



Rezoning #2025-00007
Development Special Use Permit #2025-10031
Duke & Quaker Townhouses

Application	General Data	
Project Name: Duke & Quaker Townhouses	PC Hearing:	February 3, 2026
	CC Hearing:	February 21, 2026
	If approved, DSUP Expiration	February 21, 2029 (3 years)
	Plan Acreage	24,760 SF (0.57 acres)
Location: 11 and 21 North Quaker Lane, 3369 Duke Street	Current Zone	CL/Commercial Low with Proffer
	Proposed Zone	CL/Commercial Low
	Proposed Use	Multi-Unit Residential (Townhouse Style)
	Dwelling Units	11 (10 Market Rate + 1 Affordable)
	Gross Floor Area	30,924 SF
	Small Area Plan	Taylor Run/Duke Street
Applicant: 614 Westbrad, LLC, represented by M. Catharine Puskar, Attorney	Green Building	2019 Green Building Policy
	Schools:	Douglas MacArthur Elementary School, George Washington Middle School, and Alexandria City High School
Purpose of Application		
Consideration of a request for a Development Special Use Permit to construct two multi-unit residential (townhouse style) buildings with 11 units and a rezoning to remove an existing proffer.		
Applications and Modifications Requested:		
1. Amendment to the official zoning map to change the zoning designation from CL/Commercial Low with proffer to CL/Commercial Low (removing the proffer); 2. Development Special Use Permit with site plan to construct two multi-unit residential buildings with 11 units, including: <ol style="list-style-type: none"> Special Use Permit to increase building height to 45 feet; Special Use Permit for bonus density pursuant to Section 7-700; Site plan modifications to setbacks and street tree requirements along Duke Street. 		

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Robert M. Kerns, AICP, Division Chief, robert.kerns@alexandriava.gov Nathan Randall, Principal Planner, nathan.randall@alexandriava.gov Alexa Powell, AICP, Urban Planner, alexa.powell@alexandriava.gov

PLANNING COMMISSION ACTION, FEBRUARY 3, 2026:

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Rezoning #2025-00007. The motion carried on a vote of 7-0. On a motion by Vice Chair Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2025-10031, subject to all conditions, code requirements, and ordinances. The motion carried on a vote of 7-0.

Reason:

The Planning Commission agreed with the staff analysis.

Discussion:

Chair McMahon inquired about the proposed consolidation of existing curb cuts around the site and acknowledged the site's access challenges. She asked about the project's consistency with the ongoing Duke Street Land Use Plan, which has identified the site for development. She also queried the applicant team, in response to a speaker's suggestion, about the potential for flexi-posts to be added on North Quaker Lane to prevent left-hand turns, ultimately agreeing with the applicant's position that doing so would preclude left-hand "turn-in" maneuvers for both the new townhouses and the existing church.

Commissioner Brown asked what conditions might have changed at the site since the 1980s to make development more favorable now on the long-vacant site. He also asked the applicant for more details about the church's experience with site access. Commissioner Dube received confirmation that the church would be responsible for maintaining the northernmost drive aisle on its property.

Chair McMahon asked, in response to a speaker's comment, for staff to discuss standard project steps that occur after public hearings, including pre-construction community meetings and Construction Management Plans.

Commissioner Brown acknowledged traffic back-ups at the nearby intersection of Duke Street and North Quaker Lane but doesn't believe those issues warrant disapproval of the current proposal, particularly given its minor, incremental traffic impact. He believed that residential is appropriate in this location and that it would complement nearby commercial uses.

Chair McMahon expressed some interest in the site being combined with neighboring properties as part of a development project but acknowledged that such coordination is not always possible. She stated her support for the project, noting compatible land uses exist in the surrounding area and that additional transit options will be available in the future. She viewed the current proposal as the right-sized solution to developing the property. Vice Chair Koenig concurred with Chair McMahon's comments.

Speakers:

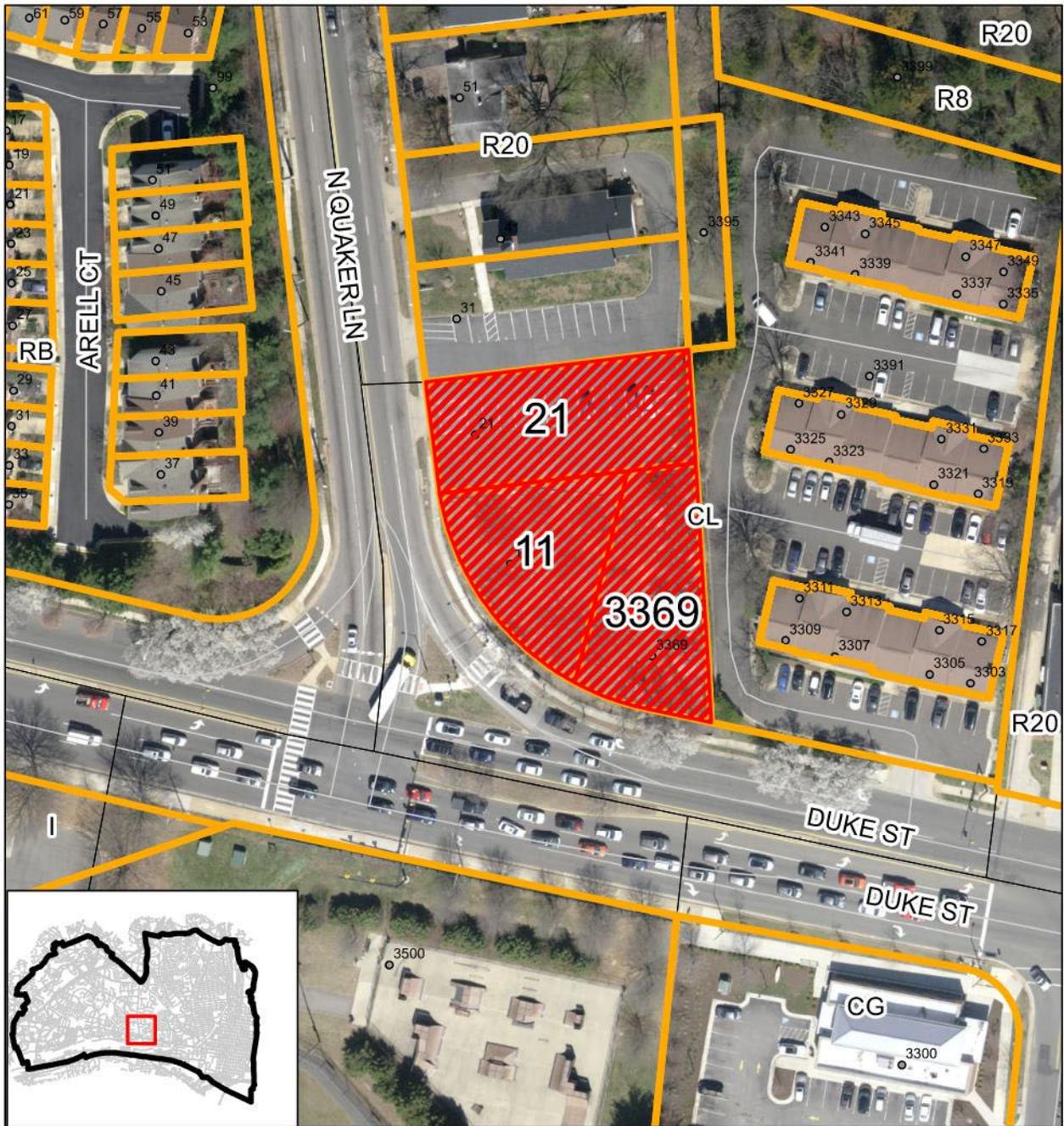
Stephen Morris, President of Seminary Hill Civic Association, spoke in support of the project overall, noting the inclusion of the on-site affordable unit. He thanked the project attorney for outreach and transparency. He expressed concern about left turns from the southernmost curb cut, asking for such turns to be further prohibited through the installation of delineators (“flexi-posts”) on North Quaker Lane.

LuJuanna Russell, neighbor, expressed a preference for the site to remain commercial. She noted traffic concerns in the area, including the difficulty of making left-hand turns from her driveway, believing that the installation of signage to prohibit left turns would be inadequate. She stated that the townhomes wouldn’t be compatible with the neighborhood and noted that she hadn’t heard about the project until recently.

Cathy Puskar, attorney for the applicant, spoke in support of the project. She noted that the collaboration between the applicant and the adjacent church has helped to bring the project to fruition. She discussed the applicant team’s efforts to limit left-turns from the southernmost curb cut, the low traffic counts from the proposal, and the infeasibility of installing flexi-posts on North Quaker Lane. She also stated that the project, which includes one on-site affordable unit, is consistent with the City’s housing goals, and would allow for the construction of the future Duke Street Transitway.

Michael McEneney, neighbor, expressed concern about the potential for turn-around traffic north of the site near Quaker Lane and Trinity Drive. He also asked about next steps for the project regarding constructability.

REZ #2025-00007; DSUP #2025-10031
11 and 21 North Quaker Lane, 3369 Duke Street



REZ#2025-00007 & DSUP#2025-10031
11 & 21 N Quaker Lane & 3369 Duke Street



I. SUMMARY

A. Recommendation

Staff recommends **approval** of the request by 614 Westbrad, LLC (“the applicant”) for a Development Special Use Permit with modifications and a Rezoning to remove an existing proffer to construct 11 townhouse-style units in two multi-unit buildings, subject to compliance with the staff recommendations. The proposal would provide several benefits for the City, including:

- Dedication for future Duke Street Transitway (approximately 2,900 square feet);
- Provides the City’s first four-bedroom for-sale affordable unit (up to 100% AMI);
- Contribution of \$67,781 to the City Housing Trust Fund;
- Buildings consistent with the City’s Green Building Policy;
- Public Art contribution of \$9,292; and
- Contribution of \$2,500 to support the Capital Bikeshare system.

B. General Project Description

The applicant proposes to construct two new buildings with 11 townhome-style units at the corner of Duke Street and North Quaker Lane. The townhouses measure approximately 2,200 net square feet each, 45 feet in height, and would feature rear-facing garages and roof decks. Access to the site is from Quaker Lane via an existing, reconfigured parking lot shared with the adjacent church.

Key considerations of this proposal, which are discussed in further detail in this report, include:

- Right-of-way dedication along Duke Street
- Rezoning to remove an existing proffer
- Consistency with the Taylor Run/Duke Street Small Area Plan, other City policies
- Building design, including requests for setback modifications
- SUP for bonus density (Section 7-700) and a building height increase to 45 feet
- Transportation related matters, including site access, traffic generation, and future Duke Street Transitway

II. BACKGROUND

A. *Site Context*

The subject site includes three parcels of record, totaling 24,760 sq. ft. (0.57 acres). The townhouse-style Quaker Professional Square office complex borders the property to the east, the Quaker Village residential townhouses are located to the west, the New Apostolic Church is located to the north, and the Schuyler Hamilton Jones Skateboard Park is located to the south across Duke Street. Alexandria Fire Station #207 and several commercial uses within the Alexandria Commons shopping center are located nearby to the east on Duke Street. Two of the three parcels being consolidated are vacant and the northernmost parcel is currently developed with a portion of a surface parking lot used by the adjacent church.

The site's topography changes substantially, with an 18-foot difference between its lowest point adjacent to Duke Street to the south and its highest point at the property line closest to the church to the north. There are only two existing trees on these properties.

The property is within the Taylor Run/Duke Street Small Area Plan, which designates it for uses consistent with the CL/Commercial Low zone and recommends building heights up to 45 feet.

B. *Procedural Background/History*

On February 2, 1982, the Planning Commission approved a site plan on the subject property to construct a three-story, 16,000 square-foot office building. As part of the site plan application the applicant included a proffer, which was accepted by the city, that included the following conditions:

1. Development of the site is limited to commercial office use with two stories facing the north and three stories facing the south (toward Duke Street).
2. The floor area ratio of the building shall not exceed 0.70.
3. The building is to be constructed of red brick with a mansard-like roof.
4. The building will be divided into at least three tenants to discourage uniform arrival and departure times by employees.

The approved office building was never constructed, and the site has remained vacant. The proffer has remained in effect since 1982.

C. *Detailed Project Description*

The applicant proposes to construct 11 units, including 10 market-rate and one affordable, in two separate buildings. Due to their location on one lot, these are considered multi-unit dwellings. These townhouse-style units contain 4 bedrooms and rear-loaded, ground-floor garages.

Building #1 is situated parallel to Quaker Lane and includes five units. Building #2, located behind and parallel to Building #1, contains six units and extends closer to Duke Street. Building #1 has

a sidewalk with entryways facing Quaker Lane and Building #2 has a sidewalk with entryways facing the opposite direction toward the Quaker Professional Square offices.

Each building is four stories and 45 feet in height, with the top floor featuring a loft which is setback from the primary façade. The market-rate units are 20 feet wide with 2,184 net square feet while the affordable unit is 18 feet wide and contains 1,931 net square feet. All units include four bedrooms, three full bathrooms, one half-bath, and a family room. The project uses traditional townhouse building materials and forms. The facades are a mix of brick, cementitious panels, and horizontal siding, in shades of red, gray, tan, and black. Brick veneer wraps from the front façade around the building sides. The loft level is recessed from the front plane and has a sloped roofline with a ridge that runs parallel to Quaker Lane. Each unit has an east or west-facing rooftop terrace accessible from the loft and some units include a rear deck projecting from the second story.

The applicant plans to consolidate two existing curb cuts along Quaker Lane into a single curb cut that provides access into both the subject site and the church parking lot. Signage is proposed that would prohibit future residents from turning left onto Quaker Lane when exiting from this curb cut. Future residents wanting to make this left-hand turn would instead use the existing drive aisle and curb cut on the northern side of the church building. Both the church parking lot and this northern drive aisle and curb cut will have a private access easement for residents ingress and egress.

The church parking spaces are also reconfigured and resurfaced under this proposal, but the existing number of church parking spaces will remain the same. Nine of the reconfigured parking spaces are located on the northern edge of this project site. Although not required for compliance staff understands that the church and the applicant have agreed to share these nine spaces when church services are not occurring.

Vehicular access to the rear-loaded garages for the townhouses is provided via a shared private drive aisle, 22-feet wide, that runs north-south. The drive aisle connects to Quaker Lane through the church parking lot to the north. Each unit features a standard-sized space with the market rate units providing a two-car garage and affordable unit providing a one-car garage.

As described in greater detail later in this report, Duke Street Transitway is anticipated to be constructed in the future along the southern frontage of this site. At the request of the city, the applicant has agreed to dedicate an approximately 30-foot wide portion of this property to allow for the future construction.

D. *Community Outreach*

The applicant held two virtual community meetings – one in March 2025 and the other in September 2025, and attended one meeting of the Seminary Hills Civic Association in July 2025. This project was also highlighted at the January 2026 P&Z Virtual community meeting. The applicant has sent the required public notice and posted signs at the site.

During the first virtual community meeting, attendees asked for details on the proposed design for the project’s ingress/egress, given its proximity to the busy intersection of Duke Street and Quaker Lane. The applicant team worked with staff to develop an acceptable solution, which they shared at the Seminary Hills Civic Association leadership team meeting. No left turns from the southernmost driveway would be allowed and all left turns would instead be restricted to the driveway north of the church. Several citizens continued to express concerns about safety due to the potential for future residents to try turning left from this driveway. In response, the applicant committed to posting a sign at the exit restricting left turning movements at this location. The applicant held a second virtual community meeting to present the revised layout, including the right-of-way dedication, but no members of the public attended, despite the meeting notice being widely shared.

At the Alexandria Housing Affordability Advisory Committee (AHAAC) January 7, 2026 meeting the Committee voted unanimously to recommend City Council approval of an Affordable Housing Plan for the Duke/Quaker Townhouse project. Members appreciated the applicant’s proposal for one committed, affordable-for-sale unit with four bedrooms, the first in the City. They felt the project was consistent with the City’s Housing Master Plan goal of providing a mix of housing types and was consistent with the Taylor Run/Duke Street Small Area Plan.

Table 1: Community Meetings

Date	Entity	Community Attendees
March 10, 2025	Virtual Developer Community Meeting #1	Not Documente
July 31, 2025	Seminary Hill Civic Association meeting with leadership	3
September 30, 2025	Virtual Developer Community Meeting #2	0
December 4, 2025	Alexandria Housing Affordability Advisory Committee (AHAAC) - Preview	7
January 7, 2026	Alexandria Housing Affordability Advisory Committee (AHAAC) – Affordable Housing Plan Review	11
January 8, 2026	P&Z Virtual Community Meeting	18

III. ZONING

A. *Current & Proposed Zoning*

The property is currently zoned CL/Commercial Low with proffer. The applicant has requested a map amendment (rezoning), to remove the proffer but otherwise keep the CL zoning the same. The rezoning has been requested because the proffer limits the site’s use to office and restricts the site’s development to 16,050 square feet a FAR of 0.70. The site was proffered as part of a three-story office building approved by City Council in 1982 but never constructed.

B. Zoning Table

Table 2 lists the requirements for the CL Zone compared to the applicant’s proposal.

Table 2: Zoning Tabulations

Property Addresses:	11 and 21 North Quaker Lane, 3369 Duke Street	
Site Area:	24,760 SF (0.57 acres)	
Current Zone:	CL/ Commercial Low with proffer	
Proposed Zone:	CL/ Commercial Low	
Current Use:	Surface parking/Vacant	
Proposed Use:	Multi-Unit Dwellings (townhouse style)	
	Permitted/Required	Proposed
FAR	0.75	0.975 ¹
Lot Frontage	50 feet	279 feet
Height	35 feet	45 feet ²
Front Yard (West) Quaker Lane	20 feet	4 feet* (Building 1)
		49 feet (<i>post dedication</i>) (Building 2)
Front Yard (South) Duke Street	20 feet	4 feet* (Building 1)
		19 feet* (Building 2)
Side Yard (East)	1:2, 16 feet	80 feet (Building 1)
		7 feet* (Building 2)
Side Yard (North)	1:2, 16 feet	23 feet (Building 1)
		23 feet (Building 2)
Parking	21 spaces	21 spaces (townhouse garages)
Open Space	8,666 SF	9,904 SF
Crown Coverage	6,190 SF (25%)	6,500 SF (26.3%)

¹ Special use permit to request additional density pursuant to Section 7-700.

² Special use permit request to increase height.

*Modification Requested

IV. STAFF ANALYSIS

Staff recommends approval of the requested Development Special Use Permit and rezoning. The proposal adds housing on a long undeveloped property and adds the City’s first committed, four-bedroom affordable unit.

A. Rezoning

Staff recommends approval of the request to rezone the site from CL/Commercial low with proffer to CL/Commercial low. Removing the proffer will allow the redevelopment of this long vacant site and underutilized surface parking lot for residential purposes. This proposal is also consistent

with the recommendations and the general objectives of the Taylor Run/Duke Street Small Area Plan, which designates the property for uses permitted in the CL/Commercial Low zone including multi-unit residential. The proposal aligns with other city goals, including those for providing a mix of housing options, as identified in the Housing Master Plan and discussed in detail below.

B. Site & Building Design

The placement of the townhomes on this site responds to many context-specific constraints. Development of this corner infill lot is limited by significant grade, limited accessibility due to its proximity to two major arterials, and its size. The applicant has worked closely with staff to revise their original conceptual plan to allow for both the redevelopment of the property and for the land dedication to allow for the future construction of the Duke Street Transitway.

The applicant designed the project such that the entrance to the site is located off the more residential street (Quaker Lane). Further, consolidation of the curb cuts into one access point for both the townhouses and the church is an example of good site design as removal of a curb cut will help to create a safer and more pedestrian-friendly streetscape.

Overall, the proposed building design combines traditional townhouse styles, form, and materials which are consistent with surrounding buildings. Further, the upper/loft level being setback from the front building wall reduces its perceived height and supports its compatibility with the neighborhood. The building design is appropriate for this transitional area near both townhouses and small-scale commercial buildings which also generally face the public street and have vehicular access via alleys.

C. Conformance to the Small Area Plan

The project is consistent with the general objectives and specific recommendations for the site identified in the Taylor Run/Duke Street Small Area Plan (SAP). The SAP identifies several goals applicable to the site, including preserving and protecting the character and scale of the surrounding residential area and limiting additional curb cuts along Duke Street. The proposed redevelopment meets these objectives by maintaining residential scale and not introducing new access points along Duke Street.

The SAP acknowledges an existing proffer affecting the site but does not identify office as the only acceptable use of the property. More broadly the plan notes limited market demand for office development in the study area, with larger office uses increasingly concentrated near Metro Stations, which offer greater visibility and transit accessibility.

The SAP provides two specific recommendations for this site: a “commercial low” land use designation to ensure development is compatible in scale and intensity with nearby residential uses along North Quaker Lane, and a maximum building height of 45 feet.

Staff finds that the proposal is consistent with these recommendations. The townhouse-style units are low-density, residential in character, and compatible with surrounding development. Multi-unit residential is a permitted use within the Commercial Low zoning district, and the proposed

maximum building height of 45 feet complies with the SAP's height guidance. Additional discussion of the applicant's request for a height increase is in section *D. Special Use Permits* of this report.

The project site is expected to be included in the final boundaries of the future Duke Street Land Use Plan area. Although that planning effort is still ongoing, the current proposal is consistent with the draft guiding principles and draft corridor/land use themes map shared with the community during the City-led open houses in December 2025 and January 2026. Staff has also reviewed this project against the Duke Street in Motion initiative, resulting in a dedication of land from this site for the Duke Street Transitway as noted elsewhere in this report.

D. Compliance with City Policies

The proposed development meets applicable City policies, including Affordable Housing, Green Building, and Public Art, as discussed below.

Affordable Housing Policy

The applicant is utilizing Z.O. Section 7-700 for a 30 percent density increase, amounting to approximately 5,500 additional square feet. This square footage translates to the applicant providing one committed affordable unit as further outlined in the Bonus Density section of this report.

Consistent with the project's market-rate units, the committed affordable unit will have four bedrooms, a unit type rarely secured through multifamily for-sale development, one-garage parking space, and comparable finishes will be provided. The four-bedroom townhouse unit is expected to accommodate larger households and support the Housing Master Plan's commitment to expanding housing choice.

Although this committed affordable unit (CAU) would be smaller than the 10 market-rate units, the proposed CAU is slightly larger than the minimum required by Section 7-700. Staff support the proposed size of the CAU, as it meets the one-third square-footage requirement pursuant to section 7-700. The 2-foot difference in the width of the unit is negligible relative to the adjacent townhomes and staff believes this proposal generally meets the condition that CAU's be comparable in size to market-rate units

The affordable-for-sale unit is priced at \$375,000, consistent with the City's standard for-sale price for a four-bedroom unit with parking. Parking will not be unbundled, as the unit includes a garage. This unit will be the City's first four-bedroom affordable for-sale set-aside. Consistent with City policy, the affordable for-sale unit will be affordable to households with incomes earning up to 100% of area median income (AMI). City homeownership assistance will be available to eligible households to help with down payments and closing costs. The unit will remain affordable, with equity sharing enforced through deeds of covenant that restrict resale, in accordance with City policy.

This project is not subject to the 2020/21 Housing Contribution Rezoning Policy because the only reason for seeking a rezoning is to remove the existing proffer. Consistent with the City's Procedures Regarding Affordable Housing Contributions, the residential floor area permitted under the existing zoning (0.75 FAR) is subject to the 2025 Residential Tier I voluntary contribution rate of \$3.65/square foot. The applicant will provide a \$67,781 voluntary monetary contribution to the Housing Trust Fund. Since the project will develop as for-sale, the monetary contribution may be utilized to enable the City, as needed, to provide down payment and closing cost assistance to help qualified first-time buyers.

Green Building Policy

The applicant is proposing to achieve National Green Building Standard silver-level certification to meet the City's 2019 Green Building Policy. The applicant proposes using brick veneer exterior cladding where possible in order to store collected energy for slow release into the building. In addition, high-efficiency windows, multi-zoned HVAC equipment, and a tightly constructed building envelope will efficiently retain heating and cooling. All lights will be LED, and all appliances will be Energy Star.

In addition to meeting the City's Green Building Policy, the homes will be fully electric and will have the necessary conduit for future sustainable improvements, such as solar-ready rooftops and electric-vehicle charging, per Staff's recommendations.

Public Art Policy

The City's Public Art Policy, adopted in December 2014, requires DSUP applicants to provide new public art and encourage the growth of public art in the community. The contribution may be fulfilled by providing on-site public art or an in-lieu monetary contribution of \$0.30 per gross square foot. For the two multi-unit buildings (totaling 30,924 gross square feet), a contribution of \$9,277 is estimated for this project. The applicant has not indicated yet whether they intend to make a financial contribution or install art on the site.

E. Special Use Permits

Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve Special Use Permits (SUPs). The Zoning Ordinance requires the approval of the SUPs associated with the development application:

1. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;
2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
3. Will substantially conform to the master plan of the city.

Bonus Density for the provision for affordable housing (Section 7-700)

In the CL/Commercial Low zone, the maximum residential floor area ratio (FAR) is 0.75. Section 7-700 of the Zoning Ordinance allows applicants to request an FAR increase of up to 30 percent

if at least one-third of the additional density is provided as committed affordable housing, resulting in a maximum FAR of 0.975.

The FAR is calculated using the entire lot area including the portion that the applicant is proposing to dedicate to the city as right-of-way for Duke Street. Without Section 7-700, the maximum floor area would be 18,570 net square feet; with section 7-700, the applicant is proposing 24,141 net square feet for an FAR of 0.975 (an approximately 30 percent increase over the permitted base density). At least one-third of the difference, 1,855 square feet, must be provided as committed affordable housing. The proposed height is being achieved through a separate SUP rather than

Permitted development under existing CL zoning: 18,570 square feet

Total proposed development: 24,141 square feet

Sec. 7-700 density increase: 24,141 sf – 18,570 sf permitted by-right = 5,571 sf bonus

One-third bonus density associated with Sec. 7-700: 5,571 sf * 1/3 = 1,857 sf aff.

Total number of residential units: 11

Average square feet per unit: 24,141 sf ÷ 11 units = 2,195 sf/unit avg.

Affordable unit required: 1,857 sf affordable req. ÷ 2,195 avg. unit = 0.85 units req.

(rounds to one unit consistent with City policy)

Proposed affordable unit: 1 unit (1,931 square feet)

additional bonus height provisions of Section 7-700. Below is the methodology used to calculate the required affordable floor area and resulting units.

Overall, staff supports this request, as it aligns with the City's goal of increasing housing affordability in Alexandria. Based on the three criteria City Council considers in its approval of SUPs, staff supports the applicants request for additional density in exchange for the provision of affordable housing for the following reasons:

1. The increased density will not have an adverse affect on area residents or workers as the buildings fit in with this transitional area which sits between townhouses and low-density medical offices. Only a marginal difference in traffic generation is anticipated as a result which will not noticeably affect commute times.
2. The increase in density allows for a diversity of residents in the neighborhood and the pedestrian and transit improvements as a result of the dedication of a portion of the project site for the Duke Street Transitway will be a benefit to the larger community.
3. The provision of on-site affordable housing is consistent with the goals and recommendations of the Housing Master Plan and the City's overall goals of increasing affordable housing.

Increased Building Height

The applicant has requested a Special Use Permit to increase the building height pursuant to Zoning Ordinance Section 4-106(C). The CL zone allows for a building height of 35 feet; or 45 feet with a Special Use Permit.

Based on the three criteria City Council considers in its approval of SUPs, staff supports the applicants request for additional height for the following reasons:

1. The increased height will not have an adverse effect on area residents and workers, as the building massing is only moderately taller than the three-story townhouses to its west. The perception of the four-stories is further minimized by the loft being setback from the front building wall.
2. The increased height allows a garage on the first floor, which provides the required number of parking spaces necessary, given the site constraints of this infill development site, while preserving areas for landscaping and private open space.
3. The additional height also creates interior space for another bedroom which provides housing for larger families and is consistent with the goal of providing housing choice. As recommended in the Taylor Run/Duke Street Small Area Plan this proposal also maintains the area’s residential character and helps the City achieve its overall goal of increasing affordable housing for a variety of household sizes.

F. Modifications

The applicant is requesting site plan modifications for certain front and side yard setbacks that would ordinarily be required for the multi-unit dwellings in the CL/Commercial low zone pursuant to pertaining to Zoning Ordinance Section 4-106(A)(2). The specific setbacks for which modifications are being requested are listed with asterisks in Table #2.

Table 2: Modification of Multi-Unit Building Setbacks

	Required	Provided	
		Building 1	Building 2
Front Setback (Quaker Lane)	20 feet	4 feet*	49 feet (<i>post dedication</i>)
Front Setback (Duke Street)	20 feet	4 feet*	19 feet* (<i>post dedication</i>)
Side (North) Setback	22.3 feet	23 feet	23 feet
Side (East) Setback	22.3 feet	80 feet	7 feet*

*Modification requested

Pursuant to Section 11-416, the Planning Commission may approve these modifications if they determine that such modifications meet the following criteria:

- Are necessary or desirable to good site development;

- That specific and identified features of the site design compensate for the impacts otherwise protected by the regulations for which the modification is sought; and
- That such modification will not be detrimental to neighboring property or to the public health, safety and welfare.

Staff supports the requested modifications as they are desirable for good site development. The requested front yard modifications for Building #1 still provide some buffer but are limited by the constraints of the site and do not pose any adverse consequences to adjacent property owners as this property is separated along this property line from adjacent owners by Quaker Lane. The requested front yard setback reduction for Building #2 along Duke Street is relatively small and as noted is the direct result of the right-of-way dedication for the Duke Street Transitway. The requested east side yard setback modification for Building #2 is necessary for good site design and still provides a buffer. The reduced side yard setback is also compatible with the neighboring use which is low density office with daytime operating hours. The project also meets its open space requirement. These circumstances compensate for any potential impacts that the regulations intend to address, and are not detrimental to the neighboring properties or public health, safety and welfare.

The applicant has also requested a modification from 2019 Landscape guidelines for the street tree requirement. Staff support this modification because the engineered designs for this segment of the transitway are not yet complete and the applicant plans to dedicate this portion of the property as right-of-way.

G. Open Space

The CL/Commercial low zone requires at least 35% open and usable space that may include landscaped roofs or other areas open to the sky. As shown in Table 3, this requirement equals 8,666 square feet for this project. The applicant exceeds this requirement with the proposed combination of 9,904 square feet of private ground-level and above-grade open spaces. Each townhouse has a roof deck for each unit which is included in the total above-grade open space for the project.

Table 3: Open Space

	Required	Provided
At-grade (SF)	8,666 square feet	
Private		7,000 (28.3%)
Publicly accessible		0
Above grade (Private)		2,904 (11.7%)
Total	8,666 (35%)	9,904 (40%)

Canopy Coverage

The site has only two trees, a mimosa and a northern red oak. The mimosa will be removed because it is within the area of disturbance for this project and is unlikely to survive given its proximity to the new sanitary sewer line. The remaining tree on the site is within the area to be dedicated to the

city as right-of-way and therefore is not being counted toward the required canopy coverage for the site.

The proposed landscape plan includes trees along the northern property line adjacent to the surface parking for the church, and two trees are to the south of Building #1 & #2. All tree and plant species comply with Landscape Guidelines standards for native and regionally appropriate species, including standards that promote biodiversity and long-term health of tree canopy. The landscape plan provides 6,500 SF of crown coverage as specified in the landscape guidelines, or 26.3% of the site area. The proposal exceeds the required minimum 6,190 square feet (25%) crown canopy coverage.

Table 4: Canopy Cover and Tree Preservation

Total Proposed Canopy Cover	26.3%*
Preserved Trees	0%*
Proposed Trees	6,500 square feet (26.3%)*
Existing Trees	2
Preserved Trees	0*
Removed Trees	1
Invasive Trees	0

*This excludes the red oak because it is located in the future right-of-way for the Duke Street Transitway.

H. Stormwater

The applicant proposes to install a hydrodynamic separator under the proposed private alley to capture stormwater runoff.

The applicant will provide treatment for 73% of the required water quality volume through on-site stormwater best management practices (BMPs). The exclusion of the remaining untreated impervious area is due to site constraints resulting from the future right-of-way dedication associated with the construction of the Duke Street Transitway. These constraints created by the future right-of-way dedication have also prevented the applicant from installing green infrastructure practices, as originally intended under the concept plan submission. Further, any untreated area will be offset by monetary contributions by the applicant to the City’s Water Quality Improvement Fund, in accordance with City Environmental Management Ordinance Section 13-109 & 13-110.

The proposed BMPs will result in a reduction of 0.05 lb/year phosphorus load, which leaves a remainder of 0.09 lb/year from the required total phosphorus reduction. As compared to the pre – development conditions the phosphorus load is reduced by 10.87% in the post development condition. Given the applicant is unable to meet the onsite phosphorus removal requirement, they are instead seeking a waiver consistent with the memo to industry 01-18. The remaining reduction will be achieved through the purchase of off-site nutrient credits, ensuring full compliance with the Virginia Runoff Reduction Method (VRRM) stormwater requirements.

I. Transportation

Parking

All townhouses within the development, except for the affordable unit, have two garage parking spaces, accessed via a private rear alley. The affordable unit, measuring 18 feet wide, includes one garage parking space and has access to the visitor parking shared with the church to the north of the buildings during non-church service hours. Overall, the site provides 21 parking spaces, which meets the Zoning Ordinance requirement, plus the nine shared spaces.

Traffic

The proposal does not trigger a traffic study based on the City’s guidelines. Based on ITE standards, the development would add approximately 7 morning and 9 evening peak-hour trips, with an expected daily increase of 42 vehicles, which is typical for townhouse developments of this size. Therefore, the proposed development is not expected to have any noticeable impact on the existing roadway network.

The intersection of Duke Street and Quaker Lane experiences heavy traffic volumes during weekday peak commuting periods. Given the subject property's proximity to this intersection, the proposed driveway access location, and the significant grade, T&ES identified safety concerns regarding left turns from the southernmost driveway onto Quaker Lane. Consultation with the applicant regarding this issue led to securing an access easement with the church, allowing future residents to use the driveway north of the church for egress toward Duke Street. Using the driveway further north to exit the site will provide additional visibility and reaction time for drivers at this busy intersection. Signage restricting left turns at the southern driveway will be posted on the site.

Transit

The site is currently near several bus stops, including across the street and one to the east in front of the Alexandria Commons shopping center. These stops serve DASH route 30 and WMATA routes F20, F23, and F24. As noted previously, the applicant is proposing to dedicate right-of-way to the City to support the full buildout of the Duke Street Transitway.

J. Pedestrian and Streetscape Improvements

The Duke Street corridor was first identified in the 2008 Transportation Master Plan and then reaffirmed in the 2012 Transit Corridors Feasibility Study and the 2021 Alexandria Mobility Plan as one of the City’s three high capacity transit corridors for improvement. The City worked with the community to identify a vision for the corridor and in June of 2023, City Council endorsed

the Duke Street in Motion concept plan to improve access to jobs and opportunities, manage traffic congestion, reduce air pollution and carbon emissions, increase safety, and improve quality of life. Among the recommendations of this plan was the creation of the Duke Street Transitway.

The Duke Street Transitway, which is currently in the design phase, is focused on providing center-running bus-only lanes where space permits, preserving two general purpose travel lanes in each direction, as well as bicycle and pedestrian enhancements. The design phase is expected to be completed in Fall 2027 and construction is anticipated to begin shortly after completion of the design, with operation of the transitway as early as FY 2029. The land proposed for dedication with this development project will be used to accommodate these enhancements along the corridor.

The development plans also show the retention of a four-foot sidewalk on Quaker Lane but staff recommends the applicant provide a five-foot wide sidewalk for a portion north of the retaining wall as a condition of approval to provide adequate space for pedestrians to pass comfortably. This sidewalk will eventually connect to the anticipated shared-use path along Duke Street, strengthening the pedestrian network.

The applicant is not proposing any improvements along the Duke Street frontage, as the City is requesting the provision of right-of-way with this application. The additional right-of-way dedicated to the City will be set aside for future improvements to Duke Street, including landscaping and a shared-use path, in association with the full build-out of this section of the Duke Street corridor to accommodate the transitway. Staff support this approach, given the size of the proposed development and the applicant's contribution of land along Duke Street. Based on the assessed value of the properties and the approximate square footage of the dedication the estimated value of this land is about \$65,000.

In addition, the applicant will contribute \$2,500 to support the Capital Bikeshare system.

K. School Impacts

Alexandria City Public Schools (ACPS) and the City of Alexandria estimate the number of new students expected to join the school system based on historical enrollment and residential property data. The applicant proposes to construct 11 units. Pursuant to the current Student Generation Rate jointly developed by ACPS and the City, the proposed development would generate approximately three new students. The students from this development would be included in the enrollment forecasts that are used to plan school capacity improvements.

The neighborhood is in the attendance area for Douglas MacArthur Elementary School, George Washington Middle School, and Alexandria City High School. Students would be distributed over all grade levels. Douglas MacArthur has a capacity for 840 students and its utilization status is 81.55%. The George Washington Middle School has a capacity of 1,150 with utilization rates of 132%. The high school has a capacity of 2,928 at the King Street Campus with utilization rates of 83.2%.

Table 6: Student Generation Rate

Type of Unit	Old properties ¹ (> 30 yrs.) Per unit	New properties ¹ (< 30 yrs.) Per unit
Single Unit Detached (market rate)	0.27	0.18
Townhouse/Duplex (market rate)	0.15	0.12
Low-Rise Apt./Condo (market rate)	0.34	0.07
Midrise Apt./Condo (market rate, 4-6 stories)	0.18	0.04
Highrise Apt./Condo (market rate, 7+ stories)	0.15	0.03
ARHA Housing	0.92	0.76
Other Income-Restricted Housing ²	0.54	0.60

¹ Old properties are greater than 30 years old and new properties are less than 30 years old.

² Properties in which most of the units are income restricted, excluding senior housing.

V. CONCLUSION

Staff recommends approval of the project subject to compliance with all applicable codes and the following staff recommendations.

Staff: Robert M. Kerns, AICP, Division Chief, Development
 Nathan Randall, Principal Planner
 Alexa Powell, AICP, Urban Planner

VI. GRAPHICS

Figure 1: Site Plan

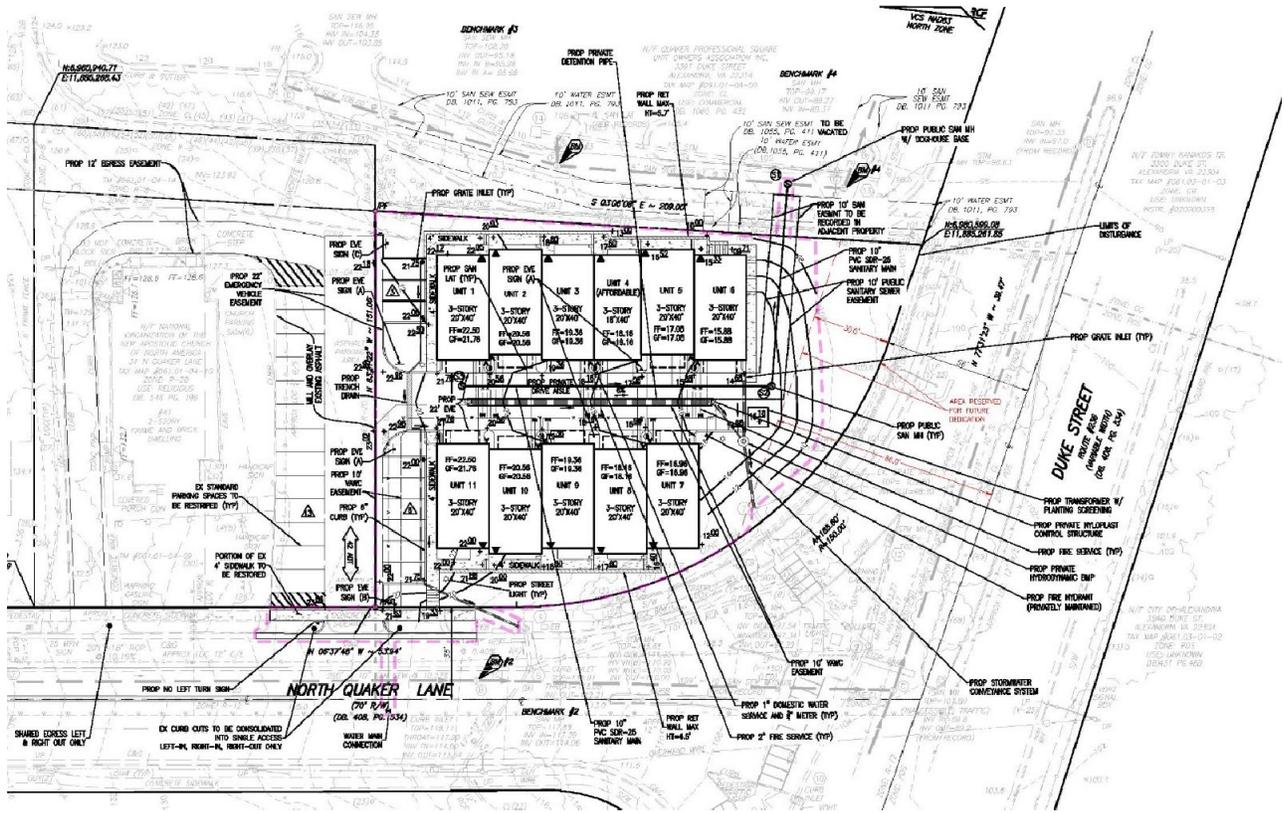


Figure 2: Townhouse Building #1 East Façade Rendering



Figure 3: Townhouse Building #2 West Façade Rendering



Figure 4: Duke/Quaker northeast façade corner rendering



Figure 5: Townhouses rear facade rendering



VII. STAFF RECOMMENDATIONS

STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated November 13, 2025 and comply with the following conditions of approval.

I. SITE PLAN

2. Per § 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Submit the plats and associated deeds for all applicable dedication and easement identified in the Preliminary Plan dated November 13, 2025. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. Provide proof of recordation with the first application for a building permit. (P&Z) (T&ES) *, **
4. The applicant shall dedicate and convey to the City the right-of-way, as depicted on the Preliminary Plan dated November 13, 2025, for the implementation of the Duke Street transit, sidewalk, bicycle, and associated streetscape improvements. The right-of-way shall be conveyed to the City within ninety (90) days of a written request issued by the City. (P&Z) (T&ES)
5. The applicant and the City shall coordinate on the construction of the adjoining streetscape improvements. In the event the City advances construction of the streetscape improvements prior to the construction of the townhouses, the applicant shall provide temporary construction access as necessary, to allow the City to implement the improvements so long as such construction does not negatively impact construction of the townhouse project. (P&Z) (T&ES)
6. Emergency Vehicle Easement(s) (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)
7. Make all fee simple conveyances to the City with General Warranty of title (unless not available) or provide the current ALTA survey and Title Report that includes the areas to be dedicated to City. Include the City as an authorized user of the ALTA survey for any purposes that the City deems necessary, including obtaining title

insurance. Submit the ALTA survey and Title Report for review prior to approval of subdivision plat and deed by City. (T&ES) *

8. Property rights to be conveyed by easement to the City may instead be conveyed by dedication (fee simple) to the City subject to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)
9. Show site utilities compatibly with other conditions on the site plan to the satisfaction of the Directors of P&Z, T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *
 - a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
 - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Excluding above grade utilities from dedicated open space areas and tree wells.
 - d. Screening all utilities from the public right-of-way.
10. Provide a lighting plan prior to Final Site Plan release, unless otherwise identified below, to verify that lighting meets the City's Design and Construction Standards. The plan shall be to the satisfaction of the Directors of P&Z, T&ES, Code, and the Climate Action Officer of OCA and shall include: (P&Z) (T&ES) (OCA) (Code) *
 - a. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
 - b. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - c. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - d. Light fixtures for the open canopies and underground/structured parking garages shall be recessed into the ceiling for any areas visible from the public right-of-way. **
11. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg or greater format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. If proposing a subdivision, include the existing and new parcels and neighboring parcels. Identify legal lot numbers for each lot and document the square footage. Show adjacent lots and their Tax Map numbers on the subdivision plat. (GIS) *

A. BUILDING

12. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, (7) fire protection system requirements, and (8) accessible routes. (P&Z) (Code) *
13. The total number of residential units may be adjusted higher or lower so long as the new unit count does not increase the building envelope, parking is provided per the Zoning Ordinance, and the building is in substantial conformance with the preliminary plan to the satisfaction of the Director of P&Z. (P&Z) *
 - a. Minor changes to the façade fenestration and details will be permissible, including but not limited to, window count and alignment, to be coordinated with sustainability envelope attributes and energy performance submission.
 - b. The Sanitary Adequate Outfall Analysis must reflect the actual number of units.
 - c. The unit count must be finalized prior to Final Site Plan release.
14. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated November 13, 2025, and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) (OCA)*
 - a. Where fiber cement façade panels are permitted, they shall not use a wrap-around trim for mounting to the substructure but may use either a batten system to conceal the joints or a rainscreen type installation. If exposed fasteners are proposed, they may be either concealed or if exposed, shall be finished to match the adjacent panels and their location integrated into the overall design.
 - b. The underside of all balconies shall be finished and present a visually cohesive appearance.
 - c. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression. Roof surfaces must be light-colored with green roofs encouraged as an alternative.
 - d. The recessed or projecting depth of brick rustication must be a minimum of 3/4 inches.
 - e. Unless shown otherwise on the approved plans, where plane changes in facades are proposed, they shall generally not be less than two feet.
 - f. Unless shown otherwise on the approved plans, where dissimilar materials meet, they must typically meet at an interior corner; where that is not possible, such transitions shall occur at a significant plane change or reveal.

15. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) *
- a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at ¼" = 1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
 - b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.
 - c. When warranted by the three-dimensional complexity of the design, the applicant shall provide isometric vignettes of special conditions or building areas to the satisfaction of the Director of P&Z.
 - d. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission. Including samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling). * (P&Z)(Code)
 - i. Window sizes and types.
 - ii. Window mullion dimensions and projection in front of face of glass.
 - iii. Window frame, sash, and mullion materials.
 - iv. Any windows visible from a public park or right of way shown as simulated divided light type shall include between the glass spacer bars aligned with exterior muntins; any such exterior muntins shall project not less than 3/8 inch beyond the face of the glass and be reflected in the window samples provided. Grills located between the glass will not be supported.
16. Before ordering final building materials, provide a materials board that includes all proposed materials and finishes prior to Final Site Plan release. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z)*, ***
- a. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights.
 - b. Materials may be modified or substituted only if in substantial conformance with the Preliminary Site Plan approval and to the satisfaction of the Director of P&Z. *
 - c. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the Final Site Plan. *

- d. An on-site mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. **
- e. The mock-up panel shall remain on-site, in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy. ***

B. OPEN SPACE/LANDSCAPING

- 17. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. The design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *

C. TREE PROTECTION AND PRESERVATION

- 18. Provide a Tree and Vegetation Protection Plan per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the duration of construction. When the Applicant is responsible for the protection and preservation of City-owned trees (within right-of-way, park, etc.), the applicant shall provide signage indicating that the trees are under private management and maintenance for the period of construction and maintenance bond unless and until the city commences construction of the transitway prior to completion of the townhouses. (P&Z) *

D. ARCHAEOLOGY

- 19. Call Alexandria Archaeology immediately at 703.746.4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
- 20. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

E. PEDESTRIAN/STREETSCAPE

21. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed public sidewalks shall be five feet. Complete all pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) *, ***
22. Provide sidewalks, crosswalks, and curb ramps per the City's Memo to Industry 23-01, Design and Construction Standards, the City's Complete Streets Design Guidelines, and sidewalks shall be flush across all driveway crossings. (P&Z) (T&ES) *, ***

F. PARKING / CURB MANAGEMENT

23. Provide wheel stops for all 90-degree and angled vehicle parking spaces adjacent to a sidewalk if the back of the sidewalk is less than 7 feet from the curb. (T&ES).
24. Wall-mounted obstructions at the wall end of a parking space shall be no more than 24 inches extended from the wall and at least 48 inches from the garage floor. Areas with obstructions that exceed this requirement will not count as parking spaces. (T&ES) ***
25. Update parking counts on the cover sheet to state the number of electric vehicle chargers and electric vehicle charger ready parking spaces, show the location of these spaces, and detail the signage, striping, or similar used to direct people to these spaces prior to Final Site Plan release. Install the signage, etc. prior to release of the final Certificate of Occupancy. (OCA) *, ***
26. Provide two empty slots in the electrical panel for the future Level 2 charging and pull wire ready conduit from the electrical panel to the garaged parking spaces. Install and label the conduit outlet in each garage prior to receiving the Certificate of Occupancy. (OCA) ***

G. SUSTAINABILITY

27. The project shall comply with the requirements of the City of Alexandria's 2019 Green Building Policy. (OCA) *, **, ***, ****
28. The applicant shall provide these items to comply with the Green Building Policy at Final Site Plan: (OCA) *
 - a. Evidence of the project's registration with LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. A copy of the draft certification scorecard which indicates the project will meet the required performance points as outlined in the Green Building Policy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

29. The applicant shall provide these items to comply with the Green Building Policy with the Building Permit: (OCA) **
 - a. An updated copy of the draft certification scorecard/checklist prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. Water efficiency and indoor environmental quality documentation for the priority performance points in the Green Building Policy prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

30. The applicant shall provide these items to comply with the Green Building Policy at with requests for Certificates of Occupancy: (OCA) ***
 - a. Evidence that design phase credits (for the certifying party) have been submitted by Temporary Certificate of Occupancy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. Evidence showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for Design Phase credits for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - c. If the project fails to achieve the required certification level and priority performance points, then demonstrate a good faith, reasonable, and documented effort to achieve the certification level to the satisfaction of the Climate Action Officer.

31. The applicant shall provide documentation of applicable green building certification showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for LEED, Green Globes, EarthCraft, NGBS, or equivalent to comply with the Green Building Policy at Release of Performance Bond: (OCA) *****

32. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Building Permit. (OCA) **

33. At the Final Site Plan, demonstrate that the building will be fully electric including all mechanical systems. For limited accessory elements, if using gas, food and beverage uses in retail spaces and outdoor grills, must be controlled with occupancy sensors, timers not to exceed two hours, or other technology to prevent the accessory element from using natural gas when not being used by an occupant of the building. (OCA) *

II. TRANSPORTATION

A. STREETS/TRAFFIC

34. Repair any of the City's existing public infrastructure that construction damages per the most recent version of the T&ES Design and Construction Standards Memo to Industry 23-01, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) ****
35. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) ****
36. Finalize addresses for mail delivery (addressed per the front door); for townhouse utility closets, and, for emergency services (addressed per street access), prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

III. PUBLIC WORKS

A. UTILITIES

37. If the applicant does not have a franchise agreement with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
38. Do not locate transformers and switch gears in the public right-of-way. (T&ES)
39. The City shall own and maintain all new fire hydrants on public streets. The applicant or their representative shall own, inspect, test, and maintain all hydrants on private streets. Install hydrants prior to issuance of the first Certificate of Occupancy. (T&ES) ***

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

40. The City of Alexandria's stormwater management regulations for water quality are: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. Treat the Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area, in a Best Management Practice (BMP) facility, as depicted on the preliminary plan. (T&ES) *
41. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing

project compliance prior to Final Site Plan release. The project must use hydrologic soil group “D” in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *

42. Design all stormwater (BMPs to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *
43. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *
44. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by the City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) ****
45. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are: (T&ES) ****
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized.
46. Submit the stormwater quality BMP and/or Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the Final Site Plan #2. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *
47. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner’s association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/or owner, the applicant shall: (T&ES) ****

- a. Execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA, master association, and/or owner.
 - b. Include a copy of the contract in the BMP Operation and Maintenance Manual.
 - c. Submit a copy of the maintenance contract to T&ES prior to Performance Bond release.
48. Provide the Homeowner's Association (HOA), and/or master association, with an Owner's Operation and Maintenance Manual for all on site BMPs. The manual shall include at a minimum: (T&ES)
- a. An explanation of the functions and operations of the BMP(s),
 - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
 - c. Catalog cuts on maintenance requirements including any mechanical or electrical equipment,
 - d. Manufacturer contact names and phone numbers,
 - e. A copy of the executed maintenance service contract, and
 - f. A copy of the maintenance agreement with the City.
49. Provide each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA), and/or master association, with respect to maintenance requirements. Upon activation of the HOA, the applicant shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. (T&ES)
50. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) ****
51. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not affected adversely by construction operations prior to Performance Bond release to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, describe the maintenance measures performed. (T&ES) ****

B. WATERSHED, WETLANDS, & RPAs

52. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)
53. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)

54. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site): (T&ES)
- a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
 - b. Highly erodible and highly permeable soils,
 - c. Steep slopes greater than 15 percent in grade,
 - d. Known areas of contamination; springs, seeps, or related features, and
 - e. A listing of all wetlands permits required by law.

C. CONTAMINATED LAND

55. Indicate on the site plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *
56. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *
- a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. A Risk Assessment indicating any risks associated with the contamination.
 - c. A Remediation Plan detailing any contaminated soil and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with “clean” soil. Describe the environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
 - e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).

57. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Development Site Inspector and Office of Environmental Quality and the Fire Marshall's Office immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in "a" through "e" above are submitted and approved at the discretion of the Director of T&ES. Include the preceding text as a note on the Final Site Plan. (T&ES) (Code) (Fire) *
58. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. If a vapor barrier and ventilation system is required, the schematic shall be signed by a professional engineer and included in the Final Site Plan. (T&ES) (Code) *
59. If a Soils Management Plan is required by the Site Characterization report, then the plan shall be included in the Final Site Plan. (T&ES) *

D. SOILS

60. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site plan release. (T&ES) *

E. NOISE

61. Submit a noise study identifying the noise levels that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development prior to the Final Site Plan release. (T&ES) *
62. If the noise study identified noise impacted areas, conduct a building shell analysis identifying ways to minimize noise and vibration exposure to future residents. Submit the building shell analysis and the noise commitment letter for review and approval prior to Final Site Plan release. (P&Z) (T&ES) *
63. No vehicles associated with construction of this project shall be permitted to idle for more than 10 minutes when parked, including construction vehicles, per 9 VAC 5-40-5670 of the Virginia State Code. (T&ES)

F. AIR POLLUTION

64. Control odors and any other air pollution sources resulting from construction operations at the site and prevent them from leaving the property or becoming a

nuisance to neighboring properties, as determined by the Director of T&ES.
(T&ES)

V. CONSTRUCTION MANAGEMENT

65. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)
- a. Do not remove streetlights without authorization from the City of Alexandria,
 - b. If streetlights are to be removed from the public right-of-way, then provide temporary lights until the installation and commissioning of new lights, *
 - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *
 - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
 - e. Include an overall proposed schedule for construction, *
 - f. Include a plan for temporary pedestrian circulation, *
 - g. Include the location and size of proposed construction trailers, if any, *
 - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
 - i. Post copies of the plan in the construction trailer and give it to each subcontractor before they start work. ***
66. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall: (P&Z) (T&ES) *
- a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
 - b. Post information on transit schedules and routes, *
 - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
 - d. If the off-street construction worker parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If

the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected.

67. In the construction management plan, include chapters on: (T&ES) *
 - a. **Maintaining pedestrian access.** Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry 04-18 throughout the construction of the project.
 - b. **Maintaining bicycle access.** Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry 04-18 throughout the construction of the project.
 - c. **Waste control program.** This program shall control waste (e.g., discarded building materials, concrete truck washout, chemicals, litter or trash, sanitary waste) and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment. Dispose of all waste offsite per all applicable federal, state, and local laws. Provide documentation as required per the City's Green Building Policy and conditions therein.

68. Conduct these pre-construction meetings: (P&Z) (T&ES) (Code) *, **
 - a. Walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection and Code Administration staff to document existing conditions prior to Final Site Plan release.
 - b. An in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any building or grading permits are issued.
 - c. An in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work.

69. Identify these individuals prior to Final Site Plan release: (P&Z) (T&ES) *
 - a. Certified Land Disturber (CLD) in a letter to the Division Chief of Permits & Inspections prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets. If the CLD changes during the project, then note the change in a letter to the Division Chief.
 - b. Community liaison for the duration of the project. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site. Install a temporary informational sign prior to Final Site Plan release with

the community liaison's name and contact information. Display the sign until construction finishes.

70. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches the proposed finished grade. Ensure the wall check shows: (P&Z) **
 - a. Key dimensions of the building as shown on the approved Final Site Plan,
 - b. Key dimensions from the future face of finished wall above to the property line and any adjacent structures on the property,
 - c. Extent of any below-grade structures,
 - d. Foundation wall in place, and
 - e. Future face of finished wall above.
71. Submit a stamped electronic copy of an as-built development site plan survey, per the *As-Built Development Site Plan Survey Checklist* prior to applying for a Certificate of Occupancy permit. A registered architect, engineer, or surveyor shall prepare the as-built plan. (P&Z) (T&ES) ***
72. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) ****

VI. CONTRIBUTIONS

73. Contribute \$2,500 to the City prior to the Final Site Plan release for a Capital Bikeshare Station, for additional bicycles, and/or systems operations. Make all payments to the City of Alexandria and submit them to the Department of Transportation & Environmental Services with a cover letter to include the project name, case number, and explanation of the contribution amount in the payment submittal. (T&ES) *
74. Contribute \$67,781 to the City's Housing Trust Fund prior to receipt of a Certificate of Occupancy. Make all payments to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. (Housing) ***

VII. HOUSING

75. Provide one (1) affordable set-aside for-sale unit within the development, comprising one (1) four-bedroom unit for sale at \$375,000, to households with incomes as designated by the City. (Housing) *
76. The set-aside unit shall be of comparable size and floorplan and with the same or comparable finishes, fixtures, and appliances as similar units in the development, excluding optional upgrades. (Housing) *
77. Offer the same purchase incentives to potential market-rate and the set-aside homebuyer, excluding sales price reductions or credits. Incentives may be non-monetary, such as complimentary move-in services. (Housing)
78. The set-aside unit shall be subject to deed restrictions recorded as a covenant at the time of sale, per the City's resale restricted housing policy. The City shall provide covenant language before the final sale of any set-aside unit. (Housing)
79. Advise the Office of Housing in writing of the delivery schedule for the set-aside unit no less than 180 days prior to anticipated delivery. The City and the applicant shall market the set-aside unit jointly. The City reserves the right to select qualified buyers randomly through a lottery system. (Housing)
80. Disclose to the Office of Housing the market rate pricing of similar units prior to the sale of the set-aside unit. (Housing)
81. Pay real estate commissions (if any) up to a maximum of \$3,000 on the set-aside unit. (Housing)
82. Offer Virginia Housing mortgage financing to the set-aside buyer through the City's preferred lender(s). If the preferred lenders are unable to offer a Virginia Housing loan, the selected lender shall offer a loan with interest rates and terms comparable to those provided by Virginia Housing. (Housing)

VIII. PUBLIC ART

83. Work with City Staff to incorporate on-site public art elements or provide an equivalent monetary contribution for public art within the Small Area Plan per the City's Public Art Policy, adopted December 13, 2014, to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)
 - a. Identify the location, type, and goals for public art in the Final Site Plan. Select the artist, finalize locations and medium, and provide a schedule for the art installation prior to Final Site Plan release. (P&Z) (RP&CA) *
 - b. Install the art prior to issuance of the first Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. (P&Z)(RP&CA)***

- c. The in-lieu contribution shall be \$0.30 per gross square foot, with a maximum contribution of \$75,000 per building prior to issuance of the first Certificate of Occupancy. On-site public art shall be of equivalent value to the contribution. (P&Z) (RP&CA) ***

IX. DISCLOSURE REQUIREMENTS

84. Incorporate these elements in the Condominium/Homeowner's Association (HOA) documents to retain trees proposed to be saved: (P&Z)
 - a. Provide a disclosure statement to property owners stating that until such time as the city commences construction of the Duke Street improvements, the protected tree shall not be removed without permission from the City Arborist due to the health and safety of the tree.
85. Submit all condominium association covenants for review and approval by the Director of P&Z and the City Attorney prior to applying for the first Certificate of Occupancy. Include the conditions listed below in a dedicated section of the association covenants. The language shall establish and state that these conditions cannot be changed except by an amendment to this DSUP approved by the City Council. (P&Z) (T&ES) (City Attorney) ***
 - a. The principal use of the garage and parking spaces shall be for passenger vehicles garaged at the address; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
 - b. All landscaping and open space areas within the development shall be maintained by the Condominium/Homeowner's Association.
 - c. Obtain approval for any exterior building improvements or changes from the City, as determined by the Director of P&Z.
 - d. Develop a noise control by-law to control noise levels in the development and resolve noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
 - e. Inspect and maintain stormwater facility BMPs to ensure proper functioning.
 - f. The street/alley between the proposed buildings is privately owned with public access easement with maintenance performed by the Condominium/Homeowner's Association including maintenance for the sanitary and storm sewers located within the site.
86. Disclose to potential buyers the items listed below to the satisfaction of the Director of P&Z and the City Attorney: (P&Z) (T&ES) (City Attorney)
 - a. Duke Street and Quaker Lane are classified as major arterial streets and future traffic is expected to increase significantly as development along Duke Street continues.
 - b. There is a planned bus rapid transit (BRT) routes on Duke Street (Duke Street in Motion). To implement the BRT line, the City may require

widening of the existing public right-of-way to accommodate related the BRT, its infrastructure (e.g., streetscape or frontage enhancements), and related improvements. Additional information is available on the City's website.

Asterisks denote:

- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to the release of the building permit
- *** Condition must be fulfilled prior to the issuance of the Certificate of Occupancy
- **** Condition must be fulfilled prior to release of the bond.



APPLICATION

Master Plan Amendment MPA# _____

Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 11 N. Quaker Lane, 21 N. Quaker Lane and 3369 Duke Street

APPLICANT

Name: 614 Westbrad, LLC

Address: [REDACTED]

PROPERTY OWNER:

Name: Quaker Professional Building LLC

Address: [REDACTED]

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. **N/A**
- 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.

614 Westbrad, LLC By: M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

[REDACTED]

Mailing/Street Address

[REDACTED]

City and State

Zip Code

MCPuskar

Signature

[REDACTED]

Telephone #

Fax #

10/8/2025 - Revised: 11/11/2025

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

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:

N/A

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:

There are no proposed changes to the existing zoning map. The application is for an amendment to remove the existing proffer to reference the updated Development Special Use Permit reflecting the proposed residential development for the Property.

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 abide by the recommended conditions put forth by staff that ensure adequate public resources and access.

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):

See the attached proffer amendment for removal referencing the proposed Site Plan. The signed proffer amendment will be submitted prior to the public hearings once a plan number is assigned.

Quaker Professional Building, LLC



Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File for a Development Special Use Permit
11 and 21 N. Quaker Lane and 3369 Duke Street, Alexandria, VA 22304, Tax
Map Nos. 061.01-04-11, -12, and -13 (the "Property")

Dear Mr. Stoddard,

Quaker Professional Building, LLC, as owner of the above-referenced Property, hereby consents to the filing of an application for a Development Special Use Permit, a Rezoning Proffer Amendment of the Property and any related requests by 614 Westbrad, LLC.

Very truly yours,

Quaker Professional Building, LLC

By: 

Its: 

Date: 8/13/25

614 Westbrad, LLC

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File for a Development Special Use Permit
11 and 21 N. Quaker Lane and 3369 Duke Street, Alexandria, VA 22304, Tax
Map Nos. 061.01-04-11, -12, and -13 (the "Property")

Dear Mr. Stoddard,

614 Westbrad, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Development Special Use Permit, a Rezoning Proffer Amendment of the Property and any related requests.

Very truly yours,

614 Westbrad, LLC

By: 
Its: MANAGING MEMBER
Date: 8/13/25

APPLICANT OWNERSHIP BREAKDOWN

Owner of 11 & 21 N. Quaker Lane and 3369 Duke Street
(TM Nos. 061.01-04-11, -12, & -13)

Quaker Professional Building, LLC (Title Owner)



Member(s):	Percent Ownership:
Trisun Financial Group II, LLC	100%
Hurwitz 1995 GST Trust for the benefit of Marc A Hurwitz	33.3%
Hurwitz 1995 GST Trust for the benefit of Steven L Hurwitz	33.3%
Hurwitz 1995 GST Trust for the benefit of David T Hurwitz	33.3%

Note: None of the people or entities listed above have a business or financial relationship with any member of the City Council or Planning Commission as defined by Section 11-350 of the Zoning Ordinance.

APPLICANT OWNERSHIP BREAKDOWN

Contract Purchaser/Applicant of 11 and 21 N. Quaker Lane and 3369 Duke Street, Alexandria, Va. 22304 (TM No. 061.01-04-11, -12, and-13)

614 Westbrad, LLC (Contract Purchaser/Applicant)



Members:	Percent Ownership
Jon Luria	33.4%
Alan Wheat	33.3%
Gene Gould	33.3%

Note: None of the people or entities above have a business or personal relationship with any member of the Board of Architectural Review, Board of Zoning Appeals, City Council, or Planning Commission as defined by Section 11-350 of the Zoning Ordinance.

METES AND BOUNDS

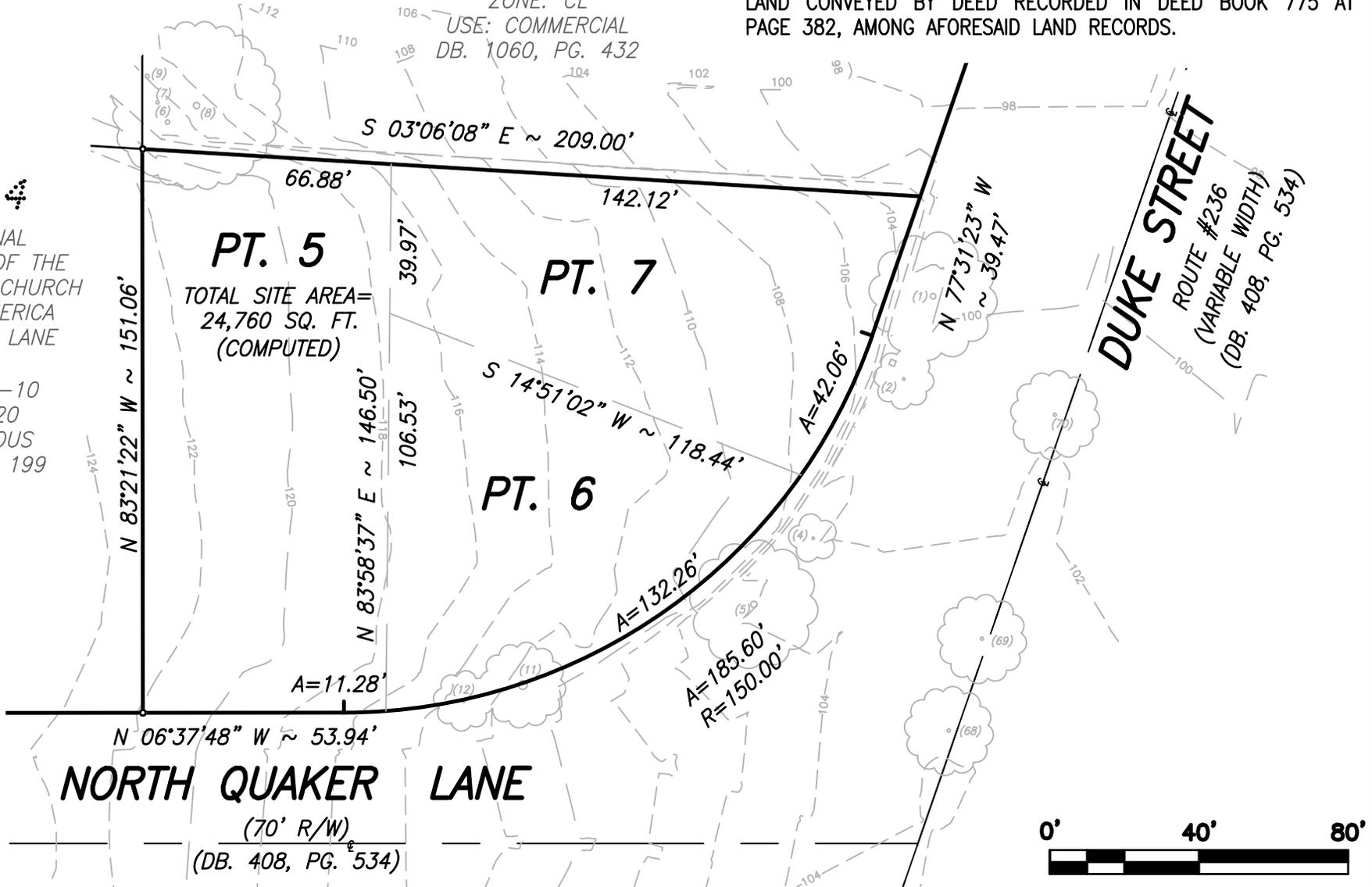
LOT 500

N/F QUAKER PROFESSIONAL SQUARE
 UNIT OWNERS ASSOCIATION INC.
 3391 DUKE STREET
 ALEXANDRIA, VA 22314
 TAX MAP #061.01-0A-00
 ZONE: CL
 USE: COMMERCIAL
 DB. 1060, PG. 432

LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ALEXANDRIA, COMMONWEALTH OF VIRGINIA AND IS DESCRIBED AS FOLLOWS: LOTS 5, 6, AND 7 OF THE SUBDIVISION OF SUMMERS PROPERTY, AS THE SAID SUBDIVISION APPEARS DULY DEDICATED, PLATTED, AND RECORDED AMONG THE FAIRFAX COUNTY, VIRGINIA LAND RECORDS IN DEED BOOK 408, PAGE 534. LESS AND EXCEPT THAT PORTION OF LAND CONVEYED BY DEED RECORDED IN DEED BOOK 775 AT PAGE 382, AMONG AFORESAID LAND RECORDS.

VCS NAD83
 NORTH ZONE

LOT 4
 N/F NATIONAL ORGANIZATION OF THE NEW APOSTOLIC CHURCH OF NORTH AMERICA
 31 N QUAKER LANE
 TAX MAP #061.01-04-10
 ZONE: R-20
 USE: RELIGIOUS
 DB. 546 PG. 199



J:\2024\24210.DWG\DELVA (Resizing Application)\24210 - PROPOSED CONSOLIDATION & EASEMENTS - 2025-08-29.dwg
 Wed, Nov 05 2025 - 3:08:52pm



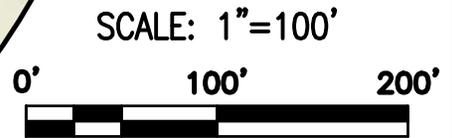
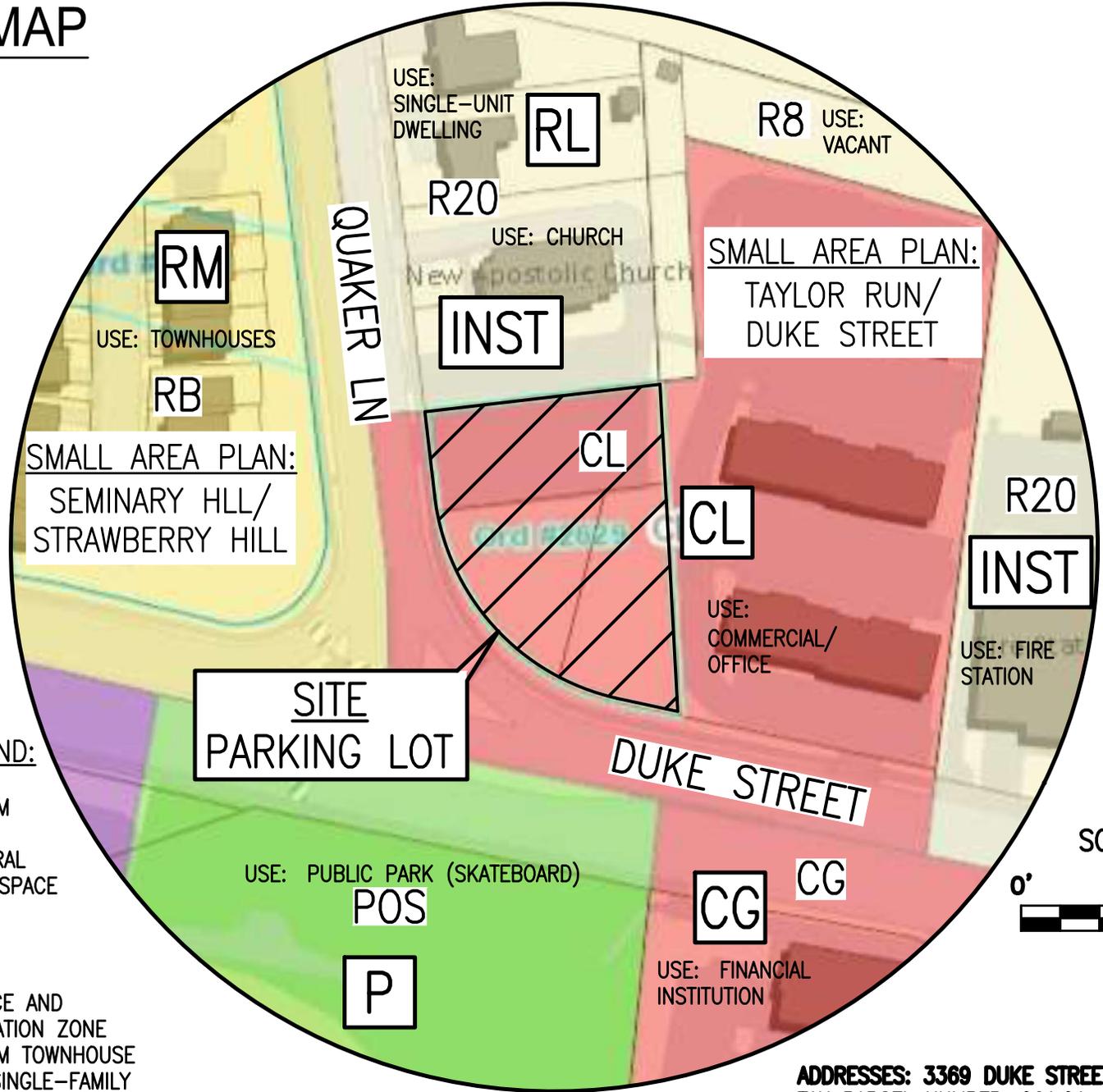
625 N. WASHINGTON ST, SUITE 250
 ALEXANDRIA, VA 22314
 703.549.6422 | www.rcfassoc.com 48
 ENGINEERING • LAND SURVEYING • PLANNING

METES AND BOUNDS EXHIBIT
 DUKE/QUAKER TOWNHOMES
 CITY OF ALEXANDRIA, VA

DESIGN: RTB
 DRAWN: DM
 SCALE: 1" = 40'
 DATE: SEPT, 2025

SHEET 1
 FILE: 24-210

VICINITY MAP



MASTER PLAN DESIGNATIONS LEGEND:

- RL RESIDENTIAL LOW
- RM RESIDENTIAL MEDIUM
- CL COMMERCIAL LOW
- CG COMMERCIAL GENERAL
- P PARKS AND OPEN SPACE
- INST INSTITUTIONAL

ZONING LEGEND:

- POS PUBLIC OPEN SPACE AND COMMUNITY RECREATION ZONE
- RB RESIDENTIAL MEDIUM TOWNHOUSE
- R8 RESIDENTIAL LOW SINGLE-FAMILY
- R20 RESIDENTIAL LOW SINGLE-FAMILY

**ADDRESSES: 3369 DUKE STREET, 11 & 12 QUAKER LANE
TAX PARCEL NUMBER: 061.01-04-11, 12 & 13**

J:\2024\24210\DWG\DELIM\Re zoning Application\24210 - PROPOSED CONSOLIDATION & EASEMENTS - 2025-08-29.dwg Wed, Nov 05 2025 - 3:08:56pm



625 N. WASHINGTON ST, SUITE 250
ALEXANDRIA, VA 22314
703.549.6422 | www.rcfassoc.com

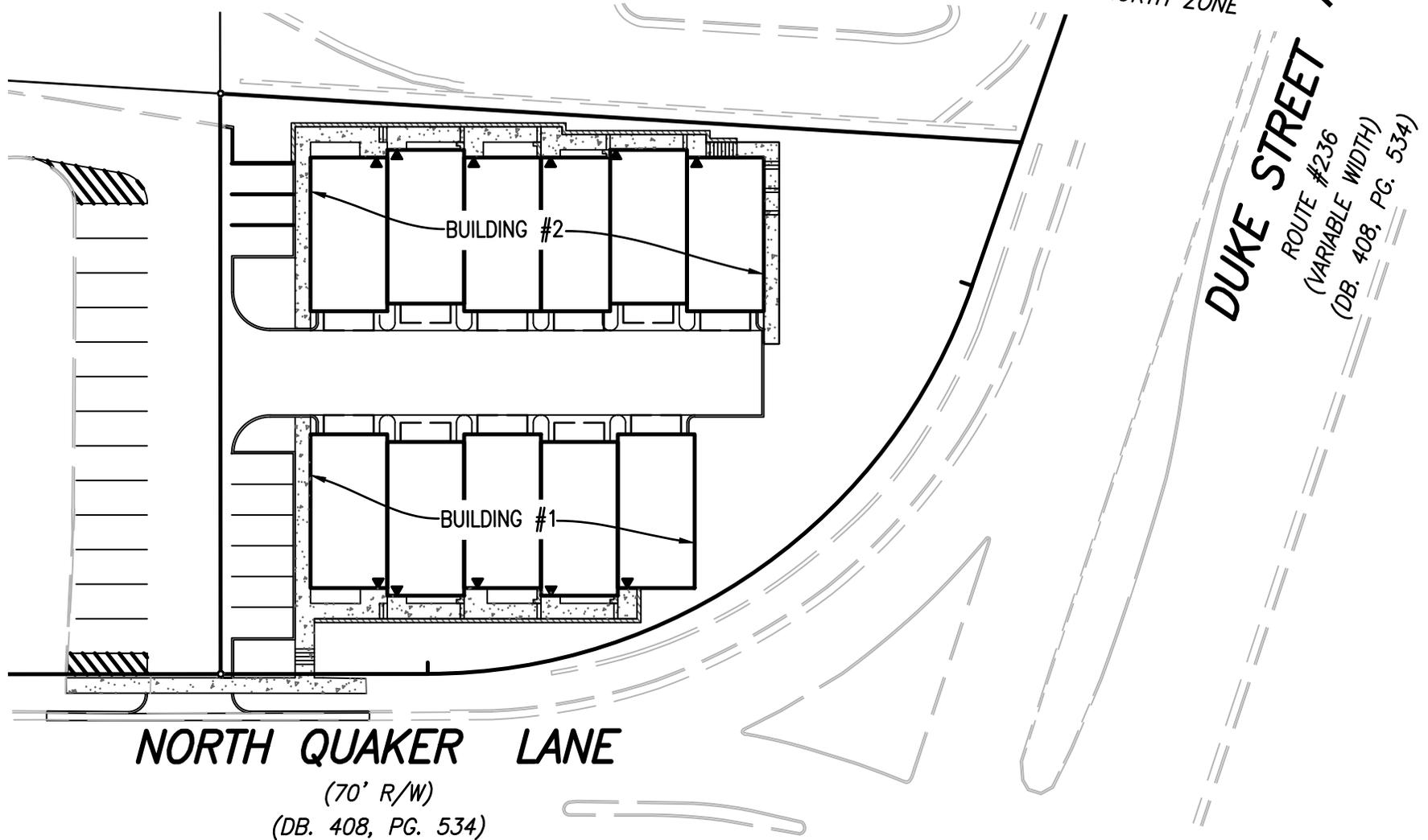
VICINITY MAP
DUKE/QUAKER TOWNHOMES
CITY OF ALEXANDRIA, VA

DESIGN: RTB
DRAWN: DM
SCALE: 1" = 100'
DATE: SEPT, 2025

SHEET **2**
FILE: 24-210

BUILDINGS AND STRUCTURES

VCS NAD83
NORTH ZONE



NORTH QUAKER LANE

(70' R/W)
(DB. 408, PG. 534)

DUKE STREET
ROUTE #236
(VARIABLE WIDTH)
(DB. 408, PG. 534)

ZONING TABULATIONS

EXISTING USE = PARKING LOT

PROPOSED USE = MULTI-UNIT RESIDENTIAL (TOWNHOUSE-STYLE CONDOMINIUM)

BUILDING GROUND AREA = 4,000 SF (BUILDING 1), 4,800 SF (BUILDING 2)

BUILDING HEIGHT = 44.1' (BUILDING 1), 44.6' (BUILDING 2)



ENGINEERING • LAND SURVEYING • PLANNING

625 N. WASHINGTON ST, SUITE 250
ALEXANDRIA, VA 22314

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BUILDINGS AND STRUCTURES EXHIBIT
DUKE/QUAKER TOWNHOMES
CITY OF ALEXANDRIA, VA

DESIGN: RTB
DRAWN: DM
SCALE: 1" = 40'
DATE: SEPT, 2025

SHEET **3**
FILE: 24-210

J:\2024\24210\DWG\DELVA Rezoning Application\24210 - PROPOSED CONSOLIDATION & EASEMENTS - 2025-08-29.dwg

Wed, Nov 05 2025 - 3:09:01pm



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ **Project Name:** _____

PROPERTY LOCATION: 11 and 21 N. Quaker Lane and 3369 Duke Street

TAX MAP REFERENCE: 061.01-04-11, -12, and -13 **ZONE:** CL (with proffer)

APPLICANT:

Name: 614 Westbrad, LLC

Address: [REDACTED]

PROPERTY OWNER:

Name: Quaker Professional Building, LLC

Address: [REDACTED]

SUMMARY OF PROPOSAL DSUP with Preliminary Site Plan for the development of a Multi-Unit (townhouse style) residential complex containing 11 units including 1 affordable housing unit.

MODIFICATIONS REQUESTED Front and side yard setbacks and street tree requirement along Duke Street

SUP's REQUESTED A building height of 45' and bonus density per Section 7-700 of the Zoning Ordinance

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.

614 Westbrad, LLC By: M. Catharine Puskar Agent/Attorney

Print Name of Applicant or Agent

[REDACTED]

Mailing/Street Address

[REDACTED]

City and State Zip Code

MCPuskar
Signature

[REDACTED]

Telephone # Fax #

[REDACTED]

Email address

10/8/2025 - Revised: 11/11/2025

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: _____

Development SUP # _____

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: _____ 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.

See attached.

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. **N/A**
- 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.	614 Westbrad, LLC	[REDACTED]	See attached
2.			
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 11 and 21 N. Quaker Lane and 3369 Duke 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.	Quaker Professional Building, LLC	[REDACTED]	See attached
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.	614 Westbrad, LLC	None	None
2.	Quaker Professional Building, LLC	None	None
3.			

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.

10/8/2025

Date

614 Westbrad, LLC By: M. Catharine Puskar Attorney/Agent

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.)

See attached.

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

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

N/A

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

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

N/A

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

Day	Hours	Day	Hours
N/A			

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Noise levels will be in compliance with the City Code.

B. How will the noise from patrons be controlled?

N/A

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

N/A

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 trash and garbage associated with residential uses.

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

Typical amount of trash generated by residential uses.

C. How often will trash be collected?

Once to twice a week.

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

N/A

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:

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

N/A

ALCOHOL SALES

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

Yes. No. N/A

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?

21 parking spaces

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

21 Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces

22 Other - shared visitor spaces with church

- 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? 0
- C. Where are off-street loading facilities located?
N/A
- D. During what hours of the day do you expect loading/unloading operations to occur?
N/A
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A

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?

The proposed street access to the site is adequate and no further road improvements are required.

Quaker Professional Building, LLC

[REDACTED]

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File for a Development Special Use Permit
11 and 21 N. Quaker Lane and 3369 Duke Street, Alexandria, VA 22304, Tax
Map Nos. 061.01-04-11, -12, and -13 (the "Property")

Dear Mr. Stoddard,

Quaker Professional Building, LLC, as owner of the above-referenced Property, hereby consents to the filing of an application for a Development Special Use Permit, a Rezoning Proffer Amendment of the Property and any related requests by 614 Westbrad, LLC.

Very truly yours,

Quaker Professional Building, LLC

By: 
Its: 
Date: 8/13/25

APPLICANT OWNERSHIP BREAKDOWN

Owner of 11 & 21 N. Quaker Lane and 3369 Duke Street
(TM Nos. 061.01-04-11, -12, & -13)

Quaker Professional Building, LLC (Title Owner)



Member(s):	Percent Ownership:
Trisun Financial Group II, LLC	100%
Hurwitz 1995 GST Trust for the benefit of Marc A Hurwitz	33.3%
Hurwitz 1995 GST Trust for the benefit of Steven L Hurwitz	33.3%
Hurwitz 1995 GST Trust for the benefit of David T Hurwitz	33.3%

Note: None of the people or entities listed above have a business or financial relationship with any member of the City Council or Planning Commission as defined by Section 11-350 of the Zoning Ordinance.

614 Westbrad, LLC



Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File for a Development Special Use Permit
11 and 21 N. Quaker Lane and 3369 Duke Street, Alexandria, VA 22304, Tax
Map Nos. 061.01-04-11, -12, and -13 (the "Property")

Dear Mr. Stoddard,

614 Westbrad, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Development Special Use Permit, a Rezoning Proffer Amendment of the Property and any related requests.

Very truly yours,

614 Westbrad, LLC

By: 
Its: MANAGING MEMBER
Date: 8/13/25

APPLICANT OWNERSHIP BREAKDOWN

Contract Purchaser/Applicant of 11 and 21 N. Quaker Lane and 3369 Duke Street, Alexandria, Va. 22304 (TM No. 061.01-04-11, -12, and-13)

614 Westbrad, LLC (Contract Purchaser/Applicant)



Members:	Percent Ownership
Jon Luria	33.4%
Alan Wheat	33.3%
Gene Gould	33.3%

Note: None of the people or entities above have a business or personal relationship with any member of the Board of Architectural Review, Board of Zoning Appeals, City Council, or Planning Commission as defined by Section 11-350 of the Zoning Ordinance.

Applicant Narrative

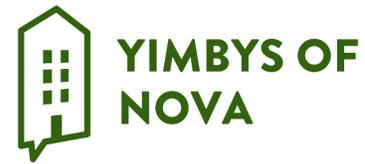
The Applicant, 614 Westbrad, LLC requests approval of a Rezoning to remove the existing proffer and a Development Special Use Permit with Preliminary Site Plan (“DSUP”), to permit the development of an 11-unit multi-unit residential (“townhouse style condominiums”) complex including ten (10) market rate and one (1) affordable dwelling unit (“ADU”) on the property located 11 and 21 N. Quaker Lane and 3369 Duke Street (the “Property”).

In the way of background, the Property contains 24,760 SF (0.568 ac.) and is zoned to the CL/Commercial Low zoning district. The Property is currently developed with a surface parking lot that is shared with the church on the adjacent parcel to the north. In addition to the parking provided with the townhouse style condominiums, one of the two curb cuts along N. Quaker Lane will be closed and the existing shared parking lot will be resurfaced and restriped to maintain the current number of parking spaces shared with the church. The Property was previously rezoned from R-8 (residential) to CO (commercial office) with proffer by the City Council on November 14, 1981 in association with a proposed commercial office building site plan application. The Property’s zoning designation was later revised to the CL zone as part of the comprehensive city-wide Master Plan and Zoning Map amendments adopted by City Council in 1992. The property has remained vacant since the original rezoning approval in 1981.

The existing proffer limits development on the Property to approximately 17,000 sf of commercial office space. The proposed rezoning amendment would remove the proffer, allowing for the proposed residential development of the Property, consistent with what is allowed in Section 4-100 of the Zoning Ordinance, which sets forth the applicable zoning provisions for the CL zone.

In addition to the DSUP for the townhouse style condominiums, the Applicant requests Special Use Permits for bonus density in exchange for affordable housing pursuant to section 7-700 and an increase in height to 45 feet pursuant to section 4-106(C). The Applicant is also requesting modification of the required front and side yard setbacks for the multi-unit residential buildings, as well as a modification of the required street tree plantings along Duke Street.

The proposed development will enhance the character of the neighborhood by developing vacant land and an existing surface parking lot with eleven (11) new townhouse-style multi-unit buildings, (including one affordable unit) and will further the City’s goal of increasing housing stock throughout the City.



3 February 2026

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYS of Northern Virginia, we are excited to see three significant housing developments on today's docket, in addition to one subdivision, and we ask you to vote yes on all of them. Together, these developments will add 107 desperately needed new homes to Alexandria.

Docket item 2, the Upland Park extension, will add 92 townhouses to Alexandria West. This development also has significant benefits to its neighbors, with a new public park, a traffic signal at Fairbanks Avenue, and a new bike/pedestrian path along Seminary Road.

Docket item 6, the Duke & Quaker townhouses, will add eleven new homes, including one much-needed committed affordable home suitable for a large family, to an unbuilt commercial lot along Duke Street. The development will also significantly benefit the entire city by dedicating land for the Duke Street Transitway.

Docket item 7, 806 North Columbus Street, will develop a surface parking lot into three homes. It will also benefit neighbors by improving the sidewalk and adding a street tree. Small townhouse developments like this one and Duke & Quaker are a great way to add more homes to Alexandria, and we hope you'll consider how we might allow more of them, including in low-density residential zones.

We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city better for everyone.

Phoebe Coy, Alex Goyette, Peter Sutherland, Stephanie Elms and Yasir Nagi
YIMBYS of Northern Virginia Alexandria leads