



211 Strand

DSUP# 2016-0003

SUP# 2017-0125

SUP# 2018-0003

City Council
February 24, 2018

Project Location



Existing Conditions

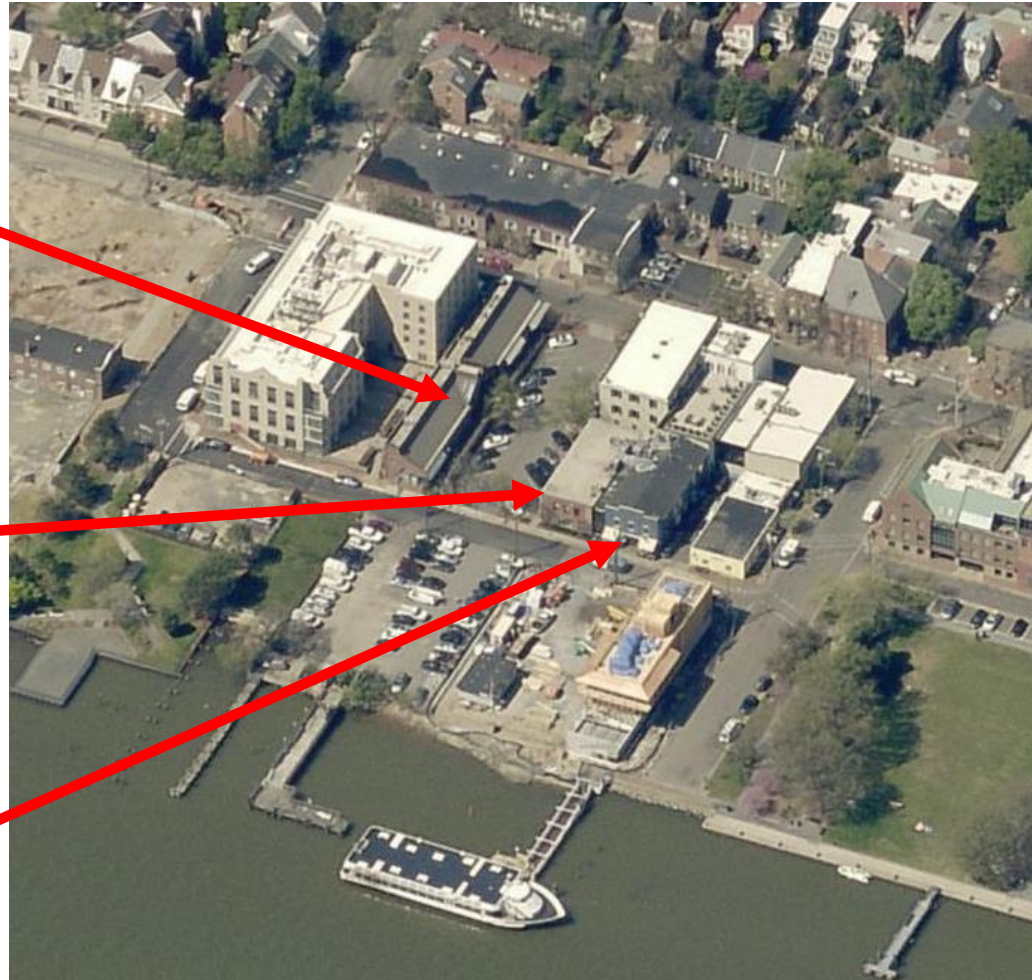
211 Strand



205 Strand

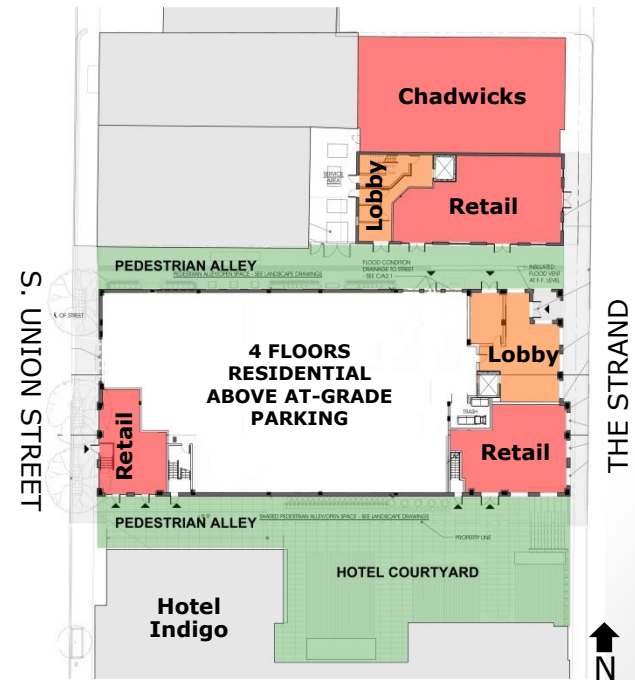


203 Strand



Project Description

- Mixed-use development on waterfront
- 18 new residential units
- 10,000+ square feet of retail in 3 buildings
- Pedestrian-only alley's connecting S. Union St. to The Strand
- At-grade structured parking lined with active uses



Building Design

View from S. Union Street



View from Point Lumley Park (future expansion)



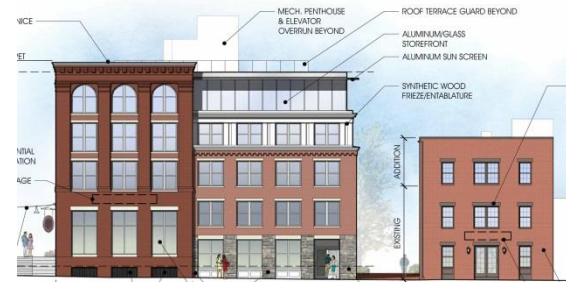
S. Union St. elevation



South alley elevation

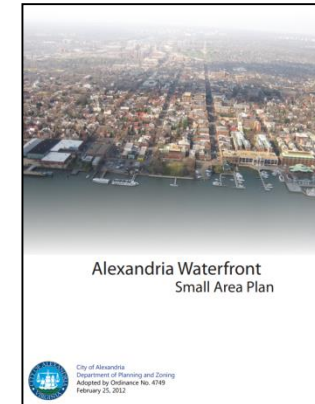


The Strand elevation



Conformance with Small Area Plan

- Cummings-Turner Block development site
- Mixed-use with active ground level
- Public amenities provided
- Improved access to river and parks
- Compatible scale with neighborhood



Special Use Permit Requests

- Restaurant in the W1 zone
- Height over 30 feet in Potomac River Vicinity Height District
- Parking reduction
- 2 mechanical penthouses
- 2 restaurant SUPs
 - SUP2017-0125 (211 Strand building)
 - SUP2018-0003 (205 Strand building)

Modification Requests

- Side yard setback
- Height to centerline ratio
- Tree canopy coverage

Parking

Proposed Parking	Required Parking (old commercial parking standards)	Required Parking (new commercial parking standards)
Residential: 36 spaces (26 regular spaces + 10 tandem spaces)* Retail: 0 spaces	Residential: 34 spaces Retail: 20 spaces	Residential: 34 spaces Retail: 0 spaces

* Tandem parking does not count towards parking requirement

Community Benefits

- Enhanced public open space
- New connection to waterfront
- \$676K Waterfront contribution
- \$233K Affordable Housing contribution
- \$20K Public Art contribution
- New LEED Certified building with green roof

Community Outreach

- Applicant engaged with the neighborhood 2+ years
- Waterfront Commission
- Board of Architectural Review
- Federation of Civic Associations

Recommendation

Staff recommends approval with conditions



