

Jackie Henderson

From: website <webmaster@alexandriava.gov>
Sent: Monday, November 09, 2015 4:44 PM
To: Jackie Henderson; Gloria Sitton
Subject: City Council speaker's form submission received

Meeting Date: 11/14/2015

Docket Item# 11

Speaker's Name: Duncan W. Blair

Phone #: 703-836-1000

Email: dblair@landcarroll.com

Address: 524 King Street, Alexandria, VA 22314

Representing self? No

If representing other: 4600 King Street, LLC

Position on the item: For

Nature of interest: Attorney

Are you being compensated? Yes

11
11-14-15

Jackie Henderson

From: Maya Contreras
Sent: Friday, November 13, 2015 4:00 PM
To: Jackie Henderson; Gloria Sitton
Cc: Robert Kerns; Ryan Price; Karl Moritz; Helen McIlvaine
Subject: FW: Nov 13 Comments Gateway at King and Beauregard.docx
Attachments: Nov 13 Comments Gateway at King and Beauregard.docx

Hi Jackie –

Would you please forward this letter to the Council in association with Docket Item # 11, 14-4636, for the Gateway at King and Beauregard?

Thanks,
Maya
703.746.3816

From: Leon Vignes [<mailto:lvignes@arlingtonva.us>]
Sent: Friday, November 13, 2015 2:25 PM
To: Robert Kerns; Maya Contreras; Ryan Price
Cc: Gabriela Acurio; Bob Duffy; Claude Williamson - CPHD; Lisa Maher; Robert Gibson
Subject: Nov 13 Comments Gateway at King and Beauregard.docx

Please find attached Arlington County Staff comments on the above referenced project.

Thanks,

Leon Vignes, AICP



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
2100 Clarendon Boulevard, Suite 700
Arlington, Virginia 22201
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STEVE COVER
DIRECTOR, DCPHD

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING,
HOUSING AND DEVELOPMENT

2100 CLARENDON BOULEVARD, SUITE 700
ARLINGTON, VIRGINIA 22201
(703) 228-3525 • FAX (703) 228-3543



ROBERT J. DUFFY, AICP
PLANNING DIRECTOR

November 13, 2015

Robert M. Kerns, AICP, Chief of Development robert.kerns@alexandriava.gov
Maya Contreras, Principal Planner maya.contreras@alexandriava.gov
Ryan Price, Urban Planner ryan.price@alexandriava.gov
City of Alexandria Department of Planning and Zoning

Re: The Gateway at King and Beauregard Project, 4600 King Street

The site is adjacent to Arlington's southwest boundary where South Walter Reed Drive becomes Beauregard Street in Alexandria. The Fairlington neighborhood is across King Street to the North.

Arlington County staff received notification of public hearings for the above referenced project. This proposal includes a Master Plan amendment, a rezoning, a development special use permit, and a Transportation Management Plan Special Use Permit. This 5.2 acre project at 2.27 FAR is a mixed use development comprised of:

- 352 Dwelling units
- 82,400 sf office
- 73,000 sf grocery store, and 55,000 sf of additional retail, and
- A parking garage that will support 825 parking spaces.

Land Use

Arlington's General Land Use Plan in the adjacent area to the north across King Street calls for "Low-Medium" Residential uses at 16-36 units per acre, and is zoned RA14-26. This area is currently developed as townhomes in the Fairlington community and includes the Arlington Condominiums. Not much change to this area is anticipated as it is designated as an historic district on the National Register and the land is held by numerous property owners.

Although consistent with area plans in Alexandria per staff report, the increase in density is higher than what is currently across the street in Arlington. The impact of this additional density will generate an increase in traffic at the Bearuegard/King Street intersection. (This is discussed later under Traffic Impact Analysis). However, the proposed mix of uses at this location, including a new supermarket will provide additional opportunities for retail and personal services for residents of Alexandria, Fairfax and Arlington.

Building Form

Compared to the previous proposal this plan is an improvement. The building height on the Arlington side is three stories. The proposed corner building is four stories stepping up to seven. The transition in heights also benefits from the presence of a wooded buffer that separates the townhomes from King Street.

In reviewing the architectural drawings, the southeast façade of the grocery store is a large expanse of blank retaining wall that would be viewed from westbound traffic on King Street. Perhaps some type of treatment to make the wall more interesting could be considered.

Storm Water

The storm water from the project will outflow into Arlington's storm system and into Four Mile Run. With the development occurring within the jurisdiction of the City of Alexandria, Alexandria's storm water regulations govern the review and approval of the project. Arlington has no comment on these elements of the project.

Water

No comment. The applicant proposes to connect into Alexandria's system.

Sanitary Sewer

The project connects into a portion of the Alexandria sanitary sewer system that ultimately connects into Arlington County's system. The City of Alexandria has a standing agreement with Arlington County to treat sanitary sewer discharging from this area of the city. Arlington has no additional comments on the project's proposed sanitary sewer elements.

Traffic Impact Analysis

Based on the staff report, Alexandria has considered the traffic impact of the project and presented the findings of the project's Traffic Impact Analysis (TIA) for consideration with the review of the project. Outside of the traffic at Kings Street and North Beauregard Street/South Walter Reed Drive the project should not have a significant impact on traffic operations within Arlington County. Arlington County requests a copy of the TIA for the project if it is approved.

Comments for Consideration

Arlington County has endorsed and continues to support the King Street and North Beauregard Street Intersection Improvements planned adjacent to the project. Based on the Cost Sharing Exhibit provided as part of the plans, the developer will be constructing improvements along the project frontage in support of the City's plan. Arlington County looks forward to the completion of the improvement at Kings Street and North Beauregard, which should improve pedestrian and vehicular access and safety.

Arlington County staff forwarded notification of the public hearings to the Claremont and Fairlington Civic Associations in Arlington. Staff is aware that the applicant has met with

the Fairlington Civic Association and received a letter of support from them for the project.

Thank you again for the opportunity to comment on the proposed plan. If you have any follow-up questions, please contact me in the Planning Division at 703-228-3525.

Thanks,

Leon Vignes, AICP
Arlington County CPHD
lvignes@arlingtonva.us
CC: Gabriela Acurio, CMO
Bob Duffy, AICP
Claude Williamson, AICP

Jackie Henderson

11-12
11-14-15

From: michaelandbob@comcast.net
Sent: Friday, November 13, 2015 9:05 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #84410: Mayor, Vice Mayor, City Council Please see the attached letter of support

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 84410.

Request Details:

- Name: Bob Eiffert
- Approximate Address: No Address Specified
- Phone Number: 703-212-7116
- Email: michaelandbob@comcast.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Please see the attached letter of support for the Gateway project (Docket Items 11 and 12 tomorrow) from the Alexandria Commission on Aging. Thank you!
- Expected Response Date: Friday, November 20

Please take the necessary actions in responding, handling and/or updating this request at the *Call.Click.Connect.* staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.



City of Alexandria, Virginia
Commission on Aging



Office: 703.746.5999

Department of Community and
Human Services
Division of Aging and Adult Services
4401 Ford Avenue, Suite 103
Alexandria, Virginia 22302

Fax: 703.746.5975

<http://alexandriava.gov/Aging>

November 13, 2015

The Honorable Mayor and Members of City Council
c/o City Clerk's office
301 King Street, Rm 2300
Alexandria, VA 22314

RE: Gateway Project Affordable Housing, Docket Items 11 and 12 on November 14, 2015

Dear Mayor Euille and Members of City Council:

The Alexandria Commission on Aging voted November 12, 2015 to send a letter of support for the Gateway Project at King and Beauregard Streets in Alexandria. The Commission specifically offers its strong support for the 74-unit affordable housing component, both the Planning and Zoning approvals in Docket Item 11 and the City loan of \$5.5 million in Docket Item 12.

The need for more affordable housing is evidenced by the loss of two-thirds of the market rate affordable housing units in Alexandria since 2000, according to the annual apartment rent surveys conducted by the City's Office of Housing. The Commission supports this modest addition of units in an excellent location. We applaud the inclusion of 8 units that will be accessible, and we urge that the remaining units include universal design. We thank the Planning Commission for its unanimous approval of the applications, and we urge City Council to do the same.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Robert C. Eifert".

Robert C. Eifert, Vice-Chair
Alexandria Commission on Aging