

Montgomery Center

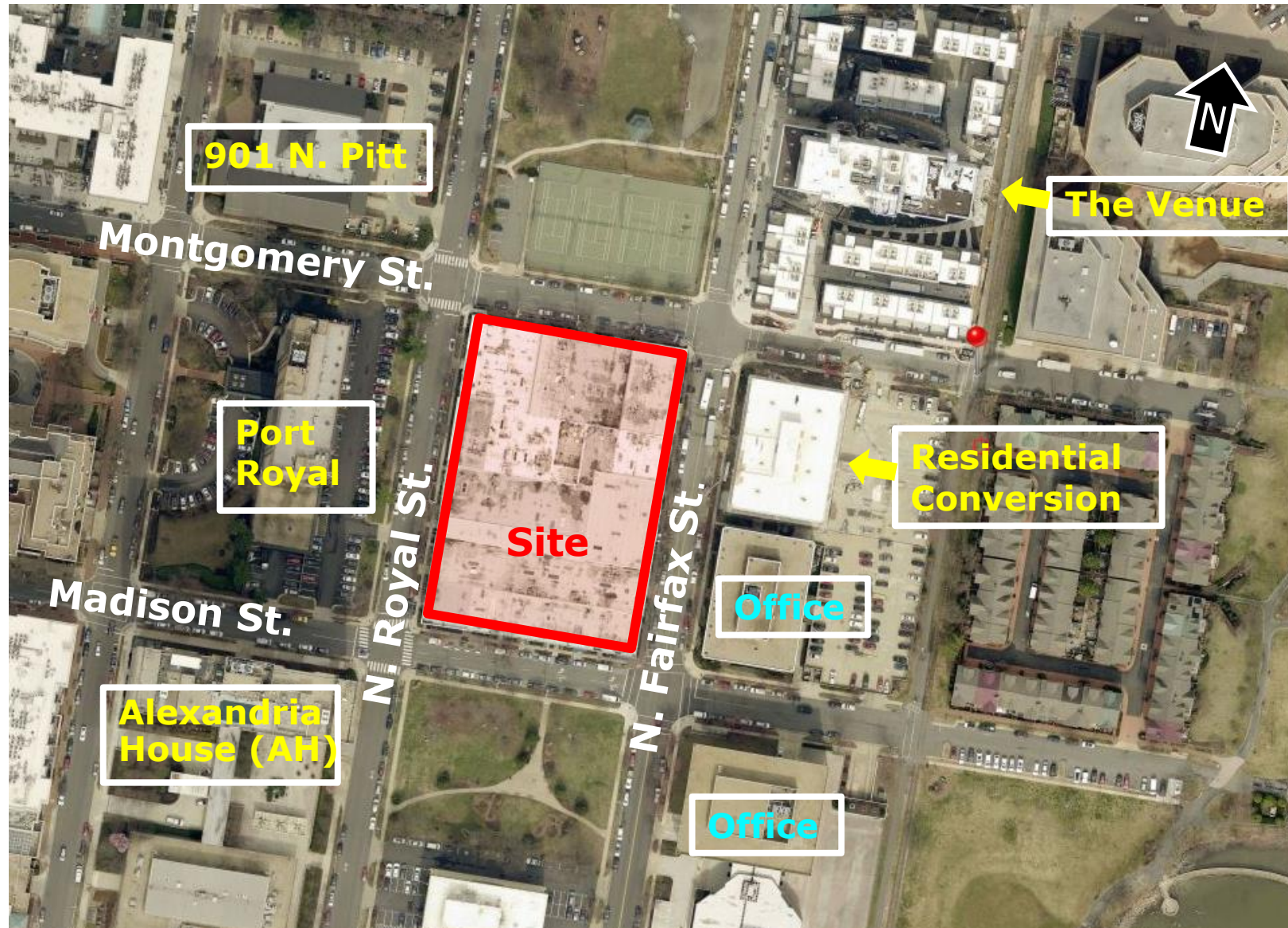
300, 312 & 320 Montgomery Street
805, 807 & 809 N. Royal Street
806 & 816 N. Fairfax Street

MPA#2023-00001
DSUP#2022-10021
SUP TMP#2023-00008

City Council (April 15, 2023)



Project Location



Project Description

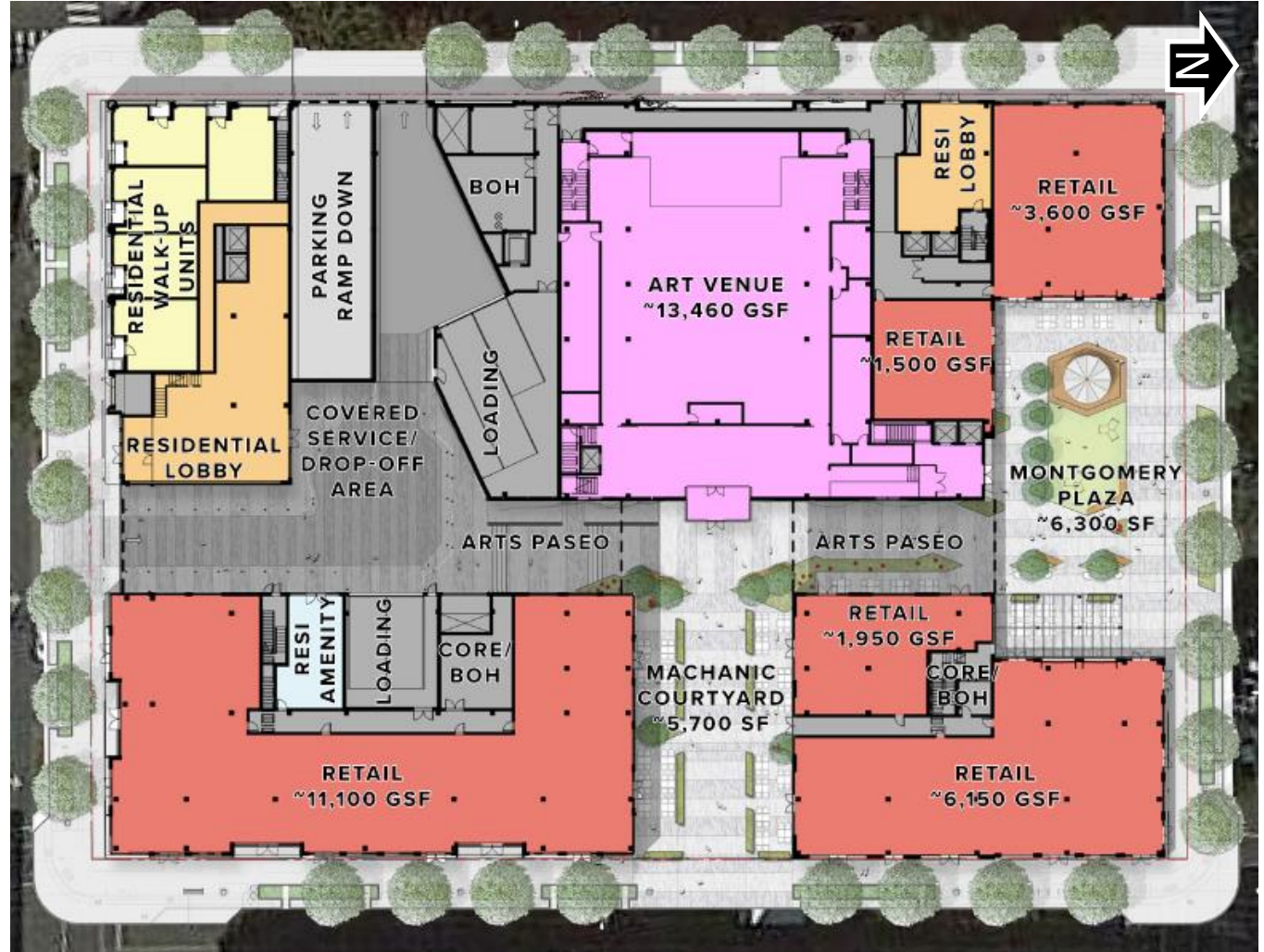


New mixed-use building:

- Multifamily (327 units incl. 22 affordable)
- Retail (25,273 sq. ft.)
- Arts and cultural anchor (13,321 sq. ft.)
- Two levels of underground parking with 406 spaces

Publicly accessible open spaces:

- Two courtyards
- Covered north-south walkway (paseo)



First floor site plan

Architecture



Paseo entrance from Madison Street



Mechanics Courtyard



Montgomery Plaza

Land Use Requests



Master Plan Amendment

- Amendment to the Recommended Height District Limits map in the OTNSAP

DSUP with modifications

- Multifamily building with an increase in FAR to 2.5
- Height and density bonuses for the provision of affordable housing and an arts and cultural anchor
- Live entertainment, indoors and outdoors
- Parking reduction
- Internal loading FAR exclusion
- Crown coverage and height-to-setback ratio modifications

SUP

- Transportation Management Plan

Community



DATE	MEETING
May 11, 2022	Urban Design Advisory Committee for Old Town North (UDAC)
May 19, 2022	North Old Town Independent Citizens' Association (NOTICE)
June 15, 2022	Community Meeting #1
July 13, 2022	UDAC
September 23, 2022	NOTICE, OTN development tour
November 15, 2022	NOTICE Open House at the Gables Club Room
November 16, 2022	UDAC
February 1, 2023	UDAC
February 2, 2023	Alexandria Housing Affordability Advisory Committee (AHAAC)
March 8, 2023	Community Meeting #2

Considerations, Benefits & Recommendation



Considerations

- Stormwater quality: 22% more phosphorous removed than required
- Transportation: streetscape improvements, off-street loading and drop off/pick up
- Schools: net new students (32)

Benefits

- 13,000 sq. ft. performance space for arts anchor
- 22 dedicated affordable units
- Publicly accessible courtyards and paseo
- Enhanced streetscapes with wider sidewalks and street trees
- High quality architecture and public art
- Contributions to Urban Forestry and Bikeshare funds

Recommendation

Staff and the Planning Commission recommend approval of the request subject to the conditions in the report.



Old Town North Parking Study
October 2016



Capacity and Utilization

School Level	School Name	Sq. Ft.	ACPS Enrollment 09-30-22	Non-ACPS Enrollment (Partner Pre-K)	Total by School	Capacity	Utilization
Elementary School	Charles Barrett	70,844	527	0	527	512	102.93%
	Cora Kelly	69,000	265	40	305	429	71.10%
	Douglas MacArthur at Taney Ave.	77,400	552	0	552	724	76.24%
	Ferdinand T. Day	125,856	583	0	583	640	91.09%
	George Mason	63,535	306	0	306	368	83.15%
	James K. Polk	88,623	779	0	779	756	103.04%
	Jefferson-Houston	124,000	623	80	703	734	95.78%
	John Adams/Early Childhood Center	143,290	891	140	1031	858	120.16%
	Lyles-Crouch	65,645	409	0	409	375	109.07%
	Mount Vernon	112,730	855	0	855	755	113.25%
	Naomi L. Brooks	51,800	329	0	329	350	94.00%
	Patrick Henry	138,400	952	0	952	854	111.48%
	Samuel Tucker	80,180	731	0	731	620	117.90%
	William Ramsay	87,650	591	0	591	748	79.01%
ES Total		1,298,953	8,393	260	8653	8723	99.20%
Middle School	Francis Hammond MS	236,125	1,466	0	1466	1396	105.01%
	George Washington MS	237,332	1,367	63	1430	1150	124.35%
MS Total		473,457	2,833	63	2896	2546	113.75%
High School	ACHS: Minnie Howard	130,435	986	0	986	853	115.59%
	ACHS: King Street	461,147	3,520	24	3544	2928	121.04%
HS Total		591,582	4,506	24	4530	3781	119.81%
Grand Total		2,363,992	15,732	694	16426	15050	109.14%

NOTE: Utilization percentages in red indicate that they are outside our ideal utilization range of 90%-110%.

Based on this, 7 schools are within our ideal utilization range, 4 schools are underutilized and 7 schools are over-utilized.

