



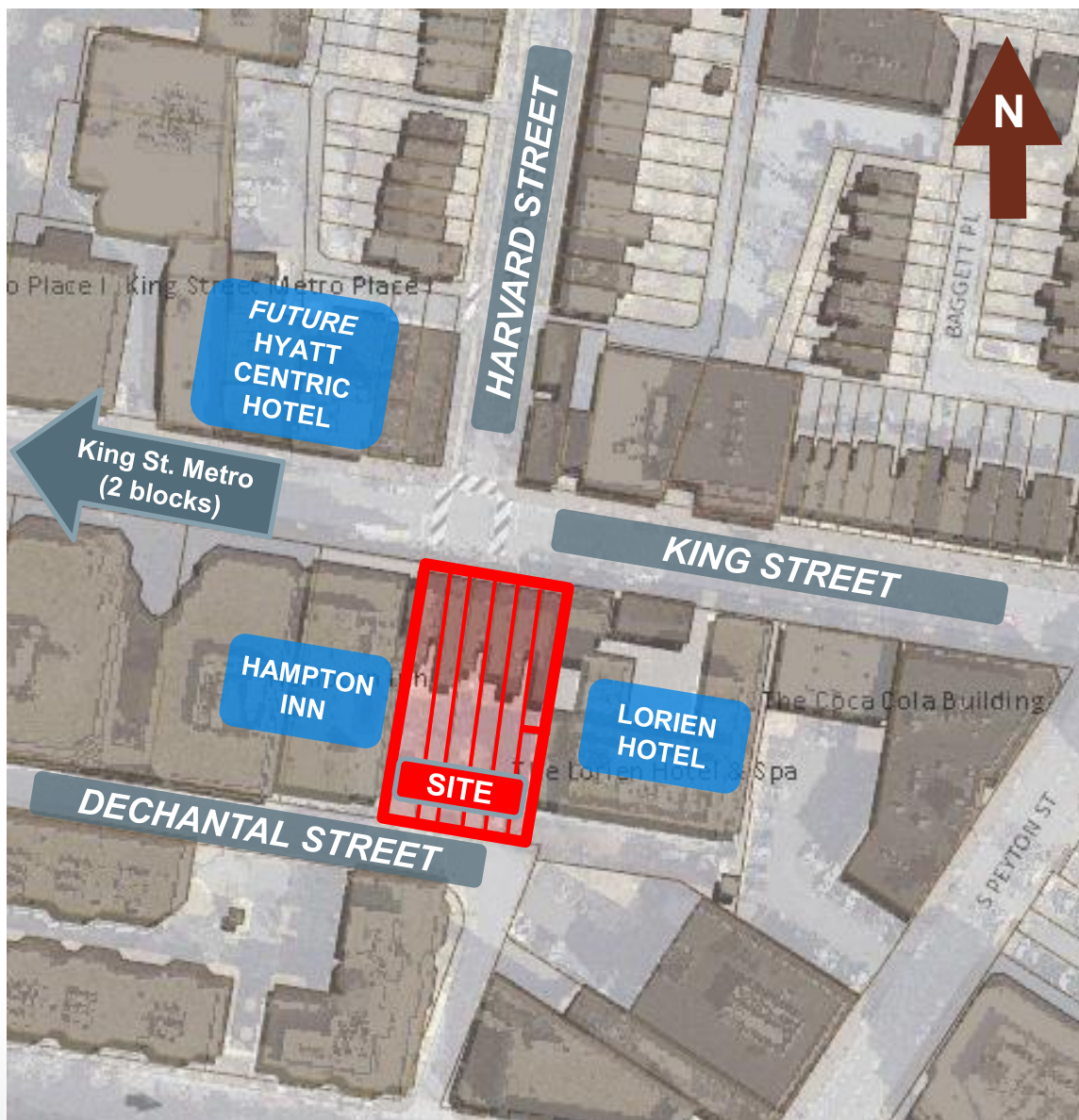
# **King Street Condos**

## **1604-1614 King Street & 1604 Dechantal Street**

**Rezoning #2018-0008**  
**Development Special Use Permit #2016-0038**  
**Transportation Management Plan SUP #2018-0085**

City Council  
November 17, 2018

# Project Location



DSUP2016-0038 King Street Condos

# Site Conditions



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( 3 )



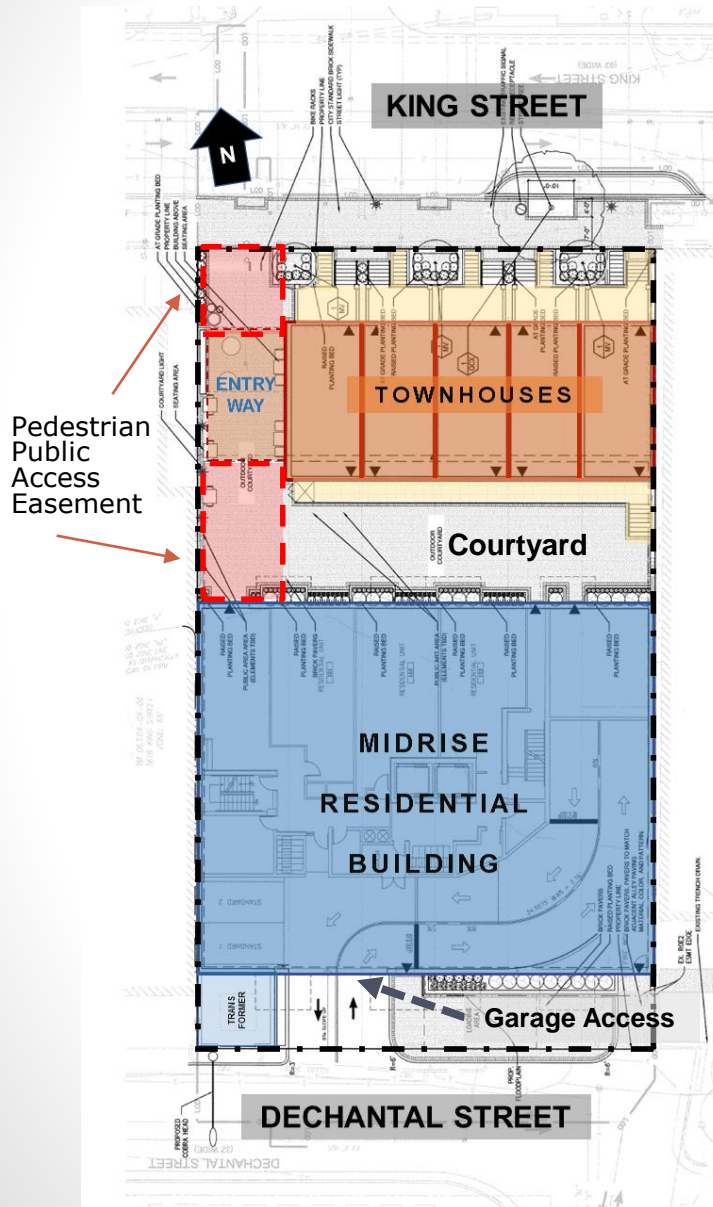
View from King Street



View from Dechantal Street

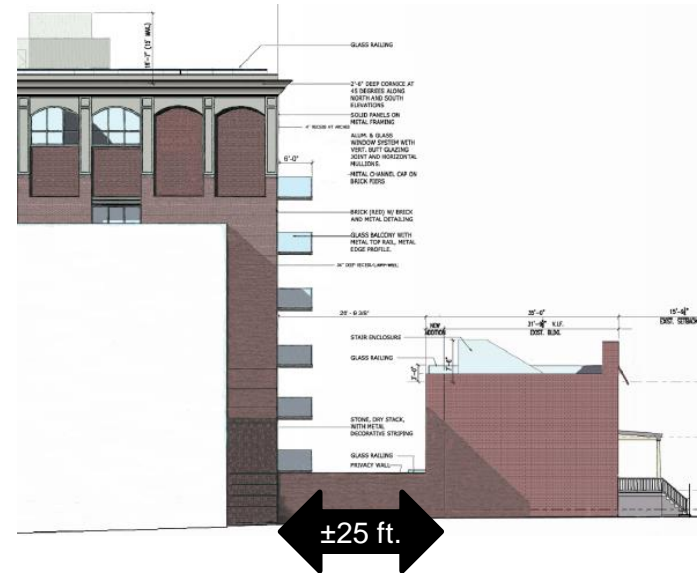


# Project Description



- Applicant proposes 59 multifamily units in a midrise residential building and rehabilitated townhouses
- Interior courtyard featuring public art and public access easement
- New, brick sidewalks and streetscape amenities on King Street
- Potential for use of townhouses as commercial in addition to residential
- Parking and loading for midrise and townhouse units accessed from Dechantal Street

# Building Design



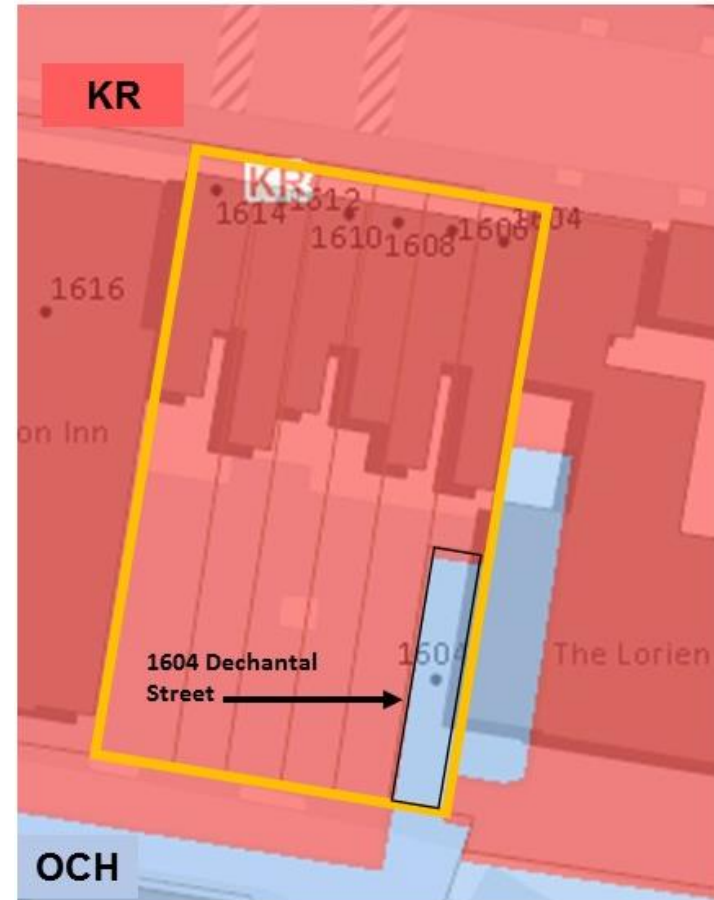
Distance between townhouses and midrise building



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# Rezoning & Compliance with Master Plan

- Rezoning is requested by the City to change 1604 Dechantal Street from OCH to KR zone
  - Rezoning has minimal impacts on development, and is a technical “cleanup”
- Proposal is in compliance with King Street Metro / Eisenhower Avenue Small Area Plan and King Street Retail Strategy
  - Rehabilitation of townhouses and addition of midrise building will increase activity on King Street and enhance mixed-use character of the area





# Special Use Permits & Modifications

## **Special Use Permits**

- Increase to 3.0 FAR in the KR zone
- Transportation Management Plan (TMP)

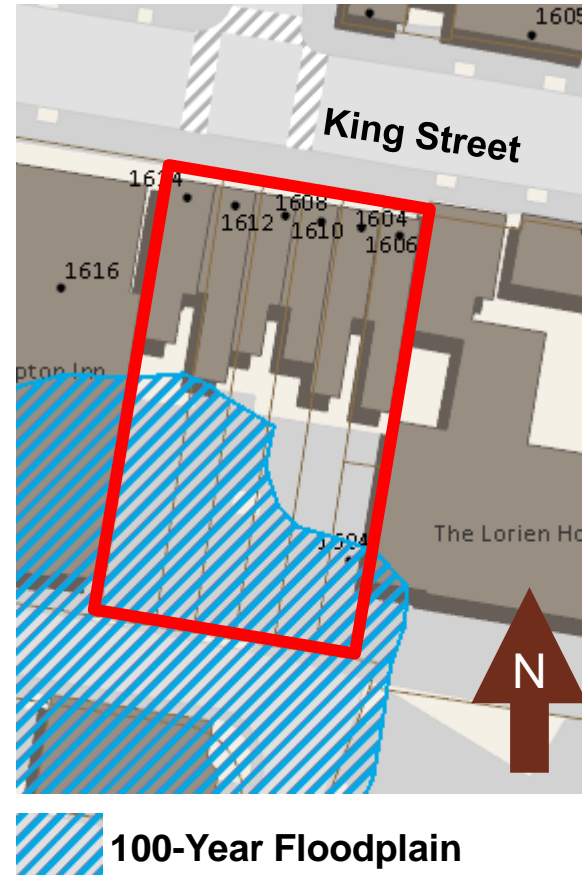
## **Modifications**

- Height to setback ratio for Dechantal Street
- Crown coverage requirement



# Floodplain

- Southern portion of the site is located within the 100-year floodplain
- The development requires a Letter of Map Revision based on fill (LOMR-F) issued by FEMA
- The site must be re-graded by adding fill material to an elevation above the base flood elevation in order for FEMA to issue the LOMR-F
- The LOMR-F from FEMA will be required prior to release of Final Site Plan. Partial early release for grading may be granted to raise the site for LOMR-F submittal





# Community

Community Meetings	
January 11, 2017	Meeting held by applicant
February 26, 2017	Meeting held by applicant
July 3, 2017	Meeting held by applicant
November 5, 2018	Meeting held by applicant
City Meetings	
May 15, 2014	BAR Concept Review
December 21, 2016	BAR Concept Review
March 1, 2017	BAR Concept Review
July 5, 2017	BAR Concept Review

- Applicant presented at BAR work sessions and to neighborhood residents 4 times each
- The design of the midrise building has evolved based on community feedback, including the implementation of traditional building materials and architectural character

# Project Benefits

- The rehabilitation of historic townhouses
- LEED Silver (or equivalent) for the townhouse rehabilitations and LEED Certified (or equivalent) for the midrise residential building
- Enhanced streetscape improvements on King Street including:
  - New brick sidewalks
  - Installation of Alexandria Historic street lights
  - Planting of up to two street trees
  - Construction of bus bulb-out east of Harvard Street intersection
  - Storm drain
- On-site public art
- Contribution to the City's Housing Trust Fund of \$242,490
- Living Landscape Fund contribution of \$3,600
- Capital Bikeshare contribution of \$10,000

# Conclusion



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