

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.



Fairlington Presbyterian Church

DSUP2017-00006

Seminary Hill/Strawberry Hill /SAP

Site Address: 3846 King Street		Lot Area: 3.0 acres (130,679 SF)	
Current Zone: RA/Residential Multi-family Proposed Zone: RA/Residential Multi-family		Current Use(s): Church with Nursery School Proposed Use(s): Church with Nursery School and multi-family residential	
	Existing	Permitted/Required	Proposed
FAR	0.16	0.97 (0.75 + 30% bonus density)	0.95
Parking	125 Spaces	72 Spaces: Church 58 Spaces: Multi-Family 130: Total	146 Spaces
Yards / Setbacks	N/A	Front: 20 Ft from PL @King St Front: 20 Ft from Menokin Dr. Side: 16 Ft Rear: 8 Ft	Front: 52 Ft from PL @ King St Front: 20 Ft from Menokin Dr. Side: 22 Ft Rear: N/A
Open Space	Approx. 70,000 SF	800 SF/Unit (65,600 SF)	51,158 SF (39% of site) 100% ground-level open space
Height	35 Feet (Church)	45 Feet	45 Feet (Multi-family) 35 Feet (Church)
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).			
3. A Special Use Permit for a Transportation Management Plan for Tier 1 (multi-family building).			

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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