

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 12, 2018

TO: MAYOR SILBERBERG AND MEMBERS OF THE CITY COUNCIL

FROM: KARL MORITZ, DIRECTOR, PLANNING & ZONING

SUBJECT: UPDATED SITE PLAN ACCESS REVISIONS FOR DSUP#2016-0044
CHURCH OF THE RESURRECTION

Issue:

This memorandum to City Council serves as an update to the previous shared roadway memorandum (attached) issued to Planning Commission by staff dated January 3, 2018 in regards to the shared roadway discussion for the Church of the Resurrection redevelopment proposal. As background, the submitted site plan for the Church of the Resurrection, DSUP #2016-0044, provides site access to the proposed multi-family building and church building through the construction of a new private drive aisle along the southern border of the parcel. This drive aisle, as proposed, would run parallel to an existing private drive aisle located on the adjacent Goodwin House property.

At the Planning Commission hearing on January 4, 2018, Planning Commission voted to include a new Condition 19 to the CDD which encouraged the applicant to continue discussions with Goodwin House to explore the possibility of a shared drive aisle that could provide access for the multi-family building, the church, and Goodwin House. Planning Commission also indicated their support for a shared roadway design which would include on-street parking. Initial discussions with Goodwin House have indicated a preference for a private drive aisle without on-street parking and additional open space. AHC, Inc. expressed support for a shared roadway with on-street parking, which could mitigate neighbor concerns about sufficient parking for the church, provided that timing for the affordable housing tax credit process and additional costs for the design process were addressed. Furthermore, given the deadlines associated with the tax credits for the multi-family building due in March, a resolution on the roadway and costing for alternative designs must be completed by mid-February.

Roadway Options:

After discussion heard at Planning Commission, and from the applicant team, and Goodwin House, staff has developed a third roadway option, seen as Image 4, which represents a compromise of the concerns and preferences heard. The “Revised” design of a shared roadway

1/12/2018

sketch includes a portion of roadway with on-street parking located in close proximity to the applicant's multi-family building. However as the road ascends closer to Goodwin House's formal entrance the on-street parking is replaced by wider sidewalks and additional open space. Consideration of this design enables enhanced coordination within the Coordinated Development District for current and future development, increased open space, additional on-site parking, and a design which addresses the preferences of all parties within the CDD.

Staff has provided several illustrative sketches to demonstrate the possible alignment and dimensions of a shared roadway concept which could be used as a starting point for additional discussion and study by the applicant team and Goodwin House. As reference, staff has included these sketches in this memorandum, including images of the current roadway alignment with two parallel roads, a sketch of a public road with on-street parking, and a private road without on-street parking, and the "Revised" design described above.

Staff:

Karl Moritz, Director, Planning & Zoning

Robert Kerns, AICP, Development Division Chief, Planning & Zoning

Maya Contreras, Principal Planner, Planning & Zoning

Sara Brandt-Vorel, Urban Planner, Planning & Zoning

DSUP#2016-0044 Church of the Resurrection
1/12/2018

Image 1: Existing site plan with two parallel roads.

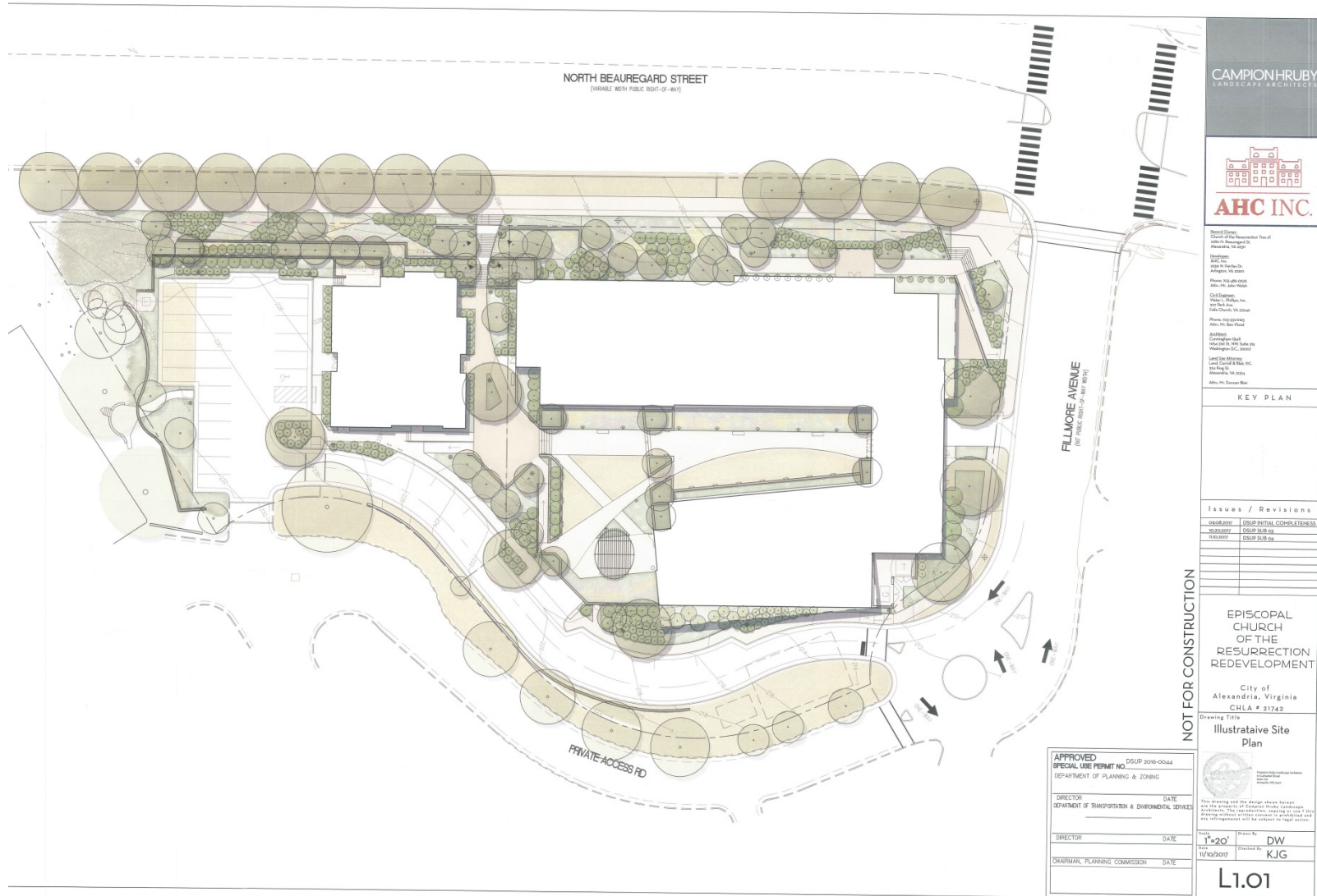


Image 2: Public road with on-street parking.

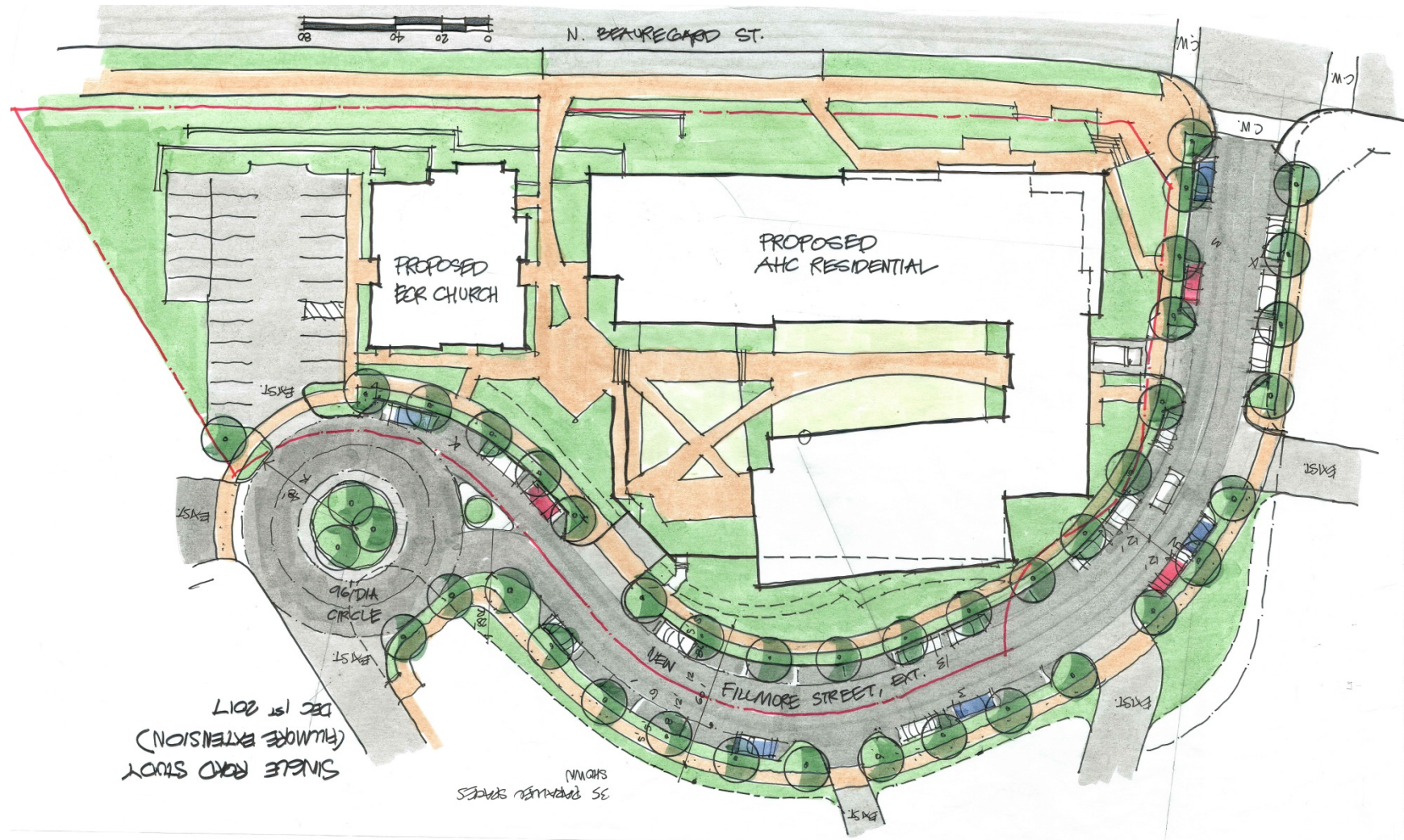


Image 3: Private road without on-street parking.

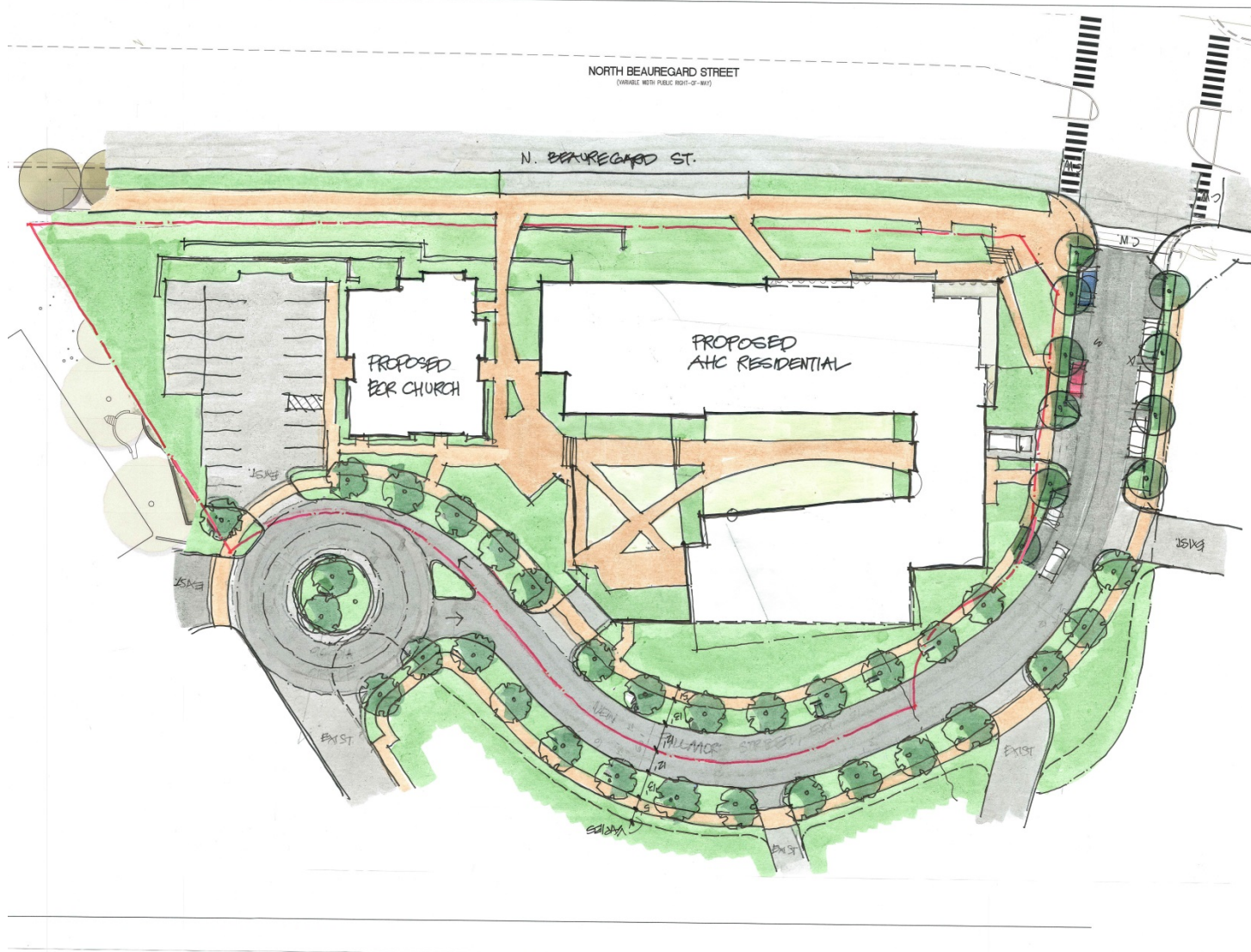


Image 4: “Revised” Shared Roadway Design with and without on-street parking.

