

# ABC-Giant / Edens

MPA#2015-0009 / TXT#2016-0001

REZ#2015-0002 / CDD#2015-0008

DSUP#2015-0019

SUP#2015-0115 / TMP SUP#2015-0116

SUP#2016-0001 / ENC#2016-0001

Planning Commission  
March 1, 2016



# Project Description

- 232 multi-family units
- 51,000 square feet of ground-level commercial
- Varied building height from 27 to 77 feet
- 481 total parking spaces in two-level, below-grade garage
- Interior loading docks and access





# Site Context





# Site Context

**Madison Place**



**AFBA**



**Liberty Row**



**Holiday Inn**



**Port Royal**



**Waterman Place**



**Watergate Townhouses**





# Site Context



# Master Plan Amendment & Existing SAP

- Change in land use designation (from CG to CDD#25) and height map (from 50' to 77')
- Goals of existing 1992 Old Town North (OTN) Small Area Plan:
  - Mix of neighborhood-serving uses
  - Transitional height
  - Urban Design
  - Key redevelopment site
  - Retail Focus Area





# Old Town North SAP update

- Project is consistent with Framework Plan from ongoing OTN SAP update
  - Retail Focus Area maintained
  - On-site affordable housing
  - Potential for higher densities than existing zoning
  - Wider sidewalks and Complete Streets policy
- Applicant is member of Advisory Group
- Project informally discussed during November 2015 charrette and with Advisory Group



## Rezoning & CDD Text Amendment

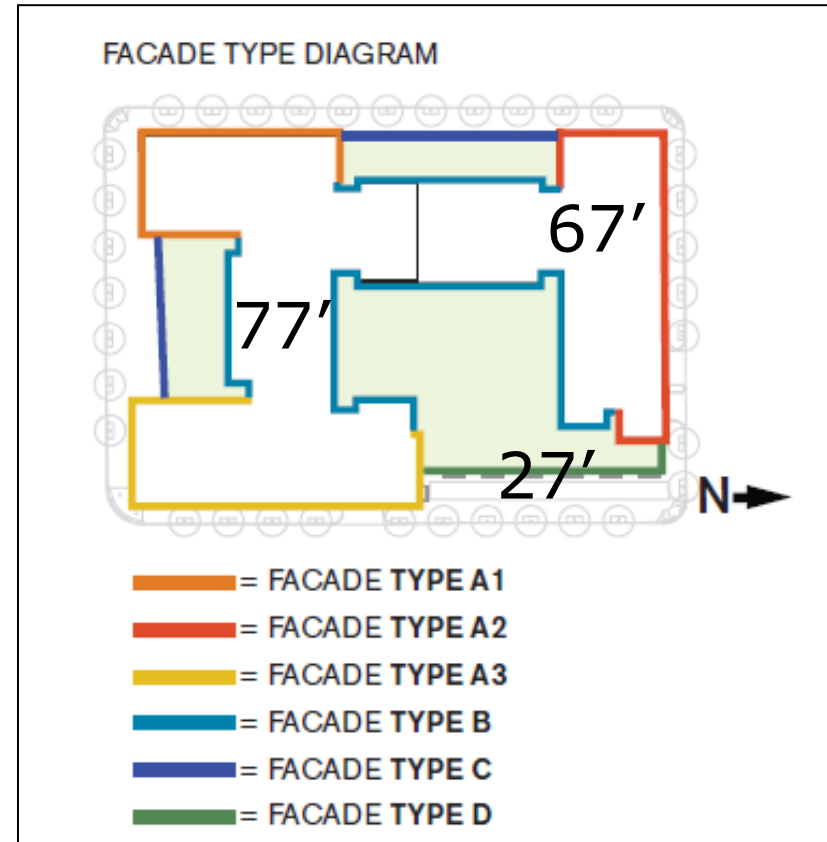
- Rezoning CG to CDD#25 zone
- Conformance with rezoning policy
- Maximum 77-foot height
- Minimum 40% open space
- Maximum 3.5 FAR
- Allowable uses in CDD #25
  - Multi-family residential
  - Multiple commercial uses





# Building Design

- Three-part building design
  - Varying brick colors and window styles
  - Connector portions of building
- Variety in height and massing
  - Two, five and six stories
  - Amenity spaces carved into building



# Building Design

*Montgomery and North Saint Asaph Streets*



*Montgomery Street Public Plaza*





# Building Design



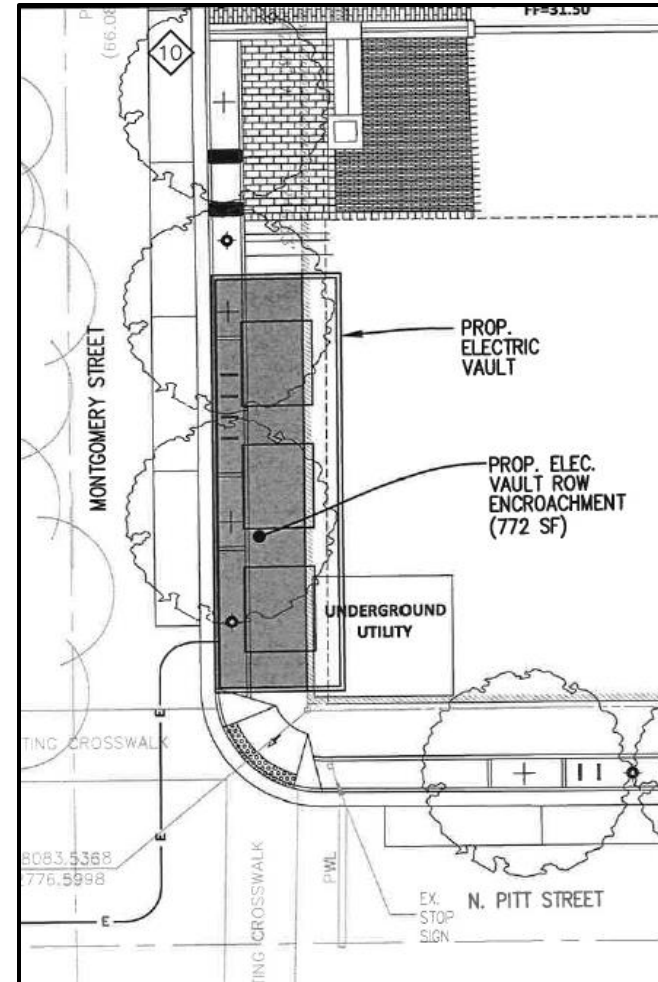
*North Saint Asaph Street*



*North Pitt and First Streets*

# Additional Building/Site Matters

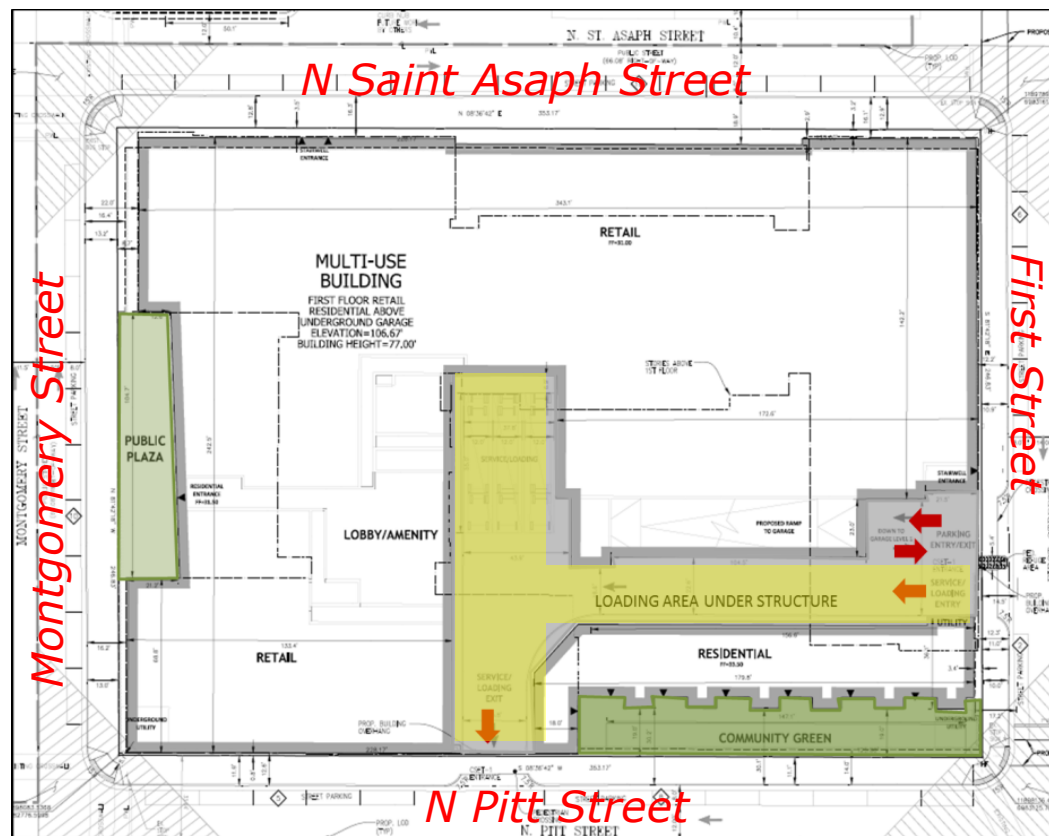
- SUP for more than one penthouse
- Modifications
  - Vision clearance
  - Tree crown coverage
- Encroachment for electrical transformer
- SUP for coordinated sign program





# Loading

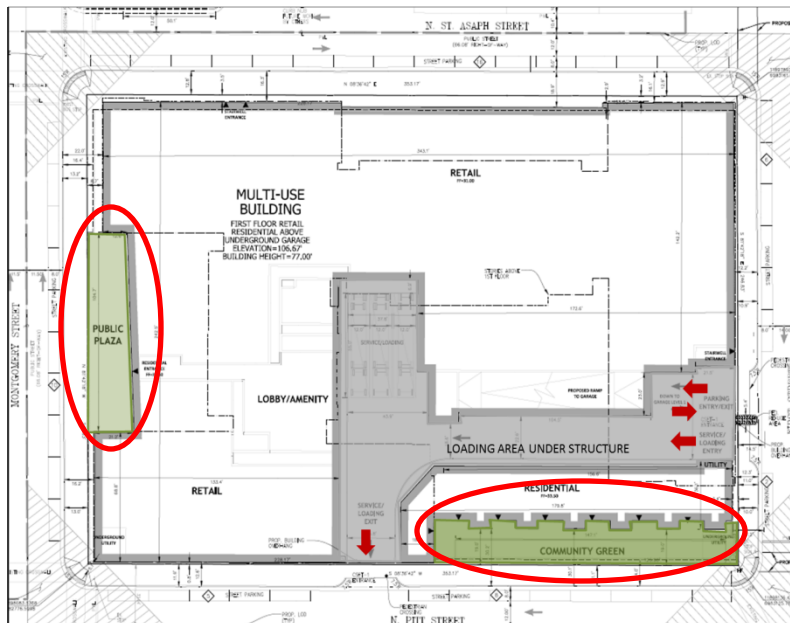
- Recommended ingress on First Street, egress on North Pitt
- Pull-through design
- Reviewed at community meeting



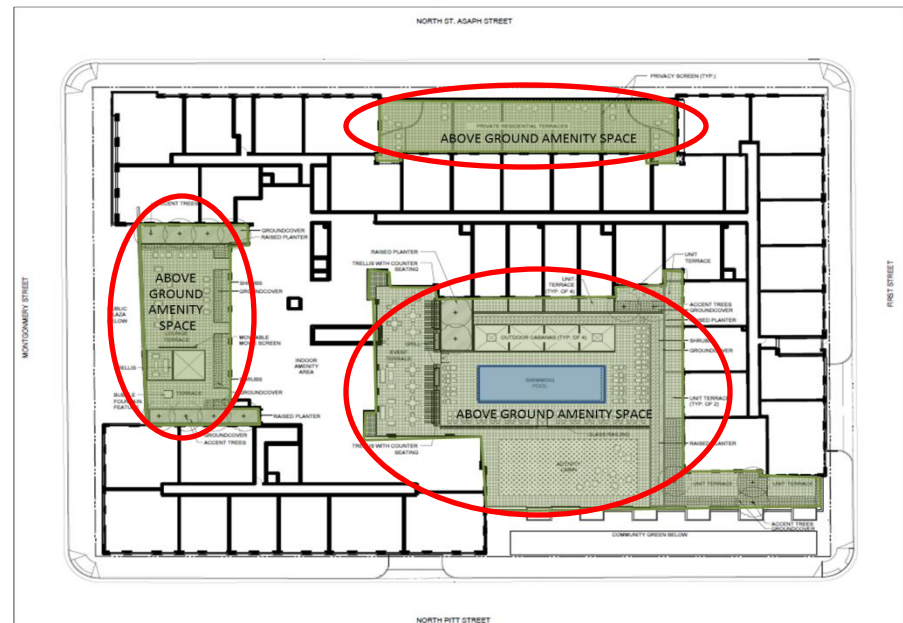
# Open Space

- 46% open space provided in total
  - 20% of total is ground-level green area
  - 80% of total is rooftop amenity space
- \$75,000 open space contribution to be used in Old Town North SAP

*First Floor*



*Second Floor*





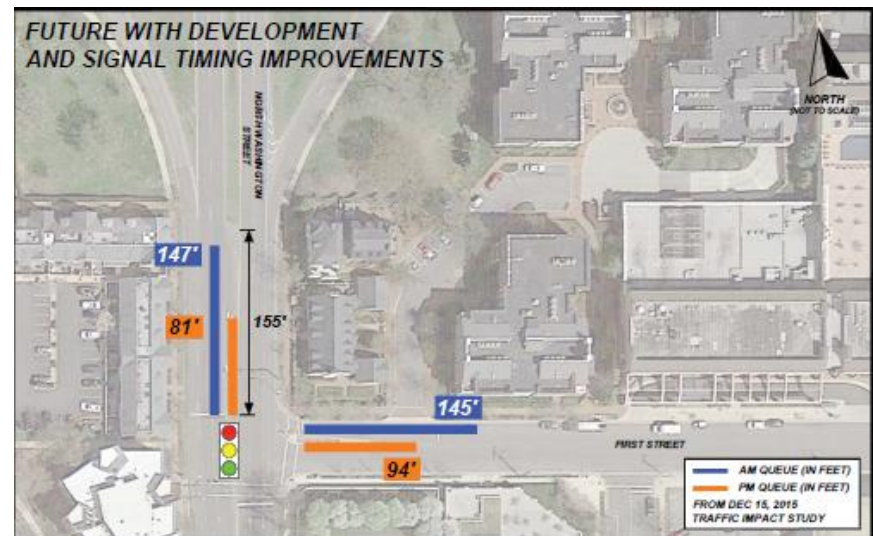
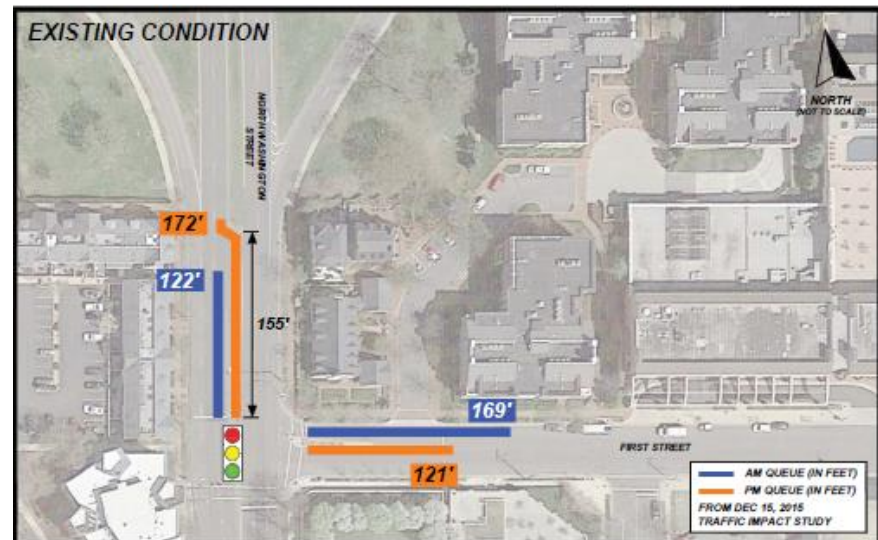
# Parking

- Residential requirement: 240 (min) to 300 (max)
- Residential provided: 242 spaces
- Commercial requirement: 324 spaces
- Commercial parking provided: 239 spaces
- Commercial parking reduction: 85 spaces



# Traffic Improvements

- SB Washington St left turn onto First St traffic light timing
- Applicant to provide \$50,000 contribution to connect traffic light to remote system
- Old Town North SAP update will look at future transportation options





# “Umbrella” SUP

- Multiple commercial uses covered in one SUP
- Reduces need for individual full-hearing SUPs
- Only certain uses allowed in CDD#25 are included in the umbrella SUP
- Staff memo regarding condition changes



# Affordable Housing

- Nine on-site units
- Unit value
  - Approximately \$2.4 million
  - About \$1.1 million more than standard contribution
- Consistent with the City's Housing Master Plan
- Provides housing options for current and future retail, hospitality, and office workers in OTN area
- Reviewed and endorsed by Alexandria Housing Affordability Advisory Committee (AHAAC)





# Project Benefits

- Redevelopment of underutilized commercial block
- Neighborhood-serving uses in Retail Focus Area
- Internal loading docks and access aisles
- Sewer separation on-site and for adjacent property
- Fiber optic conduit for traffic light (\$50,000)
- Capital Bikeshare station (\$50,000)
- On-site public art (\$75,000)
- Open space (\$75,000) contribution
- Nine on-site affordable units (\$2.4 million)



# Community

- Neighborhood walking tour
- Bus tour of other Edens sites
- Participation in ongoing Old Town North SAP update process
- Three open community meetings
- Meetings with NOTICe and VISION community groups
- Six UDAC meetings

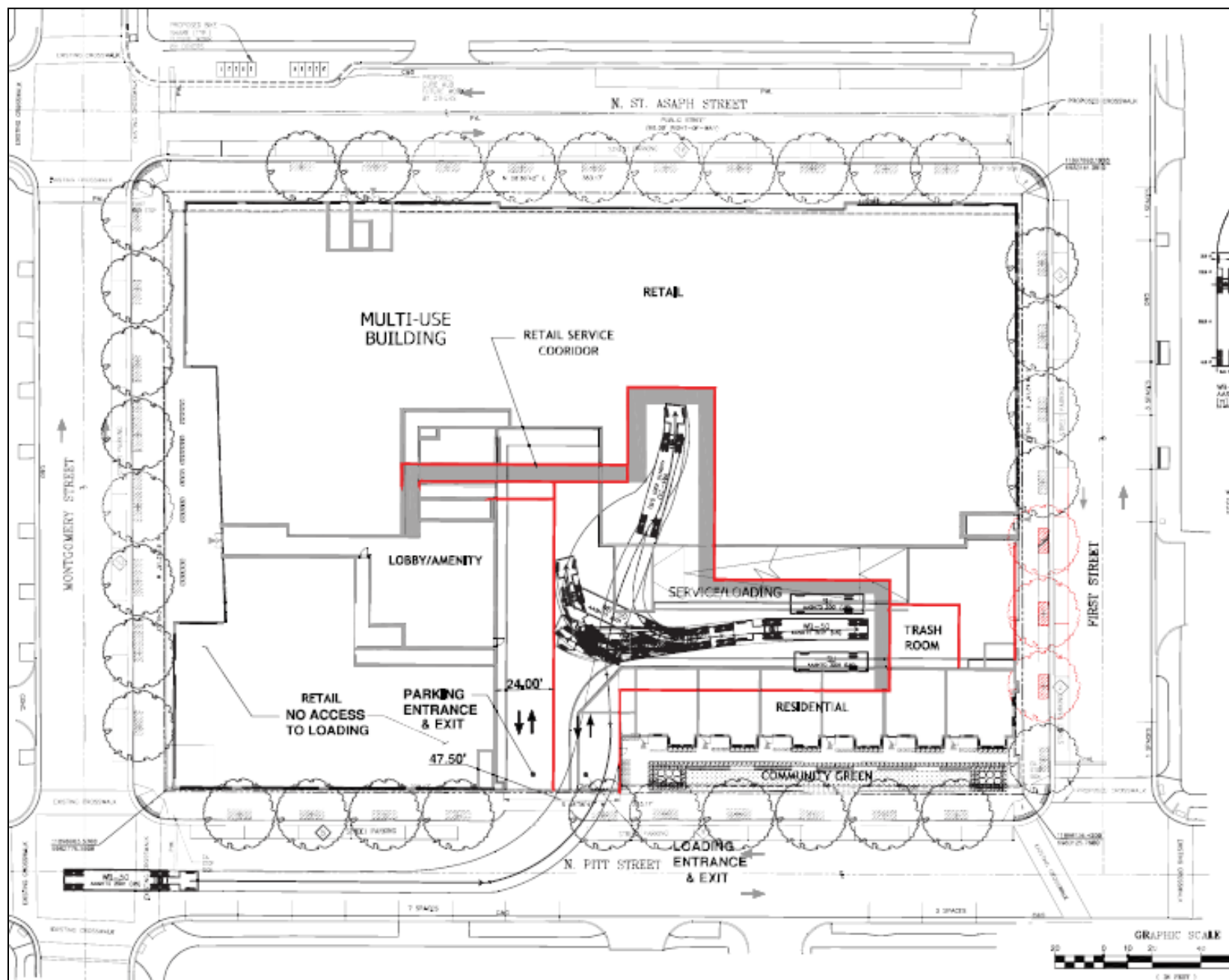




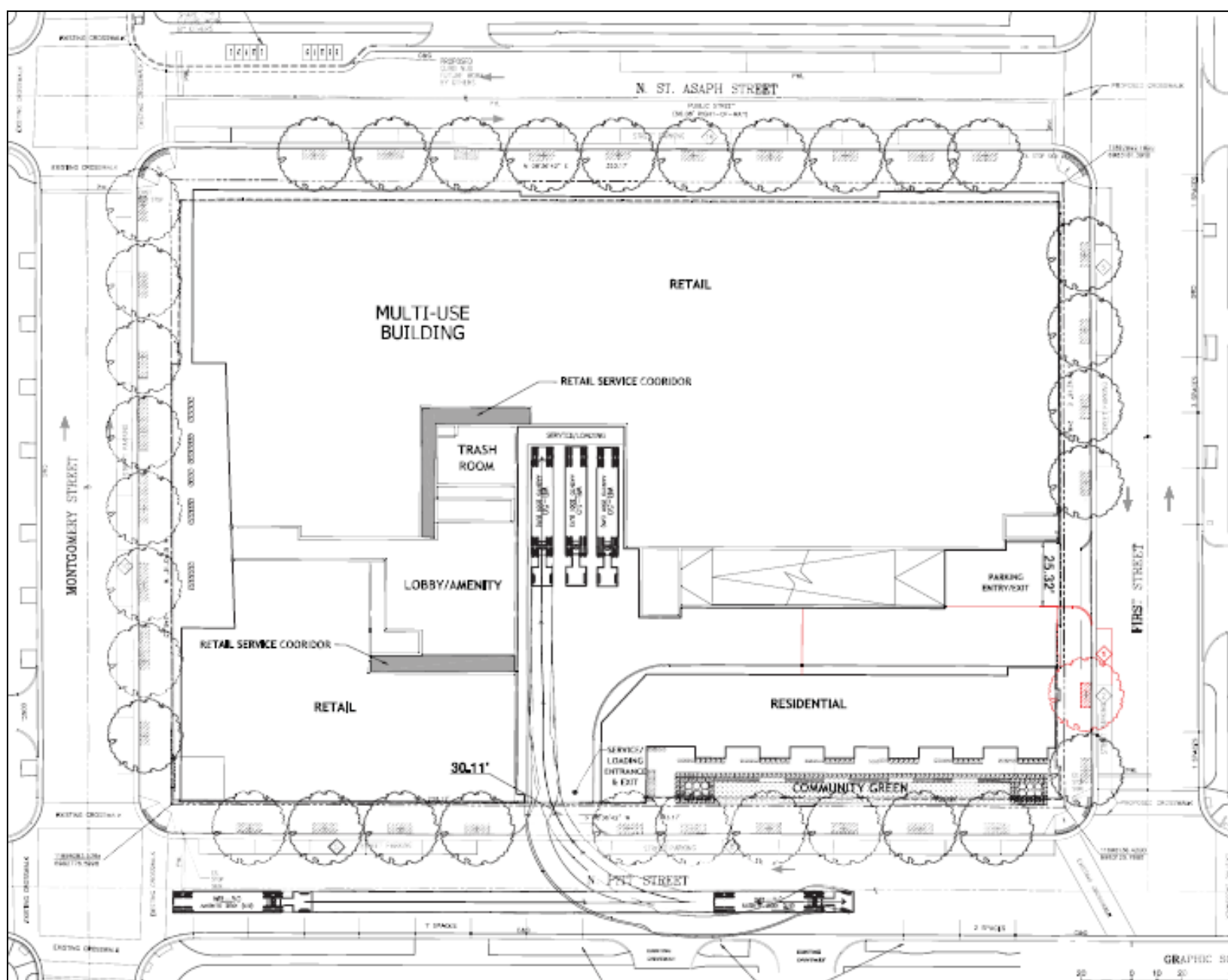
# Recommendation

Staff recommends APPROVAL subject to conditions contained in staff report and as revised in staff memo







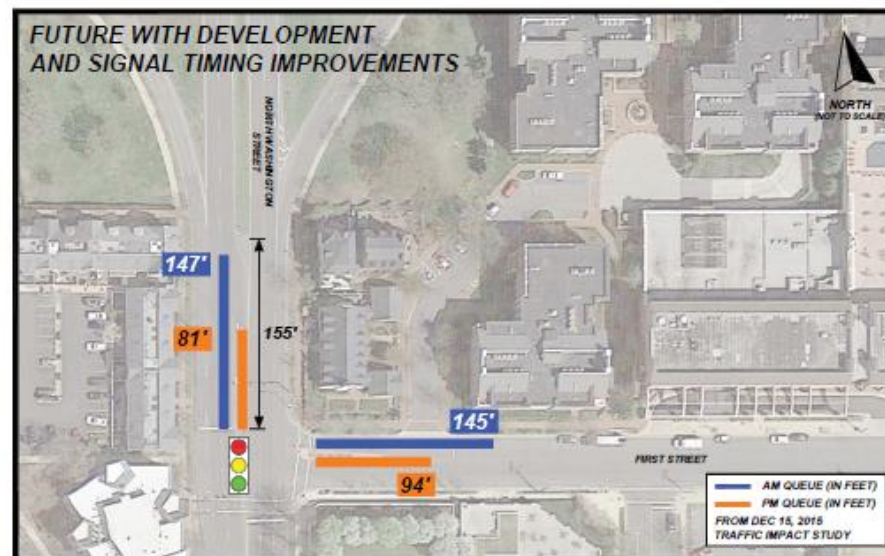
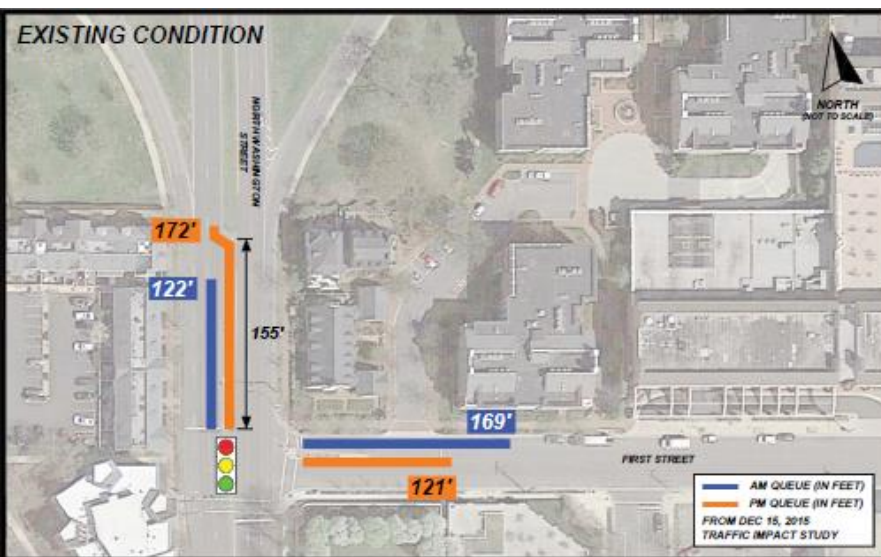




# Traffic Models

- Macroscopic (Synchro 7/HCM) traffic model appropriate for relatively small sites
- Macroscopic accurately identifies problems
- *Microscopic* used with higher traffic projections (BRAC 133, projects with over 2000 AM trips)
- *Microscopic* used to study interactions between signalized intersections







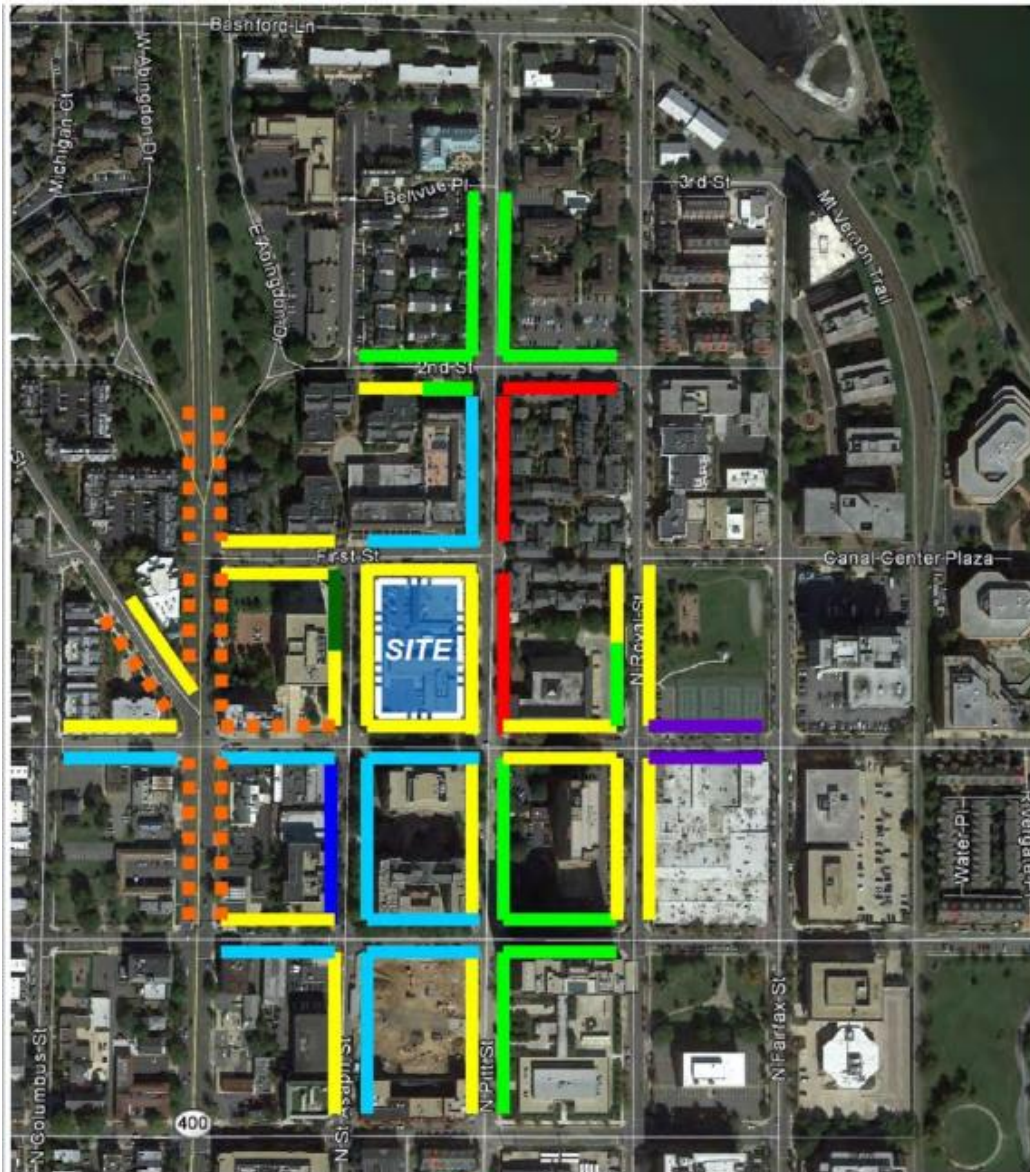


Figure 8-3  
On-street Street Parking Restrictions

530 First Street  
City of Alexandria, Virginia

- Blue line: 2 Hour Parking (8AM-5PM Monday-Saturday) Except Holidays
- Green line: 3 Hour Parking (8AM-5PM Monday-Saturday) Except Holders of District 9 Permits
- Red line: 2 Hour Parking (8AM-5PM Monday-Saturday) Except Holders of District 9 Permits
- Yellow line: 2 Hour Parking (8AM-5PM Monday-Friday)
- Orange line: 2 Hour Parking (Except Sundays)
- White line: No Parking Restrictions
- Orange squares: No Parking
- Green squares: 4 Hour Tour Bus Parking







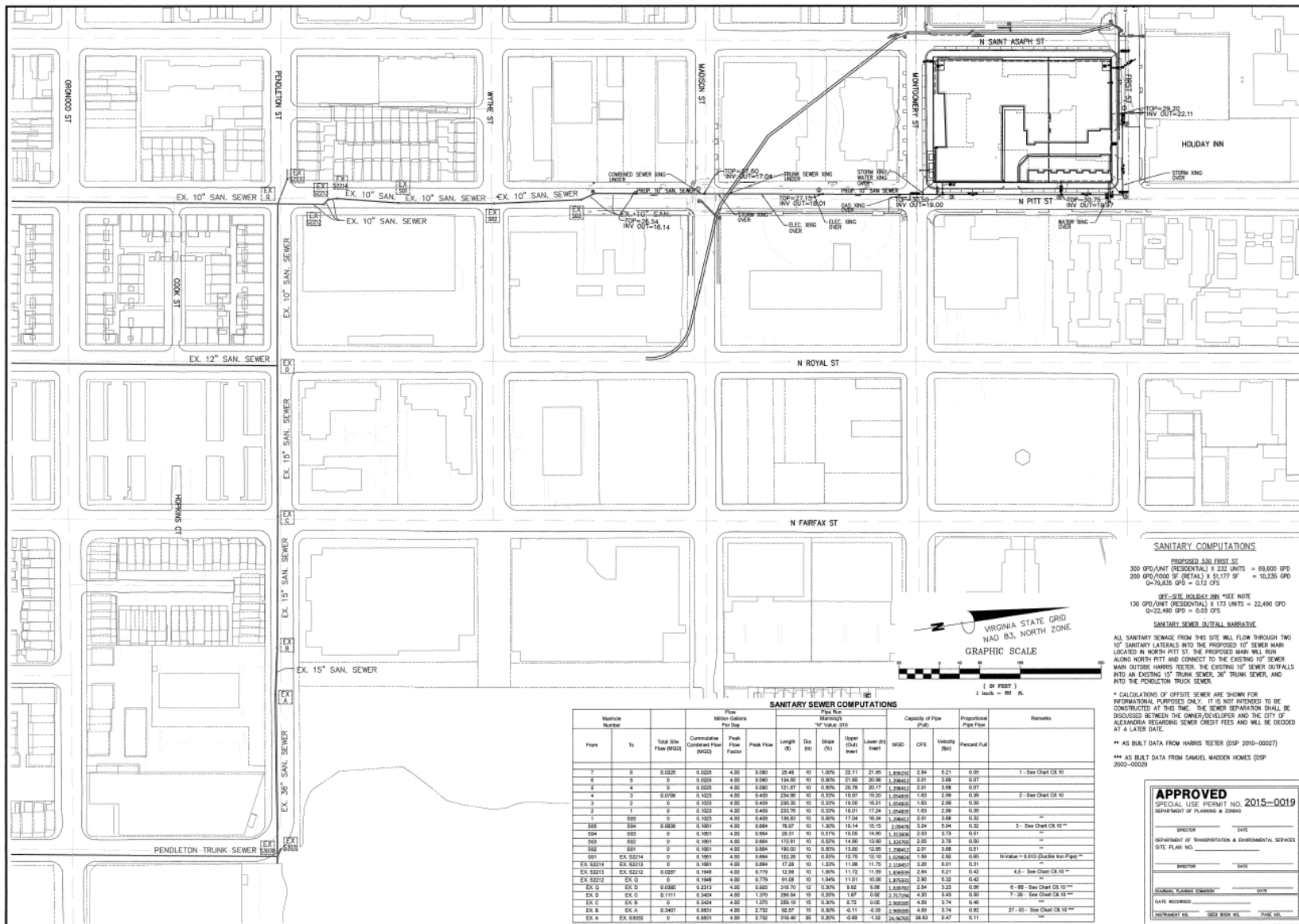


# Loading









# Project Approvals Requested

- Master Plan Amendment
- Rezoning from CG to CDD#25
- CDD Concept Plan
- Text Amendment for CDD#25 (City-initiated)
- Development Special Use Permit
  - Modifications: tree crown coverage, vision clearance
  - SUPs: rooftop penthouse and parking reduction
- Coordinated Sign Program SUP
- Transportation Management Plan SUP
- SUP for multiple commercial uses (“umbrella SUP”)
- Encroachment



