

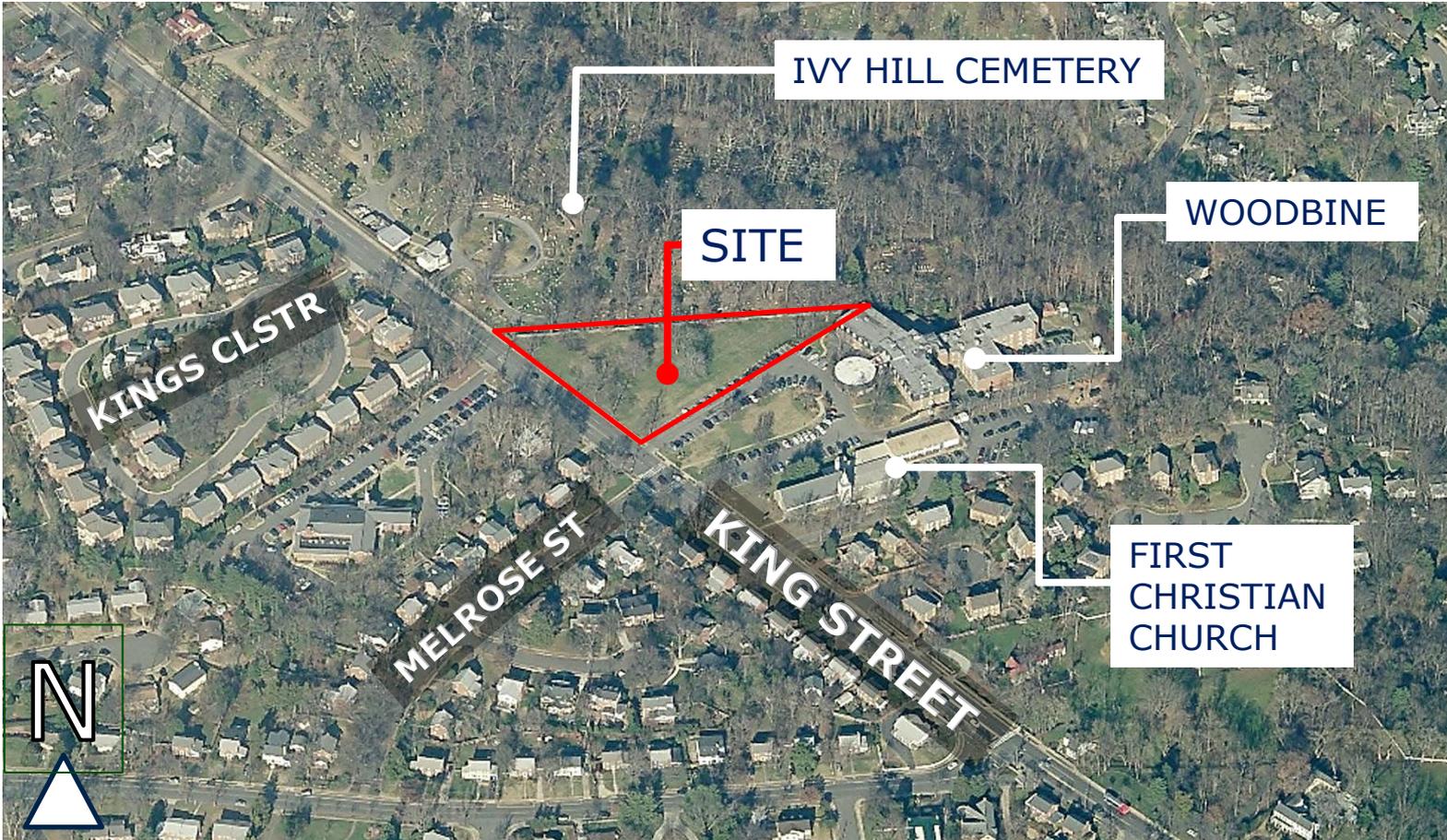
# Alexandria Memory Care

Rezoning #2014-0009  
DSUP #2012-0015

City Council  
February 21, 2015



# Site Context



# Project Description & Requests

## Requests

- Rezoning from R-8 to RB (with proffers)
- Development Special Use Permit with Site Plan

## Proposal

- Construct a new 66 bed memory care facility
- Providing parking per the Zoning Ordinance



1 KING STREET PERSPECTIVE: SOUTH BOUND

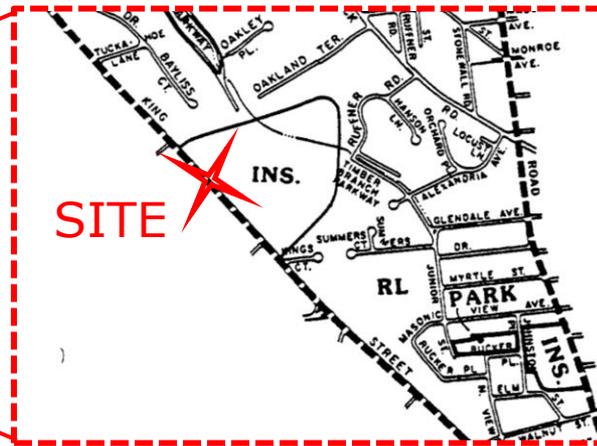
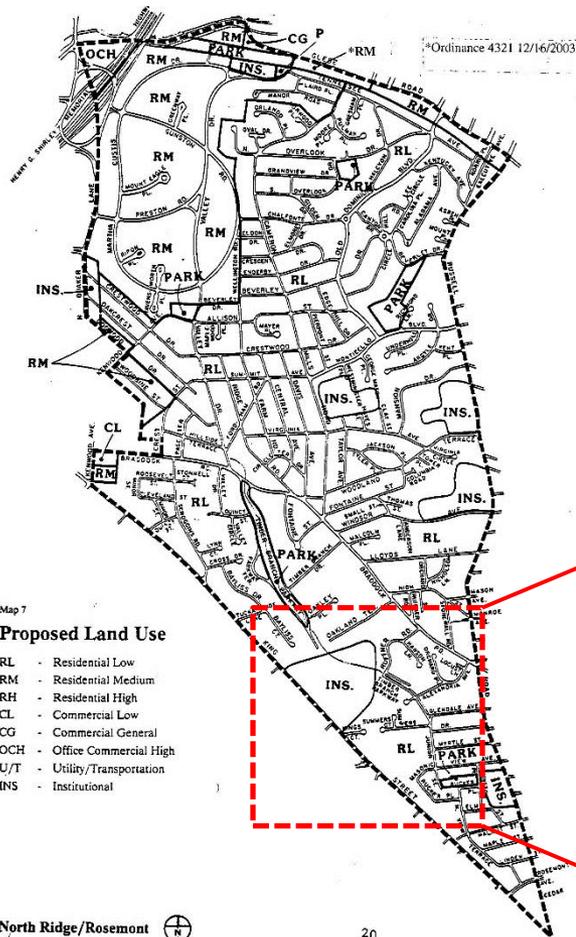
# Re-zoning Request

- R-8 to RB zone (with proffers)
- Allows for the proposed use 'Nursing Home'
  - Closest specific definition in ZO
- Allows for a larger building: 0.75 FAR
- Conformance to master plan
- Intensity of new zone



# Conformance with Small Area Plan

- Institutional use is designated at this location.
- Height set within the SAP is 35 feet maximum. Proposed building meets this.
- Suitability of use for a primarily residential neighborhood



# Floor Plan

## Floor Plan

- Floor plan to reflect shape of site.
- Each floor divided into two neighborhoods.
- Enhances the residents overall experience.



# Site Design

## Site Design

- Footprint adjusted to the triangular site
- 55 feet setback from front property line
- 4 surface parking spaces
- 39% open space



# Site Design

## Modifications Requested

- 32.5 ft. side setback on north
- 8 ft. side setback on south / east
- Amount of parking area in a yard



# Building Design



1 WEST ELEVATION  
1/8"=1'



4 SOUTH ELEVATION  
1/8"=1'



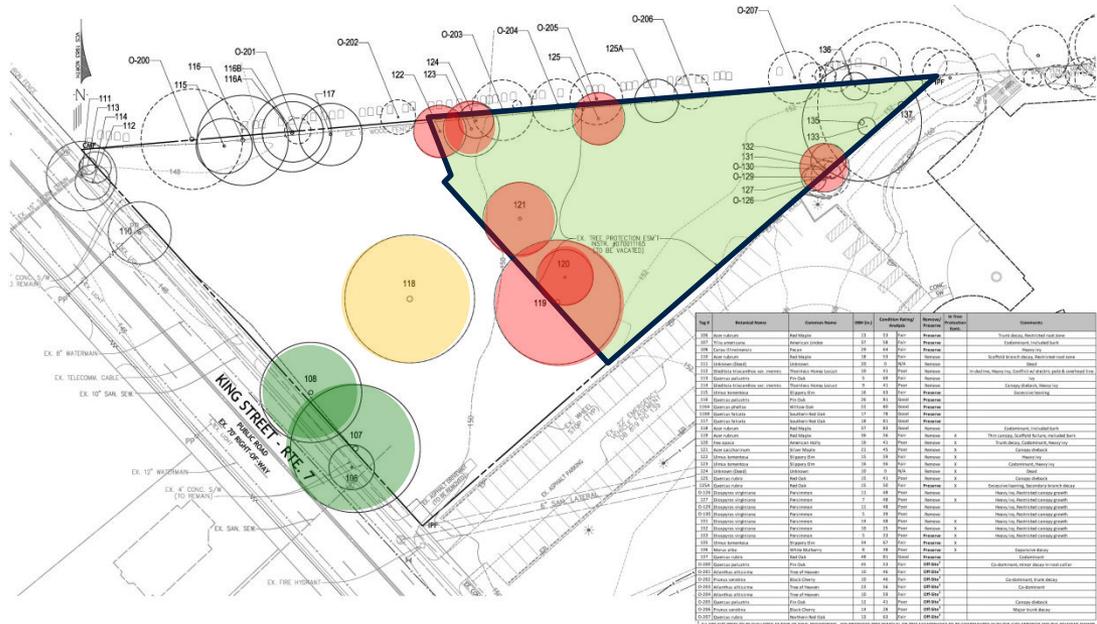
# Building Design



2 NORTH ELEVATION  
1/8"=1'

# Tree Preservation

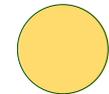
- TPE was recorded for the previous site plan approval (2005)
- Proposed to be moved to cover different trees on site
- Currently covers 9 trees (3 with disease or dieback)
- Caliper for caliper replacement of trees lost (min. 24 new trees)



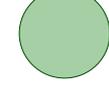
In TPE & to be removed



Other significant trees to be removed



Trees to be in new TPE



# Project Benefits

- 66 memory care units
- 2 units to be subsidized for 20 years, worth more than the one time payment under the voluntary contribution
- LEED certified building
- Provision of public art



# Community

- Considerable community interest
- Support from:
  - North Ridge Citizens Association
  - Commission on Aging
  - Affordable Housing Advisory Committee
- Concern from:
  - Taylor Run Citizens Association Exec. Comm.
  - Seminary Hill
- Additional presentations
  - Rosemont Citizens Association



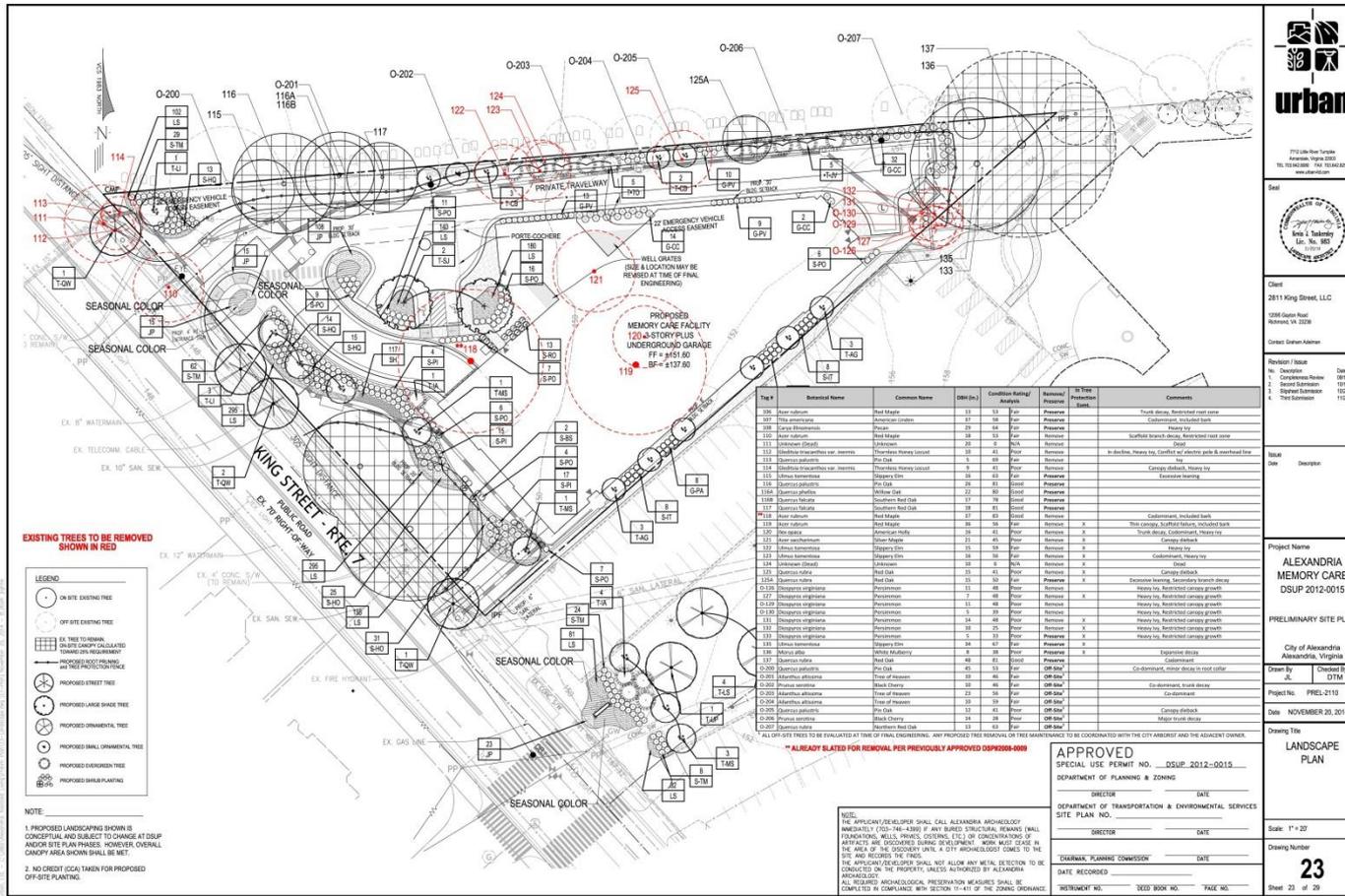
# Recommendation

## Staff Recommends Approval





# Tree Information



**urban**

2011 King Street, LLC  
10000 Capital Road  
Manassas, VA 20108

**ALEXANDRIA MEMORY CARE DSUP.2012-0015**

**PRELIMINARY SITE PLAN**

City of Alexandria  
Alexandria, Virginia

Drawn By: [Name] Checked By: [Name]  
Date: [Date] Date: [Date]

Scale: 1" = 20'

Sheet 23 of 29

