

Development Special Use Permit #2025-10020 WestEnd/Landmark Block D

Application	General Data	
Project Name: WestEnd / Landmark Block D	PC Hearing:	October 9, 2025
	CC Hearing:	October 18, 2025
	If approved, DSUP Expiration:	October 18, 2028
	Plan Acreage:	63,315 SF (1.45 AC)
Location: 6025 Duke Street	Zone:	CDD #29 / Coordinated
		Development District #29
	Proposed Use:	Multi-unit residential
	Dwelling Units:	275
	Gross Floor Area:	362,254
Applicant: Landmark Land Holdings LLC, c/o Foulger-	Small Area Plan:	Landmark Van Dorn Corridor Plan
Pratt, represented by	Historic District:	N/A
Kenneth Wire, Attorney	Green Building:	LEED Silver or equivalent plus CDD #29 requirements

Purpose of Application

Consideration of a request to construct a residential building with 275 multifamily residential units.

Special Use Permits and Modifications Requested:

- 1. Development Special Use Permit with site plan and crown coverage modification
 - a. Special Use Permit for a parking reduction

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Maggie Cooper, Urban Planner III, <u>Margaret.Cooper@AlexandriaVA.gov</u>
Maya Contreras, Principal Planner, <u>Maya.Contreras@AlexandriaVA.gov</u>
Robert Kerns, AICP, Division Chief, <u>Robert.Kerns@AlexandriaVA.gov</u>

PLANNING COMMISSION ACTION, OCTOBER 09, 2025:

On a motion by Vice Chair Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2025-10020, subject to all applicable codes and staff recommendations, including amending Condition #14 regarding building materials and adding Conditions #88, 89, 80 and 91 for affordable housing. The motion carried on a vote of 6-0-1, with Commissioner Ramirez recusing herself.

Reason: The Planning Commission agreed with the staff analysis regarding the quality of the site design and architecture and the benefits of rent-restricted units at this location. They supported the parking reduction request at this location, given the transit and employment options.

Speakers:

There were no speakers for the project.

Discussion:

Commissioner Koenig clarified staff's support for the proposed change to Condition 14, which allows flexibility in materials subject to Director approval, and wanted to ensure that the quality of materials would be maintained. He also noted that while ground floor commercial uses are not proposed or required by the CDD at this location, there is a reservation of "retail ready" space at the northeast corner of the ground level, in the event that this use makes sense in the future.

Chair McMahon suggested Condition 91 be amended to state who would receive annual rent records. Staff agreed that "the City" could be substituted by "Office of Housing".

"The Developer shall retain records of the rental rates on a rolling three-year window and provide records to the City's **Office of Housing** annually for its review."

Vice Chair Koenig and Commissioner Manor moved to close the public hearing.

Chair McMahon stated her support for the building's architecture and site design. She noted that she worked with staff to verify that the amount of parking provided is "right-sized" and stated she is satisfied that the transit-oriented design as proposed for the site is sufficient, given the Bus Rapid Transit center and employment opportunities, include the hospital, for the neighborhood. She also noted the benefits of having a residential building at a middle-level rental point.

Vice Chair Koenig asked the project attorney, Ken Wire, about the possibility of a hotel on Block H. Mr. Wire stated they are continuing to market the site, that hotels prefer to commit to a site closer to site delivery and that a hotel is still a goal. The Vice Chair agreed affordability at the site is a benefit, that the architecture is good, and that there is a value to right-sizing the parking.

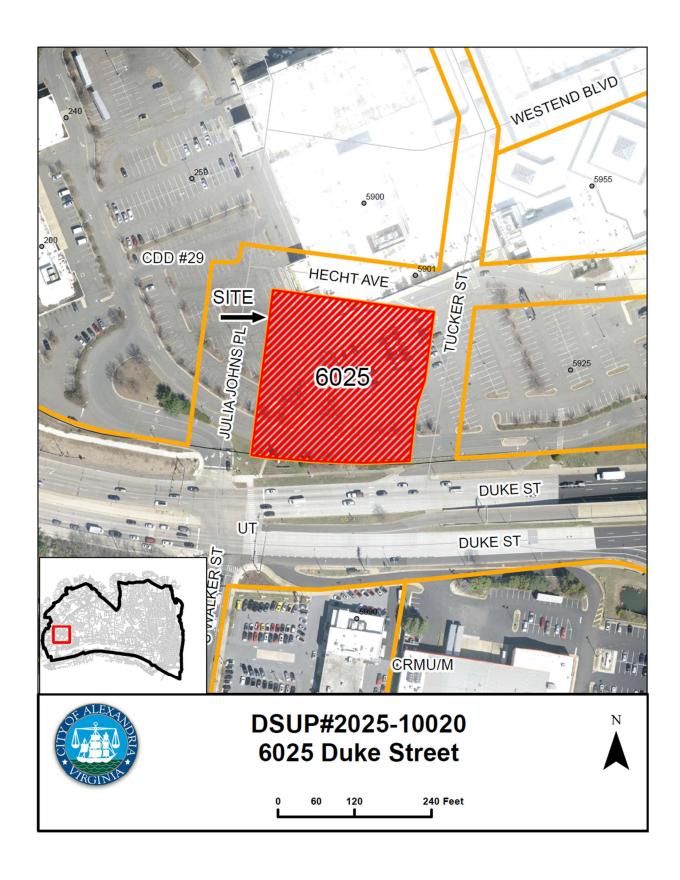
Planning Commission amended Condition 14 a:

14 a. Proposed panel and plank cementitious material shall be of the same high quality as the samples shown to staff in person on May 28, 2025 and the examples shared virtually with staff on June 17, 2025. <u>Materials may be substituted with approval of the Director of Planning & Zoning.</u>

Planning Commission added Conditions 88, 89, 90, and 91 (per the memo dated October 2, 2025):

88. Rent-restricted Units- The Developer shall restrict the rental rates for 80 percent of the project's total 275 proposed units (approximately 220 units), as may be adjusted though the final design process, within the building to be affordable to households earning 80 percent to 120 percent of the Area Median Income ("AMI") for a period of forty (40) years following issuance of the first certificate of occupancy for the building. The rent-restricted units shall be allocated evenly across all floors of the building (excluding the penthouse level) and shall provide a unit mix proportionate to the

- project's overall unit mix. The City Manager may approve adjustments to the distribution and allocation of the AMIs if requested by the Developer.
- 89. No more than 50 percent of the rent-restricted units may be rented at rates affordable to households with AMI's between 100 percent and 120 percent. The Developer may rent any of the units at a rate that is affordable to households with lower AMIs at any time and those units will satisfy this condition.
- 90. Restricted rents correspond to the Multifamily Tax Subsidy Project Income Limits for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro Areas published annually by the U.S. Department of Housing and Urban development (HUD). The maximum rents will be based on anticipated household size; a junior one-bedroom rent assuming occupancy by one person, a one bedroom plus den for two people, and a two bedroom plus den for three people.
 - a. Utilities for each unit shall be separately metered and billed to each unit individually. The Developer shall not assign any building wide allocation of utility costs to these units.
- 91. The Developer shall retain records of the rental rates on a rolling three-year window and provide records to the City's Office of Housing annually for its review. For this project, the Developer is not required to verify the incomes of the renter households for the purpose of meeting this condition, however, relevant demographic information collected as part of the Developer's standard practice for vetting tenant households (household income and sources (including jobs and other, number of persons in the household, etc.)) will be provided to the City annually, upon request, in a format that does not identify specific households, as part of the City's annual monitoring process.



I. <u>SUMMARY</u>

A. Recommendation

Staff recommend **approving** Development Special Use Permit (DSUP) #2025-10020 to construct a new residential building on Block D, subject to Staff recommendations. This project conforms to the City's adopted plans, codes, and policies and provides several benefits for the community, including:

- Ongoing redevelopment of the former Landmark Mall site,
- 220 new rent-restricted units,
- 30% reduction of phosphorous (55.5% more than required) in the stormwater management,
- Green Building consistent with other WestEnd developments,
- Strong architectural design, and,
- Public open space.

B. General Project Description

The applicant, Landmark Land Holdings, LLC, proposes to construct a new residential building with 275 rental units. Figure 1 shows Block D within the site. Key issues to consider, as discussed in greater detail in this report, include:

- Compatibility with the approved CDD Concept Plan,
- 80 percent rent-restricted units,
- Site layout (including open space and proximity to the future fire station),
- Special Use Permit for a parking reduction, and,
- Crown coverage modification.

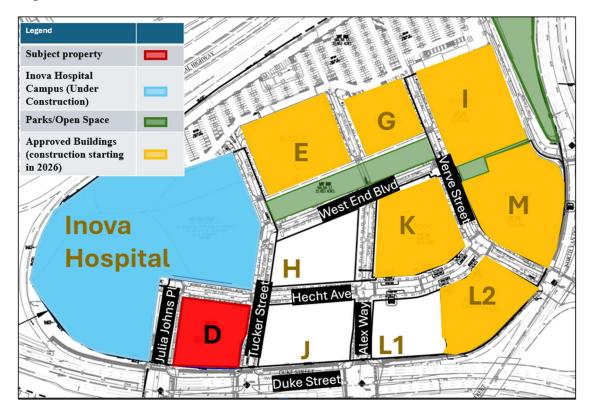


Figure 1: Block D Within the WestEnd Site

II. BACKGROUND

A. Site Context

General Information

The 1.45-acre block is in the southwest of the WestEnd (formerly Landmark Mall) site, bounded by Julia Johns Place to the west, Hecht Avenue to the north, Tucker Street to the east, and Duke Street to the south. As envisioned by the approved CDD Concept Plan, the Specialty Care Center will be to the north across Hecht Avenue, to the west across Julia Johns Place will be the new Inova Hospital, to the east across Tucker Street will be a multi-unit affordable housing building with a new fire station (Block J).

Site Features

Block D is in the Holmes Run Watershed. Most of the block was covered in impervious material prior to grading working associated with the approved Infrastructure Development Site Plan (DSP#2021-00012) and Stormwater Master Plan (DSP#2021-00017). No portion of the site is located within a floodplain.

Site History

Block D is part of the 51.5-acre WestEnd neighborhood that was formerly the location of Landmark Mall. Originally developed as an outdoor mall in 1965, Landmark was the first mall in the region to feature three anchor department stores. During the late 1980s, when open-air malls fell out of favor, the owners enclosed the center. The retail sector continued to evolve and by 2010, the mall was largely vacant. In May 2022, the applicant began demolishing the former mall and outlying buildings to prepare for the redevelopment of individual blocks. Block D encompasses portions of the former parking lot adjacent to Duke Street and a small portion of the Sears building.

B. Project Evolution/Procedural Background

Planning for the site began in 2009 with the Landmark/Van Dorn Corridor Plan. After delays due to changes in the site's ownership structure and the real estate market, the project evolved with the Landmark Neighborhood Chapter of the Landmark/Van Dorn Corridor Plan approved in 2019.

In 2020, Foulger-Pratt became the master developer and partnered with the owners (The Howard Hughes Corporation and Seritage Growth Properties), Inova Alexandria Hospital, and the City to redevelop the Landmark site. In July 2021, the City Council approved the CDD Concept Plan and associated applications necessary for the 5.6 million sq. ft. redevelopment. In January 2022, the applicant team rebranded the site as the "WestEnd" to mark the end of the Landmark chapter. In June 2022 the Planning Commission approved the infrastructure plan (DSP#2021-00012) to enable the construction of the roads, pipes, and wires, and subdivision (SUB#2022-00003) to create the individual blocks specified in the CDD Concept Plan, including Block D.

Blocks H, J and L1 are the only remaining blocks to be entitled. Construction is anticipated to begin on Blocks E, G, H, Eye, L2, and M in first/second quarter 2026 (see Figure 1).

III. ZONING

The CDD established the density, setbacks, height, and open space requirements for Block D. To allow flexibility in the redevelopment of the site, several CDD conditions allowed for transfers of density and open space among development blocks provided that the overall redevelopment does not exceed the maximum allowed density and the minimum open space is provided. In addition, the approved Infrastructure Development Site Plan allowed for transfers of tree canopy among development blocks to achieve an urban neighborhood form while still providing the same crown coverage across the site (see crown coverage section on page 12 for more details). Table 1 lists these zoning details.

Table 1: Zoning Tabulations

Property Address: 6025 Duke Street

Total Site Area: 63,315 sq. ft. (1.45 acres)

Zone: CDD #29 / Coordinated Development District #29

Current Use: Vacant

Proposed Use: Multi-unit residential

	Permitted/Required	Proposed
FAR ¹	-	315,601 sq. ft.
Setbacks (ft.)		
North (Hecht Ave)	0 (min.)	2.5 ft.
South (Duke St)	0 (min.)	0.5 ft.
East (Tucker St)	0 (min.)	39.5 ft.
West (Julia Johns	0 (min.)	3.75 ft.
Pl.)		
Height (ft.)	70.0 (min.)	82 ft.
	180.0 (max.)	
Parking (spaces) ²		
Residential Use	327 (min.)	210
Loading spaces	0	2
Open Space	25%	25% (15,833 sq. ft.)
Tree Canopy ³	25%	22.4 % (14,210 sq. ft.)

¹ Approved CDD floor area may be transferred between blocks per CDD #2020-00007 condition 11 provided that the total floor area does not exceed the overall square footage approved for the CDD Concept Plan area

IV. STAFF ANALYSIS

A. Consistency with the Master Plan

The Landmark Mall site is identified as the West End Town Center in the Landmark Van Dorn Corridor Plan, which is the relevant Small Area Plan Chapter of the Alexandria Master Plan. A series of graphics and recommendations guide implementation of the Corridor Plan by illustrating an urban grid of streets, blocks, programmed open spaces, transportation multimodality, and an active core. As part of the CDD Concept Plan approval, the applicant sought Master Plan Amendments to revise certain West End Town Center elements, including the street framework, transit hub location, connectivity to I-395, location of pedestrian and bicycle facilities, location and size of the Central Plaza, active retail locations, maximum building heights, placemaking locations, and to retain the existing parking garage. Within the framework established by the Corridor Plan chapter of the Master Plan, the approved CDD Concept Plan set requirements for Block D regarding density, uses, building heights, parking, open space, and building design.

² SUP requested per §8-100(A)(4) to reduce the off-street parking requirement.

³ Condition #19 for the approved Infrastructure DSP (DSP#2021-00012) requires 25% sitewide canopy with pooling of canopy allowed among blocks to achieve this requirement

Throughout the review process, Staff have ensured that the Block D proposal aligns with the CDD Concept Plan and Master Plan requirements.

B. Site & Building Design

Site Design

Within the bounds of the block established by the CDD Concept Plan and refined by the Infrastructure DSP, this proposal for Block D adheres to the principles of high-quality site design.

Although the development of Block D does not entail creating any new streets, Staff worked with the applicant team to ensure that the building had quality design and architecture facing each of the four adjacent streets. The design activates all sides of the building and has several street-level entrances for ground floor residences at the corner of Tucker Street and Hecht Avenue. The single curb cut to the interior and partially wrapped garage from Tucker Street minimizes vehicle conflicts with pedestrians while providing ample turning area for loading and fire equipment accessing the adjacent station to the east of Block D. T&ES and Fire staff were consulted throughout the development of the proposal.

Building Architecture

The CDD Concept Plan set requirements for building mass, height, and design. These include requirements to vary the street wall in heights and setbacks, provide building breaks or recesses for buildings exceeding 200-ft. in length and using high-quality materials. Staff find that the Block D proposal satisfies these CDD requirements. Unlike the West End blocks that abut the existing garage, Block D posed a challenge as it is visible from each surrounding street. Although the proposal uses predominantly fiber cement and glass across its four facades, the expression of these materials, massing, balconies, at-grade open space surrounding the building, and the angled and cantilevered upper portions make all sides visually appealing.

As shown in Figures 2 and 3, the two-story glass lobby and main entrance are on the north façade, directly across from the Inova Specialty Care Center. The north and south facades each have setbacks between 13 and 36 feet deep, which, along with the cantilevered upper portions, give depth and movement to the building. The north façade is setback from Hecht Avenue, allowing for a visual cue that this is the entrance while also providing usable open space. There are publicly accessible open spaces surrounding the building, including public seating areas on all sides of the building, as well as a gated dog run to the south along Duke Street. A large private courtyard on top of the Level 2 parking area will have synthetic turf, a large pergola, furnishings, fire pit area, and some private residential patios.

The four facades enclose an internal garage that is partially underground due to the change in grade that increases from east to west. The garage is fully screened – level P1 spaces are partially underground, with units wrapping the portion of the building on the east end that are above grade. Parking spaces on level 1 are at the interior of the building, with units wrapping the façade on all sides (except for a small portion above the loading/garage entrance). The majority of Level 2 is parking, with 10 units at the northeast and northwest corners and the open two-story lobby in

between. All parking on this level will be screened with windows that have been glazed with a translucent film.

Figure 2: Northwest Corner



Figure 3: Southwest Corner



Materials

The project will consist of 41 percent glass with the remainder of the building a variety of high-quality cementitious planks and panels. The proposed cementitious materials on the base and on the upper portion differ in size, color, and texture, creating a field of variation and contrast across the façade. The base consists of linear grey planks that ground the building and visually support and showcase the lighter cantilevered top floors. The upper portion includes red virtual planks across all facades and large format dark grey panels set predominately between windows and balconies. Staff and the applicant discussed the possibility of changing some of the material on the upper portions to metal but reached an agreement that the large format panels would be appropriate

as they read more consistent and are thicker, higher quality, and more durable than metal paneling would be.

C. Compliance with City Policies

Affordable Housing Policy

This project application is part of the larger WestEnd redevelopment. Zoning for redevelopment is established through a site-wide Coordinated Development District (CDD), CDD #29. As part of the CDD approval, the applicant provided an Affordable Housing Plan and agreed to deliver 45 rental committed affordable units (CAUs) across the development blocks. The applicant team accelerated the delivery of CAUs by providing all 45 with the initial development Blocks, E, G, I, and K, all of which were approved by City Council in 2022 and 2023.

Through the Development Agreement with the City, separate from the CDD approval and in exchange for the City's additional investment in infrastructure cost, the applicant agreed to provide rent-restricted units in Block D. Per that agreement, the applicant agreed to provide 80 percent of the project's anticipated 275 units—totaling approximately 220 units—as rent-restricted with a range of affordability between 80 and 120 percent of the Area Median Income (AMI) for a period of 40 years.

Consistent with City policy, the rent-restricted unit mix will reflect the overall project's unit mix and shall be distributed throughout the building, excluding the penthouse level. The project will provide at least 50 percent of rent-restricted units, approximately 110 units, below 100 percent AMI. The applicant will retain records of the rental rates for at least three years and provide records to the City annually for its review. The City will monitor compliance of the unit mix, number, and rent restrictions during the forty-year term.

As this project does not involve City Housing Trust Fund dollars, or make use of a regulatory tool requiring housing, the affordability terms are different from typical housing policy provisions. Specific to this project, (i) utility costs and parking charges will not be counted toward gross rent and will be paid by future residents, (ii) rents will not be based on unit size but rather on anticipated household size; junior one-bedroom units will assume occupancy by one-person household, one bedroom plus den units will assume a two-person household, and two-bedroom plus den rents will assume a three-person household, and, (iii) income verification will not be required for households leasing these rent-restricted units.

Green Building Policy

The CDD Concept Plan established specific sustainability conditions in addition to compliance with the 2019 Green Building Policy. Projects within CDD#29 include green roofs equal to at least 30 percent of the roof area of the podium level, a five percent reduction in embodied carbon, and restricting multifamily residential buildings to electric only except for limited accessory elements. The applicant has proposed to meet the Green Building Policy by the project earning LEED v4 Silver certification for Multifamily Midrise projects.

In addition to site location, including access to transit and mixed uses, the project will follow energy efficient designs and daylighting, sustainable appliances for water use, and high indoor air quality. The applicant will provide two percent parking spaces equipped with electric vehicles chargers.

Public Art

CDD #2020-00007 condition 122 required the applicant to submit a consolidated and coordinated public art plan with the first DSUP for the site. In addition, CDD condition 121 specified that each DSUP would need to provide on-site public art or a contribution equivalent to the City's Public Art policy toward public art within the CDD planning area. With the Block I submission (DSUP#2022-10015), the applicant provided a draft plan that showed locations for public art within the Central Plaza and the Paseo. Staff found that the plan provided art at the correct scale and a focus on year-round engagement.

Individually, Block D will be responsible for either contributing at least \$75,000 towards the sitewide public art or providing on-site public art. Staff will continue to work with the applicant during the final site plan process to determine how they would like to proceed.

D. Special Use Permits

Off-Street Parking Requirement

Per §8-100(A)(4), the applicant is seeking an SUP to reduce the off-street parking requirement. As detailed in the Parking/Loading section below, the applicant is proposing 210 spaces for residents in the new Block D parking garage. The minimum off-street parking requirement is 327 spaces, so the applicant is seeking to reduce the requirement by 117 spaces. Staff support this request for several reasons.

The building will be 80 percent rent-restricted, therefore likely resulting in a lower percentage of car ownership than a fully market rate building. Also, given the proximity to the new Inova Hospital campus, it is expected that some residents will work at the hospital, allowing for a walkable commute.

The Zoning Ordinance also offers voluntary credits to reduce the parking requirement if certain land use or transportation conditions exist at the site. Currently, Block D can only take advantage of a five percent reduction for being within 0.25 miles of four or more bus routes. However, as the site develops, additional credits would be available for being within the walkshed of the West End and Duke Street Transitways and for having a high walkability index score. Combined, these additional credits would reduce the off-street parking requirement.

In addition, §11-500 directs Staff to review the SUP request to assess potential negative effects and to ensure the proposal meets three criteria:

1. Will not adversely affect the health of safety of persons residing or working in the neighborhood of the proposed use: The parking reduction will not have adverse impacts as less

cars on this site will encourage greater trip efficiency and ensure careful monitoring of on-site parking to reduce single-occupancy vehicle trips.

- 2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood: More individuals participating in active and shared forms of transportation helps to reduce vehicular congestion, which benefits the surrounding community by minimizing environmental impacts for properties close to a strong transportation network.
- 3. Will substantially conform to the master plan of the city: Redeveloping this site to construct multi-unit housing conforms with the CDD Concept Plan and Alexandria Master Plan.

E. Stormwater and Wastewater

Stormwater

Stormwater management for the entire WestEnd neighborhood is designed through a Stormwater Management Master Plan (SWMMP) (DSP#2021-00017), which establishes compliance with the Virginia Stormwater Management Program (VSMP) Regulations and the Chesapeake Bay Preservation Act, as implemented through Article XIII of the Zoning Ordinance. The SWMMP provides a comprehensive approach for the control of stormwater quality and quantity. When fully implemented, the net effect of the SWMMP will be to significantly improve stormwater management compared to existing conditions, which currently consist of an untreated surface parking lot and mall. The plan will reduce overall runoff by approximately 18% and reduce phosphorus loads by 40% from existing conditions. Block D proposes level 2 bioretention facilities and a green roof resulting in a 30% phosphorus reduction relative to pre-development levels, and a 55.5% exceedance beyond the required phosphorous reduction. ¹

Wastewater

As part of the Infrastructure Development Site Plan (DSP#2021-00012), the applicant conducted a sanitary sewer adequate outfall analysis per the City's Memo to Industry 06-14 to identify any places where sewer capacity is exceeded and where they would need to complete infrastructure upgrades to accommodate the redevelopment of the site.

As determined during the DSP review, the sanitary sewer design is sufficient for the office, residential, institutional, and commercial development planned for the site, including the multiunit building proposed for Block D. Wastewater flows from this development will be treated at the AlexRenew wastewater treatment facility. Based on City development forecasts, it is projected that the City will reach its treatment capacity allocation sometime after 2040. As part of the City's

¹ The infrastructure plan will reduce runoff by approximately 28%. As the blocks are redeveloped, the overall reduction will decrease to approximately 18% at full build-out.

sanitary sewer master planning process, alternatives for acquiring additional treatment plant capacity will be studied, which will be funded through sewer tap fee revenues collected citywide.

F. Open Space

The CDD Concept Plan requires a minimum of 25 percent open space, at- or above-grade, for each development block within the site. As shown in Table 2, the applicant will meet this requirement. Most of the open space is ground level, with an above-grade interior amenity courtyard, as shown in Figure 4. The property is also one block south of the new Central Plaza and three blocks from the new paseo playground (see Figure 5).



Figure 4: Block D Open Space

Table 2: Open Space

	Amount of Land (SF)	Percentage of Site
Ground-Level Open Space	5,803	9%
Ground-Level Open Space w/ Access Easement	5,040	8%
Above Grade Open Space (Private)	4,990	8%
Total Required	15,829	25%
Total Provided	15,833	25%

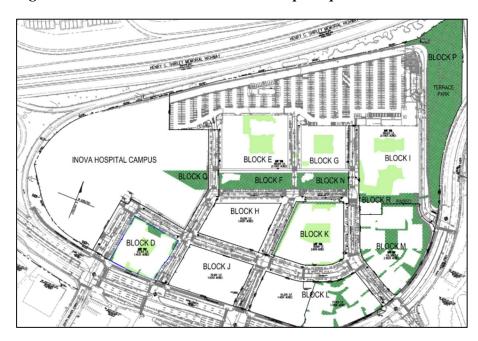


Figure 5: WestEnd Landmark Site-wide Open Space

Crown Coverage

The applicant has requested a crown coverage modification as the site cannot meet the required 25%. However, the approved Infrastructure Development Site Plan (DSP#2021-00012) included a condition to allow the applicant to combine the tree canopy provided by the development blocks, private streets, Central Plaza, and Paseo to meet a minimum of 25 percent crown coverage. The intent of the condition is to ensure that the site achieves an urban built form while still meeting the overall crown coverage requirement. The condition also acknowledges that the publicly accessible open spaces will likely provide a significant contribution to the tree canopy requirement. An exhibit provided with this application demonstrated that Block D would contribute at least 14,210 sq. ft. (22%) of tree canopy toward the pooled crown coverage, which is on target to exceed the site-wide requirement of 25%. Because of this, Staff support the requested crown coverage modification.

Table 3: Sitewide Crown Coverage

Sitewide Crown Coverage ¹	Square Feet
25% requirement	295,813 SF
Current Crown Coverage (including	284,000 SF
Block D)	
Remaining Crown Coverage Required	11,813 SF
between Blocks H, J, and L1	

¹ Excluding Inova campus, public streets, & Terrace Park

² The condition excluded public street trees, the hospital campus, and Terrace Park (since it has ample existing trees) from the pooled crown coverage requirement.

G. Parking/Loading

Vehicle Parking

As noted above in section D and below in table 3, the applicant proposes 210 parking spaces in the garage at Block D, which is 117 spaces less than the Zoning Ordinance requirements. However, Staff supports the SUP request to reduce the off-street parking requirement due to the ample parking within the existing garage, future land uses, in this area, and future transit that will be located at the site.

Table 4: Residential Parking Requirement

	Total
	Market Rate
Bedrooms	343
Base Ratio (Per bedroom)	1
Voluntary Ratio	-
Credits	
Proximity to BRT ¹	-
Walkability Index ¹	-
4 or more bus routes	5%
20% or more studios	-
Total Credits	5%
Adjusted Ratio	0.95
Total Minimum	327
Provided Residential Parking	210
The applicant receives no credit at this time	

¹The applicant receives no credit at this time but will be eligible for up to an additional 15% credit once the West End Transit Center is completed.

Bicycle Parking

The applicant proposes 83 indoor bike parking spaces for residents and 12 outdoor bike parking spaces for visitors, which exceeds the City's bicycle parking standards, as shown below in Table 4.

Table 5: Bicycle Parking Requirement

Type	Required	Proposed
Residential		
Resident	83	83
Visitor	6	12
Total	89	95

Loading

The applicant is providing two loading spaces within the new Block D garage. Staff reviewed the expected operation and location of these spaces and found that they will be satisfactory for the

residential use in Block D. Notably, fully interior loading spaces will minimize noise and disruption for residents as well as decrease vehicles on Tucker Street, adjacent to the new fire station planned for Block J.

H. Transportation and Streetscape

The CDD Concept Plan established the street network, transit hub location, bicycle routes, and street cross sections and dimensional requirements within the WestEnd neighborhood. The Infrastructure Development Site Plan refined those cross sections, including specifying the location of streetlights, trees, crosswalks, curb radii, and more. Residents and visitors to the apartments and in Block D will benefit from the pedestrian, bicycle, transit, and vehicular access provided with the redevelopment of this site, including raised bicycle tracks on Julia Johns Place, the multimodal path on Duke and Van Dorn, new crosswalks and intersections on Duke and Van Dorn, and the centrally located transit hub on Hecht Avenue.

With the Block D DSUP, Staff worked with the applicant to provide the primary residential lobby at the prominent north facade of Hecht Avenue to face the Specialty Care Center. For ground floor residential units on Tucker Street, the building design will increase activity on the street by providing street level entrances for these units. The entrance to the partially wrapped parking garage is from Tucker Street. The applicant designed the garage creatively to take advantage of the change in grade, so the entirety of the garage is either underground, wrapped by units, or fully screened.

I. Traffic

The applicant provided a detailed traffic study with the approved CDD Concept Plan that found no detrimental impact to the surrounding transportation network as a result of the redevelopment. Staff concurred with the findings based on the proposed infrastructure improvements, including the new street grid within the WestEnd neighborhood that will help to disperse traffic. Staff also found that the approved plan balanced walking, biking, transit, and driving needs with appropriate facilities for each mode.

CDD #2020-00007 condition 129 required a transportation memorandum to the approved CDD Multimodal Transportation Study if the DSUP generates 50 vehicle trips or more in either peak hour but does not create more than 10% of the trips proposed in the CDD study. Gorove Slade, the applicant's transportation planning consultant, provided a memorandum with the Block D DSUP that determined Block D will generate fewer trips than estimated with the CDD Concept Plan due to refining the residential program proposed for the block. Staff concur with the findings of this updated analysis.

J. School Impacts

The applicant proposes to construct 275 midrise apartments. The student generation rate for new midrise market rate apartments is 0.04 students per unit, so staff projects 11 students from the new apartments. This project is located in the James K Polk Elementary, Francis C. Hammond Middle School, and Alexandria City High School attendance areas. Per ACPS' 2024-2025 school enrollment data, James K. Polk and Francis Hammond are over capacity. The Minnie Howard

Campus of the High School opened in Fall 2024, which has increased the capacity at the High School.

V. <u>COMMUNITY</u>

In addition to the 16 community meetings and public hearings conducted throughout 2021 for the CDD, the applicant held a virtual community meeting to present the concept for the project and presented at the Alexandria Housing Affordability Advisory Committee. At the AHAAC meeting, attendees requested clarifications on the rent restrictions and the general site redevelopment timeline. The applicant also maintains a website www.WestEndVA.com to provide ongoing updates on the redevelopment of the Landmark site. Additional information is available on the City's webpage: www.AlexandriaVA.gov/Landmark.

The applicant team attended the in-person Eisenhower West/Landmark Van Dorn Implementation Advisory Group meeting on September 29, 2025, and provided an update on the project. Members from the Advisory Group and the community had questions related to pedestrian site access across Duke Street, availability and anticipated cost of resident and visitor parking, and construction timing.

The City is coordinating with the Virginia Department of Transportation (VDOT) on the <u>Landmark Mall I-395 Ramp Improvements</u> project, which will update the exit ramp leading from northbound I-395 to eastbound Duke Street. The ramp and roadway interchange improvements will facilitate direct emergency vehicle access to the new INOVA Hospital complex planned for the former Landmark Mall site. Pedestrian site access across Duke Street will be maintained, but not enhanced, as part of the project. Staff anticipate additional pedestrian improvements, once work on the interchange and ramp is complete.

Resident parking will be provided within the building's interior parking garage. Visitors to the site will have a variety of on-street and garage parking options. Construction timing and costs for all parking will be determined by the property owners at later stages of the redevelopment.

Table 6: Community Meetings

Date	Entity
June 18, 2025	Virtual community meeting
September 4, 2025	Alexandria Housing Affordability
	Advisory Committee
September 29, 2025	Eisenhower West/Landmark Van Dorn
	Implementation Advisory Group meeting

VI. CONCLUSION

Staff recommend approving the Development Special Use Permit to construct 275 rental apartments subject to meeting all applicable codes, ordinances, and the recommended conditions included in this report.

STAFF: Robert Kerns, AICP, Division Chief, Department of Planning and Zoning

Maya Contreras, Principal Planner Maggie Cooper, Urban Planner

VII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated August 28, 2025, CDD2020-00007, infrastructure plan DSP2021-00012, stormwater master plan DSP2021-00017, 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 dedications and easements identified in the Preliminary Plan dated August 28, 202. 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) *, **
 - a. Provide public easements to the satisfaction of the Directors of P&Z and T&ES. Easements shall be:
- 4. Such easements include but are not limited to Public Access and Utility easements.
- 5. 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)
- 6. Show site utilities in accordance with DSP2021-00012 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.

- 7. 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. A minimum of 5.0-foot candle-maintained lighting for underground/ structured parking garages. When unoccupied, the lighting may turn off and on using motion sensors. Without motion sensor lighting, unoccupied lighting levels may be no less than 1.5-foot candles. **
 - e. 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. **
- 8. Provide a georeferenced CAD file in <u>AutoCAD 2018</u>.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.

A. BUILDING

- 9. 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) *
- 10. Provide a unit numbering plan for each floor of a multi-unit building prior to Final Site Plan release. The unit numbers shall comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and continue in this scheme for the remaining floors. Indicate the use of each unit (i.e., residential, retail, office). (GIS) *
- 11. 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 Parking reduction SUP, 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.
- 12. The unit count must be finalized prior to Final Site Plan release.
- 13. 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 1/4" =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.
- 14. 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. (P&Z) (Code) (PC)
 - a. <u>Condition amended by Planning Commission on October 9, 2025:</u> Proposed panel and plank cementitious material shall be of the same high quality as the samples shown to staff in person on May 28, 2025 and the examples shared virtually with staff on June 17, 2025. <u>Materials may be substituted with approval of the Director of Planning & Zoning.</u>
 - b. 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). *
 - 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 glass and be reflected in the window samples provided. Grills located between the glass will not be supported.
 - c. 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) *, ***
- d. 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.
- e. 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. *
- f. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the Final Site Plan. *
- g. 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. **
- h. 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

- 15. 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) *
- 16. Post sign(s) stating that open space public access easements are open to the public, noting any operating hours, other restrictions, and contact information to facilitate reporting of issues. Signs shall comply with SUP2023-00011. Show the sign locations and design on the Final Site Plan and install the signs prior to the issuance of the first Certificate of Occupancy. (P&Z) *, ***
- 17. All publicly accessible open spaces shall be maintained and managed by the applicant/owner or its successors consistent with the Level 2 conditions of the APPA Grounds Standards and other applicable City standards. Maintenance shall include the life cycle replacement of materials and components depicted in the landscape design. (P&Z) *
- 18. Post a sign at the dog park with contact information to facilitate reporting of any noise, pet waste, or other issues. Show the location and design of the sign(s) prior to Final Site Plan release and install the sign(s) prior to the issuance of the first Certificate of Occupancy. (P&Z) *, ***

19. Provide a Sitewide Canopy Coverage Tabulation table to satisfy the Infrastructure DSP #2021-00012 requirement. (P&Z) *

C. TREE PROTECTION AND PRESERVATION

20. 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. (P&Z) *

D. ARCHAEOLOGY

- 21. 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) *
- 22. 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. PARKING / CURB MANAGEMENT

- 23. If not installed with the Infrastructure DSP #2021-00012, provide \$7,800 per multispace parking meter prior to Final Site Plan release to purchase and install four parking meters. The City reserves the right to enforce parking meters on private streets with public access easements. (P&Z) (T&ES) *
- 24. Unbundle all residential parking (i.e., the cost to purchase or rent a parking space is separate from the cost to purchase or rent the residential unit). (T&ES)
- 25. 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).
- 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) ***

- 27. Provide a Parking Management Plan with the Final Site Plan submission that complies with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. (P&Z) (T&ES) *
- 28. Share hourly parking occupancy, and if available, counts of entries and exits for parking facilities for weekdays and weekends (including hourly occupancy) with the City upon request. (T&ES)
- 29. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes after Signature Set approval. (P&Z) (T&ES) *
- 30. Provide bicycle parking per current Bicycle Parking Standards, available at: www.alexandriava.gov/bicycleparking. (T&ES) *, ***
 - a. Include details on the locations and types of bicycle parking prior to Final Site Plan release. Install bicycle parking prior to the issuance of the first Certificate of Occupancy.
 - b. Provide signage, striping, or other means to direct people to indoor and covered bicycle parking areas within the private property. Show the proposed signage, etc. prior to release of the Final Site Plan and install the signage, etc. prior to issuance of the Final Certificate of Occupancy.
- 31. Include details on the locations and types of bicycle parking prior to Final Site Plan release. Install bicycle parking prior to the issuance of the first Certificate of Occupancy.
 - a. Per the Coordinated Sign Program SUP #2023-00011, provide signage, striping, or other means to direct people to bicycle parking areas within the private property. Show the proposed signage, etc. prior to release of the Final Site Plan and install the signage, etc. prior to issuance of the Final Certificate of Occupancy.
- 32. 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) *, ***
- 33. At least 50 percent of the required parking spaces shall be electric vehicle charger ready per these requirements: (OCA) *, ***
 - a. Label parking space location junction box for the future electric vehicle charger.
 - b. Provide available physical space within the utility closet for future cabinetry required to add vehicle chargers to the electrical panel.
 - c. Additional conduit does not need to account for transformer sizing.
 - d. EV chargers may encroach in the required parking space dimension.

F. SUSTAINABILITY

- 34. The applicant may propose additional strategies to the sustainability conditions outlined below and these additional sustainability strategies may be incorporated administratively to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)
- 35. The project shall comply with the requirements of the current City of Alexandria 2019 Green Building Policy. Diligent pursuit and achievement of this certification shall be monitored through these requirements unless exempted by the certification rating systems and the Green Building Policy:
 - a. Provide evidence of the project's registration with LEED, Green Globes, or Earthcraft (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist from the P&Z website showing how the project plans to achieve the certification and clearly indicate that requirements for the priority performance points are being met as defined by the City of Alexandria's Green Building Policy. *
 - b. Provide an updated copy of the draft certification scorecard/checklist prior building permit release for above-grade construction to show compliance with the Green Building Policy. **
 - c. Provide updated building energy performance analysis and building energy use intensity (EUI) (energy use per sq. ft.) prior to release of the building permits for above-grade construction. **
 - d. Provide a draft commissioning plan and verification, if required by the Green Building Rating System and the building code, from a certified thirdparty reviewer that includes items "i" through "v" below, prior to receiving building permits for above-grade construction. **
 - A narrative describing the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
 - ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed.
 - iii. Functions to be tested including, but not limited to, calibrations and economizer controls.
 - iv. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
 - v. Measurable criteria for performance.
 - e. Provide updated documentation for the indoor environmental quality priority performance points as defined by the City of Alexandria's Green Building Policy prior to the release of building permits for above-grade construction. **
 - f. Provide evidence that design phase credits (for the certifying party) have been submitted by the first Certificate of Occupancy. ***

- g. Provide a commission report that has been verified by a certified, third-party reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests prior to maintenance bond release. ****
- h. Provide evidence showing that the requirements for priority performance points for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria's Green Building Policy for Design Phase credits to the U.S. Green Building Council, Green Globes, or Earthcraft (or equivalent) prior to issuance of the final Certificate of Occupancy. ***
- i. Provide documentation of applicable green building certification release clearly indicating that the priority performance points requirement for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality have been achieved as defined by the City of Alexandria's Green Building Policy prior to maintenance bond release. ****
- j. Failure to achieve the certification level, as required by the City of Alexandria's Green Building Policy, will be evaluated by City Staff to determine whether a good faith, reasonable, and documented effort was made to achieve the certification level to the satisfaction of the Director of P&Z and Officer of OCA.
- 36. Post information on the City of Alexandria's Reuse Directory in a public place near trash collection area for residents of multifamily buildings that exceed 100 units and send proof to T&ES staff prior to the issuance of the first Certificate of Occupancy. The directory is available at: https://www.alexandriava.gov/tes/solidwaste/info/default.aspx?id=19202#NewCit yofAlexandriasReuseDirectory (T&ES) ***
- 37. The multifamily residential buildings shall comply with CDD #2020-00007 Condition 106 electricity requirements.
- 38. 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 Final Site Plan. (T&ES) *

II. TRANSPORTATION

A. STREETS/TRAFFIC

- 39. 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) ****
- 40. Slopes on parking ramps to garage entrances and exits shall not exceed 15 percent. For slopes 10 percent or greater, provide trench drains connected to a storm sewer to eliminate or diminish the possibility of ice forming. The slope on a ramp with parking or used for egress shall not exceed 6.5 percent. For non-parking ramps with

slopes of 10 percent and greater, provide a minimum of 10 feet in length transition slopes at the top and bottom of the ramp. The transition slope shall be half the difference in slope between two adjacent sections. Provide final design prior to Final Site Plan release subject to the satisfaction of the Director of T&ES. (T&ES) *

- 41. 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) ****
- 42. Provide these construction and maintenance details for non-standard emergency vehicle easement/landings within the right-of-way prior to Final Site Plan release subject to the satisfaction of the Director of T&ES. (T&ES) *
 - a. Prioritize the selection of ground stabilized, permeable materials to the greatest extent possible.
 - b. Show any non-standard materials in the site plan and landscape plan sheets.
 - c. Confirm that the landing will not compromise any existing underground utilities.
 - d. Manufacturer's data sheets and specifications with engineering details describing the materials, installation method, loading capabilities (minimum 80,000 lbs.), and maintenance requirements.
 - e. A maintenance agreement with the abutting property owner(s) responsible for maintaining the landing.
- 43. Finalize street names and addresses for mail delivery (addressed per the front door); for loading docks and entrances (addressed per the loading dock/loading entrance), and, for emergency services (addressed per street access), prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

B. TRANSPORTATION MANAGEMENT PLAN

City-Managed TMPs

- 44. Contribute to the Citywide Transportation Management Plan (TMP) at the rate specified by the current TMP policy. Unless the upfront payment or partial upfront payment option is chosen as described below, payments are due once per year no later than September 30 for 30 years with rates adjusted annually for inflation based on the April-to-March Consumer Price Index change reported by the Bureau of Labor Statistics. (T&ES) ***
 - a. Projects that obtain their first Certificate of Occupancy prior to July 1, will have their first year of assessment in the current calendar year. Projects that obtain their first Certificate of Occupancy on July 1 or later will have their first year of assessment in the next calendar year. ***

- b. A development may receive a 35% discount for paying the entire 30-year amount (unadjusted for inflation) prior to receipt of the first Certificate of Occupancy. Under this option, no further TMP payments are required. ***
- c. A development may receive a 25% discount for paying one quarter of the entire 30-year amount (unadjusted for inflation) before receipt of the final Certificate of Occupancy and five standard subsequent payments over the next five years. The five annual payments will be made no later than September 30 each year. After these payments are made, no further TMP payments are required. ***
- 45. The applicant/owner may request permission to manage its own TMP fund subject to the approval of the Director of T&ES. The property must have achieved specific single occupancy vehicle targets for at least three years in a row, as specified in the current TMP policy, and have provided the City with detailed information about how the applicant/owner will manage the TMP for the development. Development would retain the annual TMP contributions and must spend it exclusively on transportation-related activities approved by the Director of T&ES or designee. (T&ES)
- 46. Designate an on-site TMP Coordinator prior to the issuance of the first Certificate of Occupancy. Provide the name, address, email, and telephone number of the coordinator to the City's Mobility Services Division, updating this information annually or as needed. This person will be the City's point of contact for the development and will be responsible for paying invoices and coordinating with staff on TMP-related activities as needed. (T&ES) ***

III. PUBLIC WORKS

A. UTILITIES

- 47. 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)
- 48. Do not locate transformers and switch gears in the public right-of-way. (T&ES)

B. SOLID WASTE

49. Obtain approval from the Director of T&ES to opt-out of the City approved trash and recycling collection to allow for privately contracted collection. The point of collection shall not be in a public right-of-way and shall not hinder or interfere with parking, traffic, or pedestrians. All trash collectors for the project site must take their trash to the Alexandria/Arlington waste-to-energy facility (T&ES)

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

- 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. Compliance will be determined as shown on the approved Stormwater Master Plan DSP #2021-00017 (T&ES) *
- 51. The redevelopment phosphorus removal requirement is 40 percent from the predeveloped load (treatment of the first ½ inch of rainfall is required). New impervious must meet the required 0.41 lbs./ac phosphorus loading rate or the 40 percent reduction, whichever is more stringent. The site's entire water quality volume shall be treated. Compliance will be determined as shown on the approved Stormwater Master Plan DSP #2021-00017 (T&ES) *
- 52. 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) *
- 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) *
- 54. 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) *
- 55. All BMP's must be accessible for regular maintenance and inspections. The final building design must include access points and maintenance accessibility for the green roof and any other BMPs. Access to green roofs may be by a door on the same level as the green roof, an interior elevator, interior stairway with door through a penthouse, or by an alternating tread device with a roof hatch or trap door not less than 16 square feet in area and with a minimum dimension of 24 inches. Access to any portion of the green roof of other BMP shall not be solely through a private residence. (T&ES) (OCA)

- 56. 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) ****
- 57. 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.
- 58. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the submission of As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) ****
- 59. 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) *
- 60. Provide an Owner's Operation and Maintenance Manual for all BMPs to the owner. 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 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.
- 61. The applicant/owner shall install and maintain stormwater BMPs. The applicant/owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all BMPs on the project. 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 mechanical or electrical equipment; manufacturer contact names, and phone numbers,

- d. A copy of the executed maintenance service contract, and
- 62. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) ****
- 63. 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

- 64. 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)
- 65. 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)
- 66. 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

- 67. 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) *
- 68. If environmental site assessments or investigations discover the presence of contamination on site beyond that already identified under DSP #2021-00012, 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).
- 69. 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) *
- 70. 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) *
- 71. 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

72. 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

- 73. 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) *
- 74. 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) *
- 75. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked, including construction vehicles and vehicles in the loading dock, per 9 VAC 5-40-5670 of the Virginia State Code. Prior to the issuance of the Certificate of Occupancy, post at least two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES) ***

F. AIR POLLUTION

76. Control odors and any other air pollution sources resulting from 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

- 77. Submit a construction plan that includes aligned timing with the Landmark West End infrastructure DSP phased to the satisfaction of the Director of T&ES, for review, approval, and partial release of Erosion and Sediment Control for the Final Site Plan. Complete all the requirements of Zoning Ordinance Article XIII (Environmental Management) for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan prior to the partial Final Site Plan release. (T&ES) *
- 78. 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. ***
- 79. 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.
- 80. 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. **Maintaining access to transit stops.** Stops shall remain open to the extent feasible for the duration of construction. If construction requires closing a stop, then install a temporary ADA accessible stop. Coordinate with the T&ES Transportation Planning Division at 703.746.4088 as well as the transit agency serving the stop. Install signs noting the closure and the location of the temporary stop prior to ending service at the current stop.
- d. **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.
- 81. 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.
- 82. 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.
- 83. 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.
- 84. 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) ***
- 85. 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

- 86. Contribute \$30,000 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) *
- 87. Provide a monetary contribution, in the amounts specified within the Landscape Guidelines, to the City of Alexandria's Urban Forestry Fund to account for a modification in meeting the minimum crown coverage requirement. Provide the contribution prior to issuance of the first Certificate of Occupancy. Payment shall be payable to the City of Alexandria, with a transmittal letter addressed to RP&CA citing the project name and case number, contribution amount, and the condition being fulfilled. (P&Z) (RP&CA) ***

VII. HOUSING

88. Condition added by Planning Commission on October 9, 2025: Rent-restricted Units- The Developer shall restrict the rental rates for 80 percent of the project's total 275 proposed units (approximately 220 units), as may be adjusted though the final design process, within the building to be affordable to households earning 80 percent to 120 percent of the Area Median Income ("AMI") for a period of forty (40) years following issuance of the first certificate of occupancy for the building. The rent-restricted units shall be allocated evenly across all floors of the building

(excluding the penthouse level) and shall provide a unit mix proportionate to the project's overall unit mix. The City Manager may approve adjustments to the distribution and allocation of the AMIs if requested by the Developer. (PC)

- 89. Condition added by Planning Commission on October 9, 2025: No more than 50 percent of the rent-restricted units may be rented at rates affordable to households with AMI's between 100 percent and 120 percent. The Developer may rent any of the units at a rate that is affordable to households with lower AMIs at any time and those units will satisfy this condition. (PC)
- 90. Condition added by Planning Commission on October 9, 2025: Restricted rents correspond to the Multifamily Tax Subsidy Project Income Limits for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro Areas published annually by the U.S. Department of Housing and Urban development (HUD). The maximum rents will be based on anticipated household size; a junior one-bedroom rent assuming occupancy by one person, a one bedroom plus den for two people, and a two bedroom plus den for three people. (PC)
 - a. <u>Utilities for each unit shall be separately metered and billed to each unit individually. The Developer shall not assign any building wide allocation of utility costs to these units.</u>
- 91. Condition added by Planning Commission on October 9, 2025: The Developer shall retain records of the rental rates on a rolling three-year window and provide records to the City annually for its review. For this project, the Developer is not required to verify the incomes of the renter households for the purpose of meeting this condition, however, relevant demographic information collected as part of the Developer's standard practice for vetting tenant households (household income and sources (including jobs and other, number of persons in the household, etc.)) will be provided to the City annually, upon request, in a format that does not identify specific households, as part of the City's annual monitoring process. (PC)

VIII. PUBLIC ART

- 92. 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)
- 93. 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) ***

- 94. 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) *
- 95. 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) ***

IX. USES

- 96. The applicant/owner may propose non-residential uses within the designated retail ready areas without a major amendment to the satisfaction of the Director of P&Z, subject to: (P&Z)
 - a. Proposing retail, commercial, or other uses that are compatible in the multiunit building,
 - b. Obtaining any type of special use permit for the use that the zoning district may require,
 - c. Providing entrances at the building exterior for each future non-residential tenant, and
 - d. Including the window visibility requirement in the leases for future non-residential tenant(s).
- 97. Comply with the requirements below for retail-ready areas prior to Final Site Plan release, to the satisfaction of the Director of P&Z and the Climate Action Officer of OCA: (P&Z) (OCA) *
 - a. Label retail-ready areas on the site plan.
 - b. Depict all windows and doors as using a curtainwall or storefront system, coordinating with sustainability requirements for envelope attributes and energy performance analysis.
 - c. Provide at least 15 feet floor-to-floor height.
- 98. The applicant/owner may designate a limited number of apartments for short-term rentals, as defined by §3-2-141 of the Code of Ordinances, provided that the number of short-term rental apartments or individuals renting those apartments does not meet the definition of a hotel per §2-161 of the Zoning Ordinance, which would require a change of use application. (P&Z)
- 99. Do not apply paints or coatings at the site without a paint spray booth designed to the satisfaction of the Director of Code Administration prior to Final Site Plan release and installed prior to issuance of the final Certificate of Occupancy. Do not vent any automotive refinishing waste products to the atmosphere. (T&ES) (Code) * ***

X. <u>DISCLOSURE REQUIREMENTS</u>

- 100. 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.
- 101. The residents of this development are ineligible for Residential Parking Permits ("RPP"). (T&ES) ***
- This property is along the planned route for the future West End Transitway, which will run along Beauregard Street and Van Dorn Street in an approximately east/west direction and is directly adjacent to the new Transit Center.
- 103. Part of that infrastructure includes new transit stops and stations, one of which will be adjacent to block D. Therefore, it is not unreasonable to assume that such a facility is anticipated to generate associated noise, foot and vehicle traffic.
- 104. Planning and approvals required for development parcels will require (as applicable) compliance with Small Area Plans, including but not limited to dedication of right-of-way for roadway expansion to accommodate Transitway infrastructure, construct streetscape enhancements, and provide for any other frontage improvements.

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



DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

Address: SUMMARY OF PROPOSAL Applicant requests a DSUP approval of a 275-unit work force housing multifamily building MODIFICATIONS REQUESTED Provide 20% crown coverage instead of the required 25% (ZO Section 11-410) SUP's REQUESTED Parking reduction 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. Kenneth W. Wire Print Name of Applicant or Agent Telephone # Fax #	AGIB	DSUP #	Project N	ame:	West End, Block D
APPLICANT: Name: Landmark Land Holdings LLC Address: PROPERTY OWNER: Name: Same as Applicant Address: SUMMARY OF PROPOSAL Applicant requests a DSUP approval of a 275-unit work force housing multifamily building MODIFICATIONS REQUESTED Provide 20% crown coverage instead of the required 25% (ZO Section 11-410) SUP's REQUESTED Parking reduction 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. Kenneth W. Wire Print Name of Applicant or Agent Mailing/Street Address Telephone # Fax # Signature DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY Application Received: Received Plans for Preliminary: ACTION - PLANNING COMMISSION: ACTION - PLANNING COMMISSION:	PROPERT	TY LOCATION:	6025 Duke Street		
APPLICANT: Name: Landmark Land Holdings LLC Address: PROPERTY OWNER: Name: Same as Applicant Address: SUMMARY OF PROPOSAL Applicant requests a DSUP approval of a 275-unit work force housing multifamily building MODIFICATIONS REQUESTED Provide 20% crown coverage instead of the required 25% (ZO Section 11-410) SUP's REQUESTED Parking reduction 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. Kenneth W. Wire Print Name of Applicant or Agent Mailing/Street Address Telephone # Fax # Signature DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY Application Received: Received Plans for Preliminary: ACTION - PLANNING COMMISSION: ACTION - PLANNING COMMISSION:	ТАХ МАР	REFERENCE:	047.02-03-12		ZONE: CDD #29
Name: Landmark Land Holdings LLC Address: PROPERTY OWNER: Name: Same as Applicant Address: SUMMARY OF PROPOSAL Applicant requests a DSUP approval of a 275-unit work force housing multifamily building MODIFICATIONS REQUESTED Provide 20% crown coverage instead of the required 25% (ZO Section 11-410) SUP'S REQUESTED Parking reduction 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. Kenneth W. Wire Print Name of Applicant or Agent Mailing/Street Address Telephone # Fax # Signature DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY Application Received: Received Plans for Completeness: Received Plans for Preliminary: ACTION - PLANNING COMMISSION:	APPLICA	NT:			
Address: PROPERTY OWNER: Same as Applicant			and Holdings LLC		
PROPERTY OWNER: Name: Same as Applicant Address: SUMMARY OF PROPOSAL Applicant requests a DSUP approval of a 275-unit work force housing multifamily building MODIFICATIONS REQUESTED Provide 20% crown coverage instead of the required 25% (ZO Section 11-410) SUP's REQUESTED Parking reduction 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. Kenneth W. Wire Mailing/Street Address Telephone # Fax # Email address June 27, 2025 Date DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY Application Received:					
Name: Same as Applicant Address: SUMMARY OF PROPOSAL Applicant requests a DSUP approval of a 275-unit work force housing multifamily building MODIFICATIONS REQUESTED Provide 20% crown coverage instead of the required 25% (ZO Section 11-410) SUP's REQUESTED Parking reduction 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 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. Kenneth W. Wire Print Name of Applicant or Agent Mailing/Street Address Telephone # Fax # Email address June 27, 2025 Date DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY Application Received: Received Plans for Completeness: Received Plans for Preliminary: ACTION - PLANNING COMMISSION:					
Address: SUMMARY OF PROPOSAL Applicant requests a DSUP approval of a 275-unit work force housing multifamily building MODIFICATIONS REQUESTED Provide 20% crown coverage instead of the required 25% (ZO Section 11-410) SUP'S REQUESTED Parking reduction 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. Kenneth W. Wire Print Name of Applicant or Agent Signature DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY Application Received: Received Plans for Completeness: Received Plans for Preliminary: ACTION - PLANNING COMMISSION: ACTION - PLANNING COMMISSION:	PROPERT				
Applicant requests a DSUP approval of a 275-unit work force housing multifamily building MODIFICATIONS REQUESTED Provide 20% crown coverage instead of the required 25% (ZO Section 11-410) SUP'S REQUESTED Parking reduction 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. Kenneth W. Wire Mailing/Street Address Telephone # Fax # Email address June 27, 2025 Date DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY Application Received: Received Plans for Completeness: Received Plans for Preliminary: ACTION - PLANNING COMMISSION:	Name:	Same as Ap	oplicant		
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. Kenneth W. Wire Print Name of Applicant or Agent Signature Find Print Address June 27, 2025 Date DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY Application Received: Received Plans for Completeness: Received Plans for Preliminary: ACTION - PLANNING COMMISSION:	Address:				
MODIFICATIONS REQUESTED Provide 20% crown coverage instead of the required 25% (ZO Section 11-410) SUP'S REQUESTED Parking reduction 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. Kenneth W. Wire Print Name of Applicant or Agent Signature Mailing/Street Address Telephone # Fax # City and State Zip Code Email address June 27, 2025 Date DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY Application Received: Received Plans for Preliminary: ACTION - PLANNING COMMISSION: ACTION - PLANNING COMMISSION:	SUMMAR	Y OF PROPOS	▲L Applicant requests a DSUP	approv	oval of a 275-unit work force housing
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. Kenneth W. Wire Print Name of Applicant or Agent Mailing/Street Address Telephone # Fax # Email address June 27, 2025 Date DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY Application Received: Received Plans for Completeness: Received Plans for Preliminary: ACTION - PLANNING COMMISSION:					
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. Kenneth W. Wire Print Name of Applicant or Agent Signature Mailing/Street Address Telephone # Fax # City and State Zip Code Email address June 27, 2025 Date DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY Application Received: Fee Paid and Date: Received Plans for Completeness: Received Plans for Preliminary: ACTION - PLANNING COMMISSION:	MODIFIC	ATIONS REQUI	ESTED Provide 20% crown cover	age inst	stead of the required 25% (ZO Section 11-410)
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. Kenneth W. Wire Print Name of Applicant or Agent Signature Find Print Address June 27, 2025 Date DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY Application Received: Received Plans for Completeness: Received Plans for Preliminary: ACTION - PLANNING COMMISSION:					
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. Kenneth W. Wire Print Name of Applicant or Agent Signature City and State Zip Code Email address June 27, 2025 Date DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY Application Received: Received Plans for Completeness: Received Plans for Preliminary: ACTION - PLANNING COMMISSION:	SUP's RE	QUESTED Park	king reduction		
drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief. Kenneth W. Wire Print Name of Applicant or Agent Mailing/Street Address Telephone # Fax # City and State Zip Code Email address June 27, 2025 Date DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY Application Received: Received Plans for Completeness: Received Plans for Preliminary: ACTION - PLANNING COMMISSION:	with the proverse TH Alexandria to	visions of Section 11 IE UNDERSIGNE o post placard notice	-400 of the Zoning Ordinance of the Donath No. 1, having obtained permission from the on the property for which this application.	City of A he prope	Alexandria, Virginia. perty owner, hereby grants permission to the City o
Mailing/Street Address Telephone # Fax # City and State Zip Code Email address June 27, 2025 Date DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY Application Received: Received Plans for Completeness: Received Plans for Preliminary: ACTION - PLANNING COMMISSION:	drawings, et	tc., required of the ap			
City and State Zip Code Email address June 27, 2025 Date DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY Application Received: Fee Paid and Date: Received Plans for Completeness: Received Plans for Preliminary: ACTION - PLANNING COMMISSION:	Print Name o	of Applicant or Agent	Signa	ture	
June 27, 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:	Mailing/Stree	t Address	Teleph	none #	Fax #
June 27, 2025 Date DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY Application Received: Received Plans for Completeness: Received Plans for Preliminary: ACTION - PLANNING COMMISSION:	Citv and State	e	Zip Code Email	address	es es
Application Received: Received Plans for Completeness: Received Plans for Preliminary: ACTION - PLANNING COMMISSION:	, .		•		
Application Received: Received Plans for Completeness: Received Plans for Preliminary: Received Plans for Preliminary Received Plans for P			Date		
Fee Paid and Date: Received Plans for Preliminary: ACTION - PLANNING COMMISSION:			DO NOT WRITE IN THIS SPACE	- OFFI	FICE USE ONLY
ACTION - PLANNING COMMISSION:		·			
	Fee Paid ai	nd Date:	Kec	ceived Pi	Plans for Preliminary:
	ACTION - F	PLANNING COMMISS	ION:		

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.		t is: (check one) Contract Purchaser erty.	OLessee or	Other:	of
applicathan th		s and percent of ownership o tity is a corporation or partne	• •	•	
or othe	er person for whic	licant is being represented b h there is some form of com ave a business license to op	pensation, does th	nis agent or the bu	siness in which
XO Ye	•	of current City business lice Ill obtain a business license p		ation, if required b	y the City

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. See Attached		
2.		
3.		

<u>2. Property.</u> State the name, address and percent of ownership of any person or entity owning an interest in the property located at <u>5801 Duke Street</u> (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. See Attached		
2.		
3.		

3. BusinessorFinancialRelationships. 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 the12-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	Member of the Approving Body (i.e. City Council,
	Ordinance	Planning Commission, etc.)
¹ See Attached	None	None
2.		
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.

June 27, 2025 Kenneth W. Wire		Kanthuw:	
Date	Printed Name	Signature	

West End Block D Development Special Use Permit Disclosure Attachment

Applicant and Owner:

Landmark Land Holdings LLC



The following individuals own more than a 3% interest in the Applicant/Owner entity:

Bryan F. Foulger Clayton F. Foulger Brent K. Pratt

Entities with Ownership interest in Applicant and Owner:

1) Foulger-Pratt



2) Landmark Mall LLC

Landmark Mall LLC is wholly owned by the Howard Research and Development Corporation. The Howard Research and Development Corporation is wholly owned by Howard Hughes Corporation, a publicly traded corporation listed on the New York Stock Exchange.

3) Seritage SRC Finance LLC

Seritage SRC Finance LLC is wholly owned by Seritage SRC Mezzanine Finance LLC. Seritage SRC Mezzanine Finance LLC is wholly owned by Seritage Growth Properties, L. P. which is a publicly traded real estate investment trust company traded on the New York Stock Exchange.

Development SUP #	

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

The Applicant requests approval of a Development Special Use Permit to construct an work force housing multifamily residential building with 275 units on the property known as West End Block D. The Applicant agrees to provide 80% of the units between 80% and 120% AMI. All the unit will be income restricted. Workforce housing is called for in the Landmark Van Dorn SAP and development agreement as part of the redevelopment of Landmark Mall. The Applicant's proposal is consistent with this plan guidance and development agreement.

Development SUP #		
-	-	

3.	How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift). Typical number of residents for a 275 multifamily building
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 24 hour residential
6.	Describe any potential noise emanating from the proposed use: A. Describe the noise levels anticipated from all mechanical equipment and patrons. Typical for a 275-unit multifamily building B. How will the noise from patrons be controlled? Property management
7.	Describe any potential odors emanating from the proposed use and plans to control them: None anticipated

Development SUP #	

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 for a 275-unit multifamily building				
	B. How much trash and garbage will be generated by the use? Typical for a 275-unit multifamily building				
	C. How often will trash be collected? As needed; one to two times per week.				
	D. How will you prevent littering on the property, streets and nearby properties? Property management.				
9.	Will any hazardous materials, as defined by the state or federal governmen 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:				

Typical retail and residential cleaning and building maintenance supplies.

Development SUP #	
	·

11.	What methods are proposed	o e sure the safety of reside	s, employees
	and patrons?		

Property management.

ALCOHOL SALES

12.	Will the proposed	use include	the sale of	beer, wine o	r mixed drinks?
-----	-------------------	-------------	-------------	--------------	-----------------

Yes. V No.

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

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

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

 327
- B. How many parking spaces of each type are provided for the proposed use:

Standard spaces
 Compact spaces
 Handicapped accessible spaces
 Other

C.	Where is required parking located? (check one) von-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
	*Parking reduction supplemental application filed under
Provi	separate cover* de 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
В.	How many loading spaces are available for the use? 2
C.	Where are off-street loading facilities located? On ground floor of building
D.	During what hours of the day do you expect loading/unloading operations to occur?
As pe	ermitted by noise ordinance
E.	How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
After	initial lease up, the loading space use will be infrequent

Development SUP #

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?

Site access determined as adequate in CDD approval

14.

SUP#	



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)
The Applicant requests a parking reduction in order to provide 210 parking spaces where
327 are required. See DSUP Plans.
2. Provide a statement of justification for the proposed parking reduction.
The Applicant requests a parking reduction of approximately 117 residential parking spaces. The Applicant is not able to build underground parking due to the small size of the site and requirements of the approved CDD. The Applicant also seeks to right-size parking in consideration of the future West End Transitway BRT and the urban/walkable nature of the CDD development. If the West End Transitway were operational, 292 parking spaces would
be required. Additionally, there is adequate street parking and a shared commercial parking garage at Blocks E/G.
3. Why is it not feasible to provide the required parking? The Applicant cannot build an additional level of underground parking due to development
and site constraints.
4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?
Yes
5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking
Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

Last updated: 11.4.2019

surrounding neighborhood.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the

WEST END

PRELIMINARY SITE PLAN - BLOCK D

CITY OF ALEXANDRIA, VIRGINIA

DATE: AUGUST 28, 2025

5

VICINITY MAP

SCALE: 1"=500'

NA TA

PROJECT TEAM

APPLICANT/OWNER LANDMARK LAND HOLDINGS LLC 12435 PARK POTOMAC AVE

SHITE 200 POTOMAC, MD TEL. 240-750-6881 CONTACT: RUDY KNOTT

CIVIL ENGINEER

4200D TECHNOLOGY COURT CHANTILLY VA 20151 TEL. 703-376-4221 CONTACT: CLAYTON TOCK, P.E.

TRAFFIC ENGINEER

GOROVE SLADE 225 REINEKERS LANE SUITE 750 ALEXANDRIA, VA 22314

CONTACT: ROBERT SCHIESEL, P.E.

LANDSCAPE ARCHITECT

AREA TABULATIONS:

BLOCK D (LOT 702) LOT AREA = 1.45 AC. 63.315 SF

PROPOSED USE:

BUILDING HEIGHT PERMITTED: BUILDING HEIGHT PROPOSED:

AVERAGE FINISHED GRADE:

FRONTAGE REQUIRED: FRONTAGE PROVIDED:

OPEN SPACE REQUIREMENTS: 15,829 SF (25% OF DEVELOPMENT AREA AT OR ABOVE-GRADE)
OPEN SPACE PROVIDED: 15,833 SF (25% OF DEVELOPMENT AREA AT-GRADE)

275 UNITS 275 UNITS/ 1.45 AC = 189.65.

362,254 GSF 315,601 SF 70 FT. MIN., 180' MAX. 82 FT.

WASHINGTON, D.C. 20036

ATTORNEY

WIRE GILL LLP 700 NORTH FAIRFAX STREET SUITE 600 ALEXANDRIA, VA 22314 TE. 703-677-3129 CONTACT: KENNETH WIRE

ARCHITECT

PARKFOWLER PLUS 625 W ADAMS ST, 19TH FLOOR CHICAGO, IL 60661 (312)374-2060 CONTACT: BRAD FOWLER

UTILITY ENGINEER

DAVIS UTILITY CONSULTING, LLC 3975 FAIR RIDGE DRIVE SUITE 125-SOUTH FAIRFAX VA 22033 CONTACT: DAVID GRAHAM

1025 CONNECTICUT AVENUE, NW SUITE 1000 TEL. 202-857-9720 CONTACT: BRUNO P. CARVALHO, ASLA, AICP

PARKING TABULATIONS:

TOTAL DEVELOPMENT AREA = 1.45 AC. 63,315 SF.	REQUIRED*	PROPOSED		
TOTAL DISTURBED AREA = 1.59 AC. 69.243 SF.	0.95 SP/2BR (207) = 197 SPACES	210 SPACES		
	0.95 SP/1BR (136) = 130 SPACES	(124 STANDARD, 81 COMPACT,		
	TOTAL REQUIRED: 327 SPACES	1 H/C VAN, 4 H/C)		
ZONING TABULATIONS:	*SEE PARKING REQUIREMENTS TABLE ON SHEET 02C			
ZONING TABULATIONS.	LOADING TABULATIONS			
ON-SITE LOCATIONS / ADDRESSES: T.M. #047.02-03-12 / 5801 DUKE ST. ALEXANDRIA, VA 22304	REQUIRED	PROPOSED		
TOTAL SITE /LOT AREAS: 63.315 SF OR 1.45 ACRES	N/A 2 SPACES			
IUTAL STE/LUT AREAS: 63,313 SF UR 1.45 AURES				
EXISTING ZONE: CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29)	BICYCLE	PARKING TABULATIONS		
PROPOSED ZONE: CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29)	REQUIRED	PROPOSED		

BICYCLE PARKING TABULATIONS					
REQUIRED	PROPOSED				
LONG-TERM(3 SP/10 UNITS) = 83 SPACES SHORT-TERM (1 SP/50 UNITS) = 6 SPACES TOTAL REQUIRED: 89 SPACES	95 SPACES (83 LONG-TERM, 12 SHORT-TERM				

N BEAURECARE

	NEW	UPGRADED
CROSSWALKS (NUMBER)		0
STANDARD	1	0
HIGH VISIBILITY		0
CURB RAMPS	2	
SIDEWALKS (LF)	527	0
BICYCLE PARKING (NUMBER SPACES)	96	0
PUBLIC/VISITOR	IS	
PRIVATE/GARAGE	83	
BICYCLE ON-STREET FACILITIES (LF)	0	0
MULTI-USE TRAILS (LF)	0	0
PEDESTRIAN SIGNALS		0

TRIP GENERATION:

			BLOC	K D						
	me						Weekda			
Land Use	Code		А	AM Peak Hour		PM Peak Hour			Daily	
					Out	Total		Out	Total	Total
Proposed Development Program										
Residential										
Multifamily Housing (Mid-Rise) (Apartments,	221	275	Dill	24	68	92	71	46	117	1.497
Fownhomes, Condo; max 10 floors)	221	210	00	24	00	92	11	40	117	1,401
Total Residential w/o Reductions				24	68	92	71	46	117	1,497
Internal Trip Capture Reduction				-1	-3	-5	-13	-9	-22	-299
Total Residential w/ Internal Capture Reductions				23	65	87	58	37	95	1,198
Non-Auto Mode Share Reduction ¹		50%		-11	-32	-44	-29	-18	-48	-599
Subtotal (Residential Trips with Internal Capture and				11	32	43	29	18	48	599
Non-Auto Mode Share Reduction)				11	32	43	29	18	48	299
Total External Residential Trips				11	32	43	29	18	48	599
OVERALL NON-AUTO MODE TRIPS				-11	-32	-44	-29	-18	-48	-599
OVERALL DEVELOPMENT TRIPS				- 11	32	43	29	18	48	599

SHEET INDEX

CIVIL		ARCHITE	CTURE
Sheet Number	Sheet Title	Sheet Number	Sheet Title
01	COVER SHEET	A001	CODE ANALYSIS
02	GENERAL NOTES & DETAILS	A100	LEVEL P1 FLOOR PLAN
02A-02C	GENERAL NOTES & DETAILS	A101	LEVEL 01 FLOOR PLAN
03	PROPERTY EXHIBIT	A101	
04	CONTEXTUAL PLAN		LEVEL 02 FLOOR PLAN
05	OVERALL EXISTING CONDITIONS	A103	LEVEL 03 FLOOR PLAN
06	EXISTING CONDITIONS	A104	TYPICAL FLOOD PLAN (04-07)
07	OVERVIEW PLAN	A105	ROOF PLAN
08	GEOMETRY PLAN	A106	BIKE STORAGE LAYOUT
A80	SITE PLAN	A107	AREA PLANS
10	UTILITY PLAN	A108	AREA PLANS
	GRADING PLAN OPEN SPACE PLAN		
11		A300	BUILDING ELEVATIONS
12	MASTER OPEN SPACE PLAN	A301	BUILDING ELEVATIONS
	SWM PRE DEVELOPMENT PLAN	A302	GARAGE SCREENING EXHIBIT
13A 14-15	SWM POST DEVELOPMENT PLAN SWM COMPS & NARRATIVE	A400	BUILDING SECTIONS
16	BMP PLAN	A500	PERSPECTIVES
17	BMP COMPS & NARRATIVE	LIGHTING	T E TOT E O TIVE O
18	WOVD BMP DATA BLOCKS	Sheet Number	Sheet Title
19-22	OUTFALL ANALYSIS		
23	SANITARY SEWER PLAN	LT01	AMENITY DECK - LIGHTING LAYOUT
24	SANITARY SEWER COMPUTATIONS	LT02	AMENITY DECK - PHOTOMETRICS
25-28A	AUTOTURN EXHIBIT	LT03	AMENITY DECK - LUMINARE SCHEDULE
29	PEDESTRIAN EXHIBIT		& SPECIFICATIONS
30	FIRE SERVICE PLAN	LT04-LT05	SITE LIGHTING LAYOUT
31	SITE DISTANCE PROFILES	LT06-LT07	SITE - LUMINAIRE SCHEDULE &
32	GIS DIMENSION PLAN		SPECIFICATIONS
LANDSCA	PE		
Sheet Number	Sheet Title		
L1.0	LANDSCAPE PLAN		
L1.1	REFERENCE PLAN		
L1.2	HARDSCAPE PLAN		
L1.3	TREE PLANTING PLAN		
L1.4	SHRUBS AND GROUNDCOVERS PLANTING PLAN		
L2.0	PLANTING DETAILS		

ADCUITECTUDE

PROJECT NARRATIVE:

OSSORPTION OF DEVELOPMENT.
THE BLOOK OF PARKEL IS BERDERED TO THE NORTH BY HECHT AVE. (PUBLIC), JULIA JOHNS PL. (PUBLIC) TO THE WEST, TUDGER ST. (PUBLIC) TO THE EAST, AND BY DUKE ST. (Public) To the south.

The purpose of the redeal drught for block d is to allow for resobnital uses on the site which may be implemented anymetre on the site, subject to clearly of approximations.

CHEMIL ANY ADJUSTITE PROPERTIES ARE SEPARATED FROM THE SITE BY MAJOR ROADWAYS, AND IN COMBINATION WITH STEPS PROPOSED BELOW, THE APPLICANT DOES NOT ANTIOPANE ROKIESE EFFECTS FOR THOSE PROPERTIES AS A RESULT OF THE PROPOSED DEVELOPMENT. ADJACENT PROPERTIES SHALL BE PROTECTED FROM ADJESS; BEFELTS VA. STANDARD BROSON AND SEDMENT CONTROL MEASURES, ALCINSOS ESFORTS TO REDUCE THE OREALT, RANDET FROM THE SHE, IN ADDITION, BOTH ON AND OFFSITE MEROCAGENTS MICROTION THE ADVECT OF ADDITIONAL TRAFFIC SHALL BE PROVIDED AS PART OF THE APPROPRIATE TO PHASES OF DESIGNANT, AND AS DETERMENT BY TRAFFICE SERVINGTON THE TRAFFIC SHALL BE PROVIDED AS PART OF THE APPROPRIATE TO PHASES OF DESIGNANT, AND AS DETERMENT BY TRAFFICE SERVINGTON THE TRAFFIC SHALL BE PROVIDED AS PART OF THE

AS PART OF THE OVERALL PROPOSED LANDWAY DEVELOPMENT FOR THE STIE, THE APPLICANT PROPOSES TO PROVIDE SPECIAL AMENTES NOLLONG A MINIMAN OF 3.5 ACRES
OF OPEN SPACE NETWORN TO NOLLOIC A CONTROL PARK, PASCA, AND TORRACE AS WELL AS NOD-RECORD PARKS COLLECTION, THESE PARKS MILL PROVIDE A MIX OF
ACTION AND PROPERTY AS YES ALL WILL AS COMPANION OF IMPROVEMENT AND REPORT FOR PETSTANCE AND VISITIES AND

IN ACCITION TO THE PARKS, THE SITE SHALL ALSO FEATURE A FIRE STATION AND A CENTRALLY LOCATED TRANSIT HUB TO PROVIDE BUS TRANSIT SERVICES TO BOTH RESIDENT. AND THE SURROLADING COMMANITY.

THE COD CONDITIONS OUTLINED THE AMENITIES REQUIRED WITH THE INFRASTRUCTURE PLAN.

LIST OF EXISTING APPROVALS:

- C002020-00007
 SUB2021-00003
 DSP2021-00012
 SUB2022-00005
 GRO #2022-00012

GREEN BUILDING NARRATIVE:

THS APPLICATION WILL COMPLY WITH THE CITY'S GREEN BUILDING POLICY, PLEASE SEE GREEN BUILDING NARRATIVE AND SCORECARD PROVIDED ON SHEET OZC.

MODIFICATIONS REQUESTED:

1) MODIFICATION TO REDUCE CROWN COVER REQUIREMENTS FROM 25% TO 20%

BUILDING CODE ANALYSIS:

SEE SHEET A001 FOR BUILDING CODE ANALYSIS.

	PLAN DATE	REVISION
MEALTH OA M	01/13/2025	1ST SUBMISSION
.o ^h " %	04/18/2025	CONCEPT II
*/ X 83	06/30/2025	COMPLETENESS SUBMISSION
CLAYTON C TOCK	08/28/2025	VERIFICATION SUBMISSION
Lic. No. 036790		
3 08/28/2025 A		
A		
ONAL ENGLA		

SHEET 01 OF 32

APPROVED SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DATE

CHAIRMAN, PLANNING COMMISSION DATE RECORDED INSTRUMENT NO. DEED BOOK NO. PAGE NO.

BLOCK D SITE TABULATIONS

Jse	Floor	Residential	Hotel	Block	
	Area	Units	Keys	Floor Area	Units
Hospital	464,467				
Office				-	- 4
Medical Office	596,406			315,601	275
Multifamily	1,118,397	1,072 units		-	
Affordable Multifamily	12,250	45 units			-
Senior Housing (AL/IL)		0 units			-
2-over-2 Townhomes		0 units		-	-
Traditional Townhomes	300,458	110 units		-	
Condo Flats		0 units			
Hotel			0 keys		
Retail	236,146			-	
Grocer				-	
Firestation					
Garage / Loading / Service				-	
Total	2,728,124	1,227 units	0 keys	315,601	275
AR over Gross Land Area	1.2161				

PARKING TABULATIONS

Parking Ratio	Block D	
	REQUIRED	PROPOS
	-	-
		-
		_
		218
		-
	-	
2.0/ UNIT	-	- 2
1.3/ UNIT	181	-
0.7/ KEY		- 2
3.0/ 1000 GSF		-
50 spaces		
		- 1
	120	124
		81
		01
		1
		4
		-
TOTAL PARKING PROVIDED:		210
		210
		2
		-
		83
		12
		12
	1/2 BEOS 1.5/1000 GSF 1.5/1000 GSF 1/5 BEOROM 0.8/UNIT 0.7/UNIT 2.0/UNIT 1.3/UNIT 1.3/UNIT 0.7/KEY 3.0/1000 GSF 50 Upsidos	### REQUIRED ####################################

SITEWIDE CANOPY COVERAGE TABULATION

DSUP	Block	Are		Canopy C	overage (SF)
DSUP	вюск	SF	AC	Required	Provided
	Private Streets	146,984 SF	3.37 AC	-	106,250 SF
CDSP-2025-					
00012	Block D	63,315 SF	1.45 AC		14,210 SF
DSUP 2022-					
10017	Block E	108,575 SF	2.49 AC	-	14,750 SF
	Block F	22,739 SF	0.52 AC	-	41,000 SF
DSUP 2022-					
10017	Block G	62,083 SF	1.43 AC	- 1	13,500 SF
	Block H	89,320 SF	2.05 AC	-	
DSUP 2022-					
10015	Block I	107,644 SF	2.47 AC	-	22,062 SF
	Block J	80,597 SF	1.85 AC	1.0	-
DSUP 2022-					
10016	Block K	98,964 SF	2.27 AC		19,019 SF
	Block L	133,629 SF	3.07 AC	-	- 1
	Block M	120,815 SF	2.77 AC		-
	Block N	17,699 SF	0.41 AC		30,750 SF
				-	
	Block Q	14,581 SF	0.33 AC		
	Block R	10,179 SF	0.23 AC		16,750 SF
	Total Site	1,077,124 SF	24.73 AC	295.813 SF	278.291 SE

NOTE:

1) SITEWIDE CANOPY COVERAGE CALCULATION EXCLUDES PUBLIC STREET TREES, THE HOSPITAL CAMPUS, EXISTING PARKING GARAGE (BLOCK S), TERRACE PARK (BLOCK P), AND PUBLIC RIGHTS-OF-WAY.

SITEWIDE CANOPY COVERAGE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
 PLEASE REFER TO DSP#2021-00012 FOR FUTURE UPDATES TO SITEWIDE CANOPY COVERAGE CALCULATIONS:

UNIT MIX TABLE

welling Unit Summary (ADU)			1
STUDIO UNITS (ADU)		41	15%
JR ONE BEDROOM UNITS (ADU)		22	8%
ONE BEDROOM UNITS (ADU)		109	39%
ONE BEDROOM DEN UNITS (ADU)		35	13%
TWO BEDROOM UNITS (ADU)		63	23%
TWO BEDROOM DEN UNITS (ADU)		5	2%
THREE BEDROOM UNITS (ADU)			П
	TOTAL: 2	5 UNITS	.]

______ EXISTING WATER LINE ----T---- EXISTING TELEPHONE LINE T PROP TELEPHONE LINE PROP. FIRE HYDRANT EXISTING WATER METER PROPOSED WATER METER EXISTING WATER VALVE PROPOSED WATER VALVE ____PVT____ EXISTING STORM DRAIN ACF — PROPOSED STORM DRAIN 0 0 ш оо PROPOSED SANITARY SEWER DIRECTION OF FLOW --- CATV--EXISTING GAS LINE ---GAS---- PROPOSED GAS LINE FYISTING GAS VALVE X 25.60 — GYO—— PROPOSED GAS VALVE +25 60 CG-6R SPILL AND TRANSITION CURB AND GUTTER EXISTING LIGHTING PROPOSED LIGHTING EXISTING FENCE PROPOSED FENCE PROPOSED CURB 0-0 EXISTING TREE LINE Λ EXISTING CONTOURS 0 PROPOSED CONTOURS PROPOSED PHASE LINE Ã @---PROPOSED LIMITS OF CLEARING & GRADING BENCHMARK EXISTING WETLANDS **4** PROP. RET. WALL ???? VPD EX. RET. WALL O.R. OVERLAND RELIEF PROP. EX. SF PROP. POST LIGHT PROP. BUILDING MAIN ENTRANCE PROP. BUILDING ENTRANCE

> PROP. UNDERGROUND GARAGE BLOCK E&G BOUNDARY

INTERSECTION VISIBILITY TRIANGLE

BRICK PAVE AREA (TO MATCH EXISTING PLAZA)

PROP. CONCRETE SIDEWALK

PARKING SPACE COUNT

LOADING SPACE

©

⊕

LEGEND:

EXISTING ELECTRIC LINE

PROP. ELECTRIC LINE

ROAD SIGN

EXISTING TREE

LOADING AREA

EXISTING SQUARE FEET

S. C. HC

(COA)

(AW) (CSW)

(ASW)

PROPOSED PRIVATE FIBER PROPOSED ACF FIBER PROPOSED ELECTRIC MANHOLE PROPOSED FIBER HANDHOLE EXISTING CABLE TV LINE EX. POWER POLE EXISTING SPOT FLEVATION PROP. SPOT ELEVATION EX. STREET LIGHTS PROP. STREET LIGHTS PROPOSED CG-12 PROPOSED TREE WATER FITTING IDENTIFIER TEST PIT REQUIRED PROJECTED TRAFFIC COUNT GROSS SQUARE FEET GROSS SQUARE FEET
NET SQUARE FEET
TO BE REMOVED
FINISHED FLOOR
VISITOR PARKING SPACE
STANDARD, COMPACT, AND
HANDICAP PARKING SPACE
DESIGNATOR CITY OF ALEXANDRIA AMERICAN WATER CONC. SIDEWALK ASPHALT SIDEWALK PROP. PERVIOUS AREA PROP PARKING SPACE

Q

CITY OF ALEXANDRIA, VIRGINIA

SHEET 02

AL NOTES & DETAILS
VEST END
Y SITE PLAN - BLOCK I

ZONING TABULATIONS

Zoning Requirement	Block D		
	REQUIRED	PROPOSED	
LOT AREA (SQ. FT.)	-	63,315	
LOT WIDTH (FT.)	-	-	
FRONT YARD (FT.)	161		
SIDE YARD (FT.)			
REAR YARD (FT.)	100	(*)	
FLOOR AREA (SQ. FT.)		315,601	
OPEN SPACE (SF / %)	25.00%	25.00%	
GROUND FLOOR		10,843	
ABOVE GROUND	-	4,990	
TOTAL OPEN SPACE	15,829	15,833	
AVERAGE FINISHED GRADE (FT.)	-	209.84	
MAX. BUILDING HEIGHT (FT.)	-	82	
CROWN COVERAGE (SQ. FT.)		14,210	
MAX. RESI DENTISTY (UNITS/AC.)	1.41	-	
Dwelling Unit Summary (ADU)	-	275	
STUDIO UNITS (ADU)	08.	41	
JR ONE BEDROOM UNITS (ADU)		22	
ONE BEDROOM UNITS (ADU)		109	
ONE BEDROOM DEN UNITS (ADU)		35	
TWO BEDROOM UNITS (ADU)	-	63	
TWO BEDROOM DEN UNITS (ADU)	-	5	
THREE BEDROOM UNITS (ADU)	-	-	
LOADING SPACES	-	2	
TRIP GENERATION (ADT)	1-1	599	

GENERAL NOTES

- CONTINUES AND CO
- DIE CONTRACTOR MICH DISIRET HAN FOSITIVE DISMANCE OCCURS ON SITE TO PREVIAT PROMOTO OR DRANACE PROGRESS ON ADJUNCTIF PROFESSION.

 IN THE FORT, THE PROPERTIES OND DRANACE MODIFY SAME PLANE PROSEMBLE, AND FOUNDATION DRAN PROFESSION.

 IN THE FORT, THE PROPERTIES OND THE APPLICATION SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL PROFESSION.

 IN PROVIDE PROPERTIES THE HE APPLICATION SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL PROPERTIES. THE HE APPLICATION SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL PROPERTIES.

 IN PROVIDE PROPERTIES THE HE APPLICATION SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL PROPERTIES.

 IN PROVIDE PROPERTIES THE HE APPLICATION SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL PROPERTIES.

 IN SERIES PRACED AND THE MUST HAVE BEEN PASSED TO THE PRIST JOST BEHAVIOR OF STORY HOSTORY AND THE PROPERTIES.

 IN SERIES PROVIDE ADDITIONAL PROPERTIES OF THE PROPERTIES AND THE PROPERTIES.

 IN SERIES AND THE PROPERTIES TO BE CERTAINED BY THE CONSTRUCTION, PROPERTIES.

 SIBBIT A SARRY, CONSISTENT WITH THE RECORDINATE FOR CERTAINS FROM THE PROPERTIES.

 ALL SARRY CONSISTENT WITH THE RECORDINATE FOR CERTIFICATION FOR CONCERNANCE AND ESTATION FOR PROPERTIES.

 ALL SARRY CONSISTENT WITH THE RECORDINATE FOR CERTIFICATION FOR CONCERNANCE AND ESTATION AND PROPERTIES.

 ALL SARRY CONCESSION WITH THE RECORDINATE FOR CERTIFICATION FOR CONCERNANCE AND ESTATION. WITH THE PROPERTIES OF T

- maintaineu phivately. All storm drains not shown within an easement or in a public right—of—way shall be
- MAINTANCE PRIVATELY

 ALL STORD LORDOW WHICH AN EXEMPLY OR IN A PUBLIC ROYIT-OF-NAY SHALL BE

 ALL STORD LORDOW TO PRIVATE.

 9. ALL WHITE FACILITY CORPITATIONS SHALL COMPOSITION TO WISCINA AMERICAN WHITE (WAS) STANDARDS

 AND STCOTALORISMS. IN ORDISC AND ECONALITED ON LORDOW AND PRIVATE AND THE FACILITY CORPITATION AND STORD THE PRIVATE SHALL CONTINUE THE PRIVATE SHALL CONTINUE AND THE PRIVATE SHALL CONTINUE THE PRIVATE SHALL

- PROPERTY SULES AGREDMENT THAN TALL TUNNES MAD/OR PROPERTY OWNERS SHALL ASSO COMEAN WITH THE SECURIOUS. TO CONTINUE CISSION STORM SEERS, SMITHARY SHEER, METERJINES, ELECTRIC, AND ONE-PIEAD UNITED THE SUBJECT PLAN PROPULSES FOR ACRITICAL STORM SEERS, SMITHARY SHEEP, MATERJINES, AND ACTION OF SHEEP AND ACTION OF SHEEP A

TRAFFIC MAINTENANCE

ALL EXISTING ROADS ADJACENT TO THE SUBJECT SITE WILL REMAIN OPEN FOR USE DURING CONSTRUCTION PHASES.

EXISTING CONDITIONS SURVEY NOTES

- EXISTING CONDITIONS SURVEY NOTES
 PROZUMA, DAUM NOFIN AMERICAN DATING 1983, MUSSI
 VERTICA, DATINM NOFIN AMERICAN VERTICAL DATING 1983, MUSSI
 VERTICA, DATINM NOFIN AMERICAN VERTICAL DATING 1988, MUSSI
 VERTICA, DATING NOFIN AMERICAN VERTICAL DATING 1988, MUSSI
 VERTICAL DATING NOFIN AMERICAN VERTICAL DATING 1988, MUSICAN
 VERTICAL DATING NOFIN AMERICAN VERTICAL DATING NOFIN DATING NOFIN AMERICAN
 VERTICAL DATING NOFIN AMERICAN VERTICAL DATING NOFIN AMERICAN
 VERTICAL DATING NOFIN AMERICAN VERTICAL DATING NOFIN RES STATE OF MUSICAL DATING NOFIN RES STATE OF MUSICAL DATING NOFIN AMERICAN VERTICAL DATING NOFIN RES STATE OF MUSICAN VERTICAL DATING NOFIN RES NOFIN RES NOTICE OF MUSICAN VERTICAL DATING NOFIN RES NOTICE OF MUSICAN VERTICAL DATING NOFIN RES NOTICE OF MUSICAN VERTICAL DATING NOTICE OF MUSIC
- PER MEMORANDUM TO INDUSTRY, JULY 20, 2005; THE PLAN SHALL BE PREPARED PER MEMONADOM IN INNOSER'S JULY ZOZOCE RE PARA PORLE DE PEREN UNING MERONIA STATE PLANE (MORTHZONE) COORMANTES BASED ON NADBS AND NAVIDBE, HOWEVER, IF THE CURRENT DEMANCES ARE PERPENDED USING NORTH AMERICAN DATUM OF 1927 (MONZY) AND NORTHICECOETIC VERTICAL DATUM OF 19 (NGVICES) HEN THE AS-BUILT DRAWNING SHALL PROVIDE A CONVERSION TABLE O SANITARY AND STORM SCHEP THAT HE MADES AND NAVIDED ADMINISTRATION.

ENVIRONMENTAL SITE ASSESSMENT

- THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION. AND ENVIRONMENTAL SERVICES, CFFEC OF ENVIRONMENTAL CUALITY MUST BE NOTIFIED IF UNUSUAL OR UNMATICHATED CONTINAMATION OR UNDERFORMING STORAGE TRANS, DEMONS, AND CONTINATES ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC ASSETT OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA RISE DEPARTMENT SAFETY OR A RELEASE TO THE ENVIRONMENT, HE ALEAANDAIN FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENIS, ANY SOIL CONTAINMATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY
- SEQUATIONS. THE PROCESSION OF THE PROCESSION OF
- - TO OCCUR

 RETWEEN THE FOLLOWING HOURS:
 MONDAY THROUGH FROM 7 FROM 7 AM TO 6 PM AND
 SATURDAYS FROM 9 AM TO 6 PM.
 OCHISTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.
 PLE DRIVING IS TRIBERER RESTRICTED TO THE FOLLOWING HOURS:
 MONDAY THROUGH FROM 7 FROM 9 AM TO 6 PM AND
 SATURDAYS FROM 10 AM 10 4 PM.

SANITARY FLOW COMPUTATIONS

TOTAL FLOW FROM BUILDING D= 300 GPD/UNIT * 275 UNITS = 82,500 GPD PEAK FACTOR FLOW FROM BUILDING = 82,500 GPD * 4.0 = 330,000 OR 0.33 MGD

THE TOTAL ESTIMATED FLOW EXCEEDS 10,000 GPD AND IS THEREFORE SUBJECT MEMORAND TO INDUSTRY NO. 06–14, WHICH STATES THAT AT THE TIME OF THE FINAL SITE PLAN,

- HE FORKE ESTIMATED FOR EXCITED FOLLOW OF MO IS INTERFORM SMACET MEMORANDOM ONOSITRY DO CHAIN, WHICH STATISTS AND A THE MOT OF THE RAYS STEP AND A THE MOTIFIEST SMALL STATISTS AND A THE COMPANIEST SMALL STATISTS AND A THE MOTIFIEST AND A THE MOTIFIEST SMALL STATISTS AND A THE MOTIFIEST AND A THE MOTIF
- SIE UNDER PROPOSED COMDINION USING THE FACURES SECRETOR ABOVE.

 SANIMARY SERVER AROUNDER OTHER AMARYS SHULL ACCOUNT FOR THE DESTING

 THE STATE AROUNDER AFTER THE SECRETOR HELP PROVIDE THE APPLICANT WITH ANY

 RECHT MANAGES AND THE SECRETOR OF THE AROUNDER OF THE AROUNDER
- CITY OF ALEXANDRIA.
 SANITARY SEVER SYSTEMS THAT SERVE OVER 400 PEOPLE REQUIRE THE APPROVAL OF
 THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEO). THEREFORE, THE
 APPLICANT SHALL COMPLY WITH ALL THE REQUILATORY REQUIREMENTS OF THE STATE OF
- WRONIA. THE INSTALLATION OF PLUMBING FIXTURES THROUGHOUT THE CITY SHALL BE GOVERNED B LOCATION. IN THE AREAS A AND B SHOWN IN THE ATTACHED MAP, THE SANITARY SENET PLUMBING FIXTURES AND DRAINS LOCATED BELOW THE FIRST FLOOR (INCLUDING PARKING STRUCTURES) SHALL HAVE IN-STRUCTURE OR ON-SITE PLUNPED DISCHARGE TO THE
- STRECTIESS SHALL HANK RE-STRECTIES OF UNIT-TIES FLUTTED DESCRIPTION TO THE PROPERTY OF SHALL RE-PROPERTY SHALL RE-PROPERTY OF SHALL RE-PROPERTY OF GORGANOSIS.

 BATTLY OF GORGANOSIS.

 LE ESCRIPTION OF REPRESENTATION OF THE PROPERTY OF THE

ADDITIONAL NOTES

- CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5. CHAPTER 6. ARTICLE B.
- DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXBENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXBENEW? PRETREATMENT COORDINATOR AT 703-721-3500 X2020.

DEMOLITION

- A SPARATE PERMIT IS ROUBED FOR BOUNDING HORSER, NO DEMOLITION SHALL BEGIN HILL ALL PRODUCED FOR BOUNDING HORSER, NO DEMOLITION SHALL BEGIN HILL ALL PRODUCE AND STOLEN AND THE PROTECTION CONTRICTS. ARE IN PLACE AND ALL PRODUCED HIS PROTECTION OF THE ALL PROPERTY OF T
- INCREASE AND THE COMPANIES AND FOR THE MENDENTHATO OF REQUIRED HIGH THE CONTROL OF A MANUFACTURE OF A MEDICALLY TO THE CONTROL OF A MEDICALLY TO THE CONTROL OF A MEDICAL OF A MEDICAL TO THE CONTROL OF A MEDICAL OF A MEDICAL OF A MEDICAL TO THE CONTROL OF A MEDICAL OF A MEDICAL TO THE CONTROL OF A MEDICAL OF A MEDICAL TO THE CONTROL OF A MEDICAL OF THE CONTROL OF A MEDICAL OF A MEDICAL TO THE CONTROL OF A MEDICAL OF A MEDICAL TO THE CONTROL OF A MEDICAL OF A MEDICAL OF A MEDICAL TO THE MEDICAL OF A MEDICA
- THE UNITY PRINCIPES, PANENT OF ASSOCIATO TEES AND PROCREMENT OF ALL MICESSAF PRINCIPES. OF MATERIAL SIDE PASSION UNITY STEELEN OF CONTRACTOR SIDE OF MATERIAL SIDE PASSION UNITY STEELEN OF CONTRACTOR SHALL PROGRAMMENT WITH CONTRIBUTE AND STEELEN OF CONTRACTOR SHALL PROVIDE THE CONTRIBUTE AND STEELEN OF THE CONTRIBUTE OF SHALL PROVIDE LECKNATED PASSION OF THE APPROPRIES AND SHALL PROVIDE THE CONTRIBUTION OF THE APPROPRIES AND SHALL PROVIDE THE CONTRIBUTION (ACQUITES THAT ARE TO REMAN, ACTIVE CHIEF CONTRIBUTION (ACQUITES THAT ARE TO REMAN, ACTIVE CHIEF CONTRIBUTION OF THE PASSION OF THE CONTRIBUTION OF THE SHALL PROVIDE AND THE CONTRIBUTION OF THE SHALL PROVIDE AND T

SIGN CONSTRUCTION

SEPARATE PERMIT IS RECUIRED FOR SICH CONSTRUCTION

THE IS NO SEPTIME. INSTRUCT, OR MOUNTCOOKED, WERNER OF CHIEFLINES ON THE IS NO SEPTIME. INSTRUCT, OR MOUNTCOOKED, WERNER OF CHIEFLINES ON REMAINS WHICH OF THANKS APPROPRIATE LECAL AUTHORIZATION. IF BURNES ARE FOUND DONNO THE MOUNTCOOKED, WESTERNING AND MEED TO BE WOODE PRIOR TO DESCRIPTION. DONNO THE MOUNTCOOKED AND THE MOUNTCOOKED THE WOODE OF THE WOOD OF THE WOODE OF THE WOODE OF THE WOODE OF THE WOODE OF THE WOOD OF THE WOODE OF THE WOODE OF THE WOODE OF THE WOODE OF THE WOOD OF THE WOODE OF THE WOODE OF THE WOODE OF THE WOODE OF THE WOOD OF THE WOODE OF THE WOODE OF THE WOODE OF THE WOODE OF THE WOOD OF THE WOODE OF THE WOODE OF THE WOODE OF THE WOOD OF THE WOODE OF THE WOOD OF THE WOOD

OF THE SOURCE OF A DIALUTION ENTIRE IN A SPECIAL PROPERTY AND A SPEC

AIR POLLUTION

F FIREPLACES ARE UTILIZED IN THE DEVELOPMENT, THE APPLICANT IS REQUIRED TO NSTALL GAS FIREPLACES TO REDUCE AIR POLLUTION AND ODORS, ANIMAL SCREENS MUS F FREPACS NE UNIQUE TO PROJECT AR POLUTION AND WORKS.

STRILL GIS FREEZES TO REWELT AND FOLLOW AND WORKS.

BUT AND RESERVED OF BY VENINGE AND HE ANDOSPHEE.

CONTROL COOPS AND ANY OTHER AR POLUTION SQUEEZE SERVINGE FROM OPPRATIONS

AT THE STR. AND PRESENT HER THOSE LEVENUE DE ROPERTY OF BECOMING.

AT THE STREET AND PRESENT HER THOSE LEVENUE DE THE ROPERTY OF BECOMING TO THE ROPERTY OF THE PROPERTY AND AND CHARGE TO AND CHARGE TO ANY OTHER PROPERTY AND ANY OTHER PROPERTY ANY OTHER PROPERTY AND ANY OTHER PROPERTY ANY OTHER PROPERTY AND ANY OTHER PROPERTY AND ANY OTHER PROPERTY ANY OTHER PROPERTY AND ANY OTHER PROPERTY AND ANY OTHER PROPERTY ANY OTHER PROPERTY AND ANY OTHER PROPERTY AND ANY OTHER PROPERTY

SOLID WASTE MANAGEMENT

SITE ACCESSIBILITY NOTES

ARCHAEULOGY NOTES

AIR EQUIPER JACKULOGOLA PRESENTANI MELSIES SHALLE COMPLETED PROR
TO GROUND-ESTIBBRIGH ACTIVITIES (SUPH IS CORRES, GRANING, TILLING, VERETATION
SOUTH, LORGE CORRESON, CHICIES, VERETANI, CHICAGO, AND CORRES
SECTION, CONTROL OF CORRES
RESOURCE MANAGEMENT PLAN MISS BE IN PLACE TO PRESENTE MANAGEMENT TO CORRES
PLAN TO BE AND THE ACCOUNTY OF MELSING THE MISS BE INCOME.
PLAN MISS PLAN MISS BE IN PLACE TO PRESENT MISS AND MISS BE INCOME.
PLAN MISS BE IN PLAN MISS SECTION MISS AND MISS BE INCOME.
PLAN MISS BE IN PLAN MISS SECTION MISS AND MISS BE INCOME.
PLAN MISS BE IN PLAN MISS AND MISS

EXISTING CONDITIONS NOTE

CONSTRUCTION NOTES

- CONSTRUCTION NOTES

 IF DOTAL OF CONTROL OF THE STORY AND A STATE OF CONTROL OF THE STORY AND A STATE OF CONTROL OF THE STORY AND A STATE OF CONTROL OF THE STATE OF CONTROL OF THE STATE OF CONTROL OF THE STATE OF T

CARD SHERRER THE COMMAND ALL THE WIRESAM.

THE COMMAND IS SETTIONED IN THE COMMAND ALL THE COMMAND IS SETTIONED IN THE COMMAND IS SETTIONED IN THE COMMAND IS SETTIONED IN THE COMMAND IN THE COMMAND IS SETTIONED IN THE COMMAND IN TH

STORMWATER BMP AND DETENTION

FACILITIES MAINTENANCE AGREEMENT
THE APPLICANT SHALL SUBMIT TO THE CITY OF ALEXANDRIA A STORNWATER BMP
AND DETENION FACILITIES MANYTENANCE AGREEMENT WITH FINAL SUBMISSION
MAINTENANCE AGREEMENT SHALL BE REGISTERED WITH ALEXANDRIA LAND RECORDS.

FLOODPLAIN NOTES

THE SITE DOES NOT LIE WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION (WSE) PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERCENCY MANAGEMENT AGENCY (FEMA).

RESOURCE PROTECTION AREA NOTES

E&S NOTE

WELLS

AFFORDABLE HOUSING

THERE ARE NO KNOWN WELLS ON SITE.

IE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE ROTECTION AREA (RPA). CONTAMINATED SOILS
ALL COMMANDED SOILS FALL COMMANDED SOILS
ALL COMMANDED SOILS SHALL OF MANDED IN ACCORDANCE WITH THE MANS FOR the SABLECT SHE.
FOR THE LAMBORATE WALL RECENCIONATE HER ACCORDANCE WITH THE MANS FOR the SABLECT SHE.

OZYAFAZOZ. SOIL BORNES SHALLES ON DOT MOCHER ANY SOIL OF GROUNDWARF CONTAMINATION
PRESENT ON THE SECENCE SHE.

- ALL ARMAGEMENTS AND LODGEMENTOR ALL MEAN RECOMMENT FOR THE REPORT TO GETOMORY OF CONSTRUCTION, CONTRACTOR SHALL REFEY FROM THE AROUND THE ALL DIGHTSONS, GETALS, AND TREATMENTS FOR THE AROUND THE ALL DIGHTSONS, GETALS, AND TREATMENTS FOR THE PROCESSOR OF THE ALL DIGHTSONS, OF THE ALL DIGHTSONS WERE TO CONTRACTOR IS TO VERY WORTH, SZZ, AND LOCATION OF BUDDING UTILITY CONTRACTOR IS TO VERY WORTH, SZZ, AND LOCATION OF BUDDING UTILITY CONTRACTOR IS TO VERY WORTH, SZZ, AND LOCATION OF BUDDING UTILITY CONTRACTOR.
- HOLDING OF THE FAME.

 FOR COMPANIES OF THE SERVING PROCESSOR OF THE SER

CEMETERY AND/OR BURIAL GROUNDS

RODENT ABATEMENT NOTE

MARINE CLAY STATEMENT MARINE CLAYS EXISTS ON SITE FOR BLOCK D.

SINCE THE APPLICANT IS NOT RECOURTED. BY SECTION 5—1—51 OF THE CITY CHARTER AND CODE THILE 5: TRANSPORTATION AND ENVIRONMENTAL SERVICES, TO USE THE CITY OF ALEXANDRA'S MAN AND DISPOSAL SERVICES SHALL BE PROVIDED BY THE APPLICANT PRIVATE COLLECTIONS AND SHALL BE PASSED ON 10 THE RAW OWNER IN CASE, OF A SALE OF THE PROPERTY SUBSEQUENT TO THE DEVELOPMENT.

- ALL "ACCESSIBLE" PARKING SPACES SHALL BE DESIGNATED WITH APPROPRIATE SIGNAGE THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN

ARCHAEOLOGY NOTES

DISCHARGE NOTES

CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TILLE 5, CHAPTER 6, ARTICLE 8. DEWALTERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REQULATED BY ALEXBENEW PRETREATMENT, CONTRACTOR IS REQUIRED TO CONTRACTOR IS TO SHAD

UTILITY WORKS

- UNISOPPORTO UTILITY CHECKEN TO SERVICE MA CORROLLE WITH THE CRUCKING WAS THE RESIDENCE OF SERVICED AND CORROLLE WITH THE CRUCKING WAS SERVICED ON THE CHECKEN THE THE CRUCKING WAS SERVER CONTINUED. AND ADDITIONAL APPLICABLE PRACTICES FOLLORED BY THE OTHER CHECKEN THE CRUCKING WAS ADDITIONAL APPLICABLE WAS THE CHECKEN WAS THE UTILITY OWNERS HAVE FRANCISC ARREMANT WITH THE OTHER CHECKEN WAS THE CHECKEN WAS THE OTHER CHECKEN WAS THE CHECKEN WAS T

- C. ALL THE CUSTING AND PROVISED PRIESE AND PRAYER UTILITIES AND LESSIONS SHALL BE REPORTED ON THE SERONA AND A DESCRIPTION AND PROVIDED SHALL BE REPORTED ON THE SERONA AND A DESCRIPTION AND PROVIDED SHALL BE REPORTED ON THE SERONA AND A DESCRIPTION AND A DESCRIPTI

UTILITY COLOR CODES COLOR CODES RED CAUTION BURIED ELECTRIC POWER LINES, CABLES, CONDUITS, AND LIGHTING CABLES CAUTION GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS YELLOW OPANGE CALITION COMMUNICATIONS ALARM OR SIGNAL LINES CARLES OR CONDUITS DUDDLE CALITION DECLAIMED WATER IRRIGATION AND SLURRY LINES

EMERGENCY VEHICLE EASEMENTS NOTE

CAUTION SEWER DRAIN LINES AND FORCE MAIN

GREEN

ALL EMERGENCY VEHICLE EASEMENTS ARE TO BE PROVIDED UNDER A SEPARATE APPLICATION WITH THE FINAL SITE PLAN. ALL EASEMENTS ARE TO BE RECORDED WITH ALEXANDRIA LAND RECORDS.

MOSQUITO CONTROL NOTES

- NOISE THE MOSE STUDY AND MOSE COMMINENT LETTER FOR THE RESORMING, BUILDING SMALL BE SUBMITED AND APPROXIDE PROFE TO FINAL SITE PLAN BELEAS.

 ES SUBMITED AND APPROXIDE PROFESSION FOR THE PROMISED AND NO AMPLIFIED SOURCE AND SMALL BE PROMISED AND NO AMPLIFIED SUPPLY DELIVERES, LOUGHO, AND UNLOADING ACTIVITIES SMALL NOT OCCUR BETWEEN THE ROUGH OF THE TOP AND THE AND THE PROFESSION FOR THE PROFESSION FOR THE PROFESSION FOR AND THE PROFESSION FOR THE PROFESSION FOR AND THE PROFESSION FOR THE PR

CONSTRUCTION LIASON: ROBERT ABT WITH FOULGER-PRATT 240-499-9609

UTILITY CONTACTS:

WASHINGTON GAS	VERIZON
MIKE GOFFUS	TONY ASHBY
6801 INDUSTRIAL ROAD	4242 DUKE STREET
SPRINGFIELD, VA 22151	ALEXANDRIA, VA 22304
(703) 750-4881	703-212-5292
DOMINION VIRGINIA POWER	VIRGINIA AMERICAN WATER COMPANY
DAN KOCIOLA	STEVEN CHEN
3072 CENTREVILLE RD, HERNDON, VA 201	2225 DUKE STREET
571-203-5278	ALEXANDRIA, VA 22314
	(703) 706-3863
CONCAST CABLE	CITY OF ALEXANDRIA DEPARTMENT OF
WELVIN YERBY	TRANSPORTATION & ENVIRONMENTAL SERVICES
3900 WHEELER AVE. ALEXANDRIA, VA 22304	301 KING STREET, ROOM 4100
804-221-8492	ALEXANDRIA, VA 22314
	(703) 746-4025

APPROVED SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. ____ DIRECTOR

			_
CHAIRMAN, PLANNING COMM	ISSION	DATE	
DATE RECORDED			
INSTRUMENT NO	DEED BOOK NO	PAGE NO	. Г

200 5888



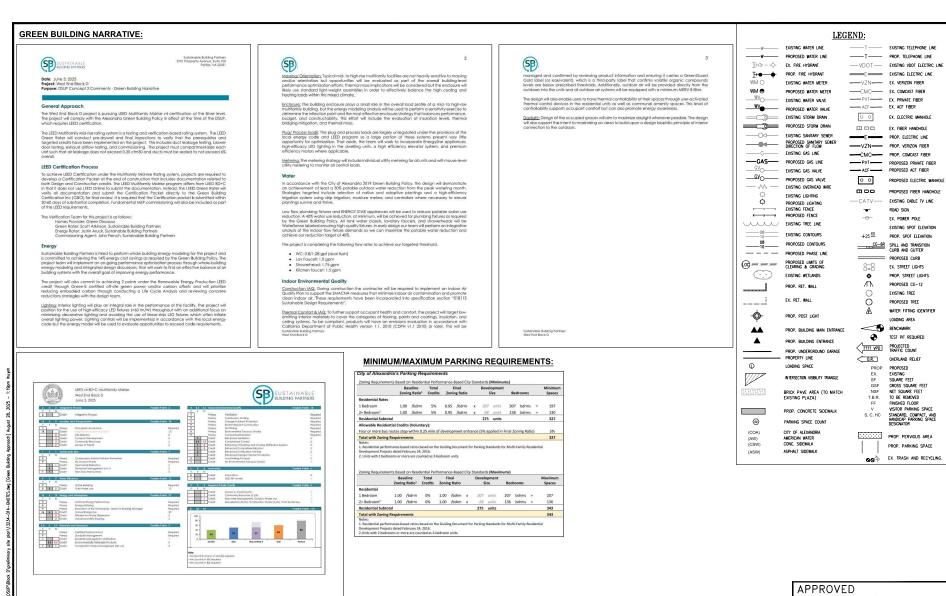




Ω BLOCK END PLAN EST E

CITY OF ALEXANI \geq ELIMINA

PR 02B OF 32 FILE N RZ-13127



PROPOSED PRIVATE FIBER

PROPOSED FIBER HANDHOLE

ROAD SIGN

EX. POWER POLE

PROPOSED CURB

FX. STREET LIGHTS

PROP. STREET LIGHTS

PROPOSED CG-12

EXISTING TREE

PROPOSED TREE

LOADING AREA BENCHWARK

EXISTING SQUARE FEET GROSS SQUARE FEET

NET SQUARE FEET TO BE REMOVED

ENISHED FLOOR

VISITOR PARKING SPACE

PROP. PARKING SPACE

EX. TRASH AND RECYCLING.

TEST PIT REQUIRED

PROP PROPOSED

T.B.R.

S, C, HC

00∕◊

WATER FITTING IDENTIFIER

EXISTING SPOT ELEVATION

PROP. SPOT ELEVATION

+25 60

 \sqrt{N}

0

Δ

3888

Y 52

CLANTON C. TOCK

Ω

- BLOCK

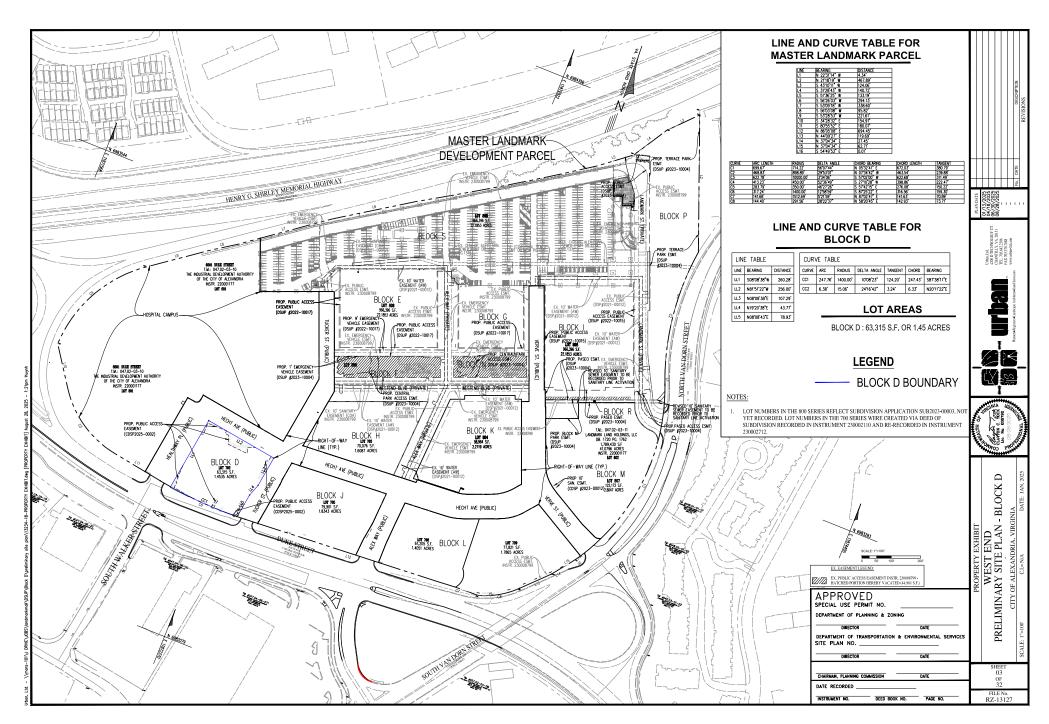
CITY OF ALEXANDRIA,

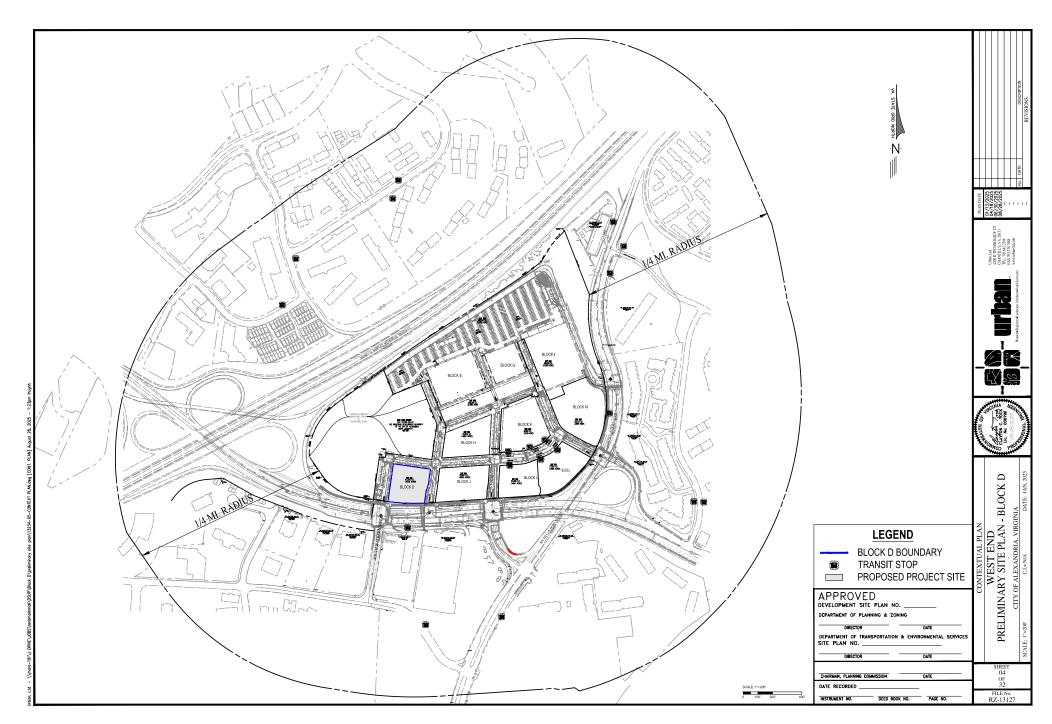
PR

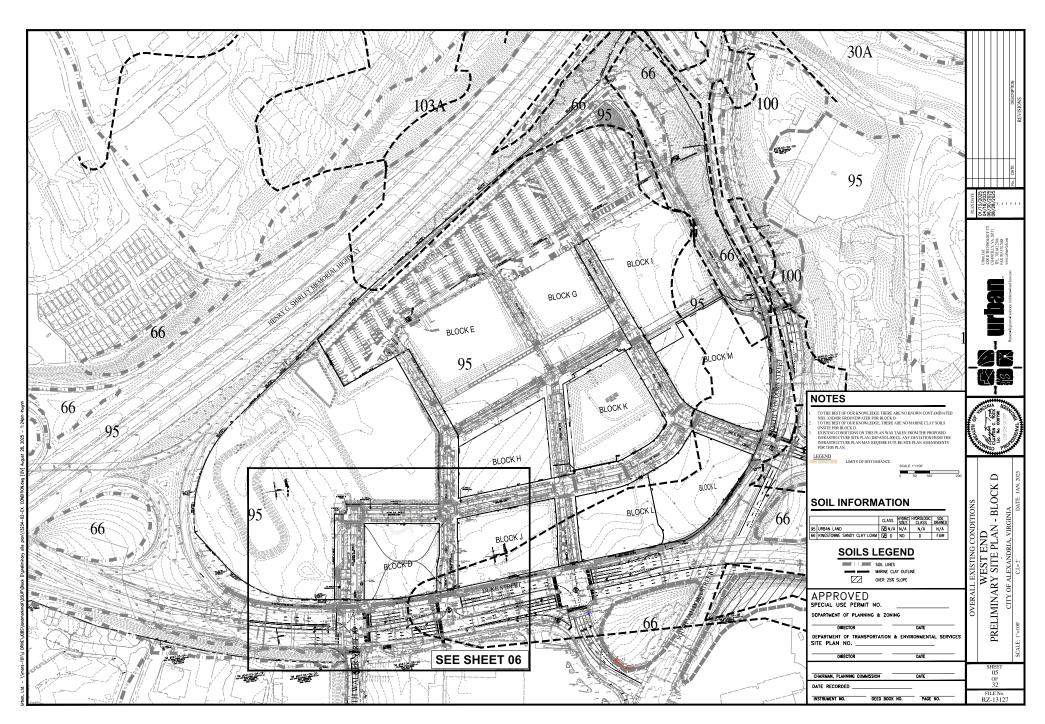
SHEET 02C

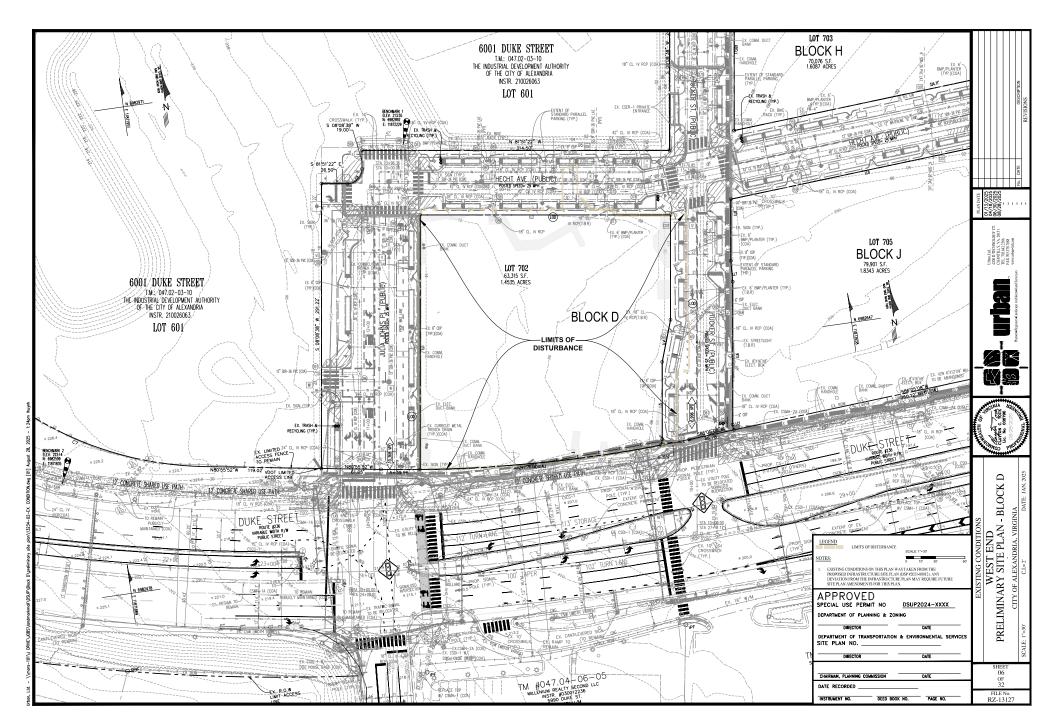
OF 32

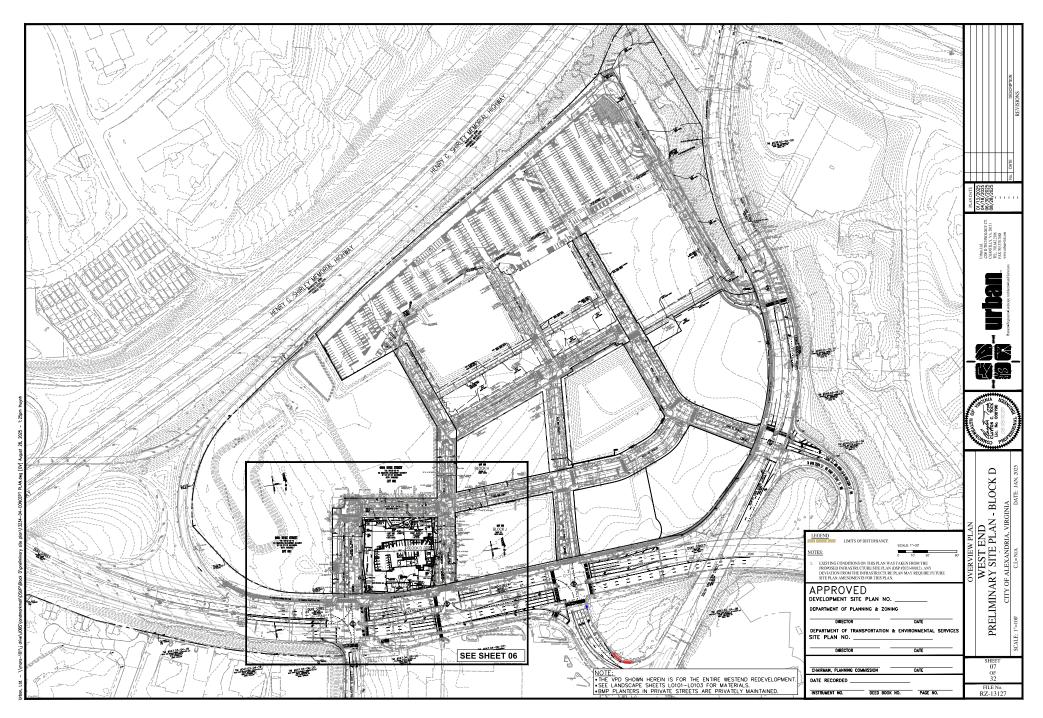
FILE No

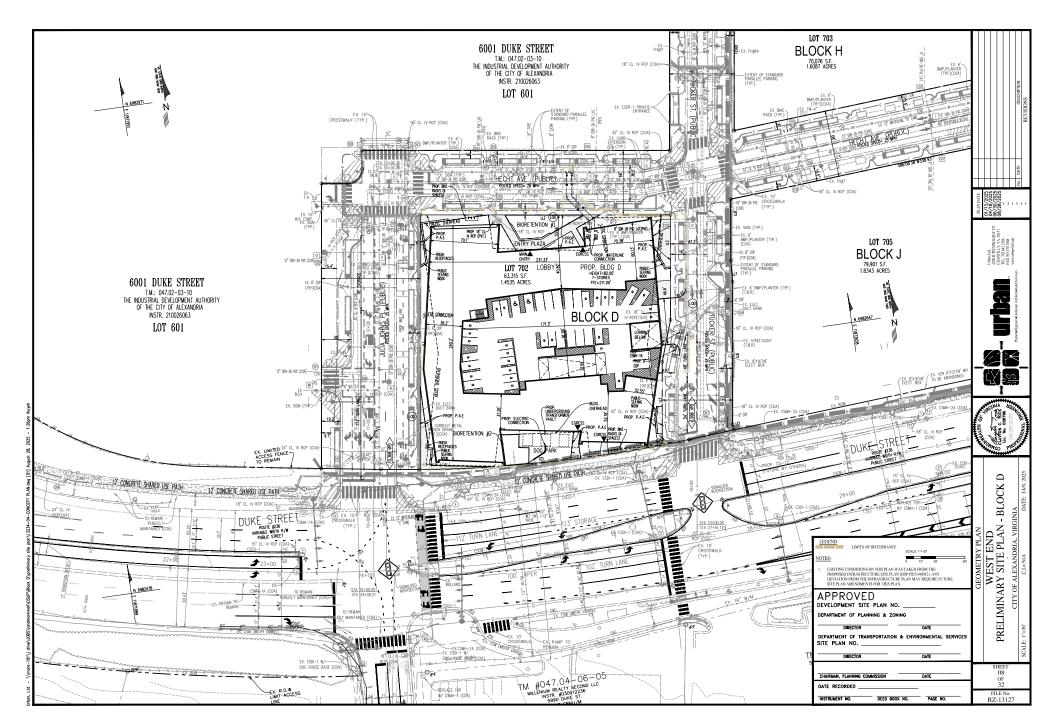


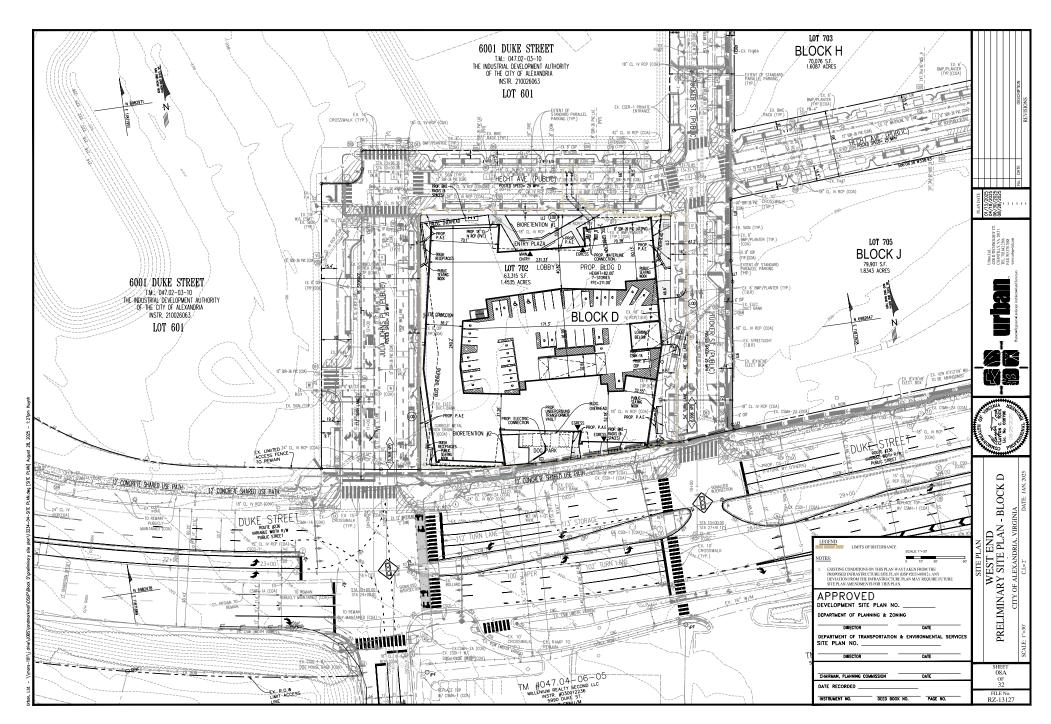


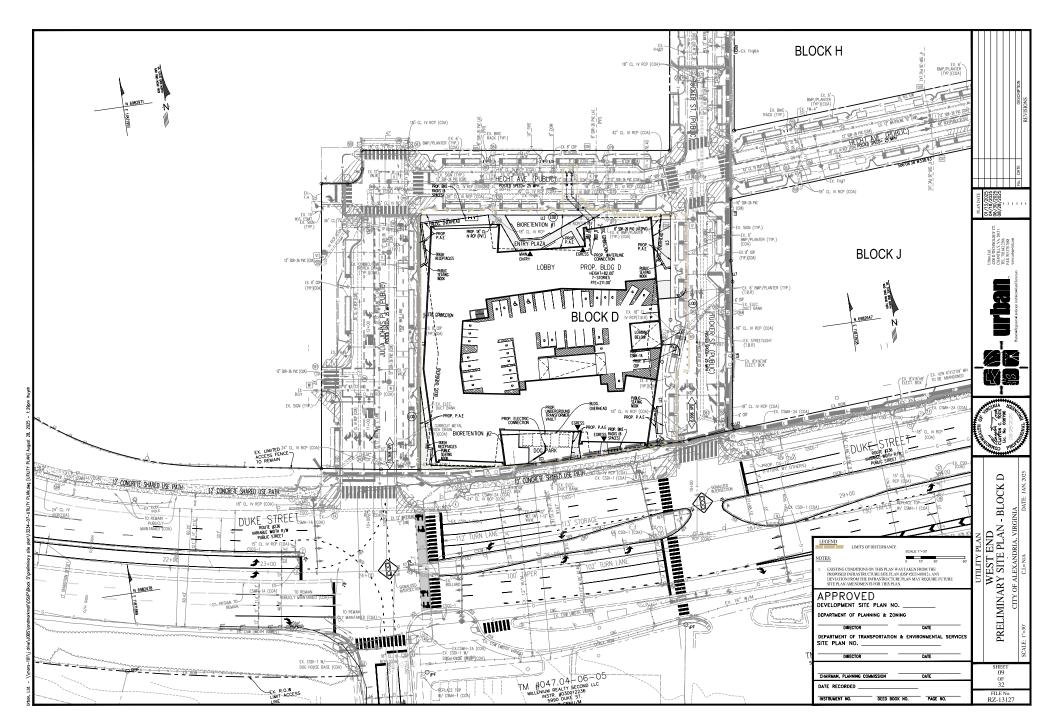


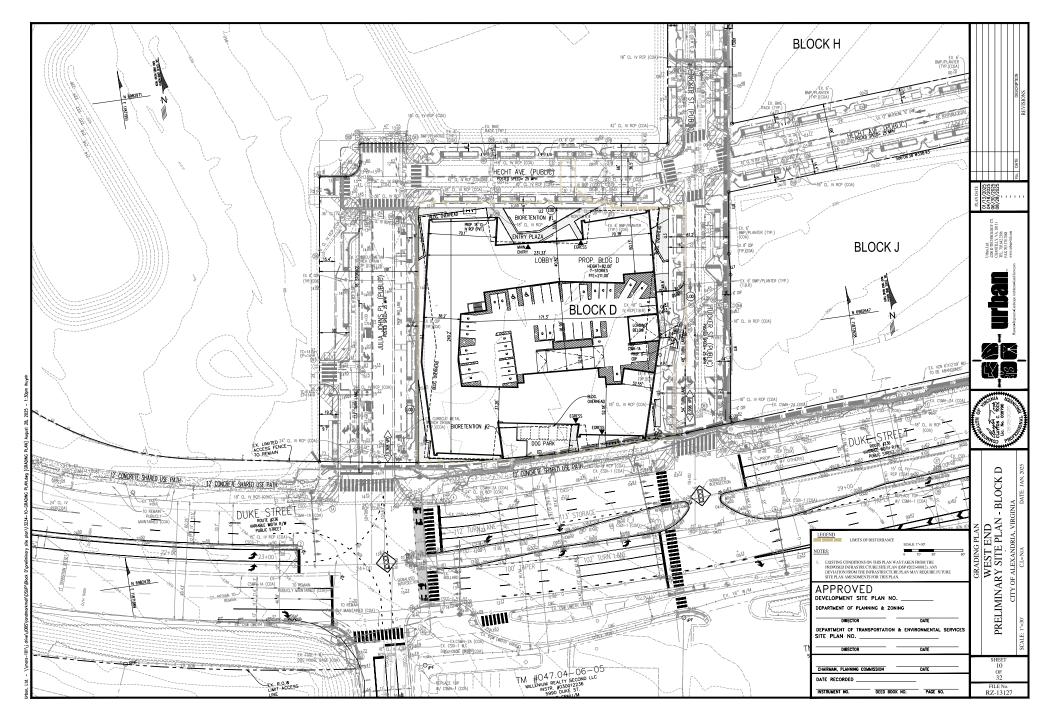


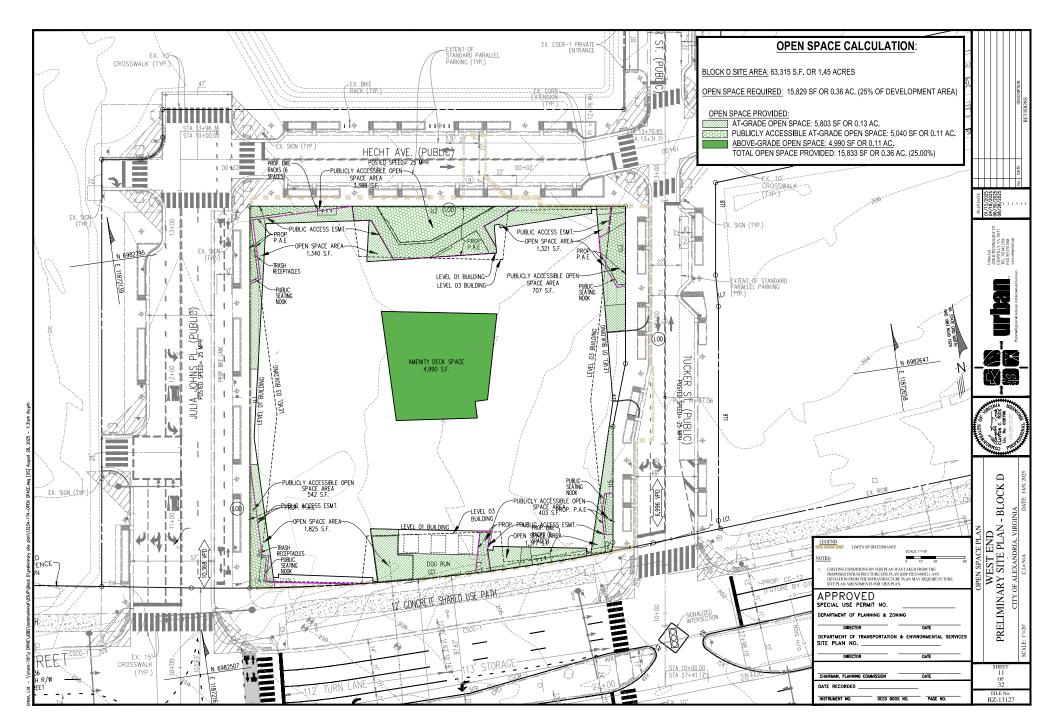


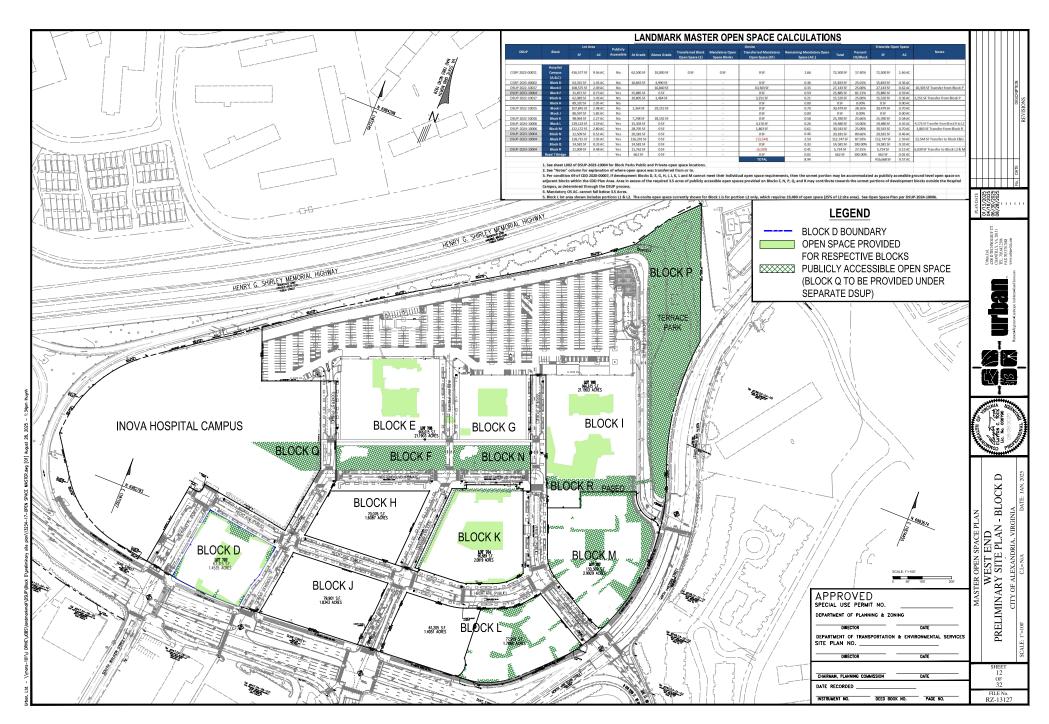


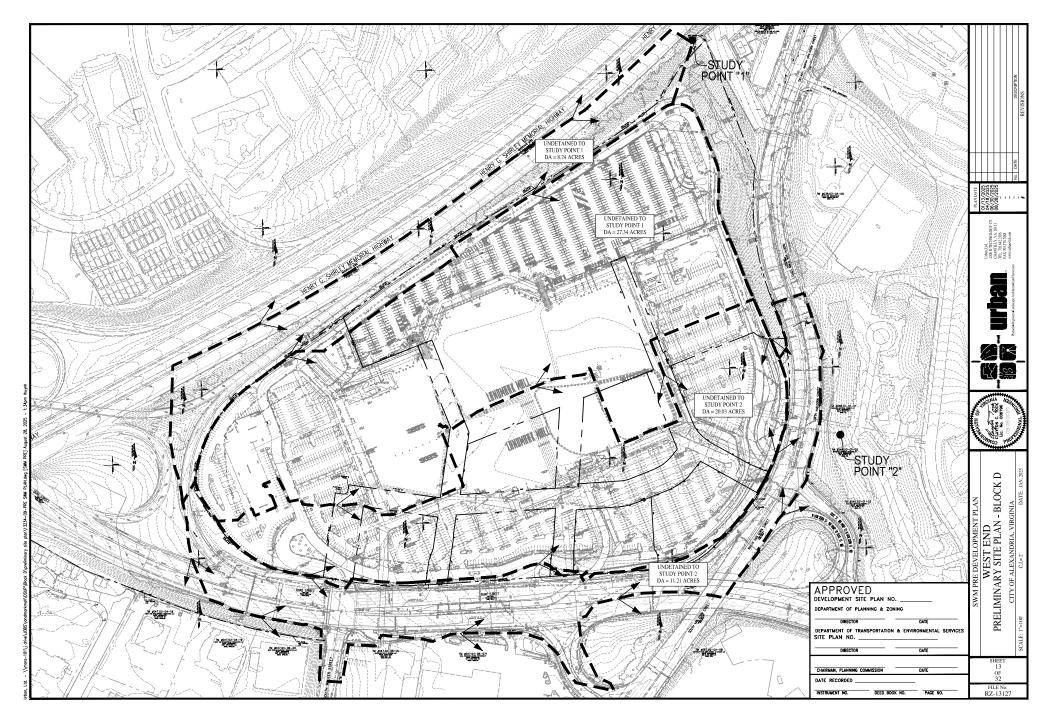


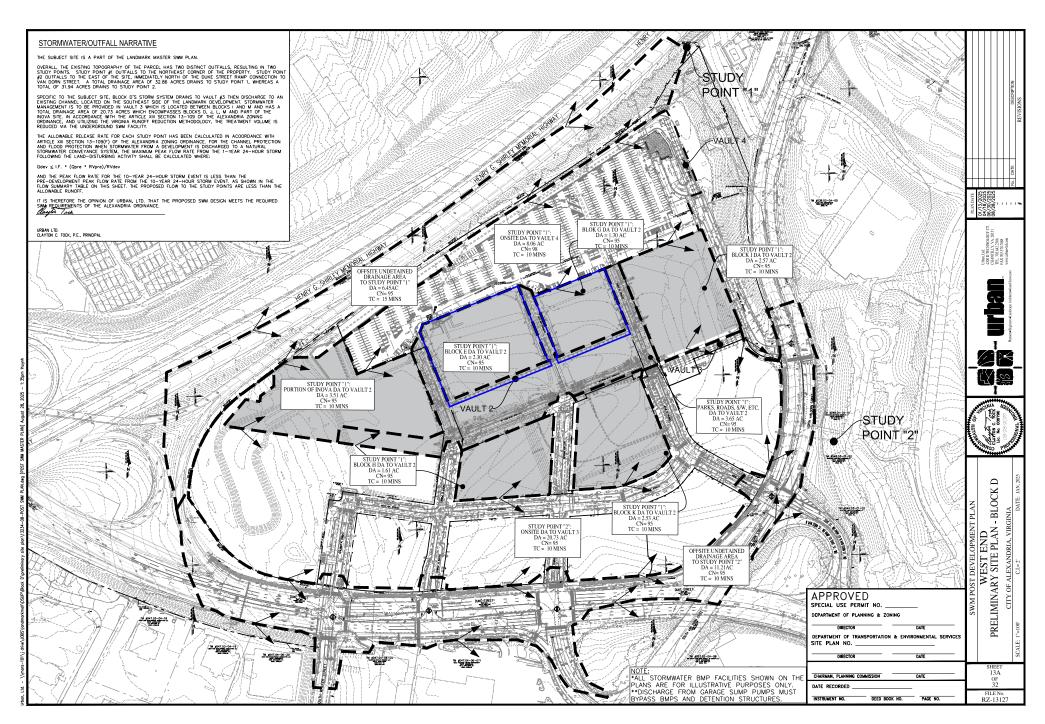












SWM POST - Study Point "2"

Elevation	Surface	Storage	Primary
(feet)		(cubic-feet)	(cfs)
167.90	7.254	0	0.00
168.20	7,254	2.176	0.44
168.50	7.254	4.352	1.24
168.80	7,254	6,529	2.24
169.10	7,254	8,705	2.92
169.40	7,254	10.881	3.46
169.70	7,254	13,057	3.92
170.00	7,254	15,233	4.33
170.30	7,254	17,410	4.70
170.60	7,254	19,586	5.05
170.90	7,254	21,762	5.37
171.20	7,254	23,938	5.67
171.50	7,254	26,114	5.96
171.80	7,254	28,291	6.24
172.10	7,254	30,467	6.50
172.40	7,254	32,643	6.75
172.70	7,254	34,819	7.00
173.00	7,254	36,995	7.23
173.30	7,254	39,172	7.46
173.60	7,254	41,348	7.68
173.90	7,254	43,524	7.90
174.20	7,254	45,700	8.11
174.50	7,254	47,876	8.31
174.80	7,254	50,053	8.51
175.10	7,254	52,229	8.71
175.40	7,254	54,405	8.90
175.70	7,254	56,581	9.08
176.00 176.30	7,254 7,254	58,757 60,934	9.27 9.45
176.60	7,254	63,110	9.45
176.00	7,254	65,286	9.82
177.20	7,254	67,462	9.80
177.50	7,254	69,638	11.46
177.80	7,254	71,815	15.11
178.10	7,254	73,991	19.99
178.40	7,254	76,167	26.86
178.70	7,254	78,343	37.51
179.00	7,254	80,519	50.53
179.30	7,254	82,696	65.19
179.60	7,254	84,872	76.27
179.90	7,254	87,048	85.28
	.,204	57,040	00.20

Volume	Inve			age Description	
#1	167.9	0' 87,0	48 cf Cust	om Stage Data (Pr	ismatic) Listed below (Recalc)
Elevation		Surf.Area	Inc.Store	Cum.Store	
(fee	et)	(sq-ft)	(cubic-feet)	(cubic-feet)	
167.9	90	7,254	0	0	
179.9	90	7,254	87,048	87,048	
Device	Routing	Invert	Outlet Dev	rices	
#1	Primary	167.90'	36.0" Rou	nd Culvert	
			L=46.8' F	CP, grooveend w/h	neadwall, Ke=0.200
			Inlet/Outle	etInvert=167.90' / 16	36.49' S=0.0301'/' Cc=0.900
			n= 0.011 0	Concrete pipe, straid	aht & clean. Flow Area=7.07 sf
#2	Device 1	167.90'	10.0" W x	10.0" H Vert, Orific	e/Grate C= 0.600
			Limited to	weir flow at low hea	ds
#3	Device 1	177.28'	48.0" W x	24.0" H Vert. Orific	e/Grate C= 0.600
			Limited to	weir flow at low hea	ds
#4	Device 1	178.24	60.0" W x	12.0" H Vert. Orific	e/Grate C= 0.600
			Limited to	weir flow at low hea	ds

WM POST	OFFSITE Undetained Runoff Calculations
	Curve Number Calculations
rea (ac) CN	Description

Area (ac) CN Description 11.210 95 Urban commercial, 85% imp, HSG D

Time of Concentration Calculations

To Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs)

10.0 Direct Entry.

1 Year Flow Calculations

Runoff = 30.45 cfs@ 12.08 hrs, Volume= 82,745 cf Depth>2.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 1-yr Rainfall=2.70*

2 Year Flow Calculations

Runoff = 36.77 cfs@ 12.08 hrs, Volume= 101,658 cf Depth>2.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

10 Year Flow Calculations

Runoff = 55.39 cfs@ 12.08 hrs, Volume= 177,387 cf Depth>4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

SWM POST Onsite DETAINED Runoff Calculations

Area (ac) CN Description 20.730 95

Time of Concentration Calculations

Tc Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs)

1 Year Flow Calculations

Runoff = 56.31 cfs @ 12.08 hrs, Volume= 153,015 cf, Depth> 2.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hr Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

Runoff = 68.00 cfs @ 12.08 hrs, Volume= 187,991 cf, Depth> 2.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

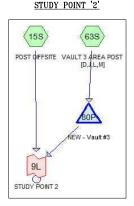
10 Year Flow Calculations

Runoff = 102.42 cfs @ 12.08 hrs, Volume= 328,031 cf, Depth> 4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 10-vr Rainfall=5.20*

VAULT #3

POST DEVELOPMENT ROUTING SCHEMATIC



1 YEAR EVENT SUMMARY 902,999 st 0.00% impervious, Inflow Depth > 2.03" for 1-yr event 56.31 cfs@ 12.08 hrs, Volume= 153,015 cf 10.01 cfs@ 12.63 hrs, Volume= 149,754 ct Atten= 82% Lag= 33 153,015 cf 149,754 cf Atten= 82% Lag= 32.8 min 10.01 cfs@ 12.63 hrs, Volume= 149,754 cf Routed to Link 9L: STUDY POINT 2
Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Peak Elev= 177.28@ 12.63 hrs Surf.Area= 7,254 sf Storage= 68,019 cf

Plug-Flow detention time=81.3 min calculated for 149,679 cf (98% of inflow) Center-of-Mass det. time=72.4 min (828.9 - 756.5) - сепиез-у-генязы вит. ште-и-4 mml (в 26.9 - 705.5) Primary OutFlow Max=10.01 cfg ut 12.63 hrs HW-177.28 (Free Discharge) 1-culvert (Passes 10.01 cfs of 119.40 cfs potential flow) 2-2-onfice/Grate (Ortice orthors 10.01 cfs @ 14.41 fps) 3-onfice/Grate (Controls 0.00 cfs) 4-a-Onfice/Grate (Controls 0.00 cfs)

187,991 cf 184,345 cf Atten= 67% Lag= 18.6 min 184,345 cf

Plug-Flow detention time=75.7 min calculated for 184,253 cf (98% of inflow) Center-of-Mass det. time=67.5 min (819.3 - 751.8) Primary OutFlow Max=22.55 cfs⊚ 12.39 hrs HW=178.24' (Free Discharge)
1=Culvert (Passes 22.55 cfs of 126.47 cfs potential flow)

"=2-Orifice/Grate (Orifice Controls 10.53 cfs @ 15.16 fps)

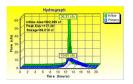
3=Orifice/Grate (Orifice Controls 12.02 cfs @ 3.14 fps)

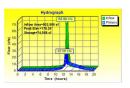
4=Orifice/Grate (Controls 0.00 cfs)

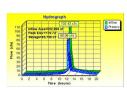
328,031 cf 322,649 cf Atten= 22% Lag= 5.0 min Outlind — 80.08 c5g (2.17 hrs, Volume — 322,649 cf Au Primary = 80.08 c5g (2.17 hrs, Volume = 322,649 cf Au Routled to Link 9t. : STUDY POINT 2 Routling by Stor-Ind method, Time Span = 0.00-20.00 hrs, dt= 0.01 hrs Peak Elev= 179.72@ 12.17 hrs Surf.Area= 7.254 sf Storage= 85,759 cf

Plug-Flow detention time=60.3 min calculated for 322.649 cf (98% of inflow) Center-of-Mass det time=53.0 min (791.7 - 738.7) Primary OutFlow Max=80.07 cfs@ 12.17 hrs HW=179.72' (Free Discharge)
1=Culvert (Passes 80.07 cfs of 136.68 cfs potential flow)

-2=Orifice/Grate (Orifice Controls 11.29 cfs @ 16.26 fps) -3=Orifice/Grate (Orifice Controls 45.20 cfs @ 5.65 fps) -4=Orifice/Grate (Orifice Controls 23.57 cfs @ 4.71 fps)







STUDY POINT 2 SWM POST FLOWS

1 Year Flow Calculations

 Inflow Area =
 1,391,306 st. 29.83% impervious, Inflow Depth > 2.01* for 1-yr event inflow =
 37.59 cfs@ 12.09 hrs, Volume=
 232,499 cf. Atten=0% Lag= 0.0 min

 Primary =
 37.59 cfs@ 12.09 hrs, Volume=
 232,499 cf. Atten=0% Lag= 0.0 min
 Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

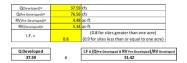
2 Year Flow Calculations

Inflow Area = 1,391,306 st 29.83% Impervious, Inflow Depth > 2.47* for 2-yr event Inflow = Primary = 44.82 cfs @ 12.09 hrs, Volume= 286,003 cf 44.82 cfs @ 12.09 hrs, Volume= 286,003 cf Atten= 0% Lag= 0.0 min Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

10 Year Flow Calculations

1,391,306 st 29.83% Impervious, Inflow Depth > 4.31" for 10-yr event Inflow Area = Inflow = 1.26.23 ds @ 12.14 hrs, Volume= 500,036 df Primary = 128.23 ds @ 12.14 hrs, Volume= 500,036 df Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dl= 0.01 hrs

ENERGY BALANCE METHOD TO STUDY POINT "2"



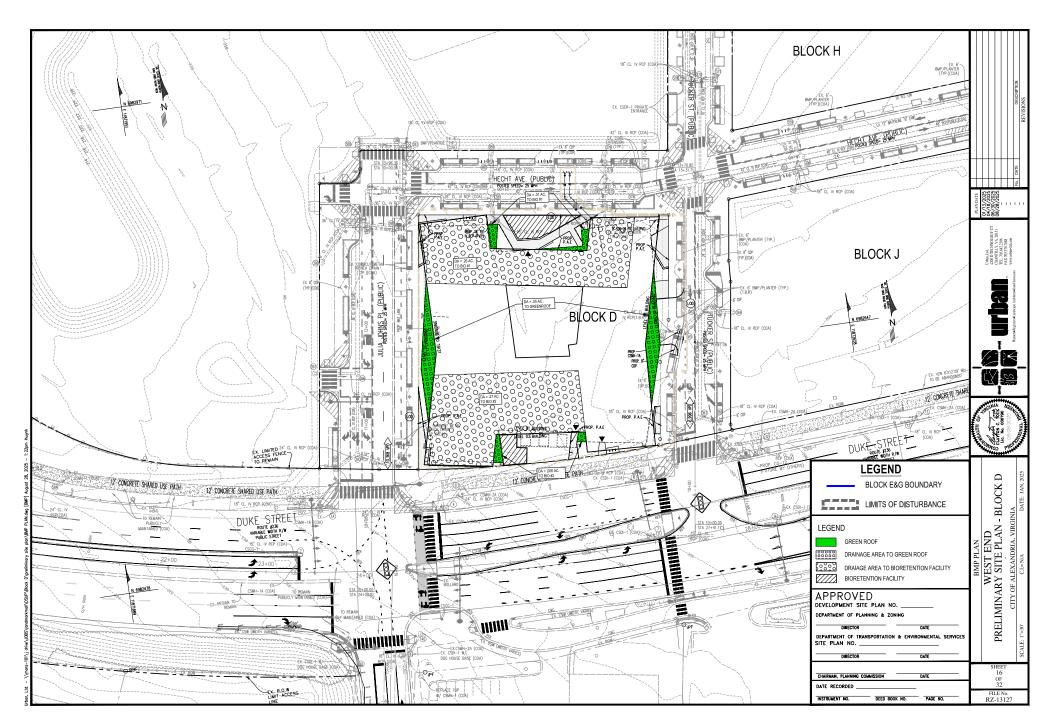


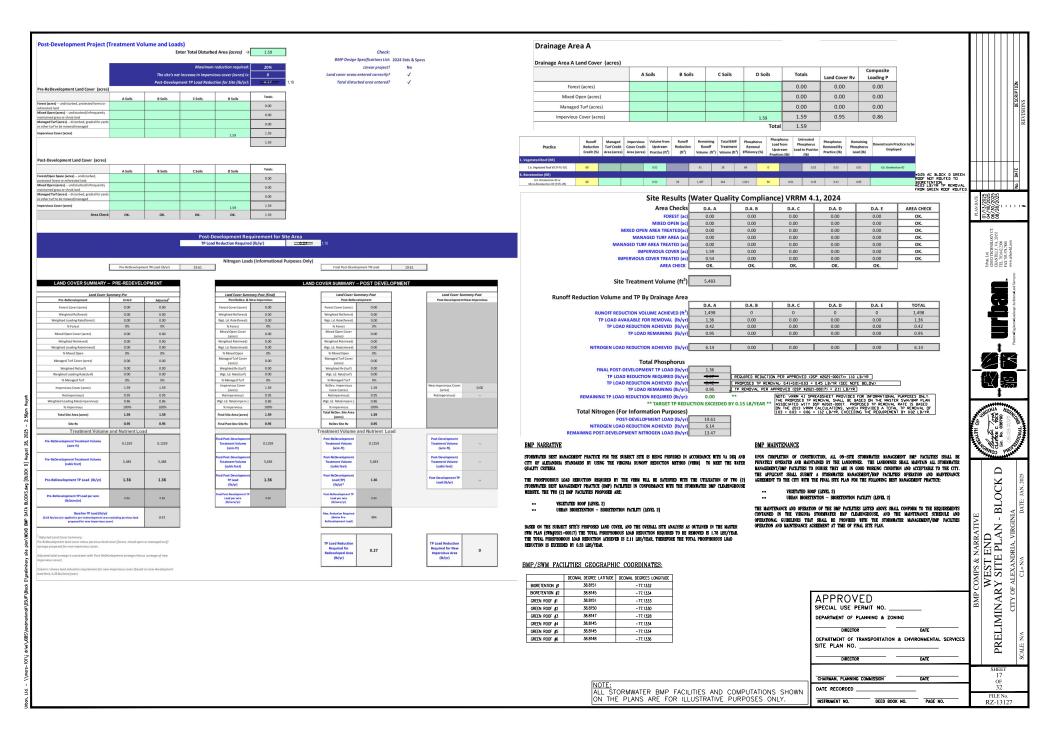
END PLAN - BLOCK

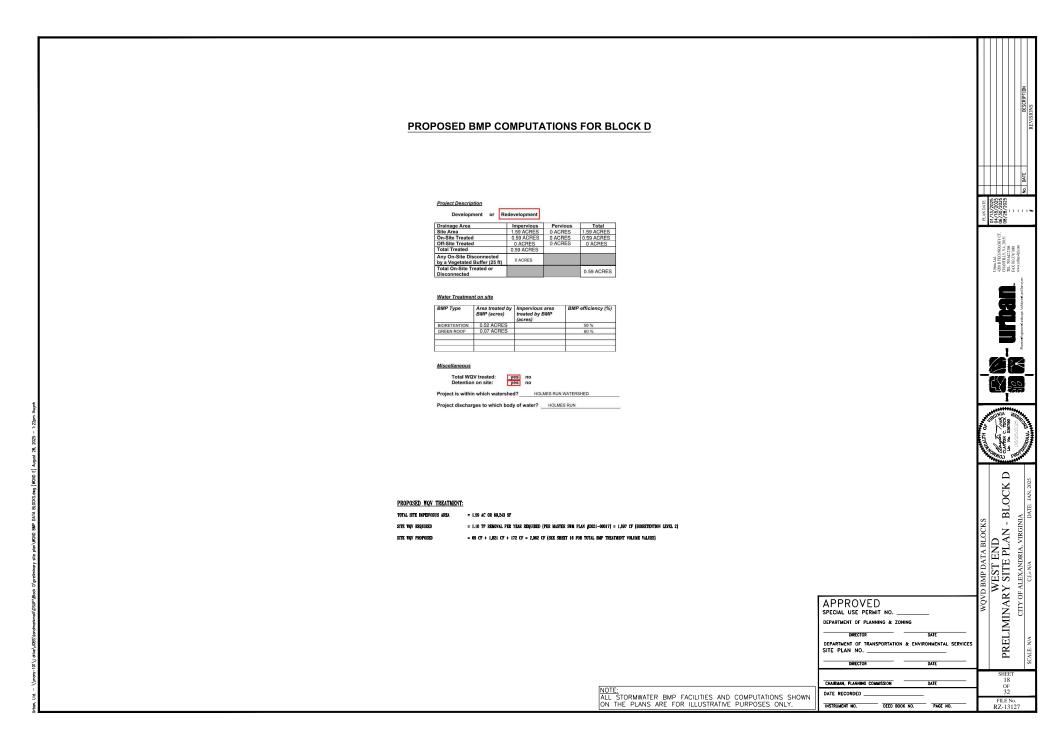
Ω

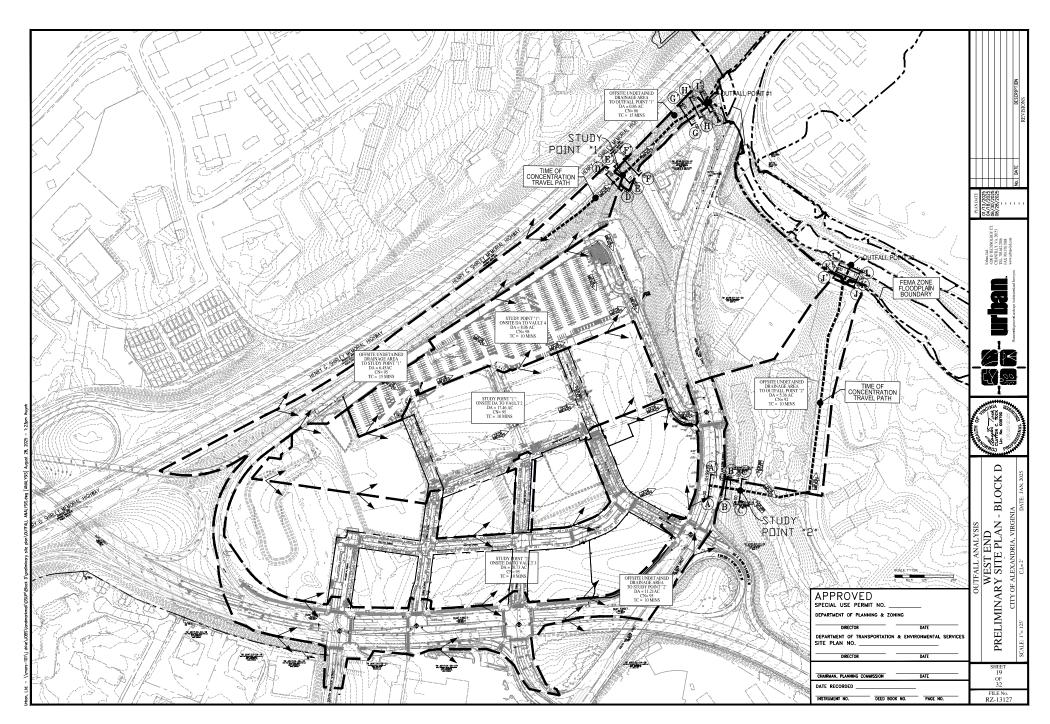
2588

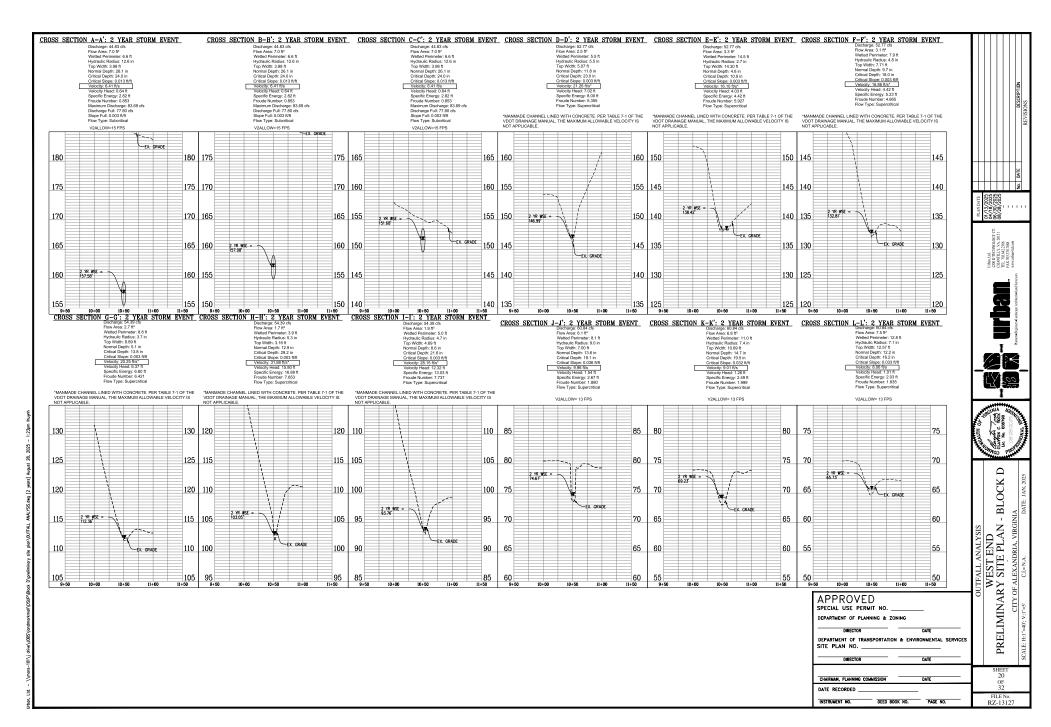
SWM COMPS & NA
WEST EN
RELIMINARY SITE P PR

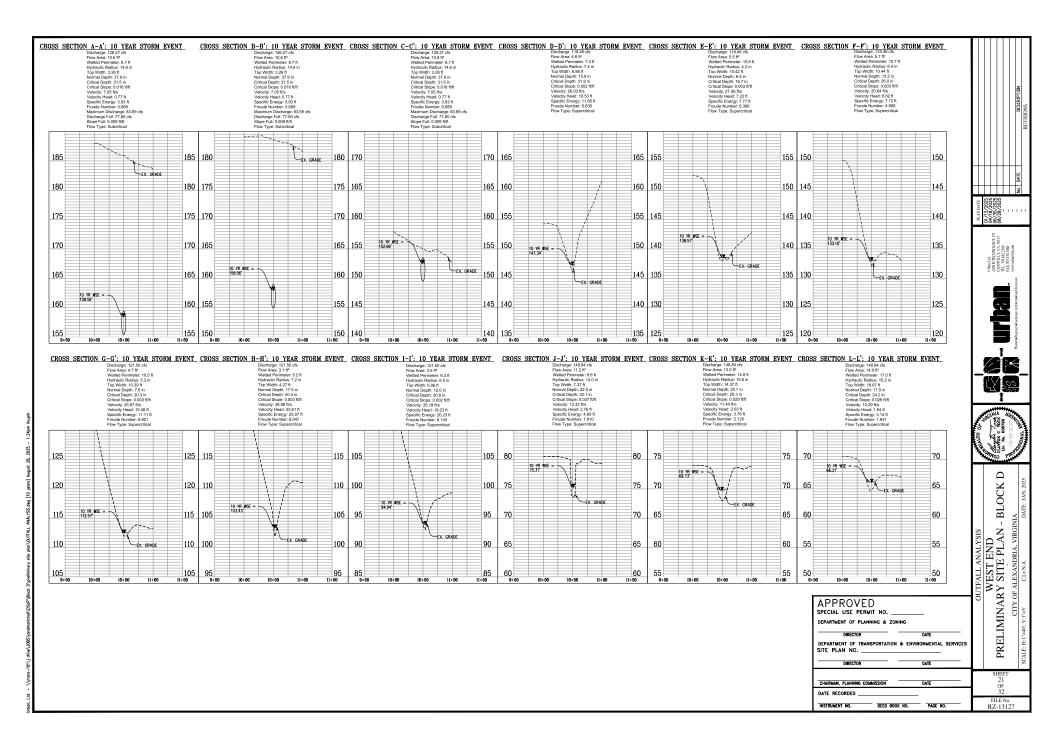












SWM ADEQUATE OUTFALL NARRATIVE:

THE EXISTING TOPOGRAPHY OF THE PARCEL HAS TWO DISTINCT OUTFALLS, RESULTING IN TWO STUDY POINTS, STUDY POINT #1 OUTFALLS TO THE NORTHEAST CORNER OF THE PROPERTY. STUDY POINT #2 OUTFALLS TO THE ASTS OF THE STEE, MANEDATELY NORTH OF THE DUNCE STREET RAMP CONNECTION TO VAN DORN STREET. A TOTAL PRE-DEVELORMENT DEALNAGE, AREA OF 35.58 AGRES DRAWS TO STUDY POINT I, WHILE A TOTAL PRE-DEVELORMENT DEALNEAGE REAG OF 31.54 AGRES DRAWS TO STUDY POINT I, WHILE A TOTAL PRE-DEVELORMENT DEALNEAGE REAG OF 31.54 AGRES DRAWS TO STUDY POINT I.

STORMWATER MANAGEMENT IS TO BE PROVIDED IN THREE SEPARATE STORMWATER MANAGEMENT VAULTS; VAULT 2, 3, AND 4, AULT 2 IS LOCATED IMMEDIATELY SOUTH OF BLOCKS EAG AND HAS A DRANAGE AREA OF 17.46 ACRES, VAULT 3 IS LOCATED SOUTH OF BLOCK I AND HAS A DRANAGE AREA OF 20.37 ACRES. VAULT 4 IS LOCATED EACH OF THE EXISTING PARKING STRUCTURE AND HAS A DRANAGE AREA OF 60.76 AG ACRES. IN ACCORDANCE WITH THE ARTICLE WILL SECTION 13-109 OF THE ALEXHADRA ZOWNED OFBOMANICE, AND UTLINIOR THE HIGH RATION F REQUESTION AND THE HIGH REATMENT VOLUME IS REDUCED VAR HUDGERGRAND SIMM FACULTES.

THE ALLOWABLE RELEASE RATE FOR EACH STUDY POINT HAS BEEN CALCULATED IN ACCORDANCE WITH ARTICLE XII SECTION 13 -100(F) OF THE ALLAMADRIA ZONING ORDINANCE. FOR THE CHAINCE PROTECTION AND FLOOD PROTECTION HEN STORWAITER FROM A DEVLICAMENT 15 DISCHARGED TO A NATURAL STORWAITER CONVETANCE SYSTEM, THE MAXIMUM PEAR FLOOR RATE FROM THE THEAT 24-HOUR STORM FOLLOWING THE LAND-DISTURBING ACTIVITY SAILS DE CALCULATED WHERE:

Qdev ≤ I.F. * (Qpre * RVpre)/RVdev

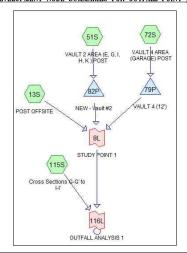
AND THE PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS LESS THAN THE PRE-DEVILOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT. AS SHOWN IN THE FLOW SUMMARY TABLE ON IMPRASTRUCTURE STE PLAM (SOB) 2021-2021) SHEET 123. THE PROPOSED FLOW TO THE STUDY POINTS ARE LESS THAN THE ALLOWABLE RUNOFF.

IT IS THEREFORE THE OPINION OF URBAN, LTD. THAT THE PROPOSED SWM DESIGN MEETS THE REQUIRED SWM REQUIREMENTS OF THE ALEXANDRIA ORDINANCE.



URBAN LTD. CLAYTON C. TOCK, P.E., PRINCIPLE

POST-DEVELOPMENT NODE SUMMARIES FOR OUTFALL POINT #1



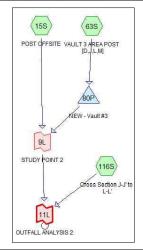
POST-DEVELOPMENT 2-YEAR OUTFALL POINT #1

POST-DEVELOPMENT 10-YEAR OUTFALL POINT #1

 Inflow Area =
 1,429,944 sf , 41,25% Impervious , Inflow Depth > 4.37° for 10-yr event Inflow = 121,50 cfs @ 12.15 hrs , Volume= 520,388 cf , Material Children (121,50 cfs @ 12,15 hrs , Volume= 520,388 cf , Material Children (121,50 cfs @ 12,15 hrs , Volume= 520,388 cf , Material Children (121,50 cfs @ 12,15 hrs , Volume= 520,388 cf , Material Children (121,50 cfs @ 12,15 hrs , Volume= 520,388 cf , Material Children (121,50 cfs @ 121,50 cfs @

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

POST-DEVELOPMENT NODE SUMMARIES FOR OUTFALL POINT #2



POST-DEVELOPMENT 2-YEAR OUTFALL POINT #2

 Inflow Area =
 1,624,676 sf , 34.88% Impervious , Inflow Depth >
 2.46* for 2-yr event Inflow =

 Inflow =
 60.84 cf sig 12.09 hrs , Volume=
 332,597 cf

 9 finary =
 60.84 cf sig 12.09 hrs , Volume=
 32,597 cf

POST-DEVELOPMENT 10-YEAR OUTFALL POINT #2

1,624,676 sf., 34,88% Impervious , Inflow Depth > 4,30" for 10-yr event 148,84 cfs @ 12,13 hrs , Volume= 582,638 cf , Atten= 0% , Lag= 0.0 min Inflow Area =

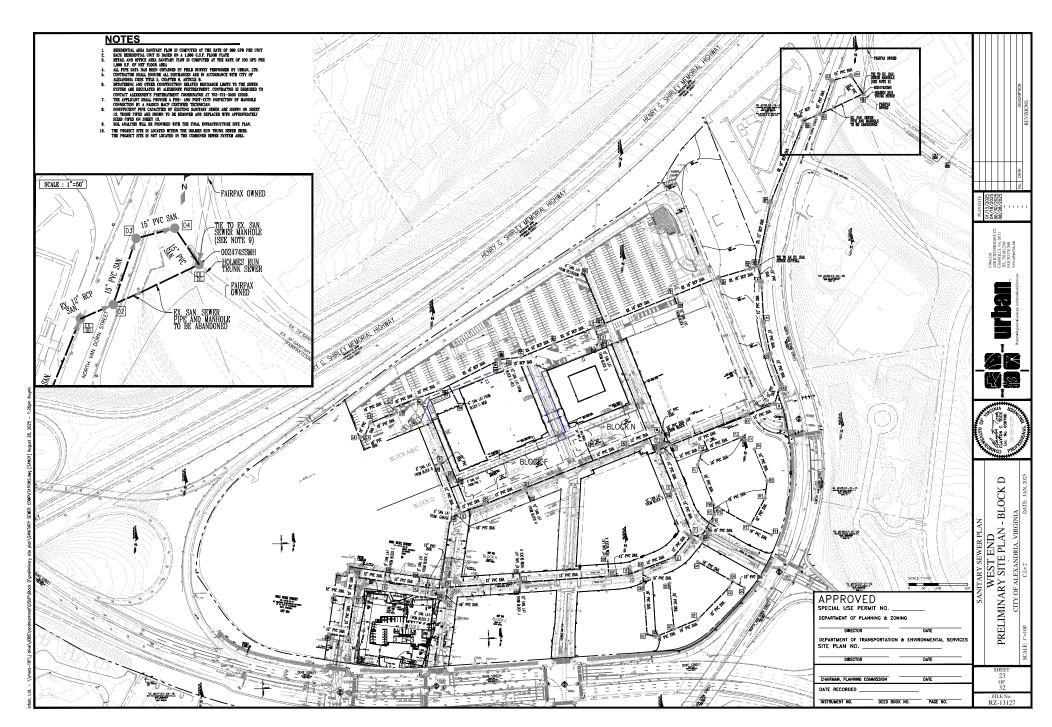
Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

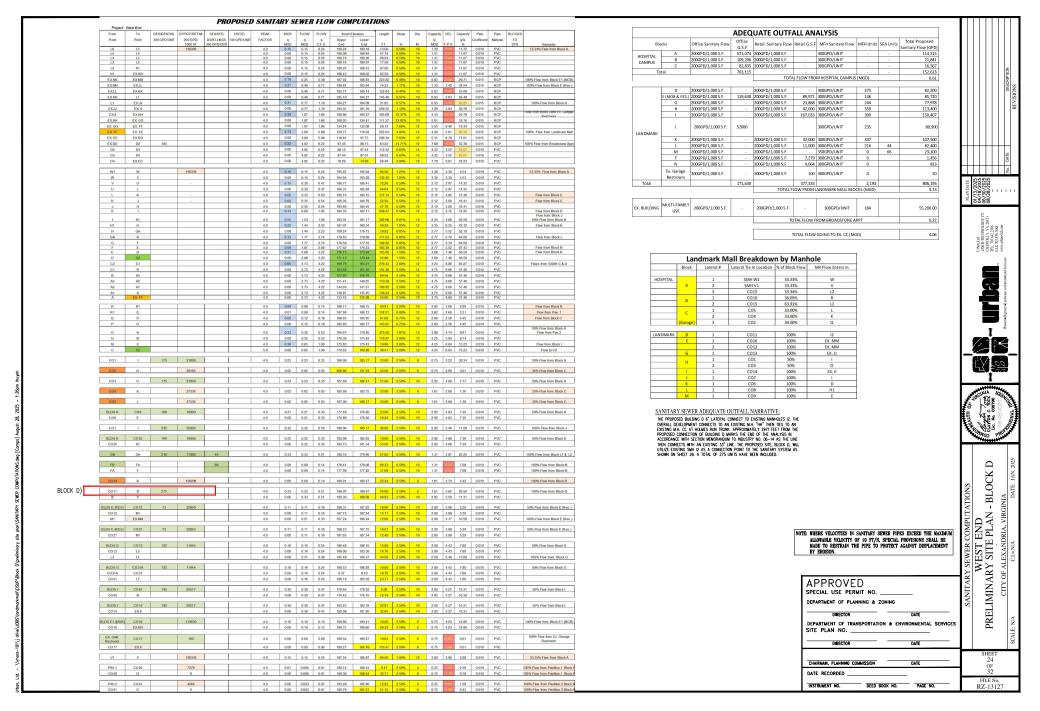
OUTFALL ANALYSIS COMPUTATION SUMMARY 2 YEAR FLOW 10 YEAR FLOW (CFS): D-D' 0.10% 31.97 96 10* 0.013 52.77 21.26 0.98 118.46 26.03 1.33 EX. CONCRETE E-E 0.14% 31.97 96 10* 0.013 52.77 16.10 0.40 118.46 21.56 LINING EXISTING MANMADE CHANNEL-OFFSITE EX. CONCRETE LINING 10* F-F 0.08% 31.97 96 0.013 52.77 16.86 0.81 118.46 20.64 1.10 G-G' 0.15% 32.83 86 15* 0.013 54.39 20.25 0.43 121.50 25.97 32.83 86 15* 0.013 54.39 31.88 1.08 121.50 38.98 1.46 1-1" EXISTING MANMADE CHANNEL-OFFSITE 86 15* 0.72 EX. CONCRETE 0.21% 32.83 0.013 54.39 28.15 121.50 35.18 1.00 EXISTING MANMADE CHANNEL-OFFSITE 1-1" 0.13% 37.30 92 10* 0.045 60.84 9.96 1.13 148.84 13.33 1.83 EX DID DAD UN EXISTING MANMADE CHANNEL-OFFSITE K-K' 0.14% 37.30 92 10* 0.045 60.84 9.01 1.23 148.84 11.44 1.73 FX. RIP RAP LIN EXISTING MANMADE CHANNEL-OFFSITE 0.12% 37.30 10* 0.045 60.84 8.06 1.02 148.84 10.29 1.49 EX. RIP RAP LIS

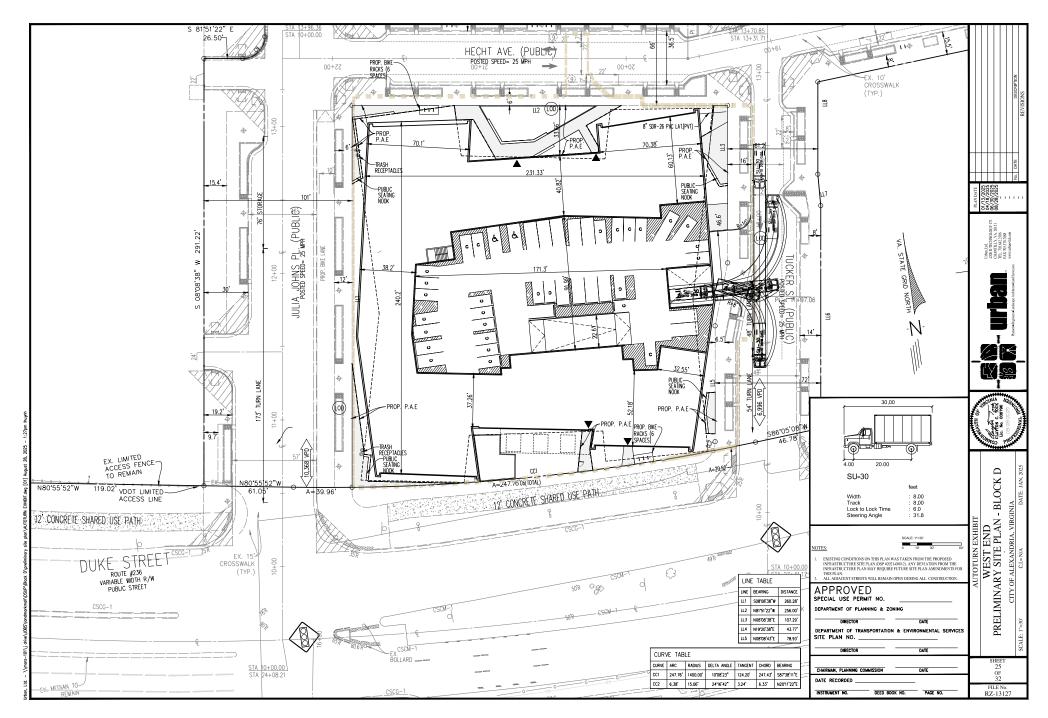
APPROVED SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING DIRECTOR DATE DATE DRECTOR DATE DATE	OUTFALL ANALYSIS WEST END WEST END PRELIMINARY SITE PLAN - I CITY OF ALEXANDRIA, VIRGINIA SCALE NA. D
CHAIRMAN, PLANNING COMMISSION DATE	SHEET 22 OF
DATE RECORDED INSTRUMENT MO. DEED BOOK NO. PAGE NO.	32 FILE No. RZ-13127

Ω

BLOCK

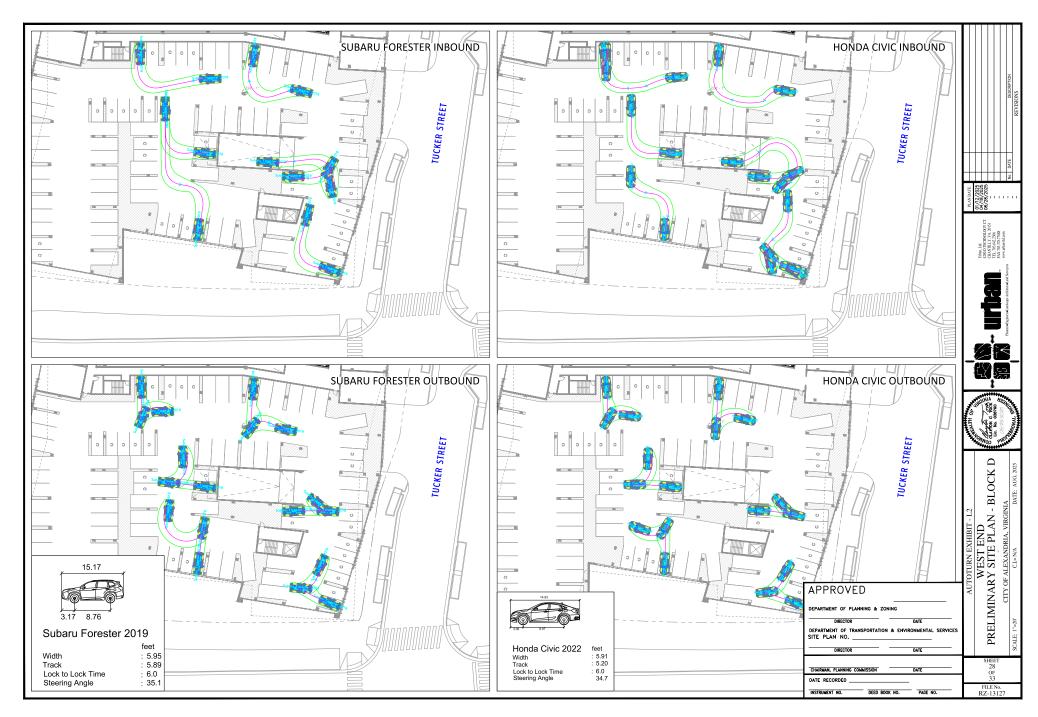


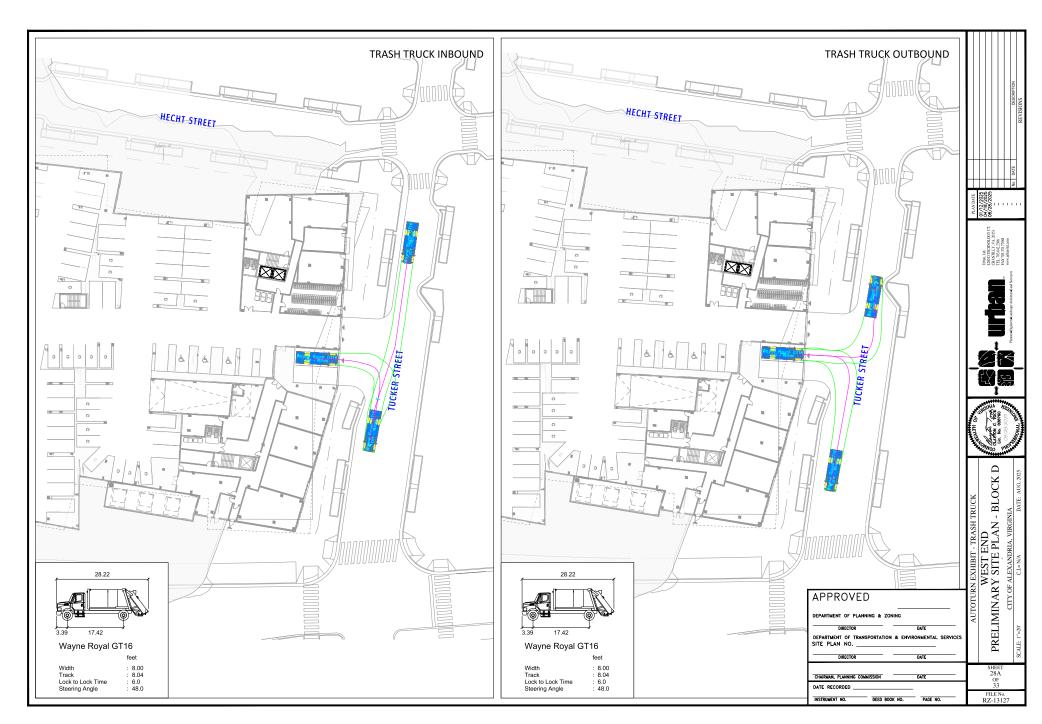


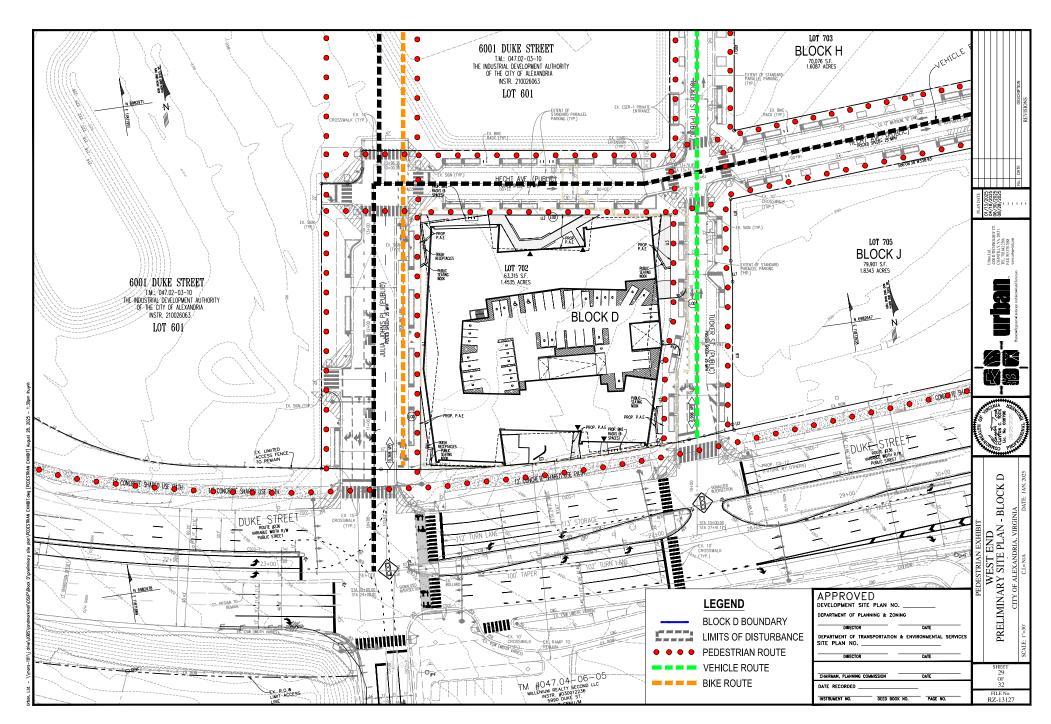


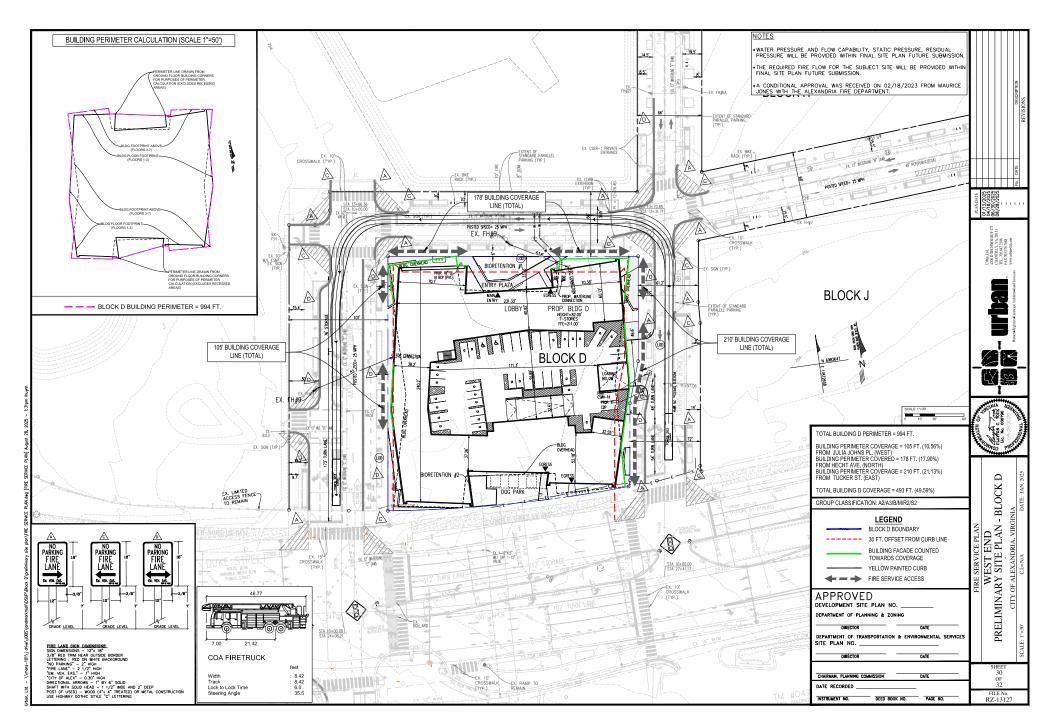


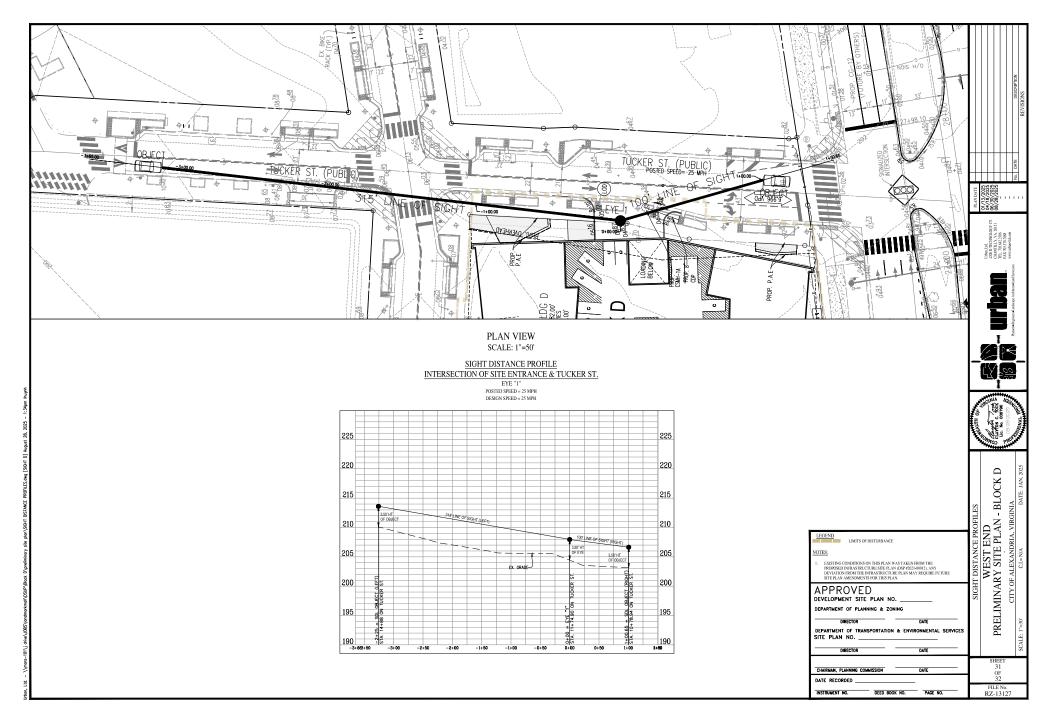


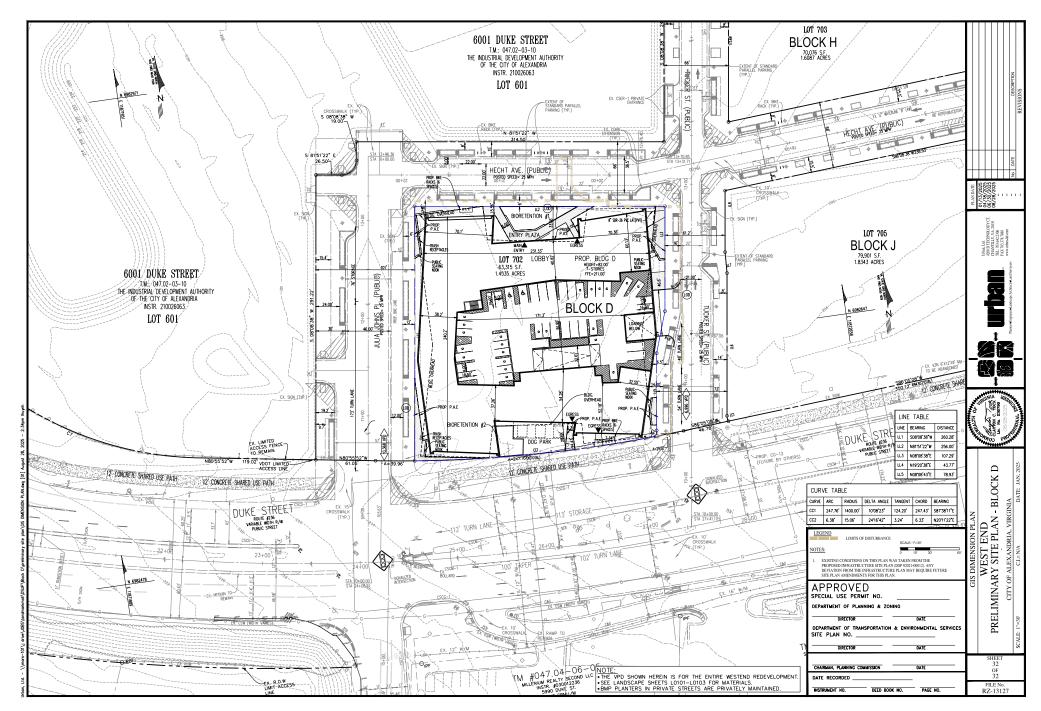


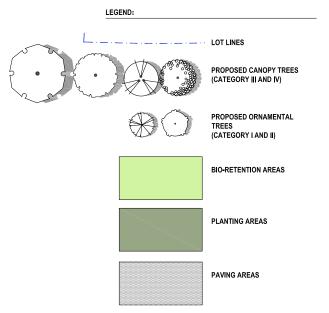


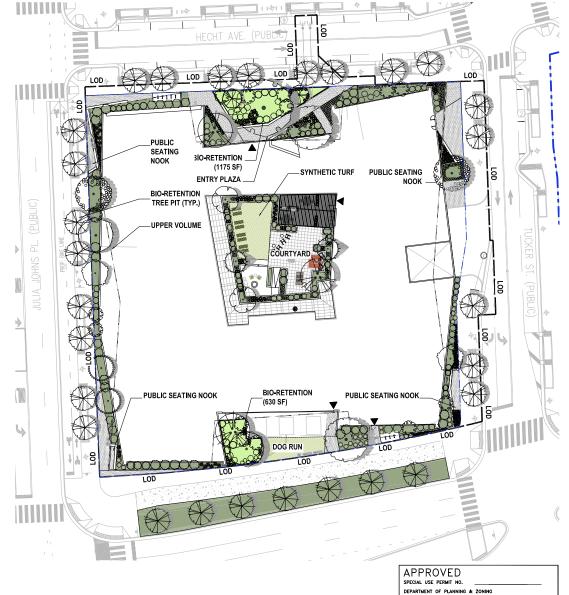












ParkFowler Plus

917 674 1996 625 West Adams, Floor 19 Chlcago, Illinois 60661

LANDSCAPE ARCHITECT:



202 857 9720 1025 Connecticut Avenue, NW Sulte 1000 Washington, DC, 20036



08/28/25 WEST END BLOCK D -PRELIMINARY SITE PLAN

LANDMARK - BLOCK D

Landmark Land Holdings, LLC

5801 Duke Street, Block D Alexandira, Virginia 22304

LANDSCAPE PLAN

DIRECTOR

DATE RECORDED _

INSTRUMENT NO.

SCALE: 1"=20'

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____

DEED BOOK NO. PAGE NO.

ParkFowler Plus

917 674 1996 625 West Adams, Floor 19 Chicago, Illinois 60661

LANDSCAPE ARCHITECT:



202 857 9720 1025 Connecticut Avenue, NW Suite 1000 Washington, DC. 20036



08/28/25 WEST END BLOCK D -PRELIMINARY SITE PLAN

LANDMARK - BLOCK D

Landmark Land Holdings, LLC 24009

5801 Duke Street, Block D Alexandira, Virginia 22304

REFERENCE PLAN

APPROVED SPECIAL USE PERMIT NO.

CHAIRMAN, PLANNING COMMISSION DATE RECORDED _

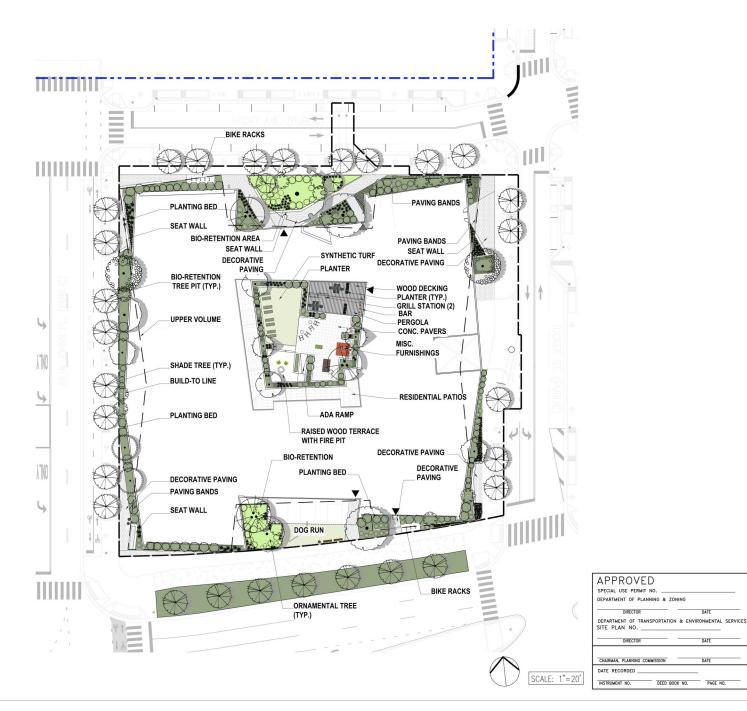
INSTRUMENT NO.

SCALE: 1"=80'

DEPARTMENT OF PLANNING & ZONING DIRECTOR

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____

DEED BOOK NO. PAGE NO.



ParkFowler Plus

LANDSCAPE ARCHITECT:



202 857 9720 1025 Connecticut Avenue, NW Suite 1000 Washington, DC. 20036



08/28/25 WEST END BLOCK D -PRELIMINARY SITE PLAN

LANDMARK - BLOCK D

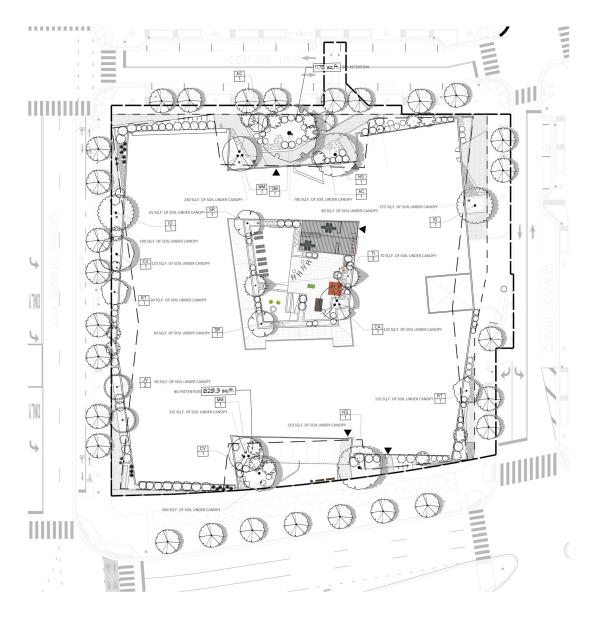
Landmark Land Holdings, LLC

5801 Duke Street, Block D Alexandira, Virginia 22304

HARDSCAPE PLAN

DIRECTOR

DEED BOOK NO. PAGE NO.





PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (PER TREE)	IMPERVIOUS AREA UNDER CANOPY (PER TREE)	IMPERVIOUS AREA GREATER THAN 50% OI PROJECTED 20 YR. CANOPY? (Y/N)
AC	2	BIO-RETENTION	500	500	N
QM	1	BIO-RETENTION	1,250	780	N
MM	1	BIO-RETENTION	500	315	N
MM	1	SITE	500	240	Y
10	1	SITE	500	275	N
10	1	SITE	500	190	Y
NS	2	SITE	750	310	Y
CA	1	COURTYARD	500	115	Y
SR	2	COURTYARD	250	80	Y
RT	2	SITE	250	110	Y
TI	2	COURTYARD,SITE	250	80	Y
JV	2	SITE	250	90	у
CV	1	SITE	500	110	Y
CV	1	BIO-RETENTION	500	500	N
		TOT	AL URBAN TREES		

ParkFowler Plus 917 674 1996 625 West Adams, Floor 19 Cheape, limitois 60061

LANDSCAPE ARCHITECT:



202 857 9720 1025 Connecticut Avenue, NW Suite 1000 Washington, DC. 20036



08/28/25 WEST END BLOCK D -PRELIMINARY SITE PLAN

LANDMARK - BLOCK D

Landmark Land Holdings, LLC

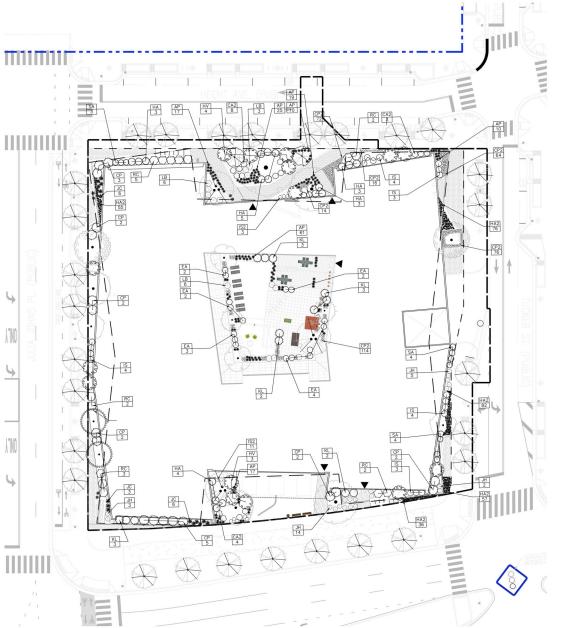
5801 Duke Street, Block D Alexandira, Virginia 22304

TREE PLANTING PLAN

© 2025 ParkFowler Plus, LLC



APPROVED DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES DATE RECORDED DEED BOOK NO. PAGE NO.





CROWN COVER TABULATIONS							
TOTAL SITE AREA (SF)	63,315						
25% CROWN COVER REQUIRED (SF)	15,829						
EXISTING CROWN COVER (SF)	0						

EXISTING CROWN COVER [SF]
REMOVED CROWN COVER [SF]
PRESERVED CROWN COVER [SF]
Crown Cover from Preserved Trees
Crown Cover from Preserved Shrubs
PROPOSED CROWN COVER [SF]
Crown Cover from Proposed Trees
Crown Cover from Proposed Shrubs
TOTAL CROWN COVER PROVIDED [SF]
TOTAL CROWN COVER PROVIDED [SF]

			BIODIVERSITY	TABULATIONS			
TREES (URBAN AND	STANDARD)						
TOTAL NUMBER OF	TREES PROPOSED	0:18					
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Magnolia	2	9.5%	33%	macrophylla	2	9.5%	10%
llex	2	9.5%	33%	opaca	2	9.5%	10%
Cornus	1	4.8%	33%	alternifolia	1	4.8%	10%
Syringa	2	9.5%	33%	reticulata	2	9.5%	10%
Rhus	2	9.5%	33%	typinha	2	9.5%	10%
Thuja	2	9.5%	33%	occidentalis	2	9.5%	10%
Nyssa	2	9.5%	33%	sylvatica	2	9.5%	10%
Quercus	1	4.8%	33%	michauxii	1	4.8%	10%
Amalanchier	2	9.5%	33%	canadensis	2	9.5%	10%
Juniperus	2	9.5%	33%	virginiana	2	9.5%	10%
Chionanthus	2	9.5%	33%	virginicus	2	9.5%	10%
SHRUBS							
TOTAL NUMBER OF	SHRUBS PROPOS	ED: 186					
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCEN ALLOWED
Kalmia	15	8.10%	33%	latifolia	15	8.10%	10%
Clethra	15	8.10%	33%	alternifolia	15	8.10%	10%
Itea	14	7.56%	33%	virginica	14	7.56%	10%
llex	18	9.70%	33%	vomitoria	18	9.70%	10%
Castanea	18	9.70%	33%	Chinkapin	18	9.70%	10%
Rhododendron	14	7.56%	33%	canescens	14	7.56%	10%
Euonymus	16	8.64%	33%	americanus	16	8.64%	10%
Hamamelis	15	8.10%	33%	virginiana	15	8.10%	10%
Symphoricarpos	13	7.02%	33%	albus	13	7.02%	10%
Juniperus	15	8.10%	33%	communis	15	8.10%	10%
Lindera	15	8.10%	33%	benzoin	15	8.10%	10%
Hudrangea	10	0.70%	228	arhororcons	10	0.70%	100/

ARCHITECT:

ParkFowler Plus 917 674 1996 625 West Adams, Floor 19 Cheape, limitois 60061

LANDSCAPE ARCHITECT:



202 857 9720 1025 Connecticut Avenue, NW Suite 1000 Washington, DC. 20036



08/28/25 WEST END BLOCK D -PRELIMINARY SITE PLAN

LANDMARK - BLOCK D

Landmark Land Holdings, LLC

5801 Duke Street, Block D Alexandira, Virginia 22304

SHRUBS AND GROUNDCOVERS PLANTING PLAN

© 2025 ParkFowler Plus, LLC

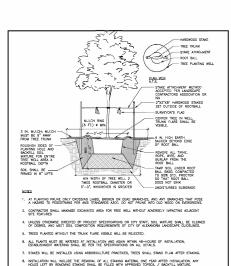


SCALE: 1"=20'

APPROVED

SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING



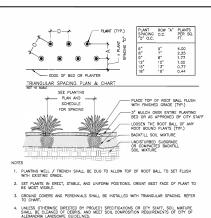
CONTRACTOR SHALL USE CALMANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

Approved by: TREE PLANTING

LOFI

(A) DECIDUOUS TREE PLANTING

CITY OF ALEXANDRIA VIRGINIA STANDARD LANDSCAPE DETAILS

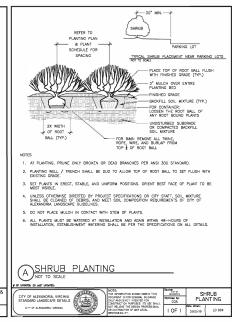


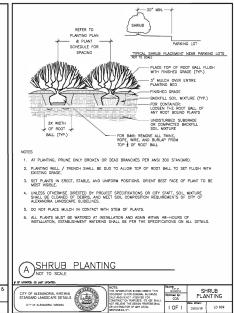
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OR CROWN OF PLANTS.

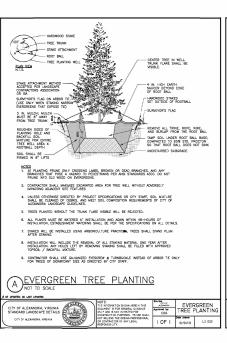
ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

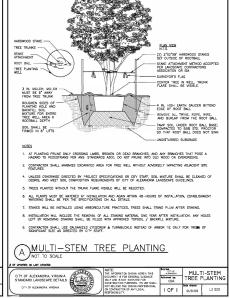
A GROUNDCOVER & PERENNIAL PLANTING NOT TO SCALE

LOFI











ParkFowler **Plus**

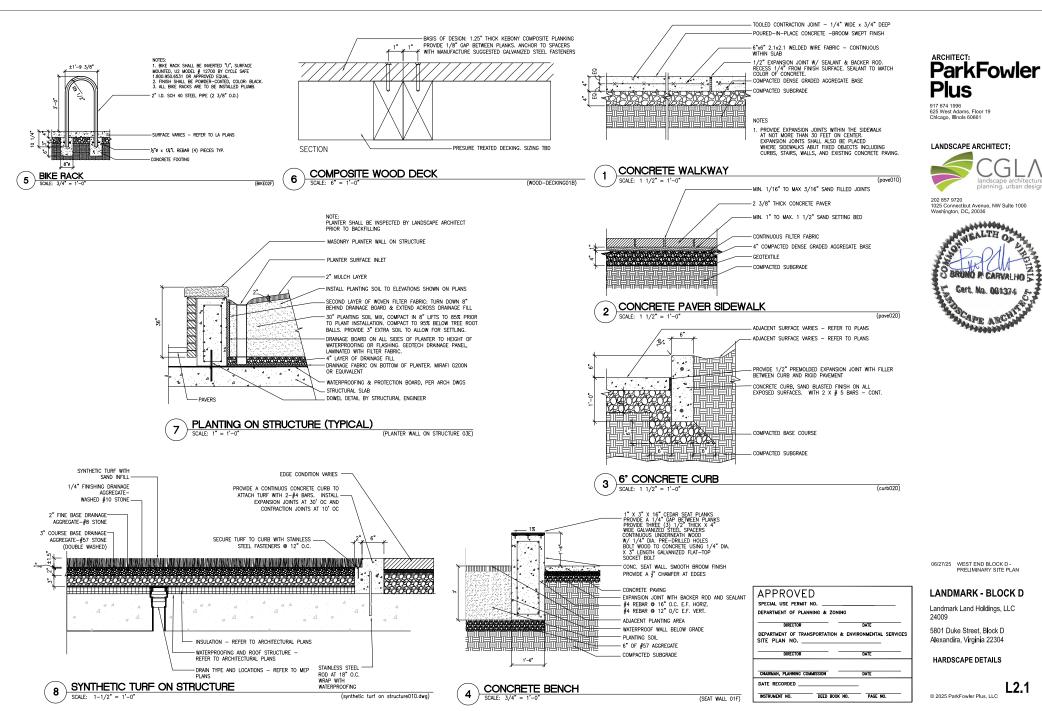


202 857 9720 1025 Connecticut Avenue, NW Suite 1000 Washington, DC. 20036



08/28/25 WEST END BLOCK D -

	LANDMARK - BLOCK D
NING	Landmark Land Holdings, LLC 24009
& ENVIRONMENTAL SERVICES	5801 Duke Street, Block D Alexandira, Virginia 22304
DATE	PLANTING DETAILS







American Outdoor Grill 'L' Series 36" 3-burner built-in Natural Gas Grill



American Outdoor Grill 'L' Series 36" 3-burner built-in Natural Gas Grill



Grill Island Countertops Material: Fabricated Stone Finish: "Benton" Thickness: 12mm (.47") Manufacturer: Neolyth



Litter receptacles by Landscape forms



Cornhole by Ledge Loungers



Foosball by Kettler



Pool table by Hathaway



Ping Pong table by Cornilleau



Zephyr Presrv

24" Bevarage

Cooler





Zephyr Presrv

24" Bevarage

Adirondack chairs by Poliform 'TRAVIRA' dining set by Oxford gardens

08/28/25 WEST END BLOCK D -PRELIMINARY SITE PLAN

APPROVED	
SPECIAL USE PERMIT NO.	
DEPARTMENT OF PLANNING & ZO	NING
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION SITE PLAN NO	N & ENVIRONMENTAL SERVICES
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO. DEED BO	OK NO. PAGE NO.

LANDMARK - BLOCK D

ParkFowler Plus

625 West Adams, Floor 19 Chicago, Illinois 60661

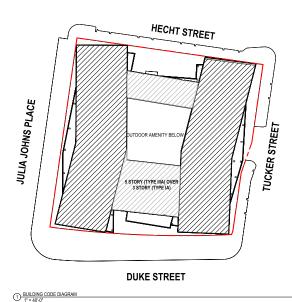
LANDSCAPE ARCHITECT:

1025 Connecticut Avenue, NW Suite 1000 Washington, DC. 20036

Landmark Land Holdings, LLC

5801 Duke Street, Block D Alexandira, Virginia 22304

FURNISHINGS



BUILDING CODE ANALYSIS

APPLICABLE CODES (CITY OF ALEXANDRIA)

2021 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2021 International Code Council Family of Codes w/ incorporated USBC ammendments)

LEVEL 7 LEVEL 6 LEVEL 5 LEVEL 4	43,741 43,741 43,741	R2 R2 R2	Construction IIIA IIIA	of Stories 5* 5*	Height (FT) 85' 85'	72,000 72,000	NFPA 13 NFPA 13
LEVEL 6 LEVEL 5	43,741	R2	IIIA	5*			
LEVEL 6 LEVEL 5	43,741	R2	IIIA	5*			
LEVEL 5					85'	72,000	NEPA 13
	43,741	R2					
LEVEL 4			IIIA	5*	85'	72,000	NFPA 13
	43,741	R2	IIIA	5*	85'	72,000	NFPA 13
LEVEL 3	43,741	R2	IIIA	5*	85'	72,000	NFPA 13
		HOR	IZONTAL BUILDING	SEPARATION (3 HO	UR RATED)		
LEVEL 2	45,059	R2/S2	IA	UL	UL	UL	NFPA 13
LEVEL 1	50,040	R2/S2/A3/B	IA	UL	UL	UL	NFPA 13
LEVEL P1	50,779	R2/S2	IA	UL	UL	UL	NFPA 13
ALLOWABLE HEIGHT IS IT	INCREASED BY	20 FEET AND THE NUM	MBER OF STORIES IN	CREASES BY 1 FOR A	BUILDING EQUIP	PED WITH A NFPA13 SPRINI	KLER SYSTEM

BUILDING USE AND OCCUPANCY Business Residential Storage (Loading) Non-Separated Mixed Uses Storage (Parking Garage Uses)

APPLICABLE BUILDING CODES:
2021 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL PLU ENROY CONSERVATION CODE
2021 INTERNATIONAL FUE AND GAS CODE
2021 INTERNATIONAL FUE AND GAS CODE
2021 RATIONAL ELECTRIC CODE
FAIR RIOLISMIC GUIDELING
2021 OCCAPASIS ALIZI FOR ACCESSIBILITY STANDARDS

ParkFowler Plus 917 674 1996 625 West Adams, 19th Floor Chicago, Illinois 60681

T - = - =					=		-		290' - 5"	÷* 、	-	_
	UNIT	COF		UNIT	COR	UNIT				13.11		y_
	UNIT	COF		UNIT	COR	UNIT	7			10 - 8"	STORY	_
	UNIT	COF		UNIT	COR	UNIT	7			10 · E	5- 5	NO.
	UNIT	COF		UNIT	COR	UNIT	1		256' - 1" U LEVEL 04 245' - 5" U	2.2	TYPE	LOW POINT ON SITE TO TOP FLOOR
	UNIT	COF	AMENITY DECK	UNIT	COR	UNIT	1	↓ .	245' - 5" C	ş. ji	74.11.	ON SITE TO
_] [— <u>новв</u> у —		COR PARKING				\mathbb{L}			, i	3 STORY	WPOINT
ENTRY GARDEN	LOBBI		PARKING		COF	UNIT		DOG PARK		8. E	YPE IA - 3 S	2
		_	PARKING				<u> </u>		WERAGE GRADE	bo i	£_	H
CODE SECTION 20-0"					-		VAULT		209' - 10" LEVEL PI 204' - 9" LOW POINT 202' - 6"			*

APPRO SPECIAL USE DEPARTMENT OF P	PERMIT I		
DIRECTOR		DATE	
DEPARTMENT OF TR		& ENVIRON	MENTAL SERVIC
SITE PLAN NO			_
DIRECTOR		DATE	_
			DATE
DIRECTOR	OMMISSION		DATE

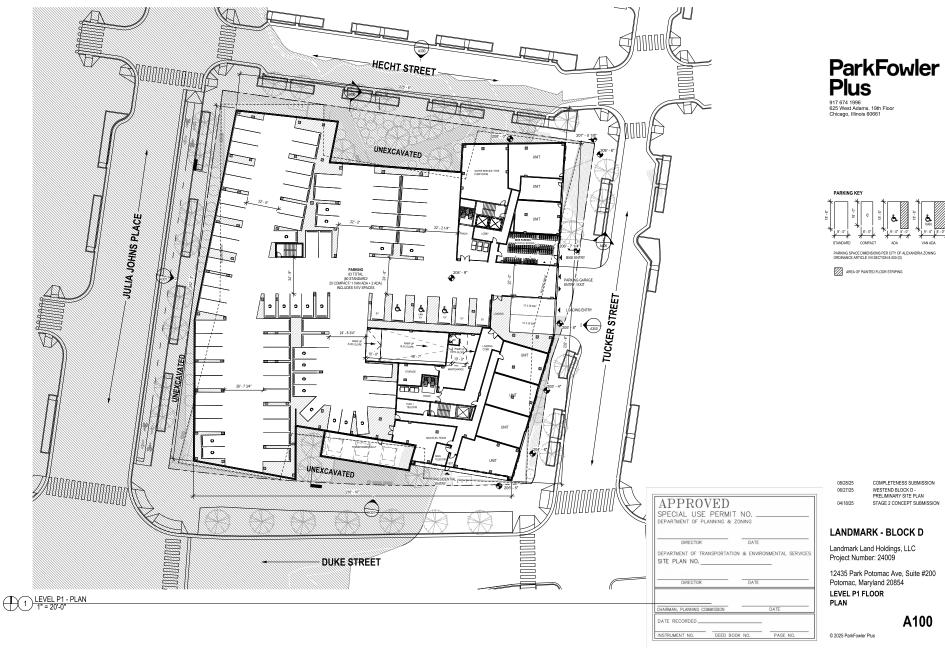
COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION 06/27/25

LANDMARK - BLOCK D

Landmark Land Holdings, LLC Project Number: 24009

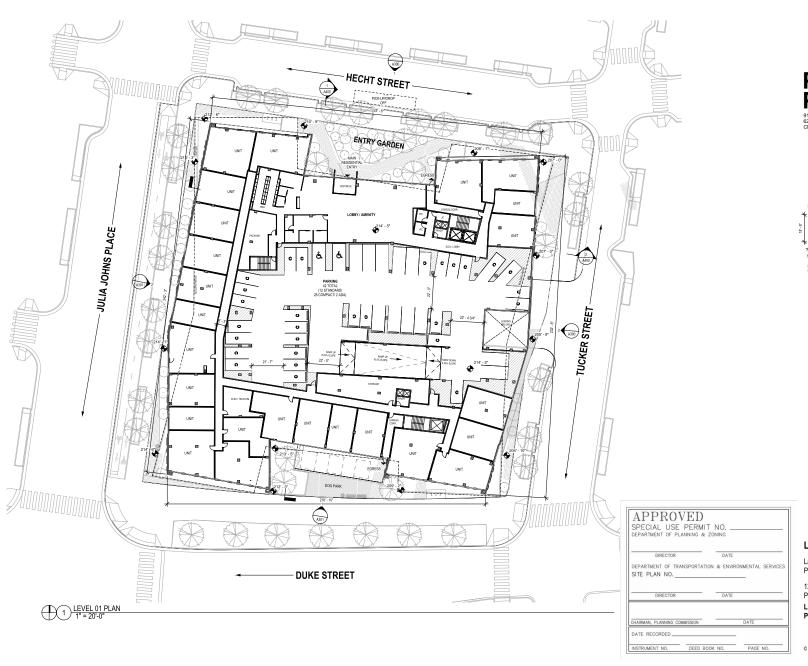
12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854 CODE ANALYSIS

A001

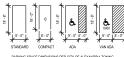


COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION

A100



PARKING KEY



AREA OF PAINTED FLOOR STRIPING

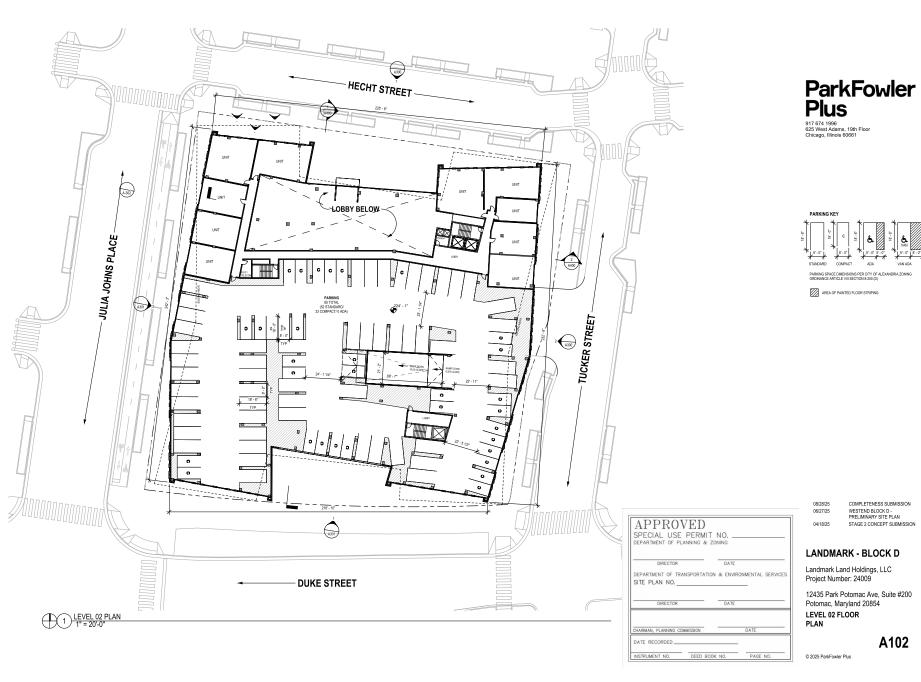
08/28/25 06/27/25 COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION

LANDMARK - BLOCK D

Landmark Land Holdings, LLC Project Number: 24009

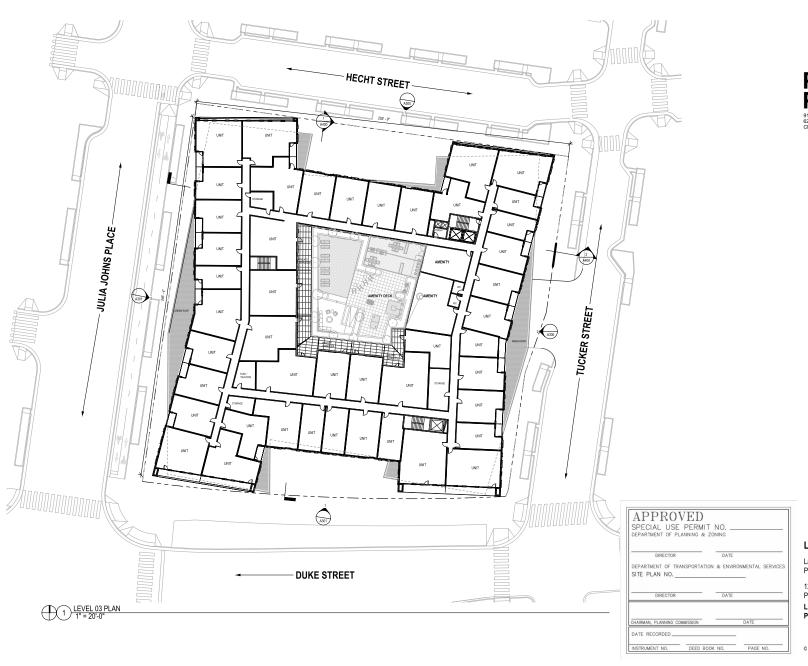
12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854 LEVEL 01 FLOOR PLAN

A101



COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION

A102



06/27/25

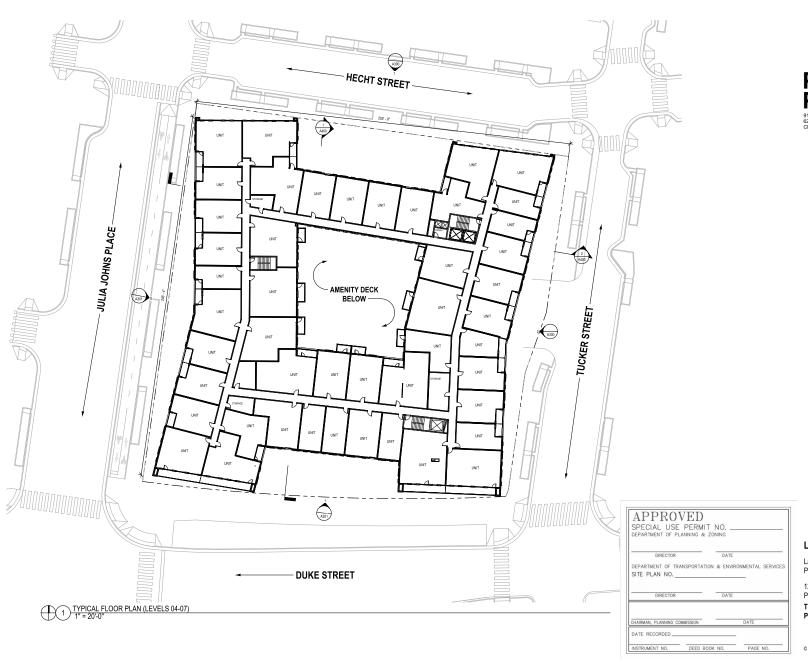
COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION

LANDMARK - BLOCK D

Landmark Land Holdings, LLC Project Number: 24009

12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854 LEVEL 03 FLOOR PLAN

A103



06/27/25

COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION

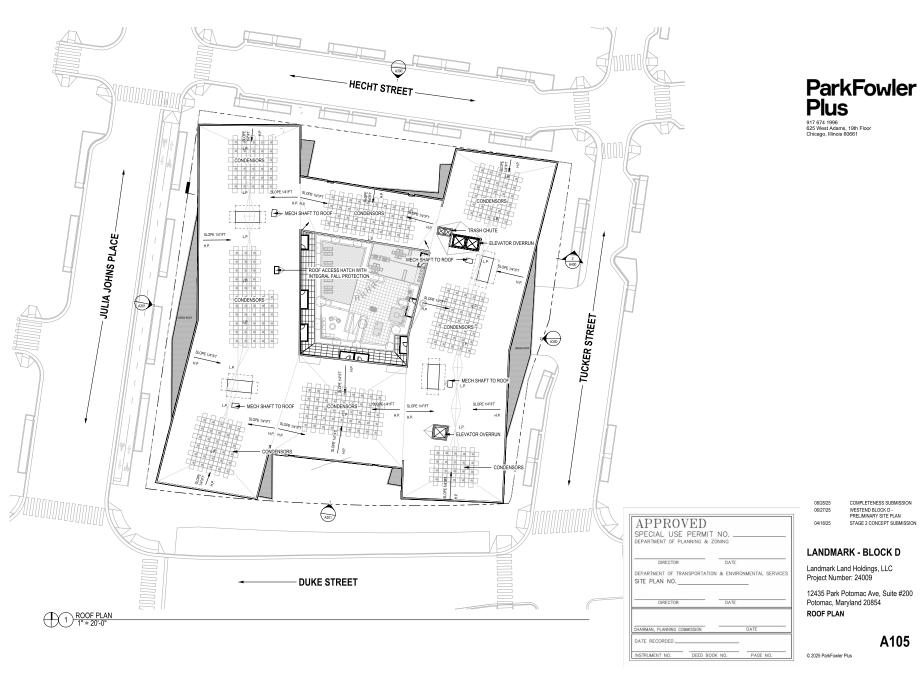
A104

LANDMARK - BLOCK D

Landmark Land Holdings, LLC Project Number: 24009

12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854

TYPICAL FLOOR PLAN (04-07)

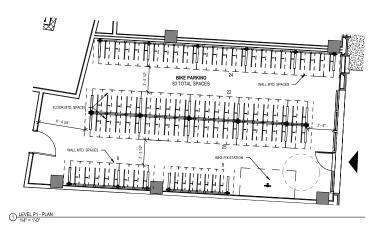


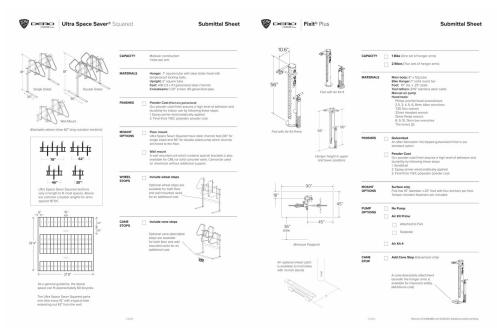
COMPLETENESS SUBMISSION

STAGE 2 CONCEPT SUBMISSION

A105

WESTEND BLOCK D -PRELIMINARY SITE PLAN





SPECIAL USE DEPARTMENT OF PL		
DIRECTOR	 DATE	
SITE PLAN NO		
DIRECTOR	 DATE	

COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION 08/28/25 06/27/25

LANDMARK - BLOCK D

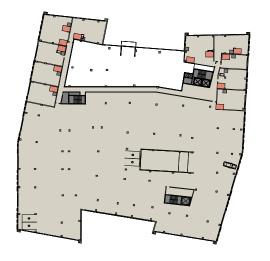
Landmark Land Holdings, LLC Project Number: 24009

12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854 BIKE STORAGE LAYOUT

A106



1/32" = 1'-0"



3 AREA DIAGRAM_LEVEL 2



2 AREA DIAGRAM_LEVEL

	AREA DIAGRAM												
	LEVEL												
AREA		CIRCULATION/ MECH	BALCONY	LAVATORY	LOADING	TOTAL EXCLUDED	GROSS TOTAL	REMAINING					
	P1	5360	0	426	1490	7276	50810	43534					
- 1	LEVEL 1	1659	0	1706	0	3365	49395	46030					
- 1	LEVEL 2	1141	0	606	0	1747	44389	42642					
- 1	LEVEL 3	1833	1782	3094	0	6709	43552	36843					
- 1	LEVEL 4	2025	1782	3107	0	6914	43552	36638					
- 1	LEVEL 5	2025	1782	3107	0	6914	43552	36638					
- 1	LEVEL 6	2025	1782	3107	0	6914	43552	36638					
- 1	LEVEL 7	2025	1782	3107	0	6914	43552	36638					
- 1	TOTAL	18093	8910	18260	1490	46753	362354	315601					

- BALCONY: Area Exclusions per City of Alexandria Zoning Ordinance 2-145
- CIRCULATION SHAFT MECHANICAL ROOMS: Area Exclusions per City of Alexandria Zoning Ordinance 2-145
- LAVATORY: Area Exclusions per City of Alexandria
 Zoning Ordinance 2-145 (50 SF max. of area excluded per lavatory)
- LOADING DOCK: Area Exclusions per City of Alexandria Zoning Ordinance 2-145 (850 SF of area excluded per required space)
- REMAINING NET FLOOR AREA: Per City of Alexandria Zoning Ordinance 2-145



ParkFowler Plus

917 674 1996 625 West Adams, 19th Floo Chicago Illinois 60661

> 08/28/25 CO 06/27/25 WI PF 04/18/25 ST

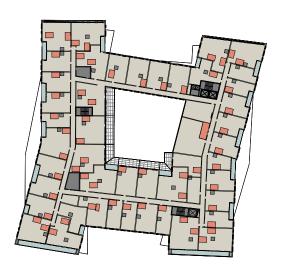
COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION

LANDMARK - BLOCK D

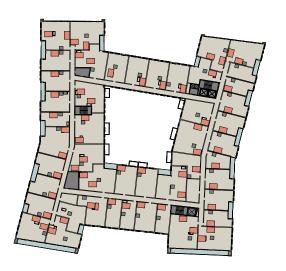
Landmark Land Holdings, LLC Project Number: 24009

12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854 AREA PLANS

A107



1/32" = 1'-0"



ParkFowler Plus

917 674 1996 625 West Adams, 19th Floo Chicago, Illinois 60661

2 AREA DIAGRAM_LEVEL 4-7 1/32" = 1'-0"

	AREA DIAGRAM												
	LEVEL												
AREA		CIRCULATION/ MECH	BALCONY	LAVATORY	LOADING	TOTAL EXCLUDED	GROSS TOTAL	REMAINING					
	P1	5360	0	426	1490	7276	50810	43534					
	LEVEL 1	1659	0	1706	0	3365	49395	46030					
	LEVEL 2	1141	0	606	0	1747	44389	42642					
	LEVEL 3	1833	1782	3094	0	6709	43552	36843					
	LEVEL 4	2025	1782	3107	0	6914	43552	36638					
	LEVEL 5	2025	1782	3107	0	6914	43552	36638					
	LEVEL 6	2025	1782	3107	0	6914	43552	36638					
	LEVEL 7	2025	1782	3107	0	6914	43552	36638					
	TOTAL	18093	8910	18260	1490	46753	362354	315601					

- BALCONY: Area Exclusions per City of Alexandria Zoning Ordinance 2-145
- CIRCULATION SHAFT MECHANICAL ROOMS: Area Exclusions per City of Alexandria Zoning Ordinance 2-145
- LAVATORY: Area Exclusions per City of Alexandria
 Zoning Ordinance 2-145 (50 SF max. of area excluded per lavatory)
- LOADING DOCK: Area Exclusions per City of Alexandria Zoning Ordinance 2-145 (850 SF of area excluded per required space)
- REMAINING NET FLOOR AREA: Per City of Alexandria Zoning Ordinance 2-145

APPRO SPECIAL USE DEPARTMENT OF P	PERMIT N	
DIRECTOR		DATE
		& ENVIRONMENTAL SERVI
SITE PLAN NO		
SITE PLAN NO		DATE
		DATE
DIRECTOR	OMMISSION	

08/28/25 COMPLETENESS SUBMISSION
06/27/25 WESTEND BLOCK D PRELIMINARY SITE PLAN
04/18/25 STAGE 2 CONCEPT SUBMISSION

ANDMARK BLOOKS

LANDMARK - BLOCK D

Landmark Land Holdings, LLC Project Number: 24009

12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854 AREA PLANS

A108



ParkFowler Plus

917 674 1996 625 West Adams, 19th Floor Chicago, Illinois 60661



08/28/25 06/27/25

COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION

LANDMARK - BLOCK D

Landmark Land Holdings, LLC Project Number: 24009

12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854

BUILDING ELEVATIONS

A300

© 2025 ParkFowler Plus

MATERIAL PERCENTAGE BY ELEVATION									
	MATERIAL								
ELEVATION		A	В	С	D	TOTAL %			
	RED PLANK	21%	35%	22%	36%	28%			
	GRAY PLANK	9%	15%	9%	11%	11%			
	GLASS	40%	44%	36%	47%	41%			
	LARGE FORMAT	31%	5%	32%	6%	20%			
	TOTAL					100%			

2 Elevation B - East 1/16* = 1'-0"

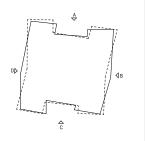
GRAY CEMENTITIOUS PLANKS

RED CEMENTITIOUS PLANKS

LARGE FORMAT CEMENTITIO

LARGE FORMAT CEMENTITIOUS PLANKS

GLASS



APPROVED

SITE PLAN NO.

DATE RECORDED

SPECIAL USE PERMIT NO.

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DEED BOOK NO.

DATE



ParkFowler Plus

917 674 1996 625 West Adams, 19th Floor Chicago, Illinois 60661



 08/28/25
 COMPLETENESS SUBMISSION

 08/27/25
 WESTEND BLOCK D -PRELIMINARY SITE PLAN

 04/18/25
 STAGE 2 CONCEPT SUBMISSION

LANDMARK - BLOCK D

Landmark Land Holdings, LLC Project Number: 24009

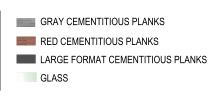
12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854

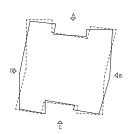
BUILDING ELEVATIONS

A301

© 2025 ParkFowler Plus

MATERIAL PERCENTAGE BY ELEVATION								
	MATERIAL							
ELEVATION		Α	В	С	D	TOTAL %		
	RED PLANK	21%	35%	22%	36%	28%		
	GRAY PLANK	9%	15%	9%	11%	11%		
	GLASS	40%	44%	36%	47%	41%		
	LARGE FORMAT	31%	5%	32%	6%	20%		
	TOTAL					100%		





APPROVED

DIRECTOR

SITE PLAN NO.

DATE RECORDED

SPECIAL USE PERMIT NO.

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DEED BOOK NO.

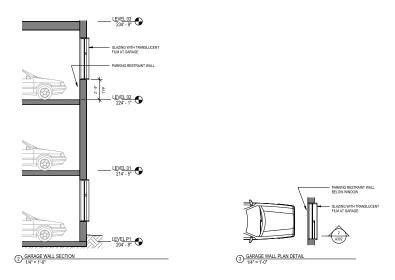
DATE

PAGE NO.



GARAGE ELEVATION

1/4" = 1'-0"



ParkFowler Plus 917 674 1996 625 West Adams, 19th Floor Chicago, Illinois 60661

APPROVED	. NO
DEPARTMENT OF PLANNING & 2	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATIO	N & ENVIRONMENTAL SERVICE
SITE PLAN NO	
SITE PLAN NO	
DIRECTOR	DATE
	DATE
DIRECTOR	DATE
DIRECTOR CHAIRMAN, PLANNING COMMISSION	DATE
	DATE

COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION 08/28/25 06/27/25

LANDMARK - BLOCK D

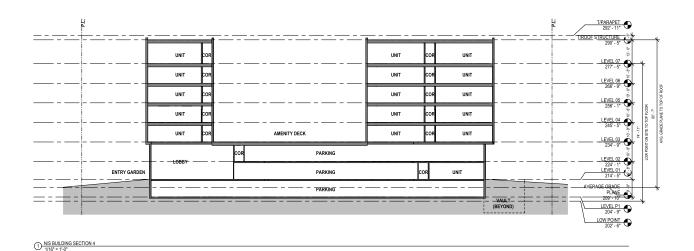
Landmark Land Holdings, LLC Project Number: 24009

12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854

A302

GARAGE SCREENING **EXHIBIT**

© 2025 ParkFowler Plus



OR STORAGE UNIT UNIT UNIT UNIT UNIT UNIT LEVEL 07 277 - 5* COR STORAGE UNIT UNIT UNIT UNIT UNIT UNIT LEVEL 06 266' - 9" LEVEL 05 256' - 1" UNIT COR STORAGE UNIT UNIT UNIT UNIT UNIT ELEVATORS UNIT LEVEL 04 245' - 5" COR STORAGE UNIT UNIT UNIT UNIT UNIT UNIT UNIT LEVEL 03 234' - 9" UNIT UNIT LEVEL 02 224' - 1" UNIT AVERAGE GRADE PLANE 209' - 10" LEVEL P1 204' - 9* LOW POINT O 2 E/W BUILDING SECTION 1/16" = 1'-0"

ParkFowler Plus 917 674 1996 625 West Adams, 19th Floor Chicago, Illinois 60661

APPROVED SPECIAL USE PERMIT DEPARTMENT OF PLANNING & ZO	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
CHAIRMAN, PLANNING COMMISSION DATE RECORDED	

08/28/25 COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN 06/27/25 STAGE 2 CONCEPT SUBMISSION

LANDMARK - BLOCK D

Landmark Land Holdings, LLC Project Number: 24009

12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854 BUILDING SECTIONS

A400

© 2025 ParkFowler Plus



PERSPECTIVE - NORTHEAST CORNER



PERSPECTIVE - SOUTHEAST CORNER



PERSPECTIVE - NORTHWEST CORNER



PERSPECTIVE - SOUTHWEST CORNER

SPECIAL USE DEPARTMENT OF PL		
DIRECTOR	DATE	
DEPARTMENT OF TR SITE PLAN NO	N & ENVIR	ONMENTAL SERVICES
	DATE	ONMENTAL SERVICES
SITE PLAN NO		DATE

ParkFowler Plus 917 674 1996 625 West Adams, 19th Floor Chicago, Illinois 60661

06/27/25

COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION

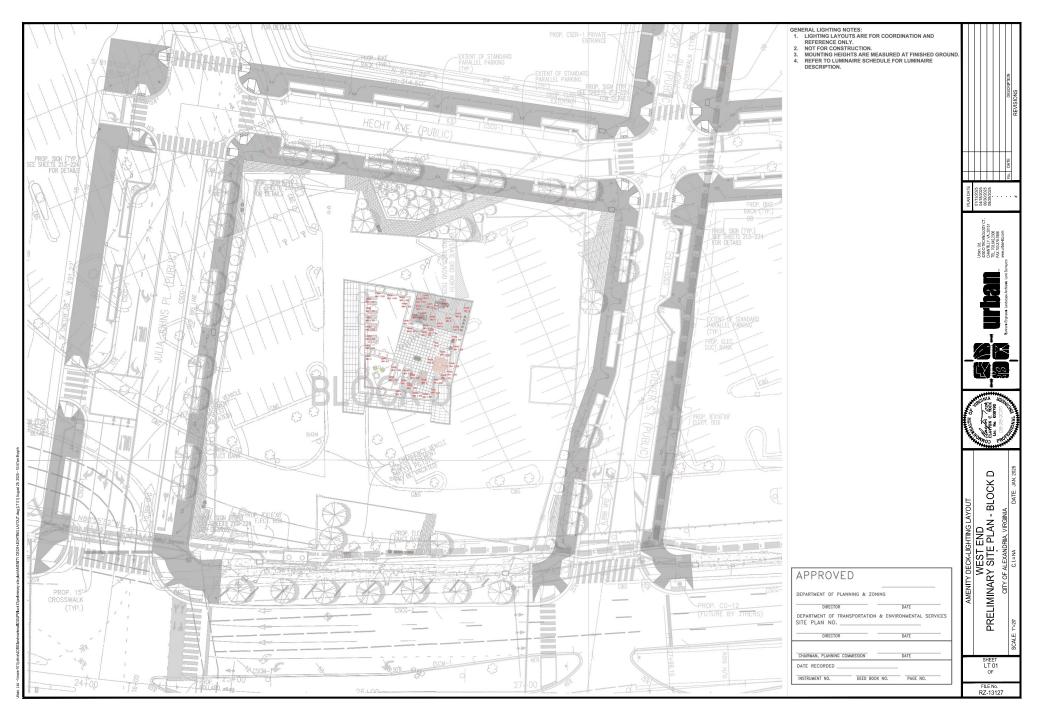
LANDMARK - BLOCK D

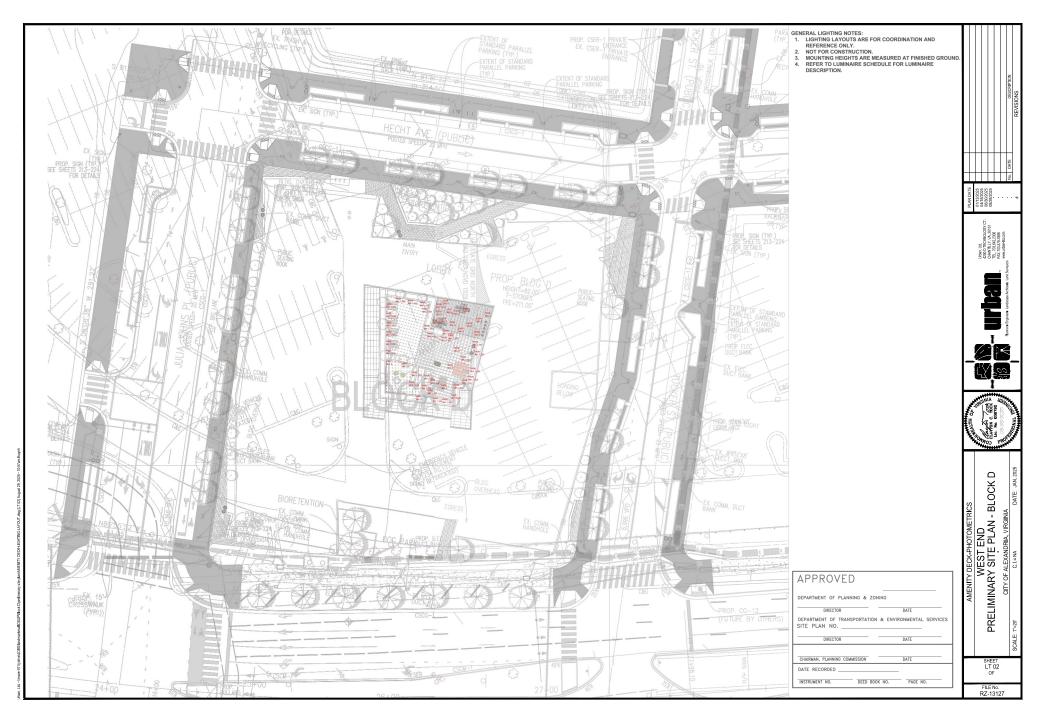
Landmark Land Holdings, LLC Project Number: 24009

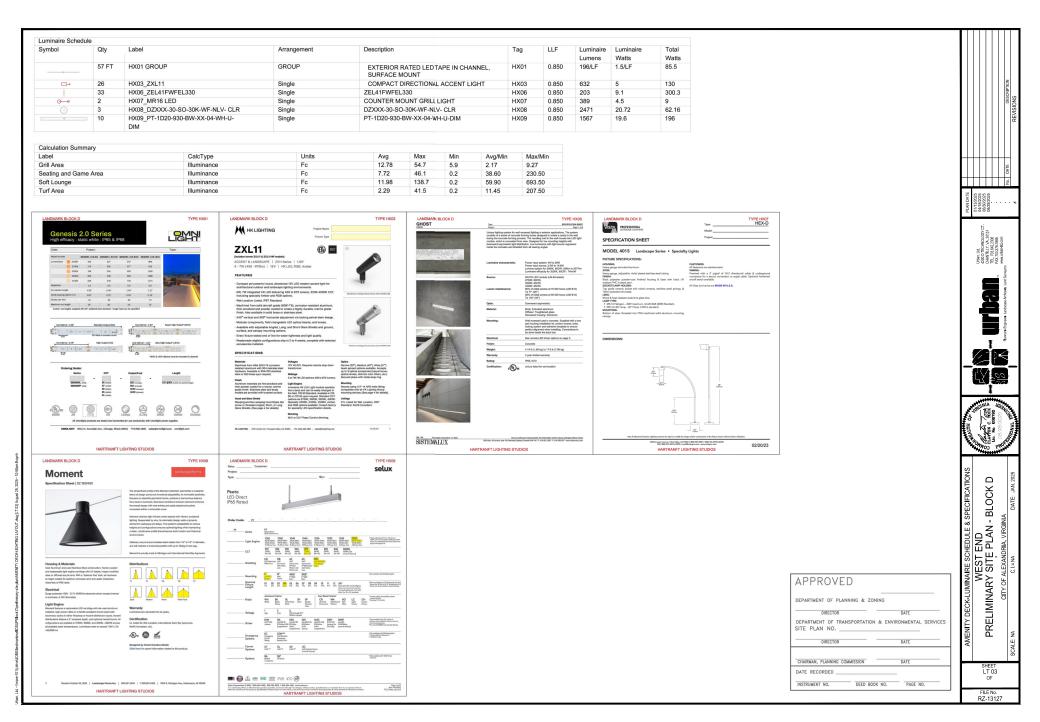
12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854 PERSPECTIVES

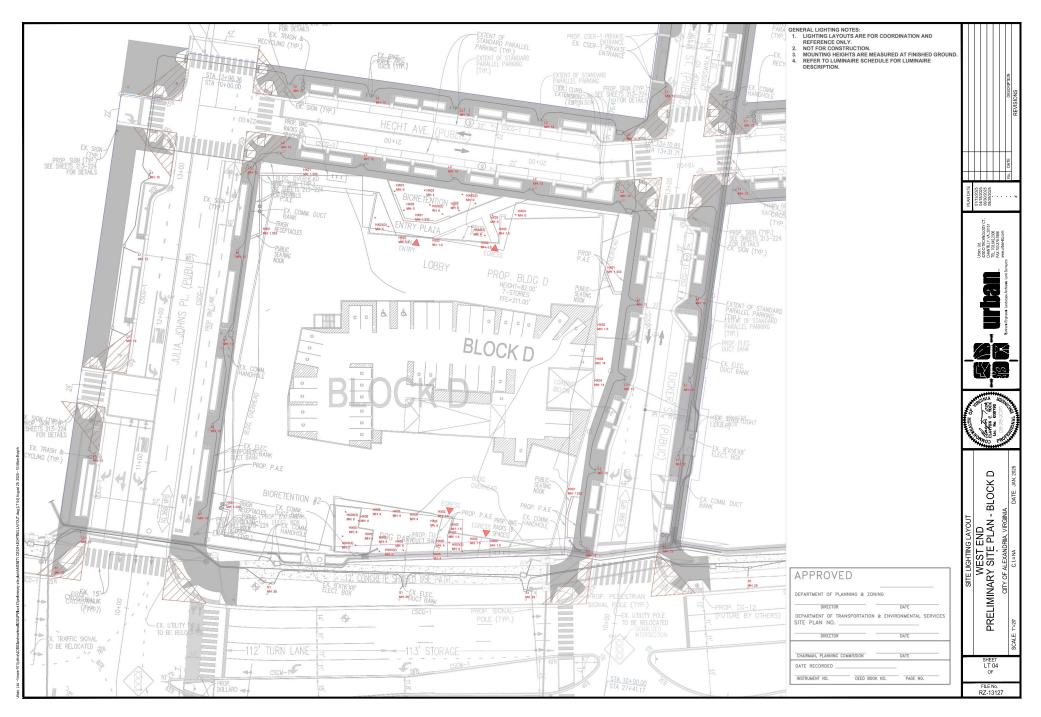
A500

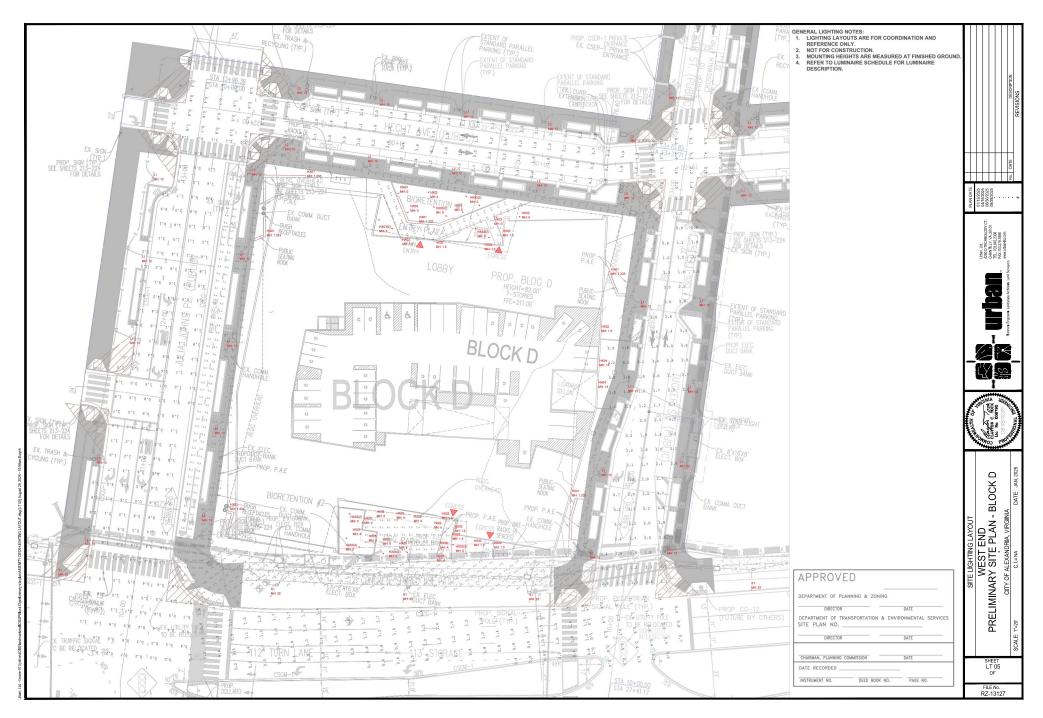
© 2025 ParkFowler Plus



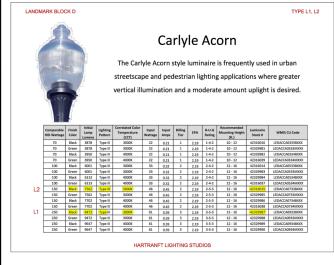


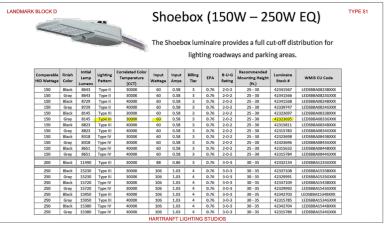


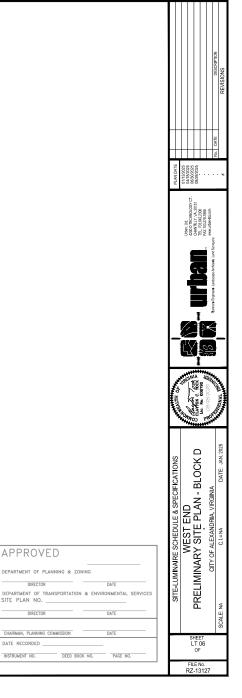




Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bike Lane	Illuminance	Fc	3.14	4.8	1.6	1.96	3.00
Dog Park	Illuminance	Fc	1.22	6.9	0.1	12.20	69.00
Egress_N	Illuminance	Fc	1.34	4.2	0.4	3.35	10.50
Egress_S	Illuminance	Fc	5.90	49.4	0.2	29.50	247.00
Egress_S2	Illuminance	Fc	3.30	10.6	0.2	16.50	53.00
Main Entry	Illuminance	Fc	4.53	52.9	0.3	15.10	176.33
Road Intersection_NE	Illuminance	Fc	2.78	4.2	1.2	2.32	3.50
Road Intersection_NW	Illuminance	Fc	1.57	4.4	0.2	7.85	22.00
Road Intersection_SE	Illuminance	Fc	0.93	2.4	0.3	3.10	8.00
Road Intersection_SW	Illuminance	Fc	0.78	3.0	0.2	3.90	15.00
Road_Duke St	Illuminance	Fc	1.08	1.8	0.2	5.40	9.00
Road_Hecht St	Illuminance	Fc	2.52	4.1	1.4	1.80	2.93
Road_Julia Johns Place	Illuminance	Fc	1.64	4.9	0.4	4.10	12.25
Road_Tucker St	Illuminance	Fc	2.38	5.3	0.6	3.97	8.83
Sidewalk_Duke Street	Illuminance	Fc	0.48	2.3	0.1	4.80	23.00
Sidewalk_Hecht St	Illuminance	Fc	1.46	2.6	0.8	1.83	3.25
Sidewalk_Julia Johns Place	Illuminance	Fc	1.54	2.8	0.8	1.93	3.50
Sidewalk Tucker St	Illuminance	Fc	1.26	2.7	0.4	3.15	6.75







APPROVED

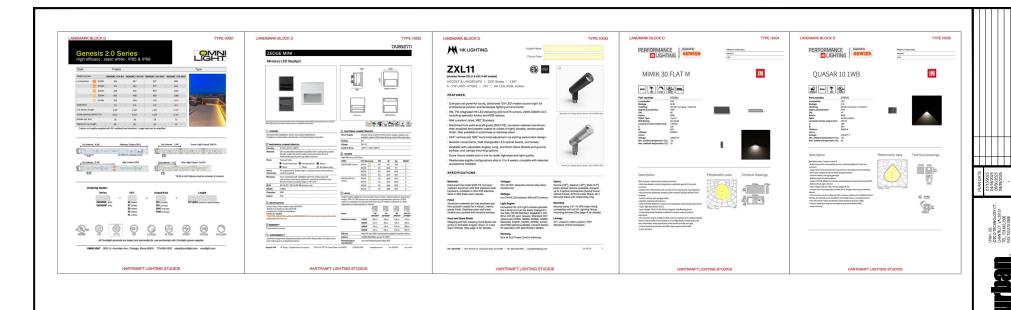
SITE PLAN NO. ___

INSTRUMENT NO.

CHAIRMAN, PLANNING COMMISSION

DEED BOOK NO. PAGE NO.

DEPARTMENT OF PLANNING & ZONING DIRECTOR



APPROVED DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DIRECTOR DATE	SITE-LUMINAIRE SCHEDULE & SPECIFICATIONS	WEST END PRELIMINARY SITE PLAN - BLOCK D
CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED		SHEET LT 07
INSTRUMENT NO. DEED BOOK NO. PAGE NO.		OF
		FILE No.

SHEET LT 07 OF FILE No. RZ-13127

118

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 2, 2025

TO: CHAIR MCMAHON AND MEMBERS OF THE PLANNING COMMISSION

FROM: PAUL STODDARD, DIRECTOR OF PLANNING & ZONING

SUBJECT: Agneda Item 5, Development Special Use Permit #2025-10020 6025 Duke Street

- WestEnd Block D

Introduction

This memo provides additional information about the rent-restricted units, recommended housing conditions, and details about the community meeting held on September 29, 2025.

Housing Update

This project application is part of the larger WestEnd redevelopment. Zoning for redevelopment is established through a site-wide Coordinated Development District (CDD), CDD #29. As part of the CDD approval, the applicant provided an Affordable Housing Plan and agreed to deliver 45 rental committed affordable units (CAUs) across the development blocks. The applicant team accelerated the delivery of CAUs by providing all 45 with the initial development Blocks, E, G, I, and K, all of which were approved by City Council in 2022 and 2023.

Through the Development Agreement with the City, separate from the CDD approval and in exchange for the City's additional investment in infrastructure cost, the applicant agreed to provide rent-restricted units in Block D. Per that agreement, the applicant agreed to provide 80 percent of the project's anticipated 275 units—totaling approximately 220 units—as rent-restricted with a range of affordability between 80 and 120 percent of the Area Median Income (AMI) for a period of 40 years.

Consistent with City policy, the rent-restricted unit mix will reflect the overall project's unit mix and shall be distributed throughout the building, excluding the penthouse level. The project will provide at least 50 percent of rent-restricted units, approximately 110 units, below 100 percent AMI. The applicant will retain records of the rental rates for at least three years and provide records to the City annually for its review. The City will monitor compliance of the unit mix, number, and rent restrictions during the forty-year term.

As this project does not involve City Housing Trust Fund dollars, or make use of a regulatory tool requiring housing, the affordability terms are different from typical housing policy provisions. Specific to this project, (i) utility costs and parking charges will not be counted toward gross rent and will be paid by future residents, (ii) rents will not be based on unit size but rather on anticipated household size; junior one-bedroom units will assume occupancy by one-person household, one bedroom plus den units will assume a two-person household, and two-bedroom plus den rents will assume a three-person household, and, (iii) income verification will not be required for households leasing these rent-restricted units.

Proposed Condition Language

Staff recommend the following conditions be included as part of the project consideration.

- 88. Rent-restricted Units- The Developer shall restrict the rental rates for 80 percent of the project's total 275 proposed units (approximately 220 units), as may be adjusted though the final design process, within the building to be affordable to households earning 80 percent to 120 percent of the Area Median Income ("AMI") for a period of forty (40) years following issuance of the first certificate of occupancy for the building. The rent-restricted units shall be allocated evenly across all floors of the building (excluding the penthouse level) and shall provide a unit mix proportionate to the project's overall unit mix. The City Manager may approve adjustments to the distribution and allocation of the AMIs if requested by the Developer.
- 89. No more than 50 percent of the rent-restricted units may be rented at rates affordable to households with AMI's between 100 percent and 120 percent. The Developer may rent any of the units at a rate that is affordable to households with lower AMIs at any time and those units will satisfy this condition.
- 90. Restricted rents correspond to the Multifamily Tax Subsidy Project Income Limits for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro Areas published annually by the U.S. Department of Housing and Urban development (HUD). The maximum rents will be based on anticipated household size; a junior one-bedroom rent assuming occupancy by one person, a one bedroom plus den for two people, and a two bedroom plus den for three people.
 - a. Utilities for each unit shall be separately metered and billed to each unit individually. The Developer shall not assign any building wide allocation of utility costs to these units.
- 91. The Developer shall retain records of the rental rates on a rolling three-year window and provide records to the City annually for its review. For this project, the Developer is not required to verify the incomes of the renter households for the purpose of meeting this condition, however, relevant demographic information collected as part of the Developer's

standard practice for vetting tenant households (household income and sources (including jobs and other, number of persons in the household, etc.)) will be provided to the City annually, upon request, in a format that does not identify specific households, as part of the City's annual monitoring process.

Community Meeting

As mentioned in the staff report, the Eisenhower West/Landmark Van Dorn Implementation Advisory Group met on September 29, after the report was published. The applicant team attended the in-person meeting and provided an update on the project. Members from the Advisory Group and the community had questions related to pedestrian site access across Duke Street, availability and anticipated cost of resident and visitor parking, and construction timing.

The City is coordinating with the Virginia Department of Transportation (VDOT) on the <u>Landmark Mall I-395 Ramp Improvements</u> project, which will update the exit ramp leading from northbound I-395 to eastbound Duke Street. The ramp and roadway interchange improvements will facilitate direct emergency vehicle access to the new INOVA Hospital complex planned for the former Landmark Mall site. Pedestrian site access across Duke Street will be maintained, but not enhanced, as part of the project. Staff anticipate additional pedestrian improvements, once work on the interchange and ramp is complete.

Resident parking will be provided within the building's interior parking garage. Visitors to the site will have a variety of on-street and garage parking options. Construction timing and costs for all parking will be determined by the property owners at later stages of the redevelopment.

The applicant maintains a website <u>www.WestEndVA.com</u> to provide ongoing updates on the redevelopment of the Landmark site. Additional information is available on the City's webpage: www.AlexandriaVA.gov/Landmark.



9 October 2025

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, and we ask you to vote yes on all of them. Together, these developments will add **473** desperately needed new homes to Alexandria.

Docket item 2, the Braddock West development, will add 180 new homes across the street from the Metro station, including 14 committed affordable homes. In addition to adding much-needed homes and retail space near transit, the development will benefit its neighbors by significantly improving stormwater management and adding a new mid-block crossing to the station.

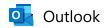
Docket item 5, West End Block D, will add 275 new homes amid the jobs and opportunities coming to the former Landmark Mall site. This development will help meet the growing demand for housing and ensure that middle-income Alexandrians have the opportunity to live and thrive in our city's newest neighborhood

Docket item 6, 601 Wythe Street, will convert an aging office building to 18 new homes in Old Town North. It's exciting to see Alexandria continuing to lead in office-to-residential conversion, and this development will turn more of our underutilized 1980s office building stock into opportunities to live in our city. It's worth noting that a Special Use Permit is required to build a residential building in the CRMU-X zone. A residential building in a residential zone should not be considered a special use. We hope you will consider removing this requirement, and more broadly, simplifying our zones so that housing is legal everywhere in Alexandria.

We also would like to note that two of the developments on today's docket require a Special Use Permit for a parking reduction – including the one that is across the street from a Metro station. In fact, of the 34 apartment and condo developments approved from 2022 to now, 18 of them (more than half) required a SUP for a parking reduction. We hope you will consider legalizing parking flexibility by eliminating the current mandates, so that property owners can assess the unique conditions of each location to determine how many parking spaces are actually needed to rent or sell homes.

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



[EXTERNAL]Comments on upcoming docket Oct 9

From Ian Smith <gm.smithir@gmail.com>

Date Tue 10/7/2025 11:45 PM

To PlanComm < PlanComm@alexandriava.gov>

You don't often get email from gm.smithir@gmail.com. Learn why this is important

Hello,

My name is Ian Smith and I am a resident of Alexandria in the Rosemont neighborhood.

I am writing in support of three docket items in the upcoming planning commission vote this week.

Docket item 2, The Braddock West development: This is a no-brainer development which is right next to a metro station on an empty field, and involves upgrades to reduce flooding.

Docket item 5, West End Block D: This is a great project in the context of the upcoming Landmark redevelopment and will help address shortages citywide and provide designated affordable units to those who need it.

Docket item 6, 601 N Wythe St: I am excited by the prospect of more office-to-housing conversions especially with the high office vacancy rates citywide!

Thank you!

DISCLAIMER: This message was sent from outside the City of Alexandria email system. DO NOT CLICK any links or download attachments unless the contents are from a trusted source.



[EXTERNAL] Writing in Support of Docket items 2, 5, and 6

From Todd Perry <toddperry99@gmail.com>Date Wed 10/8/2025 1:39 PMTo PlanComm <PlanComm@alexandriava.gov>

You don't often get email from toddperry99@gmail.com. Learn why this is important

Good afternoon,

My name is Todd Perry, and I am a young renter in Alexandria who lives next to the Braddock Road metro station. I am writing this email to express my support for docket items 2, 5, and 6 for the planning commission's October 9 meeting. In my neighborhood, even a studio apartment regularly rents for \$2,000 or more. While I love living here, I am not sure if I can afford the rent in the long term. Because of this, I am strongly in favor of these projects which will add much needed additional market rate and affordable housing for people who want to live in our wonderful community. In particular, I strongly support the Braddock West Development (which will be across the street from where I live) as it will provide more housing options for me and other residents and put downward pressure on rents! In conclusion, I support these docket items because I want Alexandria to be a place where people of all income levels can live comfortably!

Regards,

Todd Perry

DISCLAIMER: This message was sent from outside the City of Alexandria email system. DO NOT CLICK any links or download attachments unless the contents are from a trusted source.