

The Fillmore

MPA# 2014-0008

REZ# 2014-0008

DSUP# 2014-0003

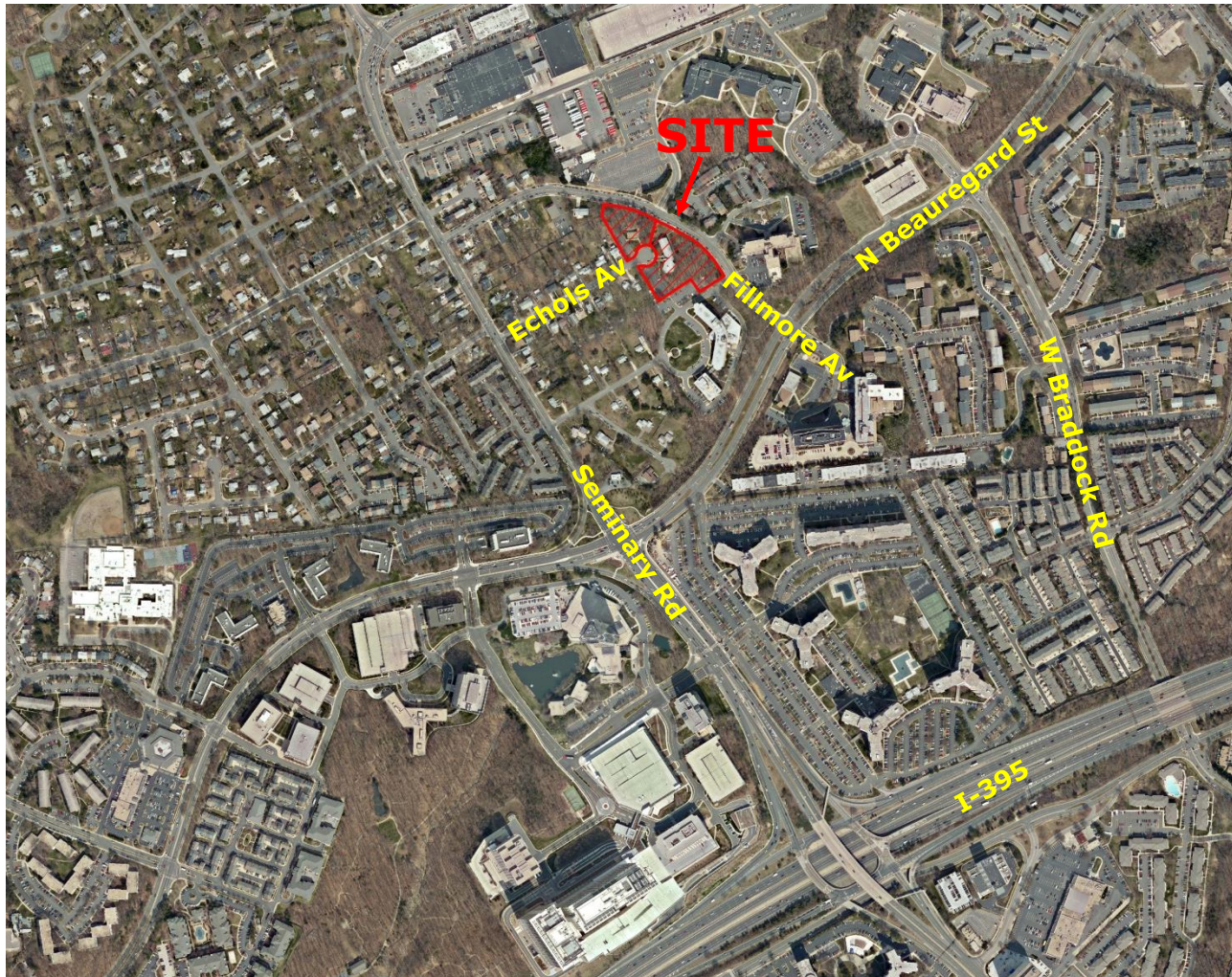
TMP# 2014-0096

VAC# 2014-0003

City Council
January 24, 2015



Existing Site Context



Existing Conditions

View from Fillmore Avenue



View from Echols Avenue



- 2 existing structures (church + admin bldg)
- Heavily wooded site
- Narrow sidewalks along Fillmore Avenue
- Above ground utilities

Project Description & Requests



Requests:

- Master Plan Amendment
- Rezoning
- DSUP
- SUP – FAR increase
- SUP – TMP
- SUP – Parking Reduction
- Vacation of right-of-way

Proposal:

- 2 multi-family buildings, 225 units
- East Building (125 market rate units)
- West Building (93 affordable units)
- 0.33 acre pedestrian open space connection
- Enhanced streetscape on Fillmore Avenue

Proposed Site Design



Building Design



Aerial Looking Southeast



West Building



East Building

Building Design (West Building)



North Façade Fronting on Fillmore Avenue



South Façade Facing Echols Avenue



East Façade Fronting on Pedestrian Mews

Building Design (East Building)



North Façade Fronting on Fillmore Avenue



South Façade Facing Echols Avenue



West Façade Fronting on Pedestrian Mews

Pedestrian Mews



Pedestrian mews looking towards Fillmore Avenue

Affordable Housing

AHC is a regional nonprofit housing developer that owns and operates 5,000+ affordable apartments in the mid-Atlantic

AHC is currently constructing Jackson Crossing, a 78-unit affordable housing development on East Reed Avenue and Route 1 South

The City provided a \$2.5M loan and a parcel of city-owned land to enable the project

Jackson Crossing will be completed and begin leasing in Summer 2015



Affordable Housing

The Fillmore will provide an important housing resource for Beauregard: 46 units will be affordable at 50% AMI and 47 units at 60% AMI for 60 years

Resident services include an onsite pre-K program

Proposed financing: \$19M tax credits; \$6.5M first trust mortgage; \$1.3M sales proceeds from market rate parcel; \$1.3 M AHC deferred developer fees; and a \$5.7M City loan

AHAC supported unanimously (December)



Open Space

- Significant offering of on-site open space

	Entire Site	East Building Lot	West Building Lot
Ground-Level Open Space	59,551 sf (43.8%)	31,324 sf (41%)	28,227 sf (48%)
Outdoor Amenity Space	10,040 sf (7.4%)	8,598 sf (11%)	1,442 sf (2%)
Indoor Amenity Space	5,540 sf (4.1%)	3,675 sf (4%)	1,865 sf (3%)
Total	75,131 sf (55.3%)	43,597 sf (56%)	31,534 sf (53%)
Public Open Space	17,741 sf (13.1%)	7,548 sf (10%)	10,193 sf (17%)
Private Open Space	57,390 sf (42.2%)	36,049 sf (47%)	21,341 sf (36%)

Parking

- Request approval of a parking reduction and transportation management plan
- Overall Parking Ratios
 - East Building 1.30 spaces per unit and 15 percent visitor parking
 - West Building 0.75 spaces per unit
- Parking spaces proposed
 - East Building 199 (includes 15% visitor)
 - West Building 70
- Site is well served by existing bus networks and will have direct access to future high-capacity transitway (“Corridor C”)
- TMP promotes use of transit, carpooling, bicycling, telecommuting and similar efforts



Daycare Pick-up/Drop-Off



Public Benefits

- 93 affordable housing units on-site
- 14,000 sf public open space amenity creating a pedestrian connection between Fillmore and Echols
- Major sewer infrastructure improvements
- Enhanced streetscape along Fillmore Avenue
 - Wide sidewalks
 - Street trees
 - Underground utilities
 - New bus shelter
- Reserved location for future bikeshare station



Community

- Met with:
 - Echols Avenue residents
 - Domain Condo Association
 - The Hermitage
 - Northern Virginia Community College
 - Church of the Resurrection
 - Seminary West Civic Association
 - Upland Park residents



Recommendation



