

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

City Council
March 12, 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



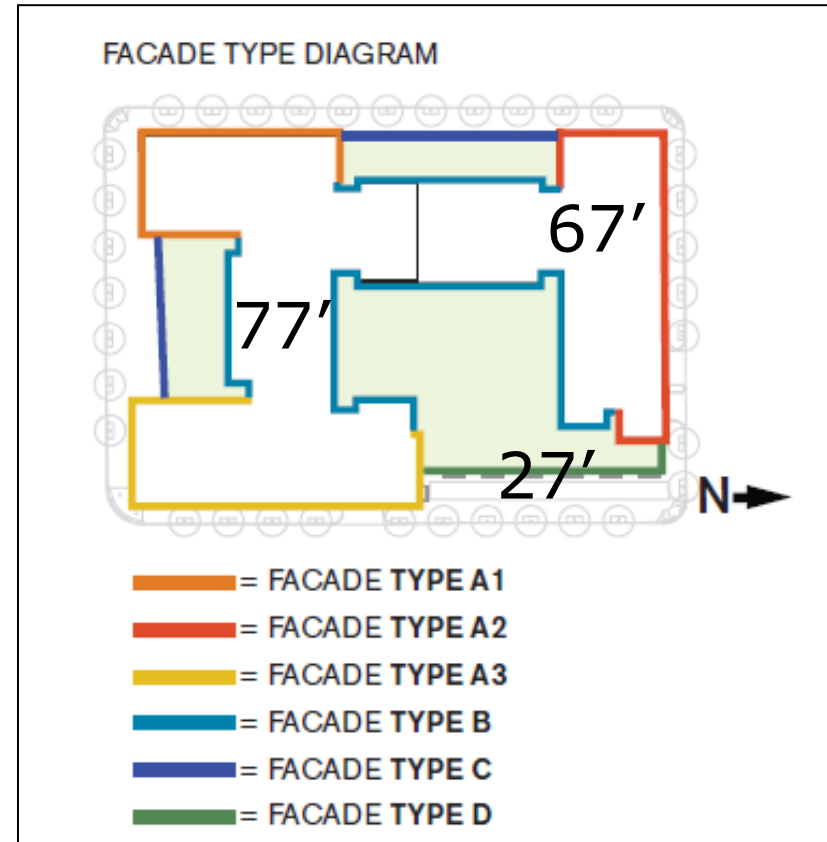
Rezoning & CDD Text Amendment

- 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



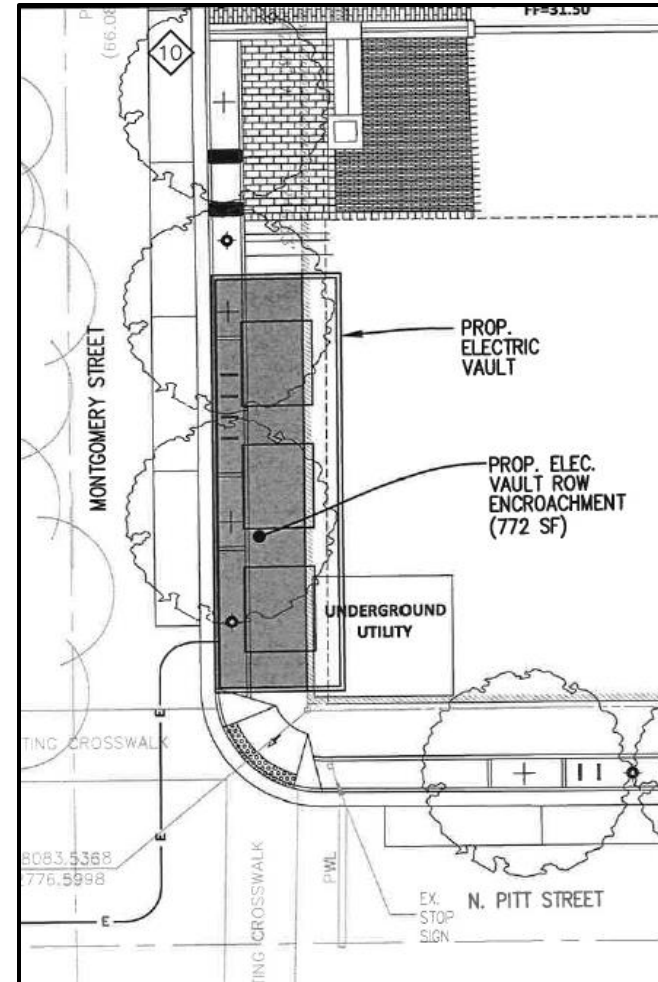
North Saint Asaph Street



North Pitt and First Streets

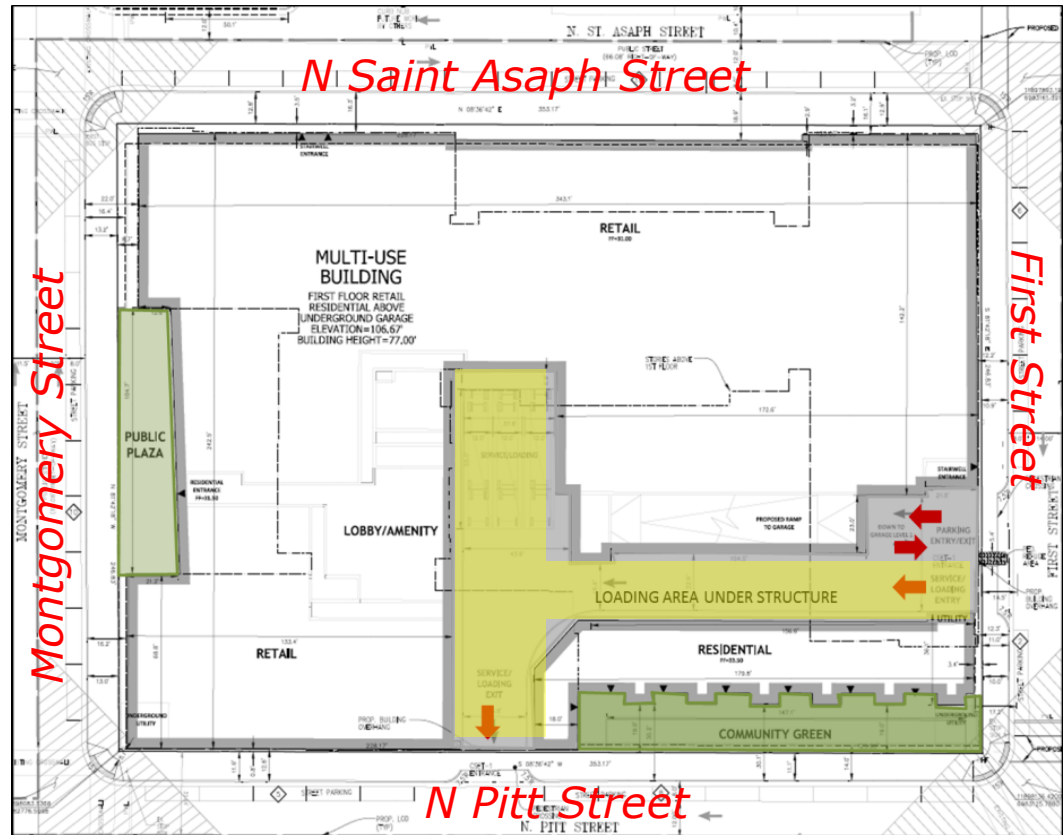
Additional Building/Site Matters

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



Loading

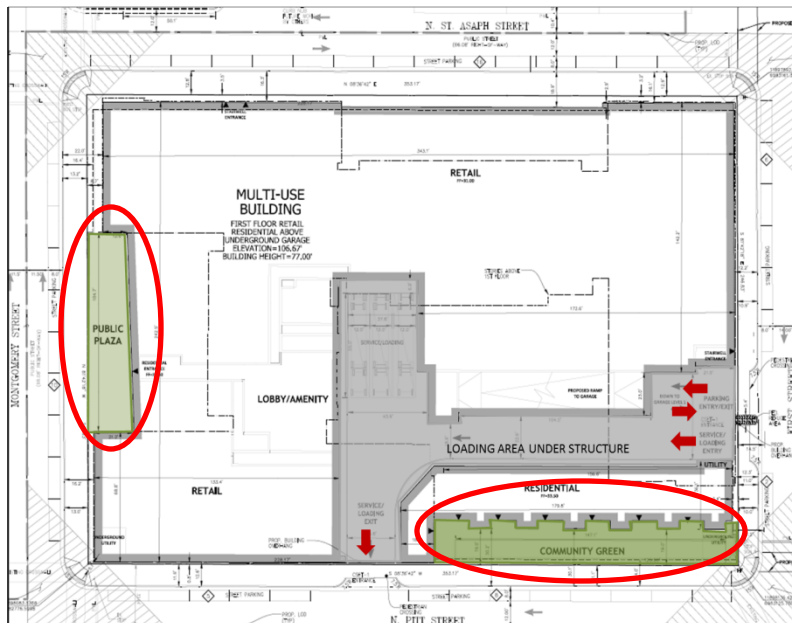
- Recommended ingress on First Street, egress on North Pitt
- Pull-through design
- Reviewed at community meeting



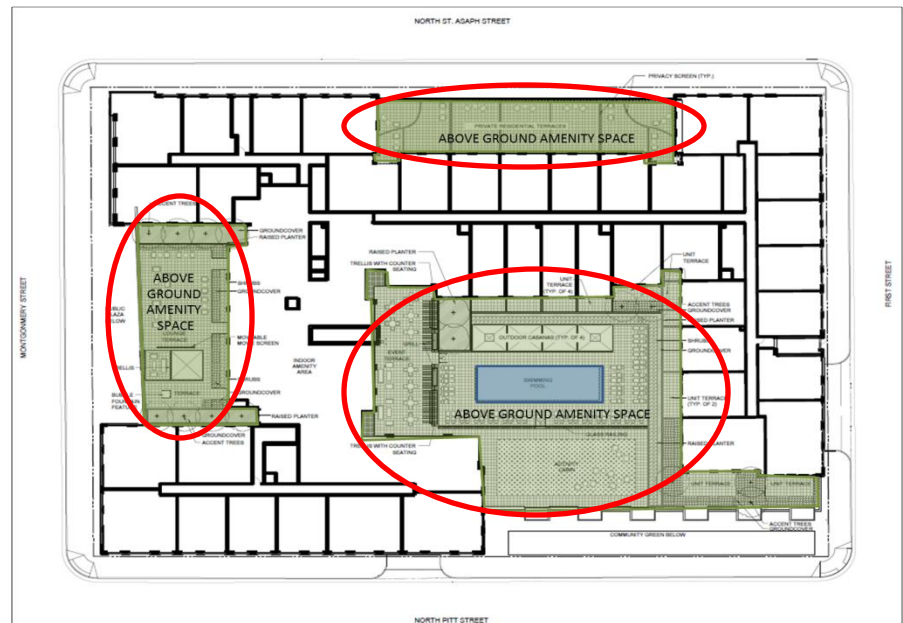
Open Space

- 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

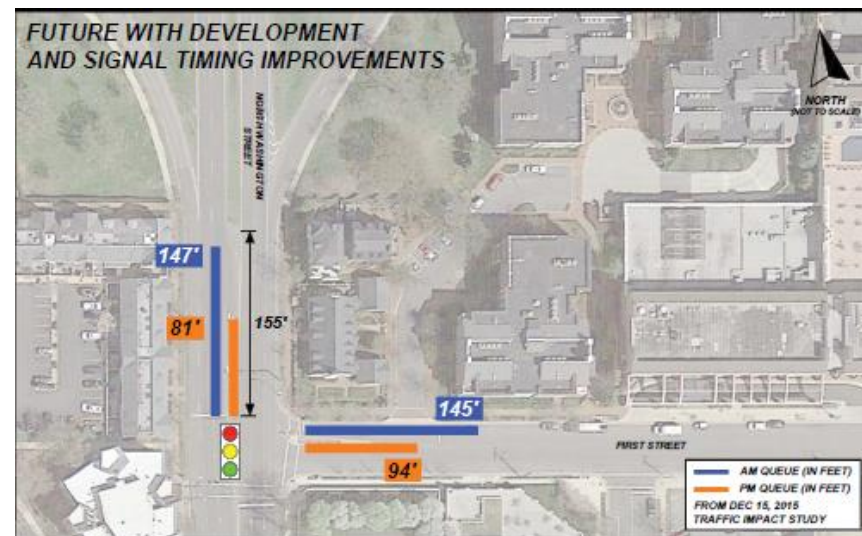
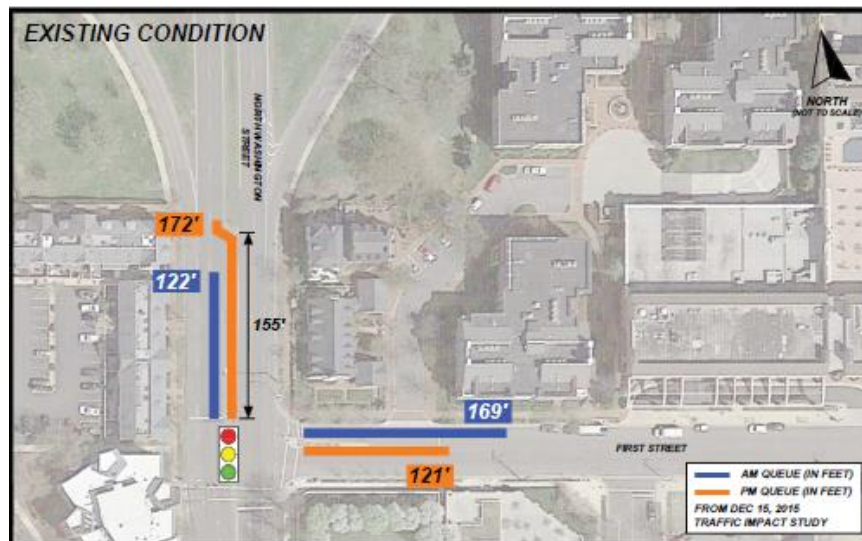


Parking

- 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
- Potential efficiencies for Montgomery Street reconstruction project
- 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 Queuing

— AM Queue (in Feet)
— PM Queue (in Feet)

