



# **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.**

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

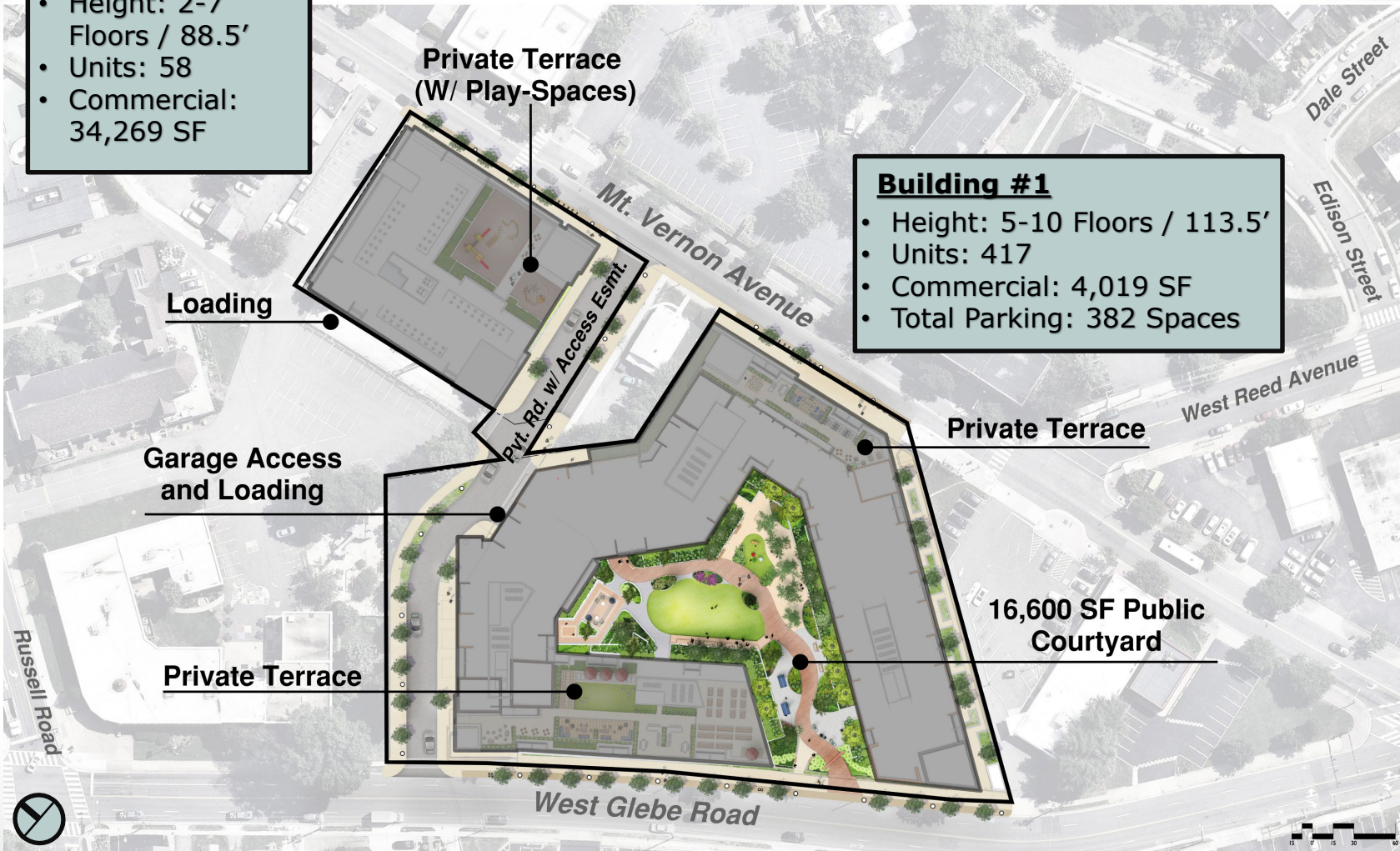


## **Building #2**

- 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



# 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



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



# City Charter Section 9.06



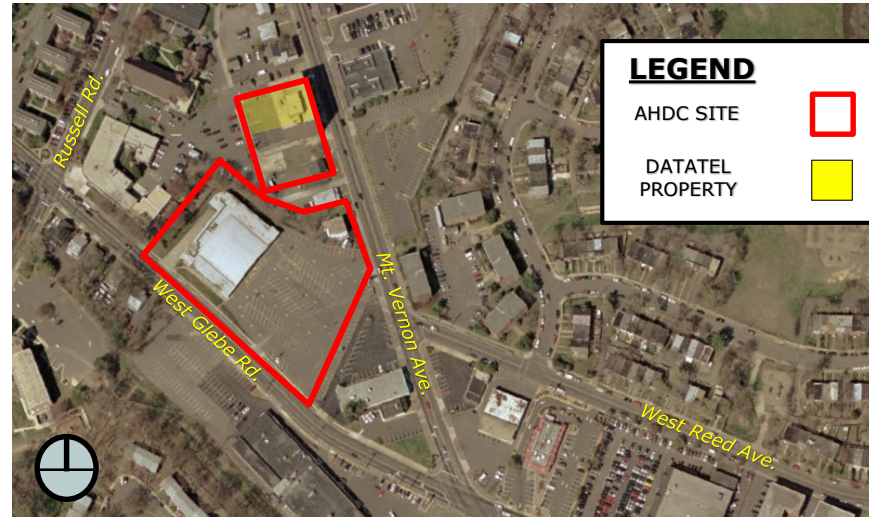
## 3700 Mt. Vernon Avenue

### 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.

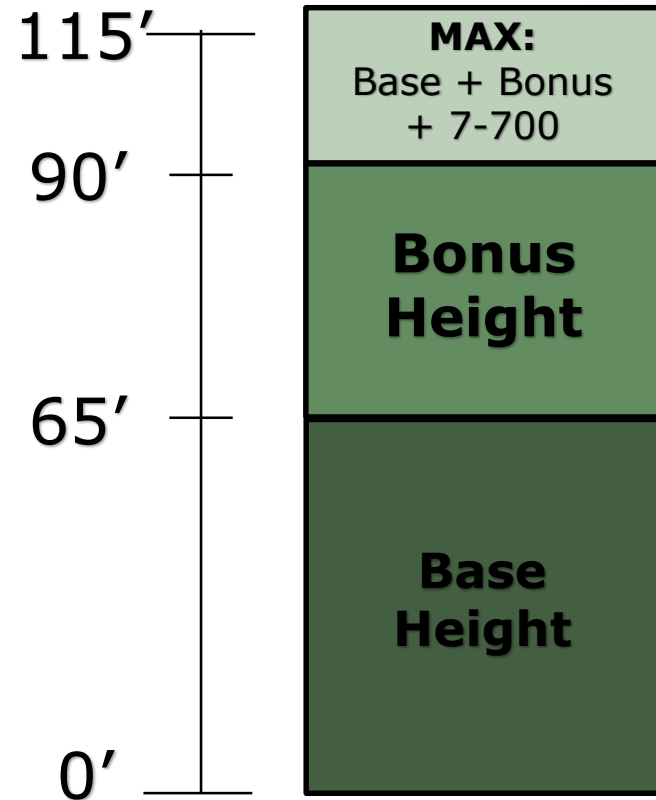


**Above and Below:** Datatel office building in 2003 prior to demolition. Today, the property is used as a surface parking lot, with main access on Mt. Vernon Ave.



# 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

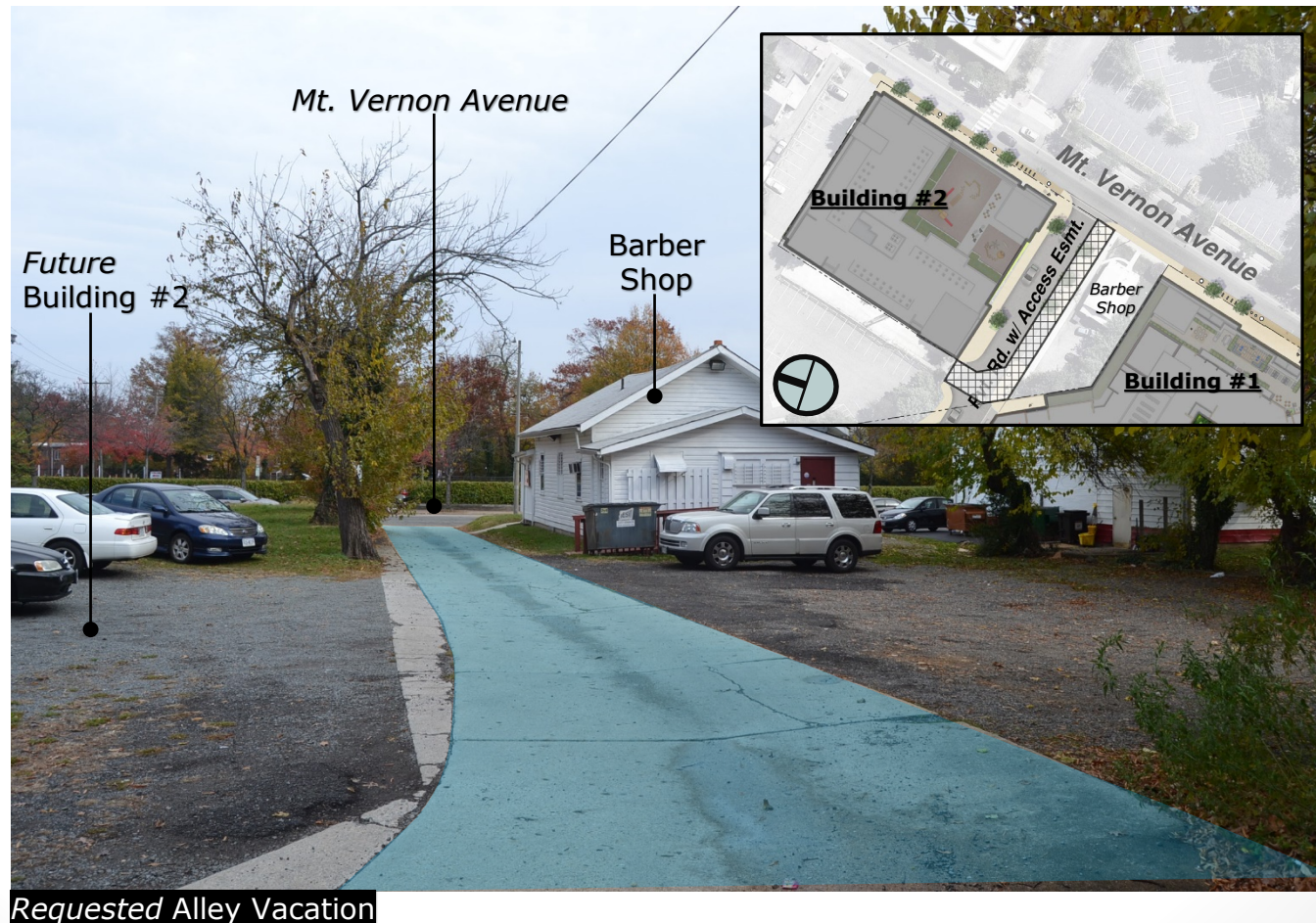


*The CDD #12 Zoning Table must be amended to reflect the new maximum allowable height as per the 2021 ACSAP*



# 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

- 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





**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%
<b>Subtotal Rental</b>	<b>417</b>	<b>0</b>	<b>417</b>	
Up to 80% AMI	0	58	58	100%
<b>Subtotal Homeownership</b>	<b>n/a</b>	<b>58</b>	<b>58</b>	<b>100%</b>
<b>Total</b>	<b>417</b>	<b>58</b>	<b>475</b>	

**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%
<b>Total</b>	<b>417</b>	<b>58</b>	<b>475</b>	<b>100%</b>

\*Units with dens are not charged higher rents.



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

