

Aldi (Duke Street)

DSUP# 2014-0046

TMP SUP# 2015-0021

City Council
June 13, 2015



Existing Site Context

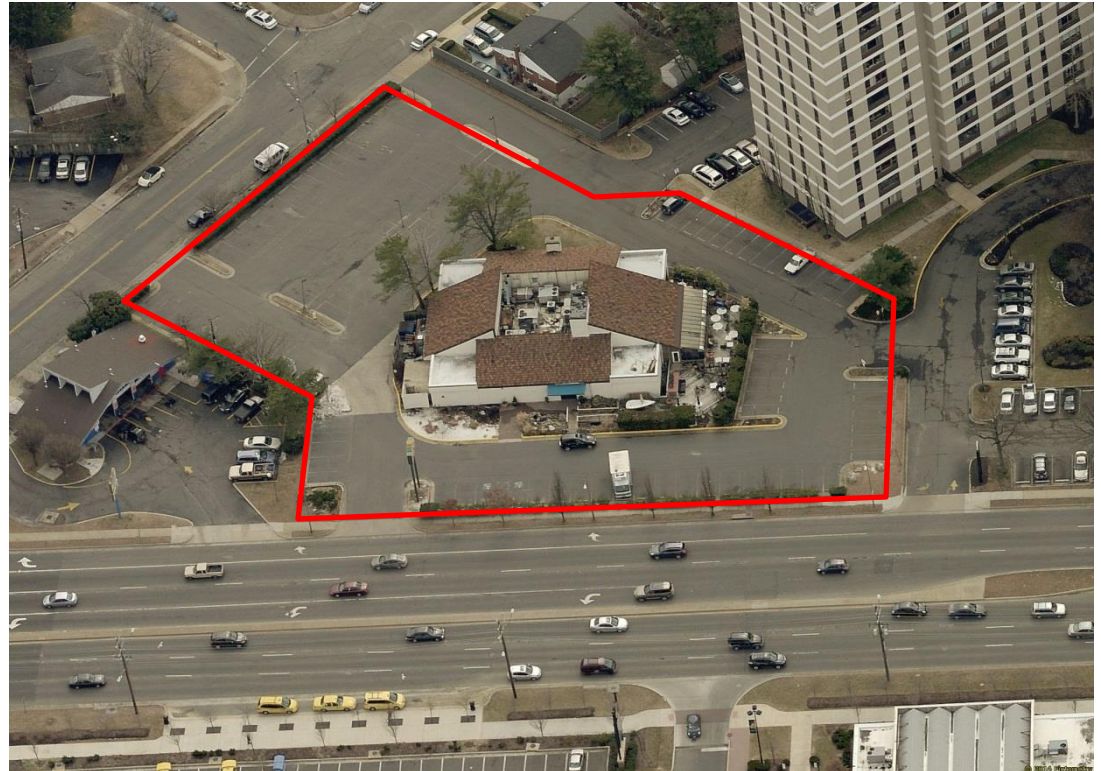


Existing Conditions

View from Duke Street



View from S. Jordan St



- 1 existing structure (8,892 sf restaurant)
- Minimal canopy cover
- Narrow sidewalks along Duke St. & S. Jordan St.
- Currently vacant

Project Description & Requests



Requests:

- DSUP
- SUP – TMP
- SUP – Parking Reduction
- Modification to setbacks

Proposal:

- 17,307 sf grocery store
- 71 parking spaces, 1 loading dock
- Streetscape improvements on Duke St. & S. Jordan St.
- Approximately 39% canopy coverage

Building Design

Perspective heading west on Duke Street



Perspective heading east on Duke Street



Parking

- Request approval of a parking reduction and transportation management plan
- Required Parking Ratio: 5.5 spaces per 1,000 sf (1.2/220 sf)
- Proposed Parking Ratio: 4.1 spaces per 1,000 sf
- Comparable Parking Ratios:
 - Harris Teeter (Foxchase) 4.0 spaces per 1,000 sf
 - Safeway (King St) 3.6 spaces per 1,000 sf
 - Harris Teeter (North Old Town) 3.5 spaces per 1,000 sf
 - Giant (Potomac Yards) 2.6 spaces per 1,000 sf
- Site is well served by existing bus networks and will have direct access to future high-capacity transitway (“Corridor B”)
- TMP promotes use of transit, carpooling, bicycling, telecommuting and similar efforts



Public Benefits

- Enhanced streetscape along Duke Street and South Jordan Street
- Increased tree canopy on the property
- \$32,018 voluntary affordable housing contribution
- \$5,192 public art contribution
- LEED Silver (or equivalent) building design
- Activation of a currently vacant site



Community

- Met with:
 - Wakefield-Tarleton Civic Association
 - Cameron Station Civic Association
 - Holmes Run Park Committee
 - Board of Directors of 4600 Duke Condo Assoc.



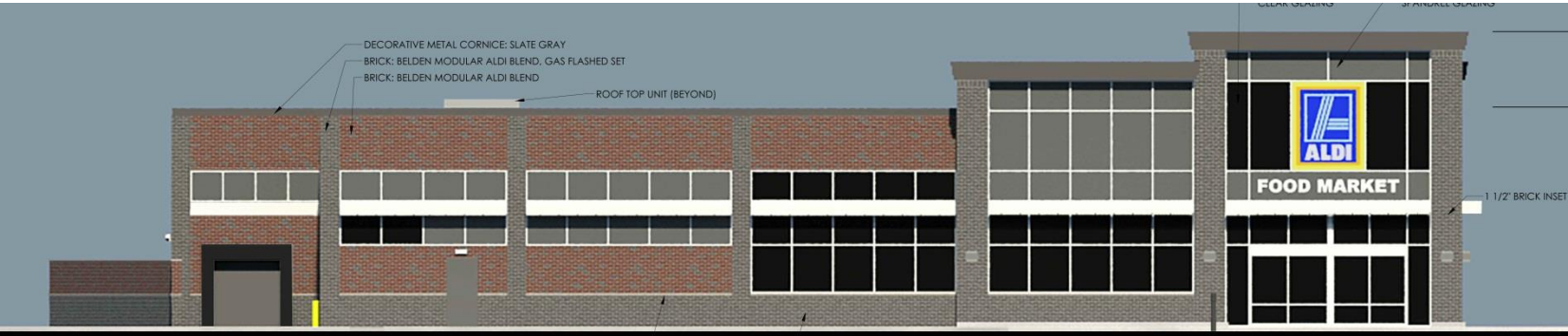
Recommendation



Duke Street façade



South Jordan Street façade



East façade



South façade

