

# Redevelopment of 509 N. St. Asaph Street & 511 Oronoco St

*Master Plan Amendment #2014-0001*

*Rezoning #2014-0001*

*DSUP#2013-0016*

*Encroachment #2014-0003*

City Council



February 22, 2014

# Background: RFP Process

- **May 26, 2009:** City Council approved a list of City-owned “surplus properties”, which included 509 N. St. Asaph St and 511 Oronoco St
- **April 18, 2012:** the Old and Historic Alexandria District (OHAD) Board of Architecture Review (BAR) made a finding that the Health Department building (509 N. St. Asaph St ) was “historically and architecturally significant”
- **September 27, 2012:** the City issued a Request for Proposal (RFP) to purchase and redevelop the Health Department building and a surface parking lot, with the requirement that the historic building be retained
- A multi-departmental City team, including representatives from Planning & Zoning, Historic Preservation, and General Services, reviewed the submittals and selected the developer, Y-12 Investments
- **June 25, 2013:** at a Legislative Session, the City Council approved ratification of a contingent contract to sell the properties to Y-12 Investments, the current contract purchaser of the properties



# Site Context

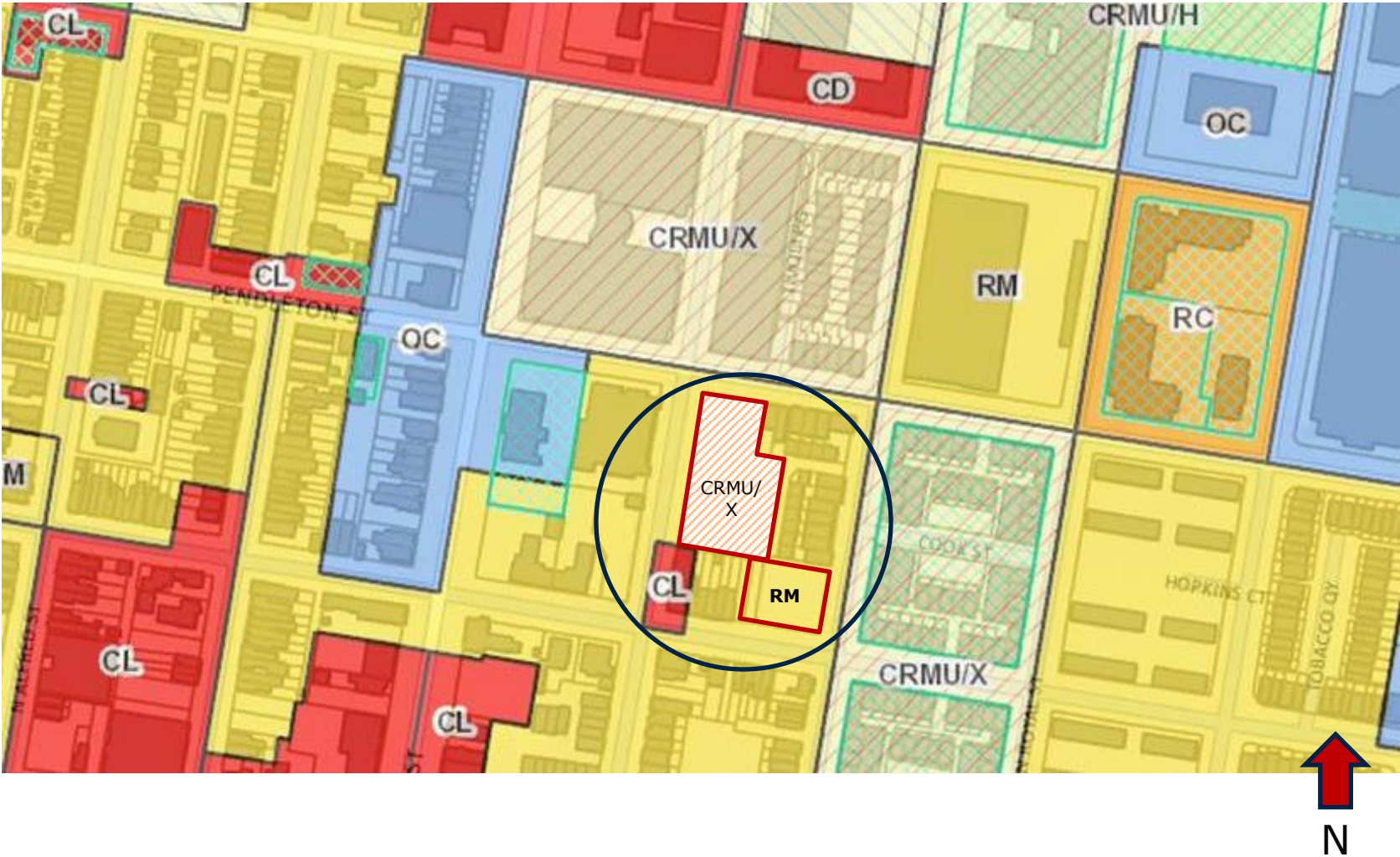




# Project Description



# Rezoning & Master Plan Amendment



# Building Design



*Elevation – N. St. Asaph Street looking south*



*Elevation – N. St. Asaph Street looking north*



# Building Design



*Oronoco Street looking east*



*Oronoco Street at N. Pitt Street*

# Community Outreach

## Meetings

- Old & Historic Alexandria District Board of Architectural Review (OHAD BAR)
  - September 6, 2013 – Concept review
  - November 13, 2013– Revised Concept review
- North Old Town Urban Design & Advisory Committee (UDAC)
  - May 8, 2013
  - September 5, 2013
  - January 8, 2014
- Individual meetings with Garret's Mill HOA, Shad's Row HOA, and adjoining neighbors

## Application presented to:

- Federation of Civic Associations





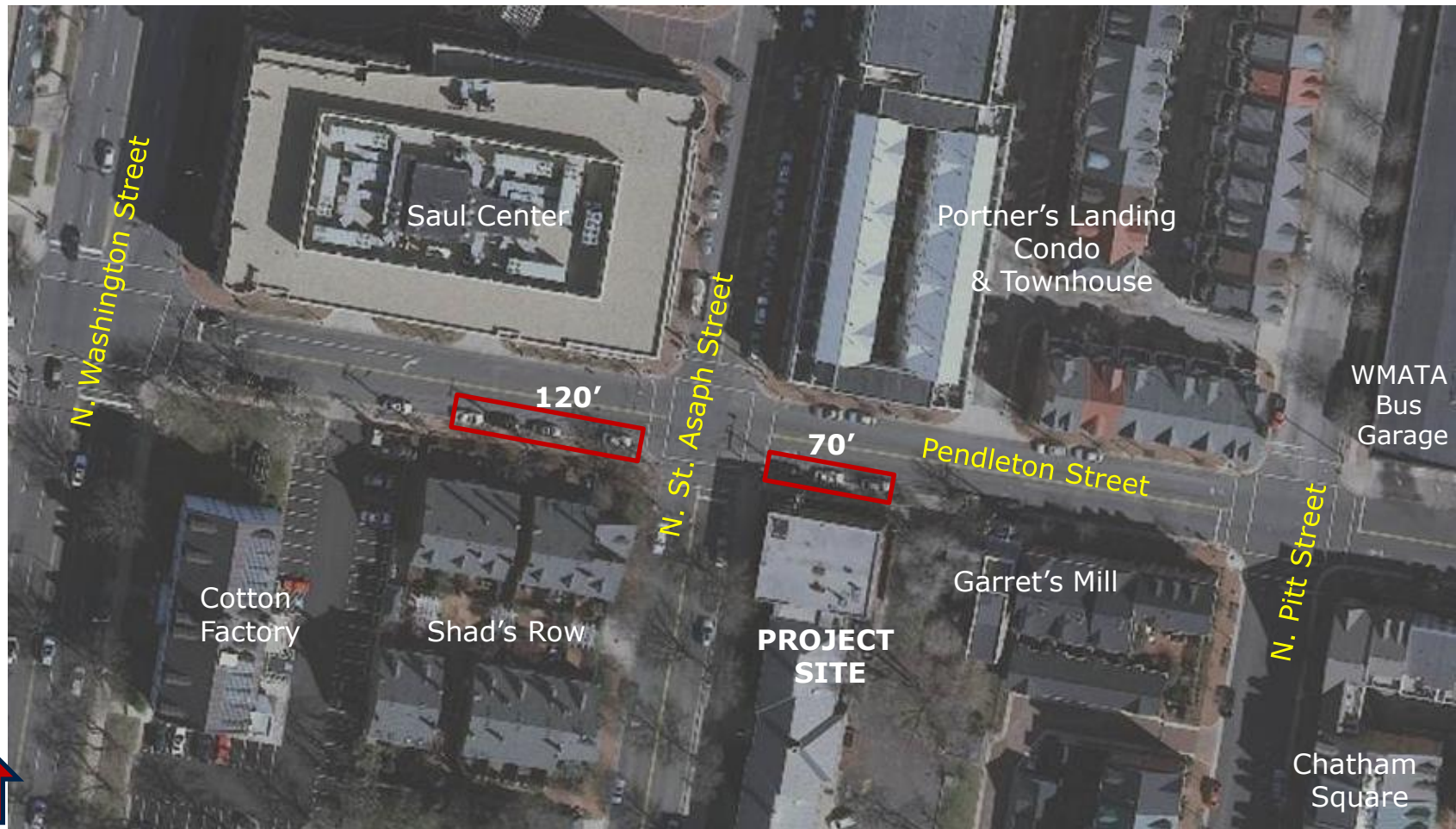
# Conclusion

Staff recommends APPROVAL with conditions





# Bus Stop: Potential Locations





# Requests for Approval

- Master Plan Amendment to change the land use designation at 509 N. St. Asaph Street as shown on the Small Area Plan maps from RM/Residential Townhouse Zone to CRMU-X/Commercial Residential Mixed-Use (Old Town Zone);
- Rezoning with proffer for 509 N. St. Asaph Street from RM/Residential Townhouse Zone to CRMU-X/Commercial Residential Mixed-Use (Old Town Zone);
- Development special use permit, with site plan, to convert an existing building into nine residential townhouses and construct seven residential townhouses;
- Special Use Permit requests for increased floor area for two residential units and to permit more than eight (8) townhouses in a single structure;
- Modifications to front yard setbacks for Lots 8-16; rear yard setbacks for all lots, vision clearance sight triangle at the intersection of N. Saint Asaph & Pendleton Streets and N. Pitt & Oronoco Streets and crown coverage requirements;
- Encroachment into Oronoco Street and N. Pitt Street; and,
- Preliminary Subdivision Plat.

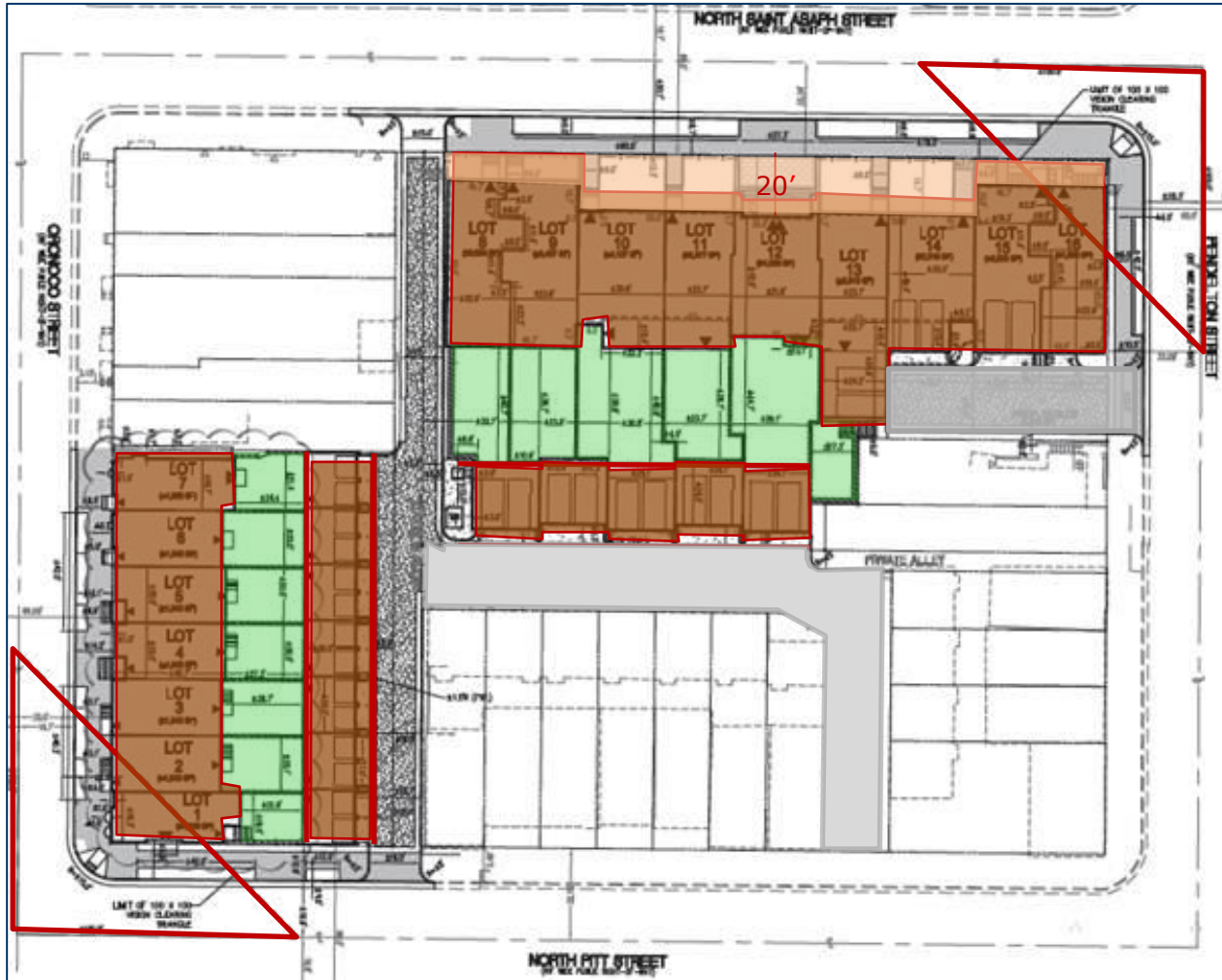


# Special Use Permits



- Associated with 509 N. St. Asaph St
- Permit more than eight (8) townhouses in a single structure
- Increased floor area for two residential units

# Modifications



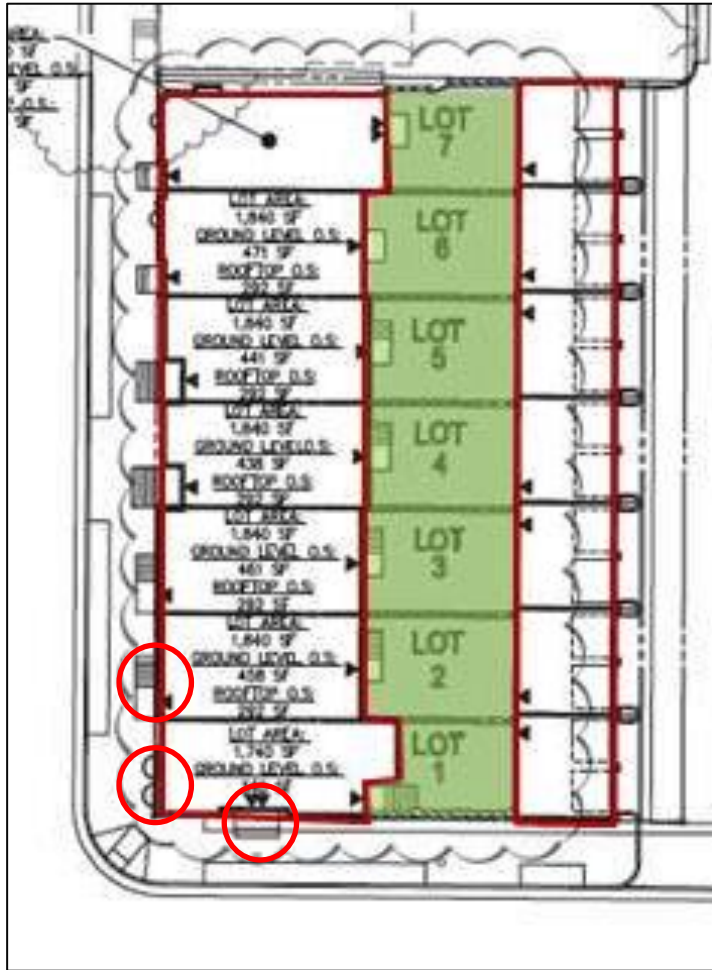
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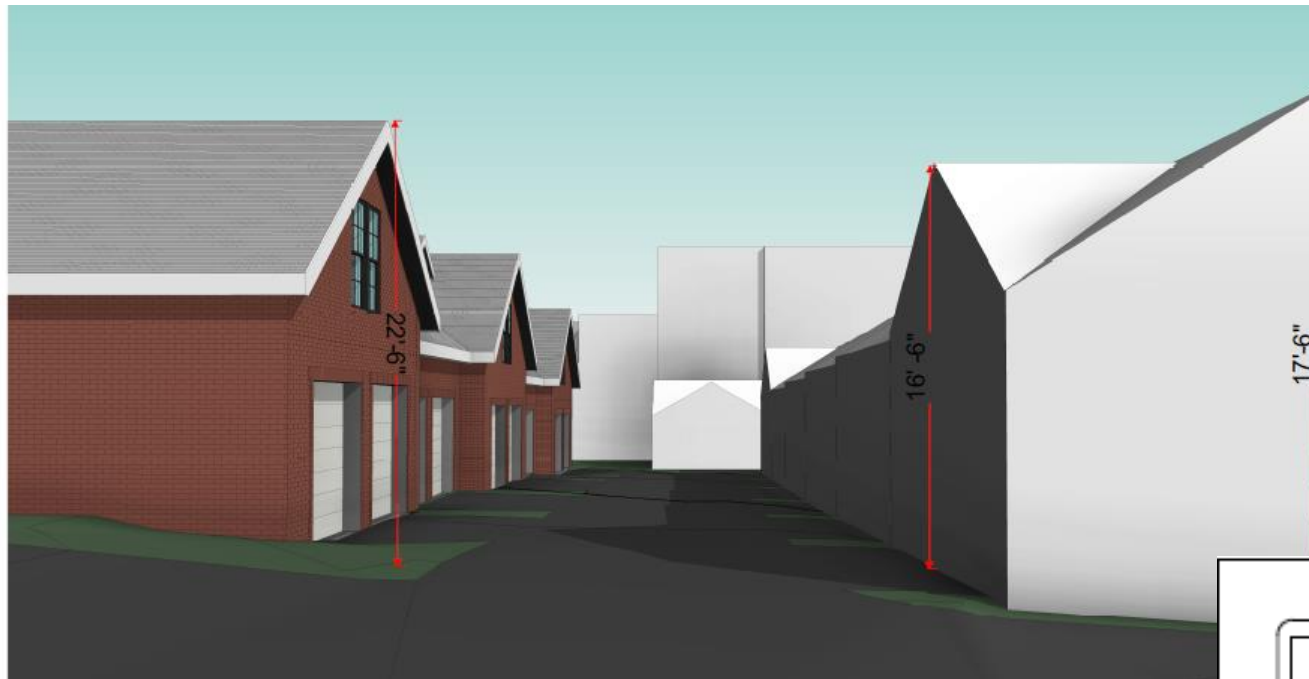
# Streetscape Improvements



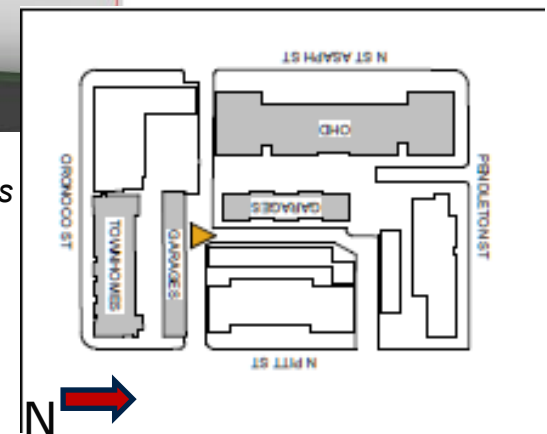
# Encroachments



# Private Alley: Garage Heights

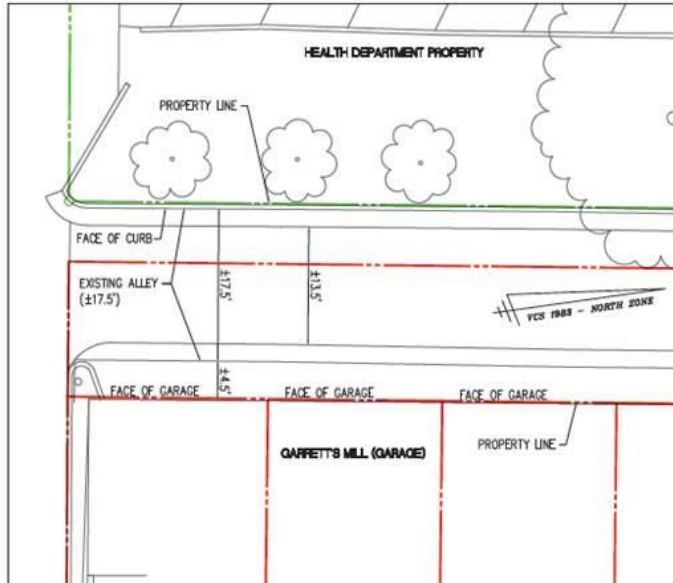


*Private alley, looking north between rear of 509 N. St. Asaph & Garrett's Mill garages*

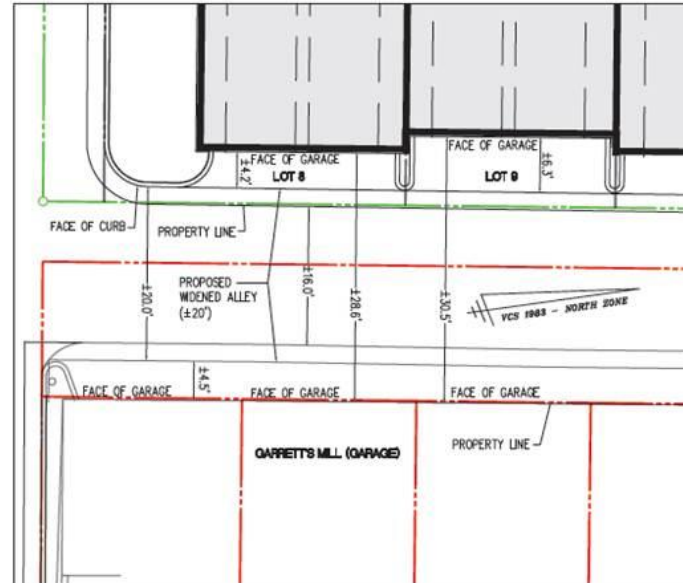




# Private Alley: Width



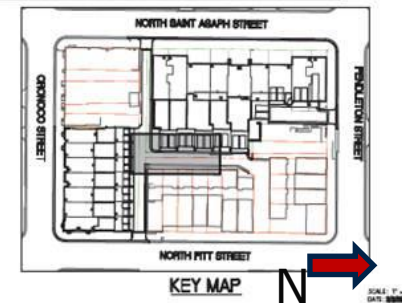
EXISTING ONE WAY ALLEY



PROPOSED WIDENING OF EXISTING ONE WAY ALLEY



ONE WAY ALLEY EXHIBIT  
ALEXANDRIA HEALTH DEPARTMENT



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SCALE: 1" = 10'  
DATE: 8/20/14