



AHDC Glebe / Mt. Vernon

**Zoning Text Amendment #2021-00009;
Coordinated Development District Concept Plan #2021-00005;
Development Special Use Permit w/ Site Plan #2021-10024;
Transportation Management Plan Special Use Permit #2021-00063;
Vacation #2021-00001; and,
City Charter Section 9.06 Case #2021-00006**

221 West Glebe Road; 3606, 3610, 3612 & 3700 Mount Vernon Avenue

**Planning Commission
January 04, 2022**

Site Conditions



AHDC Glebe/Mt. Vernon
DSUP #2021-10024, et al.

221 W. Glebe – Safeway Site



3606 Mt. Vernon – Huascaran Restaurant

3700 Mt. Vernon – City-Owned Datatel Site



3610 Mt. Vernon – Vacant



3612 Mt. Vernon – Priv. Parking Lot

Project Location



AHDC Glebe/Mt. Vernon
DSUP #2021-10024, et al.

Project Description

- 475-units of **deeply affordable** housing in Arlandria/Chirilagua
 - **25%** of all units delivered at **40%-AMI**
- 2-Levels of below-grade parking
- 16,600 SF **courtyard**
- 38,288 SF of **commercial space**
- **New roadway connection** between West Glebe and Mt. Vernon Ave



Site Plan



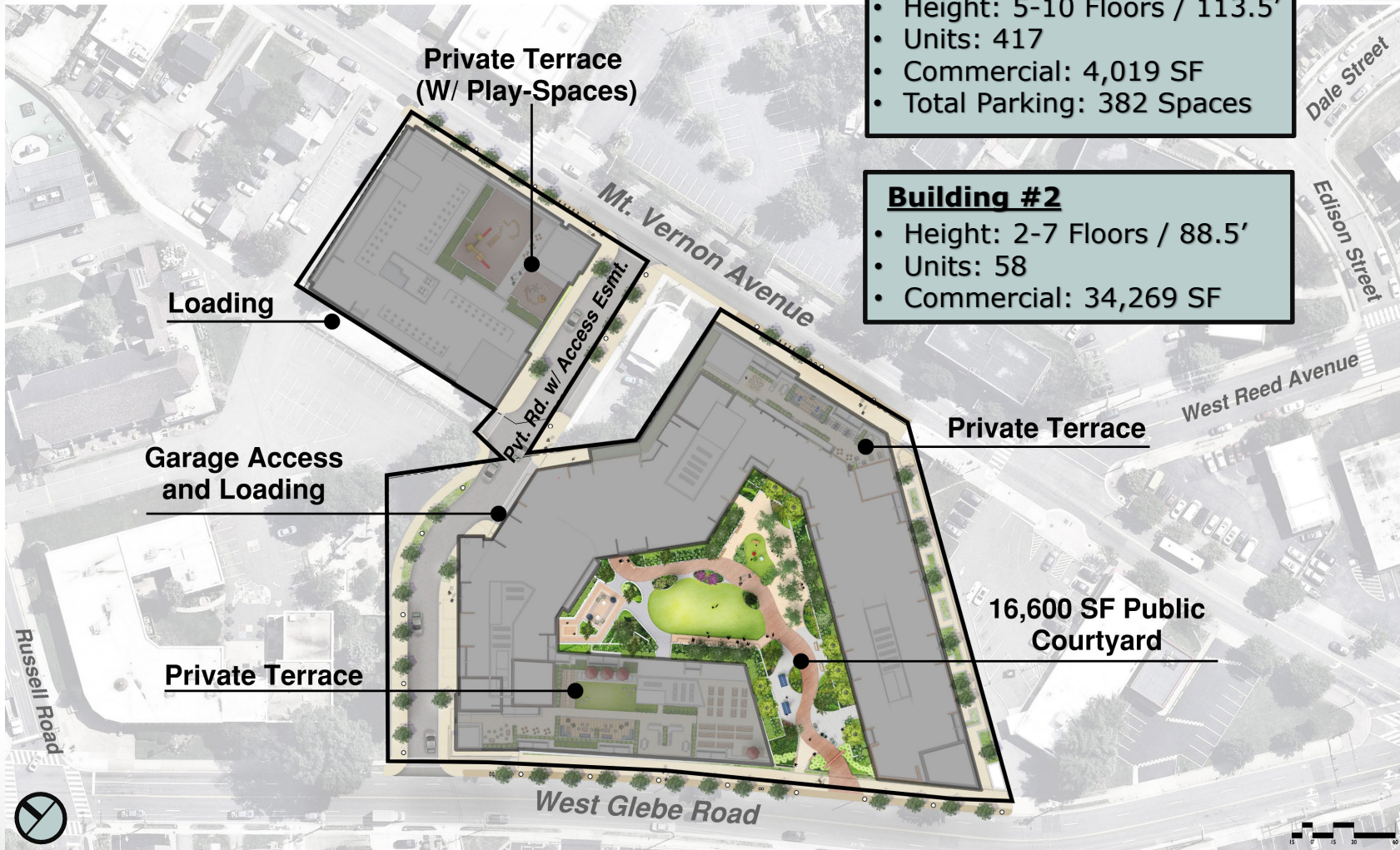
AHDC Glebe/Mt. Vernon
DSUP #2021-10024, et al.

Building #1

- Height: 5-10 Floors / 113.5'
- Units: 417
- Commercial: 4,019 SF
- Total Parking: 382 Spaces

Building #2

- Height: 2-7 Floors / 88.5'
- Units: 58
- Commercial: 34,269 SF





Project Requests

I. Development Special Use Permit with Site Plan (DSUP)

Special Use Permits (SUPs):

- i. Tier-III Transportation Management Plan (TMP);
- ii. To reduce the minimum required number of off-street parking spaces;
- iii. To increase height/density in exchange for low/moderate income housing

Modifications:

- i. Height-to-Setback Ratio;
- ii. Set-Back at the Line at Zone Transition; and,
- iii. Set-Back Opposite a Residential Zone

II. Zoning Text Amendment*

- i. (CDD #12 Zone Regulations)

III. Coordinated Development District Concept Plan (CDD)

IV. Vacation a portion of City right-of-way (alley)

V. City Charter Section 9.06*

- i. To determine whether the disposition of a property (3700 Mt. Vernon Avenue) by the City of Alexandria is consistent with the Master Plan

Building Design



West Glebe (WB)

Building #1

Building #1 will provide two private above-grade terraces totaling 9,500 SF – which will feature seating, shade structures, lush landscaping, and opportunities for grilling, gardening, and relaxation.



Mt. Vernon (NB)

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Building Design

Building #2



AHDC Glebe/Mt. Vernon
DSUP #2021-10024, et al.



Mt. Vernon (SB)



Mt. Vernon Avenue

*A 4,100 SF private terrace with two (2) age-specific play spaces will be located above the 2-story retail base of **Building #2**.*

Public Courtyard



Pedestrian
Connection
thru
Building #1

AHDC Glebe/Mt. Vernon
DSUP #2021-10024, et al.

Public Courtyard
in **Building #1**



SUPs and Modifications

- i. Tier-III Transportation Management Plan**
 - i. To reduce SOV trips
- ii. Height/Bonus Density in Exchange for Affordable Housing (Sec. 7-700)**
 - i. Two-additional floors (+0.72 FAR) above ACSAP *Plan Bonus*
- iii. Off-Street Parking Reduction**
 - i. 7 space reduction
- iv. Modifications Requested**
 - Height-to-Setback Ratio
 - Set-Back at the Line at Zone Transition
 - Set-Back Opposite a Residential Zone



Above: Metrobus Route 10B travels SB on Mt. Vernon Avenue.

TMP funds from AHDC will leverage future transportation improvements in Arlandria/Chirilagua – e.g., new bus shelters/stations and expanding access to Capital Bikeshare – which help reduce SOV trips.

Conformance with Small Area Plan and City Policies



Arlandria-Chirilagua Small Area Plan (ACSAP)

- Maximizes deeply affordable units
 - **25%** of units at 40% AMI
- Maximizes family-size units
 - **60%** of units 2+ bedrooms; 138 units **with dens**
- Prioritizes **Arlandria-Chirilagua** residents
 - “Ready-to-Rent Program” and HUD waiver
- Improves access to **neighborhood services**
 - City satellite office & Community servicing retail
- Leverages City investment and **public land**
- Expands workforce **homeownership** opportunities
 - Building #2
- Improves **pedestrian and vehicular** circulation through the site

Compliance with Housing Master Plan



The Proposal Implements Three Housing Master Plan goals:

- i. Creation of **long-term** affordable and workforce rental housing
- ii. Provision of affordable/workforce **home ownership** opportunities
- iii. Brand new, fully-accessible housing with state-of-the-art public and private amenities

Supports the ***ALL Alexandria Resolution*** by proactively addressing racial and social housing inequities in the community

AHDC Glebe/Mt. Vernon
DSUP #2021-10024, et al.

City Charter Section 9.06



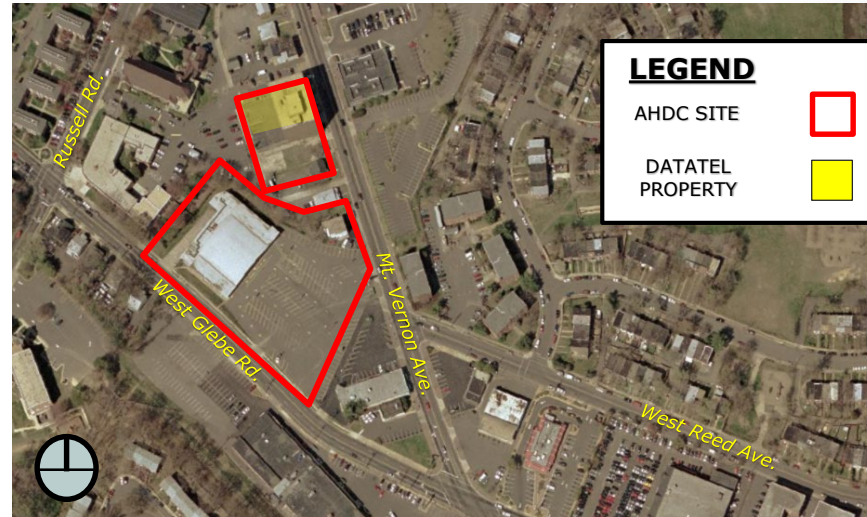
3700 Mt. Vernon Avenue

Background

- 2002: City acquires the 3700 Mt. Vernon – formerly improved by the mid-century “Datatel” office building
- 2003: Datatel building is demolished, and a surface parking-lot is paved to serve as an interim use
- 2008: City partners with private firm to conduct redevelopment feasibility study for “Safeway/Datatel”

Conformance with the Master Plan

- The disposition facilitates consolidation and redevelopment of the parcel and surrounding sites for the provision of affordable housing – as identified in the ACSAP.

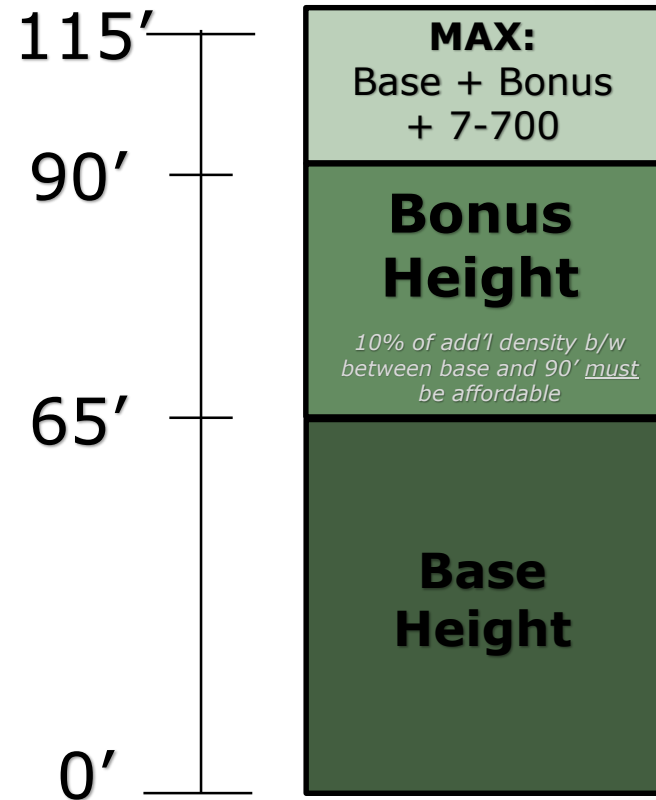


Above and Below: Datatel office building in 2003 prior to demolition. Today, the property is used as a surface parking lot, with main access on Mt. Vernon Ave.



Zoning Text Amendment – CDD #12 Table

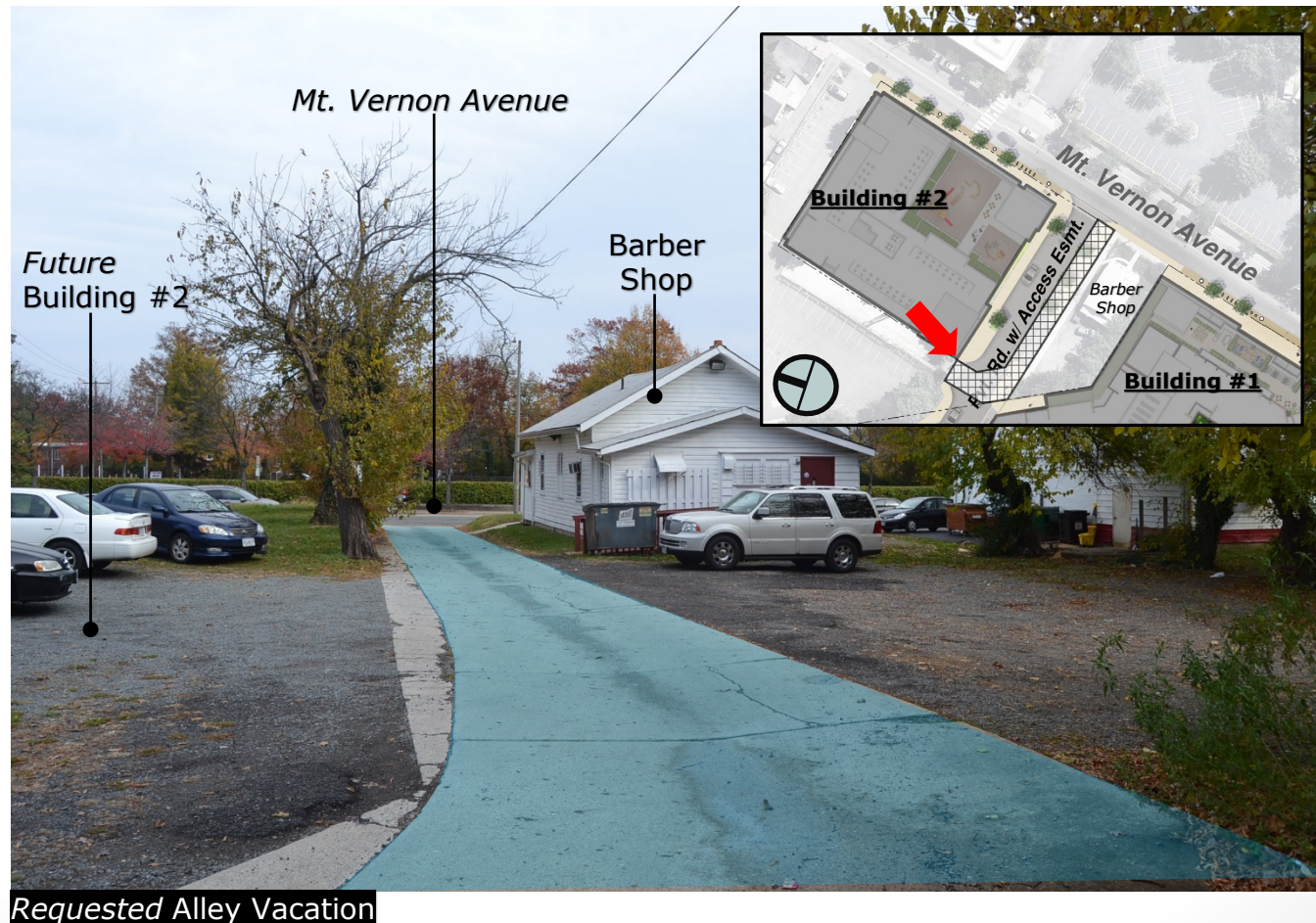
- **Height** – to be consistent with the Arlandria / Chirilagua SAP (“ACSAP”)
- **Uses** – to be consistent with ACSAP & CDD updates
 - Continuum of Care
 - Live/Work Residential
 - Catering
 - Nursing Homes



The CDD #12 Zoning Table must be amended to reflect the new maximum allowable height as per the 2021 ACSAP

Vacation of Public Alley

- 3,252 SF of 15'-20' wide alley
- For the creation of a new private street with public access easement



Community Benefits



- 475-units of deeply affordable housing in Arlandria
 - 1/2BR with dens at no additional cost (as compared to standard 1/2BR rates)
- Commercial space for civic-serving retail + on-site City satellite location
- Provision of a traffic signal study for West Glebe Road
- 1/3 of an acre of activated and greened building rooftops
- An expansive, 0.39-acre publicly-accessible courtyard plaza
- Major stormwater/sanitary upgrades to the existing underground structures and pipes to provide for future flow
- New vehicular/pedestrian connections between West Glebe and Mt. Vernon Avenue
- Transformational streetscapes with wide sidewalks and trees across all frontages
- State-of-the-art amenities (e.g., energy efficient appliances/fixtures) throughout
- 44% of all units with incidental private balconies/terraces
- Solar-ready rooftops and electric-vehicle charging

Community Outreach



AHDC Glebe/Mt. Vernon
DSUP #2021-10024, et al.

Date	Meeting
April 14, 2021	Virtual Open-House (English)
April 15, 2021	Virtual Open-House (Spanish)
July 28, 2021	Virtual Open-House (English/Spanish)
September 24, 2021	Casa Chirilagua In-Person "Road-Show"
October 6, 20221	Tenants and Workers Union In-Person "Road-Show"
October 7, 2021	Alexandria Housing Affordability Advisory Committee Virtual Meeting (AHAAC)
October 27, 2021	Virtual Open-House (English/Spanish)
November 4, 2021	Alexandria Housing Affordability Advisory Committee Virtual Meeting (AHAAC)

Community Input

- *"To see the existing parking lot redeveloped"*
- *"To see more family-oriented units, bicycle parking and access to open-space"*
- *"To prioritize the units and commercial spaces for existing residents and businesses"*
- *"To see more traffic calming in the area"*

Staff Recommendations

- i. That the Planning Commission find the **DISPOSITION** of 3700 Mt. Vernon Avenue **CONSISTENT** with the Master Plan
- ii. That Planning Commission recommend **APPROVAL** of the Zoning Text Amendment
- iii. That Planning Commission recommend **APPROVAL** of the DSUP and related land use applications



Mt. Vernon Avenue Elevation



Table 2: Affordability Levels

Affordability	Building 1 (rental)	Building 2 (homeownership)	Total	% of Subtotal
40% AMI	105	0	100	25.2%
50% AMI	34	0	34	8.1%
60% AMI	173	0	173	41.5%
80% AMI	105	0	100	25.2%
Subtotal Rental	417	0	417	
Up to 80% AMI	0	58	58	100%
Subtotal Homeownership	n/a	58	58	100%
Total	417	58	475	

Table 3: Proposed Unit Mix

Unit Mix	Building 1	Building 2	Total	% of Total
Junior 1 bedroom	29	0	29	6%
1 bedroom	52	0	52	11%
1 bedroom + den*	108	0	108	23%
2 bedroom	146	44	190	40%
2 bedroom + den*	30	0	30	6%
3 bedroom	52	14	66	14%
Total	417	58	475	100%

*Units with dens are not charged higher rents.



3608 Mt. Vernon Ave.
 aka the Hoo Parcel / Barber Shop

