



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # DSUP 2019-0028

Project Name: 701 N Henry

PROPERTY LOCATION: 701 N Henry Street

TAX MAP REFERENCE: TM ID #054.04-05-17

ZONE: CSL

APPLICANT:

Name: AVANTI HG 701 LLC

Address: 1605 King Street, Suite 3, Alexandria VA 22314

PROPERTY OWNER:

Name: AVANTI HG 701 LLC

Address: 1605 King Street, Suite 3, Alexandria VA 22314

SUMMARY OF PROPOSAL The Applicant requests a DSUP to construct a 94-unit multifamily building.

MODIFICATIONS REQUESTED Modification to street tree spacing requirements.

SUP's REQUESTED SUP for bonus density for the provision of affordable housing pursuant to Section 7-700 of the Zoning Ordinance

☒ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

M. Catharine Puskar, attorney/agent

Print Name of Applicant or Agent

2200 Clarendon Boulevard, Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

M. C. Puskar

Signature

703-528-4700

703-525-3197

Telephone #

Fax #

cpuskar@thelandlawyers.com

Email address

February 12, 2020

REVISED 3/17/20

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development SUP # 1200 N Henry, LLC

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

☒ the Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of
the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

Please see attached.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license.

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

x N/A

AVANTI HG 701 LLC

February 3, 2020

AVANTI HG 701 LLC
1605 King Street, Suite 3
Alexandria, VA 22314

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314


Re: Consent/Authorization to File an Application for a Rezoning, a Master Plan Amendment and a Development Special Use Permit with Preliminary Site Plan
701 N Henry Street (TM ID #054.04-05-17, the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, AVANTI HG 701 LLC hereby consents to the filing of an application for a Rezoning, a Master Plan Amendment, a Development Special Use Permit with Preliminary Site Plan, and any related requests on the Property.

AVANTI HG 701 LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Rezoning, a Master Plan Amendment, a Development Special Use Permit with Preliminary Site Plan, and any related requests on the Property.

Very Truly Yours,
AVANTI HG 701 LLC


By: Joseph "Teddy" Kim
Its: Authorized Signer
Date: 2/3/2020
1605 King Street, Suite 3
Alexandria, VA 22314

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|----------------------|---------------------------|----------------------|
| 1. AVANTI HG 701 LLC | 1605 King Street, Suite 3 | 100% |
| 2. | Alexandria VA 22314 | See Attached. |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 701 N Henry Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|----------------------|---------------------------|----------------------|
| 1. AVANTI HG 701 LLC | 1605 King Street, Suite 3 | 100% |
| 2. | Alexandria VA 22314 | See Attached. |
| 3. | | |

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|--------------------------------------|---|---|
| 1. Greg Salvaggio | None | N/A |
| 2. Keinan Ashenazi Mark Goldstein | None None | N/A N/A |
| 3. Joseph Kim | None | N/A |

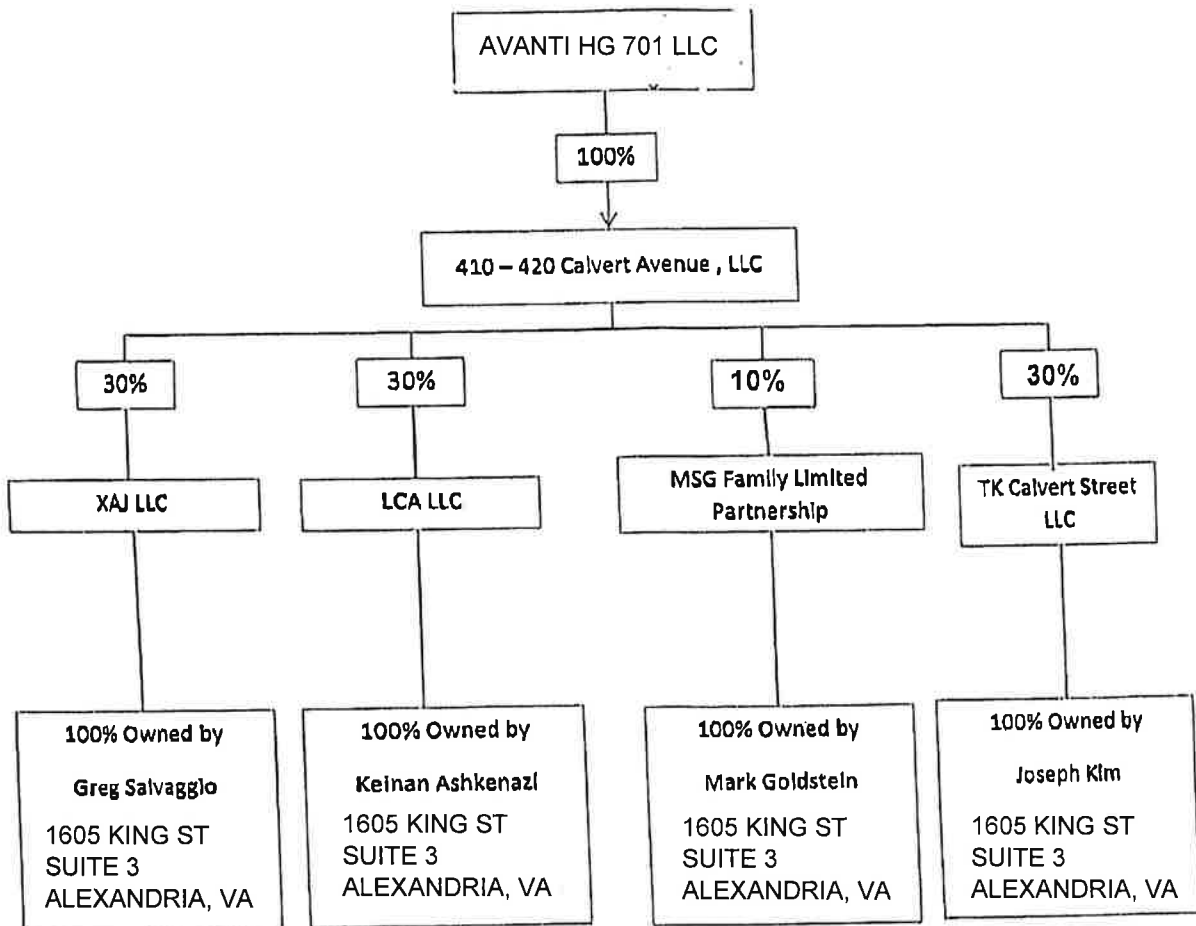
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/12/20 m catherine Buskar m c Buskar
Date Printed Name Signature

AVANTI HG 701 LLC OWNERSHIP INFORMATION

FEBRUARY 12, 2020



***None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance.**

Development SUP # _____

- 2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

Please see attached for narrative description.

[illegible]

701 N Henry Street (the “Property”)
Statement of Justification

February 12, 2020

Proposal Overview

The Property is located at 701 N Henry Street, within the Braddock Metro Neighborhood Plan area (“BMNP” or the “Plan”). Avanti HG 701 LLC (the “Applicant”) is proposing to develop the property with 94 multifamily apartment units, 7 of which would be dedicated affordable housing units at 60% AMI for 40 years, consistent with the requirements associated with bonus density set forth in Section 7-700 of the Zoning Ordinance. The Applicant proposes one level of underground parking (90 spaces, 5 of which are tandem) and one on-street loading space on Wythe Street. The proposed development will include open space in the form of a ground level landscaped courtyard and above grade amenity space to serve the residents of the building.

The proposed building provides an urban street wall on N Henry Street and a “retail ready” two-story lobby and amenity feature at the corner of N Henry and Wythe Streets, which will activate the pedestrian realm. The landscaped courtyard in the rear provides a setback from the single family homes to the east of the Property. In conformance with the BMNP’s design guidelines and the City’s Complete Streets Design Guidelines, the proposed streetscape is pedestrian friendly and acknowledges Wythe Street’s designation as a “walking street.”

Overall, the Applicant is improving the site, which is currently occupied by one-story industrial flex/retail space, by reducing the number of curb cuts from three (3) to one (1), removing surface parking, undergrounding utilities serving the site, improving the streetscape with new sidewalks, street trees and streetlights, and increasing the supply of housing (both market rate and affordable), consistent with the goals of the BMNP.

Master Plan Amendment and Rezoning

The Applicant requests a Master Plan Amendment and Rezoning from Commercial Service Low (CSL) to Commercial Residential Mixed-Use Medium (CRMU-M) to allow for a mixed-use development at a 2.0 FAR and to amend the tables on pages 97 (Development) and 98 (Land Use) of the BMNP to reflect this new zoning. While the CSL zoning permits limited residential development, the proposed Master Plan Amendment and Rezoning are consistent with Council’s stated priorities of increasing density near Metro, and the mass and scale of the building are consistent with other buildings along N Henry Street within the BMNP. The property is adequately served by essential public facilities including streets, parking, drainage, trash removal, water and sewers and schools. In addition, the proposed development is consistent with the goals and guidelines set forth in the BMNP and consistent with the zoning, height, and density of other development parcels in the BMNP while transitioning in height to the single family homes to the east of the site.

Bonus Density for the Provision of Affordable Housing

Pursuant to Section 7-700 of the Zoning Ordinance, the Applicant is requesting bonus density and height for the provision of affordable housing. The Applicant is requesting 30% bonus density, or a 2.6 FAR. In accordance with the bonus density provisions, the Applicant is providing 7 on-site affordable units at 60% of AMI for 40 years.

Transportation Management Plan

Please see the memorandum provided by Wells & Associated for the proposed Transportation Management Plan, enclosed with this application.

In summary, the proposal will replace a one-story, aging, industrial flex/retail building with an urban, 94-unit, residential building that addresses the street, promotes pedestrian activity with an active ground floor, and furthers the implementation of the vision set forth in the BMNP.

**701 N Henry Street
Affordable Housing Plan
February 12, 2020**

1.1 Project name and address

Project Name/Address: 701 N Henry

1.2 Application number

DSUP #2019-0028

1.3 Brief description of the application and the proposed development program

The Applicant proposes to construct a five-story multifamily building with 94 rental units and site improvements.

1.4 Requested zoning changes or waivers (if any)

- **Master Plan Amendment**
- **Rezoning from CSL to CRMU-M**
- **DSUP with Preliminary Site Plan for a multifamily residential building with a 2.0 FAR**
- **Bonus density and height for the provision of affordable housing**
- **Transportation Management Plan Special Use Permit**

1.5 The Small Area Plan in which the project is located and a brief discussion of how relevant affordable housing goals and recommendations are being addressed by the AHP

The project is located within the Braddock Metro Neighborhood Plan. This plan encourages affordable housing in order to create an economically diverse area, but does not specifically identify any affordable housing goals for this site. The proposed project creates 7 new affordable units in a transit-oriented development.

2. Description of the AHP to include:

2.1 Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of proposed affordable units

Consistent with the overall unit mix, the Applicant proposes to provide 1 studio, 4 one-bedroom and 2 two-bedroom units for households with incomes up to 60% of AMI for 40 years.

2.2 General description of location of affordable units in the project

All seven affordable units will be located in the proposed building and will be dispersed throughout the building.

2.3 Confirmation that residents of affordable units will have equal access to all amenities available to residents of market-rate units

The residents of the affordable units will have equal access to all amenities available to residents of the market-rate units within the building.

**701 N Henry Street
Affordable Housing Plan
February 12, 2020**

2.4 Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of existing affordable units being demolished as part of redevelopment (if any)

No units are being demolished as part of this redevelopment.

2.5 Brief discussion of tenant relocation plan approved by the Landlord-Tenant Relations Board (if applicable)

N/A

2.6 Description of the phasing of the project and any implications it may have on the delivery of units (if any)

The building will be constructed in one phase.

2.7 Description of any voluntary contributions to be made to the Housing Trust Fund in addition to the provision of affordable units (if any)

In addition to the 7 on-site units, the Applicant will be providing a monetary contribution to the Housing Trust Fund.

2.8 Any other information the applicant deems relevant to the AHP

N/A

Development SUP # _____

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

The number of users will be typical of a 94-unit residential building.

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

To be determined by the building management staff at a later date.

5. Describe the proposed hours and days of operation of the proposed use:

| Day | Hours | Day | Hours |
|-------------------|-------|-----|-------|
| Residential: 24/7 | | | |
| | | | |
| | | | |
| | | | |
| | | | |

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Noise levels will be in compliance with City Code.

B. How will the noise from patrons be controlled?

No significant noise is anticipated. Noise from residents will be in compliance with City Code.

7. Describe any potential odors emanating from the proposed use and plans to control them:

No odors are anticipated. Trash is internal to the building.

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Typical for the proposed uses.

B. How much trash and garbage will be generated by the use?

Typical for the proposed uses.

C. How often will trash be collected?

Trash will be collected as often as necessary.

D. How will you prevent littering on the property, streets and nearby properties?

Staff will monitor the property for litter.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Typical cleaning products associated with a residential building will be used and will be disposed of appropriately.

11. What methods are proposed to ensure the safety of residents, employees and patrons?

Property management will monitor activities on the property.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

85 residential parking spaces

B. How many parking spaces of each type are provided for the proposed use:

35 Standard spaces

50 Compact spaces

Handicapped accessible spaces

5 Tandem Other

Development SUP # _____

- C. Where is required parking located? (check one) ☒ **on-site** ☐ **off-site**

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning _____ ordinance?

- B. _____ How many loading spaces are available for the use?

- C. Where are off-street loading facilities located?

One on-street loading space is provided on Wythe Street.

- D. During what hours of the day do you expect loading/unloading operations to occur?
Loading will occur between 7AM and 11PM.
- _____

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

As often as necessary.

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.

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MEMORANDUM



1420 Spring Hill Road,
Suite 610,
Tysons, VA 22102
703-917-6620
WellsandAssociates.com

TO: Bob Garbacz
City of Alexandria

FROM: Michael R. Pinkoske, PTP
Grady P. Vaughan, P.E.
Dyron D. Capers, EIT
Wells + Associates, Inc.

RE: 701 N. Henry Street

SUBJECT: Multimodal Assessment and Trip Generation Analysis

DATE: February 12, 2020

Introduction

Wells + Associates has prepared a multimodal and trip generation memorandum for the proposed redevelopment of the 701 N. Henry Street property. The block is bounded by Madison Street to the north, Wythe Street to the south, N. Henry Street (U.S. Route 1) to the west, and N. Patrick Street (U.S. Route 1) to the east. The subject property is currently occupied by the approximately 13,665 square foot (SF) Alexandria Lighting & Supply warehouse. The Applicant proposes to raze the existing use and redevelop the site with a 94-unit multifamily development. The site location is shown on Figure 1.

As mentioned above, the existing warehouse would be razed and redeveloped with 94 units (approximately 95,264 GSF) of residential units. The proposal would be served by approximately 85 parking spaces in one (1) level of below-grade parking. One on-street (1) loading space is proposed on Wythe Street. Access to the parking garage would be located approximately mid-block on Wythe Street. A reduced version of the concept plan is shown on Figure 2.

Multimodal Transportation Network Assessment

It is a goal of the City of Alexandria to create an integrated, multimodal transportation system that is accessible and safe for all users, including pedestrians and bicyclists. To help achieve this goal, the City Council adopted a Complete Streets Policy in 2010. The term Complete Streets describes a comprehensive, integrated transportation network with infrastructure and design that allows safe and convenient travel along and across streets for all users. The policy is intended

WELLS + ASSOCIATES

MEMORANDUM

to promote equality for pedestrians, bicyclists, riders and drivers of public transportation, as well as drivers of other motor vehicles. Further, the policy is intended to promote equality for people of all ages and abilities, including children, older adults, and individuals with disabilities. The study area includes bicycle and pedestrian data, analysis and reporting of infrastructure within a ¼ mile radius from the site. An integrated transportation system will allow for the subject property to encourage users to utilize alternative modes of transportation in lieu of single occupancy vehicles when traveling to and from the site.

Pedestrian Facilities

The Braddock Metro Small Area Plan has a connected network of sidewalks that provides the safe and efficient movement of pedestrians between residences, places of employment, retail shops, open space, transit facilities and other destinations within the area. A review of existing conditions confirms that within ¼ mile from the subject site, as shown on Figure 3, sidewalks are present along both sides of all streets.

There are 19 signalized intersections within the pedestrian and bicycle ¼ mile study area. A review of the existing signalized intersections confirms that crosswalks are provided across each leg. Every crosswalk provides pedestrian ramps connecting the sidewalks on either side. Pedestrian count down heads are provided for each marked crosswalk at the signalized intersections as shown on Figure 3.

Public Transit Service

The Braddock Metro Neighborhood is well served by transit as shown on Figure 4. This includes DASH bus, Bus Rapid Transit (BRT), Metrobus, and Metrorail.

Metrorail Service. The Braddock Road Metrorail station is located approximately 0.25 miles (straight line distance) west of the subject site. This station is served by both the Yellow and Blue Lines. The subject property is located within the ½ mile walkshed from the station based on the City of Alexandria Metro Station Walkshed Map.

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MEMORANDUM

DASH Service. DASH service is provided by lines AT2, AT3, AT3/4, and AT5 in the vicinity of the site as shown on Figure 4. Line AT2 provides service from Lincolnia to the Braddock Road Metrorail station; additional stops include Mark Center Station, the Alexandria Hospital, the King Street-Old Town Metro station, and City Hall. In the vicinity of the site, the line travels along Powhatan Street, Montgomery Street, and Madison Street. Line AT3 provides weekday service between Hunting Point and the Pentagon Metro Station with a stop at the Braddock Road Metro Station. In the vicinity of the site, the line travels along Pendleton Street. Line AT3/4 provides weekday and Saturday service between Old town and Parkfairfax. In the vicinity of the site, the line runs along Pendleton Street. Line AT5 provides service from the Van Dorn Street Metro station to the Braddock Road Metro station; additional stops include Landmark Mall, King Street Metro, and the Alexandria Hospital. In the vicinity of the site, the line travels along Madison Street.

Metroway. Metroway is a BRT system which operates with dedicated travel lanes along a portion of the route from U.S. Route 1/Potomac Avenue to U.S. Route 1/East Glebe Road. Service began in August 2014 and replaced the 9S line. Service is provided between the Braddock Road and Pentagon City Metro stations, via the Crystal City-Potomac Yard Transitway. Buses run every six minutes from Crystal City to Potomac Yard and every 12 minutes between Braddock Road and Pentagon City. They run every 12 minutes to 15 minutes on off-peak times during weekdays and every 20 minutes on weekends. The closest stop to the subject site is located at Braddock Road Metrorail Station. The subject property is located within the ½ mile walkshed of BRT based on the City of Alexandria BRT Walkshed Map.

Metrobus Service. Metrobus service is provided by lines 10A and 10B. Lines 10A and 10B run along Pendleton Street in the vicinity of the site. Line 10A operates daily and provides service between the Pentagon Metrorail Station and the Huntington Metrorail Station. Line 10B also operates daily. It provides service between Hunting Point and the Ballston Metrorail Station. The closest stop to the site is at the intersection of Pendleton Street and N Henry Street.

Bicycle Network

As shown on Figure 5, within the vicinity of the site, N Fayette Street and West Street (to the west) is marked as on-street bike routes. Oronoco Street (to the south) and N Columbus Street (to the east) have shared lane markings. These routes connect to the Mount Vernon Trail that run to the north and south of the site.

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MEMORANDUM

Currently, the closest Capital Bikeshare facility to the subject site exists directly to the north at the intersection of Madison Street and N. Henry Street (15 docks), as shown on Figure 5. Capital Bikeshare is also available at the Pendleton Street and N. Henry Street intersection (16 docks). The closest bicycle shops to the subject site are located at 1100 King Street and 302 Montgomery Street.

Pedestrian Access to/from 701 N. Henry Street

Access for pedestrians is facilitated by marked crosswalks and ADA ramps at the intersections of Wythe Street/N. Henry Street, Wythe Street/N. Patrick Street, and Madison Street/N. Henry Street. ADA ramps exist on all quadrants of the intersections with marked crosswalks. The subject development would include streetscape improvements that will improve sidewalks along the west and south site frontage on N. Henry Street and Wythe Street.

The nearest transit stop is located at the southwest corner of N. Henry Street and Madison Street (Lines AT2 and AT5). The Braddock Road Metrorail station is approximately 0.25 miles west of the site and is accessible via a connected grid of sidewalk.

According to walkscore.com, 701 N. Henry Street has a walkscore of 92, Walker's Paradise, transit score of 73, Excellent Transit, and bike score of 71, Very Bikeable, due to the presence of transit and bike amenities near the site. Based on the City's walkability worksheet, included as Attachment 1, 701 N. Henry Street has a walkscore of 90.

On-street Parking Restrictions

On-street parking restrictions on block faces surrounding the site are shown on Figure 6. No changes to the existing parking restrictions on N. Henry Street are proposed as part of this project. The proposal will reduce the existing curb cuts on the property from three (3) to one (1), and the proposed on-street loading space on Wythe Street will be marked with appropriate signage.

Trip Generation

The trip generation analysis prepared for the proposed redevelopment on 701 N Henry Street is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The site is currently occupied by an Alexandria Lighting & Supply warehouse, consisting of approximately 13,665 square feet (SF) of space. Vehicular access is currently provided via three (3) curb cuts, one (1) on N. Henry Street, and two (2) on Wythe Street.

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MEMORANDUM

The trip generation analysis for the proposed multifamily residential building and a comparison to the existing use are presented in Table 1. These calculations are based on unfractured ITE trip generation rates/equations for ITE land uses codes 150 (Warehousing) and 221 (Multifamily Housing – Mid-rise). The trip generation provided in Table 1 is based on non-reduced rates, consistent with the requirements of determining whether a traffic study is required. Based on the transit-oriented surroundings of the site, a non-auto reduction is anticipated but is not allowed to be applied for purposes of this memorandum.

As shown in Table 1, the proposed residential housing would generate 30 additional weekday AM peak hour trips and 39 additional weekday PM peak hour trips in comparison to the existing use. Based on the trip generation analysis contained herein the proposal would not meet the 50 peak hour trip threshold requiring a transportation study per the *Transportation Planning Administrative Guidelines* (June 2017).

Transportation Management Plan (TMP)

A TMP is a site-specific plan of Transportation Demand Management (TDM) strategies to encourage residents and employees to take public transportation, walk, bike or share a ride, as opposed to driving alone. The TMP is required by the zoning ordinance through the City's development review process, depending on the size of the development.

The ordinance requires that projects submit a Special Use Permit application which must include a multimodal transportation study and a Transportation Management Plan. The thresholds for developments requiring a TMP for the proposed uses are 20 residential units. Generally, there are three types of TMP tiers that determine program participation: Tier 1 TMPs are for smaller developments, Tier 2 for mid-sized developments and Tier 3 for larger developments. Based on the development program assumed in the trip generation, the proposal would be classified as a Tier 1 TMP (residential).

Tier 1 TMPs shall be required to join the Citywide TDM program. Joining the Citywide program requires payments to the TDM fund and allows the City to implement TDM measures such as surveys, mailings and hosting events to encourage participation.

Conclusion

For the reasons outlined herein, we request confirmation that this document serve as the required multimodal transportation and trip generation assessment of the proposed development and that nothing additional would not be required of the Applicant.

Thank you for your consideration and please feel free to contact Michael Pinkoske at 703.676.3609 or mrpinkoske@wellsandassociates.com with any questions or comments.

Table 1
701 N. Henry Street
Site Trip Generation Analysis¹

| Land Use | ITE Code | Size | Units | AM Peak Hour | | PM Peak Hour | | Average Daily Trips |
|---------------------------|--------------------------------|--------|-------|--------------|-----------|--------------|-----------|---------------------|
| | | | | In | Out | In | Out | |
| Existing | | | | | | | | |
| | Warehousing ² | 13,665 | SF | 2 | - | 1 | 2 | 24 |
| Proposed | | | | | | | | |
| | Multifamily Housing (Mid-Rise) | 94 | DU | 8 | 24 | 26 | 16 | 511 |
| Net New Site Trips | | | | 6 | 24 | 25 | 14 | 487 |

Notes:

1. Trip generation estimates based on ITE's Trip Generation Manual, 10th Edition.
2. The warehouse use contains a small portion of accessory office and retail space in the building.



Figure 1
Site Location



NORTH

701 N. Henry Street
City of Alexandria, Virginia

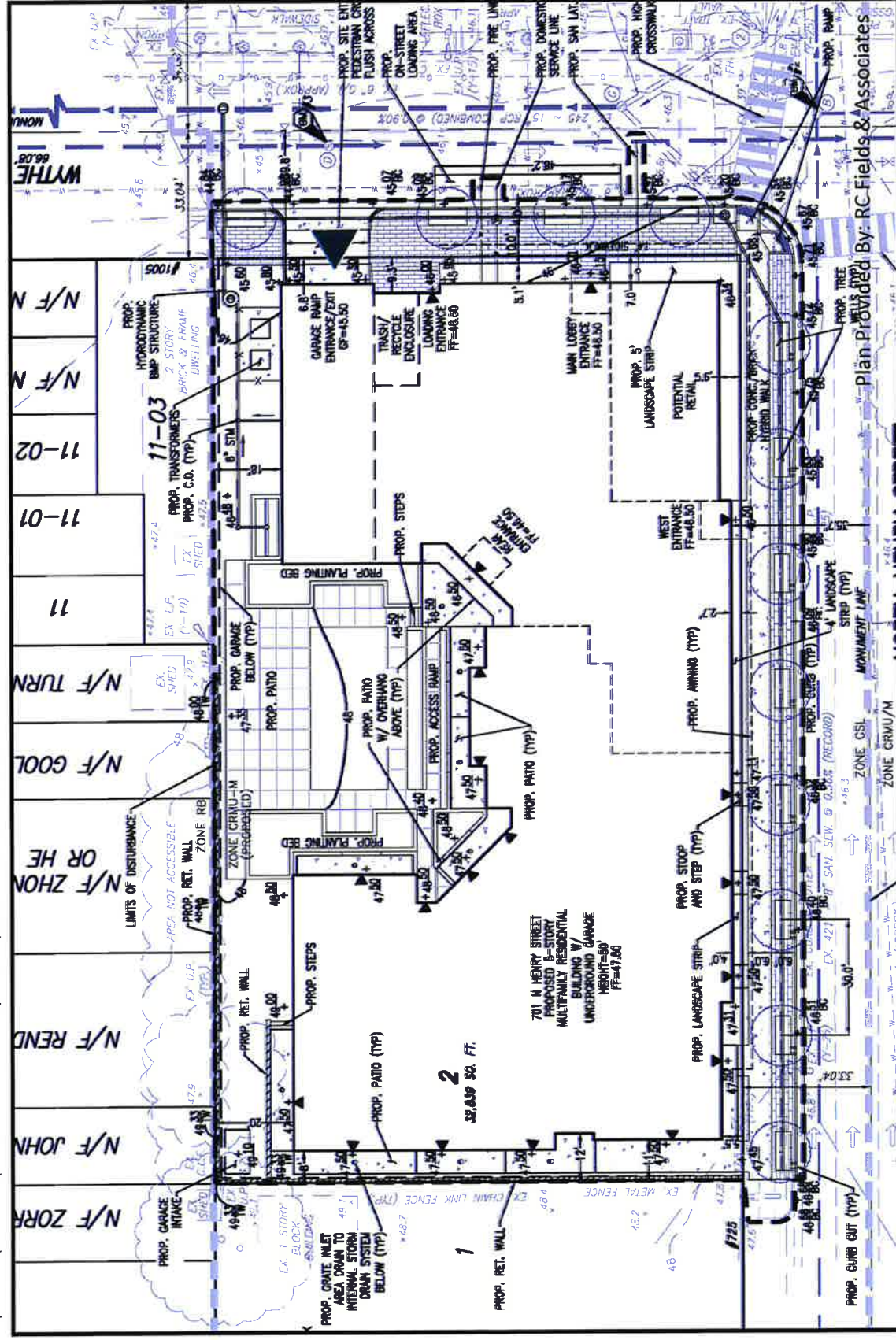


Figure 2

Concept Plan

Proposed Site Access Point

NORTH

701 N. Henry Street
City of Alexandria, Virginia

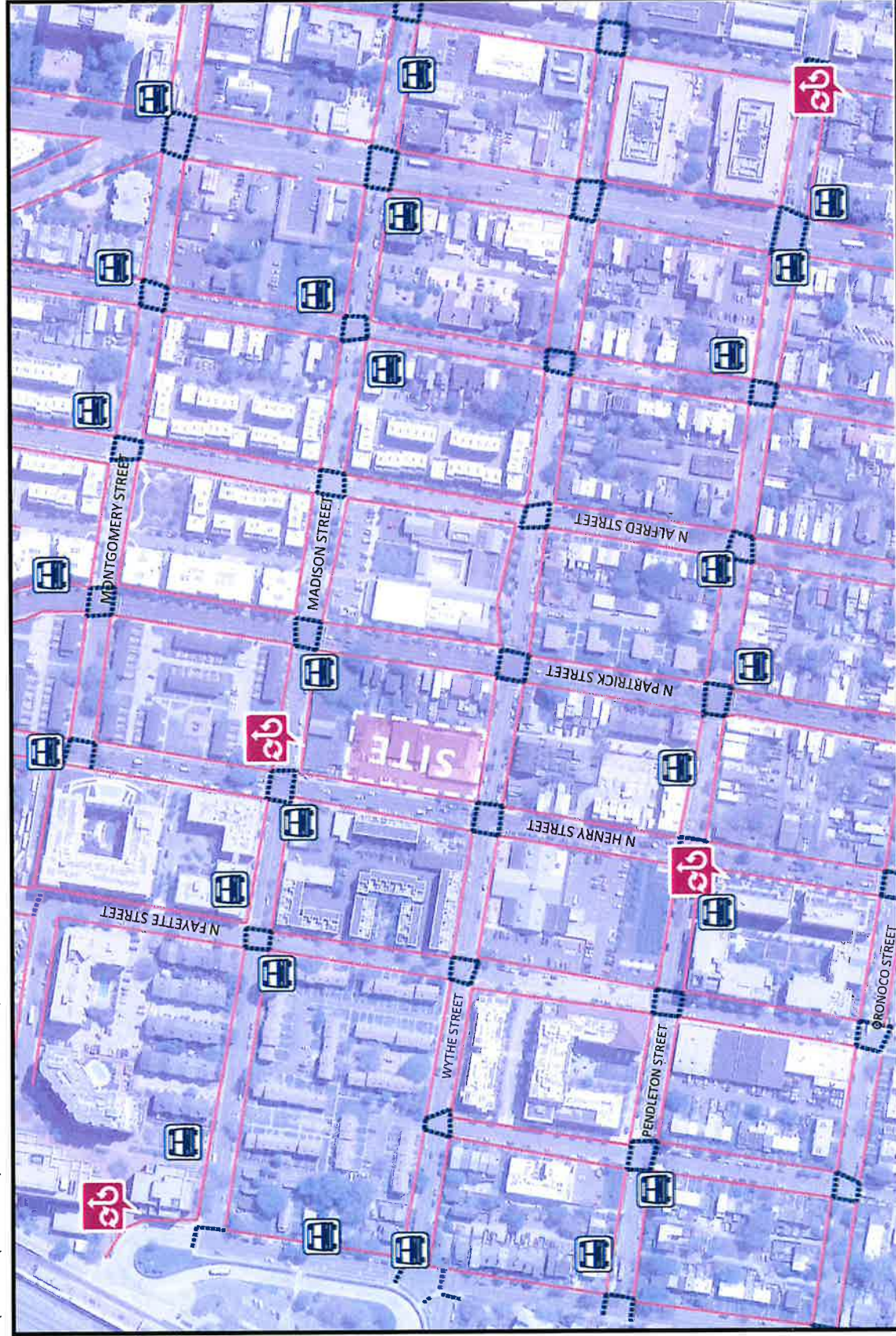


Figure 3

Existing Pedestrian and Bike Infrastructure

NORTH
701 N. Henry Street
City of Alexandria, Virginia

- Sidewalk
- Crosswalk
- Capital Bikeshare
- Bus Stops

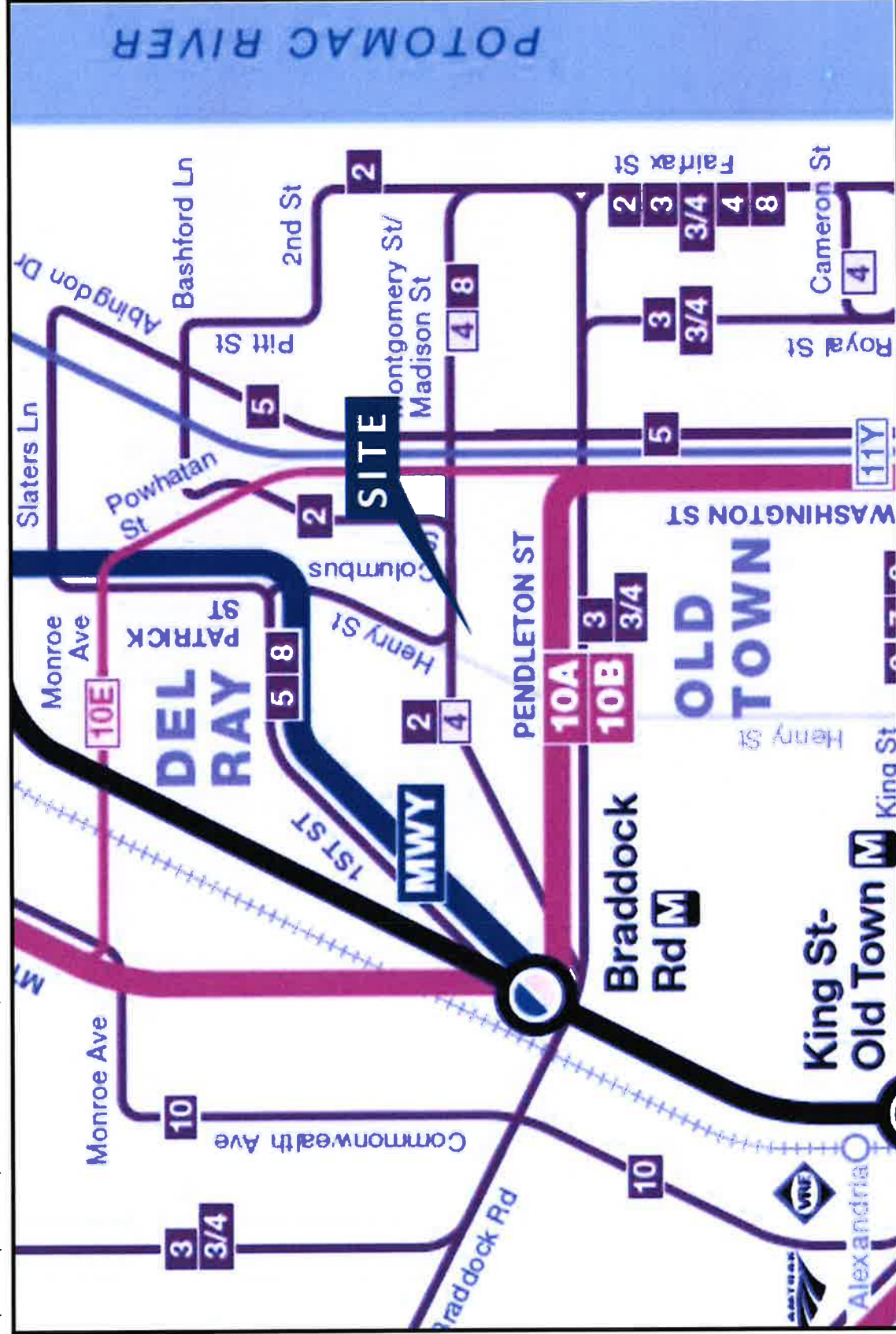


Figure 4
Transit Map

NORTH
701 N. Henry Street
City of Alexandria, Virginia

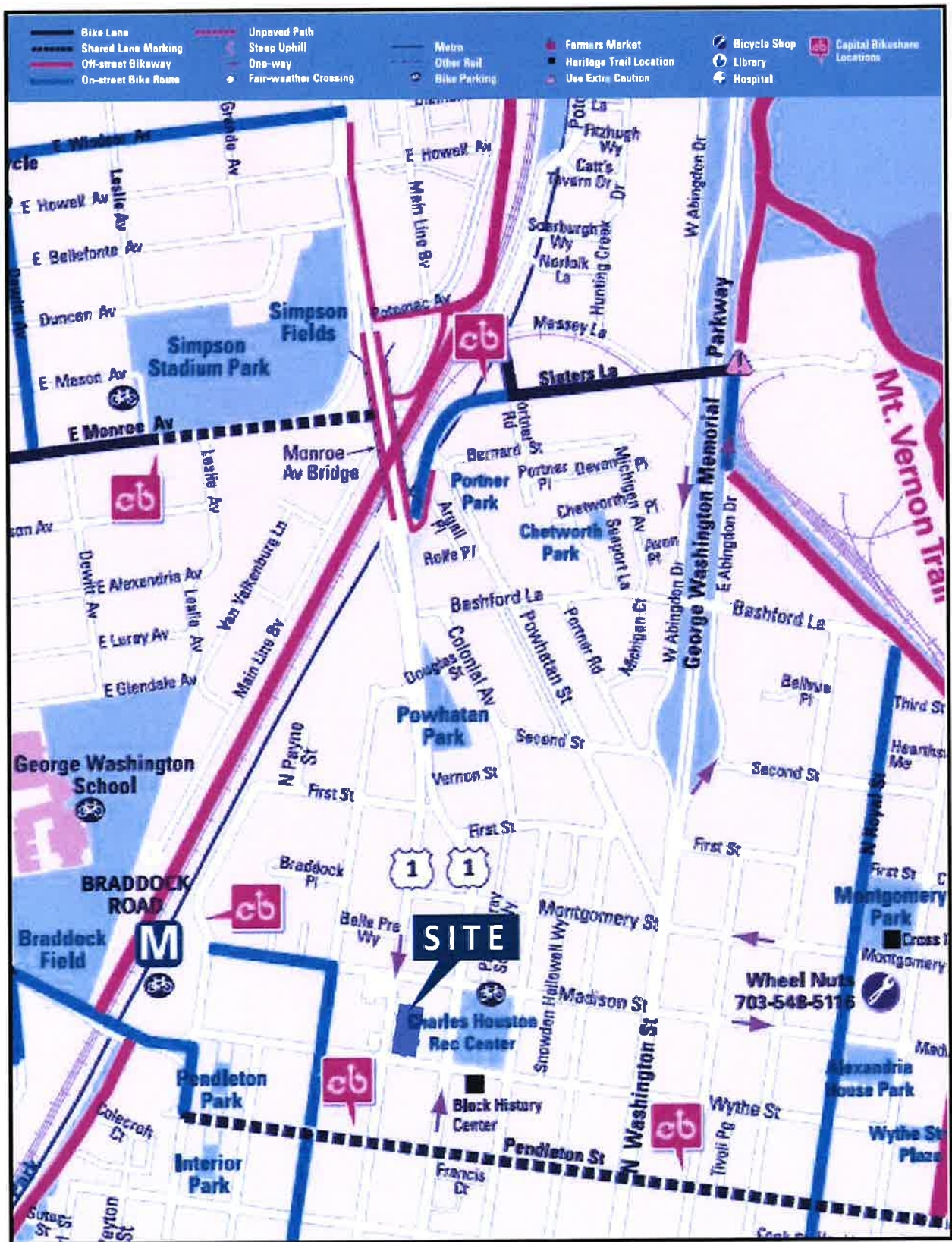


Figure 5
Alexandria County Bike Map



NORTH

701 N. Henry Street
City of Alexandria, Virginia



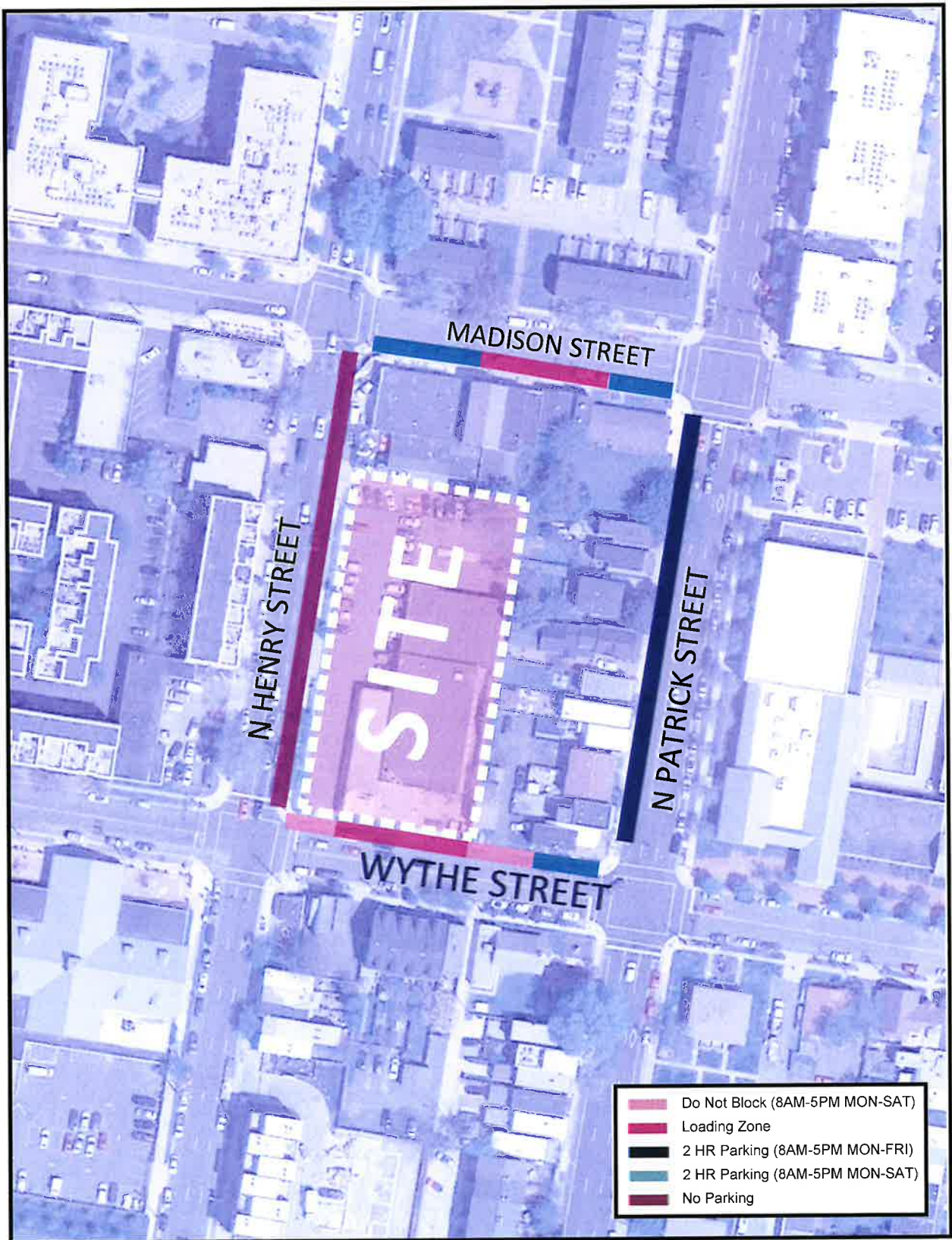


Figure 6
On-Street Parking Restrictions



701 N. Henry Street
City of Alexandria, Virginia

ATTACHMENT 1

701 N Henry Street - Walkability Index Use Types & Categories Chart

| TABLE: USE TYPES & CATEGORIES | | | | | Notes | |
|--------------------------------|------------|--|--------------------|------------------|---|--|
| Category | Max Points | Use or Service Type | 0.25 Miles or Less | 0.25 - 0.5 Miles | | |
| Food Retail | 15 | Supermarket or grocery with produce section (min. 5,000 gross square footage) | 15 | 5 | Lee's Market, Harris Teeter, Trader Joe's | |
| | | Convenience Store | 7 | 3 | Meridian Deli & Convenience | |
| Community-serving retail | 20 | Farmers Market (min. 9 months per year) | 5 | - | | |
| | | Hardware Store | 5 | - | | |
| | | Pharmacy ₁ | 5 | 5 | Harris Teeter Pharmacy | |
| | | Other Retail ₂ | 3* | - | Tony's Auto Service, European Auto Body, Mason Social *3 Retail uses credited for 8 points towards category max. | |
| Services | 20 | Bank (not ATM) | 5 | - | Bank of America | |
| | | Family entertainment venue (e.g. theater, sports) | 5 | - | | |
| | | Gym, health club, exercise studio | 5 | - | Solidcore Pilates Studio, UFC Gym Alexandria located | |
| | | Hair Care | 3 | - | Another Level, Salon 46, Aullano Salon | |
| | | Laundry, dry cleaner | 5 | - | Madison Cleaners, Monarach Dry Cleaners | |
| | | Restaurant, café, diner (excluding those with only drive-thru service) ₃ | 5 | 5 | McDonalds, Lost Dog, Sugar Shack Donuts | |
| Civic and community facilities | 35 | Adult or senior care (licensed) | 3 | - | | |
| | | Child Care (licensed) | 3 | - | Madison Day School | |
| | | Cultural arts facility (museum, performing arts) | 5 | - | | |
| | | Education facility (e.g. K-12 school) | 10 | 5 | Commonwealth Academy, George Washington Middle School | |
| | | Education facility (e.g. university, adult education center, vocational school, community college) | 5 | - | | |
| | | Government office that serves public on-site | 3 | - | Alexandria City Public School office | |
| | | Medical clinic or office that treats patients | 3 | - | Nova Patient Care | |
| | | Place of worship | 5 | - | St. Joseph Catholic Church, Community Presbyterian Church | |
| | | Police or fire station | 3 | - | Alexandria Fire Station 204 | |
| | | Post office | 5 | - | US Postal Service | |
| | | Public library | 5 | - | | |
| | | Public park | 10 | 5 | Pendleton Park, Braddock Open Space | |
| Community anchor uses | 10 | Community recreation center | 3 | - | Charles Houston | |
| | | Social services center | 3 | - | Residential Care Inc. City of Alexandria Department of Community and Human Services | |
| | | Business office (100 or more FTE) | 10 | 5 | Braddock Metro Office Complex | |

₁ Pharmacies may be co-located with grocery stores

₂ Multiple retail uses may be counted if they are of a different type

₃ Only up to two restaurants may be counted

90



APPLICATION

☒ Master Plan Amendment MPA# _____

☒ Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 701 N Henry Street

APPLICANT

Name: AVANTI HG 701 LLC

Address: 1605 King Street, Suite 3, Alexandria VA 22314

PROPERTY OWNER:

Name: AVANTI HG 701 LLC

Address: 1605 King Street, Suite 3, Alexandria VA 22314

Interest in property:

☒ Owner ☐ Contract Purchaser

☐ Developer ☐ Lessee ☐ Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

☐ Yes: If yes, provide proof of current City business license.

☐ No: If no, said agent shall obtain a business license prior to filing application.
NA.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

McPuskar
Signature

2200 Clarendon Blvd

Mailing/Street Address

703-528-4700

Telephone #

703-525-3197

Fax #

Arlington, VA

City and State

22201

Zip Code

2/12/2020

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

MPA # _____

REZ # _____

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

| Address Tax Map - Block - Lot | Land Use Existing - Proposed | | Master Plan Designation Existing - Proposed | | Zoning Designation Existing - Proposed | | Frontage (ft.) |
|----------------------------------|---------------------------------|-------------|---|------|--|--------|--------------------|
| | Industrial | Residential | BMNP | BMNP | CSL | CRMU-M | Land Area (acres) |
| 1 054.04-05-17 | retail | | | | | | 377 ft 0.754 ac |
| 2 | | | | | | | |
| 3 | | | | | | | |
| 4 | | | | | | | |

PROPERTY OWNERSHIP

☐ Individual Owner ☒ Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 3% interest in such corporation or partnership.

- Name: See attached. Extent of Interest: _____
 Address: _____
- Name: _____ Extent of Interest: _____
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MPA # _____
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(attach separate sheets if needed)

- 1.** Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:
See attached.
- 2.** Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:
See attached.
- 3.** Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.
See attached.
- 4.** If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):
See attached.

701 N Henry Street (the “Property”)
Statement of Justification

February 12, 2020

Proposal Overview

The Property is located at 701 N Henry Street, within the Braddock Metro Neighborhood Plan area (“BMNP” or the “Plan”). Avanti HG 701 LLC (the “Applicant”) is proposing to develop the property with 94 multifamily apartment units, 7 of which would be dedicated affordable housing units at 60% AMI for 40 years, consistent with the requirements associated with bonus density set forth in Section 7-700 of the Zoning Ordinance. The Applicant proposes one level of underground parking (90 spaces, 5 of which are tandem) and one on-street loading space on Wythe Street. The proposed development will include open space in the form of a ground level landscaped courtyard and above grade amenity space to serve the residents of the building.

The proposed building provides an urban street wall on N Henry Street and a “retail ready” two-story lobby and amenity feature at the corner of N Henry and Wythe Streets, which will activate the pedestrian realm. The landscaped courtyard in the rear provides a setback from the single family homes to the east of the Property. In conformance with the BMNP’s design guidelines and the City’s Complete Streets Design Guidelines, the proposed streetscape is pedestrian friendly and acknowledges Wythe Street’s designation as a “walking street.”

Overall, the Applicant is improving the site, which is currently occupied by one-story industrial flex/retail space, by reducing the number of curb cuts from three (3) to one (1), removing surface parking, undergrounding utilities serving the site, improving the streetscape with new sidewalks, street trees and streetlights, and increasing the supply of housing (both market rate and affordable), consistent with the goals of the BMNP.

Master Plan Amendment and Rezoning

The Applicant requests a Master Plan Amendment and Rezoning from Commercial Service Low (CSL) to Commercial Residential Mixed-Use Medium (CRMU-M) to allow for a mixed-use development at a 2.0 FAR and to amend the tables on pages 97 (Development) and 98 (Land Use) of the BMNP to reflect this new zoning. While the CSL zoning permits limited residential development, the proposed Master Plan Amendment and Rezoning are consistent with Council’s stated priorities of increasing density near Metro, and the mass and scale of the building are consistent with other buildings along N Henry Street within the BMNP. The property is adequately served by essential public facilities including streets, parking, drainage, trash removal, water and sewers and schools. In addition, the proposed development is consistent with the goals and guidelines set forth in the BMNP and consistent with the zoning, height, and density of other development parcels in the BMNP while transitioning in height to the single family homes to the east of the site.

Bonus Density for the Provision of Affordable Housing

Pursuant to Section 7-700 of the Zoning Ordinance, the Applicant is requesting bonus density and height for the provision of affordable housing. The Applicant is requesting 30% bonus density, or a 2.6 FAR. In accordance with the bonus density provisions, the Applicant is providing 7 on-site affordable units at 60% of AMI for 40 years.

Transportation Management Plan

Please see the memorandum provided by Wells & Associated for the proposed Transportation Management Plan, enclosed with this application.

In summary, the proposal will replace a one-story, aging, industrial flex/retail building with an urban, 94-unit, residential building that addresses the street, promotes pedestrian activity with an active ground floor, and furthers the implementation of the vision set forth in the BMNP.

AVANTI HG 701 LLC

February 3, 2020

AVANTI HG 701 LLC
1605 King Street, Suite 3
Alexandria, VA 22314

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent/Authorization to File an Application for a Rezoning, a Master Plan Amendment and a Development Special Use Permit with Preliminary Site Plan
701 N Henry Street (TM ID #054.04-05-17, the "Property")


Dear Mr. Moritz:

As owner of the above-referenced Property, AVANTI HG 701 LLC hereby consents to the filing of an application for a Rezoning, a Master Plan Amendment, a Development Special Use Permit with Preliminary Site Plan, and any related requests on the Property.

AVANTI HG 701 LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Rezoning, a Master Plan Amendment, a Development Special Use Permit with Preliminary Site Plan, and any related requests on the Property.

Very Truly Yours,

AVANTI HG 701 LLC


By: Joseph "Teddy" Kim
Its: Authorized Signer
Date: 2/3/2020

1605 King Street, Suite 3
Alexandria, VA 22314

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|----------------------|---------------------------|----------------------|
| 1. AVANTI HG 701 LLC | 1605 King Street, Suite 3 | 100% |
| 2. | Alexandria VA 22314 | See Attached. |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 701 N Henry Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

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| 3. | | |

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|--------------------------------------|---|---|
| 1. Greg Salvaggio | None | N/A |
| 2. Keinan Ashenazi Mark Goldstein | None None | N/A N/A |
| 3. Joseph Kim | None | N/A |

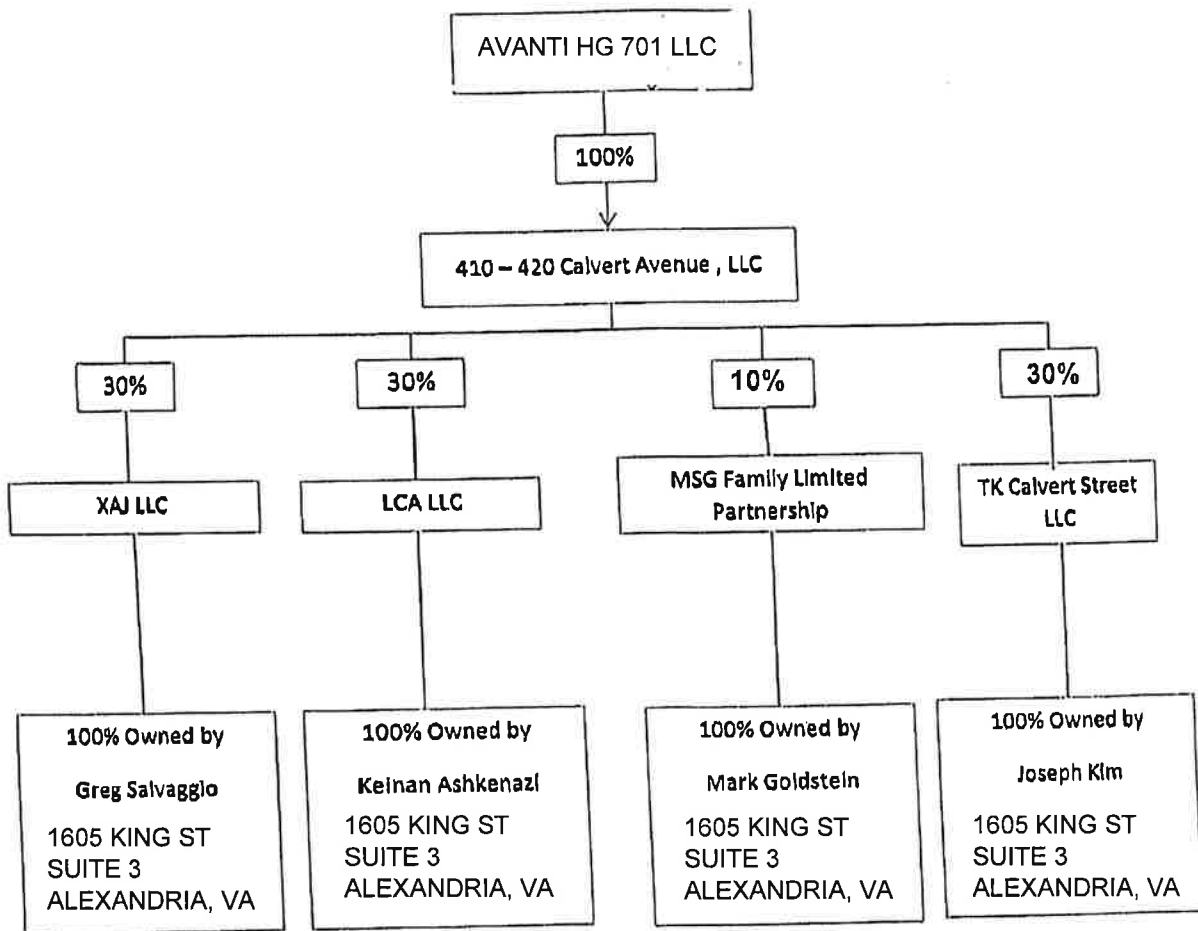
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

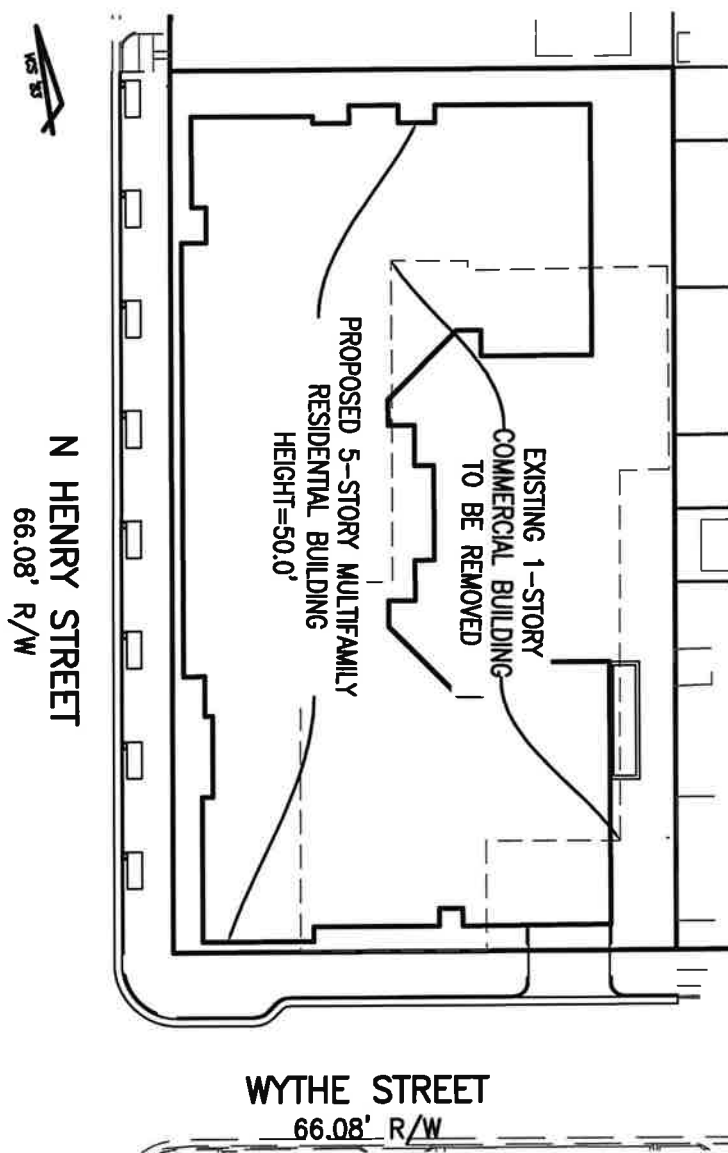
2/12/20 m catherine Puskar m c Puskar
Date Printed Name Signature

AVANTI HG 701 LLC OWNERSHIP INFORMATION

FEBRUARY 12, 2020



***None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance.**



GENERAL NOTES:

1. TAX MAP: #054.04-05-17
2. ZONE: CSL
3. OWNER: AVANTI HG 701 LLC
1605 KING STREET, STE 3
ALEXANDRIA, VA 22314-2726
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA SURVEY CONTROL MONUMENT GPS #509. ELEVATION = 43.17'
5. TITLE REPORT WAS FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE CO., FILE NO. REP0003VA DATED 7/3/2019 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 32,839 S.F. OR 0.7539 AC.



RC FIELDS
& ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220 www.rcassoc.com
Alexandria, Virginia 22314 (703) 549-6422

Master Plan Amendment and Zoning Amendment BUILDINGS & STRUCTURES MAP

For the Property Located at
701 North Henry Street
City of Alexandria, Virginia

| DATE | REVISION | DESIGN: VMM |
|------|----------|----------------|
| | | DRAWN: VMM |
| | | SCALE: 1"=50' |
| | | DATE: FEB 2020 |
| | | SHEET 1 OF 1 |
| | | FILE: 19-192 |

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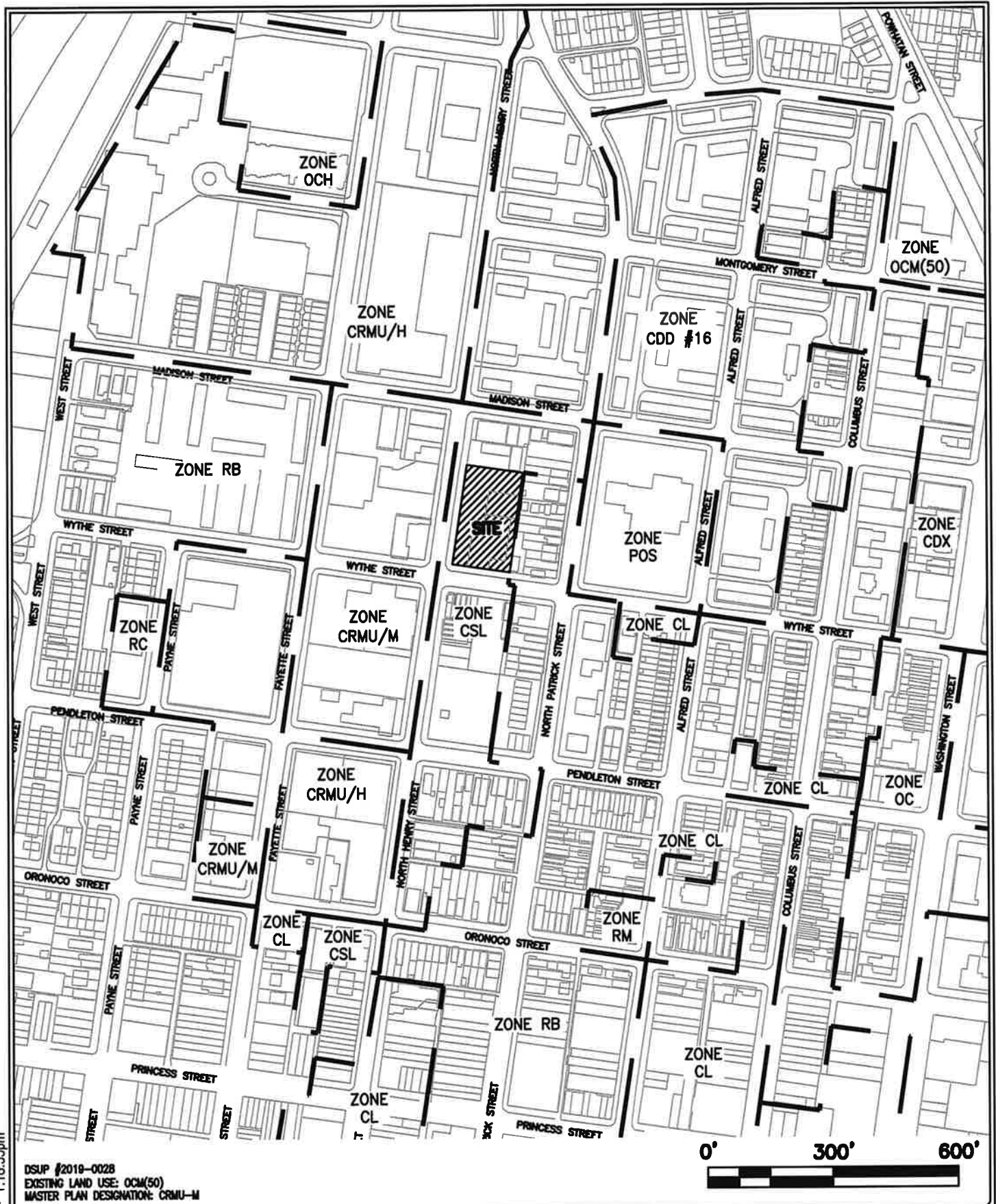
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For the Property Located at
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City of Alexandria, Virginia

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|------|----------|----------------|
| | | DRAWN: VMM |
| | | SCALE: 1"=50' |
| | | DATE: FEB 2020 |
| | | SHEET 1 OF 1 |
| | | FILE: 19-192 |

J:\2019\19192\DWG\EXHIBITS\vicinity Map.dwg
Tue, Feb 11 2020 - 1:18:33pm



RC FIELDS
& ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220 www.rcfassoc.com
Alexandria, Virginia 22314 (703) 549-6422

Master Plan Amendment and Zoning Amendment
VICINITY MAP
For the Property Located at
701 North Henry Street
City of Alexandria, Virginia

| DATE | REVISION | DESIGN: VMM |
|------|----------|----------------|
| | | DRAWN: VMM |
| | | SCALE: 1"=300' |
| | | DATE: FEB 2020 |
| | | SHEET 1 OF 1 |
| | | FILE: 19-192 |



APPLICATION

☒ **Master Plan Amendment MPA#** _____
☒ **Zoning Map Amendment REZ#** _____

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M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

Signature

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703-528-4700

703-525-3197

Mailing/Street Address

Telephone #

Fax #

Arlington, VA

22201

2/12/2020

City and State

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DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

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Fee Paid: \$ _____

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MPA # _____

REZ # _____

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|----------------------------------|------------|-------------|-------------------------|----------|--------------------|----------|-------------------|
| | Existing | Proposed | Existing | Proposed | Existing | Proposed | Land Area (acres) |
| 1 054.04-05-17 | Industrial | Residential | BMNP | BMNP | CSL | CRMU-M | 377 ft |
| | retail | | | | | | 0.754 ac |
| 2 | | | | | | | |
| 3 | | | | | | | |
| 4 | | | | | | | |

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Alexandria, VA 22314

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

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Very Truly Yours,

AVANTI HG 701 LLC


By: Joseph "Teddy" Kim
Its: Authorized Signer
Date: 2/3/2020

1605 King Street, Suite 3
Alexandria, VA 22314

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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| Name | Address | Percent of Ownership |
|----------------------|---------------------------|----------------------|
| 1. AVANTI HG 701 LLC | 1605 King Street, Suite 3 | 100% |
| 2. | Alexandria VA 22314 | See Attached. |
| 3. | | |

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| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|--------------------------------------|---|---|
| 1. Greg Salvaggio | None | N/A |
| 2. Keinan Ashenazi Mark Goldstein | None None | N/A N/A |
| 3. Joseph Kim | None | N/A |

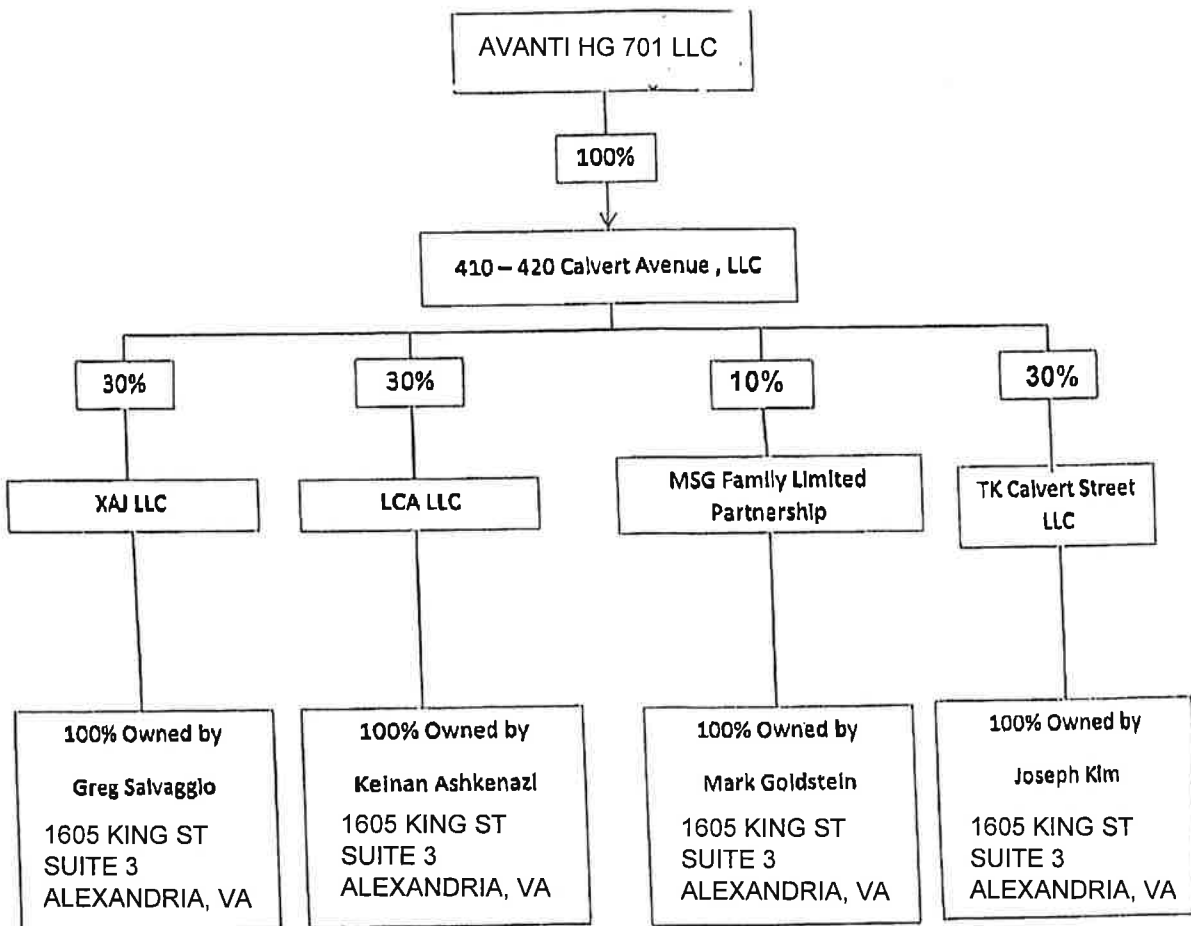
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

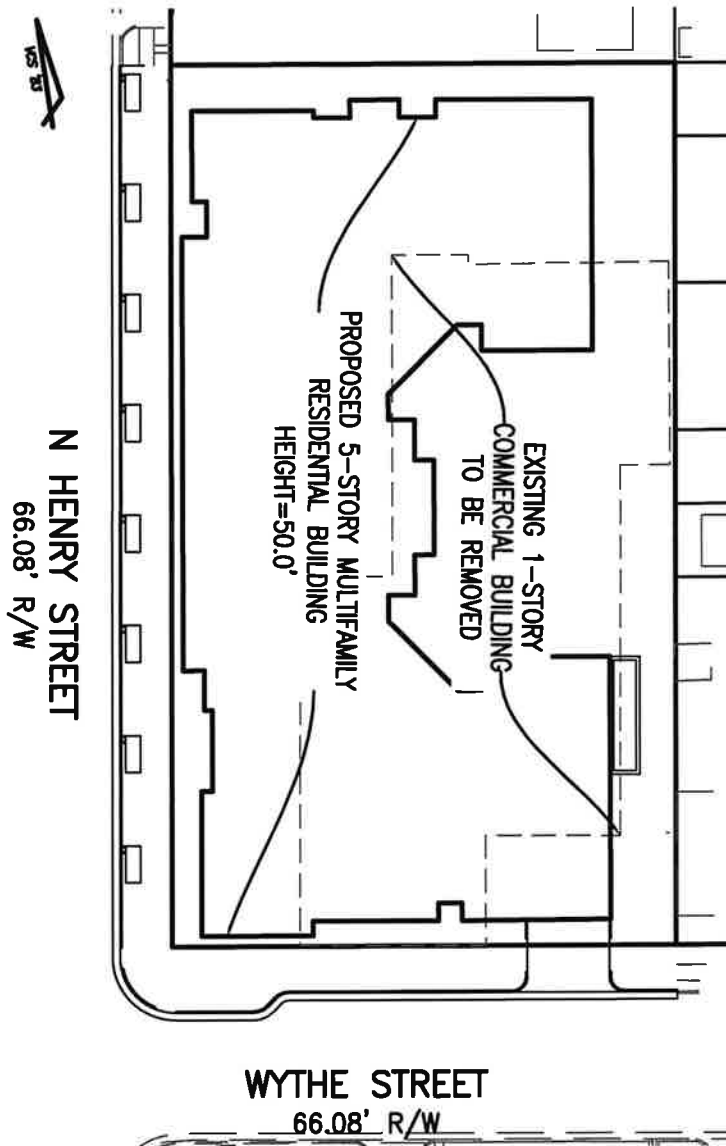
2/12/20 m catherine Puskar m c Puskar
Date Printed Name Signature

AVANTI HG 701 LLC OWNERSHIP INFORMATION

FEBRUARY 12, 2020



***None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance.**



GENERAL NOTES:

1. TAX MAP: #054.04-05-17
2. ZONE: CSL
3. OWNER: AVANTI HG 701 LLC
1605 KING STREET, STE 3
ALEXANDRIA, VA 22314-2726
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA SURVEY CONTROL MONUMENT GPS #509. ELEVATION = 43.17'
5. TITLE REPORT WAS FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE CO., FILE NO. REP0003VA DATED 7/3/2019 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 32,839 S.F. OR 0.7539 AC.



RC FIELDS
& ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING

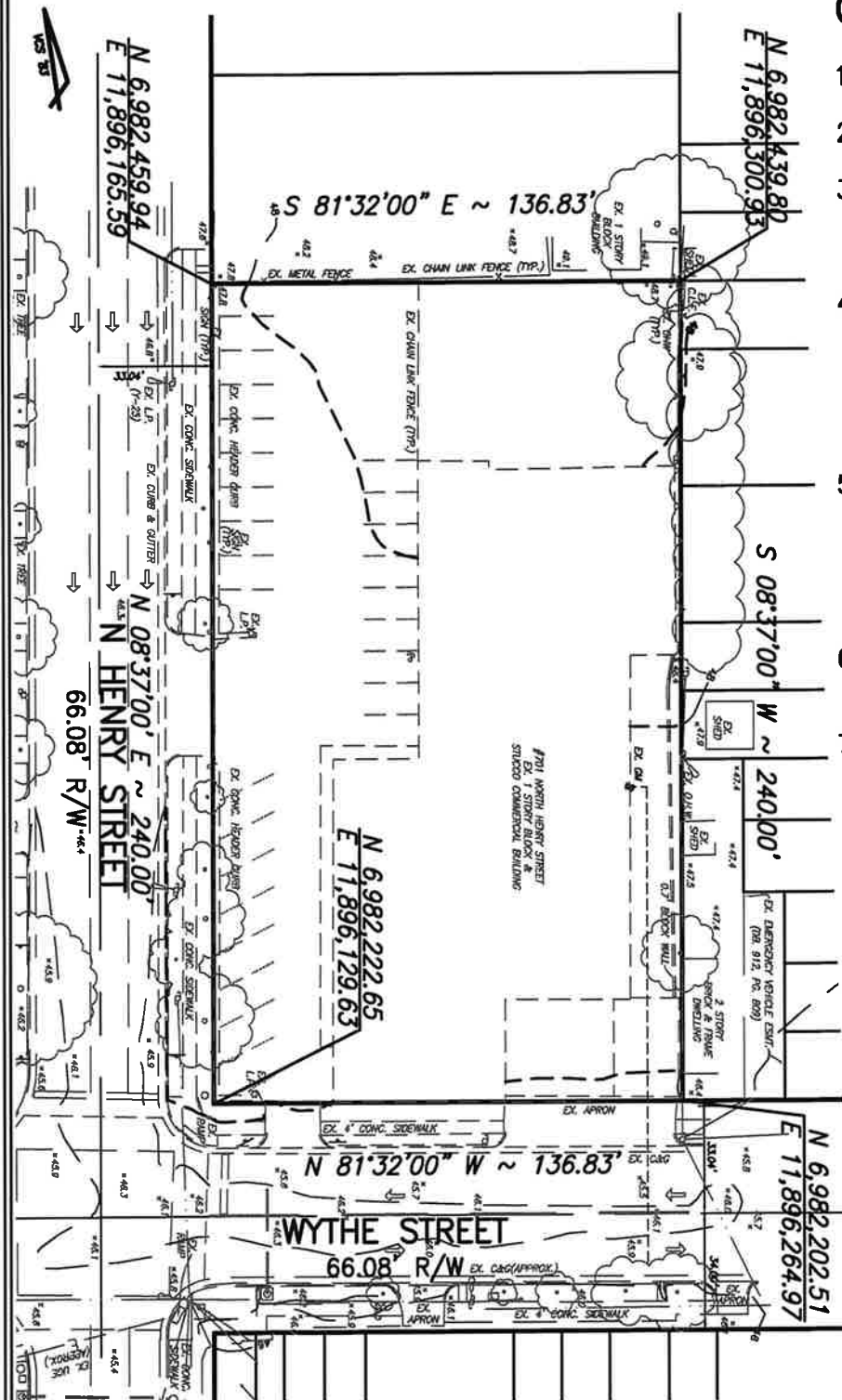
700 S. Washington Street, Suite 220 www.rcfassoc.com
Alexandria, Virginia 22314 (703) 549-6422

Master Plan Amendment and Zoning Amendment
BUILDINGS & STRUCTURES MAP
For the Property Located at
701 North Henry Street
City of Alexandria, Virginia

| DATE | REVISION | DESIGN: VMM |
|------|----------|----------------|
| | | DRAWN: VMM |
| | | SCALE: 1"=50' |
| | | DATE: FEB 2020 |
| | | SHEET 1 OF 1 |
| | | FILE: 19-192 |

GENERAL NOTES:

1. TAX MAP: #054.04-05-17
2. ZONE: CSL
3. OWNER: AVANTI HG 701 LLC
1605 KING STREET, STE 3
ALEXANDRIA, VA 22314-2726
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA SURVEY CONTROL MONUMENT GPS #509. ELEVATION = 43.17'
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RC FIELDS
& ASSOCIATES, INC.

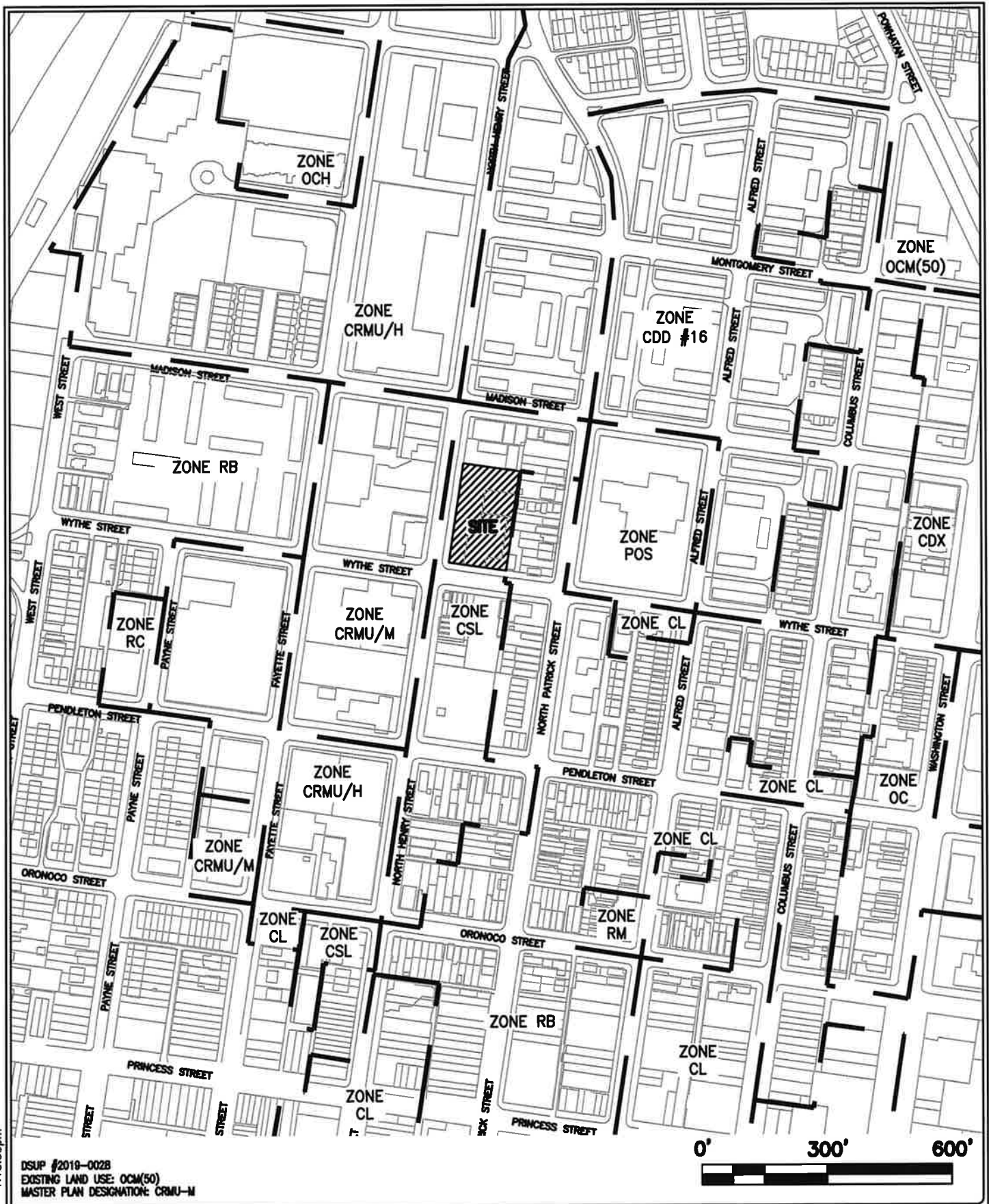
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220 www.rcfassoc.com
Alexandria, Virginia 22314 (703) 549-6422

Master Plan Amendment and Zoning Amendment METES AND BOUNDS MAP

For the Property Located at
701 North Henry Street
City of Alexandria, Virginia

| DATE | REVISION | DESIGN: VMM |
|------|----------|----------------|
| | | DRAWN: VMM |
| | | SCALE: 1"=50' |
| | | DATE: FEB 2020 |
| | | SHEET 1 OF 1 |
| | | FILE: 19-192 |

J:\2019\19192\DWG\EXHIBITS\vicinity Map.dwg
 Tue, Feb 11 2020 - 1:18:33pm



RCFIELDS
 & ASSOCIATES, INC.
 ENGINEERING • LAND SURVEYING • PLANNING
 700 S. Washington Street, Suite 220 www.rcfassoc.com
 Alexandria, Virginia 22314 (703) 549-6422

Master Plan Amendment and Zoning Amendment
VICINITY MAP
 For the Property Located at
 701 North Henry Street
 City of Alexandria, Virginia

| DATE | REVISION | DESIGN: VMM |
|------|----------|----------------|
| | | DRAWN: VMM |
| | | SCALE: 1"=300' |
| | | DATE: FEB 2020 |
| | | SHEET 1 OF 1 |
| | | FILE: 19-192 |



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 701 N Henry Street

TAX MAP REFERENCE: TM ID #054.04-05-17 **ZONE:** CSL

APPLICANT:

Name: AVANTI HG 701 LLC

Address: 1605 King Street, Suite 3, Alexandria VA 22314

PROPOSED USE: Transportation Management Plan Special Use Permit

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

M. Catharine Puskar, attorney

Print Name of Applicant or Agent

2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

McPuskar

Signature

02/12/20

Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers

Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____

Please Print

Phone: _____

Address: _____

Email: _____

Signature: _____

Date: _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ **Required floor plan and plot/site plan attached.**

Please see associated preliminary site plan submission

☐ **Requesting a waiver. See attached written request.**

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

See attached.

AVANTI HG 701 LLC

February 3, 2020

AVANTI HG 701 LLC
1605 King Street, Suite 3
Alexandria, VA 22314

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314


Re: Consent/Authorization to File an Application for a Rezoning, a Master Plan
Amendment and a Development Special Use Permit with Preliminary Site Plan
701 N Henry Street (TM ID #054.04-05-17, the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, AVANTI HG 701 LLC hereby consents to the filing of an application for a Rezoning, a Master Plan Amendment, a Development Special Use Permit with Preliminary Site Plan, and any related requests on the Property.

AVANTI HG 701 LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Rezoning, a Master Plan Amendment, a Development Special Use Permit with Preliminary Site Plan, and any related requests on the Property.

Very Truly Yours,
AVANTI HG 701 LLC


By: Joseph "Teddy" Kim
Its: Authorized Signer
Date: 2/3/2020

1605 King Street, Suite 3
Alexandria, VA 22314

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|----------------------|---------------------------|----------------------|
| 1. AVANTI HG 701 LLC | 1605 King Street, Suite 3 | 100% |
| 2. | Alexandria VA 22314 | See Attached. |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 701 N Henry Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|----------------------|---------------------------|----------------------|
| 1. AVANTI HG 701 LLC | 1605 King Street, Suite 3 | 100% |
| 2. | Alexandria VA 22314 | See Attached. |
| 3. | | |

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|--------------------------------------|---|---|
| 1. Greg Salvaggio | None | N/A |
| 2. Keinan Ashenazi Mark Goldstein | None None | N/A N/A |
| 3. Joseph Kim | None | N/A |

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

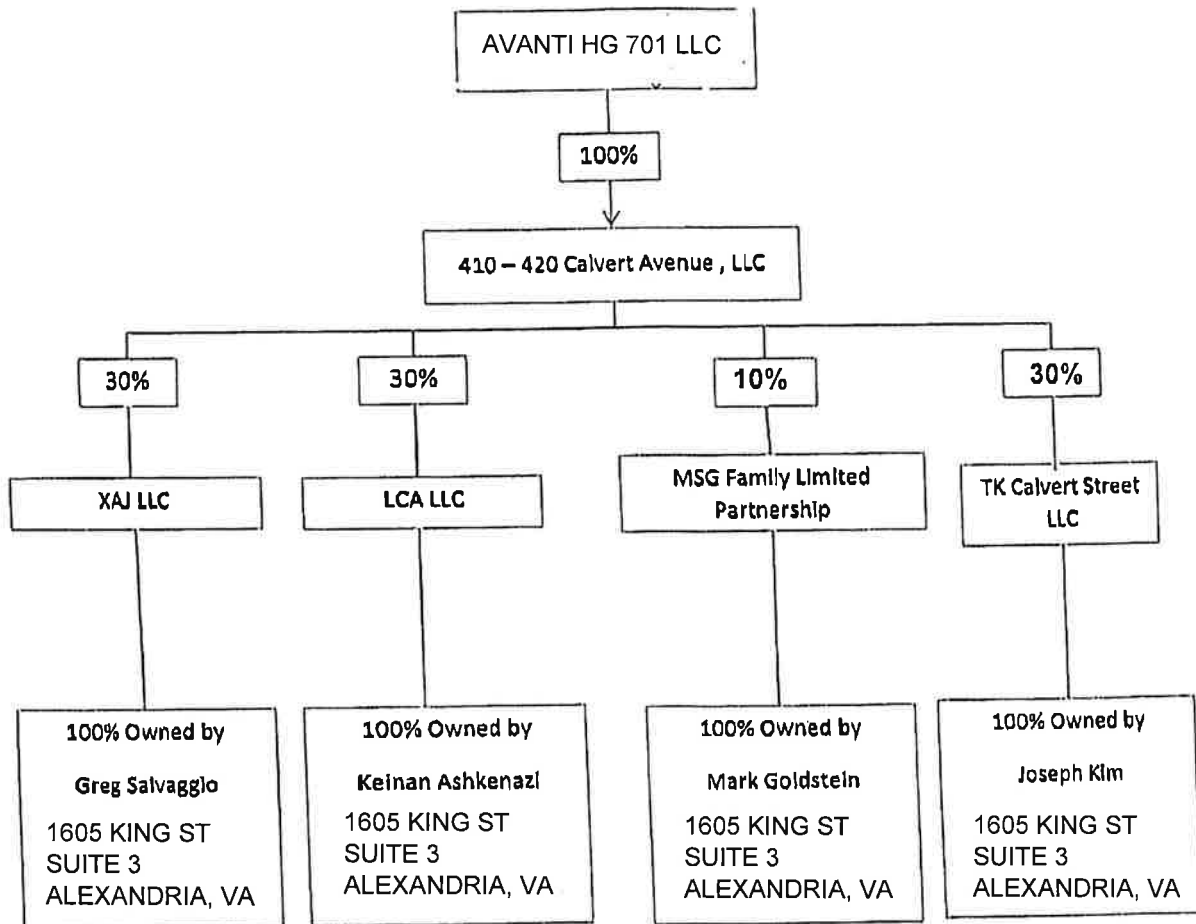
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/12/20
m catharine Puskar
McGuskar

Date
Printed Name
Signature

AVANTI HG 701 LLC OWNERSHIP INFORMATION

FEBRUARY 12, 2020



***None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance.**

SUP # _____

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

N/A

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Please see attached.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

701 N Henry Street (the “Property”)
Statement of Justification

February 12, 2020

Proposal Overview

The Property is located at 701 N Henry Street, within the Braddock Metro Neighborhood Plan area (“BMNP” or the “Plan”). Avanti HG 701 LLC (the “Applicant”) is proposing to develop the property with 94 multifamily apartment units, 7 of which would be dedicated affordable housing units at 60% AMI for 40 years, consistent with the requirements associated with bonus density set forth in Section 7-700 of the Zoning Ordinance. The Applicant proposes one level of underground parking (90 spaces, 5 of which are tandem) and one on-street loading space on Wythe Street. The proposed development will include open space in the form of a ground level landscaped courtyard and above grade amenity space to serve the residents of the building.

The proposed building provides an urban street wall on N Henry Street and a “retail ready” two-story lobby and amenity feature at the corner of N Henry and Wythe Streets, which will activate the pedestrian realm. The landscaped courtyard in the rear provides a setback from the single family homes to the east of the Property. In conformance with the BMNP’s design guidelines and the City’s Complete Streets Design Guidelines, the proposed streetscape is pedestrian friendly and acknowledges Wythe Street’s designation as a “walking street.”

Overall, the Applicant is improving the site, which is currently occupied by one-story industrial flex/retail space, by reducing the number of curb cuts from three (3) to one (1), removing surface parking, undergrounding utilities serving the site, improving the streetscape with new sidewalks, street trees and streetlights, and increasing the supply of housing (both market rate and affordable), consistent with the goals of the BMNP.

Master Plan Amendment and Rezoning

The Applicant requests a Master Plan Amendment and Rezoning from Commercial Service Low (CSL) to Commercial Residential Mixed-Use Medium (CRMU-M) to allow for a mixed-use development at a 2.0 FAR and to amend the tables on pages 97 (Development) and 98 (Land Use) of the BMNP to reflect this new zoning. While the CSL zoning permits limited residential development, the proposed Master Plan Amendment and Rezoning are consistent with Council’s stated priorities of increasing density near Metro, and the mass and scale of the building are consistent with other buildings along N Henry Street within the BMNP. The property is adequately served by essential public facilities including streets, parking, drainage, trash removal, water and sewers and schools. In addition, the proposed development is consistent with the goals and guidelines set forth in the BMNP and consistent with the zoning, height, and density of other development parcels in the BMNP while transitioning in height to the single family homes to the east of the site.

Bonus Density for the Provision of Affordable Housing

Pursuant to Section 7-700 of the Zoning Ordinance, the Applicant is requesting bonus density and height for the provision of affordable housing. The Applicant is requesting 30% bonus density, or a 2.6 FAR. In accordance with the bonus density provisions, the Applicant is providing 7 on-site affordable units at 60% of AMI for 40 years.

Transportation Management Plan

Please see the memorandum provided by Wells & Associated for the proposed Transportation Management Plan, enclosed with this application.

In summary, the proposal will replace a one-story, aging, industrial flex/retail building with an urban, 94-unit, residential building that addresses the street, promotes pedestrian activity with an active ground floor, and furthers the implementation of the vision set forth in the BMNP.

USE CHARACTERISTICS**4.** The proposed special use permit request is for *(check one)*:

- ☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:**A.** How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

The number of users will be typical of a 94-unit residential building.**B.** How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

To be determined by the building management staff at a later date.**6.** Please describe the proposed hours and days of operation of the proposed use:

Day:

Residential: 24/7

Hours:

7. Please describe any potential noise emanating from the proposed use.**A.** Describe the noise levels anticipated from all mechanical equipment and patrons.Noise levels will be in compliance with City Code.**B.** How will the noise be controlled?No significant noise is anticipated. Noise from residents will be in compliance with City Code.

SUP # _____

- 8.** Describe any potential odors emanating from the proposed use and plans to control them:

No odors are anticipated. Trash is internal to the building.

- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

~~Typical for the proposed uses.~~

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

~~Typical for the proposed uses.~~

- C. How often will trash be collected?

Trash will be collected as often as necessary.

- D. How will you prevent littering on the property, streets and nearby properties?

Staff will monitor the property for litter.

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Typical cleaning products associated with a residential building will be used and
~~will be disposed of appropriately.~~ _____

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Property management will monitor activities on the property.

ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

SUP # _____

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

35 Standard spaces
50 Compact spaces
_____ Handicapped accessible spaces.
5 Tandem Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (*check one*)

☒ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ **Parking reduction requested; see attached supplemental form**

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 1 on-street

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

SUP # _____

- B. Where are off-street loading facilities located? One on-street loading space is provided on Wythe Street.
- C. During what hours of the day do you expect loading/unloading operations to occur?
Loading will occur between 7AM and 11PM
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
As often as necessary.
16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
Street access is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No
Do you propose to construct an addition to the building? ☐ Yes ☒ No
How large will the addition be? _____ square feet.
18. What will the total area occupied by the proposed use be? Please see associated preliminary site plan for floor area details.
_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)
19. The proposed use is located in: (check one)
☒ a stand alone building
☐ a house located in a residential zone
☐ a warehouse
☐ a shopping center. Please provide name of the center: _____
☐ an office building. Please provide name of the building: _____
☐ other. Please describe: _____

End of Application

WELLS + ASSOCIATES

MEMORANDUM



1420 Spring Hill Road,
Suite 610,
Tysons, VA 22102
703-917-6620
WellsandAssociates.com

TO: Bob Garbacz
City of Alexandria

FROM: Michael R. Pinkoske, PTP
Grady P. Vaughan, P.E.
Dyron D. Capers, EIT
Wells + Associates, Inc.

RE: 701 N. Henry Street

SUBJECT: Multimodal Assessment and Trip Generation Analysis

DATE: February 12, 2020

Introduction

Wells + Associates has prepared a multimodal and trip generation memorandum for the proposed redevelopment of the 701 N. Henry Street property. The block is bounded by Madison Street to the north, Wythe Street to the south, N. Henry Street (U.S. Route 1) to the west, and N. Patrick Street (U.S. Route 1) to the east. The subject property is currently occupied by the approximately 13,665 square foot (SF) Alexandria Lighting & Supply warehouse. The Applicant proposes to raze the existing use and redevelop the site with a 94-unit multifamily development. The site location is shown on Figure 1.

As mentioned above, the existing warehouse would be razed and redeveloped with 94 units (approximately 95,264 GSF) of residential units. The proposal would be served by approximately 85 parking spaces in one (1) level of below-grade parking. One on-street (1) loading space is proposed on Wythe Street. Access to the parking garage would be located approximately mid-block on Wythe Street. A reduced version of the concept plan is shown on Figure 2.

Multimodal Transportation Network Assessment

It is a goal of the City of Alexandria to create an integrated, multimodal transportation system that is accessible and safe for all users, including pedestrians and bicyclists. To help achieve this goal, the City Council adopted a Complete Streets Policy in 2010. The term Complete Streets describes a comprehensive, integrated transportation network with infrastructure and design that allows safe and convenient travel along and across streets for all users. The policy is intended

WELLS + ASSOCIATES

MEMORANDUM

to promote equality for pedestrians, bicyclists, riders and drivers of public transportation, as well as drivers of other motor vehicles. Further, the policy is intended to promote equality for people of all ages and abilities, including children, older adults, and individuals with disabilities. The study area includes bicycle and pedestrian data, analysis and reporting of infrastructure within a ¼ mile radius from the site. An integrated transportation system will allow for the subject property to encourage users to utilize alternative modes of transportation in lieu of single occupancy vehicles when traveling to and from the site.

Pedestrian Facilities

The Braddock Metro Small Area Plan has a connected network of sidewalks that provides the safe and efficient movement of pedestrians between residences, places of employment, retail shops, open space, transit facilities and other destinations within the area. A review of existing conditions confirms that within ¼ mile from the subject site, as shown on Figure 3, sidewalks are present along both sides of all streets.

There are 19 signalized intersections within the pedestrian and bicycle ¼ mile study area. A review of the existing signalized intersections confirms that crosswalks are provided across each leg. Every crosswalk provides pedestrian ramps connecting the sidewalks on either side. Pedestrian count down heads are provided for each marked crosswalk at the signalized intersections as shown on Figure 3.

Public Transit Service

The Braddock Metro Neighborhood is well served by transit as shown on Figure 4. This includes DASH bus, Bus Rapid Transit (BRT), Metrobus, and Metrorail.

Metrorail Service. The Braddock Road Metrorail station is located approximately 0.25 miles (straight line distance) west of the subject site. This station is served by both the Yellow and Blue Lines. The subject property is located within the ½ mile walkshed from the station based on the City of Alexandria Metro Station Walkshed Map.

WELLS + ASSOCIATES

MEMORANDUM

DASH Service. DASH service is provided by lines AT2, AT3, AT3/4, and AT5 in the vicinity of the site as shown on Figure 4. Line AT2 provides service from Lincolnia to the Braddock Road Metrorail station; additional stops include Mark Center Station, the Alexandria Hospital, the King Street-Old Town Metro station, and City Hall. In the vicinity of the site, the line travels along Powhatan Street, Montgomery Street, and Madison Street. Line AT3 provides weekday service between Hunting Point and the Pentagon Metro Station with a stop at the Braddock Road Metro Station. In the vicinity of the site, the line travels along Pendleton Street. Line AT3/4 provides weekday and Saturday service between Old town and Parkfairfax. In the vicinity of the site, the line runs along Pendleton Street. Line AT5 provides service from the Van Dorn Street Metro station to the Braddock Road Metro station; additional stops include Landmark Mall, King Street Metro, and the Alexandria Hospital. In the vicinity of the site, the line travels along Madison Street.

Metroway. Metroway is a BRT system which operates with dedicated travel lanes along a portion of the route from U.S. Route 1/Potomac Avenue to U.S. Route 1/East Glebe Road. Service began in August 2014 and replaced the 9S line. Service is provided between the Braddock Road and Pentagon City Metro stations, via the Crystal City-Potomac Yard Transitway. Buses run every six minutes from Crystal City to Potomac Yard and every 12 minutes between Braddock Road and Pentagon City. They run every 12 minutes to 15 minutes on off-peak times during weekdays and every 20 minutes on weekends. The closest stop to the subject site is located at Braddock Road Metrorail Station. The subject property is located within the ½ mile walkshed of BRT based on the City of Alexandria BRT Walkshed Map.

Metrobus Service. Metrobus service is provided by lines 10A and 10B. Lines 10A and 10B run along Pendleton Street in the vicinity of the site. Line 10A operates daily and provides service between the Pentagon Metrorail Station and the Huntington Metrorail Station. Line 10B also operates daily. It provides service between Hunting Point and the Ballston Metrorail Station. The closest stop to the site is at the intersection of Pendleton Street and N Henry Street.

Bicycle Network

As shown on Figure 5, within the vicinity of the site, N Fayette Street and West Street (to the west) is marked as on-street bike routes. Oronoco Street (to the south) and N Columbus Street (to the east) have shared lane markings. These routes connect to the Mount Vernon Trail that run to the north and south of the site.

WELLS + ASSOCIATES

MEMORANDUM

Currently, the closest Capital Bikeshare facility to the subject site exists directly to the north at the intersection of Madison Street and N. Henry Street (15 docks), as shown on Figure 5. Capital Bikeshare is also available at the Pendleton Street and N. Henry Street intersection (16 docks). The closest bicycle shops to the subject site are located at 1100 King Street and 302 Montgomery Street.

Pedestrian Access to/from 701 N. Henry Street

Access for pedestrians is facilitated by marked crosswalks and ADA ramps at the intersections of Wythe Street/N. Henry Street, Wythe Street/N. Patrick Street, and Madison Street/N. Henry Street. ADA ramps exist on all quadrants of the intersections with marked crosswalks. The subject development would include streetscape improvements that will improve sidewalks along the west and south site frontage on N. Henry Street and Wythe Street.

The nearest transit stop is located at the southwest corner of N. Henry Street and Madison Street (Lines AT2 and AT5). The Braddock Road Metrorail station is approximately 0.25 miles west of the site and is accessible via a connected grid of sidewalk.

According to walkscore.com, 701 N. Henry Street has a walkscore of 92, Walker's Paradise, transit score of 73, Excellent Transit, and bike score of 71, Very Bikeable, due to the presence of transit and bike amenities near the site. Based on the City's walkability worksheet, included as Attachment 1, 701 N. Henry Street has a walkscore of 90.

On-street Parking Restrictions

On-street parking restrictions on block faces surrounding the site are shown on Figure 6. No changes to the existing parking restrictions on N. Henry Street are proposed as part of this project. The proposal will reduce the existing curb cuts on the property from three (3) to one (1), and the proposed on-street loading space on Wythe Street will be marked with appropriate signage.

Trip Generation

The trip generation analysis prepared for the proposed redevelopment on 701 N Henry Street is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The site is currently occupied by an Alexandria Lighting & Supply warehouse, consisting of approximately 13,665 square feet (SF) of space. Vehicular access is currently provided via three (3) curb cuts, one (1) on N. Henry Street, and two (2) on Wythe Street.

WELLS + ASSOCIATES

MEMORANDUM

The trip generation analysis for the proposed multifamily residential building and a comparison to the existing use are presented in Table 1. These calculations are based on unfractured ITE trip generation rates/equations for ITE land uses codes 150 (Warehousing) and 221 (Multifamily Housing – Mid-rise). The trip generation provided in Table 1 is based on non-reduced rates, consistent with the requirements of determining whether a traffic study is required. Based on the transit-oriented surroundings of the site, a non-auto reduction is anticipated but is not allowed to be applied for purposes of this memorandum.

As shown in Table 1, the proposed residential housing would generate 30 additional weekday AM peak hour trips and 39 additional weekday PM peak hour trips in comparison to the existing use. Based on the trip generation analysis contained herein the proposal would not meet the 50 peak hour trip threshold requiring a transportation study per the *Transportation Planning Administrative Guidelines* (June 2017).

Transportation Management Plan (TMP)

A TMP is a site-specific plan of Transportation Demand Management (TDM) strategies to encourage residents and employees to take public transportation, walk, bike or share a ride, as opposed to driving alone. The TMP is required by the zoning ordinance through the City's development review process, depending on the size of the development.

The ordinance requires that projects submit a Special Use Permit application which must include a multimodal transportation study and a Transportation Management Plan. The thresholds for developments requiring a TMP for the proposed uses are 20 residential units. Generally, there are three types of TMP tiers that determine program participation: Tier 1 TMPs are for smaller developments, Tier 2 for mid-sized developments and Tier 3 for larger developments. Based on the development program assumed in the trip generation, the proposal would be classified as a Tier 1 TMP (residential).

Tier 1 TMPs shall be required to join the Citywide TDM program. Joining the Citywide program requires payments to the TDM fund and allows the City to implement TDM measures such as surveys, mailings and hosting events to encourage participation.

Conclusion

For the reasons outlined herein, we request confirmation that this document serve as the required multimodal transportation and trip generation assessment of the proposed development and that nothing additional would not be required of the Applicant.

Thank you for your consideration and please feel free to contact Michael Pinkoske at 703.676.3609 or mrpinkoske@wellsandassociates.com with any questions or comments.

Table 1
701 N. Henry Street
Site Trip Generation Analysis¹

| Site Trip Generation Analysis | | | | | | | | | | | |
|-------------------------------|--------------------------------|------|--------|--------------|-----|-------|--------------|-----|-------|------------------------|-----|
| Land Use | ITE Code | Size | Units | AM Peak Hour | | | PM Peak Hour | | | Average Daily Trips | |
| | | | | In | Out | Total | In | Out | Total | | |
| <u>Existing</u> | | | | | | | | | | | |
| | Warehousing ² | 150 | 13,665 | SF | 2 | | 2 | 1 | 2 | 3 | 24 |
| <u>Proposed</u> | | | | | | | | | | | |
| | Multifamily Housing (Mid-Rise) | 221 | 94 | DU | 8 | 24 | 32 | 26 | 16 | 42 | 511 |
| Net New Site Trips | | | | | 6 | 24 | 30 | 25 | 14 | 39 | 487 |
| | | | | | | | | | | | |

Notes:

1. Trip generation estimates based on ITE's Trip Generation Manual, 10th Edition.
2. The warehouse use contains a small portion of accessory office and retail space in the building.

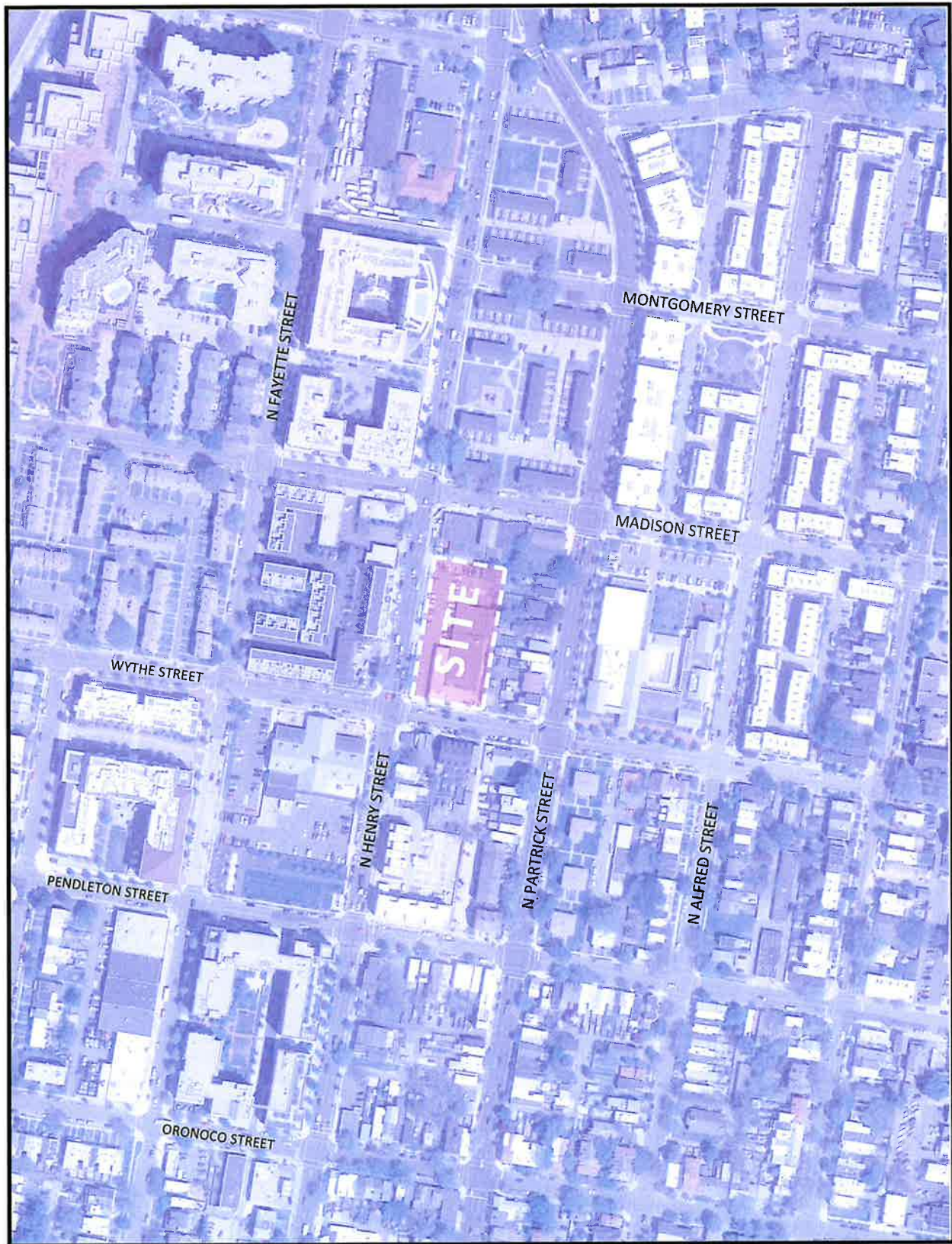


Figure 1
Site Location



NORTH

701 N. Henry Street
City of Alexandria, Virginia

Proposed Site Access Point

**701 N. Henry Street
City of Alexandria, Virginia**

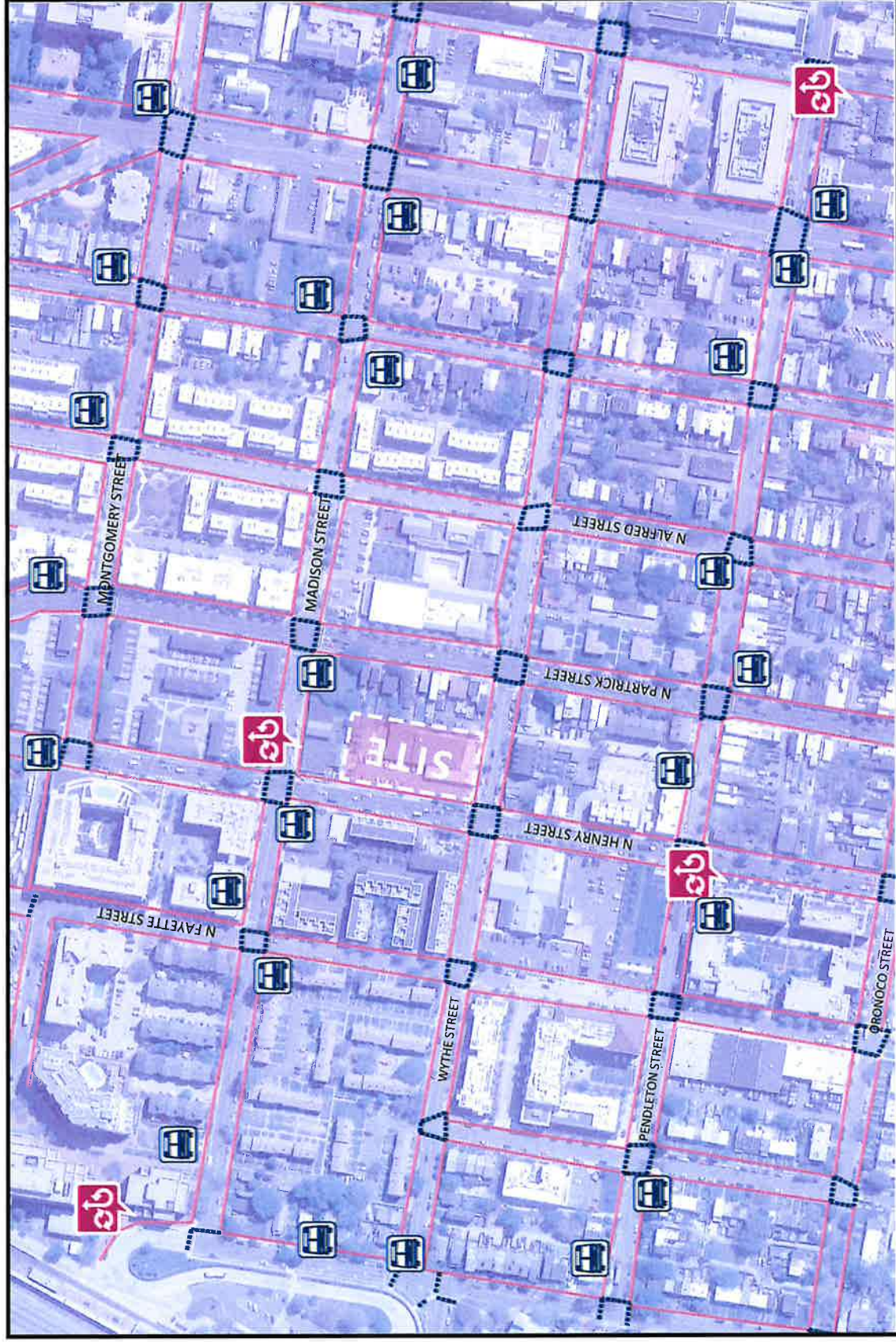


Figure 3

Existing Pedestrian and Bike Infrastructure



NORTH

701 N. Henry Street
City of Alexandria, Virginia

- Sidewalk
- Crosswalk
- Capital Bikeshare
- Bus Stops

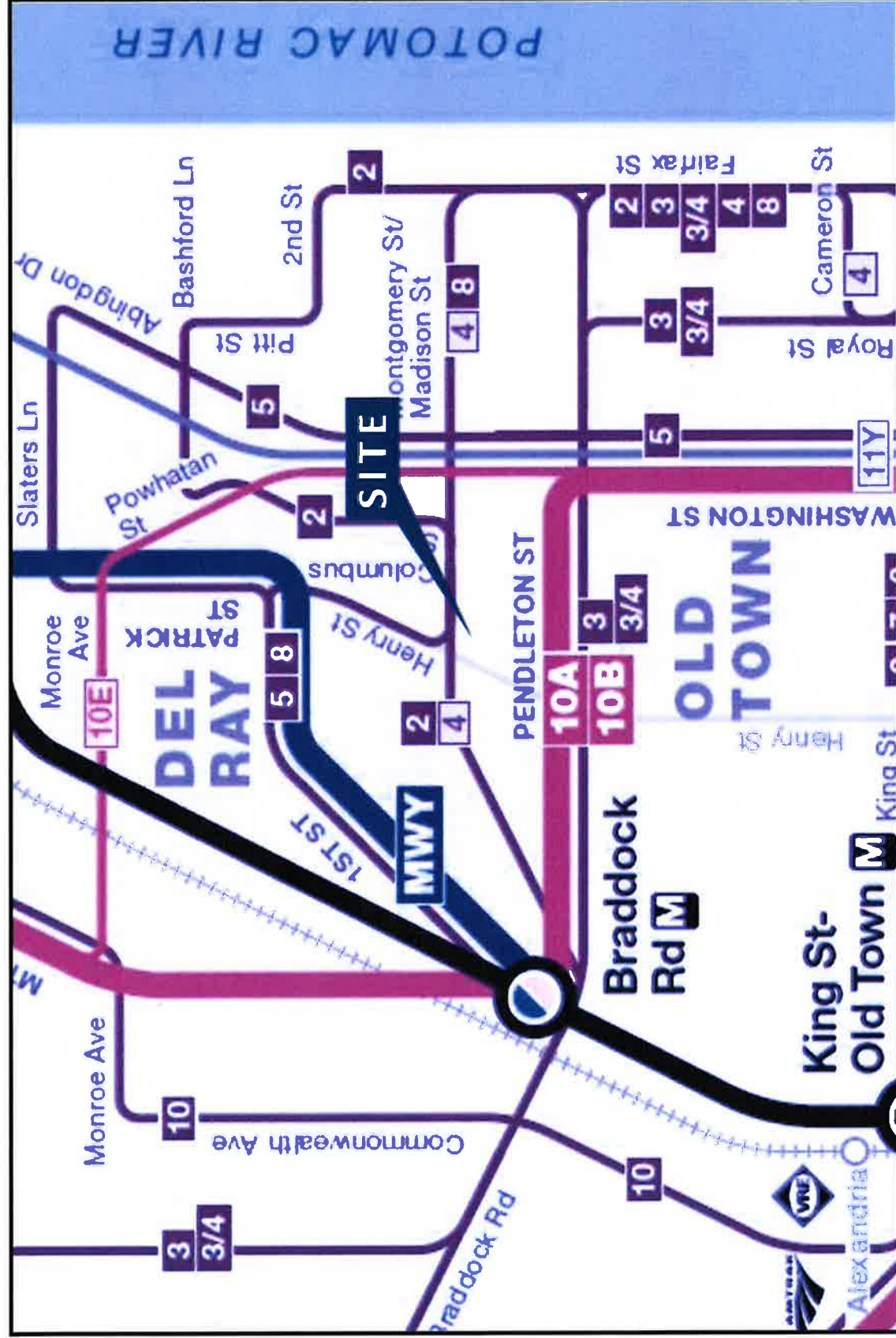


Figure 4
Transit Map

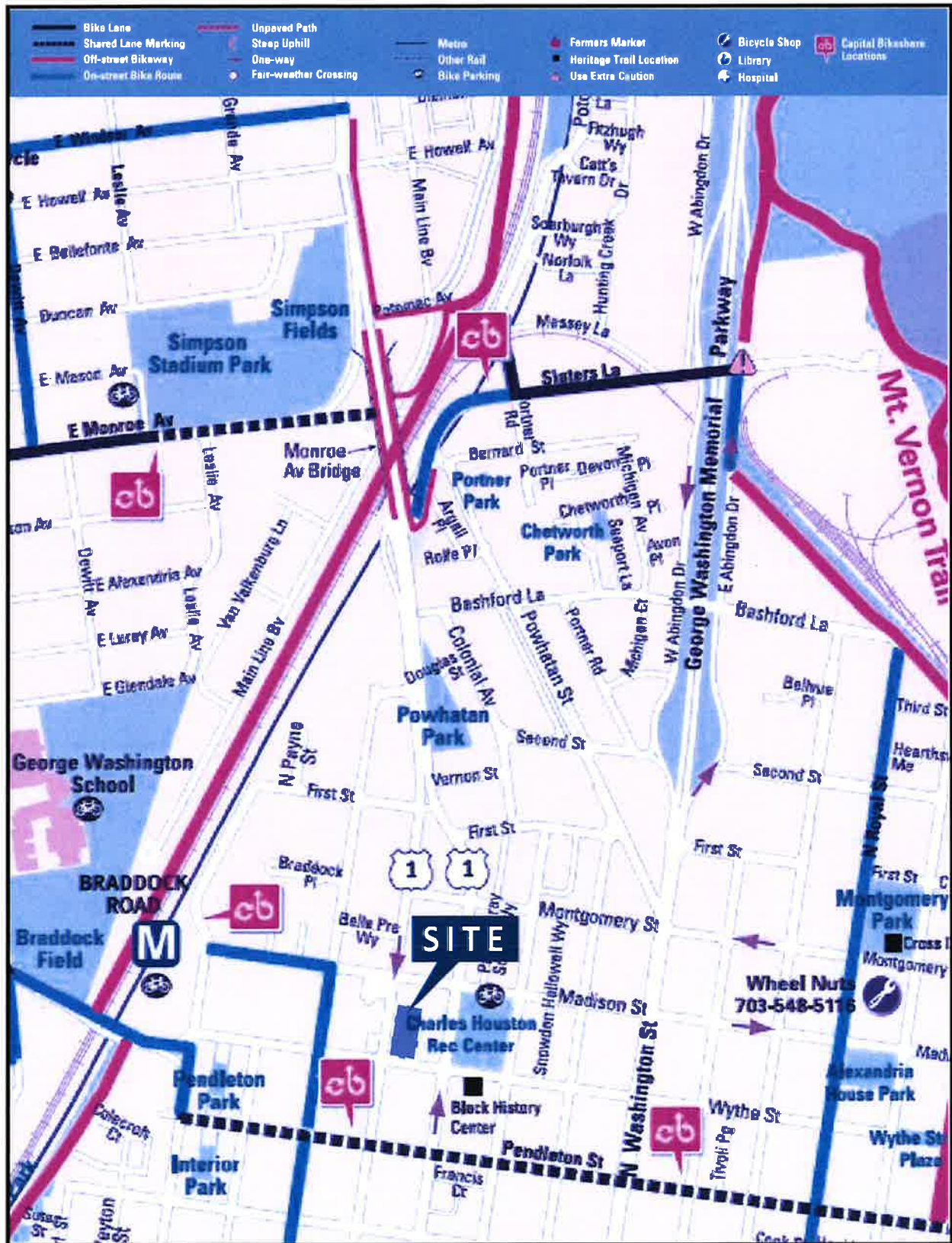


Figure 5
Alexandria County Bike Map



NORTH

701 N. Henry Street
City of Alexandria, Virginia

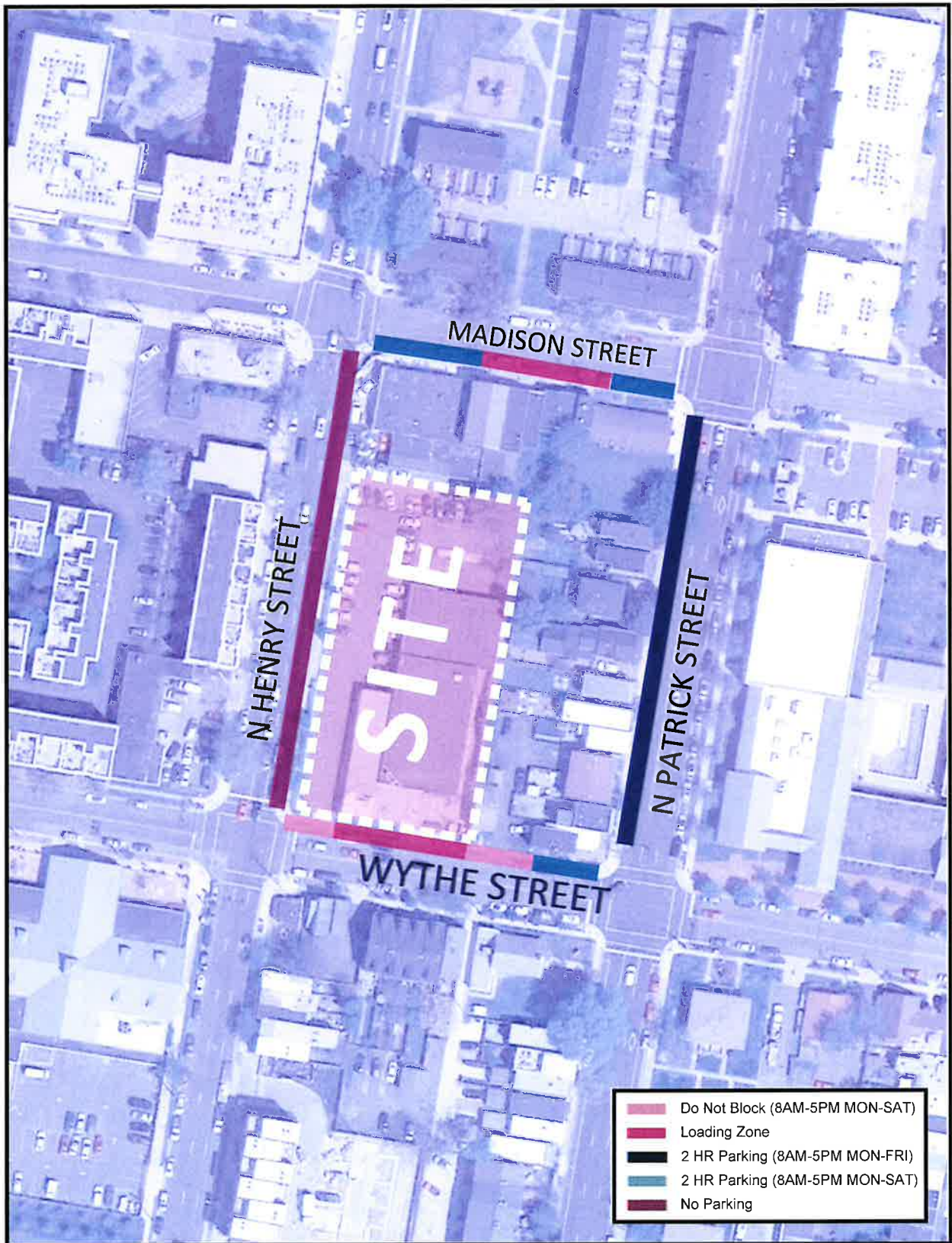


Figure 6
On-Street Parking Restrictions



NORTH

701 N. Henry Street
City of Alexandria, Virginia

ATTACHMENT 1

701 N Henry Street - Walkability Index Use Types & Categories Chart

| 701 N Henry Street - Walkability Index Use Types & Categories Chart | | | | |
|---|------------|--|--------------------|------------------|
| TABLE: USE TYPES & CATEGORIES | | | | |
| Category | Max Points | Use or Service Type | 0.25 Miles or Less | 0.25 - 0.5 Miles |
| Food Retail | 15 | Supermarket or grocery with produce section (min. 5,000 gross square footage) | 15 | 5 |
| | | Convenience Store | 7 | 3 |
| | | Farmers Market (min. 9 months per year) | 5 | - |
| | | Hardware Store | 5 | - |
| Community-serving retail | 20 | Pharmacy ₁ | 5 | 5 |
| | | Other Retail ₂ | 3* | - |
| | | Bank (not ATM) | 5 | - |
| | | Family entertainment venue (e.g. theater, sports) | 5 | - |
| Services | 20 | Gym, health club, exercise studio | 5 | - |
| | | Hair Care | 3 | - |
| | | Laundry, dry cleaner | 5 | - |
| | | Restaurant, café, diner (excluding those with only drive-thru service) ₃ | 5 | 5 |
| | | Adult or senior care (licensed) | 3 | - |
| | | Child Care (licensed) | 3 | - |
| | | Cultural arts facility (museum, performing arts) | 5 | - |
| | | Education facility (e.g. K-12 school) | 10 | 5 |
| Civic and community facilities | 35 | Education facility (e.g. university, adult education center, vocational school, community college) | 5 | - |
| | | Government office that serves public on-site | 3 | - |
| | | Medical clinic or office that treats patients | 3 | - |
| | | Place of worship | 5 | - |
| | | Police or fire station | 3 | - |
| | | Post office | 5 | - |
| | | Public library | 5 | - |
| | | Public park | 10 | 5 |
| Community anchor uses | 10 | Community recreation center | 3 | - |
| | | Social services center | 3 | - |
| | | Business office (100 or more FTE) | 10 | 5 |
| | | | | |

₁Pharmacies may be co-located with grocery stores

₂Multiple retail uses may be counted if they are of a different type

₃Only up to two restaurants may be counted