

# The Gateway at King & Beauregard

*Master Plan Amendment #2015-0001*

*Rezoning #2015-0010*

*DSUP#2013-0001*

*TMP SUP#2015-0002*

City Council



November 14, 2015

# Project Location





# Topographical Context



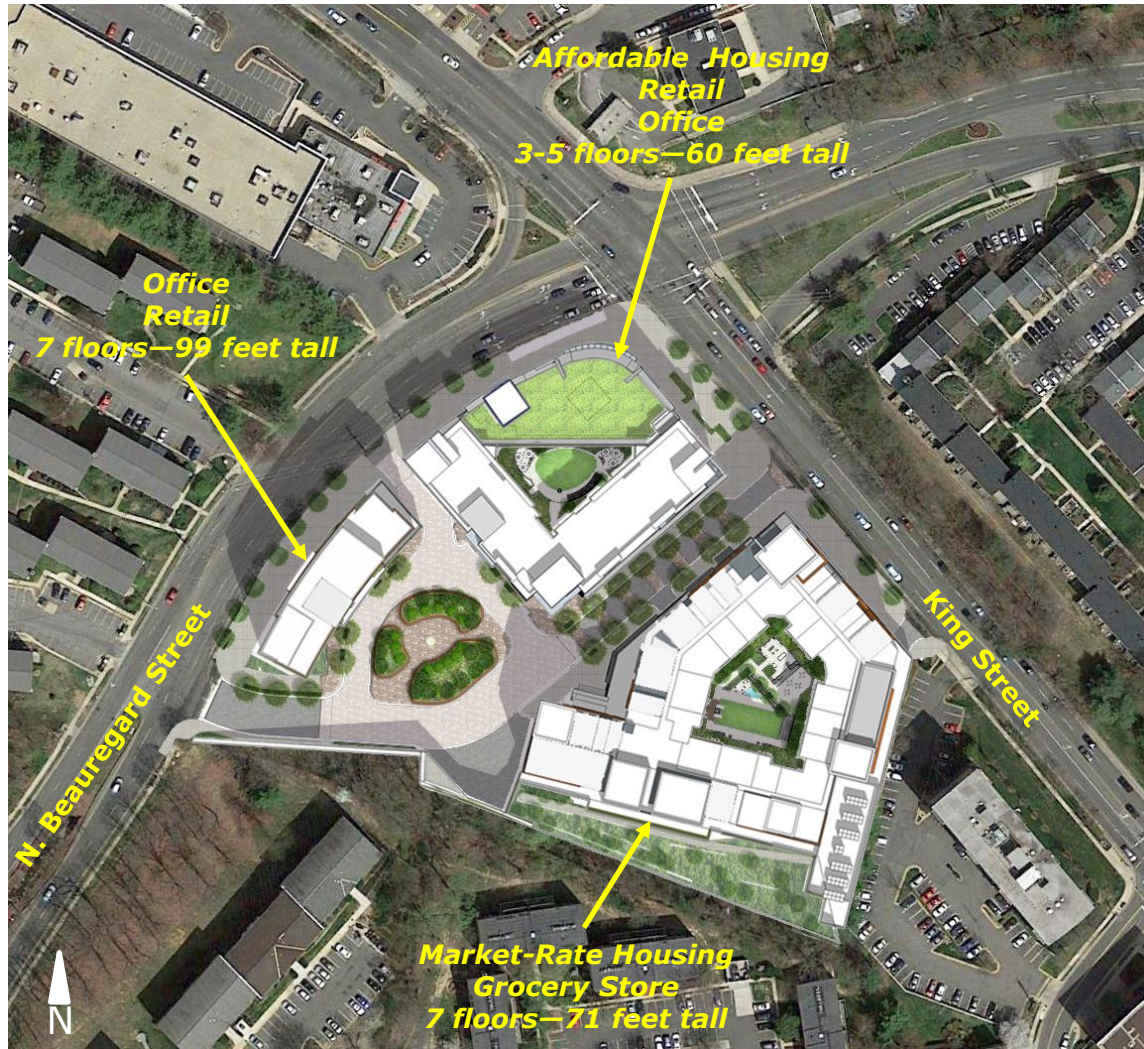


# Existing Conditions





# Project Description



## Summary

- 3 buildings, approx. 618,000 gross sf
- 352 residential units
  - 278 market rate
  - 74 affordable
- 115,000 gross sf retail
- 91,000 gross sf office
- 2 levels underground parking
- Enhanced streetscape
- Central pedestrian plaza
- 34.6% open space

# Public Benefits

- Activation of a prominent entrance to the City
- 74 on-site affordable housing units
- Affordable housing contribution
- Over 115,000 square feet of new retail including a Harris Teeter grocery store
- \$60,000 for a future bike share station
- Space for future bus rapid transit (BRT) stop
- 3 new LEED (or equivalent) buildings
- Road improvements to N. Beauregard Street
- On-site public art in pedestrian plaza area
- Mixed-use community



# Master Plan Amendment & Rezoning

- **Master Plan Amendment Request:**

- Increase in maximum height from 77 feet to 100 feet
- Change land use designation to reflect the change from OCM(100) to CRMU-H

- **Rezoning request:**

- Current Zone: OCM(100) – Office Commercial Medium, with a proffer
- Proposed Zone: CRMU-H – Commercial residential mixed use (high)



# Special Use Permits

- Increase in allowable Floor Area Ratio (FAR) up to 2.5
- Parking reduction
- Retail shopping establishment greater than 20,000 SF
- Transportation Management Plan

## Modifications

- 5.4% open space reduction from 40% requirement
- Reduction in zone transition setback requirement
- Reduction in King St. and N. Beauregard St. setback requirements





# Building Design



*Elevation at intersection of King Street and Beauregard Street*

# Building Design



*Elevation from King Street*



# Building Design



*Elevation from Beauregard Street*

# Affordable Housing

- AHDC project is consistent with Housing Master Plan: affordable housing within mixed-use, mixed income development
- Proximity to transportation, jobs, amenities
- 74 committed affordable units (long term)
- 1, 2 and 3 BRs, with 10% accessible
- Deep affordability: 40-60% AMI
- Proximity to Beauregard: potential housing resource for residents displaced by future redevelopment





# Housing affordability: 2015 HUD AMI for DC metro is \$109,200

Household Size	1-Person	2-Persons	3-Persons	4-Persons
Income				
40% AMI	\$30,576	\$34,944	\$39,312	\$43,860
50% AMI	\$38,220	\$43,680	\$49,140	\$54,600
60% AMI	\$45,864	\$52,416	\$58,968	\$65,520

# Affordable Housing

- Residents of affordable building will have access to all onsite amenities
- Affordable building includes recreational area for children
- Community room and onsite property management office





# Affordable Housing

- City loan of *up to* \$5.5M requested by AHDC
- City investment is ~\$74K/unit
- Higher level of investment required to achieve deep affordability
- Working with nonprofit is efficient
  - Average cost to buy down affordability @40% AMI in Beauregard is ~\$200,000/unit
- Developer is also making a voluntary contribution of \$300,000 to the HTF



# Parking Requirement

Use	Requirement	Provided	At Peak Demand Hour**
Residential	430-453*	340	239
Retail (grocery)	323	200	200
Retail (non-grocery)	282	189	180
Office	199	199	199
Total	1,234	928 (through shared parking) 825 physical spaces	818

\* Residential parking standards (min-max)

\*\* Parking study concluded peak parking demand on-site is 2pm on weekdays



# Residential Parking

		Current	Future
Base Parking	1.0 space per bedroom		
Credits			
BRT	10%	-	X
Walkability	5-10%	-	X
4 or more bus route stops	5%	X	X
20% studios	5%	-	-

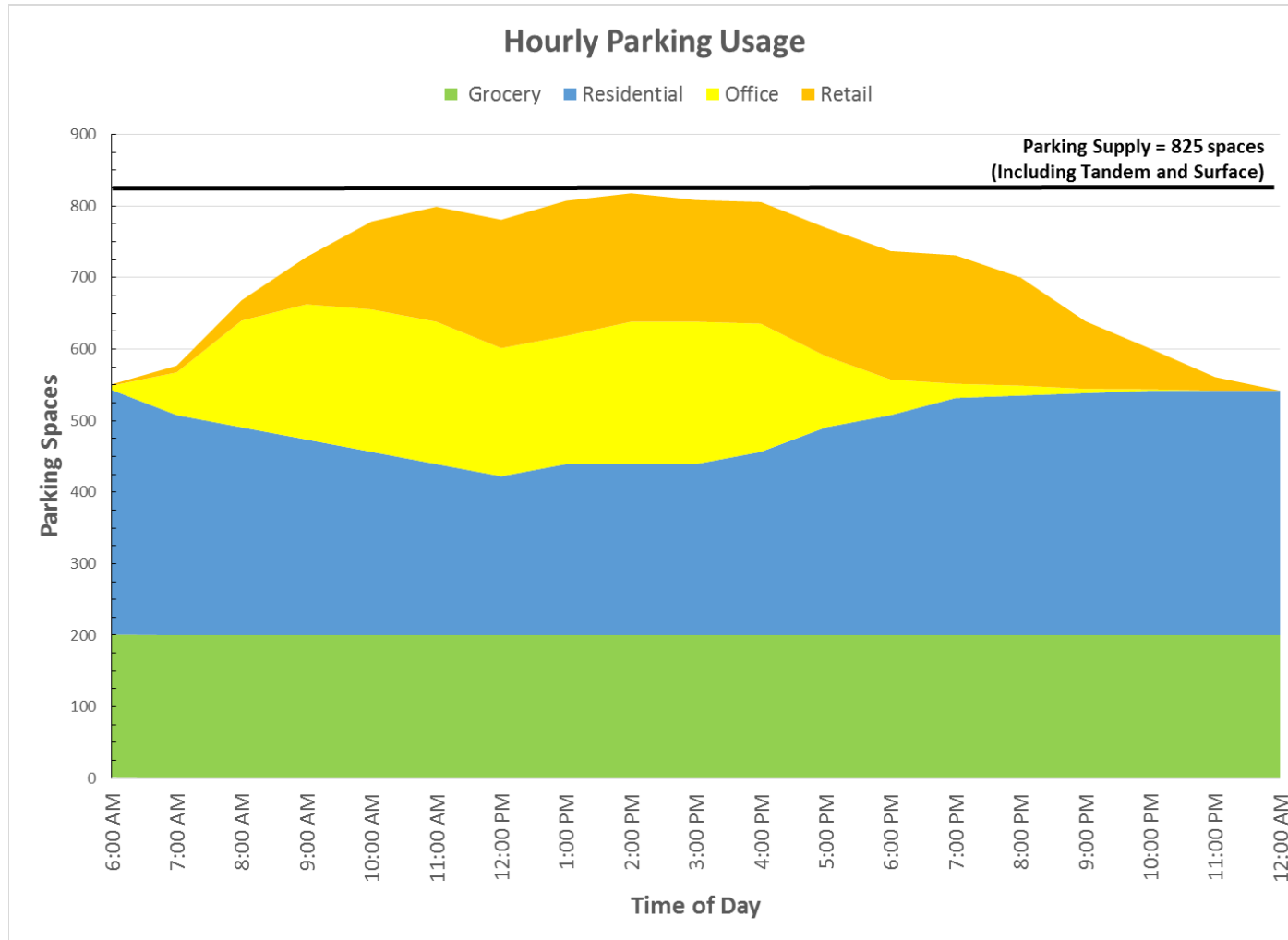
# Retail Parking

- Grocery Store – 200 spaces (3.23 spaces per 1,000 sf)
- Other Retail – 189 spaces (3.5 spaces per 1,000 sf)
- Reduction of 216 spaces

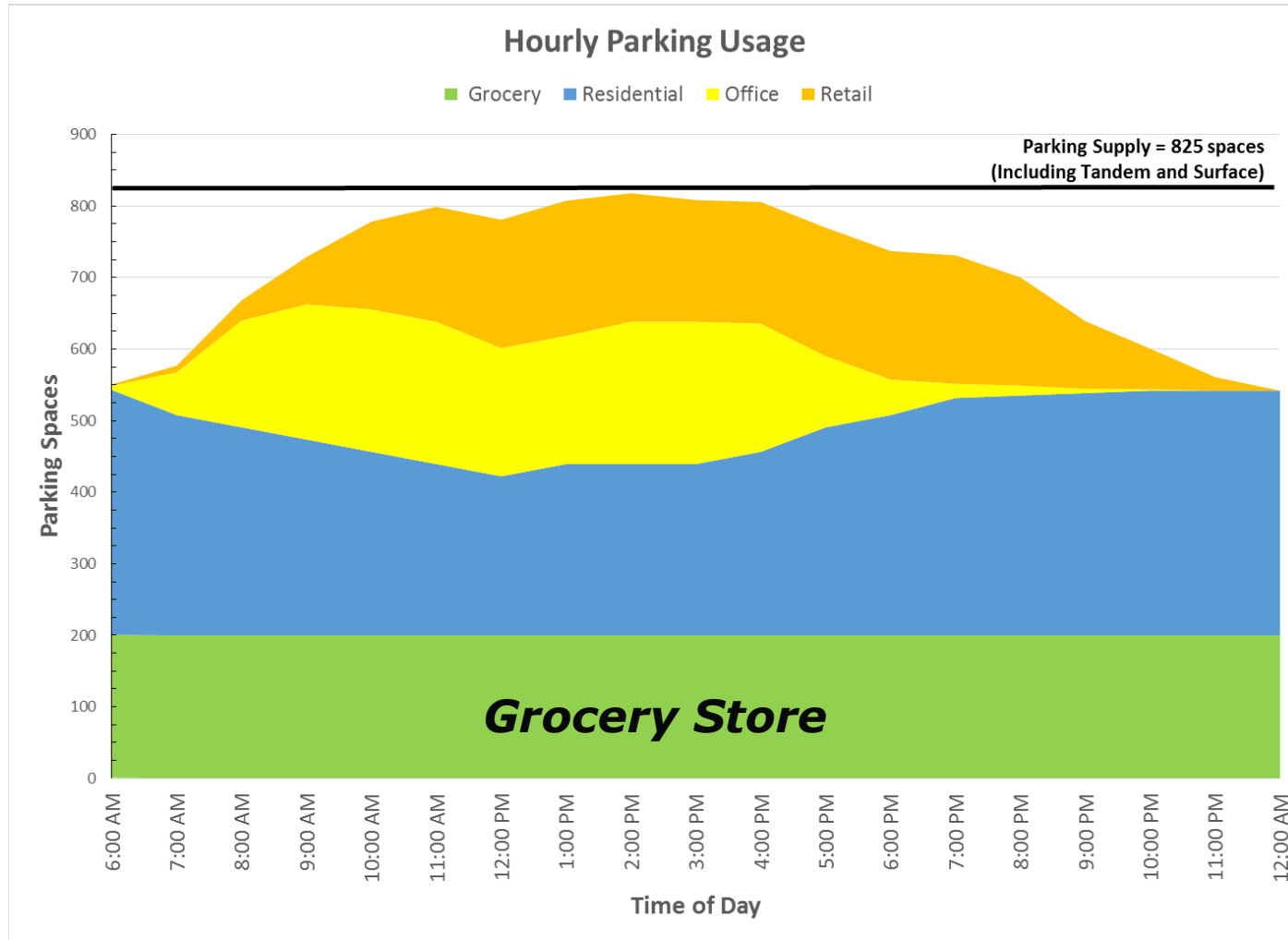




# Shared Parking

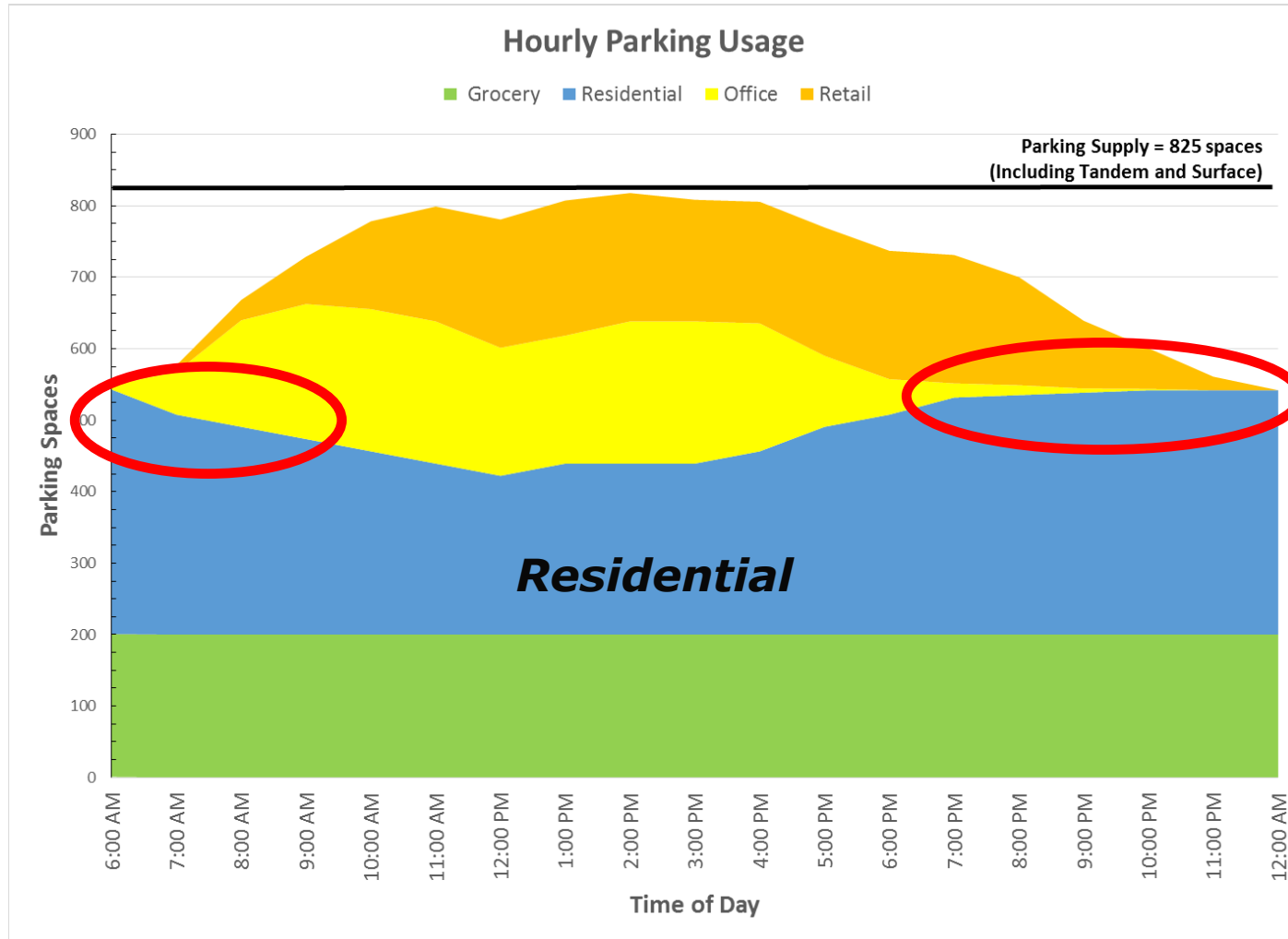


# Shared Parking

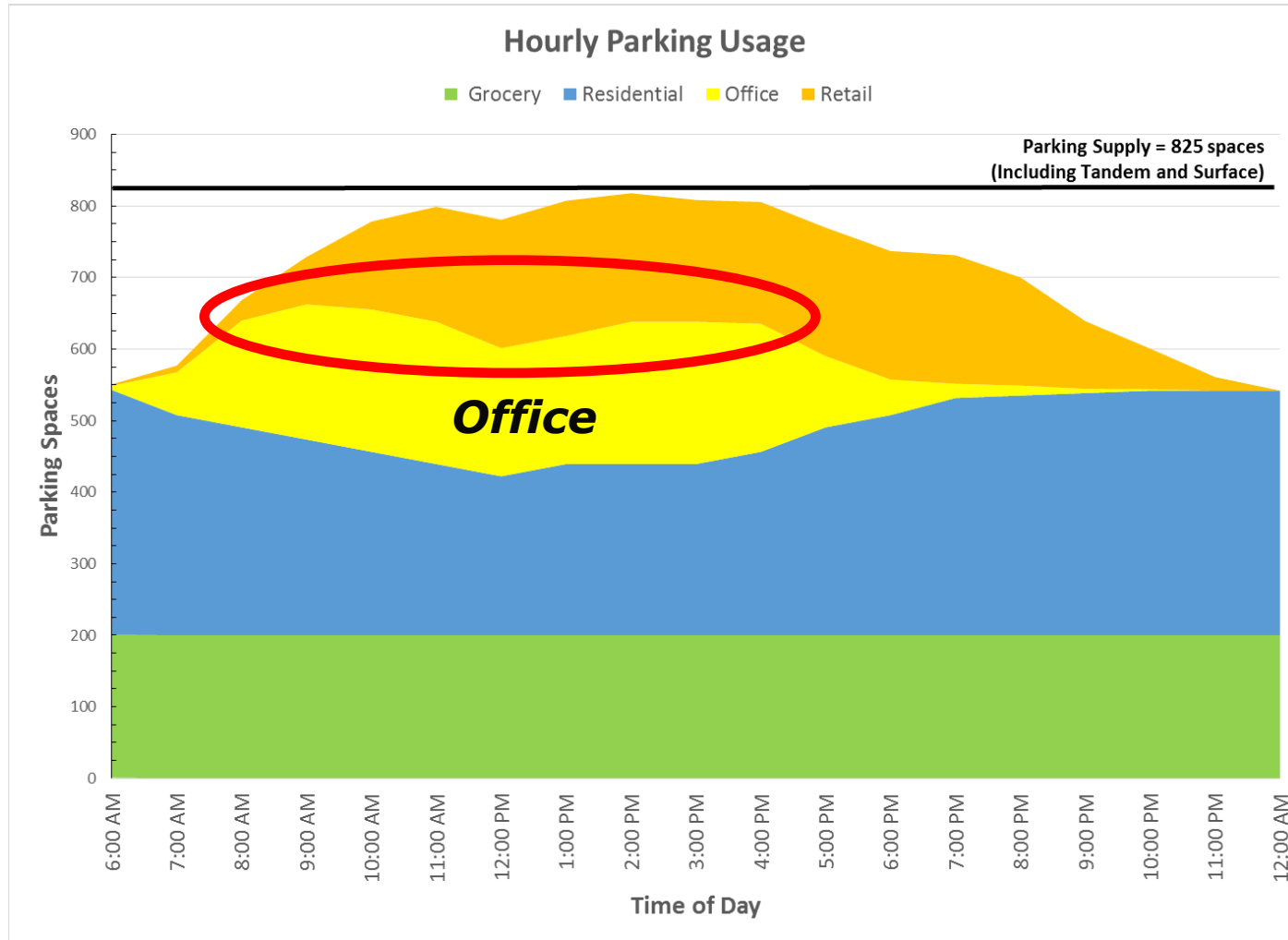




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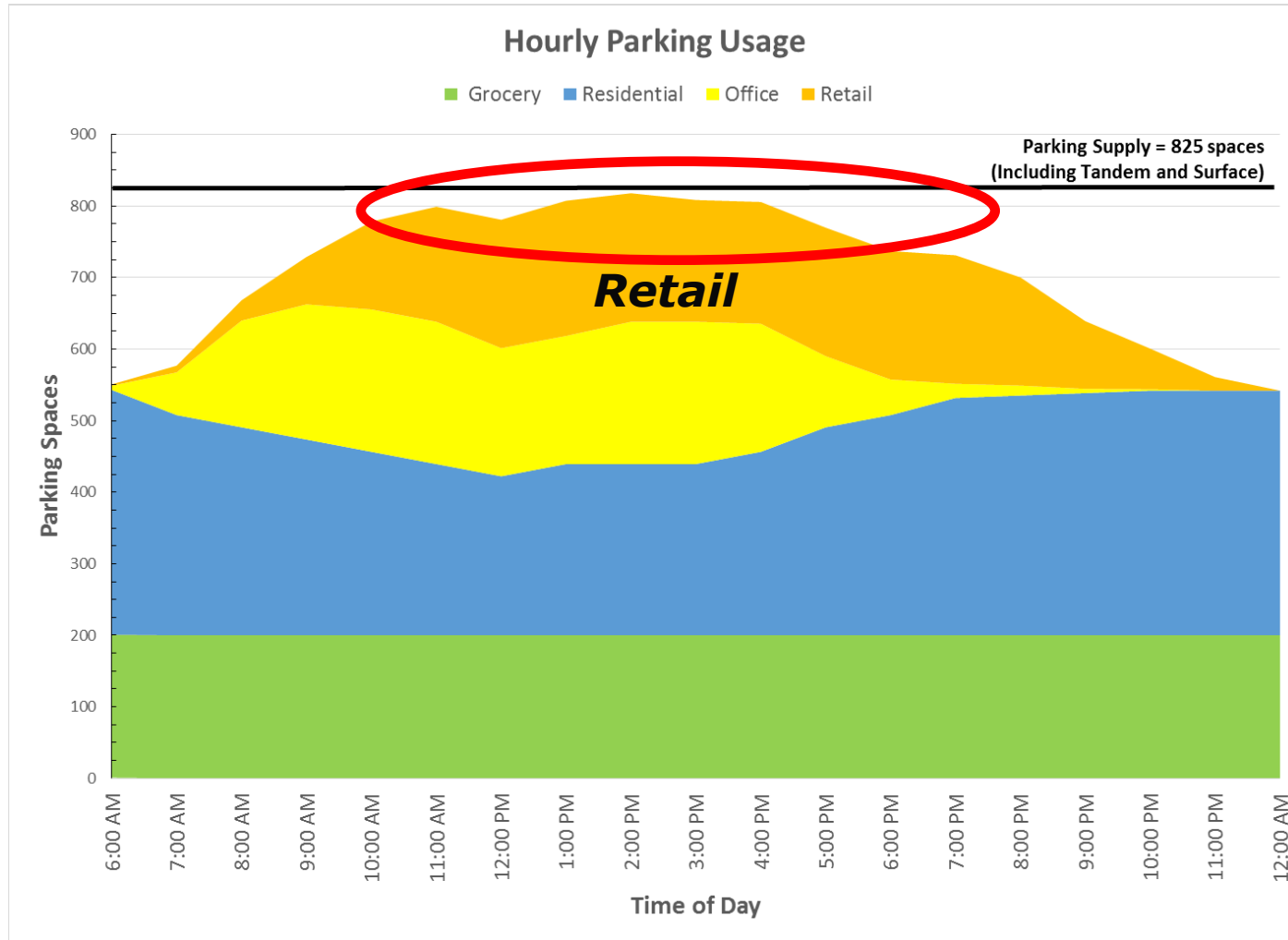


# Shared Parking

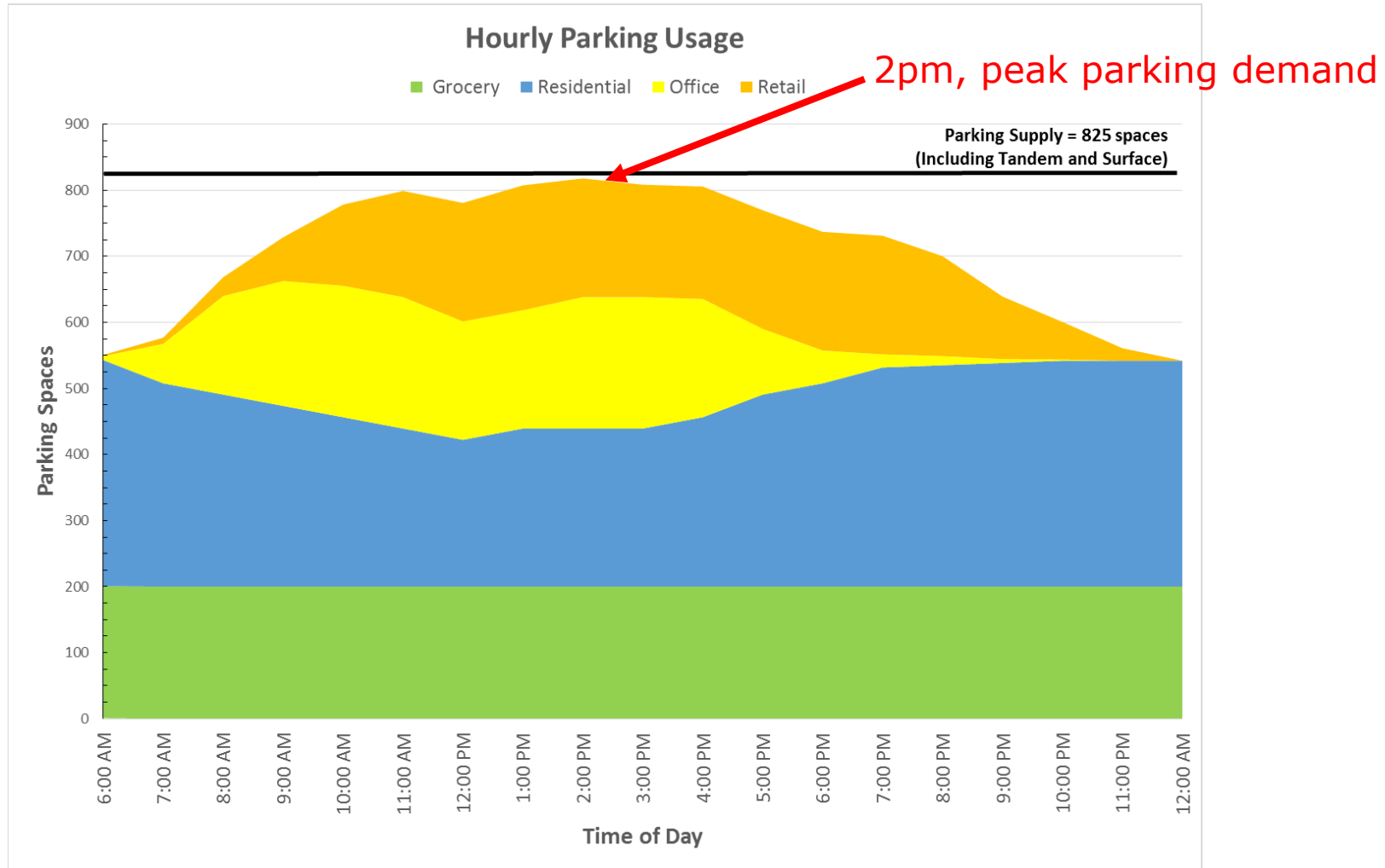




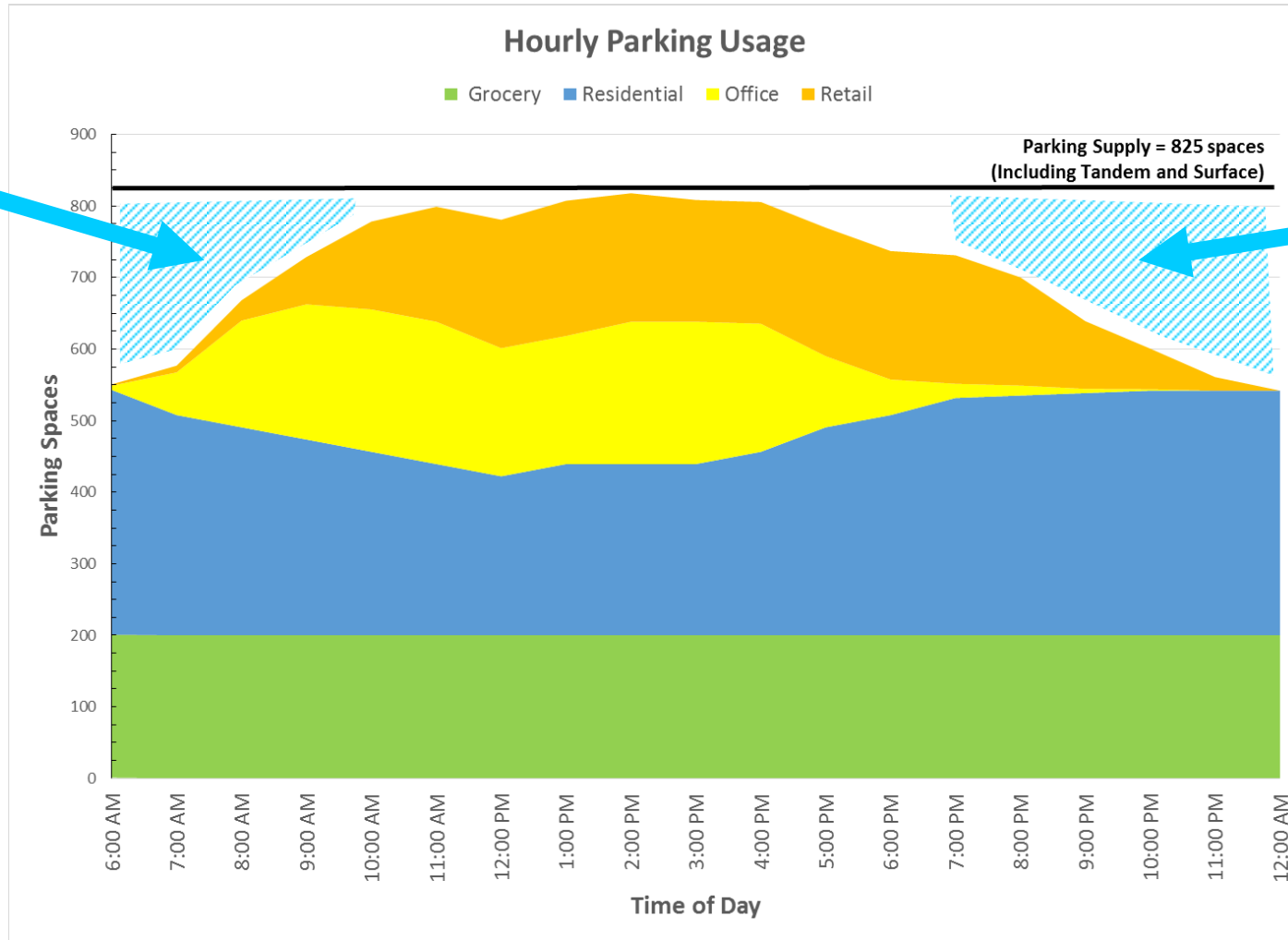
# Shared Parking



# Shared Parking



# Shared Parking





# Community Outreach

Community Engagement	
<b>March 25, 2014</b>	The Arlington Condominium
<b>April 25, 2014</b>	Bolling Brook Towers
<b>May 15, 2014</b>	Fairlington Citizens Association & Fairlington Villages Condo Association
<b>September 10, 2014</b>	Bolling Brook Towers
<b>December 16, 2014</b>	Bolling Brook Condominium Association
<b>April 8, 2015</b>	Fairlington Citizens Association & Bolling Brook Towers
<b>April 15, 2015</b>	North Fairlington Citizens
<b>June 17, 2015</b>	Affordable Housing Advisory Committee (AHAAC)
<b>September 15, 2015</b>	Fairlington Citizens Association, Bolling Brook Condominium Association, Bolling Brook Towers & Fairlington Villages Condo Association
<b>October 1, 2015</b>	Affordable Housing Advisory Committee (AHAAC)
<b>October 28, 2015</b>	Bolling Brook Towers Condominium Assn

# Conclusion



