

City of Alexandria Development Fact Sheet

Alexandria West

Fillmore/St. James Phase 2 Amendment 5000 Echols Avenue

DSUP2016-0021

PROJECT DESCRIPTION

An applicant proposes an amendment to an approved Development Special Use Permit (DSUP#2016-0007) to construct 31 residential townhouse dwellings in place of an approved 132-unit multifamily residential building at the site.

- > Four-story townhouses with garage parking and consolidated open space are proposed.
- > Request pertains only to Phase 2 of the Fillmore/St. James project, on which a market-rate multifamily residential building was previously approved. The affordable multifamily residential building previously approved for Phase 1 would remain unchanged.



The project site, formerly occupied by St. James Methodist Church, is located north of the intersection of North Beauregard Street and Seminary Road in the City's West End. It is bounded by a mix of single-family, townhouse and multifamily residential uses. Two elder care facilities (The Hermitage and Washington House) and Northern Virginia Community College are also located in the vicinity.

KEY ISSUES

Key issues under consideration by City staff and the applicant related to the project include:

- > Site design
 - Orientation of the dwelling units on the site
 - Impact of steep slopes, particularly relating to the private street and a vehicle turn-around
- > Building design, including construction materials
- > Pedestrian connections within site and to adjacent areas, including the Phase 1 "pedestrian mews"



Fillmore/St. James Phase 2 Amendment 5000 Echols Avenue

Alexandria West

Site Address: 5000 Echols Avenue		Site Area: 78,447 square feet	
Current & Proposed Zone: CRMU-M / Commercial Residential Mixed-Use - Medium		Approved Use: Multifamily residential Proposed Use: Residential townhouses	
	Previously Approved	Permitted/Required	Proposed
FAR	1.69	1.0 max (without SUP) 2.0 max (with SUP)	1.20
Parking	171 spaces	Two spaces / unit = 62 off-street spaces	65 off-street spaces (including three visitor spaces)
Open Space	39,922 SF (52% of site)	30,914 SF (40% of site)	30,965 SF (40% of site)
Height	65 feet	70 feet (in SAP)	Up to 53 feet
Requested Special Use Permits (SUPs) and Zoning Modifications:			
1. Amendment to approved Development Special Use Permit (DSUP) to construct 31 new residential townhouses: <ul style="list-style-type: none"> A. With an increase in maximum allowable FAR from 1.0 to 2.0 (previously approved) and B. On lots without frontage on a public street 			
2. Modifications for front, rear and side setbacks			
3. Modification of the minimum separation requirement from the access way between two rows of residential townhouses			

PROJECT TIMELINE

- > **June/July 2016.** Concept #2 submission comments sent to applicant.
- > **Fall 2016.** Applicant submits completeness (preliminary) DSUP request (tentative).
- > **Late Winter / Early Spring 2017.** Project is presented to Planning Commission and City Council (tentative).

CONTACT INFORMATION

Project Planner

Nathan Randall

Phone

703.746.4666

Email

nathan.randall@alexandriava.gov

City of Alexandria

Department of Planning and Zoning
Development Division

301 King Street, Room 2000

Alexandria, Va. 22314

alexandriava.gov/development

