



APPLICATION

☐ Master Plan Amendment MPA# _____

☒ Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 598 S. Alfred Street

APPLICANT

Name: Alfred Street Baptist Church and The Community Builders, Inc.

Address: _____

PROPERTY OWNER:

Name: Olde Town West Properties

Address: _____

Interest in property:

☒ Owner

☐ Contract Purchaser

☒ Developer

☐ Lessee

☐ Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

☒ Yes: If yes, provide proof of current City business license.

☐ No: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Mary Catherine Gibbs, Wire Gill, LLP

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

Mary Catherine Gibbs
Signature

Telephone #

Fax #

7/11/25
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

MPA # _____

REZ # _____

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use		Master Plan Designation		Zoning Designation		Frontage (ft.)
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Land Area (acres)
1 074.03-05-05	Res M	Res M	Res.	Res.	RB	RMF	1.29 acres
2 _____	_____	_____	_____	_____	_____	_____	_____
3 _____	_____	_____	_____	_____	_____	_____	_____
4 _____	_____	_____	_____	_____	_____	_____	_____

PROPERTY OWNERSHIP

☐ Individual Owner ☒ Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 3% interest in such corporation or partnership.

1. Name: Olde Town West Properties, LLC Extent of Interest: 100%
Address: [REDACTED]
2. Name: _____ Extent of Interest: _____
Address: _____
3. Name: _____ Extent of Interest: _____
Address: _____
4. Name: _____ Extent of Interest: _____
Address: _____

MPA # _____

REZ # _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

- 1.** Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:
- NA

- 2.** Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

The zoning amendment is desirable to achieve the South Patrick Street Housing Affordability Strategy as well as the City's Housing Master Plan Goals by increasing affordable home opportunities for residents with low and moderate incomes. Particularly, the project furthers the City's goal of creating "economic diversity among city residents resulting in strong, resilient neighborhoods" as well as "ultimately allowing for Alexandria residents to remain in the City and Alexandria workers to live in the jurisdiction where they work." The surrounding neighborhood is residential, in different levels, single family and multi-family. There is also the Alfred Street Baptist Church across the street and one block east of the site.

- 3.** Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The property will be adequately served by essential public facilities and services. Significant public facilities and services are in close proximity to the site including an elementary school to the east across Washington Street, as well as access to S. Patrick Street one block away, a main arterial road in the City with direct access to I495 within a few blocks.

- 4.** If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

NA



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # DSUP #2025-10022 **Project Name:** Old Town West Affordable Housing Redevelopment

PROPERTY LOCATION: 598 S. Alfred Street

TAX MAP REFERENCE: 074.03-05-05

ZONE: RB, Rezoning Proposed to RMF

APPLICANT:

Name: Alfred Street Baptist Church and The Community Builders, Inc.

Address: [REDACTED]

PROPERTY OWNER:

Name: Olde Town West Properties

Address: [REDACTED]

SUMMARY OF PROPOSAL Request to redevelop 34 current affordable housing units into a new 145 unit affordable housing building under the proposed RMF zone.

MODIFICATIONS REQUESTED

SUP's REQUESTED SUP to increase FAR from .75 to 2.16 for the provision of providing at least 1/3 of the increase in units affordable to those making 40% of the AMI (on average).

☒ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Mary Catherine Gibbs, Wire Gill, LLP

Print Name of Applicant or Agent

[REDACTED]
Mailing/Street Address

[REDACTED]
City and State

[REDACTED]
Zip Code

[Signature]
Signature

[REDACTED]
Telephone #

[REDACTED]
Fax #

[REDACTED]
Email address

9/14/25
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

- ☒ The Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: Co Developers of
the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

Alfred Street Baptist Church and The Community Builders, Inc., are both non-stock corporations with no owners (501C(3)).

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☒ **Yes.** Provide proof of current City business license.
☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Alfred Street Baptist Church	[REDACTED]	100%
2. The Community Builders, Inc.		100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 598 S. Alfred Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Olde Town West Properties	[REDACTED]	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Alfred Street Baptist Church	None	None
2. The Community Builders, Inc.	None	None
3. Olde Town West Properties	None	None

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9/10/25
Date

Mary Catherine Gibbs

Printed Name


Signature

- 2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

The Alfred Street Baptist Church (ASBC) and their co-developer, The Community Builders, Inc., (TCB) are seeking to expand the number of affordable housing units in the Olde Town West neighborhood where the ASBC is located. ASBC purchased the 77 unit Olde Town West properties in 2009. Old Town West Properties, LLC and the ASBC own 77 units in the Old Town West project developed as part of the DIP Urban Renewal project in the 1970's. The Old Town West project encompasses three separate parcels:

- 1) 901 Wolfe Street (22 units),
- 2) 598 S. Alfred St. (34 units (including 2 units for office use) and
- 3) 601 S. Alfred Street (19 units).

TCB, as ASBC's development partner, plans to redevelop the 34 units that are located at 598 S. Alfred St. into a 145 unit multi-family building for residents making 30-60% of the Average Median Income (AMI). Subsequent phases of the redevelopment will be forthcoming for the units at 601 S. Alfred Street and those plans will be processed for that redevelopment at a later date.

As part of the proposal, TCB is seeking a rezoning to the RMF (Residential Multi-Family) zone, in keeping with the South Patrick Street Housing Affordability Strategy, and is seeking a Development Special Use Permit (DSUP) to increase the density from .75 FAR to 2.16 FAR and will provide all units as committed affordable units at varying levels of affordability. The Applicant is proposing to provide 111 units affordable up to 60% of AMI and 34 units affordable up to 30% of AMI. The units available at 30% AMI have an estimated average net square footage of 900 square feet, for a total of 45,000 square feet, well over the 1/3 of the increase in density that is required by the RMF zone to be affordable on average to those households at 40% of AMI.

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Typical for a residential development of this size.

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

Approximately 3 employees, 8:30 a.m.-5 p.m., Monday through Friday

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
Sun. - Sat.	24 hours		

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Typical noise from a residential development of this size.

B. How will the noise from patrons be controlled?

The enclosed courtyard will keep some of the noise generated by the residents within the site itself. Other noise from people coming and going into the building will be audible.

7. Describe any potential odors emanating from the proposed use and plans to control them:

NA.

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Typical type from a residential project of this size.

B. How much trash and garbage will be generated by the use?

Typical amount from a residential project of this size.

C. How often will trash be collected?

At least once week and more as needed.

D. How will you prevent littering on the property, streets and nearby properties?

The project will have an on-site property management company that will work to ensure the site is property maintained.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Paint or cleaning solvents to ensure proper upkeep of the project and during turnovers in the units.

11. What methods are proposed to ensure the safety of residents, employees and patrons?

The building will be access controlled by keyfob or other technology.

ALCOHOL SALES**12. Will the proposed use include the sale of beer, wine or mixed drinks?**

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS**13. Provide information regarding the availability of off-street parking:**

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

8 spaces

B. How many parking spaces of each type are provided for the proposed use:

73 Standard spaces

17 Compact spaces

4 Handicapped accessible spaces

 Other

- C. Where is required parking located? (check one) ☒ on-site ☐ off-site

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0
- B. How many loading spaces are available for the use? 1
- C. Where are off-street loading facilities located? Off of S. Alfred St.

- D. During what hours of the day do you expect loading/unloading operations to occur?
Typical hours for residential move ins and move outs.

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

The number of residential move ins and move outs will change over time so this is difficult to estimate.

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.

598 SOUTH ALFRED STREET

THE APPLICANT PROPOSES DEMOLISHING THE EXISTING TOWNHOUSES TO BUILD A MULTI-FAMILY DEVELOPMENT WITH 145 AFFORDABLE HOUSING UNITS WITH ONE LEVEL OF BELOW GRADE PARKING.

THIS SITE IS BORDERED TO THE NORTH BY A CONCRETE WALKWAY; TO THE SOUTH BY A BUILDING AND ITS ASSOCIATED PARKING LOT; TO THE EAST BY SOUTH COLUMBUS STREET; AND TO THE WEST BY SOUTH ALFRED STREET.

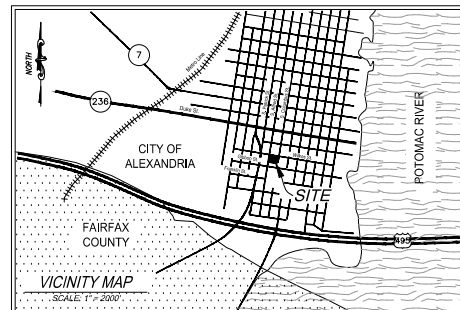
SITE ACCESS: THE PRIMARY ACCESS TO THE SITE WILL BE FROM SOUTH ALFRED STREET.

1. REZONING FROM RB TO RMF
2. DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN.
3. SPECIAL USE PERMIT TO INCREASE ALLOWABLE FAR UP TO 3.0 IN THE RMF ZONE FOR THE PROVISION OF ON-SITE AFFORDABLE HOUSING IN ACCORDANCE WITH SECTION 3-1406(B)

engineering • surveying • land planning
4035 Ridge Top Rd., Suite 601, Fairfax, VA 22030
phone 703.273.6820 fax 703.273.7636

COMPLETE STREETS:

	New	Upgraded
Crosswalks (number)	0	0
Standard	0	0
High Visibility	0	0
Curb Ramps	0	0
Sidewalks (LF)	158'	790'
Bicycle Parking (number of spaces)		
Public/Visitor	8	N/A
Private/Garage	44	N/A
Bicycle Paths (LF)	0	N/A
Pedestrian Signals	0	0

[illegible]

APPROVED SPECIAL USE PERMIT NO. <u>XXXX-XXXX</u> DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION _____ DATE _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____

113952

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIFLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
7845	STYPHNOLOBIUM JAPONICUM	SOPHORA	16	18	66	OFFSITE	PRESERVE	NUMEROUS GIRDLING ROOTS. PLASTIC ROPE COMING OUT OF ROOT FLARE. OLD PRUNING CUTS HEALING OVER. 3 LARGE DEAD SCAFFOLD BRANCHES. 4 DEAD MEDIUM SIZED BRANCHES THROUGHOUT CROWN.
7846	STYPHNOLOBIUM JAPONICUM	SOPHORA	22	20	69	OFFSITE	REMOVE	2 SMALL GIRDLING ROOTS. BASE OF MAIN LEADERS RUBBING. SMALL DEAD BRANCHES THROUGHOUT CROWN.
7847	FRAXINUS PENNSYLVANICA	GREEN ASH	20	15	56	OFFSITE	REMOVE	1 LARGE GIRDLING ROOT. BARK SHOWING SLIGHT SIGNS OF BLONDING. INSECT EXIT HOLE PRESENT ON TRUNK. HIGH DENSITY OF EPICORMIC SPROUTS GROWING THROUGHOUT CANOPY. CROWN IS 20 DEAD EXCEPT FOR EXISTING EPICORMIC GROWTH. OLD PRUNING CUT EXPOSING HEART ROT IN TRUNK.
7848	FRAXINUS PENNSYLVANICA	GREEN ASH	21	23	69	OFFSITE	REMOVE	LARGE OLD WOUND ON LOWER TRUNK EXPOSING HEART ROT. HIGH DENSITY OF EPICORMIC GROWTH THROUGHOUT CROWN. 6 DEAD BRANCHES.
7849	QUERCUS PHellos	WILLOW OAK	26	20	72	OFFSITE	PRESERVE	1 SMALL GIRDLING ROOT. INCLUDED BARK IN MAIN LEADER UNION.
7850	PISTACIA CHINENSIS	CHINESE PISTACHE	10	8	75	OFFSITE	PRESERVE	
7851	GINKGO BILOBA	GINKGO	15	15	69	OFFSITE	PRESERVE	SMALL SECTION OF PLASTIC CORRUGATED PIPE COMING OUT AT ROOT FLARE. 1 LARGE BROKEN SCAFFOLD BRANCH. LAWN MOWER DAMAGE TO SURFACE ROOTS.
7852	GINKGO BILOBA	GINKGO	12	10	69	OFFSITE	PRESERVE	SMALL OLD WOUND ON LOWER TRUNK. OLD WOUND HEALING OVER AT LOWER MID-TRUNK. TIPS OF SMALLER SCAFFOLD BRANCHES BROKEN AND STUBS REMAINING.
7853	GINKGO BILOBA	GINKGO	16	15	75	OFFSITE	PRESERVE	
7854	GINKGO BILOBA	GINKGO	14	15	72	OFFSITE	PRESERVE	4 SCAFFOLD BRANCHES PREVIOUSLY BROKE AND LARGE STUBS REMAINING.
7855	GINKGO BILOBA	GINKGO	17	16	72	OFFSITE	PRESERVE	INCLUDED BARK IN MAIN CROWN LEADER UNION.
7856	GINKGO BILOBA	GINKGO	18	15	75	OFFSITE	PRESERVE	
7857	GINKGO BILOBA	GINKGO	9	8	69	OFFSITE	PRESERVE	3 BROKEN BRANCHES WITH STUBS REMAINING. 1 BROKEN BRANCH STILL ATTACHED AND HANGING.
7883	ZELKOVA SERRATA	JAPANESE ZELKOVA	20	18	69	OFFSITE	REMOVE	LAWN MOWER DAMAGE TO SURFACE ROOTS EXPOSING ROT. 4 DEAD BRANCHES IN CROWN INTERIOR.
7884	PLATANUS x ACERIFOLIA	LONDON PLANETREE	16	18	63	OFFSITE	REMOVE	SEVERE LAWN MOWER DAMAGE TO ROOTS. ROOTS AT ROOT FLARE BROKEN AND EXPOSING HEART ROT AS A RESULT OF DAMAGE. OLD WOUND AT ROOT FLARE EXPOSING DECAY. 6 DEAD SCAFFOLD BRANCHES.
7885	QUERCUS PHellos	WILLOW OAK	30	26	69	OFFSITE	PRESERVE	LARGE OLD WOUND ON ROOT FLARE EXPOSING HEART WOOD WITH FUNGAL FRUITING BODIES PRESENT.
7886	ZELKOVA SERRATA	JAPANESE ZELKOVA	19	18	69	OFFSITE	PRESERVE	3 LARGE GIRDLING ROOTS.
7887	TILIA AMERICANA	BASSWOOD	15	12	69	OFFSITE	PRESERVE	LAWN MOWER DAMAGE TO SURFACE ROOTS. 1 LARGE GIRDLING ROOT.
7888	QUERCUS PHellos	WILLOW OAK	27	24	69	OFFSITE	PRESERVE	TREE HAS CUT GROWN TREE PIT. ROOTS GROWING AROUND EXISTING MAN HOLE. DAMAGE TO ROOT FLARE ALONG ROAD EXPOSING DECAY.
7889	TILIA AMERICANA	BASSWOOD	15	12	69	OFFSITE	PRESERVE	OLD WOUND ON TRUNK EXPOSING HEART ROT. PRUNING CUTS HEALING OVER. UNEVEN CANOPY STRUCTURE.
9300	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	8	18	66	ONSITE	REMOVE	MULTI-STEMMED WITH 4 TRUNKS. DBH AVERAGE OF TRUNKS. TRUNKS RUBBING CREATING WOUND. OLD WOUNDS ON 2 TRUNKS. UNEVEN CANOPY STRUCTURE FROM OVER PRUNING FOR CLEARANCE. SMALL BRANCHES AND SCAFFOLD BRANCHES STUBBED OFF AS A RESULT.
9906	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	8	15	66	ONSITE	REMOVE	MULTI-STEMMED WITH 3 TRUNKS. DBH IS AN AVG OF TRUNKS. CHRISTMAS LIGHT WRAPPED AROUND TRUNK AND BEGINNING TO GIRDLE TREE. OLD WOUND FROM LEADER BEING REMOVED EXPOSING HEART ROT. ALL THREE TRUNKS RUBBING. UNEVEN CANOPY STRUCTURE FROM OVER PRUNING.
9293	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	10	15	69	ONSITE	REMOVE	DBH AVERAGE OF 3 TRUNKS. CAVITY WITH DECAY IN MAIN TRUNK UNION. TRUNKS APPEAR TO BE SEPARATING. LARGE POCKET OF DECAY IN CENTRAL LEADER APPEARS TO BE SPREADING.
9996	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	10	12	69	ONSITE	REMOVE	HEART ROT PRESENT IN UPPER HALF OF TRUNK. OLD PRUNING WOUND HEALING OVER.
9415	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	11	14	66	ONSITE	REMOVE	UNEVEN CANOPY STRUCTURE LEANING TOWARDS PARKING LOT. TENSION CRACKS IN ROOT FLARE EXPOSING HEART WOOD. HEART ROT WITHIN INTERIOR TRUNKS FROM POOR PRUNING CUTS.
9902	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	9	10	69	ONSITE	REMOVE	SMALL OLD WOUNDS ON TRUNK EXPOSING HEART WOOD. 2 LARGE DEAD SCAFFOLD BRANCH. 1 DEAD BRANCH.
9498	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	13	12	72	ONSITE	REMOVE	UNEVEN CANOPY STRUCTURE.

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIFLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
9997	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	10	13	69	ONSITE	REMOVE	NUMEROUS GIRDLING ROOTS. PLASTIC ROPE COMING OUT OF ROOT FLARE. OLD PRUNING CUTS HEALING OVER. 3 LARGE DEAD SCAFFOLD BRANCHES. 4 DEAD MEDIUM SIZED BRANCHES THROUGHOUT CROWN.
9402	MALUS SPP.	CRAB APPLE	11	13	66	ONSITE	REMOVE	2 SMALL GIRDLING ROOTS. BASE OF MAIN LEADERS RUBBING. SMALL DEAD BRANCHES THROUGHOUT CROWN.
9260	ACER SACCHARINUM	SILVER MAPLE	36	26	69	ONSITE	REMOVE	1 LARGE GIRDLING ROOT. BARK SHOWING SLIGHT SIGNS OF BLONDING. INSECT EXIT HOLE PRESENT ON TRUNK. HIGH DENSITY OF EPICORMIC SPROUTS GROWING THROUGHOUT CANOPY. CROWN IS 20 DEAD EXCEPT FOR EXISTING EPICORMIC GROWTH. OLD PRUNING CUT EXPOSING HEART ROT IN TRUNK.
9294	MALUS SPP.	CRAB APPLE	8	9	69	ONSITE	REMOVE	LARGE OLD WOUND ON LOWER TRUNK EXPOSING HEART ROT. HIGH DENSITY OF EPICORMIC GROWTH THROUGHOUT CROWN. 6 DEAD BRANCHES.
9291	MALUS SPP.	CRAB APPLE	8	9	69	ONSITE	REMOVE	1 SMALL GIRDLING ROOT. INCLUDED BARK IN MAIN LEADER UNION.
9295	MALUS SPP.	CRAB APPLE	9	10	66	ONSITE	REMOVE	SMALL SECTION OF PLASTIC CORRUGATED PIPE COMING OUT AT ROOT FLARE. 1 LARGE BROKEN SCAFFOLD BRANCH. LAWN MOWER DAMAGE TO SURFACE ROOTS.
9901	ACER RUBRUM	RED MAPLE	13	13	72	ONSITE	REMOVE	SMALL OLD WOUND ON LOWER TRUNK. OLD WOUND HEALING OVER AT LOWER MID-TRUNK. TIPS OF SMALLER SCAFFOLD BRANCHES BROKEN AND STUBS REMAINING.
9392	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	19	13	69	ONSITE	REMOVE	LAWN MOWER DAMAGE TO SURFACE ROOTS EXPOSING ROT. 4 DEAD BRANCHES IN CROWN INTERIOR.
9481	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	10	15	66	ONSITE	REMOVE	SEVERE LAWN MOWER DAMAGE TO ROOTS. ROOTS AT ROOT FLARE BROKEN AND EXPOSING HEART ROT AS A RESULT OF DAMAGE. OLD WOUND AT ROOT FLARE EXPOSING DECAY. 6 DEAD SCAFFOLD BRANCHES.
9259	MALUS SPP.	CRAB APPLE	6	9	63	ONSITE	REMOVE	LARGE OLD WOUND ON ROOT FLARE EXPOSING HEART WOOD WITH FUNGAL FRUITING BODIES PRESENT.
9904	AILANTHUS ALTISSIMA	TREE OF HEAVEN	28	21	63	OFFSITE	REMOVE	3 BROKEN BRANCHES WITH STUBS REMAINING. 1 BROKEN BRANCH STILL ATTACHED AND HANGING.
9258	UNIDENTIFIED	DEAD TREE	11	10	25	ONSITE	REMOVE	LAWN MOWER DAMAGE TO SURFACE ROOTS. 1 LARGE GIRDLING ROOT.
9261	TILIA AMERICANA	BASSWOOD	14	15	63	ONSITE	REMOVE	TREE HAS CUT GROWN TREE PIT. ROOTS GROWING AROUND EXISTING MAN HOLE. DAMAGE TO ROOT FLARE ALONG ROAD EXPOSING DECAY.

ISA CERTIFIED ARBORIST APPROVAL:

Quinn Nolan
ISA Certified Arborist, NE-74744
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.234.1551
quinn.nolan@megacorp.com

Date: 07-03-2025

APPROVED	
SPECIAL USE PERMIT NO. XXXXX-XXXXX	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
DIRECTOR _____	DATE _____
SUBMITTAL PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____	

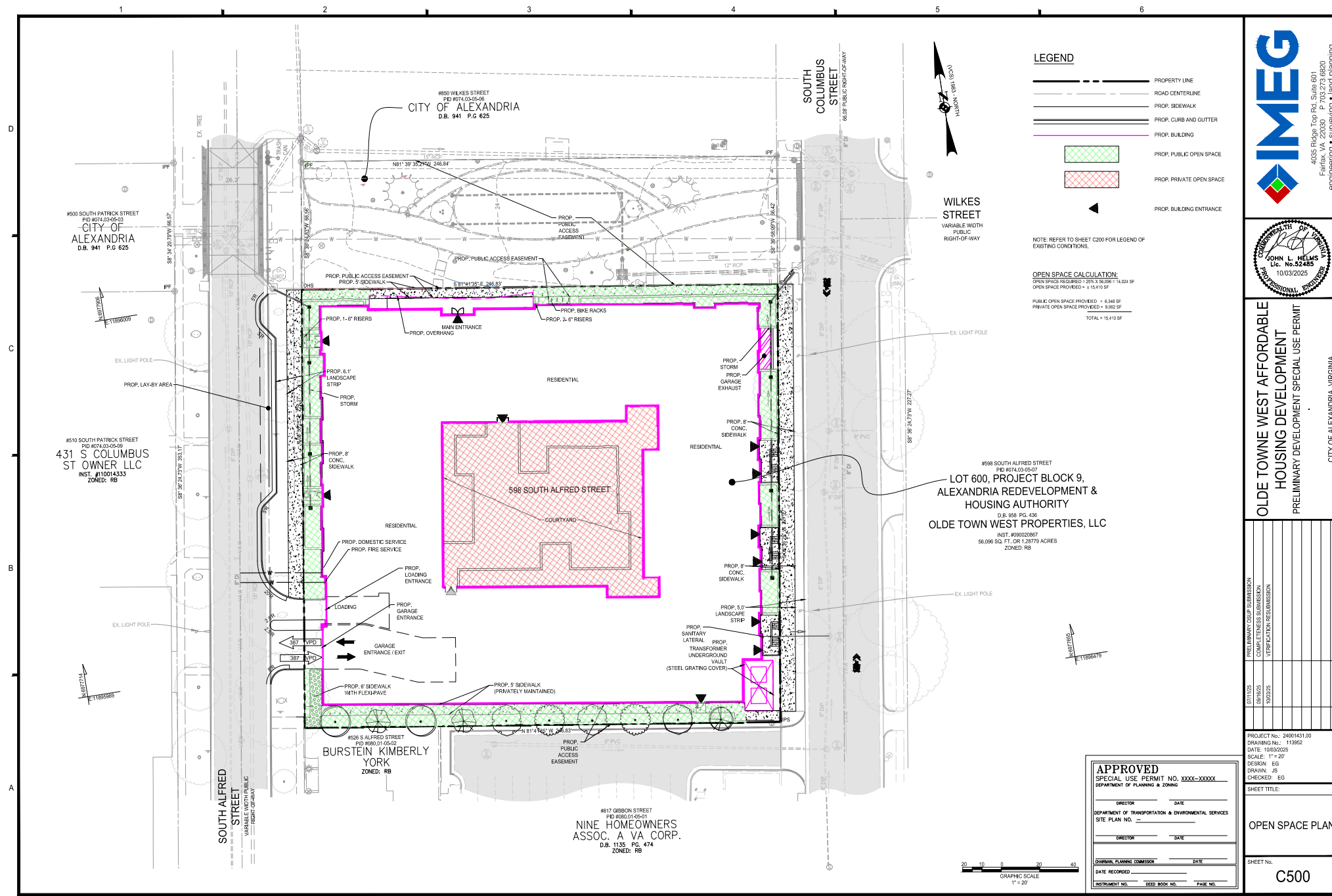


OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
		</



APPROVED SPECIAL USE PERMIT NO. <u>XXXX-XXXX</u> DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION _____ DATE _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	
_____	PAGE NO. _____	





4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning



JOHN L. HELMS
Lic. No. 52485
10/03/2025

OLDE TOWNE WEST AFFORDABLE
HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

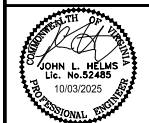
DATE	DESCRIPTION
10/03/2025	PRELIMINARY SUBMISSION
10/03/2025	COMPLETENESS SUBMISSION
10/03/2025	VERIFICATION SUBMISSION

PROJECT NO.: 28001431.00
DRAWING NO.: 113952
DATE: 10/03/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
OPEN SPACE PLAN

SHEET NO.:
C500

APPROVED
SPECIAL USE PERMIT NO. XXXXX-XXXXX
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DATE RECORDED: _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

DATE	DESCRIPTION
10/03/2025	PRELIMINARY SUBMISSION
10/03/2025	COMPLETION SUBMISSION
10/03/2025	VERIFICATION SUBMISSION

PROJECT NO.: 24001431.00
DRAWING NO.: 113952
DATE: 10/03/2025
SCALE: 1" = 40'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
PRELIMINARY BMP MAP

SHEET No.
C700

APPROVED
SPECIAL USE PERMIT NO. XXXX-XXXX
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SHEET PLAN NO. _____
DIRECTOR _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

EXISTING CONDITION SITE NARRATIVE

THIS SITE IS 1.18 ACRES AND IS AN RESIDENTIAL AREA. THE SITE IS BORDERED TO THE NORTH BY AN EXISTING PARK TO THE SOUTH BY A RESIDENTIAL AREA, TO THE EAST BY SOUTH COLUMBUS STREET, AND TO THE WEST BY SOUTH ALFRED STREET.

REVIEW OF EXISTING TOPOGRAPHY INDICATES THAT THE PROPERTY DRAINS FROM THE SOUTH TO NORTH. MOST OF THE SITE DRAINS TO AN EXISTING STORM SYSTEM THAT RUNS NORTH DOWN TO THE STORM AT THE INTERSECTION OF WILKES STREET AND COLUMBUS STREET.

THERE ARE NO RESOURCE PROTECTION AREAS ON THIS PROPERTY.

PROPOSED CONDITION SITE NARRATIVE

THIS PROJECT PROPOSES TO DEMOLISH THE EXISTING TOWNHOUSES TO BUILD A MULTIFAMILY DEVELOPMENT WITH 140 AFFORDABLE HOUSING UNITS WITH ONE LEVEL OF BELOW GRADE PARKING.

WATER QUALITY TREATMENT (BMP) NARRATIVE

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA) AND ARTICLE XII OF THE ZONING ORDINANCE, THE PROJECT WILL PROVIDE WATER QUALITY TREATMENT THROUGH THE USE OF RAIN GARDENS.

THE RAIN GARDENS WILL TREAT APPROXIMATELY 0.88 ACRES OF IMPERVIOUS RUNOFF FROM THE BUILDING

SITE AREA

PER CITY CODE SECTION 13-103-4, THE TOTAL SITE THE ENTIRE PARCEL SINCE GREATER THAN 50% OF THE TAX PARCEL IS BEING DISTURBED. THIS TOTAL SITE AREA IS 1.18 ACRES AND THIS VAULE WILL BE USED FOR THE WQVD CALCULATIONS. FOR THE BMP/SWM CALCULATIONS, THE LIMITS OF DISTURBANCE AREA OF 1.43 AC IS BEING USED.

WOV TREATMENT

THE WOV TO BE TREATED AS PER THE CITY OF ALEXANDRIA SUPPLEMENT TO THE NORTHERN VIRGINIA BMP HANDBOOK IS 1816 CU FT/ ACRE OF IMPERVIOUS SURFACE.

THEREFORE WOV REQUIRED = 1.18 x 1,816 = 2,143 CU FT. SEE WOV CALCULATIONS ON THIS SHEET.

MEMO TO INDUSTRY 01-18 REQUIREMENT:

THIS CITY REQUIREMENT IF FOR THE TREATMENT OF 60% OF THE STATES REQUIREMENT BY NON-PROPRIETARY BMP FACILITIES. THIS REQUIRES A TOTAL OF 0.37 LBS OF PHOSPHORUS BE REMOVED PER YEAR. THIS REQUIREMENT IS MET WITH RAIN GARDENS. THESE BMP PRACTICES REMOVE 0.44 LBS OF PHOSPHORUS A YEAR.

BMP MAINTENANCE AGREEMENT NOTE:

THE APPLICANT SHALL EXECUTE A MAINTENANCE SERVICE CONTRACT WITH A PRIVATE CONTRACTOR FOR A MINIMUM OF THREE YEARS. A COPY OF THE CONTRACT SHALL BE PLACED IN THE BMP OPERATION AND MAINTENANCE MANUAL. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE CONTRACT SHALL BE SUBMITTED TO THE CITY. THE APPLICANT SHALL PREPARE AN OWNER'S OPERATION AND MAINTENANCE MANUAL FOR ALL THE BEST MANAGEMENT PRACTICES (BMPs) USED ON SITE. THE MANUAL SHALL INCLUDE AT A MINIMUM: AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF THE BMPs; DRAWINGS AND DIAGRAMS OF THE BMPs; AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON MAINTENANCE REQUIREMENTS, MANUFACTURER CONTACT NAMES AND PHONE NUMBERS. A COPY OF THE EXECUTED MAINTENANCE SERVICE CONTRACT AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY, PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE OPERATION AND MAINTENANCE MANUAL SHALL BE SUBMITTED TO THE CITY ON A DIGITAL MEDIA.

DESIGN PROFESSIONAL INSPECTION NOTE

THE STORMWATER BEST MANAGEMENT PRACTICES (BMPs) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN PROFESSIONAL OR HIS DESIGNATED REPRESENTATIVE. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE DESIGN PROFESSIONAL SHALL SUBMIT A WRITTEN CERTIFICATION TO THE DIRECTOR OF TIES THAT THE BMPs ARE:

- A. CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN.
- B. CLEAN AND FREE OF DEBRIS, SOIL AND LITTER BY EITHER HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER SITE WAS STABILIZED.

STORM WATER MANAGEMENT / BEST MANAGEMENT PRACTICES NARRATIVE:

TO COMPLY WITH THE STORM WATER REQUIREMENTS IN ACCORDANCE WITH ARTICLE XIII OF THE ZONING ORDINANCE, THIS PROJECT WILL PROVIDE ON-SITE TREATMENT OF SITE RUNOFF THROUGH THE USE OF MULTIPLE CITY-APPROVED BMP FACILITIES OR STRUCTURES TO MEET BOTH POLLUTANT LOAD REDUCTION AND THE WATER QUALITY VOLUME DEFAULT. IF WE CANNOT EFFECTIVELY TREAT A SMALL PORTION OF THE ON-SITE PROPOSED IMPERVIOUS COVER, WE WILL SUBMIT A REQUEST IN WRITING TO PROVIDE AN IN-LIEU PAYMENT FOR THAT PORTION OF IMPERVIOUS AREA.

WQVD CALCULATIONS

REQUIRED = (1,816 CU FT/ACRE) * (1.18 ACRES) = 2,143 CU FT

PROVIDED (ON-SITE) = (1,816 CU FT/ACRE) * (0.88 ACRES) = 1,598 CU FT

TOTAL WQVD REMAINING = 2,143 CU FT - 1,598 CU FT = 545 CU FT

IMPERVIOUS AREA COVERAGE

TOTAL IMPERVIOUS AREA = 1.18 ACRES

TOTAL IMPERVIOUS TREATED (ON-SITE) = 0.88 ACRES

TOTAL IMPERVIOUS AREA UNTREATED = 1.18 AC - 0.88 AC = 0.30 AC

NOTE:

- A CONTRIBUTION TO THE WQVF IS BEING REQUESTED FOR THE UNTREATED IMPERVIOUS AREA (0.30 AC OR 13,068 SF) OF THE SITE.
- 75% OF THE IMPERVIOUS AREA PROPOSED WITH THIS PROJECT IS CAPTURED AND TREATED.
- A CONTRIBUTION TO THE WQVF WILL BE MADE FOR THE UNTREATED IMPERVIOUS AREA.

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 4.1

Project Name: ABCD OUP - 588 S Alford
Date: 7/6/2025
Linear Development Project? No

Site Information
Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) = 1.29
Maximum reduction required: 20%
The other net increase in impervious cover (added in Post-Development TP Load Reduction for Site (lb/yr)) = 2.22

Pre-Development Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres)					0.00
Mixed Open (acres)					0.00
Managed Turf (acres)					0.46
Impervious Cover (acres)					0.88
Impervious Load (acres)					1.29

Post-Development Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres)					0.00
Mixed Open (acres)					0.00
Managed Turf (acres)					0.46
Impervious Cover (acres)					0.31
Impervious Load (acres)					1.18

Post-Development Requirement for Site Area
TP Load Reduction Required (lb/yr) = 0.87

Nitrogen Loads (Informational Purposes Only)
Pre-Development N Load (lb/yr) = 18.36
Post-Development N Load = 15.55

Drainage Area A

Drainage Area A Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rr	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)					0.02	0.02	0.25
Impervious Cover (acres)					0.31	0.31	0.95
Total					0.33		

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed by Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)	40		0.02	0.31	0	415	62	1,087	25	0.00	0.28	0.16	0.13	

Drainage Area B

Drainage Area B Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rr	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)					0.03	0.03	0.25
Impervious Cover (acres)					0.57	0.57	0.95
Total					0.60		

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed by Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)	40		0.03	0.57	0	797	119	1,993	25	0.00	0.51	0.28	0.23	

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK
MIXED OPEN AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA (ac)	0.02	0.03	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (ac)	0.02	0.03	0.00	0.00	0.00	OK
IMPERVIOUS COVER (ac)	0.31	0.57	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED (ac)	0.31	0.57	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

Site Treatment Volume (ft³)

Runoff Reduction Volume and TP by Drainage Area	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	415	797	0	0	0	1,212
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.28	0.51	0.00	0.00	0.00	0.88
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.16	0.28	0.00	0.00	0.00	0.44
TP LOAD REMAINING (lb/yr)	0.12	0.23	0.00	0.00	0.00	0.35
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	2.96	4.67	0.00	0.00	0.00	7.63

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.13
TP LOAD REDUCTION REQUIRED (lb/yr)	0.37
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.44
TP LOAD REMAINING (lb/yr)	0.47
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	0.00

Total Nitrogen (For Informational Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	15.55
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	7.63
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	8.11

Project Description

Development or Redevelopment	Impervious	Pervious	Total
Drainage Area	1.18 AC.	0.11 AC.	1.29 AC.
Site Area	0.88 AC.	0.05 AC.	0.93 AC.
On-Site Treated	0.88 AC.	0.00 AC.	0.88 AC.
Off-Site Treated	0.00 AC.	0.05 AC.	0.05 AC.
Total Treated	0.88 AC.	0.05 AC.	0.93 AC.
Any On-Site Disconnected by a Vegetated Buffer (25 ft)	0.00 AC.	0.00 AC.	0.00 AC.
Total On-Site Treated or Disconnected	0.88 AC.	0.05 AC.	0.93 AC.

Water Treatment on site

BMP Type	Area treated by BMP (acres)	Impervious area treated by BMP (acres)	BMP efficiency (%)
WQVD BIOTRETMENT A	0.33 AC.	0.31 AC.	25
WQVD BIOTRETMENT B	0.60 AC.	0.57 AC.	25

Miscellaneous

Total WQVF treated: yes
Detection on site: yes
Project is within which watershed? COMBINED SEWER SYSTEM
Project discharges to which body of water? POTOMAC RIVER

BMP TREATMENT FACILITIES NOTE:

REFERENCE BMP TREATMENT FACILITIES AND THEIR ASSOCIATED TREATED AREAS ARE PRELIMINARY AND MAY BE ADJUSTED WITH THE FINAL SITE PLAN. FINAL BMP TREATMENT FACILITIES WILL MEET CITY AND STATE REQUIREMENTS.

APPROVED
SPECIAL USE PERMIT NO. XXXX-XXXX
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ____
DIRECTOR _____ DATE _____
DEPARTMENT OF PLANNING & ZONING
SUBMITTAL PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

DATE	DESCRIPTION
07/11/25	PRELIMINARY BMP SUBMISSION
08/10/25	COMPLETION SUBMISSION
10/02/25	VERIFICATION SUBMISSION

PROJECT NO.: 2801431.00
DRAWING NO.: 113952
DATE: 10/03/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
PRELIMINARY BMP COMPUTATIONS

SHEET No.: C701

BIORETENTION A

VA DEQ STORMWATER DESIGN SPECIFICATION NO. 9

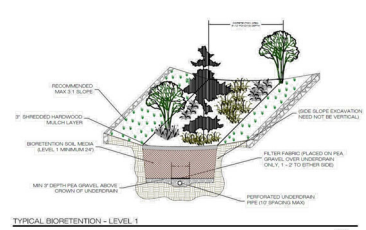


Figure 9.4a: Typical Detail of Bioretention Basin Level 1 Design

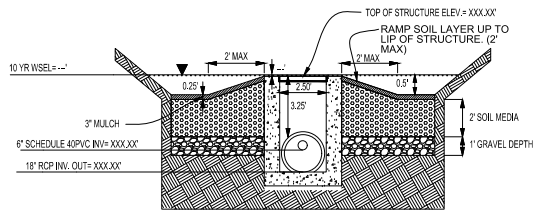
VA DEQ STORMWATER DESIGN SPECIFICATION NO. 9

Material	Specification	Notes
Filter Media Composition	Filter Media to contain: • 65%-80% sand • 8%-12% soil fines • 3%-5% organic matter in the form of leaf compost	The volume of filter media based on 110% of the plan volume, to account for settling or compaction.
Filter Media Testing	P-Index range = 15-30, OR Between 7 and 21 mg/kg of P in the soil media.	The media must be procured from approved filter media vendors.
Mulch Layer	Use aged, shredded hardwood bark mulch.	Use a 2 to 3 inch layer on the surface of the filter bed.
Alternative Surface Cover	Use river stone or pea gravel, cor and jute matting, or turf cover.	Use a 2 to 3 inch layer of to suppress weed growth.
Top Soil For Turf Cover	Loamy sand or sandy loam texture, with less than 5% clay content, pH corrected to between 6 and 7, and an organic matter content of at least 2%.	3 inch surface depth.
Geotextile Liner	Use a non-woven geotextile fabric with a flow rate of > 110 gal/min/ft ² (e.g., Geotex 351 or equivalent).	Apply only to the sides and above the underdrain. For hotspots and certain karst sites only, use an appropriate liner on bottom.
Choking Layer	Lay a 2 to 4 inch layer of sand over a 2 inch layer of choker stone (typically #8 or #10 washed gravel), which is laid over the underdrain stone.	12 inches for the underdrain; 12 to 18 inches for the stone storage layer, if needed.
Stone Jacket for Underdrain and/or Storage Layer	Use 6 inch rigid schedule 40 PVC pipe for equivalent corrugated HDPE for micro-bioretenion, with 3/8-inch perforations at 6 inches on center, position each underdrain on a 1% or 2% slope located not more than 20 feet from the next pipe.	12 inches for the underdrain; 12 to 18 inches for the stone storage layer, if needed.
Underdrains, Cleanouts, and Observation Wells	Plant one tree per 250 square feet (15 feet on-center, minimum 1 inch caliper). Shrubs a minimum of 30 inches high planted a minimum of 10 feet on-center. Plant ground cover plugs at 12 to 18 inches on-center. Plant container-grown plants at 18 to 24 inches on-center, depending on the initial plant size and how large it will grow.	In general, plant spacing must be sufficient to ensure the plant material achieves 80% cover in the proposed planting areas within a 5-year period. If seed mixes are used, they should be from a qualified supplier, should be appropriate for stormwater basin applications, and should consist of native species (unless the seeding is to establish maintained turf).
Plant Materials		

Version 1.0, March 1, 2011

Page 31 of 54

RISER DETAIL STRUCTURE



* SEE STANDARD DROP INLET VDOT DETAIL FOR FURTHER SPECIFICATIONS

VA DCR STORMWATER DESIGN SPECIFICATION NO. 9

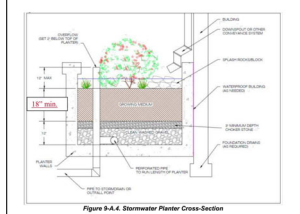


Figure 9.4.4: Stormwater Planter Cross-Section

MICRO-BIORETENTION A - CALCULATIONS

STORAGE DEPTH
SOIL MEDIA V = 0.25
GRAVEL V = 0.40
SURFACE STORAGE V = 1.0
(2 X 0.25) + (1 X 0.4) + (1 X 0.5) = 1.4 FT

MEGA DEPTH = 2 FT
GRAVEL DEPTH = 1 FT
PONDING DEPTH = 0.5 FT

SURFACE AREA = TV / STORAGE DEPTH
TV = 1.007 CF
STORAGE DEPTH = 1.4 FT.

SURFACE AREA REQUIRED = 1.007 / 1.4 = 776 SF

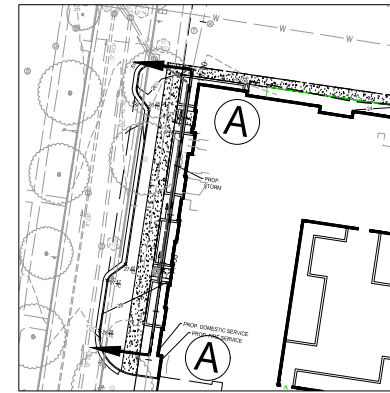
SURFACE AREA PROVIDED MICRO-BIORETENTION A = 832 SF

832 SF > 776 SF SURFACE AREA REQUIREMENT SATISFIED

TABLE 9.2 MICRO-BIORETENTION

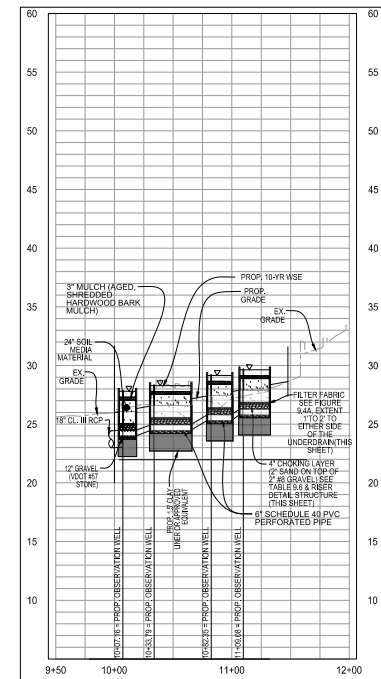
LEVEL 1 DESIGN (RR 40 TP-25) CRITERIA	BIORETENTION A
SIZING: FILTER SURFACE AREA (SQ. FT.) = 5% OF THE CONTRIBUTING DRAINAGE AREA (CDA) FROM DOWNSPUTS	1,007 SF (SEE SHEET #C701)
MAXIMUM CONTRIBUTION AREA = 0.5 AC	0.33 AC
MAXIMUM PONDING DEPTH = 6 INCHES	6 INCHES
FILTER MEDIA DEPTH MINIMUM = 18 INCHES; MAXIMUM = 36 INCHES	24 INCHES
SUB-SOIL TESTING: NOT NEEDED IF AN UNDERDRAIN IS USED.	NOT NEEDED
UNDERDRAIN = CORRUGATED HDPE OR EQUIVALENT	YES
PRE-TREATMENT: EXTERNAL LEAF SCREENS, GRASS FILTER STRIP, ENERGY DISSIPATER, ETC.	LEAF SCREEN
VEGETATION: TURF, HERBACEOUS, OR SHRUBS (MIN = 1 CUP OF THOSE 3 CHOICES)	SHRUBS
GEOGRAPHIC COORDINATES (NAD83)	(6,977,893.91, 11,896,116.32)

NOTE: BIORETENTION TO BE PRIVATELY MAINTAINED.



PLAN VIEW
SCALE: 1"=30'

BIORETENTION A-A' CROSS SECTION
SCALE: 1"=50'(H); 1"=5'(V)



APPROVED
SPECIAL USE PERMIT NO. XXXXX-XXXXX
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
DEPARTMENT OF PLANNING & ZONING



OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
07/17/25		PRELIMINARY SUBMITTAL
08/19/25		COMPLETION SUBMITTAL
10/02/25		VERIFICATION SUBMITTAL

PROJECT NO.: 2801431.00
DRAWING NO.: 113952
DATE: 10/02/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
BMP DETAILS

SHEET No.:
C702

BIORETENTION B

VA DEG STORMWATER DESIGN SPECIFICATION NO. 9

BIORETENTION

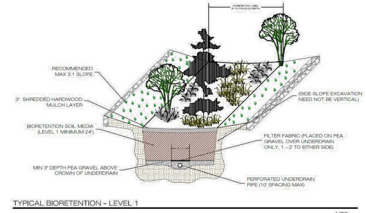


Figure 9.4a: Typical Detail of Bioretention Basin Level 1 Design

VA DEG STORMWATER DESIGN SPECIFICATION NO. 9

BIORETENTION

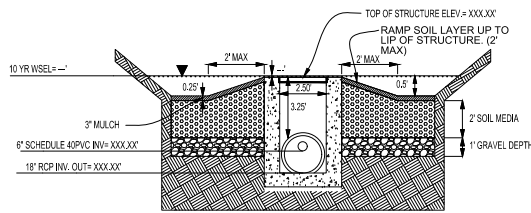
Table 9.6. Bioretention Material Specifications

Material	Specification	Notes
Filter Media Composition	Filter Media to contain: 65%-80% sand 8%-12% soil fines 3%-5% organic matter in the form of leaf compost	The volume of filter media based on 110% of the plan volume, to account for settling or compaction.
Filter Media Testing	P-Index range = 15-30, OR Between 7 and 21 mg/g of P in the soil media.	The media must be procured from approved filter media vendors.
Mulch Layer	Use aged, shredded hardwood bark mulch.	Lay a 2 to 3 inch layer on the surface of the filter bed.
Alternative Surface Cover	Use river stone or pea gravel, cor and jute matting, or turf cover.	Lay a 2 to 3 inch layer of to suppress weed growth.
Top Soil For Turf Cover	Loamy sand or sandy loam texture, with less than 5% clay content, pH corrected to between 6 and 7, and an organic matter content of at least 2%.	3 inch surface depth.
Geotextile/Liner	Use a non-woven geotextile fabric with a flow rate of > 110 gal/min/ft ² (e.g., Geotex 351 or equivalent).	Apply only to the sides and above the underdrain. For hotspots and certain karst sites only, use an appropriate liner on bottom.
Choking Layer	Lay a 2 to 4 inch layer of sand over a 2 inch layer of choker stone (typically #8 or #88 washed gravel), which is laid over the underdrain stone.	12 inches for the underdrain; 12 to 18 inches for the stone storage layer, if needed.
Stone Jacket for Underdrain and/or Storage Layer	Use 6 inch rigid schedule 40 PVC pipe for equivalent corrugated HDPE for micro-bioretentation, with 3/8-inch perforations at 6 inches on center; position each underdrain on a 1% or 2% slope located not more than 20 feet from the next pipe.	12 inches for the underdrain; 12 to 18 inches for the stone storage layer, if needed.
Underdrains, Cleanouts and Observation Wells	Plant one tree per 250 square feet (10 feet on-center, minimum 1 inch caliper). Shrubs a minimum of 30 inches high planted a minimum of 10 feet on-center. Plant ground cover plugs at 12 to 18 inches on-center. Plant container-grown plants at 18 to 24 inches on-center, depending on the initial plant size and how large it will grow.	In general, plant spacing must be sufficient to ensure the plant material achieves 80% cover in the proposed planting areas within a 5-year period. If seed mixes are used, they should be from a qualified supplier, should be appropriate for stormwater basin applications, and should consist of native species (unless the seeding is to establish maintained turf).
Plant Materials		

Version 1.0, March 1, 2011

Page 31 of 54

RISER DETAIL STRUCTURE



* SEE STANDARD DROP INLET VDOT DETAIL FOR FURTHER SPECIFICATIONS

VA DCR STORMWATER DESIGN SPECIFICATION NO. 9

BIORETENTION

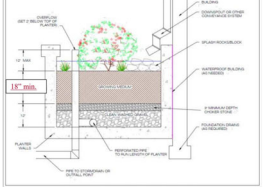


Figure 9.4.4: Stormwater Planter Cross-Section

MICRO-BIORETENTION B - CALCULATIONS

STORAGE DEPTH
SOIL MEDIA V = 0.25
GRAVEL V = 0.40
SURFACE STORAGE V = 1.0
(4 X 0.25) + (1 X 0.4) + (1 X 0.5) = 1.9 FT

MEAN DEPTH = 4 FT
GRAVEL DEPTH = 1 FT
PONDING DEPTH = 0.5 FT

SURFACE AREA = TV / STORAGE DEPTH
TV = 1,993 CF
STORAGE DEPTH = 1.9 FT.

SURFACE AREA REQUIRED = 1,993 / 1.9 = 1,048 SF

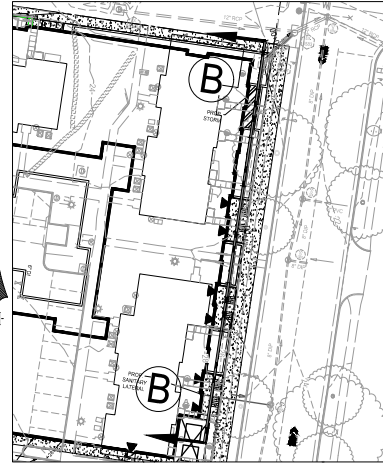
SURFACE AREA PROVIDED MICRO-BIORETENTION A = 1,056 SF

1,056 SF > 1,048 SF SURFACE AREA REQUIREMENT SATISFIED

TABLE 9.2 MICRO-BIORETENTION

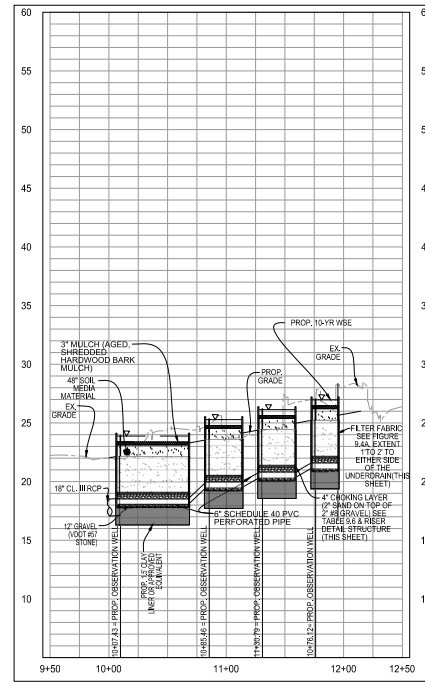
LEVEL 1 DESIGN (RR 40 TP-25) CRITERIA	BIORETENTION B
SIZING: FILTER SURFACE AREA (SQ. FT.) = 5% OF THE CONTRIBUTING DRAINAGE AREA (CDA) FROM DOWNSPOUTS	1,993 SF (SEE SHEET #C701)
MAXIMUM CONTRIBUTION AREA = 0.5 AC	0.60 AC
MAXIMUM PONDING DEPTH = 6 INCHES	6 INCHES
FILTER MEDIA DEPTH MINIMUM = 18 INCHES; MAXIMUM = 36 INCHES	24 INCHES
SUB-SOIL TESTING: NOT NEEDED IF AN UNDERDRAIN IS USED.	NOT NEEDED
UNDERDRAIN = CORRUGATED HDPE OR EQUIVALENT	YES
PRE-TREATMENT: EXTERNAL LEAF SCREENS, GRASS FILTER STRIP, ENERGY DISSIPATER, ETC.	LEAF SCREEN
VEGETATION: TURF, HERBACEOUS, OR SHRUBS (MIN = 1 OUR OF THOSE 3 CHOICES)	SHRUBS
GEOGRAPHIC COORDINATES (NAD83)	(6,977,860.41, 11,896,351.22)

NOTE: BIORETENTION TO BE PRIVATELY MAINTAINED.



PLAN VIEW
SCALE: 1"=30'

BIORETENTION B-B' CROSS SECTION SCALE: 1"=50'(H); 1"=5'(V)



APPROVED SPECIAL USE PERMIT NO. XXXXX-XXXXX

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____

SUBMITTAL PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

DATE	DESCRIPTION
07/11/2025	PRELIMINARY SUBMISSION
08/19/2025	COMPLETENESS SUBMISSION
10/03/2025	VERIFICATION SUBMISSION

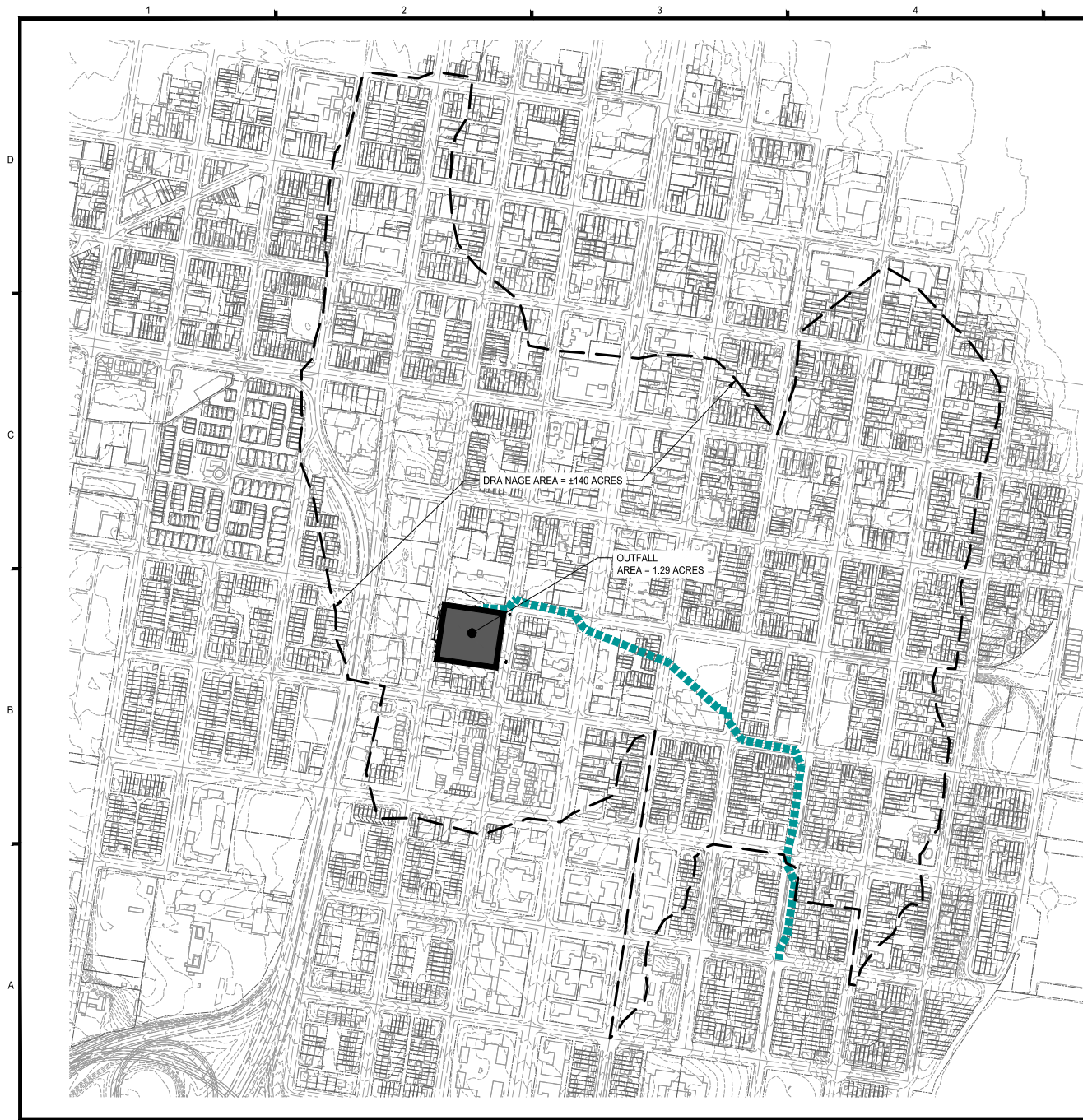
PROJECT NO.: 28011431.00
DRAWING NO.: 113952
DATE: 10/03/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

BMP DETAILS

SHEET No.

C703



CONCEPTUAL STORM WATER MANAGEMENT NARRATIVE

TO MEET THE CITY STORMWATER MANAGEMENT REQUIREMENTS FOR CHANNEL PROTECTION AND FLOOD PROTECTION, THE CHANNEL PROTECTION IS MET BY BEING PIPED THE ENTIRE DURATION OF THE EXTENT OF THE REVIEW (13-1054-F-144). BY USING THIS EQUATION IT WAS DETERMINED NO DETENTION IS REQUIRED FOR THE 1-YEAR 24-HOUR STORM. THE FLOOD PROTECTION IS MET BY THE POST-DEVELOPMENT 10-YEAR 24-HOUR STORM EVENT BEING LOWER THAN THE PRE-DEVELOPMENT. THE 10-YEAR 24-HOUR STORM EVENT IS REDUCED FOR ALL THREE OUTFALLS. THEREFORE NO DETENTION IS REQUIRED.

STORMWATER QUANTITY (CHANNEL PROTECTION / FLOOD PROTECTION)

THE SITE WAS ANALYZED FOR BOTH CHANNEL PROTECTION AND FLOOD PROTECTION.

CHANNEL PROTECTION - EQUATION 13-1094-F-144 IN THE CITY CODE WAS USED TO DETERMINE THAT THE POST-DEVELOPMENT 2-YEAR 24-HOUR STORM DOES NOT CAUSE ANY EROSION TO THE SYSTEM SINCE IT IS PIPE FOR THE DURATION OF THE EXTENT OF REVIEW.

FLOOD PROTECTION - THE POST-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS REQUIRED TO BE LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE OF THE SAME STORM EVENT. THE PRE-DEVELOPMENT FLOW RATE AT THIS OUTFALL WAS 16.81 CFS AND THE POST DEVELOPMENT FLOW RATE IS 14.87 CFS. SINCE THE POST-DEVELOPMENT RATE IS LESS THAN THE PRE-DEVELOPMENT, NO DETENTION IS REQUIRED.

NOTE: THIS NARRATIVE AND COMPUTATIONS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE, AS THE PLAN PROGRESSES FURTHER INTO THE CITY'S DEVELOPMENT REVIEW PROCESS, ADDITIONAL COMPUTATIONS AND NARRATIVES WILL BE PROVIDED PER CITY STANDARDS.

PRE AND POST CN

PRE:

FOR 1-YR, 2-YR, AND 10-YR:
TOTAL = 1.29 AC, (MT = 0.46, IMP = 0.83), AVE. CN = 92

POST:

FOR 1-YR, 2-YR, AND 10-YR:
DA=8 FOR BIORETENTION = 0.35 AC (MT = 0.32, IMP = 0.31) (CN = 94)
DA=8 FOR BIORETENTION = 0.60 AC, (MT = 0.32, IMP = 0.57) (CN = 94)
UNCONTROLLED = 0.35 AC, (MT = 0.36, IMP = 0.30) (CN = 94)
TOTAL = 1.29 AC, AVE. CN = 94

PRE-DEVELOPMENT

A = 1.29 ACRES
CN = 92

$T_c = 5$ MINUTES
 $I_2 = 6.2$ INCHES/HOUR
 $I_{10} = 9.0$ INCHES/HOUR
 $Q_2 = 11.32$ CFS
 $Q_{10} = 16.81$ CFS

POST-DEVELOPMENT

A = 1.29 ACRES
CN = 94

$T_c = 5$ MINUTES
 $I_2 = 6.2$ INCHES/HOUR
 $I_{10} = 9.0$ INCHES/HOUR
 $Q_2 = 10.51$ CFS
 $Q_{10} = 15.55$ CFS

NET DECREASE IN RUNOFF

$Q_2 = 11.32$ CFS - 10.51 CFS = 0.81 CFS (DECREASE)
 $Q_{10} = 16.81$ CFS - 15.55 CFS = 1.26 CFS (DECREASE)

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow (cfs)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	---	2,689	---	---	3,977	---	---	---	---	BIO A AREA
2	SCS Runoff	---	4,889	---	---	7,231	---	---	---	---	BIO B AREA
3	SCS Runoff	---	2,933	---	---	4,338	---	---	---	---	C AREA
4	Reservoir	1	2,621	---	---	3,935	---	---	---	---	BIO A
5	Reservoir	2	4,675	---	---	6,994	---	---	---	---	BIO B
6	SCS Runoff	---	11.32	---	---	16.81	---	---	---	---	PRE
7	Combine	3, 4, 5	10.51	---	---	15.55	---	---	---	---	POST

LEGEND

--- DRAINAGE DIVIDE
--- OUTFALL PIPE
■ SITE

0 100 200 300 400
GRAPHIC SCALE
1" = 200'

APPROVED

SPECIAL USE PERMIT NO. XXXXX-XXXXX

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. ---

DATE RECORDED: ---

INSTRUMENT NO. --- DEED BOOK NO. --- PAGE NO. ---



4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning



OLDE TOWNE WEST AFFORDABLE
HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

DATE	DESCRIPTION
10/03/2025	PRELIMINARY SWM SUBMISSION
10/03/2025	COMPLETENESS SUBMISSION
10/03/2025	VERIFICATION SUBMISSION

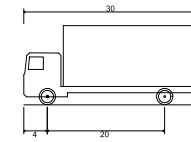
PROJECT NO.: 28001431.00
DRAWING NO.: 113952
DATE: 10/03/2025
SCALE: 1" = 200'
DESIGN: EG
DRAWN: JS
CHECKED: EG

PRELIMINARY SWM
AND OUTFALL
ANALYSIS

SHEET NO. C720

SU-30 INBOUND

SU-30 OUTBOUND



SU-30 - Single Unit Truck
 Overall Length 30.000ft
 Overall Width 8.000ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.36ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 31.80°

SOUTH ALFRED STREET
 VARIABLE WIDTH PUBLIC
 RIGHT-OF-WAY

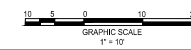
SOUTH ALFRED STREET
 VARIABLE WIDTH PUBLIC
 RIGHT-OF-WAY

#526 S ALFRED STREET
 PID #080.01-05-02
BURSTEIN KIMBERL
 YORK
 ZONED: RB

#526 S ALFRED STREET
 PID #080.01-05-02
BURSTEIN KIMBERL
 YORK
 ZONED: RB

EX. BUILDING

EX. BUILDING



APPROVED	
SPECIAL USE PERMIT NO. XXXXX-XXXXX	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
JURISDICTION PLANNING COMMISSION _____	
DATE RECORDED _____	DATE _____
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

4035 Ridge Top Rd, Suite 601
 Fairfax, VA 22030 P 703.273.6820
 engineering • surveying • land planning

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
 PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

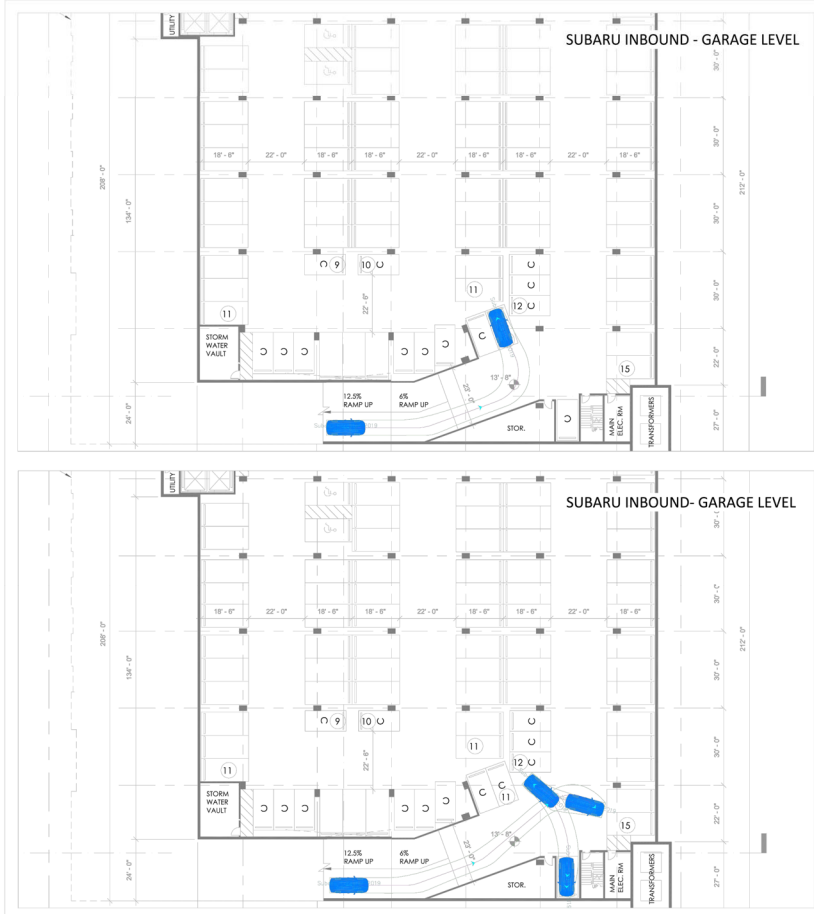
CITY OF ALEXANDRIA, VIRGINIA

DATE	DESCRIPTION
10/03/2025	PRELIMINARY SUBMISSION
10/03/2025	COMPLETENESS SUBMISSION
10/03/2025	VERIFICATION SUBMISSION

PROJECT No.: 28001431.00
 DRAWING No.: 113952
 DATE: 10/03/2025
 SCALE: 1" = 10'
 DESIGN: EG
 DRAWN: JS
 CHECKED: EG

SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
C900



GOROVE SLADE
Transportation Planners and Engineers

598 S Alfred Street: Vehicle Garage Maneuvers
The Community Builders
September 11, 2025
Sheet 1 of 7

V:\2265-002 Alfred Street Redevelopment (7301-3933)\CAD\598 S Alfred Street Autolum 8.27.2025.dwg - 9/11/2025 1:02 PM

City of Alexandria, VA



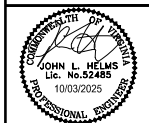
APPROVED	
SPECIAL USE PERMIT NO. XXXX-XXXXX	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CIVILIAN PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____	

MARK	DATE	DESCRIPTION
07/1/05		PRELIMINARY SUBMISSION
09/10/05		COMPLETENESS SUBMISSION
10/03/05		VERIFICATION SUBMISSION

PROJECT NO.: 24001431.00
DRAWING NO.: 113952
DATE: 10/03/2025
SCALE: 1" = 10'
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET TITLE:
TURNING MOVEMENTS

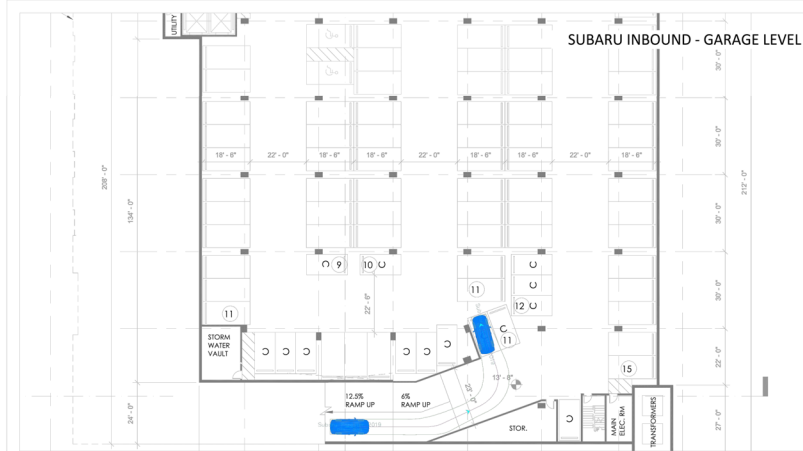
SHEET No.
C902

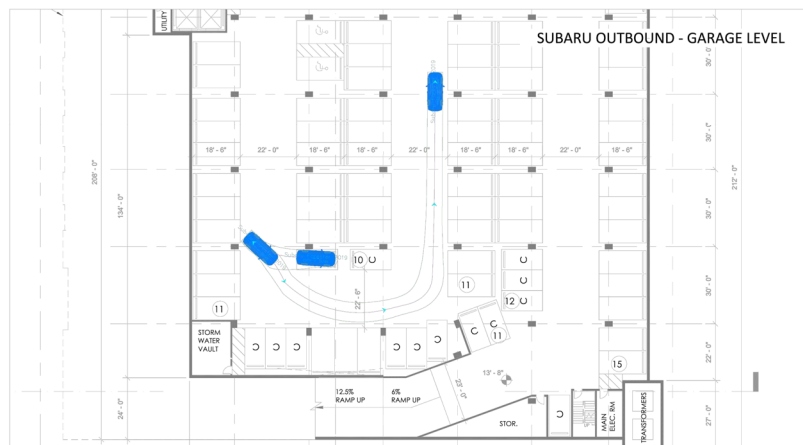
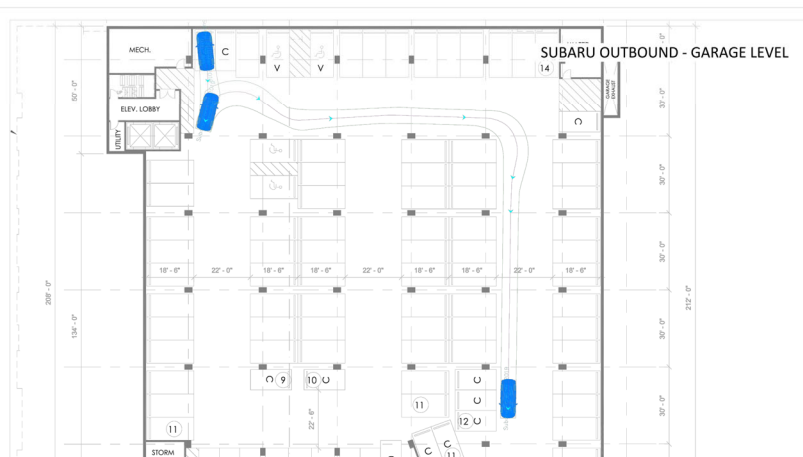
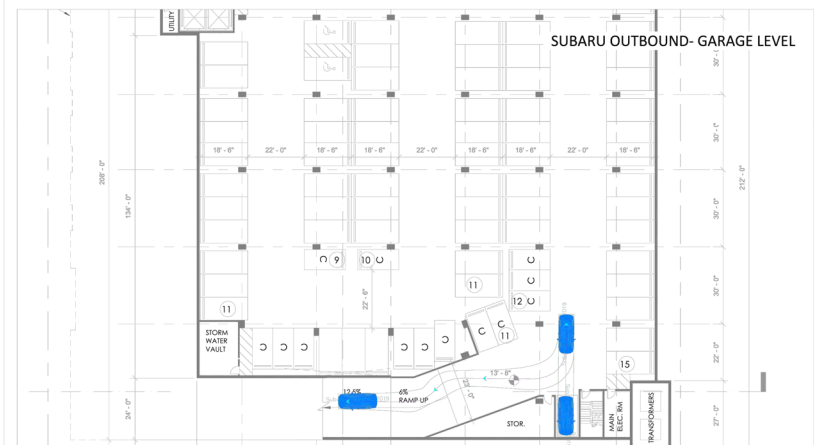
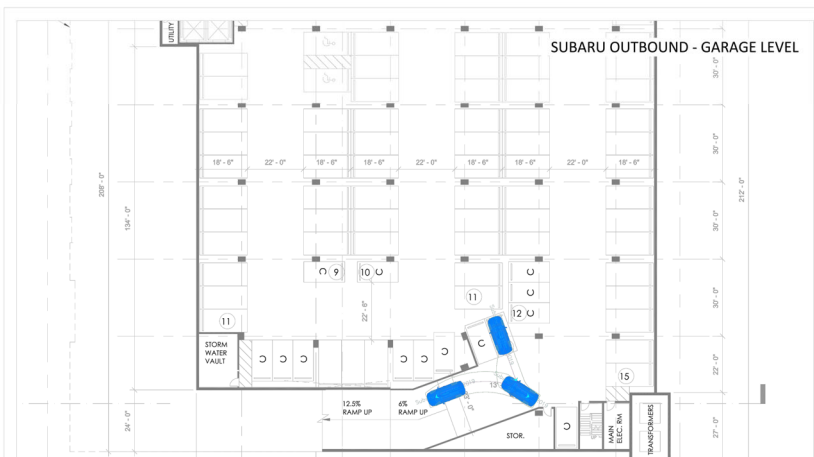
OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT



IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

CITY OF ALEXANDRIA, VIRGINIA





GOROVE SLADE
Transportation Planners and Engineers

598 S Alfred Street: Vehicle Garage Maneuvers
The Community Builders
September 11, 2025
Sheet 3 of 7

City of Alexandria, VA



V:\2265-002 Alfred Street Redevelopment (7301-3833)\CAD\598 S Alfred Street Autolum 8.27.2025.dwg - 9/11/2025 1:02 PM

APPROVED	
SPECIAL USE PERMIT NO. XXXX-XXXXX	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CIVILIAN PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

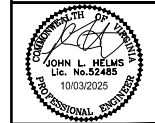
DATE	DESCRIPTION
07/17/25	PRELIMINARY DESIG SUBMISSION
09/16/25	COMPLETENESS SUBMISSION
10/03/25	VERIFICATION SUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 10'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
TURNING MOVEMENTS

SHEET No.:
C904

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT



IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

CITY OF ALEXANDRIA, VIRGINIA



GOROVE SLADE
Transportation Planners and Engineers

598 S Alfred Street: Vehicle Garage Maneuvers
The Community Builders
September 11, 2025
Sheet 4 of 7

V:\2265-002 Alfred Street Redevelopment (7301-3833)\CAD\598 S Alfred Street Autolum 8.27.2025.dwg - 9/11/2025 1:02 PM

City of Alexandria, VA



APPROVED
SPECIAL USE PERMIT NO. XXXX-XXXXXX
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____

JOURNAL PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

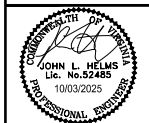
DATE	DESCRIPTION
07/1/05	PRELIMINARY CSUP SUBMISSION
08/10/05	COMPLETENESS SUBMISSION
10/03/05	VERIFICATION RESUBMISSION

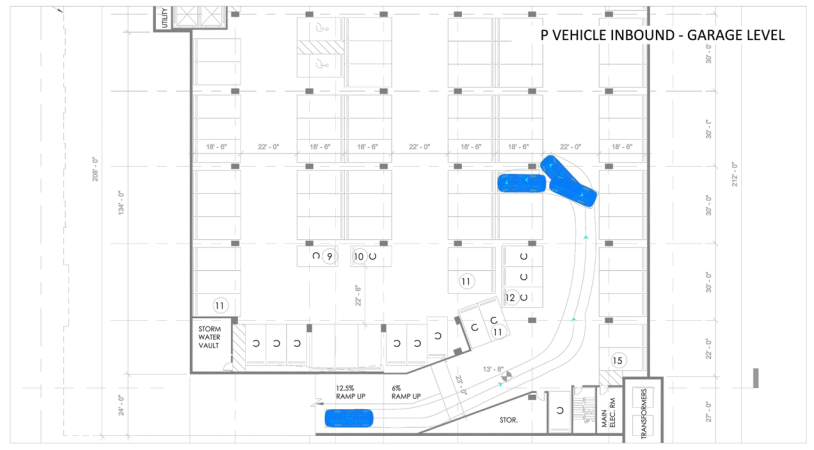
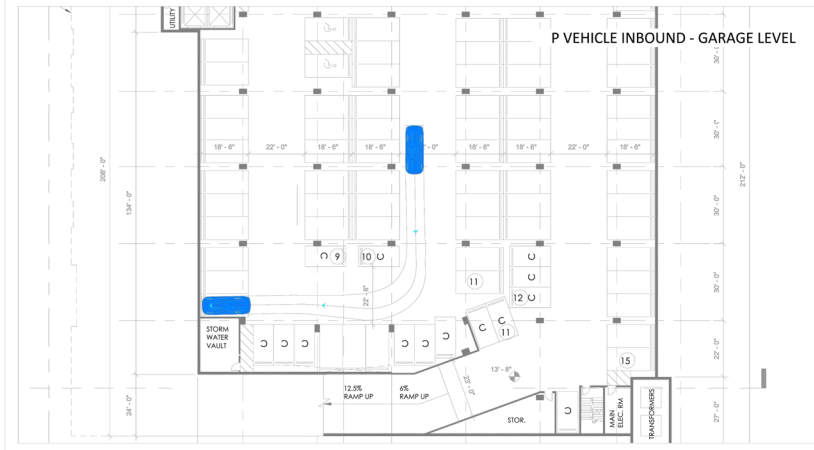
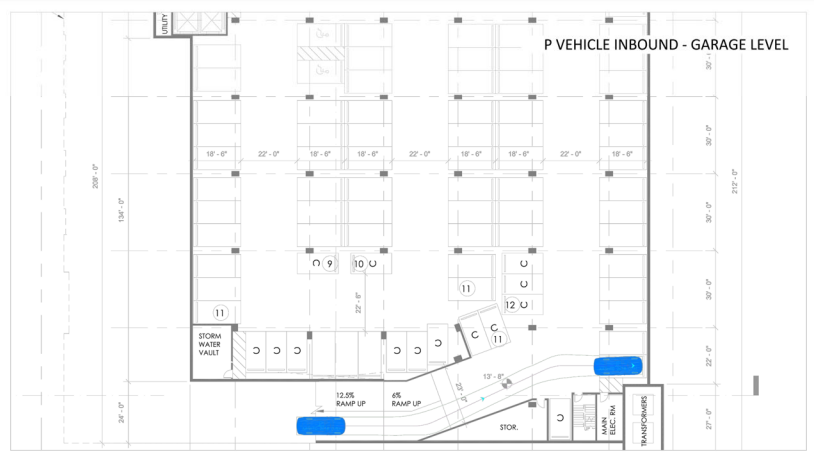
PROJECT No.: 2401431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 10'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
C905

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA





GOROVE SLADE
Transportation Planners and Engineers

598 S Alfred Street: P-Vehicle Garage Maneuvers
The Community Builders
September 11, 2025
Sheet 5 of 7

City of Alexandria, VA



V:\2265-002 Alfred Street Redevelopment (7301-3933)\CAD\598 S Alfred Street Autolum 8.27.2025.dwg - 9/11/2025 1:52 PM

APPROVED
SPECIAL USE PERMIT NO. 1000X-XXXXX
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____

CIRCUIT PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

MARK	DATE	DESCRIPTION
07/1/25		PRELIMINARY SUBMISSION
09/10/25		COMPLETENESS SUBMISSION
10/03/25		VERIFICATION SUBMISSION

PROJECT No.: 24001431-00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 10'
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET TITLE:
TURNING MOVEMENTS

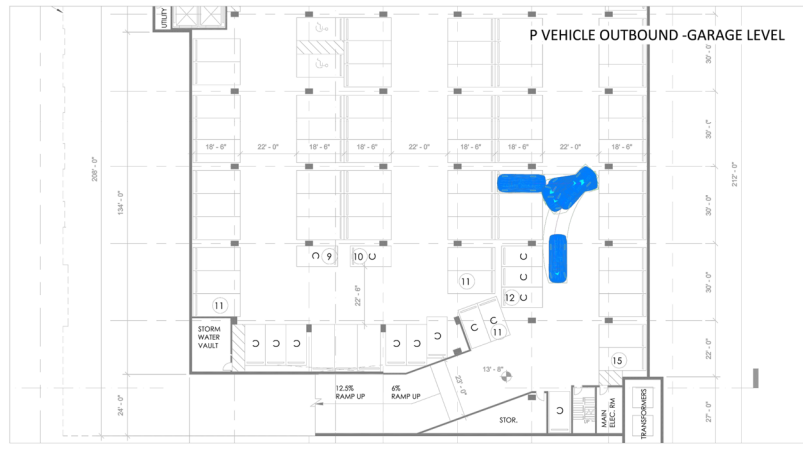
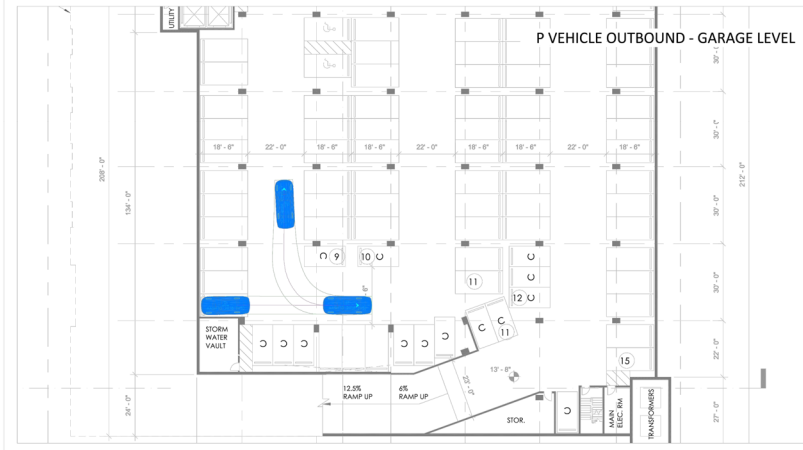
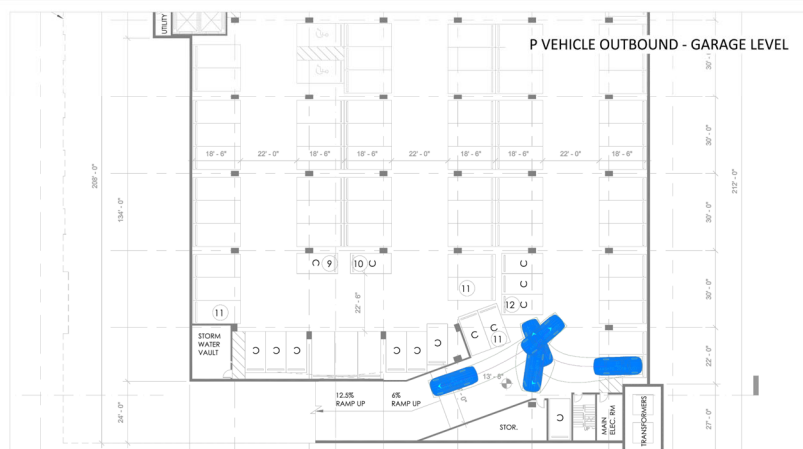
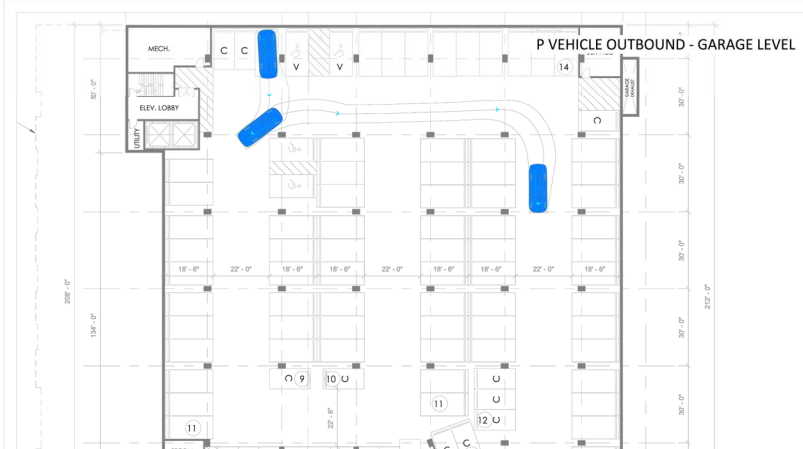
SHEET No.:
C906

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

JOHN L. HELMS
Lic. No. 52485
10/03/2025
PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA



GOROVE SLADE
Transportation Planners and Engineers

598 S Alfred Street: P-Vehicle Garage Maneuvers
The Community Builders
September 11, 2025
Sheet 6 of 7

City of Alexandria, VA



V:\2265-002 Alfred Street Redevelopment (7301-3933)\CAD\598 S Alfred Street Autolum 8.27.2025.dwg - 9/11/2025 1:02 PM

APPROVED
SPECIAL USE PERMIT NO. XXXX-XXXXX
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____

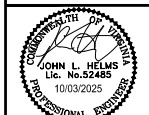
CURRAN PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

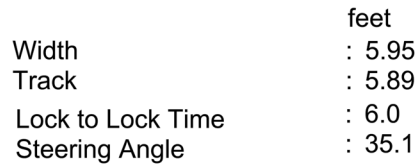
MARK	DATE	DESCRIPTION
07/1/25		PRELIMINARY SUBMISSION
09/02/25		COMPLETENESS SUBMISSION
10/03/25		VERIFICATION SUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 10'
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET TITLE:
TURNING MOVEMENTS

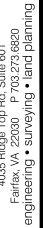
SHEET No.
C907

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA





- AutoTurn is a kinematic model and does not account for inertia
- AutoTurn does not account for weather and/or pavement conditions
- AutoTurn cannot compensate for driver error or experience
- Other drivable paths may achieve the same result(s) shown
- AutoTurn is a conservative model but is not a guarantee of exact real time results
- Successful simulation in AutoTurn does not guarantee that a specific driver can achieve the same pathway
- Vehicle dimensions are for standard sized vehicles, actual vehicle dimensions may vary
- Future changes to the design may impact and/or invalidate the results depicted in this exhibit
- Unless noted, AutoTurn does not account for vertical clearance or grade change.



PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 10'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

TURNING
MOVEMENTS

SHEET No. C908

D

PLANT SCHEDULE															
PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED				
URBAN TREES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT			CCA PER TREE (\$F)	TOTAL CROWN COVER (\$F)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	NS	2	Nyssa	sylvatica		Black Gum	2.5" cal./12-14 ft. ht.	Symmetrical, single leader (ROW tree)		750	1,500	2	2	2	
	TOTALS	2													
STANDARD TREES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT			CCA PER TREE (\$F)	TOTAL CROWN COVER (\$F)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	AL	1	Amelanchier	laevis	Spring Flurry	Smooth Serviceberry	2.5" cal./12-14 ft. ht.	Multi-trunk		750	750	1	1	1	
	LS	1	Liquidambar	styraciflua		Sweet Gum	2.5" cal./12-14 ft. ht.	Symmetrical, single leader		1,250	1,250	1	1	1	
	PS	2	Prunus	serotina		Black Cherry	2.5" cal./12-14 ft. ht.	Symmetrical, single leader		750	1,500	2	2	2	
	QC	2	Quercus	coccinea		Scarlet Oak	2.5" cal./12-14 ft. ht.	Symmetrical, single leader		1,250	2,500	2	2	2	
	QP	2	Quercus	palastris		Pink Oak	2.5" cal./12-14 ft. ht.	Symmetrical, single leader		1,250	2,500	2	2	2	
	TA	2	Tilia	americana	Redmond	American Linden	2.5" cal./12-14 ft. ht.	Symmetrical, single leader		1,250	2,500	2	2	2	
TOTALS	10														
										STANDARD TREE CCA:	11,000	10	10	10	
										TOTAL PROPOSED CCA (\$F):	12,500	100.0%	100.0%	100.0%	
EVERGREEN SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.			CCA PER SHRUB (\$F)	TOTAL CROWN COVER (\$F)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	ABG	12	Abelia	x grandiflora	Radiance	Radiance Glossy Abelia	18" HT			10	120	0	0	0	
	CHO	4	Chamaecyparis	obtusata	Confucius	Confucius Hinoki False Cypress	18" HT			50	200	0	0	0	
	EUA	20	Euonymus	americanus		American Strawberry-bush	18" HT			10	200	20	20	20	
	ILG	16	Ilex	glabra	Gem Box	Gem Box Inkberry Holly	18" HT			10	160	16	16	16	
	ILV	11	Ilex	vomititoria	Schillings	Dwarf Yaupon Holly	18" HT			10	110	11	11	11	
	ILF	13	Illicium	floridum		Florida Anise	18" HT			10	130	0	13	13	
	JUC	21	Juniperus	communis		Common Juniper	18" HT			10	210	21	21	21	
	TAX	15	Taxus	canadensis		American Yew	18" HT			10	150	15	15	15	
	TOTALS	112													
											TOTAL PROPOSED CCA (\$F):	1280	83	96	96
												74.1%	85.7%	85.7%	
	DECIDUOUS SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.			CCA PER SHRUB (\$F)	TOTAL CROWN COVER (\$F)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
ARM		12	Aronia	melanocarpa		Black Chokeberry	18" HT			10	120	12	12	12	
COS		18	Cornus	sericea	Kelvey	Red Twig Dogwood	18" HT			25	450	18	18	18	
HVA		11	Hydrangea	quercifolia	Ruby Slippers	Oakleaf Hydrangea	18" HT			25	275	0	11	11	
ITV		23	Itea	virginica	Little Henry	Virginia Sweetspire	18" HT			10	230	23	23	23	
LEA		17	Leucothoe	axillaris		Coastal Leucothoe	18" HT			10	170	17	17	17	
RHA		12	Rhododendron	atlanticum		Dwarf Azalea	18" HT			10	120	12	12	12	
RAG		20	Rhus	aromatica	Gro-Low	Gro-Low Fragrant Sumac	18" HT			25	500	20	20	20	
ROS		19	Rosa	palastris		Swamp Rose	18" HT			10	190	19	19	19	
TOTALS		132													
										TOTAL PROPOSED CCA (\$F):	2055	121	132	132	
											91.7%	100.0%	100.0%		
PERENNIALS, FERNS, ORNAMENTAL GRASSES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.	SPACING				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	AND	51	Andropogon	virginicus		Broomsedge	1 quart	@24" o.c.				51	51	51	
	CAR	28	Carex	stricta		Tussock Sedge	1 quart	@24" o.c.				28	28	28	
	PAN	41	Panicum	virgatum		Switchgrass	1 quart	@24" o.c.				41	41	41	
	SCH	26	Schizachyrium	scoparium		Little Bluestem	1 quart	@24" o.c.				26	26	26	
	ASB	86	Asiatic	x arendsi	Bridal Veil	Bridal Veil Asiatic	1 quart	@18" o.c.				86	86	86	
	ECP	111	Echinacea	purpurea		Purple Coneflower	1 quart	@18" o.c.				111	111	111	
	EUD	61	Eurybia	divaricata		White Wood Aster	1 quart	@18" o.c.				61	61	61	
	HAG	64	Heuchera	americana	Green Spice	Green Spice Heuchera	1 quart	@24" o.c.				64	64	64	
	HPT	62	Hosta	fortunei		Fortune's Hosta	1 quart	@24" o.c.				0	0	0	
	LMB	78	Limonium	muscarifolium	Big Blue	Big Blue Lilyturf	1 quart	@18" o.c.				0	0	0	
	PHD	115	Phlox	divaricata		Woodland Phlox	1 quart	@15" o.c.				115	115	115	
	RUH	78	Rudbeckia	hirta		Black-eyed Susan	1 quart	@18" o.c.				78	78	78	
TOTALS	801										661	661	661		
											82.5%	82.5%	82.5%		

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	56,096
25% CROWN COVER REQUIRED (SF)	14,024
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees:	0
PROPOSED CROWN COVER (SF)	11,000
Crown Cover from Proposed Trees:	11,000
Crown Cover from Proposed Shrubs:	3,335
TOTAL CROWN COVER PROVIDED (%)	25.6%
TOTAL CROWN COVER PROVIDED (SF)	14,335

NOTE:
PER APPROVED LANDSCAPE GUIDELINES CHAPTER 3, CANOPY COVERAGE STANDARDS 8. STREET TREES OR OTHER PLANTINGS IN PUBLIC R.O.W. DO NOT APPLY TOWARD CROWN COVERAGE ALLOWANCES.

C

B

A

NATIVE PLANT TABULATIONS										
PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 – JANUARY 1, 2020			JANUARY 2, 2020 – JANUARY 1, 2024			BEGINNING JANUARY 2, 2024	
			REQUIRED	PROVIDED		REQUIRED	PROVIDED	REQUIRED	PROVIDED	
			%	QTY.	%	%	QTY.	%	QTY.	%
Urban Trees	2	Regional/Local	10%		15%			20%	2	100.0%
		Total Natives	25%		25%		50%	2	100.0%	
		Regional/Local	15%		25%		40%	10	100.0%	
Standard Trees	10	Regional/Local	35%		60%		80%	10	100.0%	
		Total Natives	40%		30%		40%	83	74.1%	
		Regional/Local	30%		40%		56	85.7%		
Evergreen Shrubs	112	Regional/Local	5%		8%		10%	83	74.1%	
		Total Natives	20%		20%		40%	96	85.7%	
		Regional/Local	10%		15%		20%	123	91.7%	
Deciduous Shrubs	132	Regional/Local	40%		60%		80%	132	100.0%	
		Total Natives	40%		60%		80%	132	100.0%	
		Regional/Local	5%		10%		10%			
Groundcovers		Total Natives	10%		20%		20%			
		Regional/Local	10%		15%		20%			
		Total Natives	25%		40%		56	85.7%		
Perennials, Ferns, Ornamental Grasses	801	Regional/Local	10%		15%		25% (perennials) 30% (ferns & grasses)	661	82.5%	
		Total Natives	25%		40%		60% (perennials) 60% (ferns & grasses)	661	82.5%	
		Regional/Local	80%		100%		100%			
TOTALS										
TOTAL PLANTS SPECIFIED			TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS				TOTAL SUM OF NATIVE PLANTS			
1057			877				901			
			83.0%				85.2%			

NOTES:

[1] Percentages apply to the total quantity of each plant type specified on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.

[2] Native is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specified on the plans for each plant type.

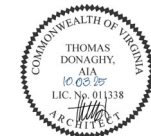
[3] Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

NOTES:
1) Percentages apply to the total quantity of each plant type specified on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specified on the plans for each plant type.
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

BIODIVERSITY TABULATIONS									
TREES (URBAN AND STANDARD)									
TOTAL NUMBER OF TREES PROPOSED: 12									
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED		
Amelanchier	1	8.3%	33%	laevis 'Spring Flurry'	1	8.3%	10%		
Nyssa	2	16.7%	33%	sylvatica	2	16.7%	10%		
Liquidambar	1	8.3%	33%	styraciflua	1	8.3%	10%		
Prunus	2	16.7%	33%	serotina	2	16.7%	10%		
Quercus	4	33.3%	33%	coccinea	2	16.7%	10%		
				palustris	2	16.7%	10%		
Tilia	2	16.7%	33%	americana 'Redmond'	2	16.7%	10%		
SHRUBS									
TOTAL NUMBER OF SHRUBS PROPOSED: 244									
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED		
Abelia	12	4.9%	33%	x grandiflora 'Radiance'	12	4.9%	10%		
Aronia	12	4.9%	33%	melanocarpa	12	4.9%	10%		
Chamaecyparis	4	1.6%	33%	obtusata 'Confucius'	4	1.6%	10%		
Cornus	18	7.4%	33%	sericea 'Kelley'	18	7.4%	10%		
Eucymus	20	8.2%	33%	americanus	20	8.2%	10%		
Hydrangea	11	4.5%	33%	quercifolia 'Ruby Slippers'	11	4.5%	10%		
Ilex	27	11.1%	33%	glabra 'Gem Box'	16	6.6%	10%		
				vomititoria 'Schillings'	11	4.5%	10%		
Illicium	13	5.3%	33%	floridum	13	5.3%	10%		
Itea	23	9.4%	33%	virginica 'Little Henry'	23	9.4%	10%		
Juniperus	21	8.6%	33%	communis	21	8.6%	10%		
Leucothoe	17	7.0%	33%	axillaris	17	7.0%	10%		
Rhododendron	12	4.9%	33%	atlanticum	12	4.9%	10%		
Rhus	20	8.2%	33%	aromatic 'Gro-Low'	20	8.2%	10%		
Rosa	19	7.8%	33%	palustris	19	7.8%	10%		
Taxus	15	6.1%	33%	canadensis	15	6.1%	10%		

1300

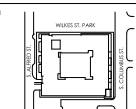
SEAL & SIGNATURE



ALFRED STREET BAPTIST CHURCH HOUSING

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

KEY PLAN



REVISIONS
NO. DATE DESCRIPTION

ISSUE
DATE DESCRIPTION
07/1/25 SUBMITTAL
09/16/25 COMPLETION SUBMISSION
10/03/25 VERIFICATION SUBMISSION

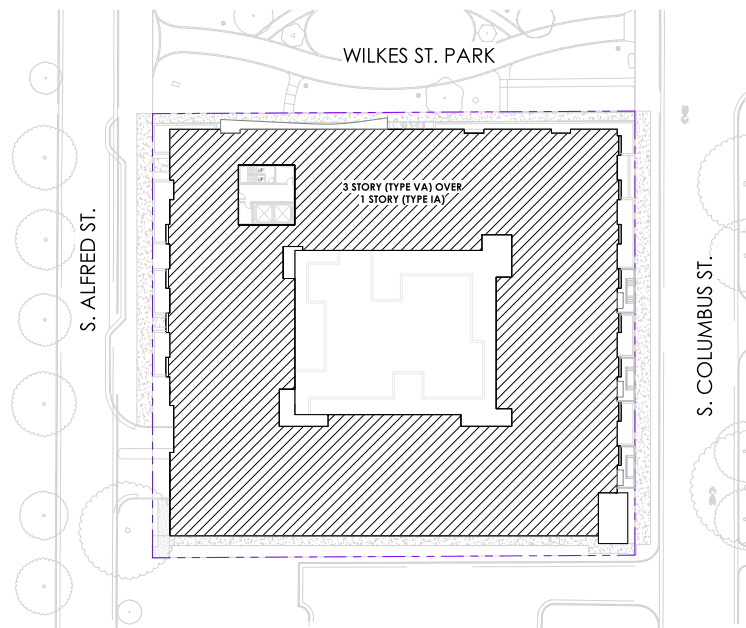
PROJECT NUMBER 24001431.00
DATE 10/03/2025

SCALE As Indicated
DRAWING TITLE

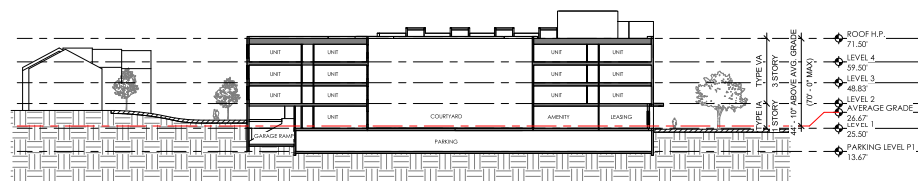
CODE ANALYSIS

A-100

DRAWING NUMBER
10/03/2025 A-MCH-PA



1 BUILDING CODE DIAGRAM
SCALE: 1" = 30'-0"



2 BUILDING CODE SECTION
SCALE: 1" = 30'-0"

APPLICABLE CODES (City of Alexandria)
2021 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2021 International Code Council Family of Codes w/incorporated USBC amendments)

Floor	Area (SF)	Use Group	Type(s) of Construction	Allowable No. of Stories	Allowable Height (FT)	Allowable Area Per Floor (SF)*	Fire Protection
LEVEL 4	37,813	R2	VA	4	70	36,000 / 50,720	NFPA 13
LEVEL 3	38,111	R2	VA	4	70	36,000 / 50,720	NFPA 13
LEVEL 2	36,982	R2	VA	4	70	36,000 / 50,720	NFPA 13
LEVEL 1	37,942	R2/S2/A3	IA		UL	UL	NFPA 13
GARAGE LEVEL	36,617	S2	IA		UL	UL	NFPA 13

***506.2.1 Single-occupancy buildings.**
The total allowable area of a single-occupancy building more than three stories above grade plane shall be determined in accordance with Equation 5-2:
 $A_d = [A_s + (NS \times J)] \times S_s$
[Equation 5-2]
where:
Aa = Allowable area (square feet).
At = Tabular allowable area factor (NS, S13R, S13D or SM value, as applicable) in accordance with Table 506.2.
NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building (regardless of whether the building is sprinklered).
I = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.
Sa = 3 where the actual number of stories above grade plane exceeds three, or
Sa = 4 where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2.
The actual area of any individual floor shall not exceed the allowable area per Equation 5-1.

506.3 Frontage Increase.
Every building shall adjoin or have access to a public way to receive an area factor increase based on frontage. Area factor increase shall be determined in accordance with Sections 506.3.1 through 506.3.3.

506.3.1 Minimum percentage of perimeter.
To qualify for an area factor increase based on frontage, a building shall have not less than 25 percent of its perimeter on a public way or open space. Such open space shall be either on the same lot or dedicated for public use and shall be accessed from a street or approved fire lane.

506.3.3 Amount of increase.
The area factor increase based on frontage shall be determined in accordance with Table 506.3.3.

TABLE 506.3.3 FRONTAGE INCREASE FACTOR*

PERCENTAGE OF BUILDING PERIMETER	OPEN SPACE (feet)			
	0 to less than 20	20 to less than 25	25 to less than 30	30 or greater
0 to less than 25	0	0	0	0
25 to less than 50	0	0.17	0.21	0.25
50 to less than 75	0	0.33	0.42	0.50
75 to 100	0	0.50	0.62	0.75

Allowable Maximum Area For Building: $A_a = (36,000 + 12,000 \times 0.17) \times 4 = 152,160$ SF

Allowable Maximum Area Per Floor: $A_a / 3 = 50,720$ SF

*Horizontal Building Separations located above the below grade garage (Type IA construction) and a portion of level 1 (Type IA construction) below the upper three stories of the Type VA construction.

BUILDING USE AND OCCUPANCY

Separated Mixed Uses

R2 Residential
A3 Assembly
S2 Storage (Loading)

Non-Separated Mixed Uses

S2 Storage (Parking Garage Uses)

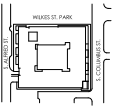
SEAL & SIGNATURE



ALFRED STREET BAPTIST CHURCH HOUSING

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

KEY PLAN



REVISIONS

NO DATE DESCRIPTION

ISSUE

DATE DESCRIPTION
07.12.25 SUBMITTAL
09.16.25 COMPLETION SUBMISSION
10.03.25 VERIFICATION SUBMISSION

PROJECT NUMBER

24001431.00

DATE

10/03/2025

SCALE

As Indicated

DRAWING TITLE

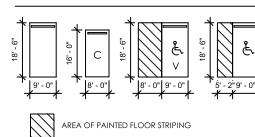
GARAGE LEVEL P1 PLAN

DRAWING NUMBER

A-200

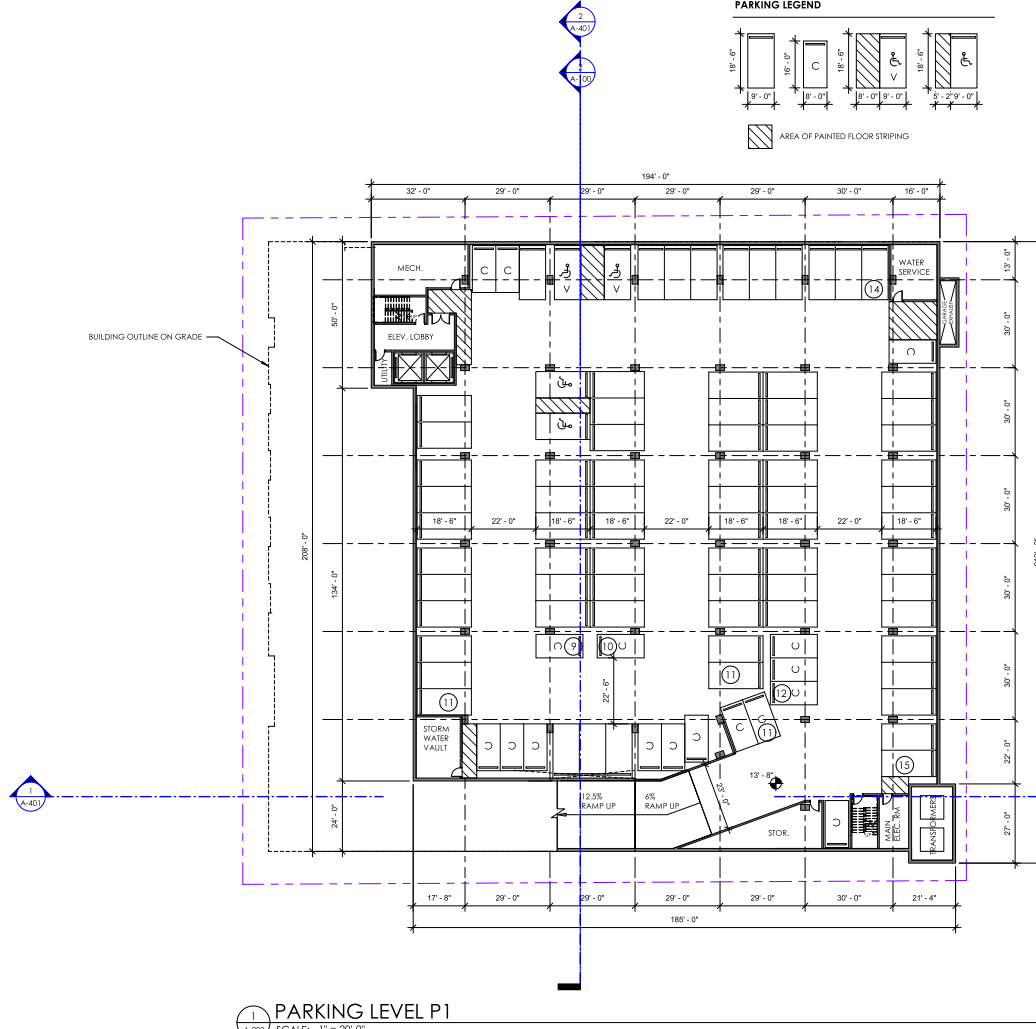
10/03/2025 A-MCH/PA

PARKING LEGEND



PARKING COUNT

ACCESSIBLE	2
ACCESSIBLE VAN	2
STANDARD	73
COMPACT	17
TOTAL PARKING	94



1 PARKING LEVEL P1
A-200 SCALE: 1" = 20'-0"

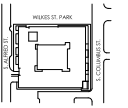
SEAL & SIGNATURE



ALFRED STREET BAPTIST CHURCH HOUSING

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

KEY PLAN



REVISIONS

NO DATE DESCRIPTION

ISSUE

DATE DESCRIPTION
07.11.25 ISSUE SUBMISSION
09.16.25 COMPLETION SUBMISSION
10.03.25 VERIFICATION SUBMISSION

PROJECT NUMBER

24001431.00

DATE

10/03/2025

SCALE

As Indicated

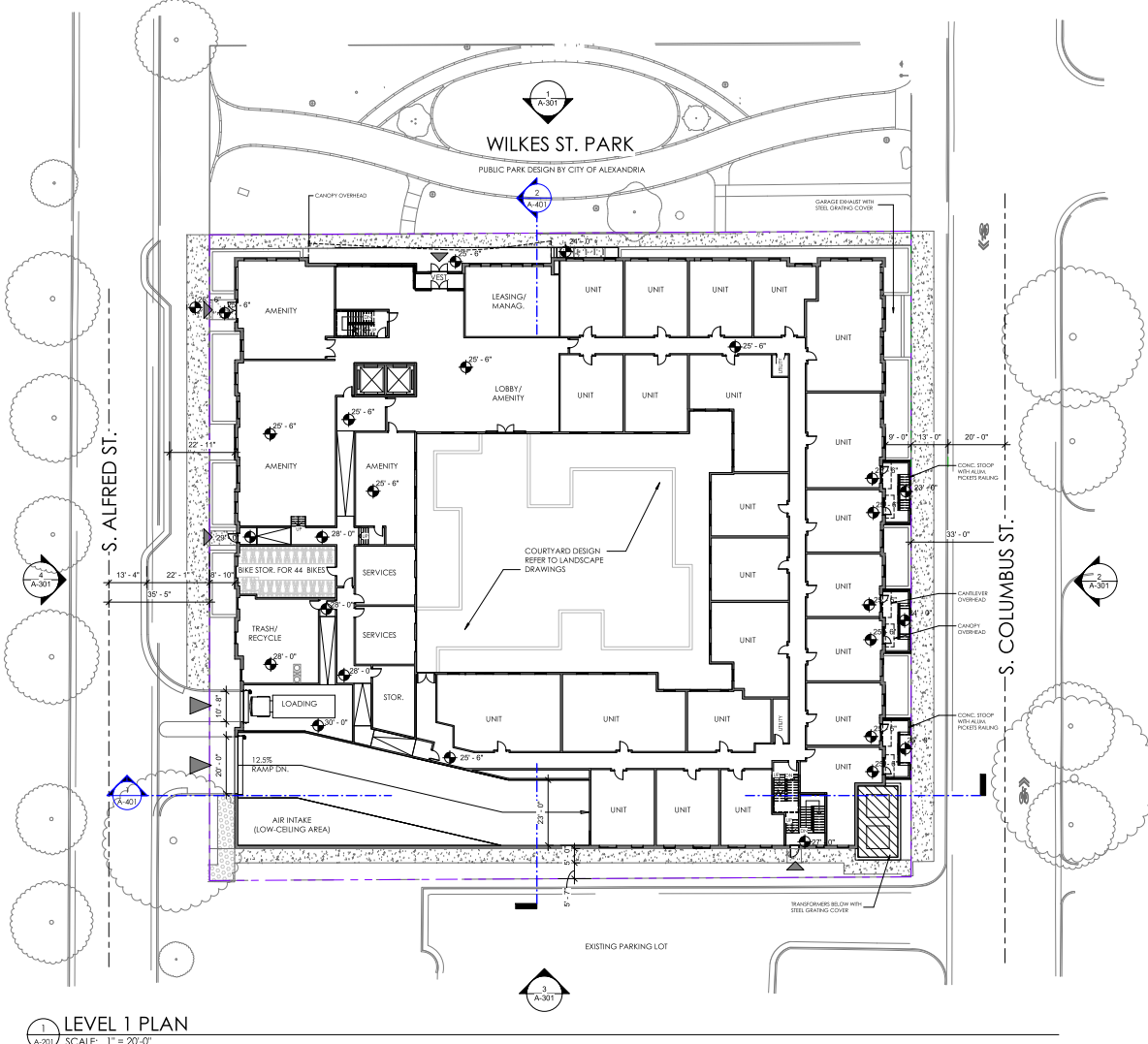
DRAWING TITLE

LEVEL 1 PLAN

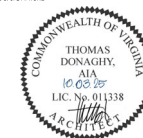
DRAWING NUMBER

A-201

10/03/2025 4:45:11 PM



1 LEVEL 1 PLAN
A-201 SCALE: 1" = 20'-0"

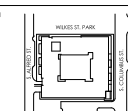


**ALFRED STREET BAPTIST
CHURCH HOUSING**

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314

ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

KEY PLAN



REVISIONS		
NO	DATE	DESCRIPTION

ISSUE	DESCRIPTION
DATE	DSUP SUBMISSION
07.11.25	COMPLETENESS SUBMISSION
09.16.25	VERIFICATION RESUBMISSION
10.03.25	

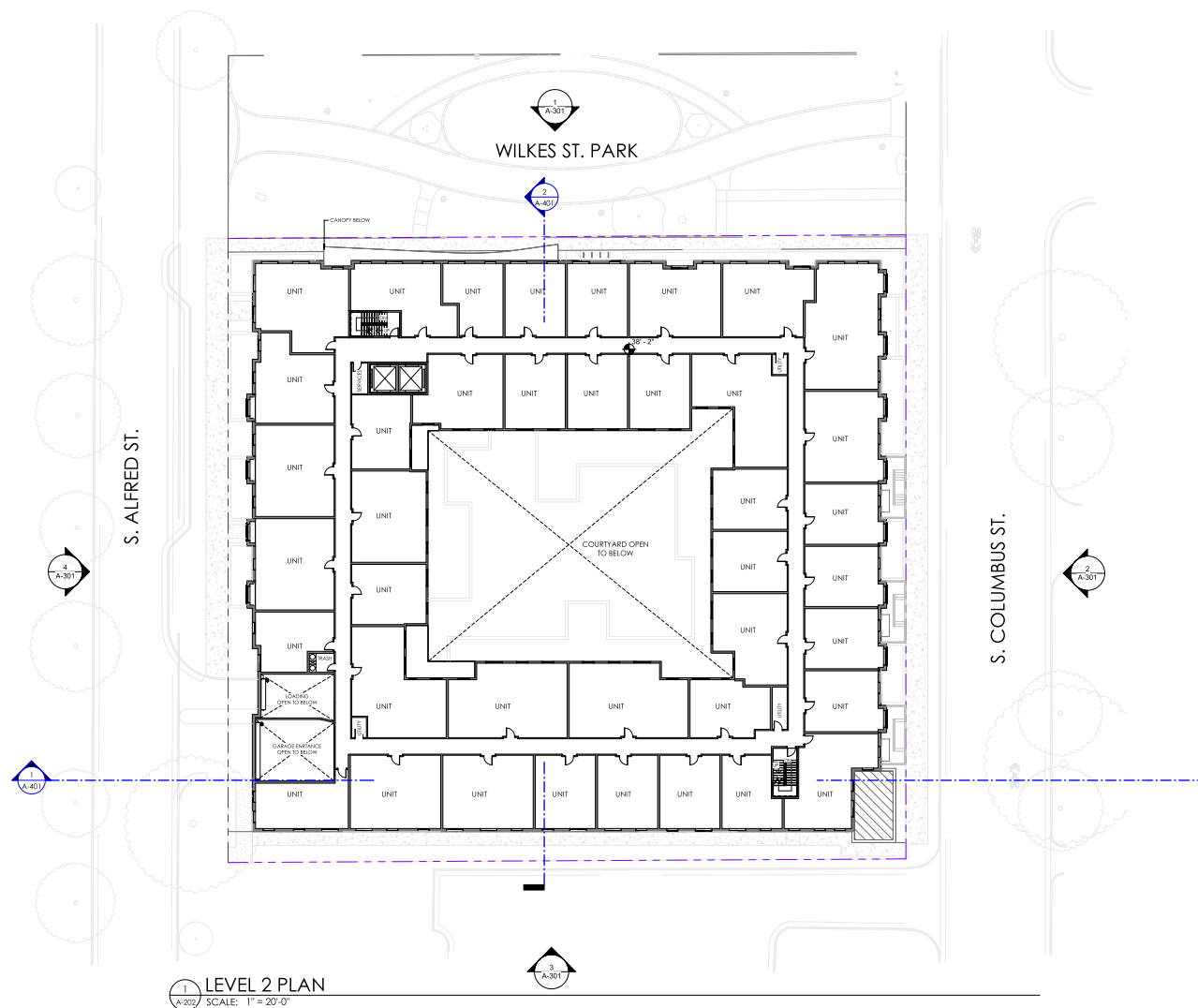
PROJECT NUMBER 24001431.00
DATE 10/03/2025

SCALE	As Indicated
DRAWING TITLE	

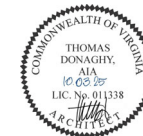
LEVEL 2 PLAN

A-202

DRAWING NUMBER



SEAL & SIGNATURE

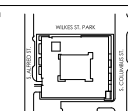


ALFRED STREET BAPTIST CHURCH HOUSING

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

THESE DOCUMENTS ARE THE PROPERTY OF KGD ARCHITECTS, P.C. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION OF KGD ARCHITECTS, P.C.

KEY PLAN



REVISIONS
NO. DATE DESCRIPTION

ISSUE
DATE DESCRIPTION
07.1.25 ISSUE SUBMISSION
09.16.25 COMPLETENESS SUBMISSION
10.03.25 VERIFICATION SUBMISSION

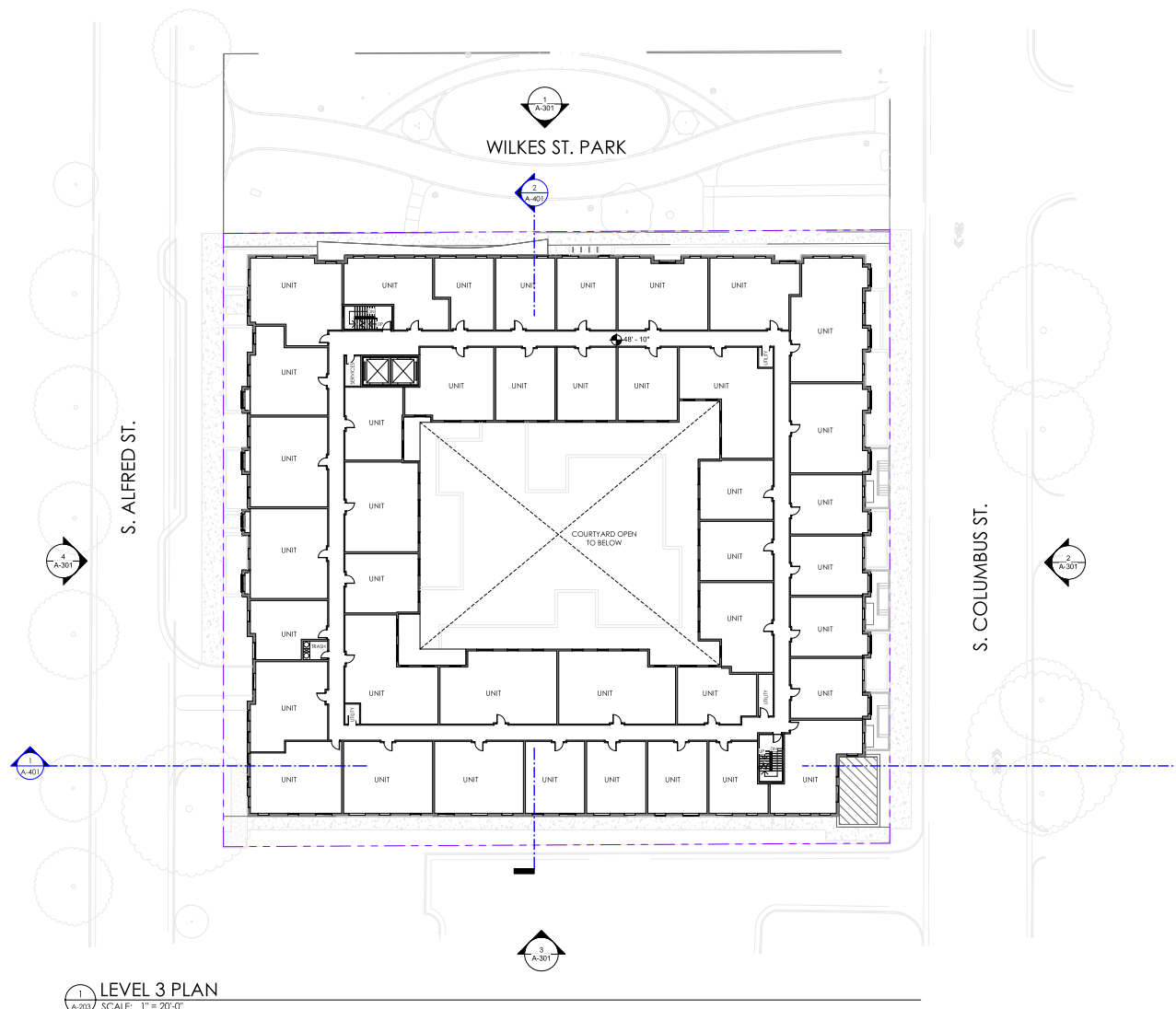
PROJECT NUMBER 24001431.00
DATE 10/03/2025

SCALE As Indicated
DRAWING TITLE

LEVEL 3 PLAN

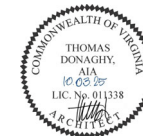
A-203

DRAWING NUMBER
10/03/2025 A-203.PIA



1
A-203
LEVEL 3 PLAN
SCALE: 1" = 20'-0"

SEAL & SIGNATURE



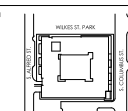
**ALFRED STREET BAPTIST
CHURCH HOUSING**

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314

THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

DESIGNED BY COMMUNITY BUILDERS, INC. (CBI) FOR THE ALFRED STREET BAPTIST CHURCH. CBI IS A 501(C)(3) NON-PROFIT ORGANIZATION. THE CHURCH IS THE OWNER OF THE PROJECT. CBI HAS BEEN RETAINED BY THE CHURCH TO PROVIDE ARCHITECTURAL SERVICES FOR THE PROJECT. CBI IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE PROJECT. THE CHURCH IS RESPONSIBLE FOR THE PROJECT. CBI HAS BEEN RETAINED BY THE CHURCH TO PROVIDE ARCHITECTURAL SERVICES FOR THE PROJECT. CBI IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE PROJECT. THE CHURCH IS RESPONSIBLE FOR THE PROJECT.

KEY PLAN



REVISIONS
NO. DATE DESCRIPTION

ISSUE
DATE DESCRIPTION
07.11.25 ISSUE SUBMISSION
09.16.25 COMPLETENESS SUBMISSION
10.03.25 VERIFICATION SUBMISSION

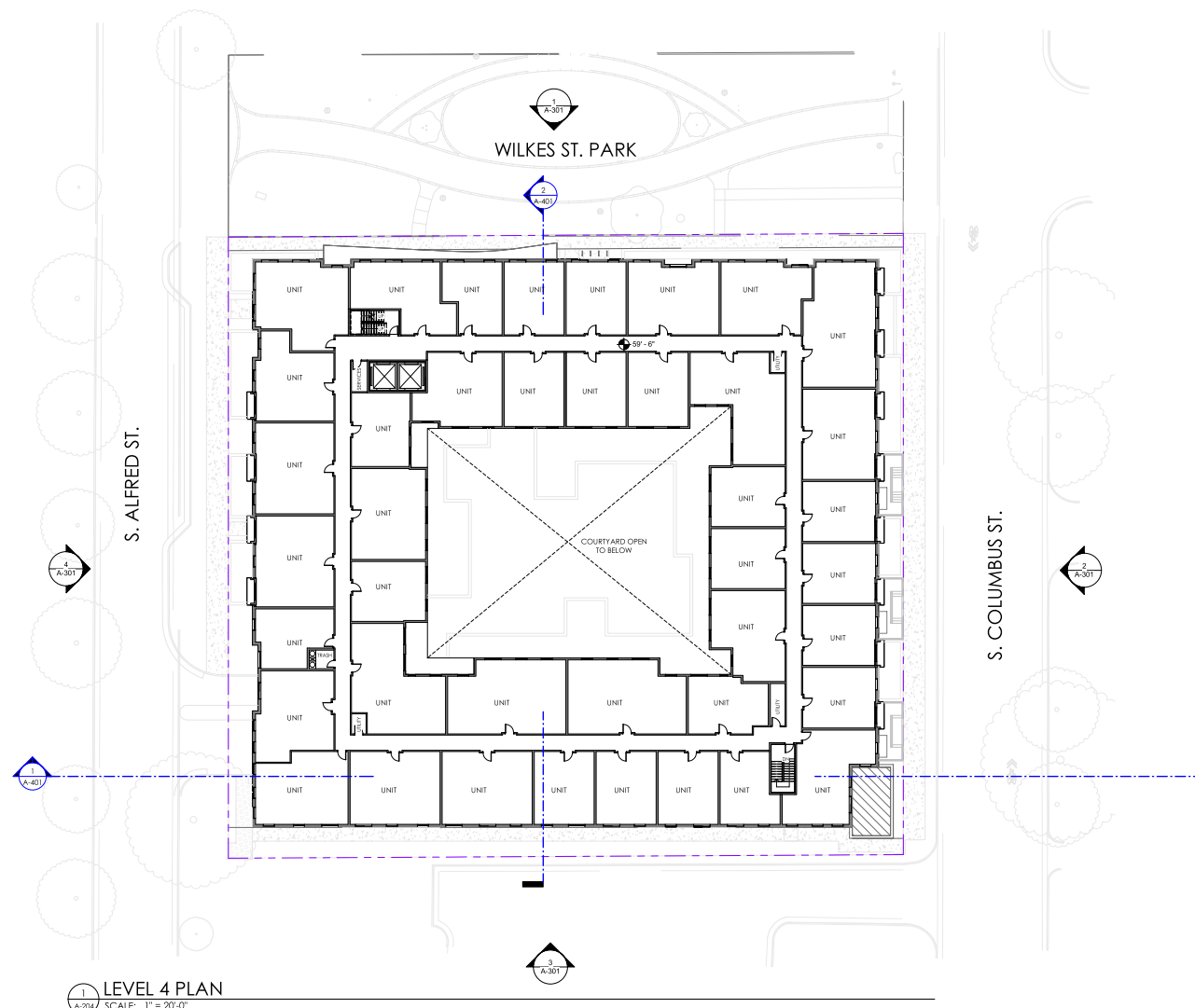
PROJECT NUMBER 24001431.00
DATE 10/03/2025

SCALE As Indicated
DRAWING TITLE

LEVEL 4 PLAN

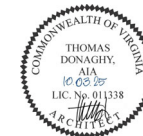
A-204

DRAWING NUMBER
10/03/2025 A-204.PIA



LEVEL 4 PLAN
SCALE: 1" = 20'-0"

SEAL & SIGNATURE

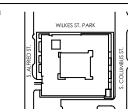


ALFRED STREET BAPTIST CHURCH HOUSING

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

DESIGNED BY KGD ARCHITECTS, INC. (KGD) FOR THE COMMUNITY BUILDERS, INC. (CBI) FOR THE ALFRED STREET BAPTIST CHURCH. KGD ARCHITECTS, INC. IS A REGISTERED PROFESSIONAL ARCHITECT FIRM IN THE COMMONWEALTH OF VIRGINIA. KGD ARCHITECTS, INC. IS NOT PROVIDING ANY SERVICES IN ANY OTHER JURISDICTION. KGD ARCHITECTS, INC. IS NOT PROVIDING ANY SERVICES IN ANY OTHER JURISDICTION.

KEY PLAN



REVISIONS
NO. DATE DESCRIPTION

ISSUE
DATE DESCRIPTION
07.11.25 ISSUE SUBMISSION
09.16.25 COMPLETION SUBMISSION
10.03.25 VERIFICATION SUBMISSION

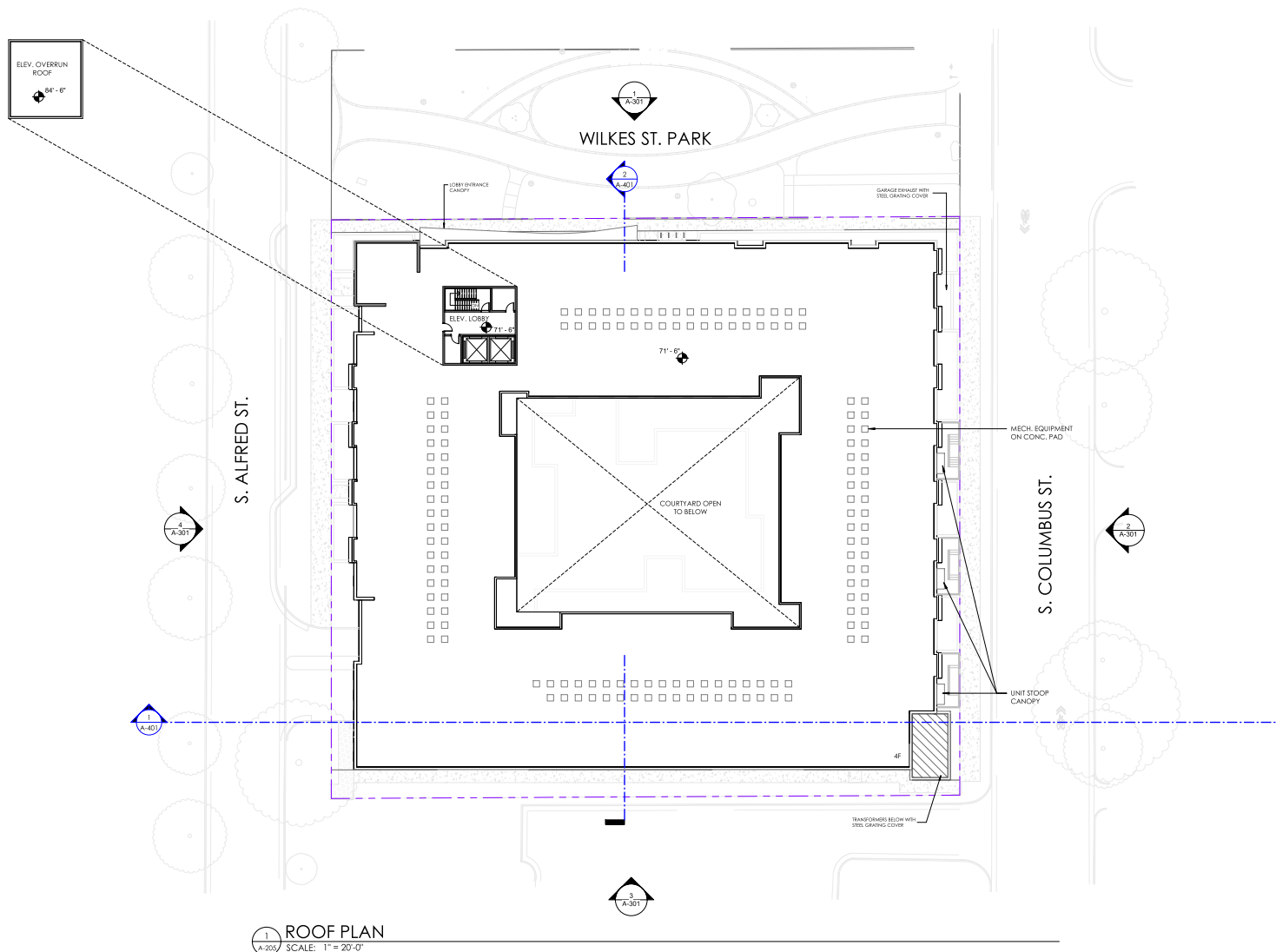
PROJECT NUMBER 24001431.00
DATE 10/03/2025

SCALE As Indicated
DRAWING TITLE

ROOF PLAN

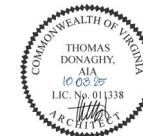
A-205

DRAWING NUMBER
10/03/2025 A-205.PIA



1 ROOF PLAN
A-205 SCALE: 1" = 20'-0"

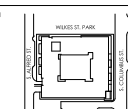
SEAL & SIGNATURE



ALFRED STREET BAPTIST CHURCH HOUSING

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

KEY PLAN



REVISIONS

NO DATE DESCRIPTION

ISSUE

DATE 07/1/25
DESCRIPTION SUBMITTAL
09/16/25 COMPLETION SUBMISSION
10/03/25 VERIFICATION SUBMISSION

PROJECT NUMBER

24001431.00

DATE

10/03/2025

SCALE

As Indicated

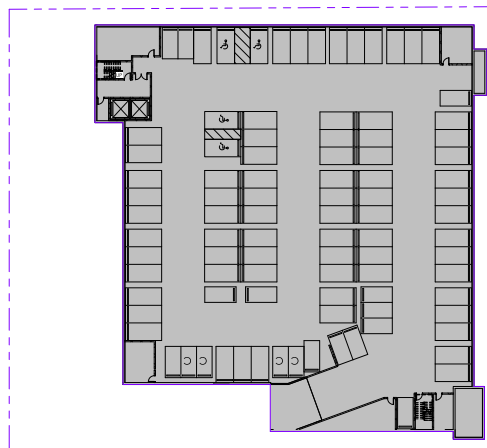
DRAWING TITLE

AREA PLAN

DRAWING NUMBER

A-206

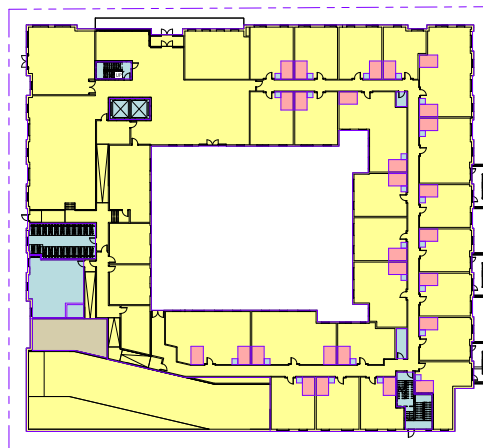
10/03/2025 4:54 PM



TOTAL BASEMENT GROSS AREA = 36,617 SF
(not included in Total Gross Area or Net Floor Area)

5 PARKING LEVEL P1

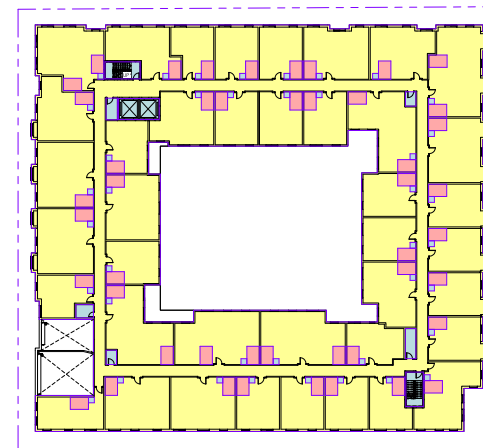
A-206 SCALE: 1" = 30'-0"



GROUND LEVEL GROSS AREA	
AREA EXCLUSION - Circulation, Shaft & Mechanical	2,497 SF
AREA EXCLUSION - Lavatory	1,094 SF
AREA EXCLUSION - Loading Space	655 SF
NET FLOOR AREA	33,214 SF
TOTAL GROSS AREA	37,742 SF

1 LEVEL 1

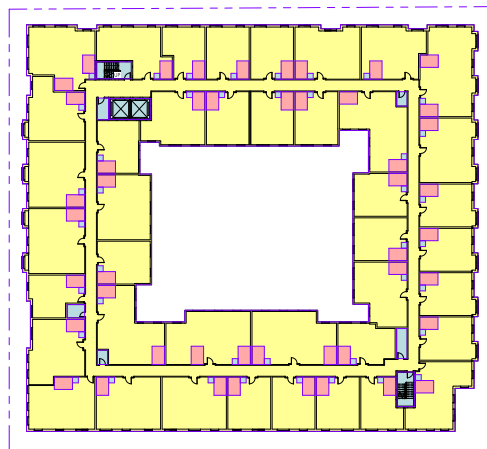
A-206 SCALE: 1" = 30'-0"



LEVEL 2 GROSS AREA	
AREA EXCLUSION - Circulation, Shaft & Mechanical	1,183 SF
AREA EXCLUSION - Lavatory	2,719 SF
NET FLOOR AREA	33,079 SF
TOTAL GROSS AREA	36,982 SF

2 LEVEL 2

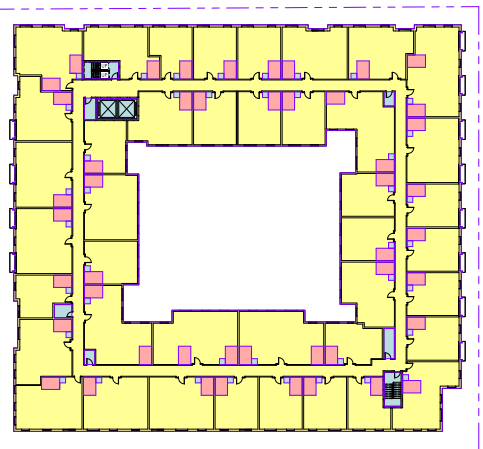
A-206 SCALE: 1" = 30'-0"



LEVEL 3 GROSS AREA	
AREA EXCLUSION - Circulation, Shaft & Mechanical	1,192 SF
AREA EXCLUSION - Lavatory	2,778 SF
NET FLOOR AREA	34,140 SF
TOTAL GROSS AREA	36,111 SF

3 LEVEL 3

A-206 SCALE: 1" = 30'-0"



LEVEL 4 GROSS AREA	
AREA EXCLUSION - Circulation, Shaft & Mechanical	1,192 SF
AREA EXCLUSION - Lavatory	2,778 SF
NET FLOOR AREA	33,643 SF
TOTAL GROSS AREA	37,813 SF

4 LEVEL 4

A-206 SCALE: 1" = 30'-0"

BUILDING TOTAL GROSS AREA	
AREA EXCLUSION - Circulation, Shaft & Mechanical	6,045 SF
AREA EXCLUSION - Lavatory	9,872 SF
AREA EXCLUSION - Loading Space	655 SF
NET FLOOR AREA	134,276 SF
TOTAL GROSS AREA	150,867 SF

- BASEMENT, Area exclusions per City of Alexandria Zoning Ordinance 2-145
- CIRCULATION & SHAFTS & MECHANICAL ROOMS, Area exclusions per City of Alexandria Zoning Ordinance 2-145
- LAVATORY, Area exclusions per City of Alexandria Zoning Ordinance 2-145
- LOADING, Area exclusions per City of Alexandria Zoning Ordinance 2-145
- REMAINING NET FLOOR AREA, Area exclusions per City of Alexandria Zoning Ordinance 2-145

NOTE: Basement garage levels not counted towards GFA or Floor Area Ratio

UNIT MIX

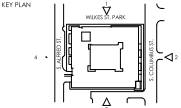
LEVEL	1 - BR	2 - BR	3 - BR	4 - BR	UNIT/LEVEL
1ST	17	2	3	1	23
2ND	21	13	5	1	40
3RD	20	15	5	1	41
4TH	20	15	5	1	41
TOTAL	78	45	18	4	145

NOTE: THE UNIT COUNT AND MIX IS SUBJECT TO CHANGES BASED ON FUTURE PROGRAM REVISIONS



ALFRED STREET BAPTIST CHURCH HOUSING

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH



REVISIONS
NO. DATE DESCRIPTION

ISSUE
DATE DESCRIPTION
07.12.20 SUBMITTAL
09.16.25 COMPLETION SUBMISSION
10.03.25 VERIFICATION SUBMISSION

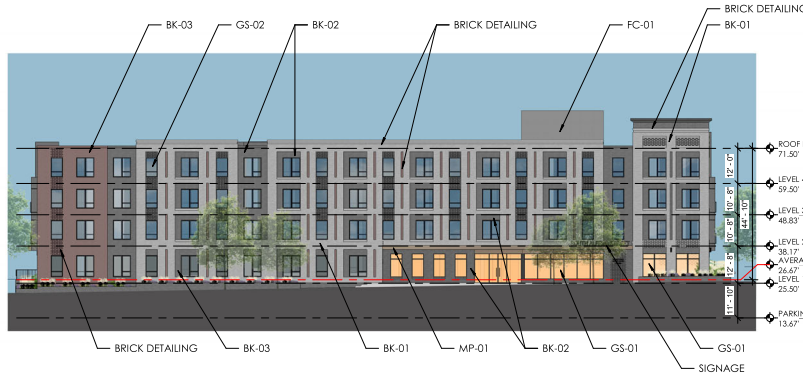
PROJECT NUMBER 24001431.00
DATE 10/03/2025

SCALE As Indicated
DRAWING TITLE

BUILDING ELEVATIONS

A-301

10/03/2025 4:04PM



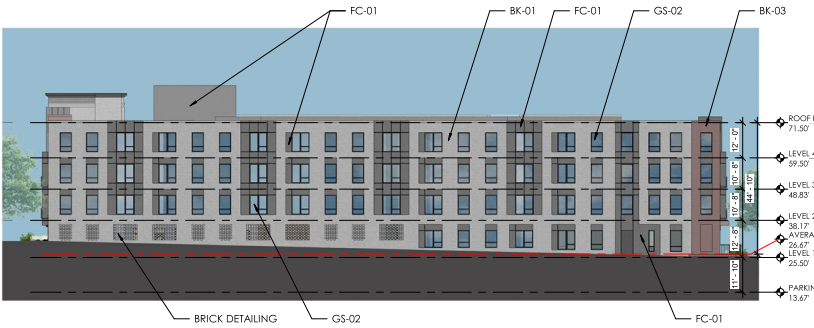
1 OVERALL ELEVATION 01 - NORTH ELEVATION
SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 0%



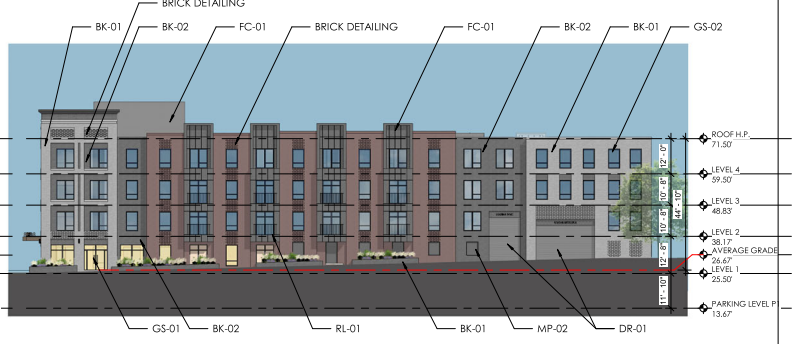
2 OVERALL ELEVATION 2 - EAST ELEVATION
SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 20%



3 OVERALL ELEVATION 3 - SOUTH ELEVATION
SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 20%



4 OVERALL ELEVATION 3 - WEST ELEVATION
SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 12%

EXTERIOR ELEVATION KEYNOTE LEGEND	
BK-01	BRICK VENEER - TYPE 1
BK-02	BRICK VENEER - TYPE 2
BK-03	BRICK VENEER - TYPE 3
MP-01	METAL CANOPY
MP-02	METAL LOUVER SYSTEM
RL-01	ALUM. PICKETS RAILING
FC-01	FIBER CEMENT PANEL - TYPE 1
GS-01	ALUM. AND GLASS STOREFRONT
GS-02	UNIT WINDOWS
DR-01	OVERHEAD ROLLING DOOR
SIGNAGE	PROPOSED SIGNAGE LOCATION

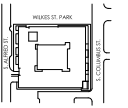
SEAL & SIGNATURE



ALFRED STREET BAPTIST CHURCH HOUSING

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

KEY PLAN



REVISIONS
NO. DATE DESCRIPTION

ISSUE
DATE DESCRIPTION
07/12/25 SUBMITTAL
09/16/25 COMPLETION SUBMISSION
10/03/25 VERIFICATION SUBMISSION

PROJECT NUMBER 24001431.00
DATE 10/03/2025

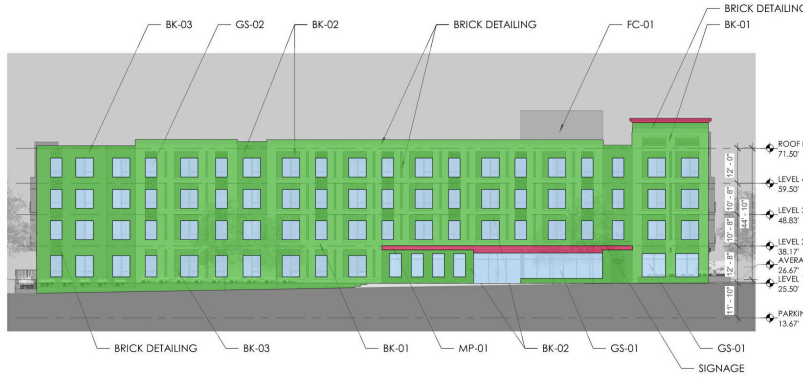
SCALE As Indicated

DRAWING TITLE

ELEVATIONS MATERIALS

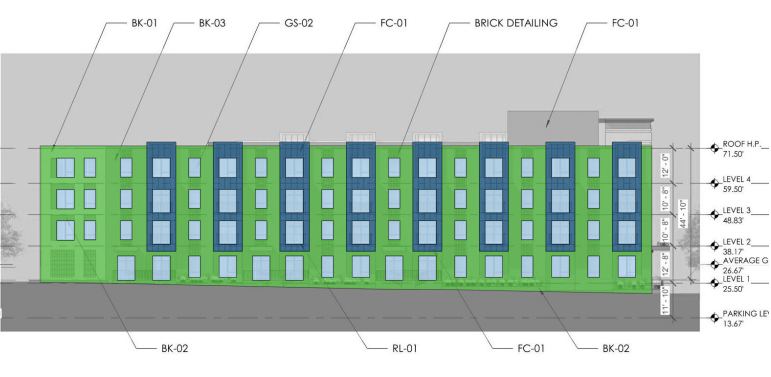
DRAWING NUMBER A-302

10/03/2025 4:04 PM



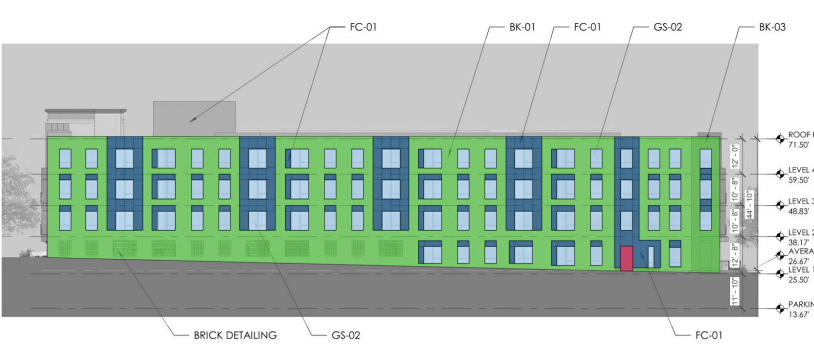
1 OVERALL ELEVATION 01 - NORTH ELEVATION
SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 0%



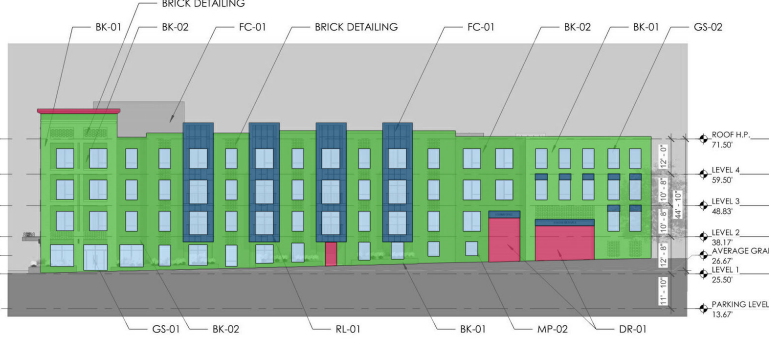
2 OVERALL ELEVATION 2 - EAST ELEVATION
SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 20%



3 OVERALL ELEVATION 3 - SOUTH ELEVATION
SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 20%



4 OVERALL ELEVATION 3 - WEST ELEVATION
SCALE: 1" = 20'-0"

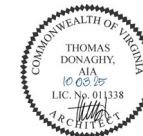
FIBER CEMENT RATIO: 12%

EXTERIOR ELEVATION KEYNOTE LEGEND	
BK-01	BRICK VENEER - TYPE 1
BK-02	BRICK VENEER - TYPE 2
BK-03	BRICK VENEER - TYPE 3
MP-01	METAL CANOPY
MP-02	METAL COVER SYSTEM
RL-01	ALUM. PICKET RAILING
FC-01	FIBER CEMENT PANEL - TYPE 1
GS-01	ALUM. AND GLASS STOREFRONT
GS-02	UNIT WINDOWS
DR-01	OVERHEAD ROLLING DOOR
SIGNAGE	PROPOSED SIGNAGE LOCATION

MATERIALS

- METAL PANEL
- BRICK / MASONRY
- CEMENTITIOUS PANEL
- FENESTRATION

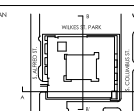
SEAL & SIGNATURE



ALFRED STREET BAPTIST CHURCH HOUSING

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

KEY PLAN



REVISIONS
NO. DATE DESCRIPTION

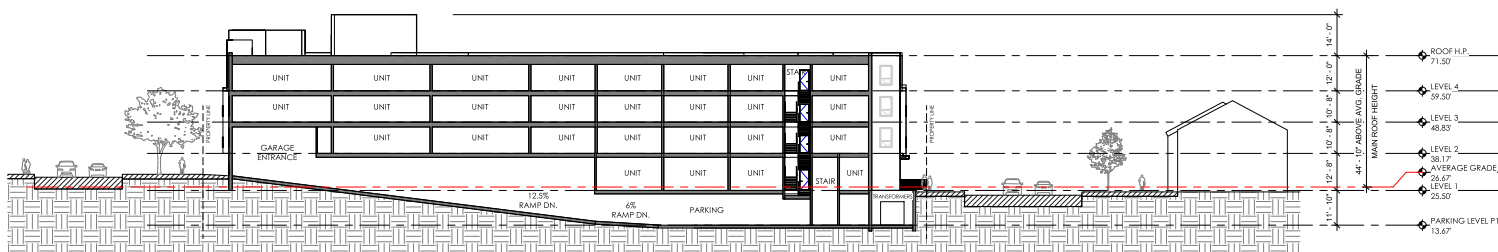
ISSUE
DATE DESCRIPTION
07.11.25 SUBMITTAL
09.16.25 COMPLETION SUBMISSION
10.03.25 VERIFICATION SUBMISSION

PROJECT NUMBER 24001431.00
DATE 10/03/2025

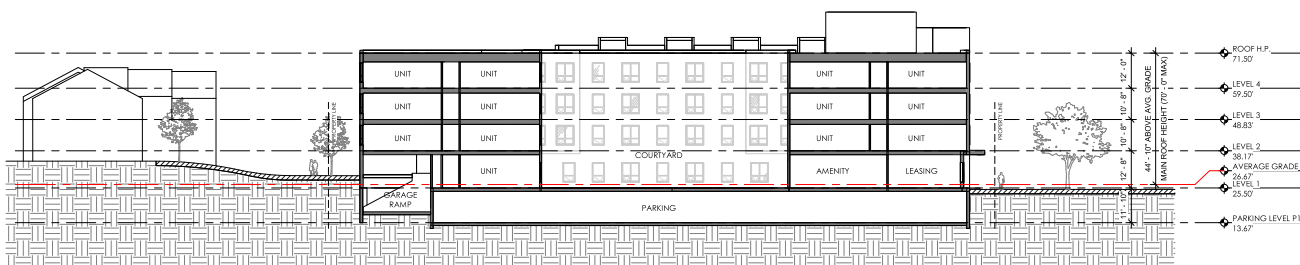
SCALE As Indicated
DRAWING TITLE

BUILDING SECTIONS

DRAWING NUMBER **A-401**
10/03/2025 4:54 PM



1 BUILDING SECTION A - A'
A-401 SCALE: 1" = 20'-0"



2 BUILDING SECTION B - B'
A-401 SCALE: 1" = 20'-0"



1 NE AERIAL - WILKES ST. & S. COLUMBUS ST.



2 NW AERIAL - WILKES ST. & S. ALFRED ST.

KGD

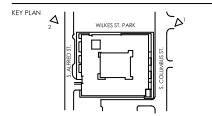
1101 13th Street NW
Suite 200
Washington, DC 20005
CONSULTANT

SEAL & SIGNATURE



**ALFRED STREET BAPTIST
CHURCH HOUSING**
598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

DESIGNED BY KGD ARCHITECTS, INC. FOR THE COMMONWEALTH OF VIRGINIA. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM KGD ARCHITECTS, INC.



REVISIONS

NO.	DATE	DESCRIPTION

ISSUE

DATE	DESCRIPTION
07.11.25	ISSUE SUBMISSION
09.16.25	COMPLETENESS SUBMISSION
10.03.25	VERIFICATION SUBMISSION

PROJECT NUMBER 24001431.00
DATE 10/03/2025

SCALE As Indicated
DRAWING TITLE

AERIAL VIEW

DRAWING NUMBER **A-501**
10/03/2025 4:54:46 PM

SPRING MARCH 22ND



10: 00 AM

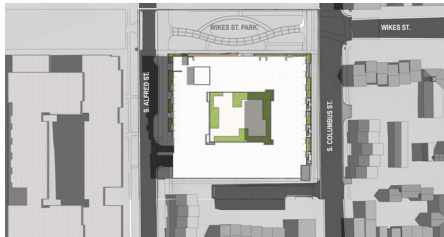


1: 00 PM

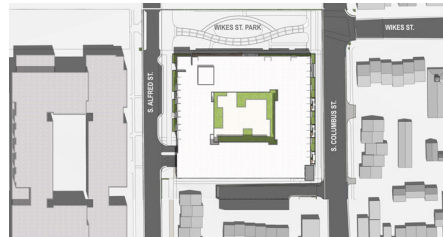


5: 00 PM

SUMMER JUNE 22ND



10: 00 AM



1: 00 PM



5: 00 PM

FALL SEPTEMBER 22ND



10: 00 AM



1: 00 PM

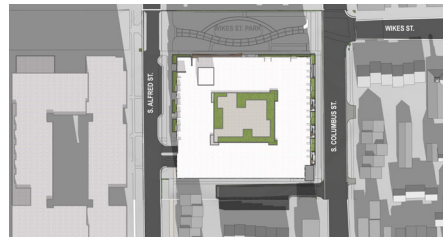


5: 00 PM

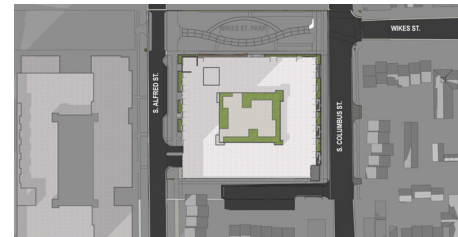
WINTER DECEMBER 22ND



10: 00 AM



1: 00 PM



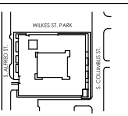
5: 00 PM

SEAL & SIGNATURE



**ALFRED STREET BAPTIST
CHURCH HOUSING**
598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

KEY PLAN



REVISIONS

NO	DATE	DESCRIPTION

ISSUE

DATE	DESCRIPTION
07/11/25	ISSUE SUBMISSION
09/16/25	COMPLETION SUBMISSION
10/03/25	VERIFICATION SUBMISSION

PROJECT NUMBER

24001431.00

DATE

10/03/2025

SCALE

As Indicated

DRAWING TITLE

SUN-SHADE STUDY

DRAWING NUMBER

A-502

10/03/2025 4:45:00 PM



1 NW CORNER - WILKES ST. & S. ALFRED ST.



2 NE CORNER PERSPECTIVE - S. ALFRED ST.



3 NE CORNER PERSPECTIVE - WILKES ST. & S. COLUMBUS ST.



4 SE CORNER PERSPECTIVE - S. COLUMBUS ST.

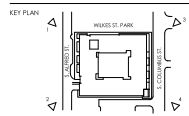
KGD

1101 13th Street NW
Suite 200
Washington, DC 20005
CONSULTANT

SEAL & SIGNATURE



**ALFRED STREET BAPTIST
CHURCH HOUSING**
598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH



REVISIONS

NO	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION
	07.11.25	DSR SUBMISSION
	09.16.25	COMPLETENESS SUBMISSION
	10.03.25	VERIFICATION RESUBMISSION

PROJECT NUMBER **24001431.00**
DATE **10/03/2025**

SCALE **As Indicated**
DRAWING TITLE

PERSPECTIVE

DRAWING NUMBER **A-601**
10/03/2025 4:45:00 PM

RENDERINGS FOR ARCHITECTURAL ILLUSTRATION ONLY. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN.