City of Alexandria Development Fact Sheet

Seminary Hill/Strawberry Hill SAP

Fairlington Presbyterian Church: 3846 King Street
DSUP2017-0006

PROJECT DESCRIPTION

Wesley Housing proposes a Development Site Plan (DSP)/Development Special Use Permit (DSUP) to:

- Construct a new multi-family residential building with 82 affordable units;
- An underground parking garage of 83 spaces;
- New sitewide landscaping and community plaza; and
- New playground for the Waldorf School and building residents.

The proposed building is located on the Fairlington Presbyterian Church property and sited on the rear of the existing surface parking lot; no changes are proposed to the Church building. The site is bounded by Menokin Drive to the northwest, King Street to the northeast and residential townhomes to the south and west.

KEY ISSUES

Key issues to be addressed by City Staff, the Applicant and neighborhood residents include issues related to parking, traffic and building height.

> Parking: Community concerns about overflow parking on Menokin Drive.
  > Applicant is coordinating with church and school to share parking across the site.

KEY ISSUES (Cont.)

> Cut-through traffic on Early Street and Menokin Drive.
  > City staff is aware of the issue and conducting a parallel traffic study in the mid-city.
  > The applicant has designed site access from both King Street and Menokin Drive to reduce potential pressure on Menokin Drive.

> Site design and compatibility with the neighborhood.
  > Applicant’s proposed building complies with underlying RA zoning.

Updated June 2018
Fairlington Presbyterian Church

**DSUP2017-00006**

**Seminary Hill/Strawberry Hill /SAP**

<table>
<thead>
<tr>
<th><strong>Site Address:</strong></th>
<th>3846 King Street</th>
<th><strong>Lot Area:</strong></th>
<th>3.0 acres (130,679 SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Zone:</strong></td>
<td>RA/Residential Multi-family</td>
<td><strong>Current Use(s):</strong></td>
<td>Church with Nursery School</td>
</tr>
<tr>
<td><strong>Proposed Zone:</strong></td>
<td>RA/Residential Multi-family</td>
<td><strong>Proposed Use(s):</strong></td>
<td>Church with Nursery School and multi-family residential</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th><strong>Existing</strong></th>
<th><strong>Permitted/Required</strong></th>
<th><strong>Proposed</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FAR</strong></td>
<td>0.16</td>
<td>0.97 (0.75 + 30% bonus density)</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>125 Spaces</td>
<td>72 Spaces: Church 58 Spaces: Multi-Family 130: Total</td>
</tr>
<tr>
<td><strong>Yards / Setbacks</strong></td>
<td>N/A</td>
<td><strong>Front:</strong> 20 Ft from PL @ King St <strong>Front:</strong> 20 Ft from Menokin Dr. <strong>Side:</strong> 16 Ft <strong>Rear:</strong> 8 Ft</td>
</tr>
<tr>
<td><strong>Open Space</strong></td>
<td>Approx. 70,000 SF</td>
<td>800 SF/Unit (65,000 SF)</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td>35 Feet (Church)</td>
<td>45 Feet</td>
</tr>
</tbody>
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**Requested Zoning Modifications and Special Use Permits (SUPs):**

1. Development Special Use Permit, with Site Plan to construct a multi-family residential building.
2. A Special Use Permit to apply Zoning Ordinance section 7-700 to permit increased floor area and density for residential development.
3. A Special Use Permit for parking (TBD).

**PROJECT TIMELINE**

> **June 27, 2018:** Affordable Housing Advisory Committee Update.

> **July & September 2018:** Community meetings to present project updates.

> **November 2018:** Project is presented to Planning Commission and City Council (tentative).

**CONTACT INFORMATION**

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*Updated June 2018*