



City of Alexandria

# Landmark Overlook Extension DSUP2025-10009 & DSUP2025-10010

**Planning Commission Public Hearing**

June 23, 2025



# Agenda



1. Summary
2. Project Location
3. Project History and Details
4. Recommendation



# Summary

## Request

- Extension of two DSUPs to construct a total of 450 residential units across stacked townhouses and two multiunit residential buildings with 6,900 SF ground-level commercial space

## Planning Commission Action

- Recommend Approval

## Key Elements

- Community Benefits
- Construction Status







# Project Location



Current Site Status (facing Northeast)



Current Site Status (facing Northwest)

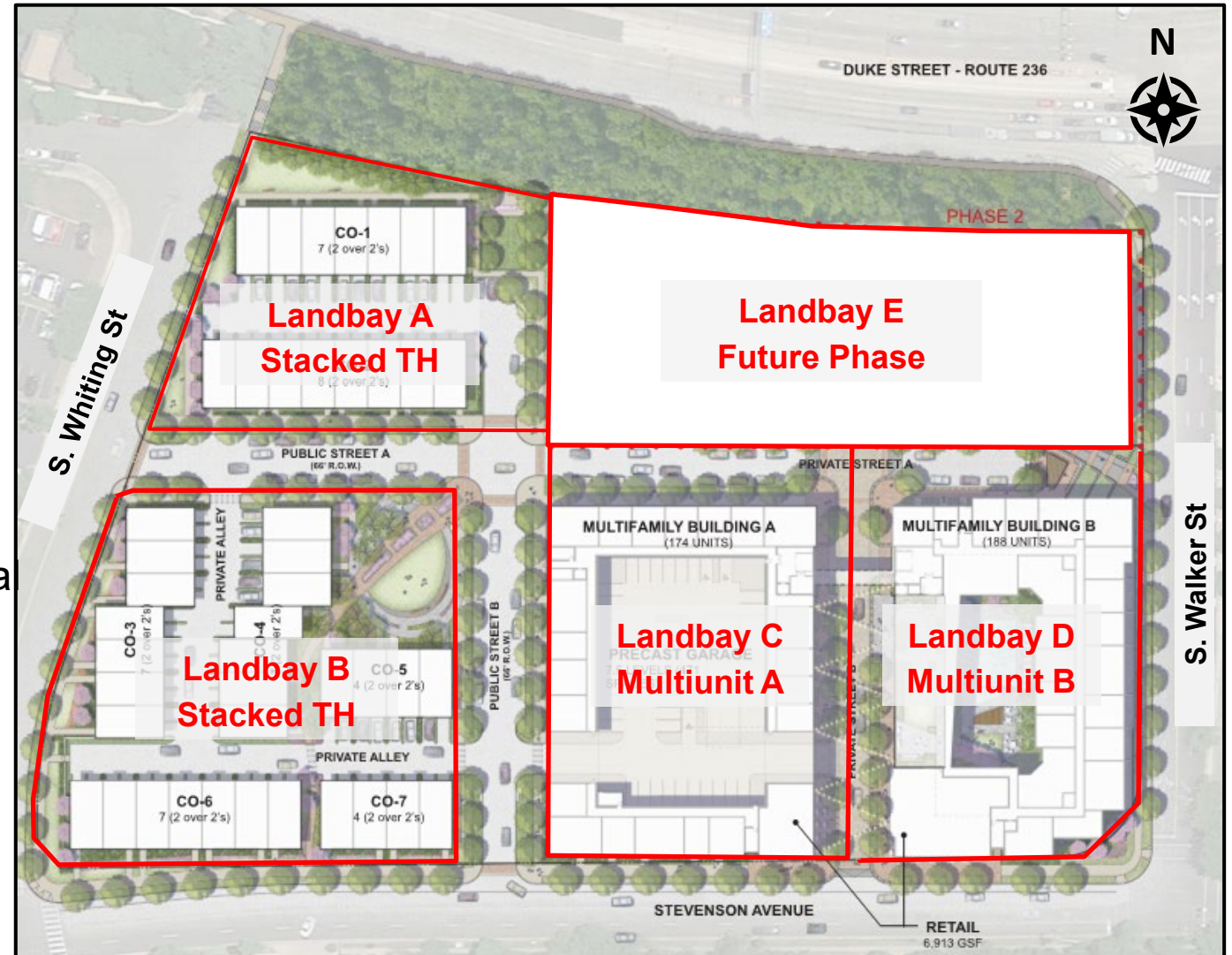






# Project Site Plan

- Townhouses
  - 88 Stacked Townhouse units
  - Four stories in height
  - One garage parking space per unit
    - Additional driveway parking
  - 1/4-acre park
- Multiunit Buildings
  - Two seven-story multiunit buildings
  - 362 units in total
  - 6,900 SF of ground-level retail/commercial
  - Skybridge connection
  - Wrapped, above-grade parking
- Landbay E future phase





# Extension Requests

- **Current Status**
  - ▶ DSP under construction
- **Development Special Use Permits Extensions**
  - ▶ Request to treat site as one tract for FAR calculation
  - ▶ Special Use Permit for increase in FAR to 2.03 in tract
  - ▶ Special Use Permit for parking reduction (townhouses)
  - ▶ Open space and height-to-setback ratio modifications (multiunit)





# Architecture



*Front Façade of Stacked Townhouses*



*Front Façade of Stacked Townhouse*



*SE Corner of Building B*



*Stevenson Avenue Façade of Buildings A (Left) & B (Right)*



# Key Findings and Insights

## Highlights:

- **Schools:** up to 25 students distributed over all grade levels
- **Stormwater:** 40% phosphorous reduction from existing conditions
- **Transportation:** bike lanes, streetscape improvements

## Benefits:

- 15 Committed on-site affordable units
- Redevelopment of key site near former Landmark Mall
- New Public Street
- Comply with current City policies: Green building, CaBi bike share, TMPs





# **Staff Recommend Approval of DSUP2025-10009 & DSUP2025-10010**





# Parking and Open Space

## Parking Reduction SUP

- 39-space technical reduction for tandem driveway parking
- 23-space actual reduction
- 26 New on-street spaces

## Open space modification

- 23.5% total open space
  - Townhouses 37.2%
  - Multiunits 15% (mostly above-grade)
    - Spyglass Lane- private street does not count towards open space
      - curbsless space w/ pedestrian-scale lighting, art, and seating

