



AHDC Seminary Road

4547, 4555, 4575 Seminary Road

Master Plan Amendment #2021-00007

Rezoning #2021-00006

City Charter Section 9.06 #2021-00005

Development Special Use Permit #2021-10027

(TMP) SUP #2021-00099

Planning Commission

December 7, 2021

Project Description

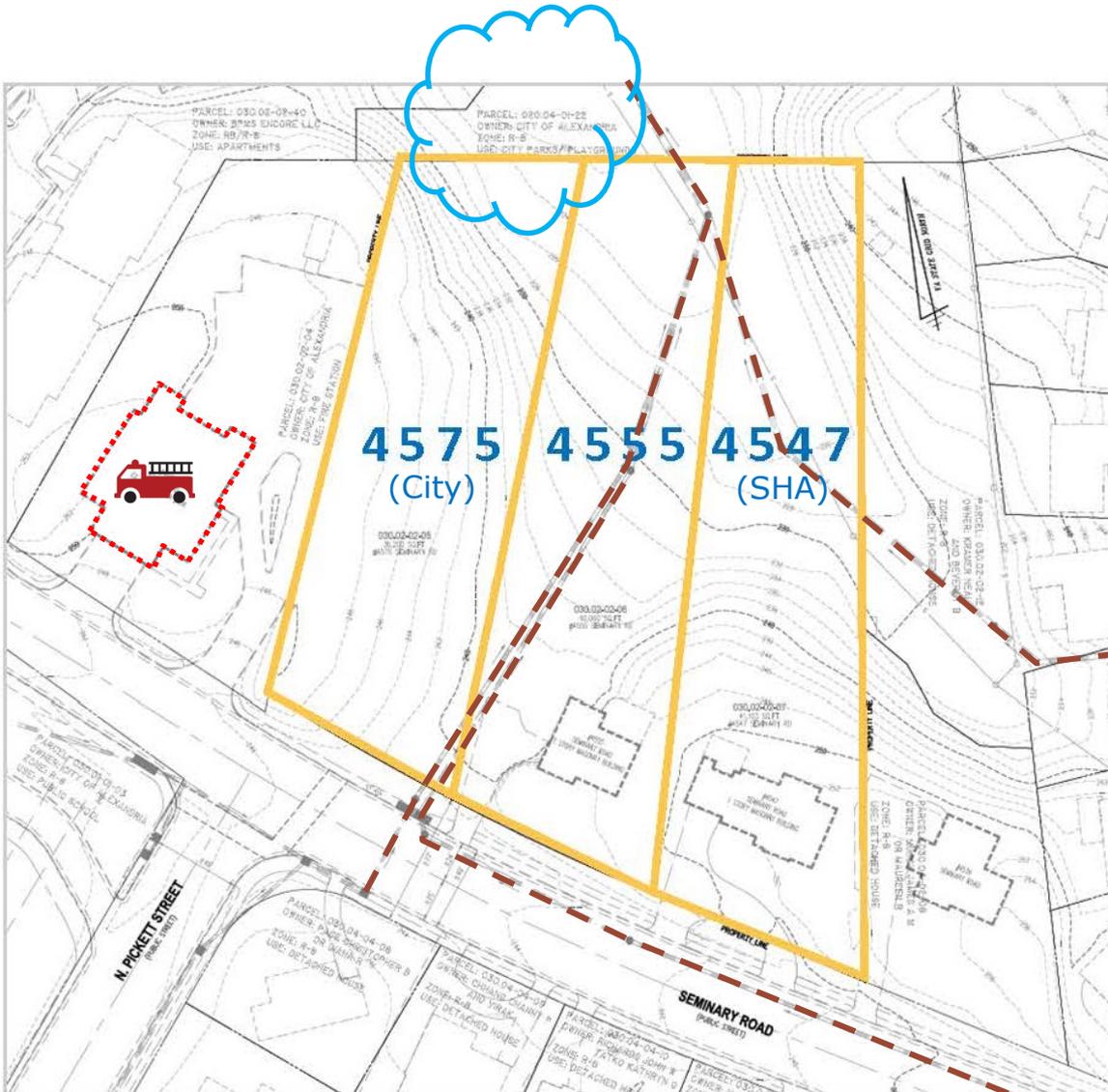
- 31 townhouse-style units
- 8-unit multifamily building
 - (3) 4-bedroom units, Sheltered Homes of Alexandria
- Home ownership opportunities for households around 80% AMI
- Streetscape upgrades: undergrounding, trees, sidewalk widening
- Traffic safety improvements
- Bus stop upgrade to ADA accessibility



Project Location



Existing Conditions, Constraints



- Consolidate 3 parcels
- Existing sanitary & storm water infrastructure
- Slopes
- “Isolated Wetland of Minimal Ecological Value”
- Neighborhood context

Site Design



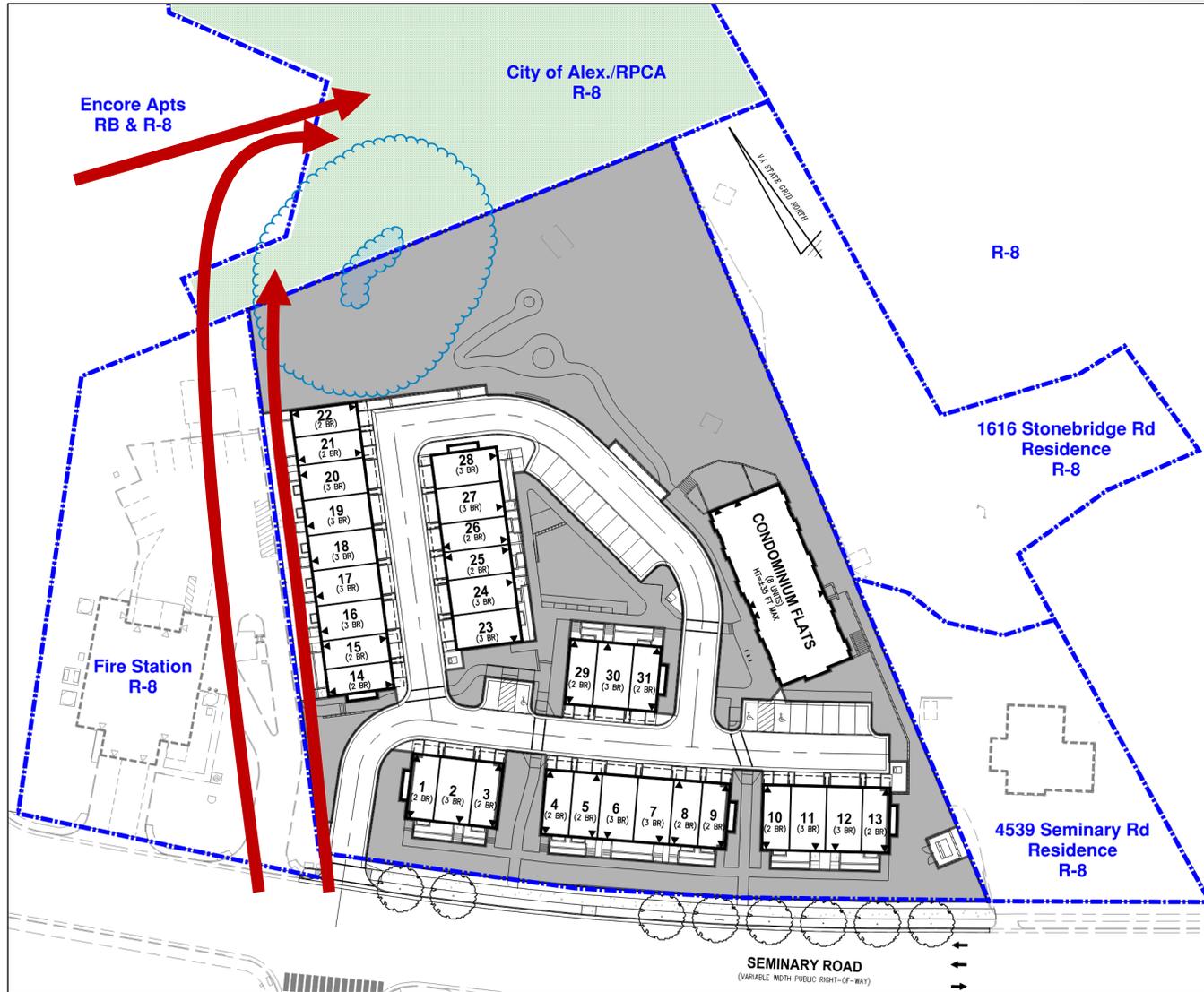
AHDC Seminary Road

DSUP#2021-10027

Site Design



-  **Ground-Level Open Space**
-  **Public Open Space**
-  **Wetland Buffer**
-  **Property Lines**
-  **Future Potential Public Open Space Access**



Building Design - Townhouse



AHDC Seminary Road

DSUP #2021-10027



Building Design - Multifamily



North Elevation



West Elevation



South Elevation



East Elevation

- (3) 4br/4.5ba SHA units
- (5) 2br/2ba units @80% AMI

Land Use Requests

Master Plan Amendment:

SH/SH SAP Land Use Designation

From: RL/Residential Low

To: RM/Residential Medium

Rezoning:

From: R-8/Single-Family Zone

To: RA/Multifamily Zone

City Charter §9-06:

4575 Seminary Road

Development SUP:

+Subdivision and 1 modification

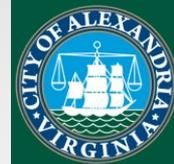
TMP SUP:

Participating in City-wide TMP

- Maintains SAP intent to stay primarily residential
- Compatible mass and scale with modest density increase
- Supports Housing Master Plan
- Exceeds open space req'ts, supports future public access
- Additional residential types
- Limited to residential uses
- Affordable home-ownership opportunity in accessible location
- Meets rezoning criteria
- Transfer of City property supports Housing Master Plan



Affordable Housing



Housing Master Plan

- Supports affordable and workforce home purchase opportunities
- Providing safe, quality housing choices affordable and accessible to all ages and abilities
- Home ownership units affordable to household incomes up to 80% AMI, with equity sharing to ensure continued affordability

SHA Units

- Owned by Sheltered Homes of Alexandria, staffed by DCHS (3 units)
- Expands housing opportunity for City residents with intellectual and/or developmental disabilities
- Unit design reflects current best practices by reducing the number of individuals served in each residential setting

Project Financing

- Sale proceeds
- Virginia Housing Impact grant
- Equity investment/loan from City
- City & SHA land
- Other state & federal sources



Community Outreach

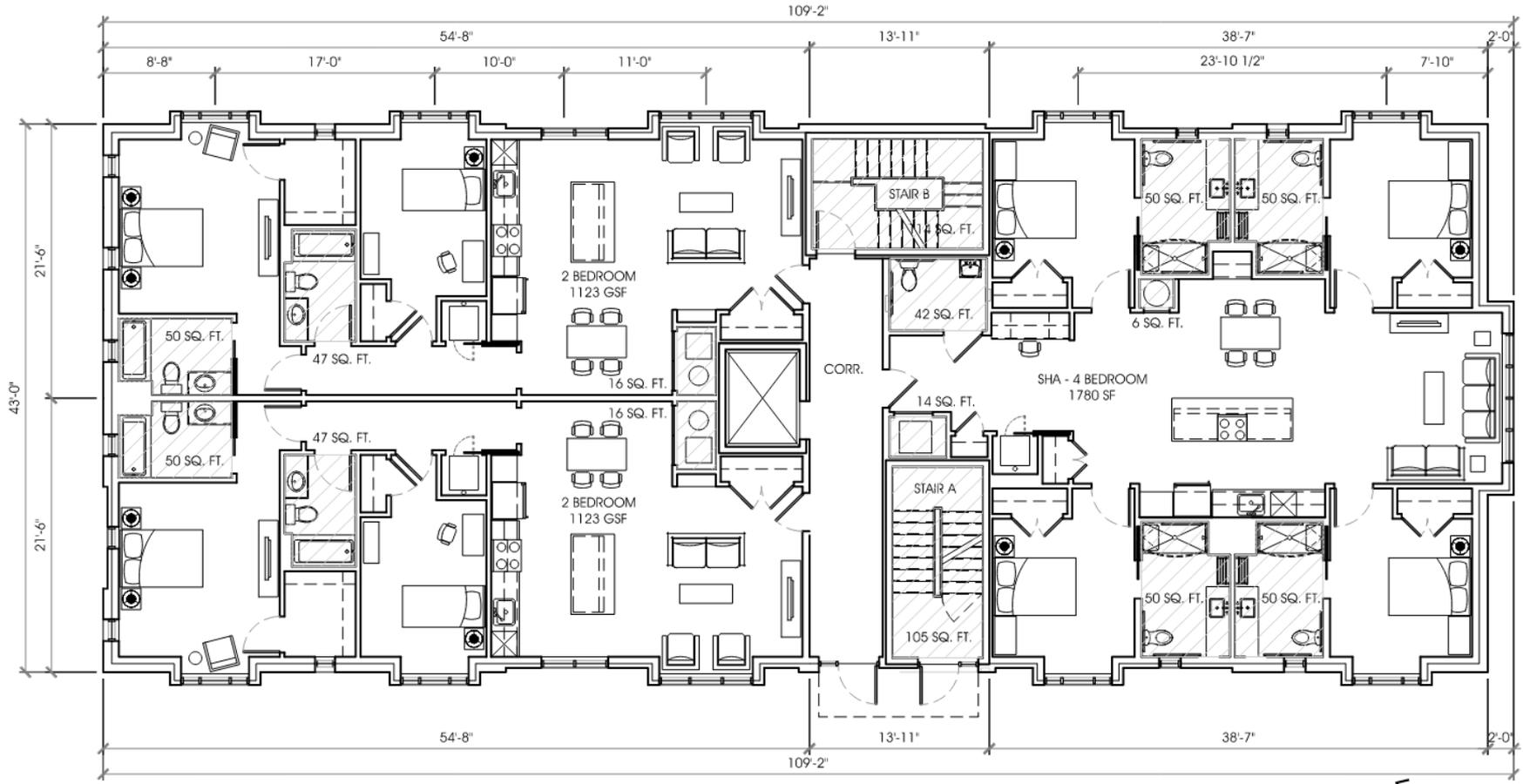
Date	Event / Group
3/2021	Community Open House
5/2021	Community Open House
9/2021	Community Open House
10/2021	Alexandria Housing Affordability Advisory Committee (AHAAC) Meeting
10/2021	Federation of Civic Associations Meeting
11/2021	Landlord-Tenant Relations Board (LTRB) Meeting
11/2021	AHAAC Meeting



Recommendation

Staff recommends **approval** of all land use applications subject to compliance with all applicable codes and staff recommendations







Road



SITE SECTION D-D
1/16"=1'-0"



DSUP