

# Mt Vernon Village Center

*CDD Concept Plan #2015-0001*

*DSUP #2014-0033*

*TMP SUP #2015-0030*

*Coordinated Sign SUP #2015-0031*

City Council



May 16, 2015

# Project Location



# Requests

- CDD Concept Plan for development of a portion of CDD #6;
- DSUP with Site Plan to construct a mixed use project with approximately 53,254 sq. ft. of retail space and 478 residential units;
- Special Use Permit for building height increase in exchange for 28 affordable housing units, per Section 7-700 of the Zoning Ordinance;
- Special Use Permit for a transportation management plan; and,
- Special Use Permit for a coordinated sign plan.





# Project Description



# Building Design



*Height per original approval*



*Revised with reduced height for south building*

# Community Outreach

## Meetings

- Arlandria Advisory Group meeting, November 14, 2014
- Joint meeting with Lynhaven & Hume Springs Civic Associations, April 21, 2015

## Application presented to:

- Federation of Civic Associations, April 29<sup>th</sup>, 2015

## Public Notice:

- Fall 2014 & Spring 2015 editions of the City's online Arlandria newsletter





# Conclusion

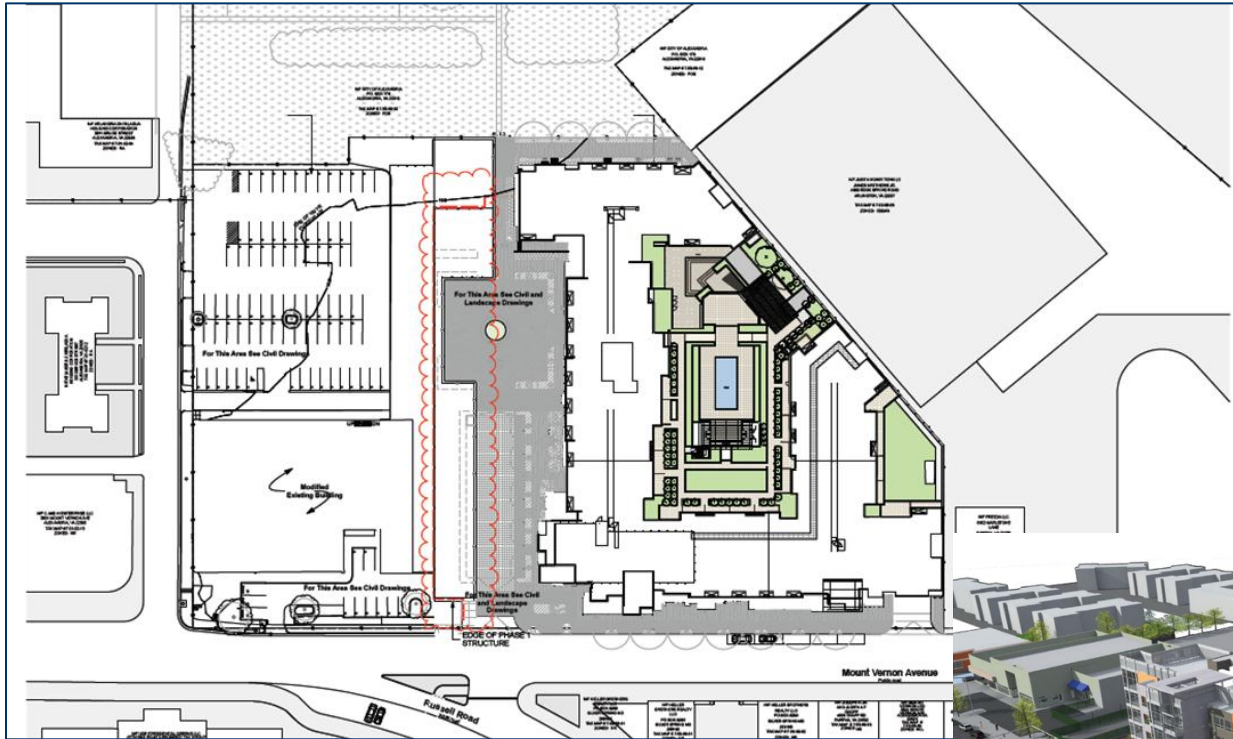
Staff recommends APPROVAL with conditions



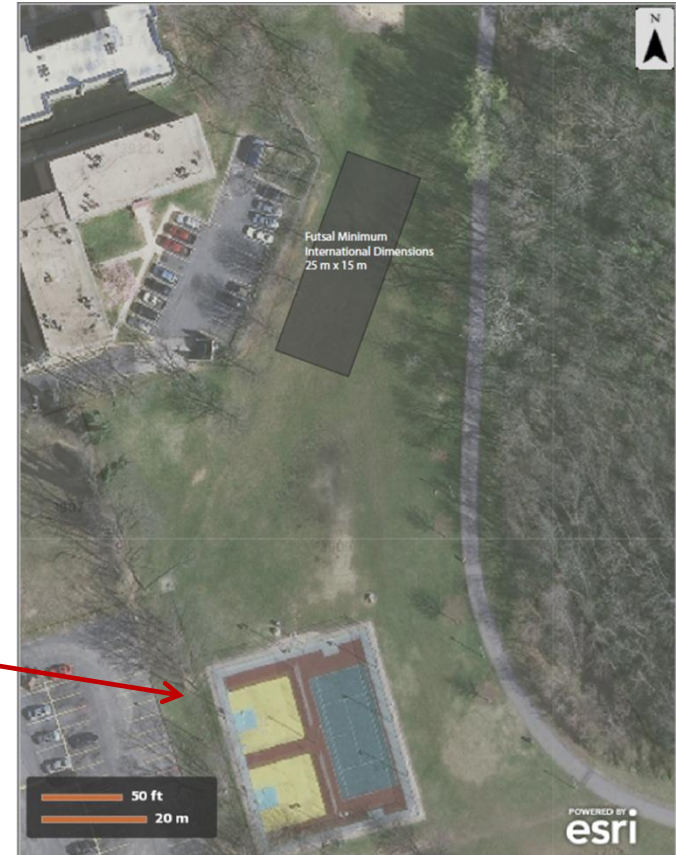




# Construction Phasing



# Four Mile Run Park





# Public Art

- Applicant has committed to providing art at the site
- Anticipated installation with completion of Phase II
- Final location and type of art has not been determined
- Per the Public Art Plan, location will be publically accessible for all members of the community



# Affordable Housing

- Combination of bonus height and voluntary contribution to yield 28 on-site Affordable units; and,
- Affordable units will be proportionate to unit sizes in project; and,
- Affordable to incomes set by HUD for the Housing Choice Voucher Program (Approximately 64% of AMI); and,
- Affordable Housing Plan was approved by the City Affordable Housing Advisory Committee on November 3, 2011; and,
- Affordable units will be proportionate in size to market rate units in project and will remain affordable for a period of 30 years.





# CDD #6

