



Greenhill / West Alexandria

504 S. Van Dorn Street; 5650, 5660, and 5730 Edsall Road;
and 501 and 611 South Pickett Street

Master Plan Amendment #2018-0007

Text Amendment #2018-0016

Rezoning #2018-0007

Coordinated Development District (CDD)

Concept Plan #2016-0003

City Council - December 15, 2018

Project Location



Greenhill CDD

CDD #2016-0003

[2]

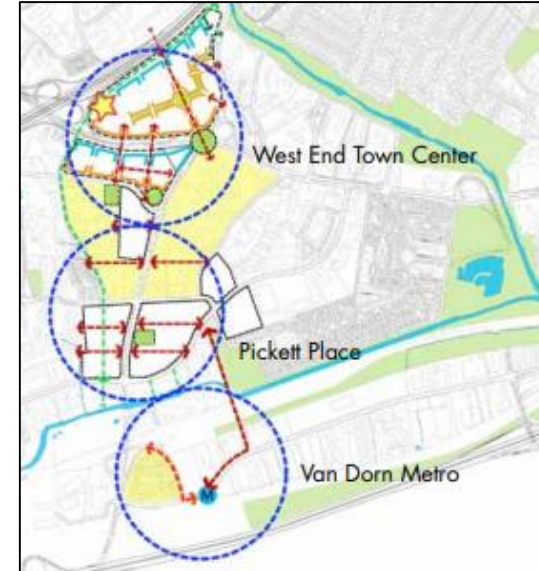
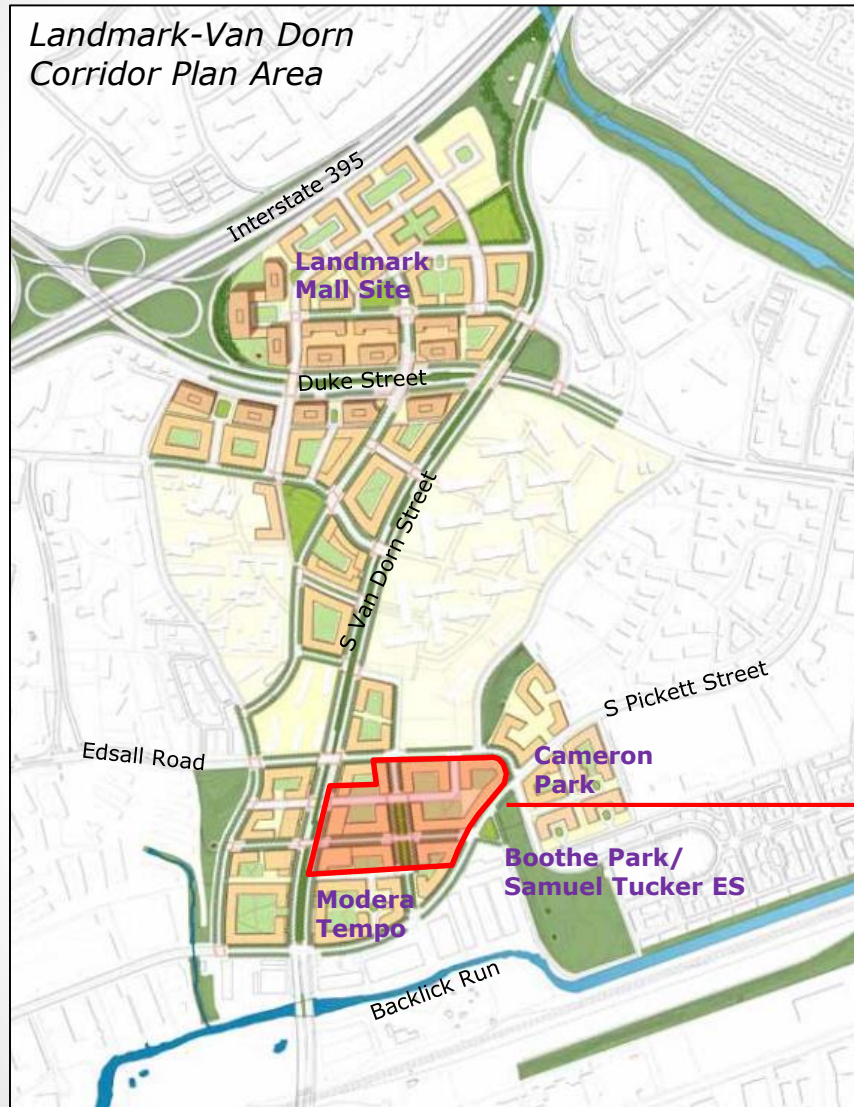


Project Location in Corridor Plan



Greenhill CDD

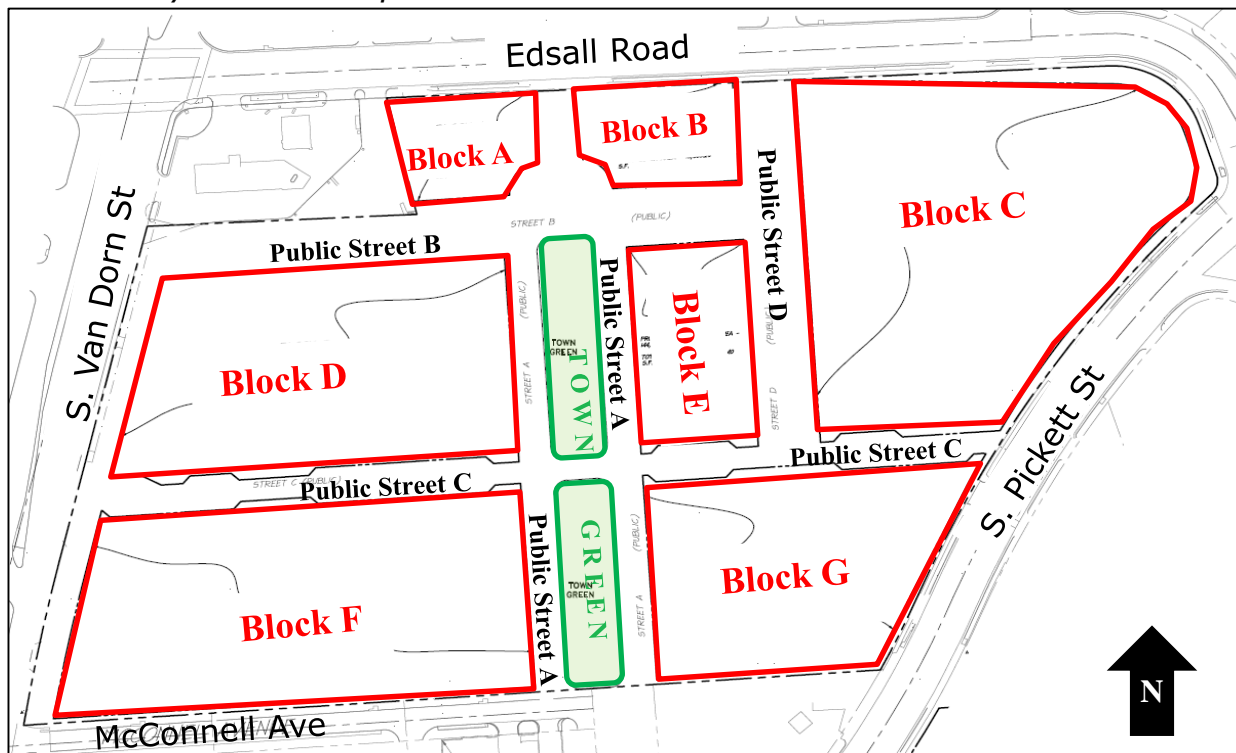
CDD # 2016-0003



Project Description



Preliminary CDD Concept Plan



- 14.9-acre site divided into seven new development blocks
- Four new public streets including Public Streets A and C
- 2.13 million SF in residential option
- 1.97 million SF in office option
- Max FAR of 3.28
- Max building heights vary between 85 and 170 feet
- No DSUPs requested now – would be submitted for each individual building in the future

Project Description

- Flexibility for location of uses within the CDD Concept Plan area except for primary ground-level retail
- Max 20% transfer of square footage between land use categories

Table 1: Total Proposed Square Footage by Land-Use Category in CDD Concept Plan Area

	Residential Option Gross SF	Office Option Gross SF
Multifamily Residential	1.63 million	818,000
Office or Hotel	187,000	830,000
Retail/Commercial	223,000	223,000
Above-Grade Parking	97,000	97,000
Total Building SF	2.13 million	1.97 million



Project Description



- Max 15% transfer of building square footage between blocks
- Square footages and heights in CDD are contingent on future SUP approval for bonus density and height (Section 7-700)

Table 2: Square Footage and Height by Block in CDD Concept Plan Area

	Block A	Block B	Block C	Block D	Block E	Block F	Block G
Total Land SF	16,982	18,855	128,608	90,178	28,211	107,097	65,983
Building SF Residential Option	101,900	111,100	409,900	529,000	144,300	578,200	255,600
Building SF Office Option				413,000	181,600	457,500	293,000
Building Height Either Option	100'	100'	85'	100'/170'	170'	100'/170'	85'/170'

Rezoning, Text Amendment and Master Plan Amendment



- **Master Plan Amendments** to Landmark-Van Dorn Corridor Plan/SAP:
 - Change land-use designation to allow hotels
 - Changes to development table to allow office or hotel uses and to increase maximum multifamily residential in "Block J" of Plan
 - Increase maximum FAR at the site
 - Increase maximum height at the site
- **Text Amendment** to create new CDD#27 zone
- **Rezoning** from CG, I, and CG/I to new CDD#27

Small Area Plan Compliance



Greenhill CDD

CDD# 2016-0003

- Proposal is consistent with goals established by the Landmark-Van Dorn Corridor Plan, including:
 - Establishment of “urban village” at this site
 - West End Transitway land dedication
 - Construction of new street grid
 - Provision of ground-level retail/commercial uses
 - Central “Town Green” park
 - Land dedication for public school / civic use
 - CDD Zoning
- Eisenhower West / Landmark-Van Dorn Developer Contribution Policy

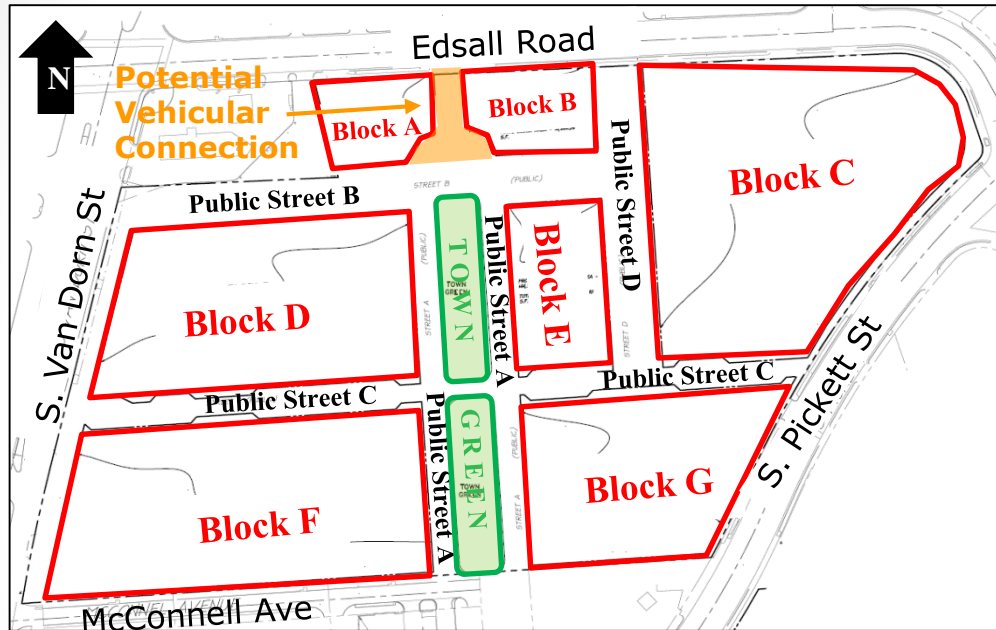
Project Benefits

- Over 220,000 SF of new ground-level retail/commercial uses
- Four new public streets as recommended in the Landmark-Van Dorn Corridor Plan
- West End Transitway land dedication
- New publicly-accessible “Town Green” park
- Voluntary affordable housing contribution (\$7.68 million)
- Provision of on-site affordable housing, subject to approval of future SUPs for bonus density and height (up to estimated 182 units)
- Dedication of 30,000 square feet of land for future construction of a public school or civic use

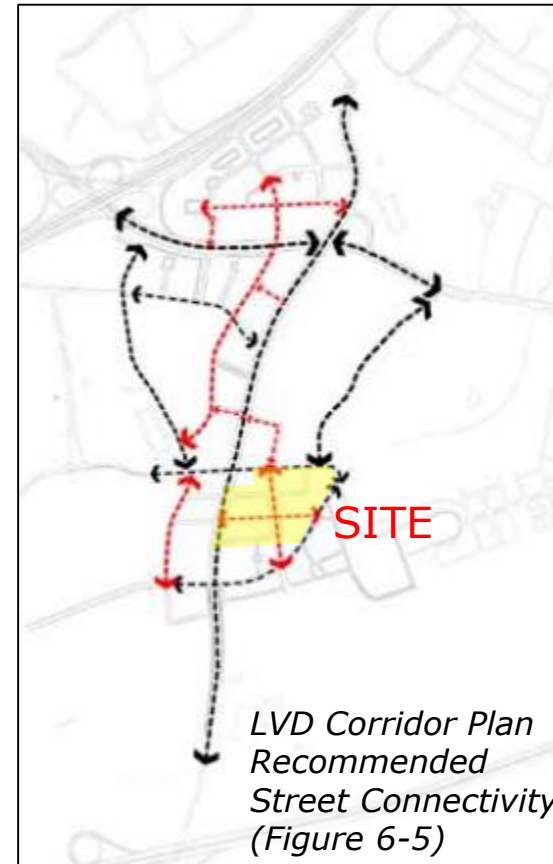


Vehicular Connection to Edsall

Preliminary CDD Concept Plan



	APPLICANT PROPOSAL	CITY ALTERNATIVE
PUBLIC STREET A AT INTERSECTIONS	2%	2%
PUBLIC STREET A ALONG PARK	5%	6.5%
PUBLIC STREET A BETWEEN BLOCKS A & B	10%	8%

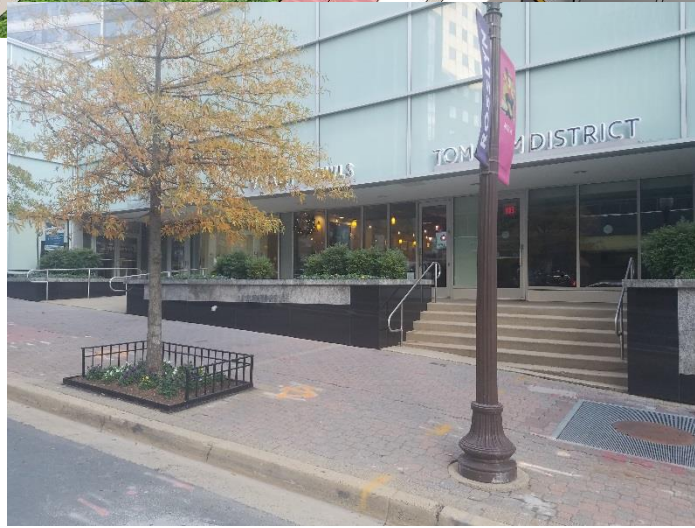
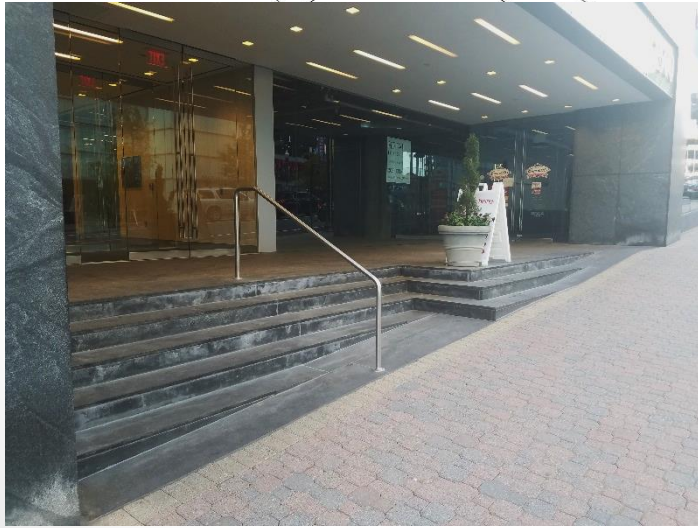


Vehicular Connection to Edsall



Comparison of Sidewalk and Ramp Requirements

	STANDARD SIDEWALK	ACCESSIBLE RAMP
LOCATION	IN PUBLIC RIGHT-OF-WAY	ON PRIVATE PROPERTY FOR BUILDING ACCESS
MAXIMUM SLOPE	NONE: SLOPE DETERMINED BY SLOPE OF STREET	MAXIMUM OF 1 : 12 OR 8.3%
MAXIMUM LENGTH	NONE: DETERMINED BY BLOCK LENGTH	DETERMINED BY MAXIMUM RISE OF 2'-6": 30 FEET MAX
MAXIMUM CROSS SLOPE	2%	2%
GUARDRAIL	NOT REQUIRED IF <2'-6" LEVEL CHANGE	NOT REQUIRED IF <2'-6" LEVEL CHANGE
HANDRAIL	NOT REQUIRED	REQUIRED AT SLOPES ABOVE 5%



Greenhill CDD

CDD # 2016-0003

Community



Greenhill CDD

CDD#2016-0003

Meeting Date	Community Group
5/2016	Cameron Station Civic Association
11/2016	Eisenhower West/Landmark-Van Dorn Implementation Advisory Group
5/2017	Open House Community Meeting
11/2017	Cameron Station Civic Association
10/2018	Eisenhower West/Landmark-Van Dorn Implementation Advisory Group
10/2018	Open House Community Meeting

Conclusion

Staff and Planning Commission recommend **approval** subject to compliance with all applicable codes and staff recommendations

