

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 6, 2015

TO: CHAIRWOMAN LYMAN AND MEMBERS OF PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR OF PLANNING AND ZONING

SUBJECT: MPA#2015-0002 / REZ#2015-0002 / DSUP#2014-00017 / SUB#2015-0005 –
601 NORTH HENRY STREET (DOCKET ITEM #9)

Staff and the applicant have discussed several architectural design refinements since the publication of the staff report that would potentially enhance the streetscape and the aesthetics of the proposed townhouse units. One confirmed change, agreed to between staff and the applicant, is the reduction of the length of the parking spaces in the ground-level garages for Units #1-6 facing North Henry Street. The parking spaces for these units are now proposed to be compact in size (8' x 16') instead of standard-sized (9' x 18.5'.) The change would allow for the addition of a ground-level vestibule and also, potentially, better articulation of the front entrances to these units. The applicant and staff agree that it also would not negatively impact the viability of the garages as required parking spaces for the units. Staff also notes that the change does not require separate Special Use Permit approval for reduced-size parking spaces in this instance pursuant to Section 11-512(B) of the Zoning Ordinance. A slight amendment to Condition #22a regarding parking space sizes is necessary to formalize this change as follows:

22a. The townhouse garages shall contain a minimum unobstructed interior dimension of 18 ft. x 18.5 ft. to enable two adjacent parking spaces, excluding units with tandem parking, which may have a dimension of ~~9 ft. x 37 ft.~~ 8 feet x 32 feet in the garage space. If the applicant proposes that the area for the storage of a city standard super can and recycling container is to be located inside a garage, the area must be adequate to accommodate a city standard super can and recycling container, exclusive of the area required for the parking spaces. The parking space dimensions shall not include columns, walls, or obstructions. Dimension lines for interior garages for each of the unit types shall be provided.

The applicant has also agreed to explore the following additional design-related changes pending further study as part of final site plan review process.

- *Alternative color schemes for the exterior of the townhouse buildings.* Given that the existing language of Condition #13c already anticipates that such changes could occur during final site plan review, no amended condition language is needed at this time to

facilitate such potential color changes in the future. An example of the applicant's potential alternative color schemes will be available at the public hearing.

- *Lowering the parapet wall surrounding the rooftop amenity space (elevated yard) for Unit #7.* Staff recommends that new Condition #13e be added to incorporate this potential change for the corner unit as noted below.
- *Alternatively, eliminate all parapet walls surrounding rooftop amenity spaces (elevated yards) and stagger the location of the spaces on different sides of each building.* In the current proposal, some of the spaces are partially enclosed with parapet walls and all of them are located on the same side of their respective buildings. The potential change would remove the parapet walls and stagger the amenity spaces on different sides of the townhouse buildings. Staff recommends the addition of Condition #13f to incorporate the potential change.
- *Change the size of ground-level windows of the townhouse units, most likely by making them larger.* Staff recommends amending existing Condition #13a as shown below.

13. Provide the following building refinements to the satisfaction of the Director of P&Z:

- Windows styles, and window size of the street-facing ground level windows, shall be reviewed with the City Architect at Final Site Plan;
- All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to placement and color;
- Continue to work with staff to develop the final colors and materials palette for the buildings, including potential variation between sticks;
- Rooftop AC units visible from the public right-of-way shall be screened, per Sec. 6-403 b.1;
- Study reducing the height of the parapet wall at the elevated yard for the corner unit; and,
- Explore a design which alternates the top level open space between the street and interior sides of adjacent townhouse units.

* (P&Z)

As a separate matter, staff also inadvertently included Condition #83, which essentially duplicates the language in Condition #84, in the published staff report. Staff recommends to the Planning Commission that Condition #83 should now be removed.

~~**83.** Notify prospective buyers, in its marketing materials and homeowner documents, that the internal streets are private streets with a public access easement and shall not be maintained by the City of Alexandria; and that the storm sewers located within the site are private and shall be maintained privately, in perpetuity. (T&ES)~~



Braddock Metro Citizens' Coalition

Working for a Greater Northwest Old Town | www.braddockmetro.org

1122 Madison Street, Alexandria, VA 22314 | bmcc@braddockmetro.org

October 5, 2015

Alexandria Planning Commission

RE: Docket Item #9 – Master Plan Amendment #2015-0002

Rezoning #2015-0002

DSUP #2014-0017

Dear Chairwoman Lyman and Members of the Commission:

The Braddock Metro Citizens' Coalition (BMCC) is the civic association where the proposed Park Residences townhomes, referenced above, are located. The BMCC is taking an active role in the planning and development issues in the Braddock Metro area. We understand and support the transit-oriented development principles of the adopted Braddock Metro Neighborhood Plan. We know that dense development, employing good planning and design, can make our changing neighborhood a walkable, welcoming and wonderful model for the rest of the City.

We have reviewed and shared the design of the Park Residences, located in the 600 block of North Henry Street, with our membership. The BMCC is in support of this project and the master plan amendment, rezoning and the DSUP requested. The plan to construct 18 townhouses on what is currently a derelict surface parking lot is welcomed. We believe the design is consistent with the intent of the Braddock Metro Neighborhood Plan. In our view, the architectural character is completely appropriate at this location. It is not unlike the very successful Belle Pre apartments, modern and forward looking rather than duplicative of some earlier period without roots in this particular part of the City.

We would note that the proposed four-story units, at about 2,455 square feet, each featuring a two-car garage and rooftop deck, are virtually identical in size and scale to the 40 units on the a nearby block known as the Braddock Lofts. The request for an increase in the site's F.A.R. to 1.5, and 42.7 feet overall height is appropriate for this part of the neighborhood. The nearby Henry Condominiums are much taller and the anticipated eventual development across Henry Street from the Park Residences will be about the same height as the Henry. These units will fit very nicely into that context.

The only comment we had for the developer was to reserve a small area on site for the "use" of the dogs that will inevitably live in the Park Residences. While this area of the City becomes denser, we must also plan for the canine companions that will come as well.

The BMCC asks you support the project and grant the necessary approvals to accomplish this project. We welcome it in our neighborhood.

Sincerely,


Judy Noritake
President, Braddock Metro Citizens' Coalition

DSUP2014-0017

Additional Materials

10/6/2015

October 5, 2015

Alexandria Planning Commission

Re: Docket Item #9 – Master Plan Amendment #2015-0002
Rezoning #2015-0002
DSUP #2014-0017

Dear Chairwoman Lyman and Members of the Commission:

My wife and I have lived at 1009 Pendleton Street, which is directly adjacent to the subject property, since 1992. We and all of our Kings Row neighbors that I have spoken with feel that this is a positive addition to the neighborhood and to our own properties. The existing parking lot has been an eyesore for years with spotty maintenance at best. The proposal that is before you is a vast improvement. Moreover, the Applicant, their attorney and design consultants have been very open to our suggestions and have incorporated many of them into the current design.

I urge you to support the Park Residences proposal.

Sincerely Yours,

A handwritten signature in black ink, appearing to be 'Robert Atkinson', written in a cursive style.

Robert Atkinson