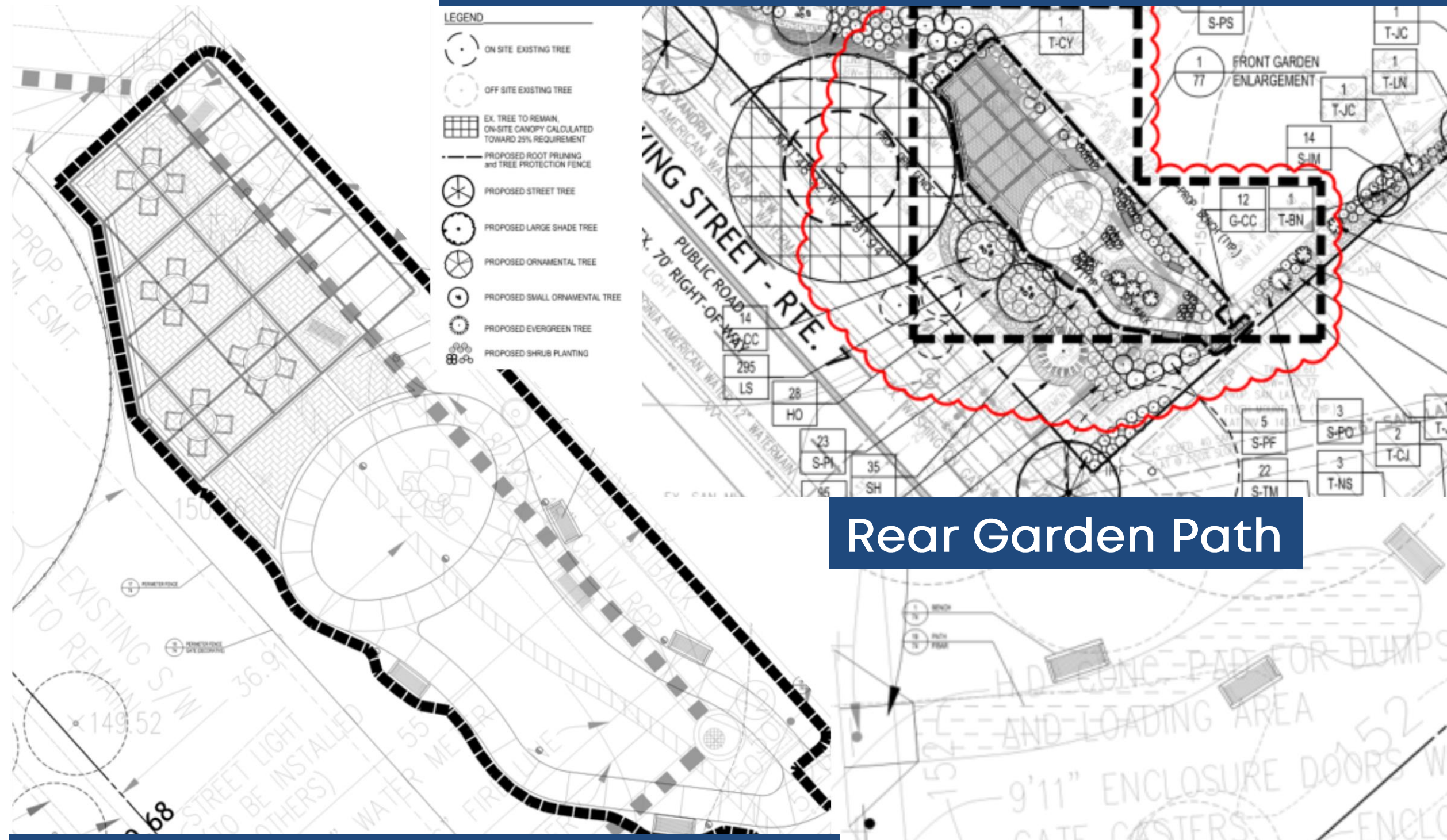


# Appendix



# Exterior - Garden Areas

## Landscape Plan



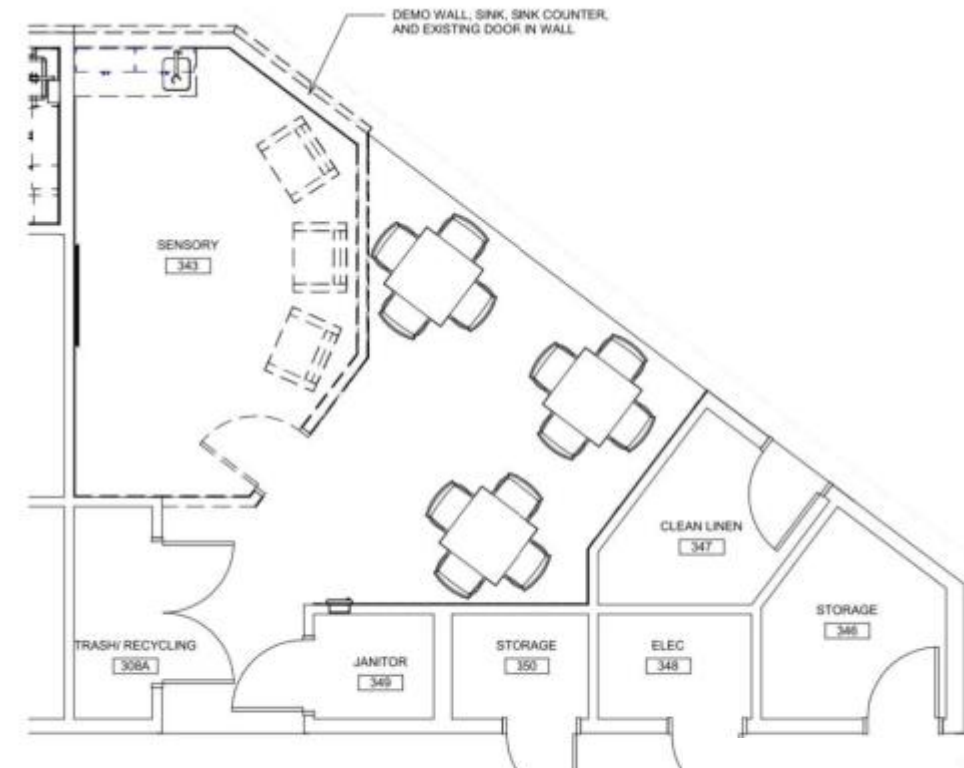
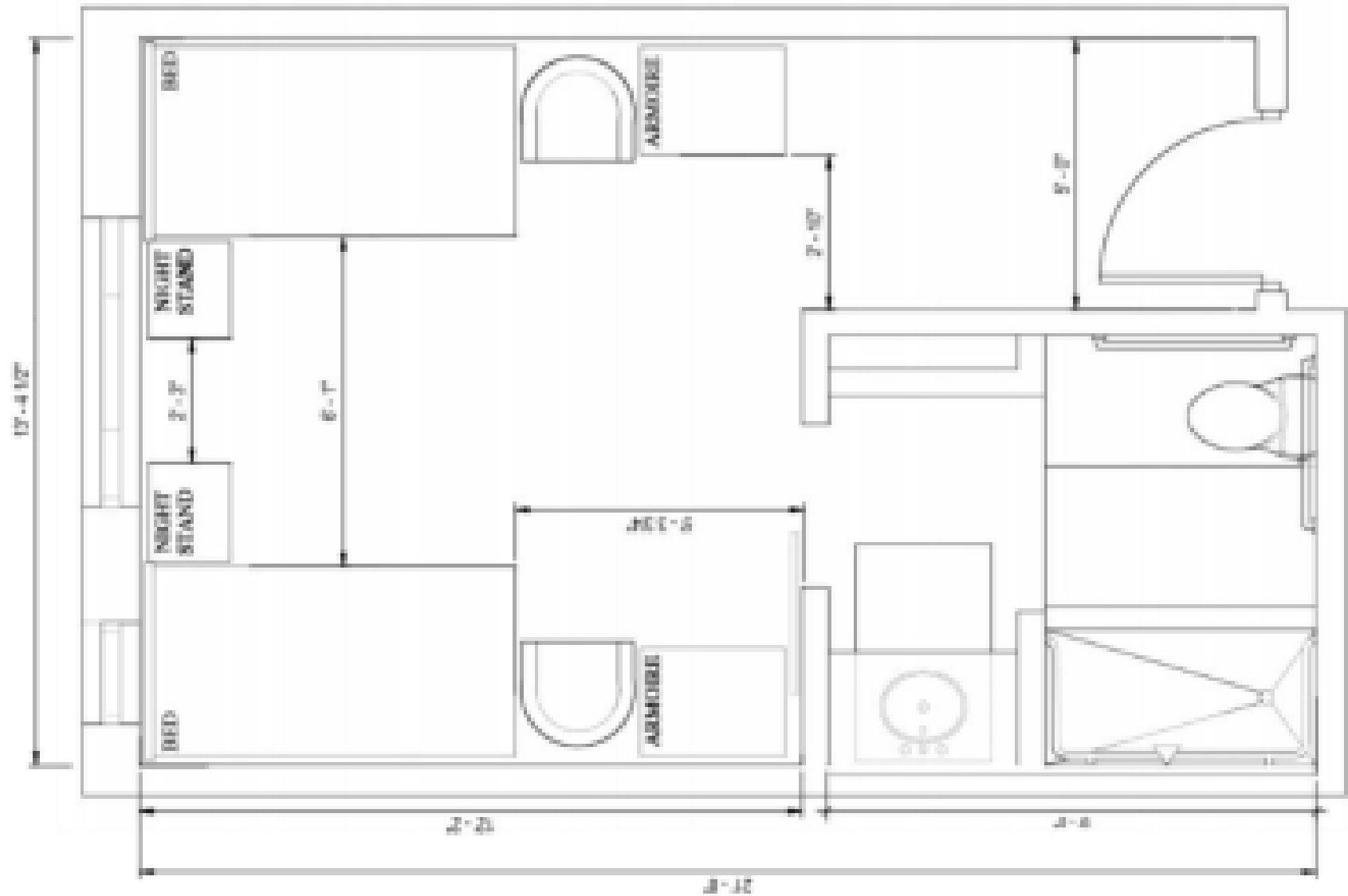
## Front Garden Expansion



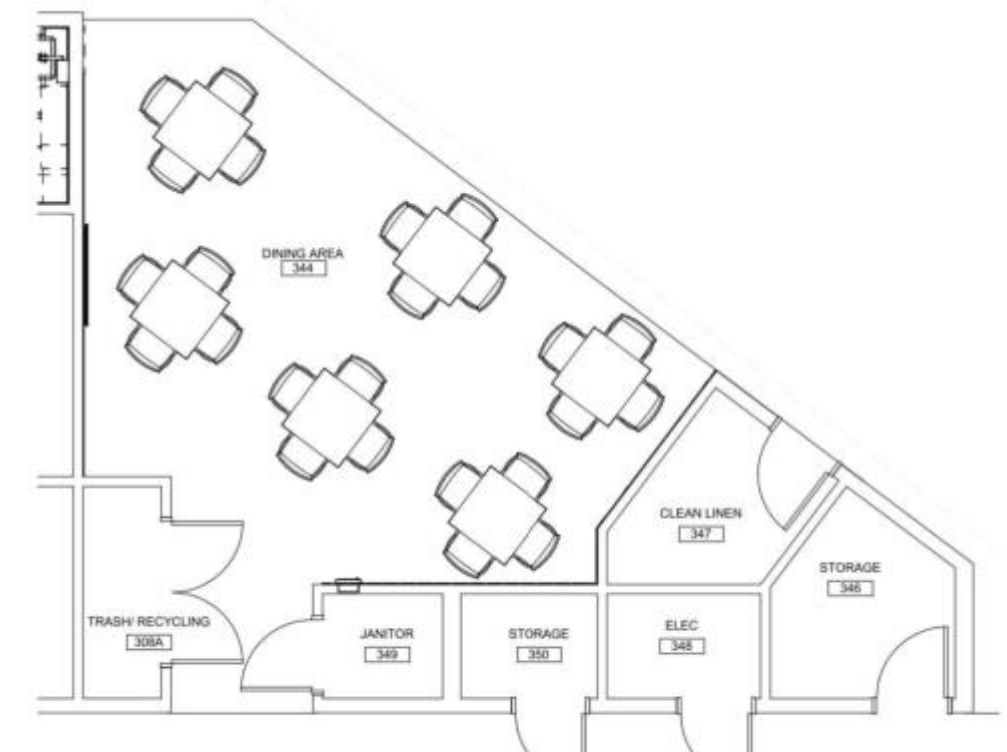


# Interior Renovations

## Typical Companion Room Layout



## Demo Sensory Room



## Expand Dining Room