

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 4, 2018

TO: CHAIRWOMAN LYMAN AND MEMBERS OF PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR OF PLANNING AND ZONING

SUBJECT: JANUARY 4, 2018 PLANNING COMMISSION HEARING,
DOCKET ITEM #8: MASTER PLAN AMENDMENT #2017-0009
DOCKET ITEM #9: COORDINATED DEVELOPMENT DISTRICT
CONCEPT PLAN AMENDMENT #2017-0004 & DEVELOPMENT SPECIAL
USE PERMIT – STAGE I #2016-0043

This memorandum is provided in response to letters sent by the applicant of Coordinated Development District (CDD) Concept Plan Amendment #2017-0004 and Development Special Use Permit (DSUP) #2016-0043 to the Director of Planning & Zoning dated January 2, 2018. As stated in the applicant's letter, Stonebridge Carras requests amendments to the Master Plan Amendment (MPA), CDD Amendment, and DSUP- Stage I as discussed below:

Flexibility in Floor Area: The Applicant requests additional flexibility in the Gross Floor Area (GFA) of the CDD Amendment and Allowable Gross Floor Area (AGFA) of the Master Plan Amendment. The Applicant requests the following specific changes:

- Master Plan Amendment
 - Increase the AGFA from 1,740,287 to 1,755,000 to generalize the amount of permitted development based on the conceptual nature of the current proposal. .
- CDD Amendment
 - Increase the Residential GFA by an additional 10,000 square feet.
 - Increase the Retail GFA by an additional 3,000 square feet.
 - Increase the Use GFA and AGFA Total by an additional 13,000 square feet, resulting from the above-stated Residential and Retail increases.

Staff concurs with this additional square footage to allow the Applicant flexibility in the development of the buildings, as the size and scale of the buildings may amplify small changes through the production of final design drawings.

Flexibility in Residential Units and Parking: The Applicant requests additional flexibility in the maximum number of allowed residential units and parking spaces. The amendment to these numbers is requested based on a concern for the potential changes to the residential market by the time of construction, which may favor smaller units at that time. The Applicant requests the following specific changes:

- Residential Units: Increase Proposed Maximum Number of Units from 750 to 800
- Parking: Increase Maximum Parking allowed from 1,546 to 1,590.

Staff concurs with the addition to the maximum number of residential units as requested. Staff concurs with the increased maximum parking with the condition that the area (square foot) of the parking GFA not be increased from the current allowance, and further that the amount of retail/commercial (first or second level) may not be reduced in order to accommodate any additional parking.

Secondary Retail Anchor: The proposal by the Applicant includes a regional destination grocery anchor and a large-format fitness center (secondary retail anchor). The Applicant requests that the limitation in the current DSUP conditions to a major destination retail anchor be removed. City Staff believe that the secondary retail anchor is an important aspect of the proposal in order to ensure the vitality of the remaining retail and the Town Center as a whole. The following represents a proposed revision to Condition #18 of the DSUP, which limits the secondary retail anchor, that Staff believes provides a satisfactory resolution.

- Current Condition: “Second floor uses designated as “commercial” shall be limited to retail, personal services, day care, private schools, restaurants and business and professional offices, except that the large 40,000 sf retail space (currently shown as a fitness center) shall be limited to a major destination retail anchor.”
- Proposed Revision: “Second floor uses designated as “commercial” shall be limited to retail, personal services, day care, private schools, restaurants, business and professional offices and such other uses as the Director of Planning & Zoning shall determine are consistent with the mixed-use character of the project. The second floor shall provide an additional destination retail component of at least 20,000 square feet, which may be composed of a single tenant or group of tenants.”

The Applicant has also requested flexibility to allow for the possibility of medical office facilities within the second floor retail space. At this point, City Staff have been unable to analyze the potential impact or benefit of such a use in this area or project.

Connectivity of Podium Roof: The Applicant requests that text in the CDD/DSUP Staff Report be altered to remove reference to the full connectivity of the podium roof (Staff Report page 16 – Podium Roof). City Staff believe that the provision of full connectivity for all residential buildings to the communal amenities of the podium landscape is an important concept, and recommend that the Applicant continue to work with Staff on a solution to achieve such access. The provision of full connectivity is a recommendation and is not required through the Conditions.

Street Improvement Condition: The Applicant requests changes to the condition for off-site streetscape improvements on Mandeville Lane, as follows:

- Condition 3.1.iii: Install the new curb and gutter on the south curb of Mandeville Lane east of the intersection of Mandeville Lane and Swamp Fox Road (subsequent to the recordation of the right-of-way to the city, making these public streets). The curblines shall be coordinated to align with the curb adjacent to block 6, to create a continuous curb

face to curb face width exclusive of bump-outs. All work is to be done within the public right-of-way.

Corrections/Clarifications to the Staff Report: The Applicant has asked that the Staff Report(s) be corrected or clarified for the following issues

- The parking for the regional destination grocery anchor is located on two levels, not one (MPA report).
- The Senior Living building is intended to rent to an older demographic, but may or may not be “age-restricted” as stated in the report (CDD/DSUP report).
- Condition #9 of the DSUP conditions should reference Condition #24 (currently references Condition #22).

Staff concurs with the above-listed corrections or clarifications.

City Staff looks forward to discussing this item with the Planning Commission at the January 4th hearing.

From: Nathan Imm
Sent: Thursday, January 04, 2018 12:40 PM
To: Kristen Walentisch
Subject: FW: Hoffman Blocks 4 and 5

Krissy,

If you would please forward the email below from the attorney for the Hoffman Companies, in relation to the DSUP 2016-0043 (Blocks 4/5), we would appreciate it. We concur with his request, finding that it is a reasonable clarification.

Thanks,
Nathan

Nathan Imm
Urban Planner
City of Alexandria
Department of Planning and Zoning / Neighborhood Planning
nathan.imm@alexandriava.gov
703-746-3845

From: Wire, Kenneth W. [<mailto:kwire@mcguirewoods.com>]
Sent: Thursday, January 04, 2018 12:27 PM
To: Karl Moritz; Robert Kerns; William Cook; Nathan Imm
Cc: 'ldouglas@hoffmantowncenter.com'; Duncan Blair (dblair@landcarroll.com)
Subject: Hoffman Blocks 4 and 5

Karl,

On behalf of the Hoffman Companies, I wanted to let you and the Planning Commission know that Hoffman supports the Stonebridge DSUP 2016-0043 application. We do, however, request the following amendment to Condition 2:

The Stage I DSUP #2016-0043 is only applicable to Blocks 4 and 5. In the event of inconsistencies between the Stage I DSUP #2016-0043 and the Stage I DSUP #2005-0035 (as amended) the conditions of Stage I DSUP #2016-0043 shall supersede.

Thanks,

Kenneth W. Wire
Partner
McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
Tysons, VA 22102-4215
T: +1 703 712 5362
M: +1 202 431 3624
F: +1 703 712 5222