

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 3, 2020

TO: CHAIR MACEK AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #12- DSUP #2019-00016 – 226 & 228 WEST GLEBE ROAD

The purpose of this memorandum is to correct and clarify two questions that have arisen following briefings with Commissioners for this month's meeting relating to the Le Glebe project.

Parking Minimum

Eleven (11) parking spaces are provided for the project. When determining the minimum parking requirement for the project, staff misapplied the parking ratios for multi-family projects having units with greater than two (2) bedrooms. The ratio for one- and two-bedroom units is 1 parking space per bedroom, however, per Sec 8-200(2)(b) "any bedroom above the second bedroom in a unit may be included, but is not required to be included, in the total count." Therefore, the minimum parking requirement for the project would be **eight (8)** spaces and not eleven (11), based on the four (4) 3-bedroom units. The allowed residential and non-residential parking deductions are still applied as described on page 13.

Condition #14 (f)

Light color architectural panels depicted in the Preliminary Plan shall be finished in metal panels on the second and their level facades.

In response to questions from Commissioners and the Applicant, Staff has clarified that composite panels with metal facing or cladding is an acceptable material.



Kenneth W. Wire
kwire@wiregill.com
703-677-3129

February 28, 2020

VIA EMAIL

Planning Commission Chair Nate Macek and
City of Alexandria Planning Commission
City Hall
301 King Street, Suite 2100
Alexandria, VA 22314

RE: March 3rd Planning Commission Hearing
Item #12, LeGlebe DSUP 2019-00016

Dear Chair Nate Macek and Members of the Planning Commission:

On behalf of West Glebe LLC, the Owner of 226 and 228 W. Glebe, I respectfully request your consideration of two (2) conditions changes that will help make this project's costs proportional to its size and relief requested.

As background, the proposed project totals 10,717 SF which includes four (4) three-bedroom apartments and 2,495 SF of retail space on the ground floor. Development is sought under the existing zoning (no rezoning), and totals slightly less FAR than the maximum permitted. The Owner embarked on a one-year DSUP review process to seek approval for a few feet of building height and setback and open space relief as detailed in the Staff Report. A main reason for this relief is due to the small size of the site of 13,016 SF. Despite the Owner's efforts, adjacent properties were not willing to consolidate.

Staff is in support of the requested relief because as proposed, the siting of the building forms a strong, urban streetwall with parking in the rear, adjacent buildings to the south and east are at least 250' away from the proposed building, and the proposal is compatible with the Small Area Plans and planning guidance for this area. Most significantly, this development will provide four new apartments in Del Ray and all of them are three-bedroom units, which is unique for most new apartment buildings. Staff has worked with the Owner to tailor some conditions in a proportional way in consideration of the size of the project and requested relief; however, there are two remaining requests that are not inconsistent with City policies. They are as follows:

- Architecture Condition #14.f: "Light color architectural panels depicted in the Preliminary Plan shall be finished in ~~metal~~ **in the color shown, with a metallic finish, or similar** panels on the second and third level facades."

After a year of review, Staff only recently requested metal panels on the 2nd and 3rd levels of the façade. The Owner seeks more flexibility and is willing to agree to color specifications instead of metal panels.

- Green Building Cond.#17:

Achieve a green building certification level of LEED ~~Silver~~/ equivalent (**Earthcraft Commercial Certified and Earthcraft Multifamily Certified**) to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES pursuant to the City's Green Building Policy. Diligent pursuance and achievement of this certification shall be monitored through the following:

- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve the certification. *
- b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***
- c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
- d. Provide documentation certification within two (2) years of obtaining a final certificate of occupancy.
- e. Failure to achieve LEED Certification (or equivalent) for the residential project and /or LEED **Certified** ~~Silver~~ (or equivalent) for the commercial project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply.
- f. Provide documentation to future retail tenants encouraging them to operate their business consistently with the goals of LEED, as well as to pursue LEED for Retail or LEED for Commercial Interiors certification. (P&Z) (T&ES)

As Staff acknowledges, the 2019 Green Building policy does not apply to this project, and it is difficult and costly for an Owner to pursue split-LEED ratings (i.e. Silver at the ground floor and Certified above). Because of this, Staff is requiring LEED Silver for the entire project, which is the 2019 policy. The Owner did not have this expectation, believes Earthcraft is more willing to work with owners to find solutions in mixed use buildings, and seeks to allow for Earthcraft Commercial Certified at the ground floor and Earthcraft Multifamily Certified for the apartments above.

Thank you for your consideration and I'm happy to discuss this with you.

Sincerely,



Kenneth W. Wire

Cc: Karl Moritz, Director of Planning and Zoning