



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

**City Council
January 22, 2022**

Site Conditions



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

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



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

Site Plan

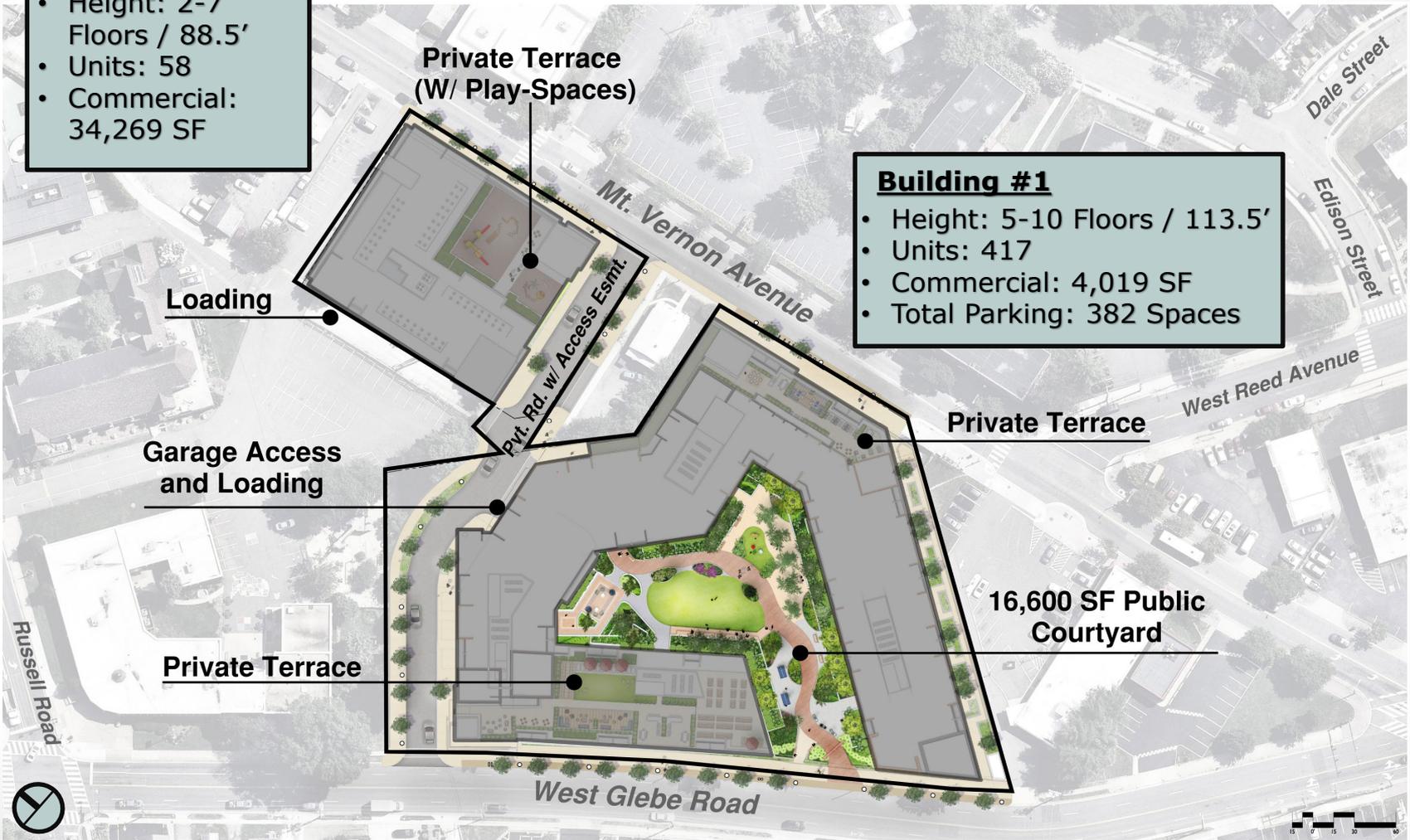


Building #2

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

Building #1

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



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



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

*City-Initiated

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)

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

Building Design

Building #2



Mt. Vernon (SB)

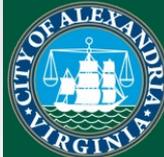


Mt. Vernon Avenue

*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**.*

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

Public Courtyard



Pedestrian Connection thru **Building #1**



Public Courtyard in **Building #1**



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

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

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.

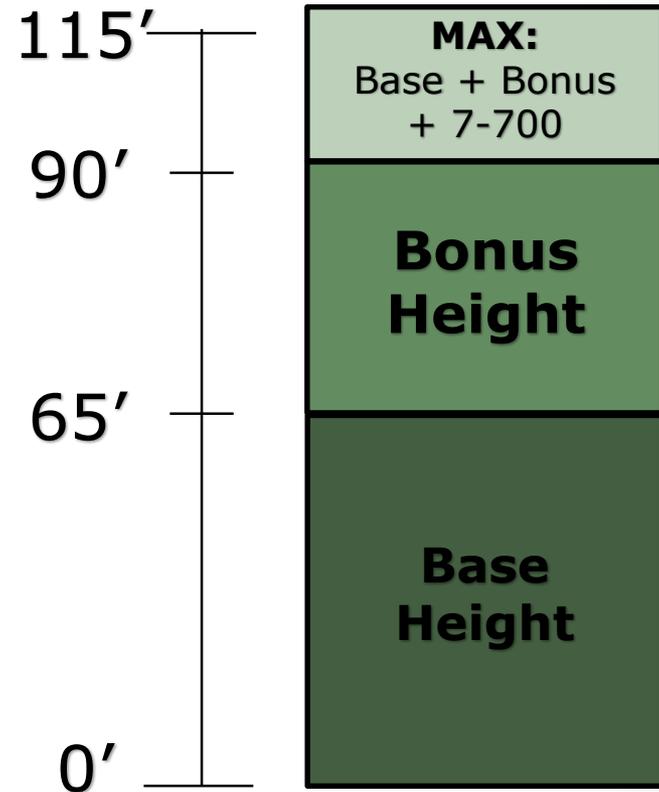


Above and Below: Datatel office building in 2003 prior to demolition. Today, the property is used as a surface parking lot, with main access on Mt. Vernon Ave.



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



| 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, 2021 | 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

- To **INITIATE** the Zoning Text Amendment.
- To **APPROVE** the Zoning Text Amendment.
- To **APPROVE** the Vacation Request.
- To **APPROVE** the CDD, the DSUP and the TMP Applications

Subject to the deletion of all references to the "Private Street" in **Condition #23**.

Planning Commission Action from January 04, 2022
To **APPROVE** and **INITIATE** Staff's Recommendation



Mt. Vernon Avenue Elevation

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



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

