



ParcView II

Community Meeting 9/14/2021



Overview

1. Who We Are

2. Project Plan Update

3. Timeline

4. Questions & Answers

Our Team



Project Team

Development



Design & Construction



Property Management



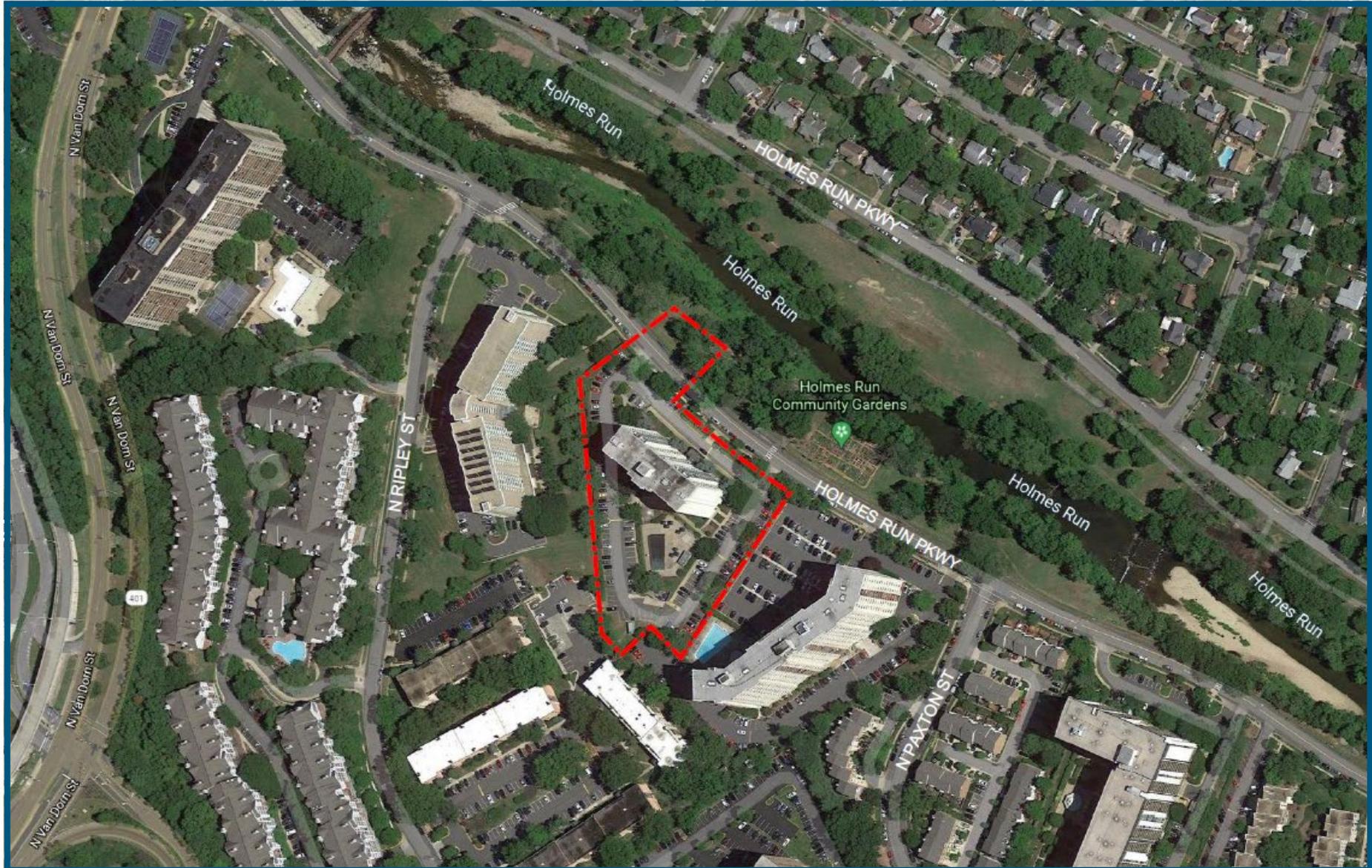
Land Use Counsel



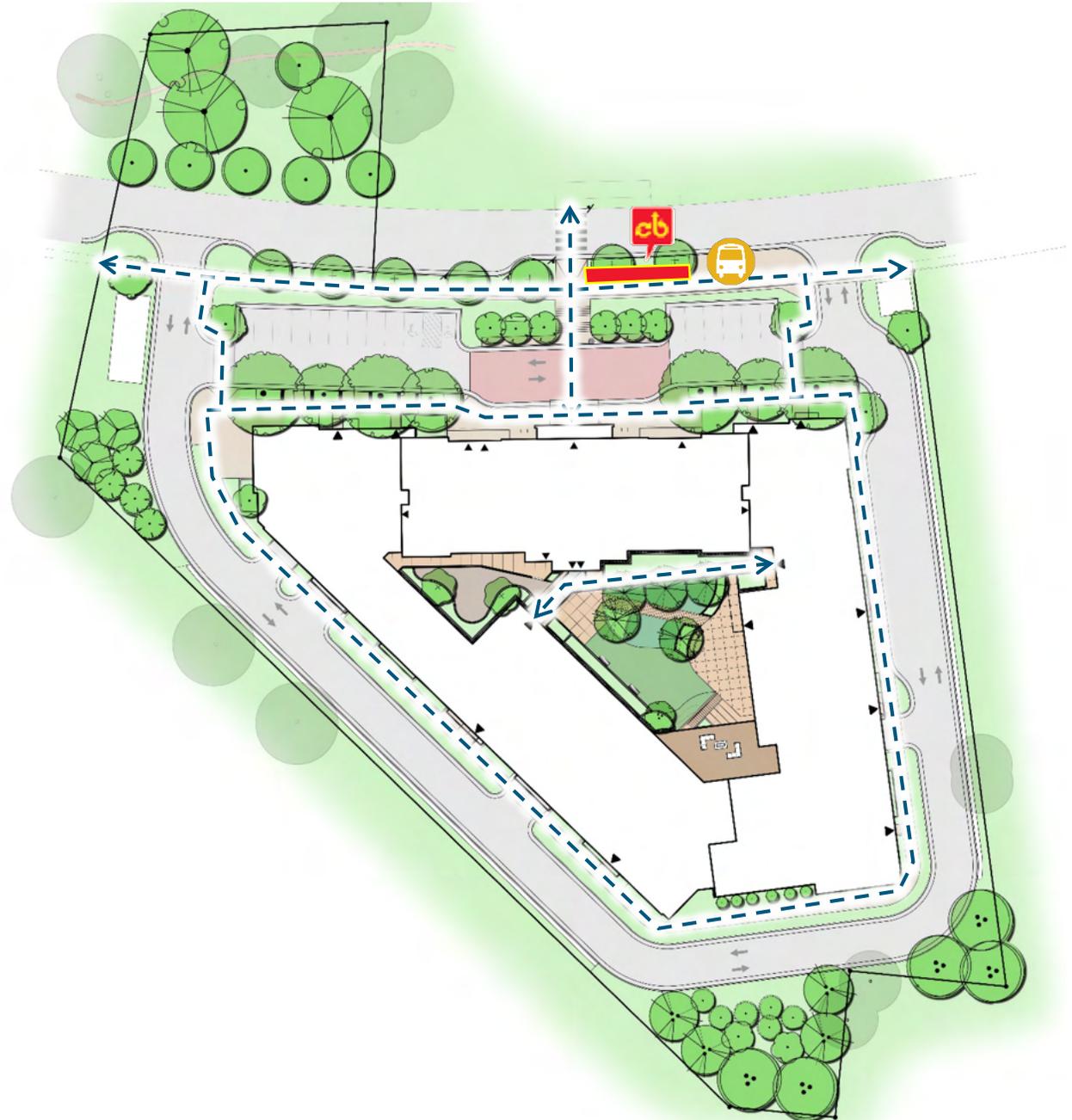
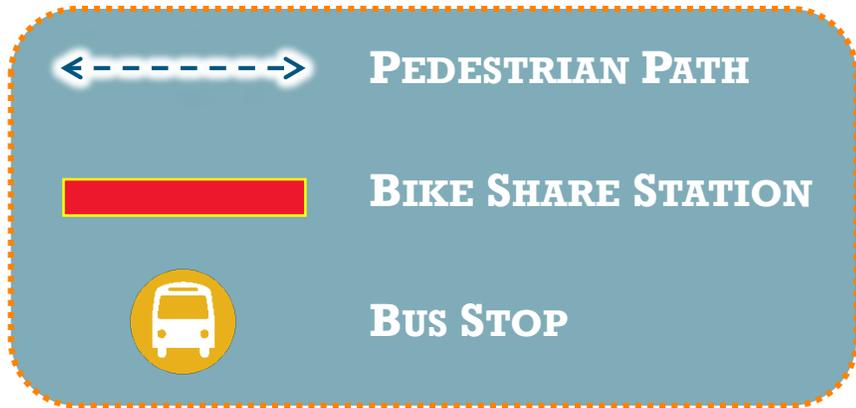
DSUP Plan



Site Location Map

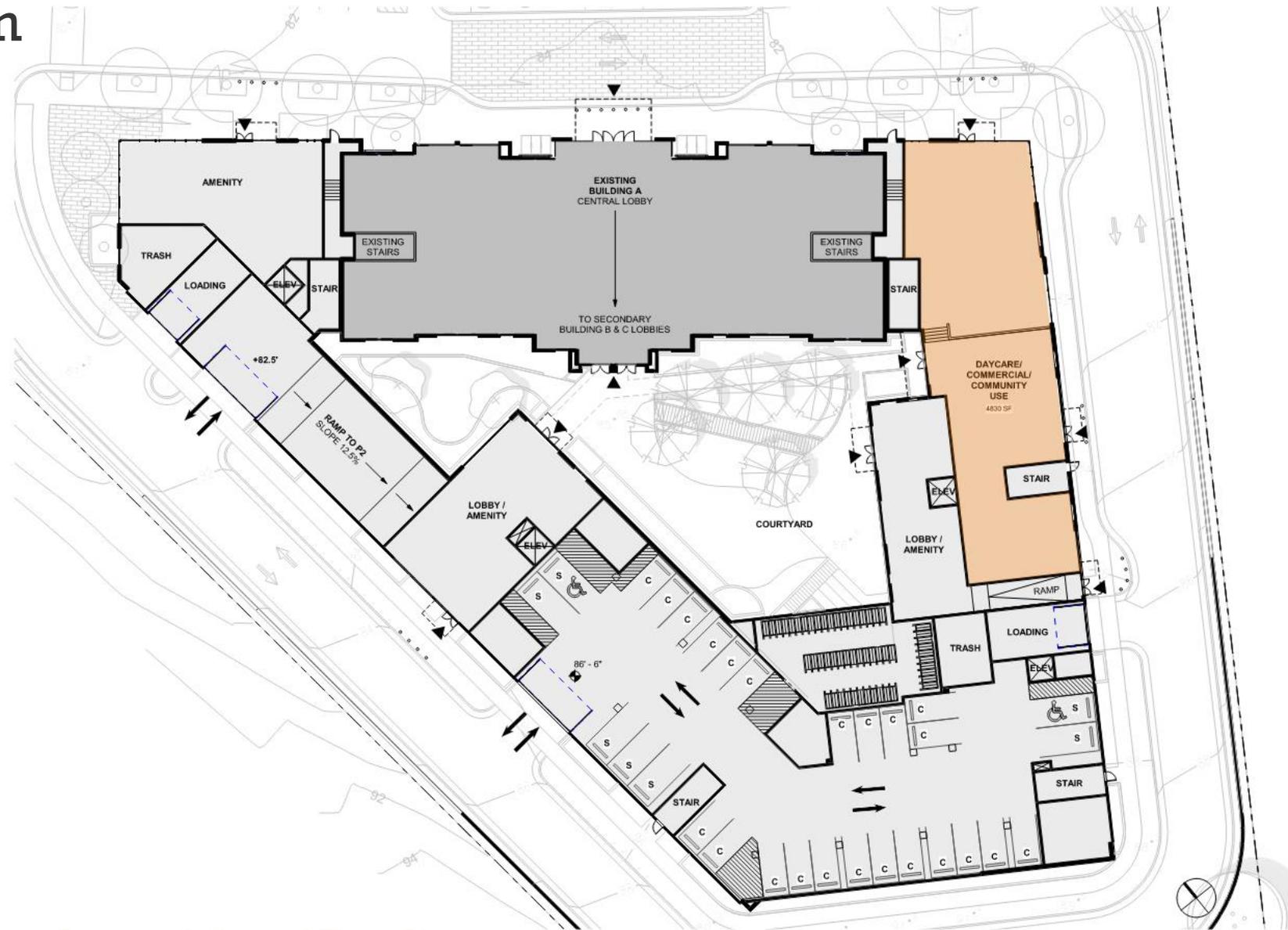


Proposed Layout



Development Program

- APPX. 235 NEW UNITS AND 148 RENOVATED UNITS = TOTAL 383 UNITS + 4,830 SF OF GROUND FLOOR COMMERCIAL SPACE
- MIX OF 1, 2, 3-BEDROOMS
- OPEN CENTRAL COURTYARD
- UNDERGROUND PARKING WITH 305 SPACES
- APPX 44,580 SF OF OPEN SPACE (33.9%)
- UPDATE EXISTING INFRASTRUCTURE



Proposed Ground Floor Plan

Second Floor Program Alternatives



Program/Unit Mix

	EXISTING	PROPOSED	ALTERNATIVE
1-BD	75	172	171
2-BD	74	187	185
3-BD	0	24	24
# Units	149	383	380
30% AMI	0	27	27
40% AMI	0	69	68
50% AMI	0	70	70
60% AMI	117	141	140
80% AMI	0	76	75
Market	32	0	0
Commercial	0	4,830 SF	7,530 SF

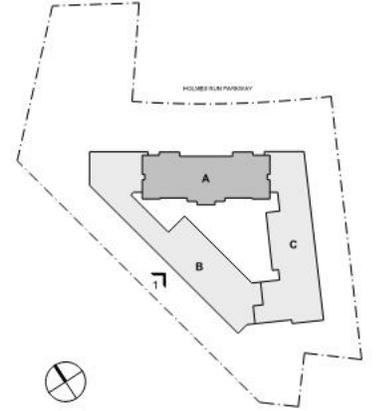
Proposed Frontage - Holmes Run Parkway



Proposed Frontage - East Elevation



Proposed Frontage - West Elevation



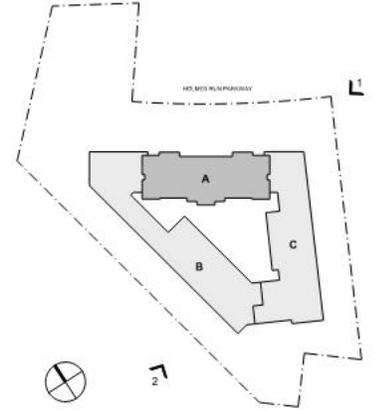
Proposed Massing



View 1

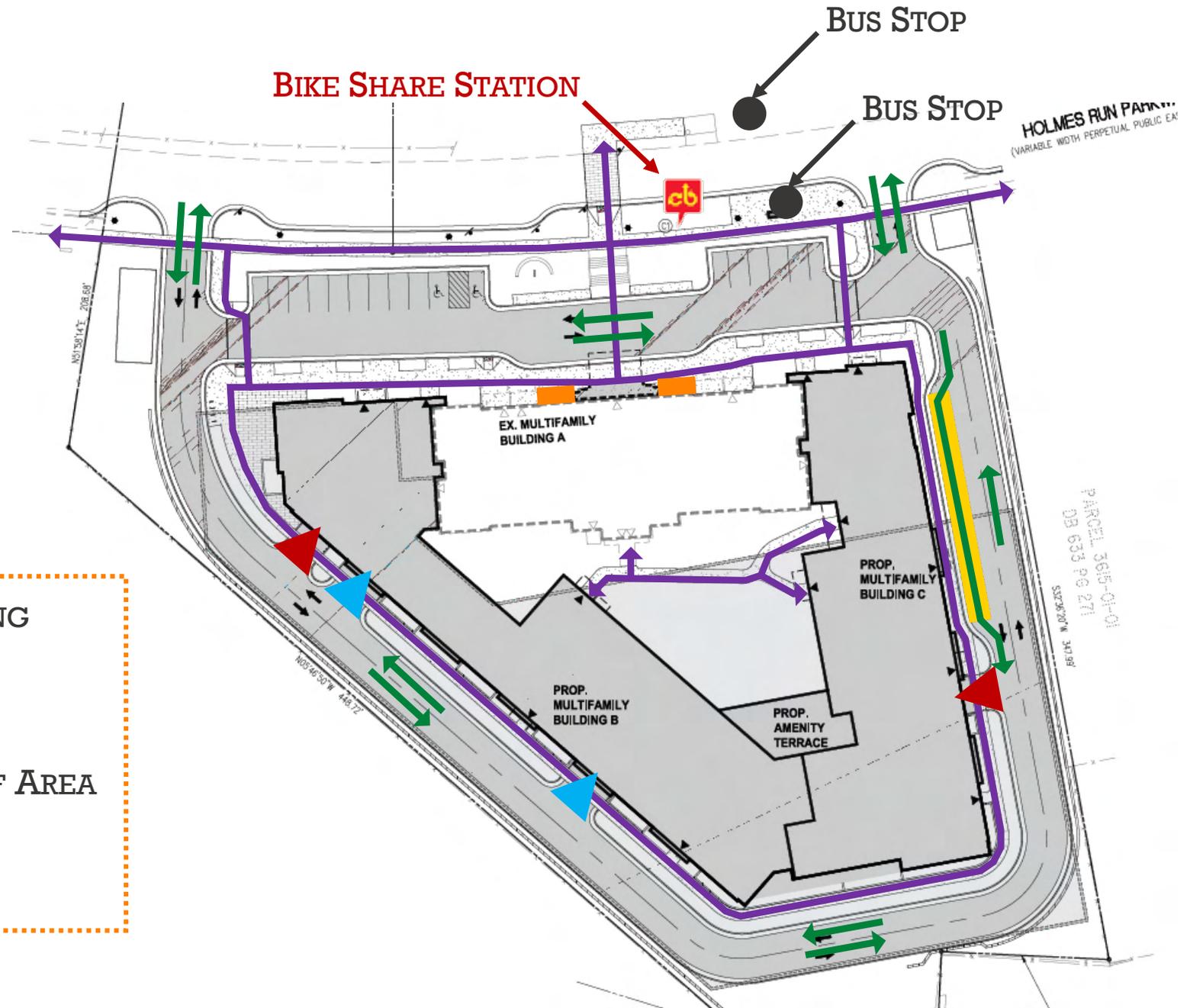


View 2

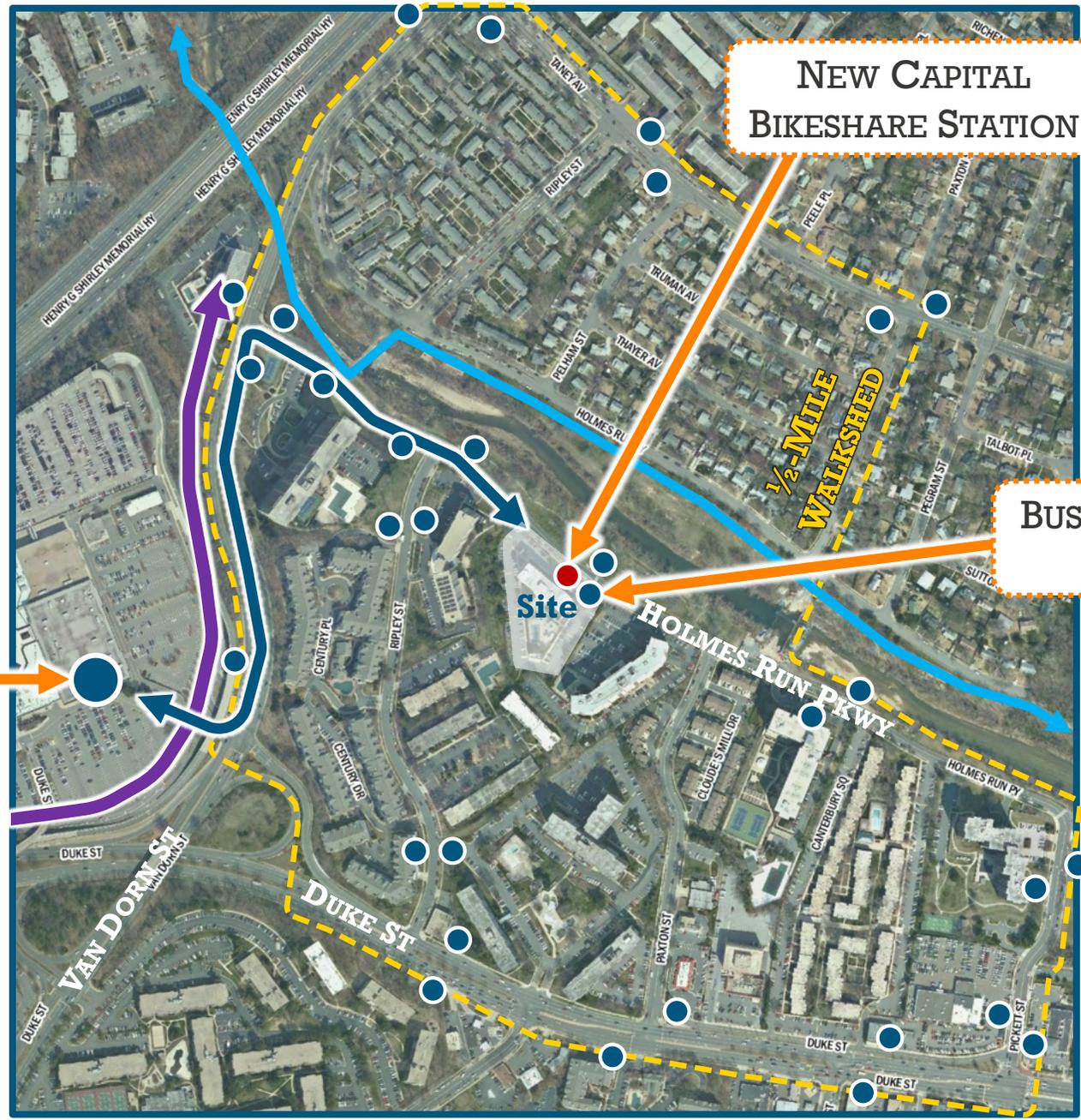


Transportation

- SHORT-TERM BICYCLE PARKING
- GARAGE ACCESS
- LOADING ACCESS
- DAYCARE PICK-UP/DROP-OFF AREA
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION



Transportation



FUTURE TRANSIT HUB
AT LANDMARK
(APPROX. 1/2 MILE WALK)

- BUS STOP WITHIN 1/2 -MILE
- ↔ ROUTE TO FUTURE TRANSIT HUB
- ↔ FUTURE 12' SHARED USE PATH
- ↔ HOLMES RUN TRAIL

Transportation

DASH ROUTE 32

- FREE SERVICE AT 30-MINUTE HEADWAYS TO VAN DORN METRO, EISENHOWER AVENUE, AND KING STREET/OLD TOWN

DASH ROUTE 30:

- FREE SERVICE AT 10- TO 20-MINUTE HEADWAYS TO OLD TOWN

METROBUS ROUTES 21C, 7A

- 21C: PEAK PERIOD SERVICE AT 30-MINUTE HEADWAYS TO LANDMARK, MARK CENTER, SEMINARY RD, AND PENTAGON METRO
- 7A: SERVICE AT 30-MINUTE HEADWAYS TO MARK CENTER, BEAUREGARD STREET, SHIRLINGTON, AND PENTAGON METRO

ADDITIONAL ROUTES: DASH 35, METROBUS 29N, 29K, 8W

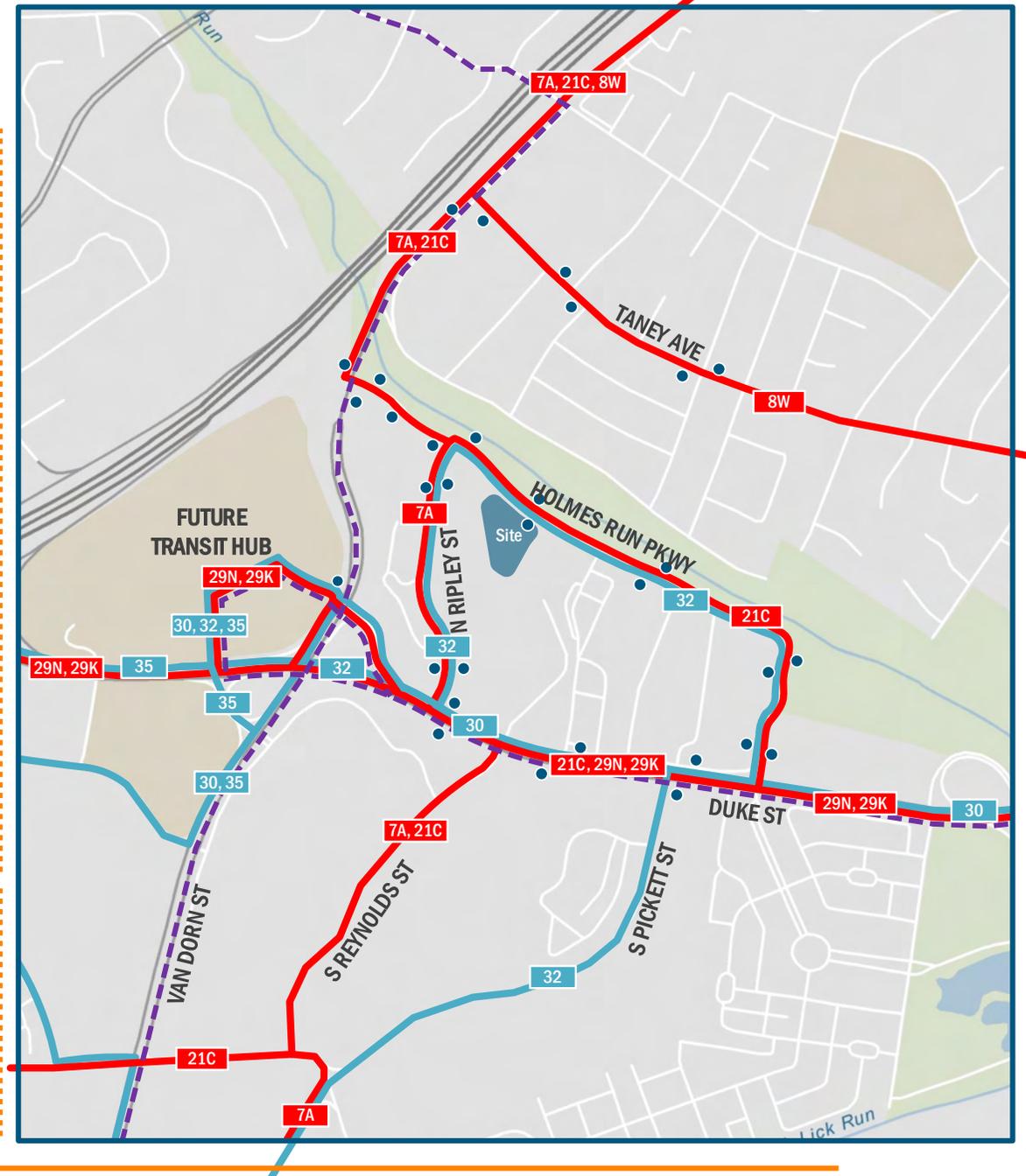
PLANNED TRANSITWAYS ALONG DUKE STREET AND VAN DORN STREET

● BUS STOP WITHIN ½ -MILE

— DASH BUS ROUTE

— METROBUS BUS ROUTE

■ ■ ■ ■ FUTURE TRANSITWAYS (DUKE STREET AND WEST END)



Transportation

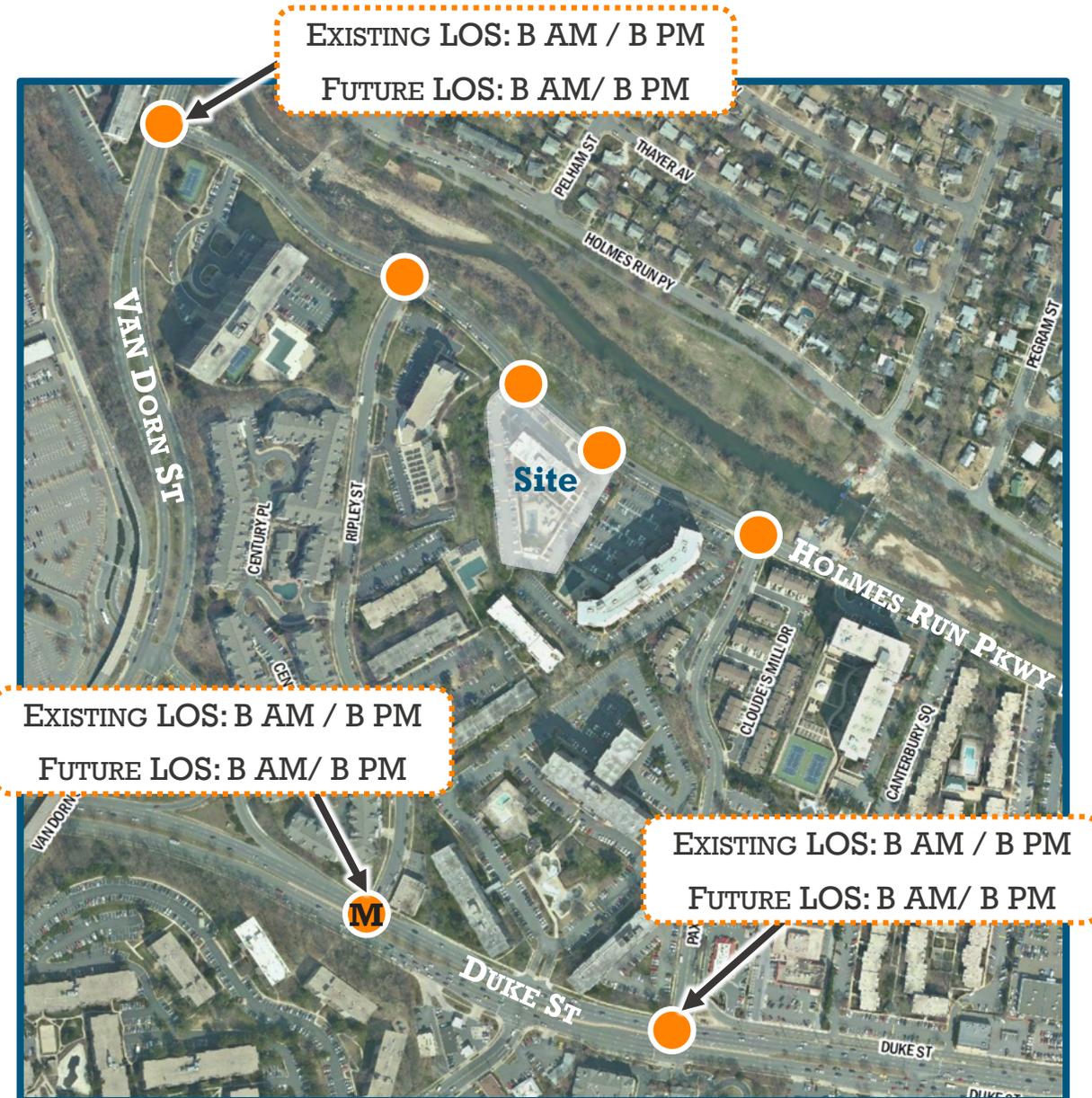
CHANGE IN TRIP GENERATION BY USE:

LAND USE	SIZE	AM PEAK HOUR		PM PEAK HOUR	
		IN	OUT	IN	OUT
<i>Existing Residential</i>	<i>149 units</i>	8	24	24	16
Added Residential	235 units	14	37	37	25
Added Daycare	100 students	33	30	30	33
Net New Vehicular Trips (veh/peak hr)		47	67	67	58
Net New Transit Trips (ppl/peak hr)		10	24	24	17
Net New Bicycle Trips (ppl/peak hr)		3	5	5	4
Net New Pedestrian Trips (ppl/peak hr)		12	14	14	14

Transportation

MULTIMODAL TRANSPORTATION STUDY:

- SCOPE DETERMINED WITH THE CITY OF ALEXANDRIA
- ANALYSIS BASED ON MAY 2021 DATA, ADJUSTED FOR PRE-PANDEMIC CONDITIONS
- 7 INTERSECTIONS STUDIED ALONG HOLMES RUN PARKWAY AND DUKE STREET
- ASSUMES LANDMARK MALL REDEVELOPMENT (PHASE 1)
- MITIGATIONS IDENTIFIED BY CAPACITY ANALYSIS:
 - NO CHANGES TO LEVEL OF SERVICE WITH THE PROPOSED DEVELOPMENT
 - SIGNAL TIMING ADJUSTMENTS FOR EASTBOUND LEFT-TURN AT DUKE STREET/N RIPLEY STREET TO REDUCE DELAY



Transportation

ON-SITE PARKING UTILIZATION:

- ON-SITE PARKING SWEEPS PERFORMED DURING MAY 2021
- EXISTING PEAK DEMAND RATIO: 113 SPACES/149 UNITS = **0.76 SPACES PER UNIT**

	TOTAL UNITS	PEAK DEMAND (WEEKDAY EVENING)	DEMAND RATIO	SUPPLY RATIO
Existing Demand	149 units	113 spaces	0.76 per unit	0.90 per unit (164 spaces)
Projected Demand	383 units	291 spaces	0.76 per unit	0.80 per unit (305 spaces)

ON-STREET PARKING UTILIZATION:

- ON-STREET PARKING SWEEPS PERFORMED DURING MAY 2021
- UNRESTRICTED PARKING ALONG HOLMES RUN PARKWAY
- NEARLY FULL ON A WEEKDAY EVENING (APPROX. 84% SPACES OCCUPIED)

Transportation

TRANSPORTATION MANAGEMENT PLAN:

GENERAL

- DESIGNATE TMP COORDINATOR
- CONTRIBUTE TO THE TMP FUND
- CONDUCT AN ANNUAL TRAVEL SURVEY
- PROVIDE AN ANNUAL TDM REPORT
- PROVIDE TRANSPORTATION INFORMATION TO RESIDENTS

PARKING

- UNBUNDLE PARKING COSTS FROM LEASE
- PROVIDE ONE-TIME CARSHARE MEMBERSHIP

TRANSIT INFRASTRUCTURE AND SUBSIDIES

- INSTALL TRANSIT INFORMATION SCREENS OR INFORMATION KIOSKS
- PROVIDE ONE-TIME SMARTrip CARDS TO RESIDENTS

BICYCLE INFRASTRUCTURE

- PROVIDE ONE-TIME BIKESHARE MEMBERSHIP
- PROVIDE SECURE, LONG-TERM BIKE PARKING AND BIKE RACKS

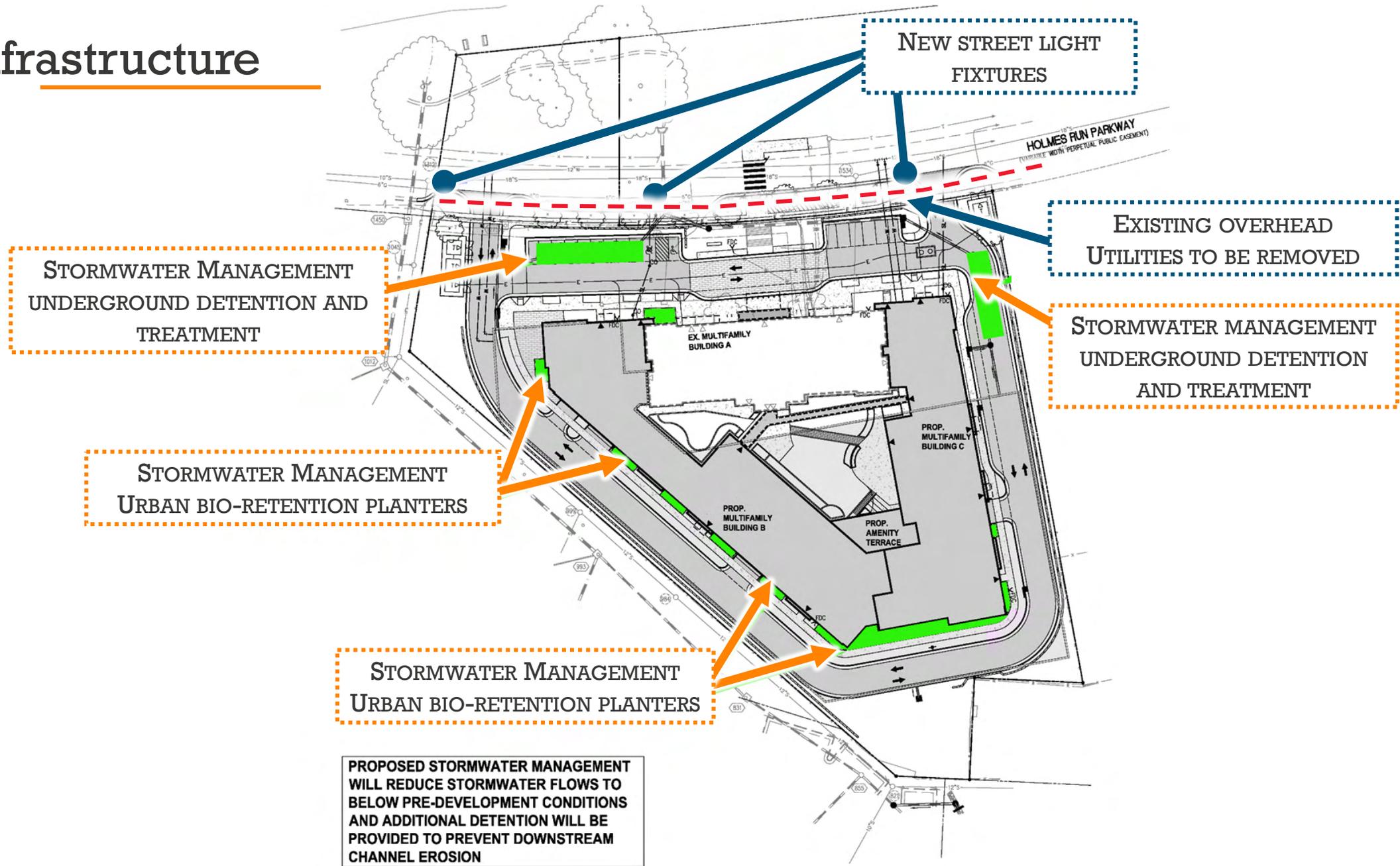
MARKETING AND PROMOTIONS

- PROMOTE REGIONAL GUARANTEED RIDE HOME PROGRAM
- PARTICIPATE IN REGIONALLY-SPONSORED CLEAN AIR, TRANSIT, AND TRAFFIC MITIGATION PROMOTIONS
- PARTICIPATE REGIONAL TRANSPORTATION EVENTS

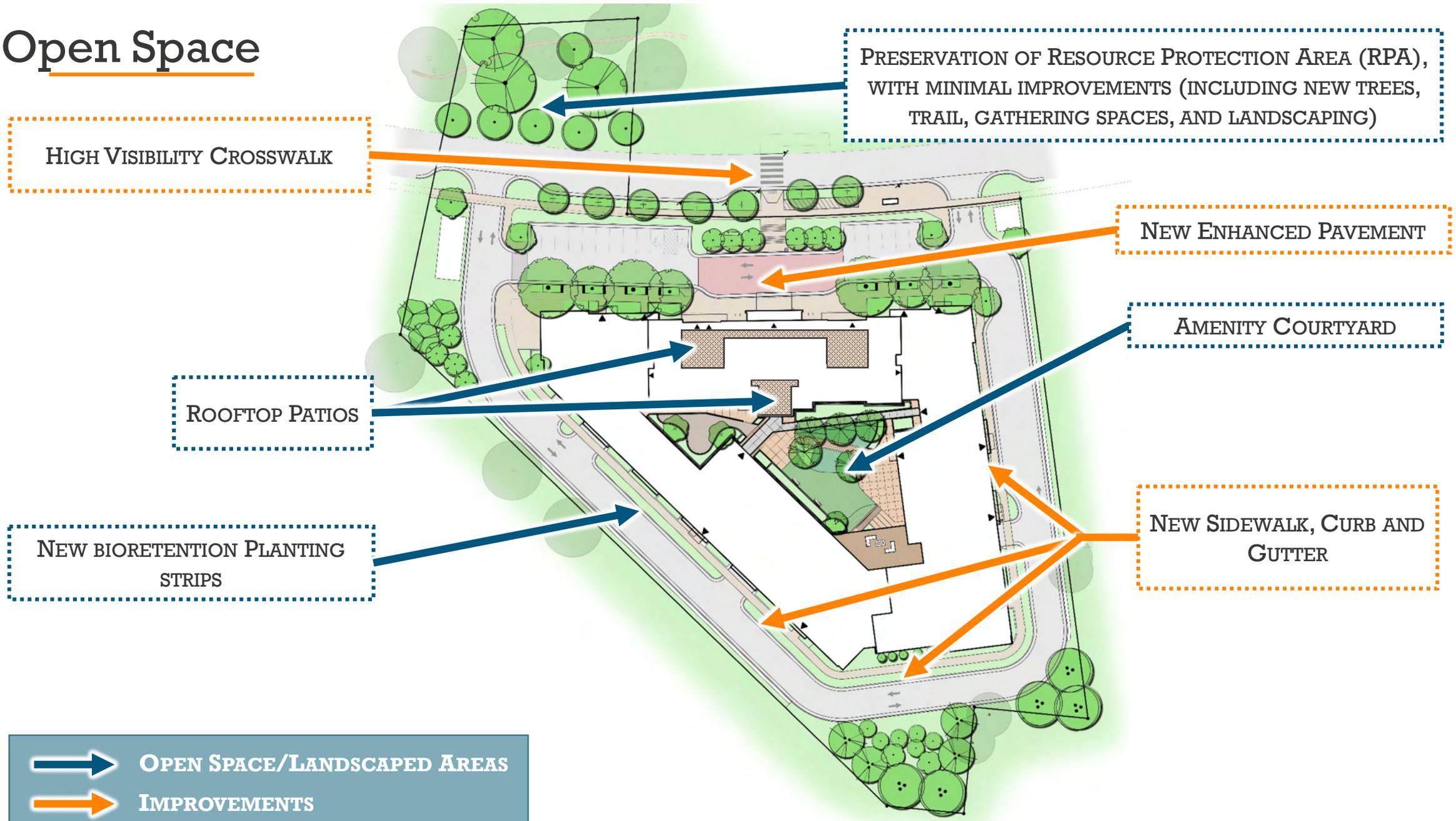
ADDITIONAL DESIGN ELEMENTS:

- INSTALL A NEW CAPITAL BIKESHARE STATION ADJACENT TO THE SITE
- IMPROVE PEDESTRIAN FACILITIES ADJACENT TO THE SITE
- IMPROVE THE EXISTING BUS STOP ADJACENT TO THE SITE

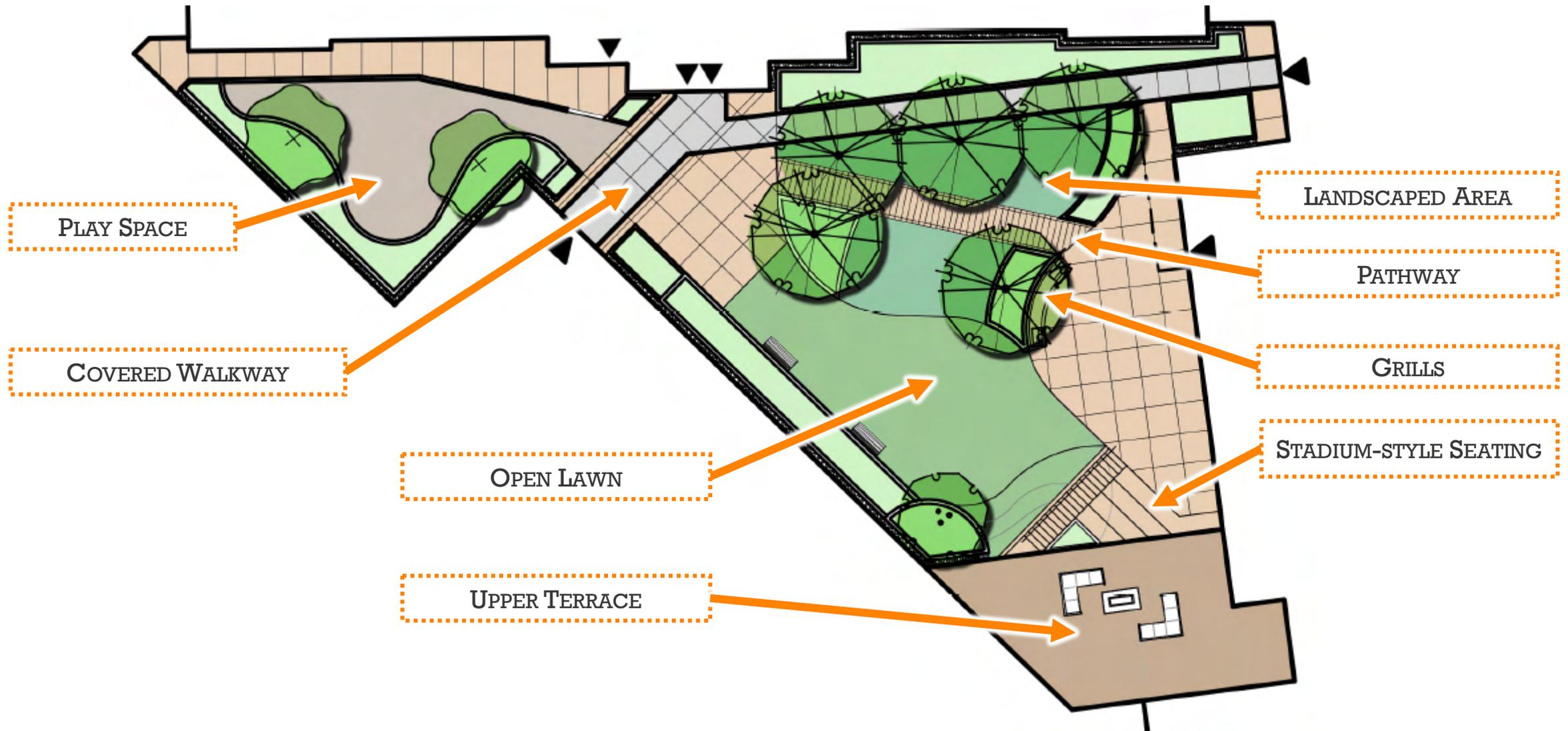
Infrastructure



Open Space



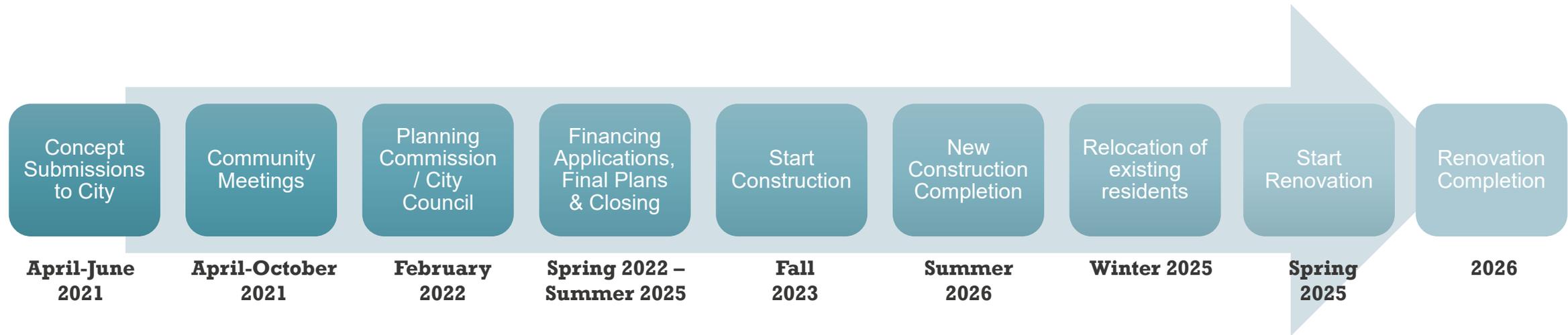
Amenity Courtyard



Timeline



Project Timeline



- Construction of new buildings expected to take 26-30 months (depending on phasing and other constraints)
- Complete lease-up expected Spring 2026
- Renovations on existing building to begin shortly thereafter

Q&A



Thank you.

<https://wesleyhousing.org/property/parcview-II>

For questions & comments, please reach out via email to:

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@wesleyhousing

