

530 First Street (ABC/Giant Site)

DSUP2015-0019

PROJECT DESCRIPTION

Giant Alexandria E&A, LLC, has applied for a Master Plan Amendment, Rezoning, and Development Special Use Permit (DSUP) with modifications and associated Special Use Permits (SUPs) to construct a new five and six-story mixed-use building on one City block in Old Town North. Project highlights include:

- > 232 residential units
- > 51,177 square feet of ground-level retail
- > Nearly 500 underground parking spaces
- > Loading docks located within the building

The project site is bounded by residential townhouses to the east, office buildings to the west and south, and a hotel to the north.

KEY ISSUES

Key issues that City staff, the applicant, and neighborhood residents are considering include:

- > Building architecture, massing, height and density
 - Relationship to adjacent residences
 - Appropriate massing for entire City block
 - Façade treatment, including colors and windows
- > Rezoning request
- > Traffic and parking
- > Providing retail space in Retail Focus Area
- > Enhanced loading/unloading area for the site
- > Consistency with existing Small Area Plan and coordination with SAP update process



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Old Town North

Site Address: 530 First Street (Entire block bounded by First, N. St. Asaph, Montgomery and N. Pitt Streets.)

Current Zone: CG / Commercial General

Proposed Zone: CDD#25 / Coordinated Development District

Lot Area: 2.0 acres (87,172 SF)

Current Use: Retail (partially vacant)

Proposed Uses: Mixed-Use—Residential (232 units) and Retail (51,177 SF)

	Existing	Permitted/Required	Proposed
FAR	0.33	0.5 / 0.75 (CL zone) 3.5 (CDD requested)	3.5
Parking	120 total spaces	242 residential + 223 retail* = <u>465 total spaces</u> (*based on retail ratio)	483 total spaces (plus 12 tandem)
Yards / Setbacks	First Street front: None N. St. Asaph front: 60.9 feet Montgomery front: 49.7 feet N. Pitt front: None	All fronts: 20 feet (CL zone)	First Street front: 1.3 feet N. St. Asaph front: 3.2 feet Montgomery front: 3.2 feet N. Pitt front: 0.8 feet
Open Space	None	40% (CL zone)	33,995 SF (39% of site) 6,630 SF ground-level open space
Height	14 feet and 34 feet	50 feet (CL zone) 77 feet (requested)	77 feet

Land Use Approvals Requested:

1. Master Plan Amendment to change land-use designation (from CG to CDD#25) and height limit (from 50 feet to 77 feet) for the site
2. Rezoning to change the zone designation of the property from CG to CDD#25
3. Development Special Use Permit to construct a mixed-use (residential/retail) building with modifications for the vision clearance requirement and the height-to-setback ratio (Section 6-403(A)) and with Special Use Permits for a Transportation Management Plan, a parking reduction, and a coordinated sign plan.

PROJECT TIMELINE

- > **November 2015.** Completeness review pending
- > **Early December 2015.** Next scheduled community meeting (tentative)
- > **March 2016.** Project is presented to Planning Commission and City Council (tentative)

CONTACT INFORMATION

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