

Samuel Madden Homes

899 & 999 North Henry Street

MPA#2022-00006

REZ#2022-00009

DSUP#2022-10020

SUP TMP#2022-00104

SUP (Restaurant) #2022-00105

SUP (Medical Care Facility) #2022-00115

SUP (Athletic Club/Fitness Studio) #2022-00116

Planning Commission (February 7, 2023)

City Council (February 25, 2023)

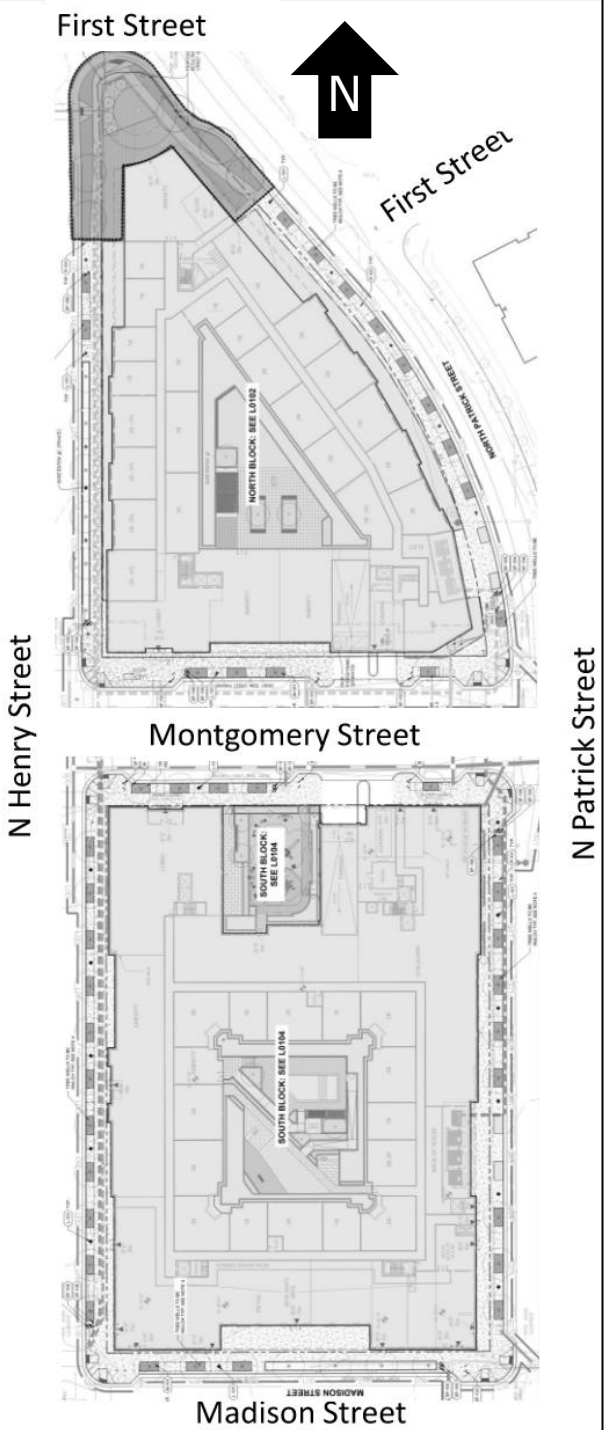


Project Description

- Parker-Gray District
- 66 existing units
- 532 proposed units (326 affordable units of which 291 are committed affordable units)
- Ground floor day care and retail
- Two buildings operated as a single community with separate ownership



	30% AMI	50% AMI	60% AMI	80% AMI	Market	Total
North building	77	27	52	51	0	207
South building	84	0	0	35	206	325
Percent of affordability	30%	5%	10%	16%	39%	532



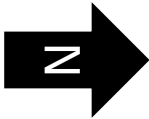
North Building



South Building



Building uses and Open Space



Hopkins House Childcare

- Day Care Center
- Retail/restaurant/commercial
- Amenity space
- Ground level open space



Land Use Requests

Master Plan Amendment

- Braddock East Master Plan overlay update to the Land Use and Development Framework tables

Rezoning

- RB/Residential Townhouse Zone to the RMF/Residential Multifamily Zone

DSUP

With modification

- A multifamily building with an increase in FAR from 0.75 to 3.0
- Height and density bonus for the provision of affordable housing
- Crown coverage modification

SUP

- Transportation Management Plan
- Restaurant with outdoor dining
- Medical Care Facility
- Athletic club/fitness studio

Community Outreach



Community Outreach	meetings
Applicant-hosted <ul style="list-style-type: none">• <i>Community</i>• <i>Section 106 Consulting Party</i>	7
City-hosted <ul style="list-style-type: none">• <i>Board of Architectural Review (BAR)</i>• <i>Braddock Implementation Advisory Group (BIAG)</i>• <i>Landlord Tenant Relations Board (LTRB)</i>• <i>Alexandria Housing Affordability Advisory Committee (AHAAC)</i>• <i>Joint Council, Planning Commission & ARHA work group</i>• <i>Joint Council, Planning Commission & ARHA work session</i>	12
ARHA resident engagement & events (on-going)	13

Project Considerations & Benefits



Considerations

- Stormwater quality: 9% more phosphorous removed than required
- Schools: existing students (62) & net new students (226)
- Transportation: design of two-way conversion, streetscape improvements, plaza at north end as pedestrian refuge

Schools	Current enrollment	Capacity	Utilization
Naomi Brooks ES (S building)	329	350	94%
Jefferson Houston Prek-8 (N building)	703	734	96%
George Washington MS	1,430	1,150	124%
Alexandria City HS	4,530	3,781	120%

Benefits

- Substantial increase in affordable housing units (326 units)
- Enhanced streetscapes with consistent street trees and wider sidewalks
- Exceeding Green Building Policy requirement for N building
- High quality architecture and public art (or contribution)
- Open space and tree protection & monetary contributions to Urban Forestry and Bikeshare funds

Recommendation



Staff and Planning Commission recommend **approval** of the requests subject to the conditions in the staff report.

