



Newport Village

4898 West Braddock Road

Master Plan Amendment #2020-00007

Rezoning #2020-00003

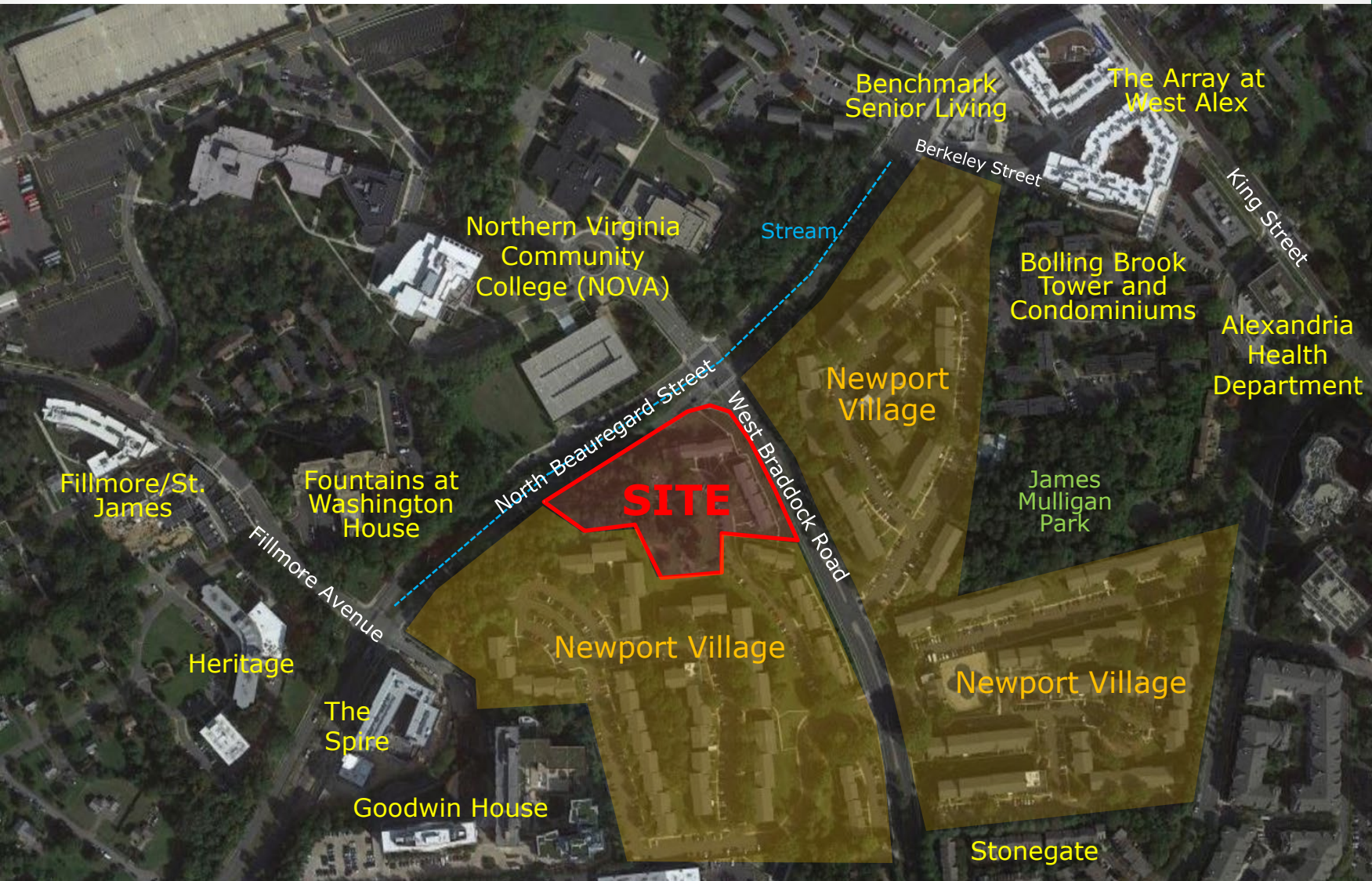
Development Special Use Permit 2020-10026

SUP#2020-00082 (TMP)

SUP#2020-00083 (Coordinated Sign Plan)

Planning Commission – February 2, 2021

Project Location

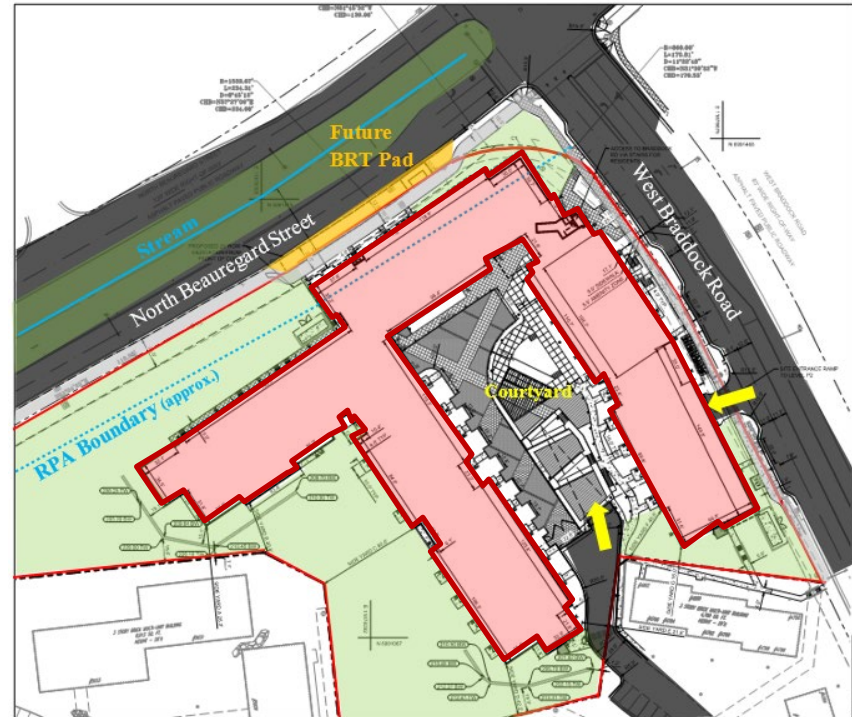


Newport Village

DSUP#2020-10026

Project Description

- Demolish two existing garden-style buildings
- New 383-unit multifamily residential building
- 392,000 net square feet, 2.3 FAR
- Courtyard with emergency vehicle access
- Maximum height 92 feet
- Garage parking both above and below grade
- 415 parking spaces



Project Description

- RPA Exemption Approval (March 2020)
 - Encroachment of small part of building into RPA allowed
 - Mitigation Plan approved as part of exemption
 - Current proposal consistent with both elements of approval
- Accommodations for West End Transitway and Bicycle/Pedestrian Trail along N. Beauregard
 - On-site land dedication
 - Construction of a part of the trail near intersection
 - Design anticipates future bus stop in front of building
 - Off-site easements
- Closing of slip-lanes at N. Beauregard & W. Braddock
- 52% open space and tree crown coverage, exceeding requirements

Architecture



Newport Village

DSUP# 2020-10026



Front Entrance / Corner Illustrations

Land-Use Requests

- Master Plan Amendment
 - Increase maximum height from 45 to 92 feet
 - Change land-use designation from Residential Medium to CRMU-H
- Rezoning from RA to CRMU-H
- Development Special Use Permit with:
 - Modification of special setback on N Beauregard from 80 to 75 feet
 - Special Use Permit for increase in FAR to 2.3
 - Special Use Permit for parking reduction
 - Special Use Permit for more than three rooftop penthouses
- Special Use Permit for Transportation Management Plan (TMP)
- Special Use Permit for Coordinated Sign Plan



MPA/Rezoning Analysis

- Master Plan Amendment
 - Consistent with other nearby buildings with similar land uses/densities and building heights
 - Consistent with two of three relevant objectives in Alexandria West SAP
 - Consistent with Master Plan transit goals
 - Consistent with modern urban planning practice
- Project consistent with five-point policy for rezonings not part of broad SAP update

Additional Analysis

- Modification of special setback is modest at only five feet – only for architectural elements
- SUP for increased FAR
- Parking Reduction SUP
 - 48-space reduction would allow upfront what would be allowed under ZO upon construction of West End Transitway
 - Applicant survey of parking at its other communities
- Additional SUPs
 - Building SUPs
 - Transportation Management Plan (TMP) SUP
 - Coordinated Sign Plan SUP

Community Benefits

- Dedication of land and easements to support future transit projects along N. Beauregard
- Additional pedestrian/streetscape improvements, including slip-lane closures
- Consistency with City's 2019 Green Building Policy
- Public art contribution (\$75,000)
- Bike share contribution (\$40,000)
- Open space & crown coverage in excess of requirements
- Affordable Housing contributions
 - 12 on-site units (equivalent to \$3.36 million)
 - Voluntary monetary contribution (over \$418,000)



Community Outreach

Meeting Date	Community Group
2/2019	Combined Tenant/Community Meeting
7/2020	Tenant Meeting
7/2020	Community Open Meeting
12/2020	Tenant Project Update
1/2021	Landlord-Tenant Relations Board (LTRB) Meeting
1/2021	Alexandria Housing Affordability Advisory Committee (AHAAC) Meeting
1/2021	Federation of Civic Associations Meeting

Conclusion

Staff recommends **approval** subject to compliance with all applicable codes and staff recommendations



