



# **AHDC Glebe/Mt. Vernon (Amendment)**

**Coordinated Development District Concept Plan #2022-00002;  
Development Special Use Permit w/ Site Plan #2022-10012;  
Transportation Management Plan Special Use Permit #2022-00033;  
221 West Glebe Road; and, 3606, 3608, 3610, 3612 & 3700 Mount Vernon  
Avenue**

City Council

July 5, 2022

# Project Location

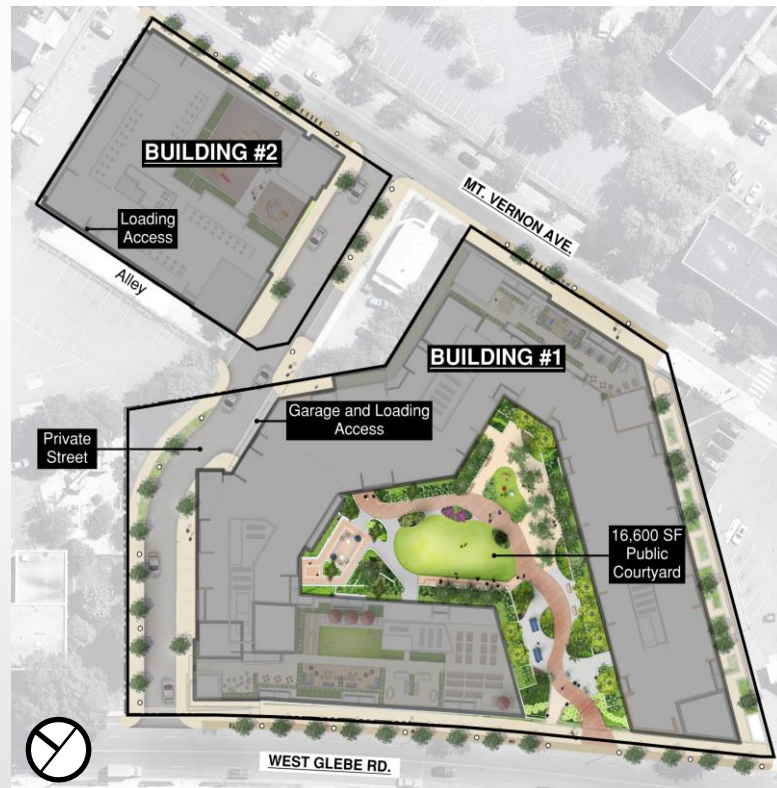


AHDC Glebe/Mt. Vernon  
DSUP #2022-10012, et al.

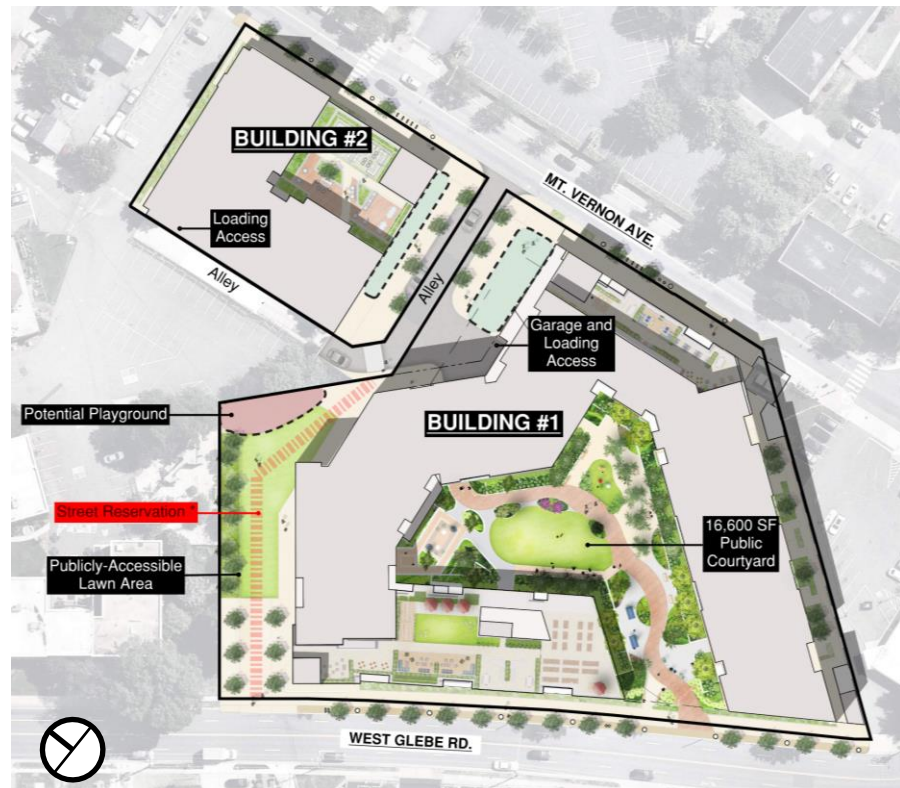


# Proposed Changes

- To incorporate 3608 Mt. Vernon Avenue;
- To shift parking and loading access for Building #1;
- To make design changes to area west of Building #1;
- To realign underground utilities; &
- To make architectural changes to the Building #1

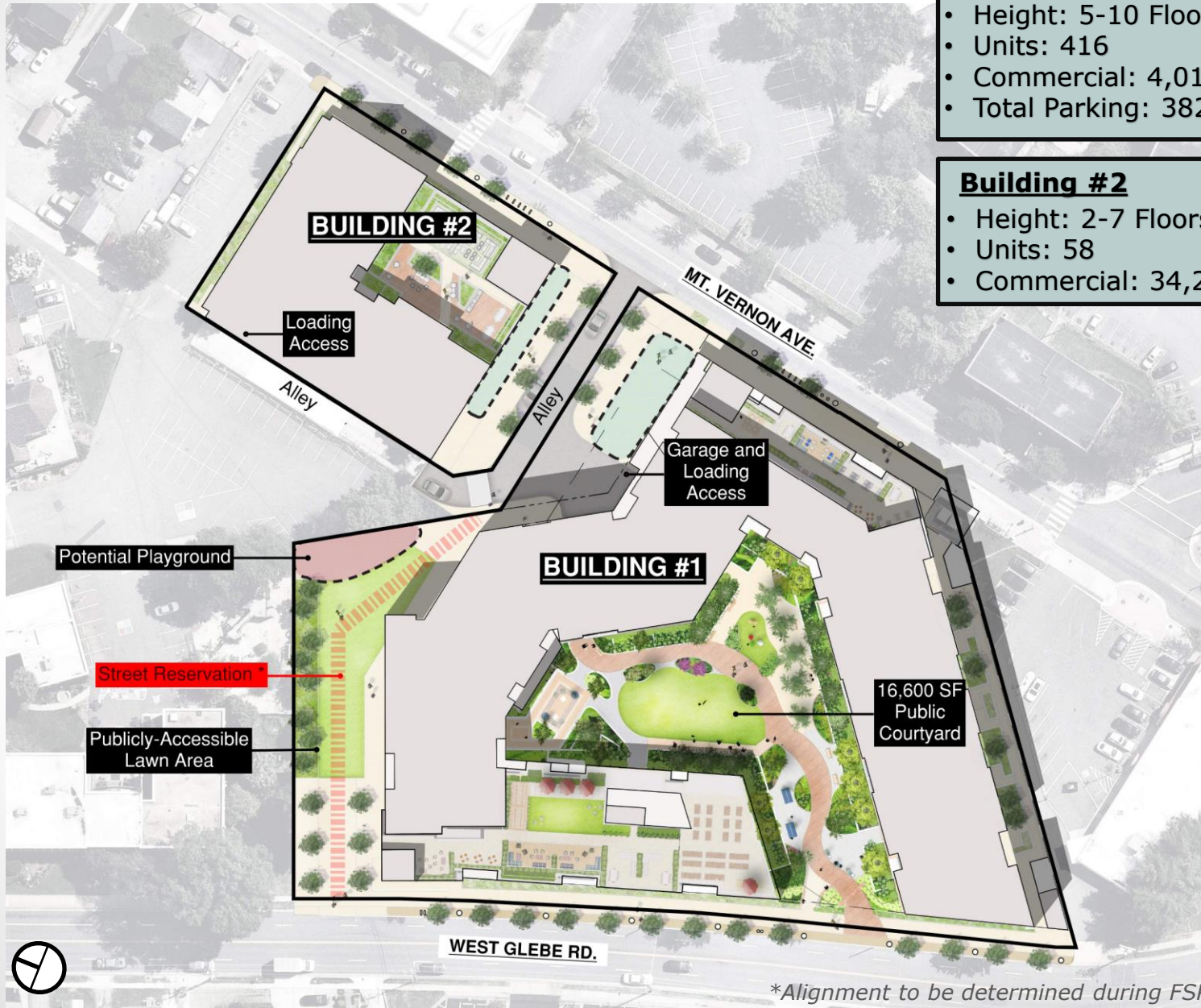


Prev.



Proposed

# Site Plan



## **Building #1**

- Height: 5-10 Floors / 113.5'
- Units: 416
- Commercial: 4,019 SF
- Total Parking: 382 Spaces

## **Building #2**

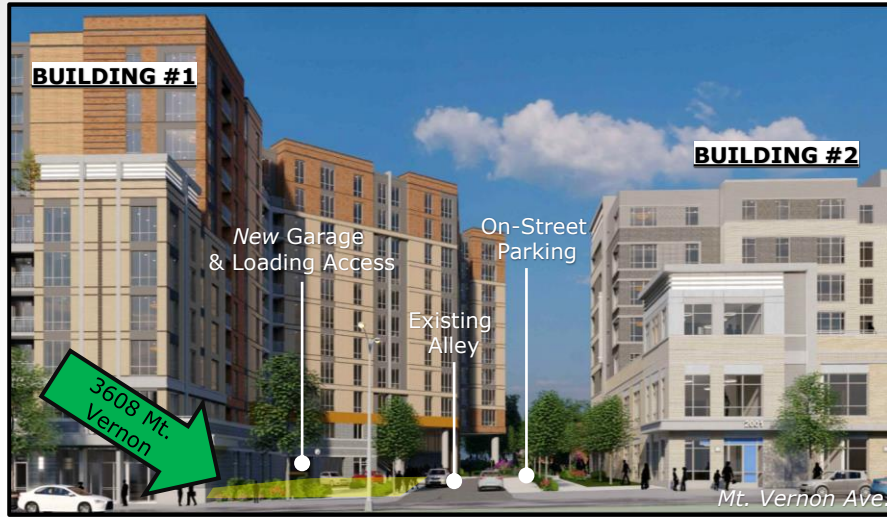
- Height: 2-7 Floors / 85.5'
- Units: 58
- Commercial: 34,293 SF

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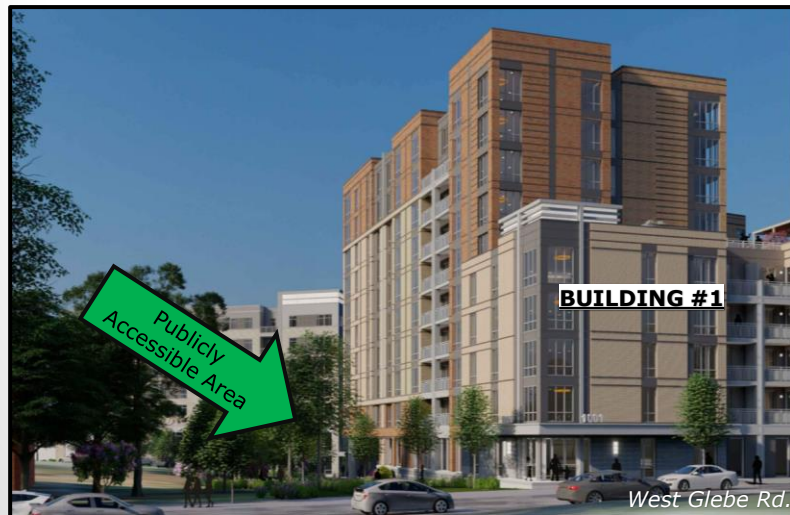
\*Alignment to be determined during FSP



# Site & Building Design Changes



Minor architectural changes are necessary to the northwest corner of Building #1 to realign the below grade utilities entirely within the envelope of the site—resulting in the loss of one (1) unit





# Other Changes & Considerations

- **CDD Conceptual Design Plan**

- The CDD Conceptual Design Plan reflects the proposed changes
- The CDD plan and conditions only regulate AHDC development as other CDD #12 property owners declined to participate in AHDC CDD Plan

- **Affordable Housing**

- Proposed changes are supported by Office of Housing as they preserve the greatest number of units in Building #1.
- **\$64 Million** in secured funding to date
- **\$38 Million** in pending applications with additional sources anticipated



# Community Benefits

- 474-units of deeply affordable housing in Arlandria
- Commercial space in both buildings
- Traffic signal study for West Glebe Road
- 1/3 of an acre of activated and greened building rooftops
- 0.39-acre publicly-accessible central courtyard
- Major stormwater/sanitary upgrades to the existing underground structures and pipes
- New bicycle/pedestrian connections between West Glebe and Mt. Vernon Avenue
- Wider sidewalks with street trees across all frontages

# Community Outreach



<b>Applicant Outreach</b>	
<b>Date</b>	<b>Meeting</b>
April 14, 2021	Virtual Open-House (English)
April 15, 2021	Virtual Open-House (Spanish)
July 28, 2021	Virtual Open-House (Bilingual)
September 24, 2021	Casa Chirilagua In-Person "Road-Show"
October 6, 2022	Tenants and Workers Union In-Person "Road-Show"
October 7, 2021	Alexandria Housing Affordability Advisory Committee Virtual Meeting (AHAAC) – Informal Presentation
October 27, 2021	Final Virtual Open-House (Bilingual)
November 4, 2021	Alexandria Housing Affordability Advisory Committee Virtual Meeting (AHAAC) – Formal Presentation
January 4, 2022	Alexandria Planning Commission public hearing
January 22, 2022	Alexandria City Council public hearing
<b>May 24, 2022</b>	<b>Virtual Community Meeting (Bilingual) (Amendment)</b>
<b>June 23, 2022</b>	<b>Alexandria Planning Commission public hearing (Amendment)</b>

**AHDC Glebe/Mt. Vernon**  
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# Staff Recommendations

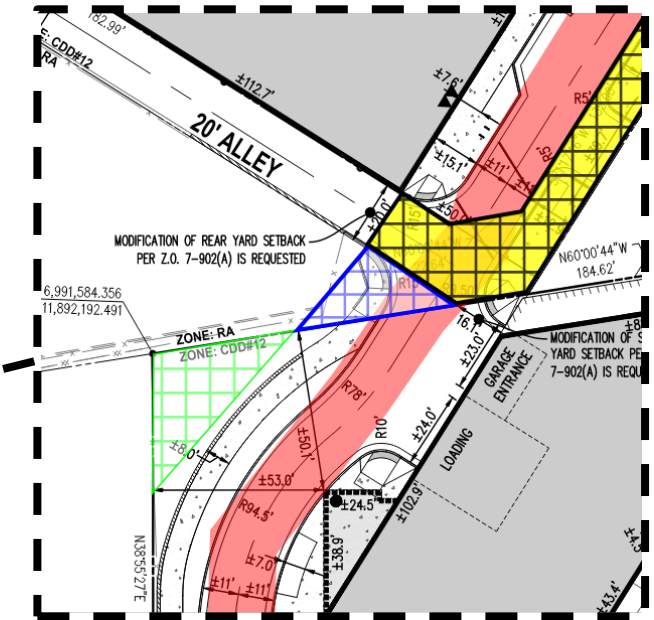
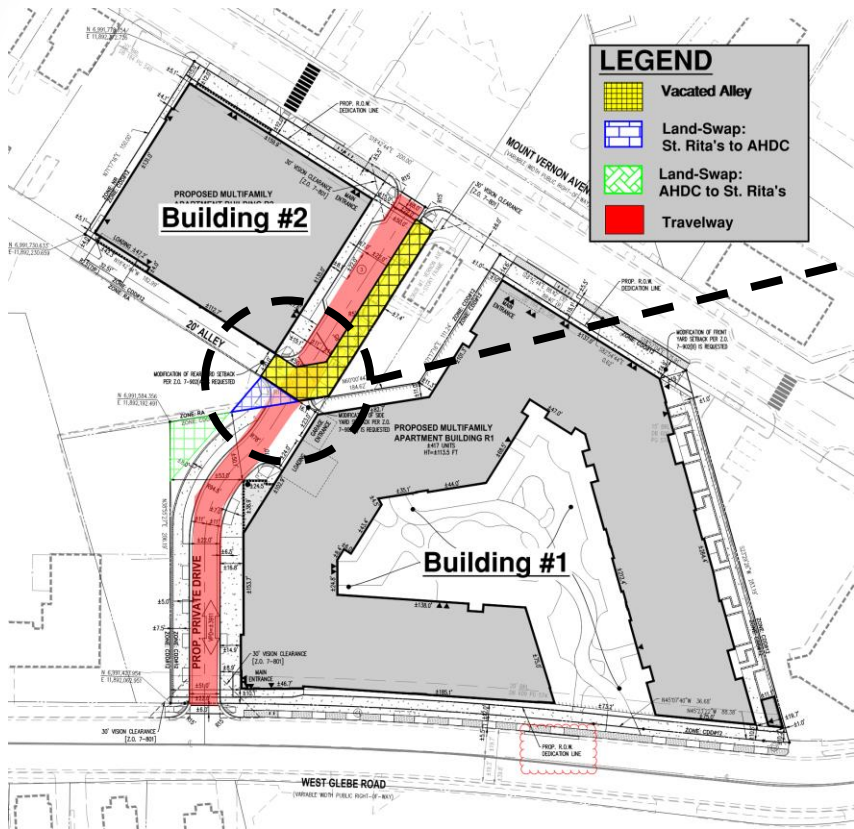
- That City Council **APPROVE** the **DSUP**, the **TMP SUP**, the **CDD Conceptual Design Plan**, and all related land use applications subject to Staff's Conditions of Approval.
- Planning Commission: Unanimous Recommendation of **APPROVAL**







# Misc. - Previous Plan



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