

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- Pratt, represented by Kenneth Wire, Attorney	Small Area Plan:	Landmark Van Dorn Corridor Plan
	Historic District:	N/A
	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, Margaret.Cooper@AlexandriaVA.gov Maya Contreras, Principal Planner, Maya.Contreras@AlexandriaVA.gov Robert Kerns, AICP, Division Chief, Robert.Kerns@AlexandriaVA.gov
<u>PLANNING COMMISSION ACTION, OCTOBER 09, 2025:</u> 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:

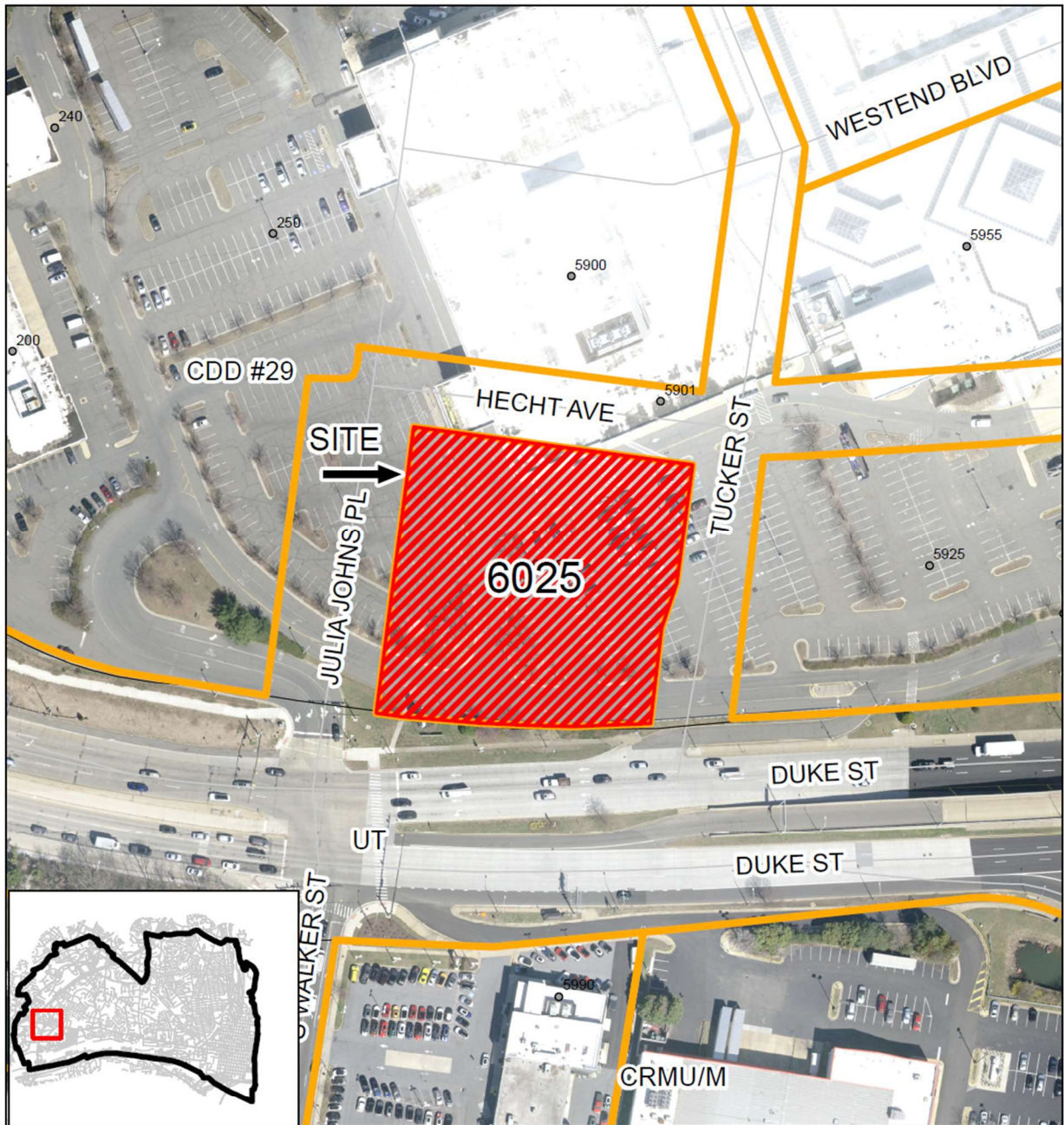
14 a. Proposed panel and plank cementitious material shall be of the same high quality as the samples shown to staff in person on May 28, 2025 and the examples shared virtually with staff on June 17, 2025. Materials may be substituted with approval of the Director of Planning & Zoning.

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 through 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.



DSUP#2025-10020
6025 Duke Street



0 60 120 240 Feet

I. SUMMARY

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:

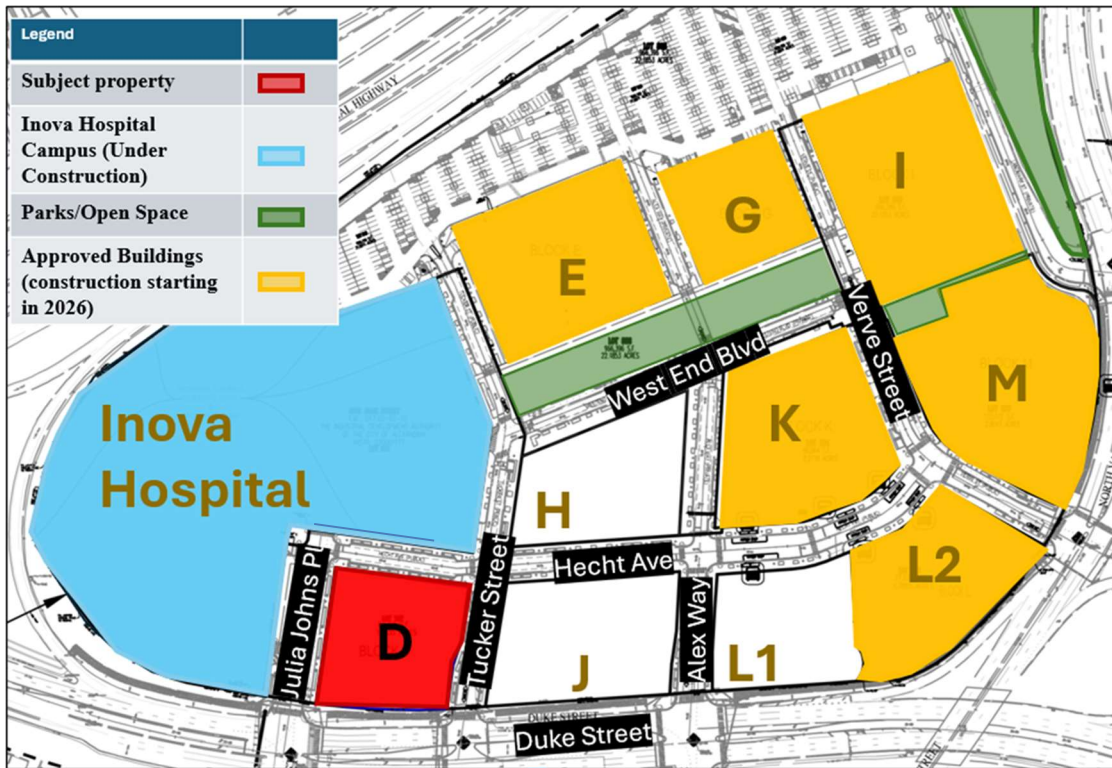
- Ongoing redevelopment of the former Landmark Mall site,
- 220 new rent-restricted units,
- 30% reduction of phosphorous (55.5% more than required) in the stormwater management,
- Green Building consistent with other WestEnd developments,
- Strong architectural design, and,
- Public open space.

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
FAR¹	-	315,601 sq. ft.
Setbacks (ft.)		
<i>North (Hecht Ave)</i>	0 (min.)	2.5 ft.
<i>South (Duke St)</i>	0 (min.)	0.5 ft.
<i>East (Tucker St)</i>	0 (min.)	39.5 ft.
<i>West (Julia Johns Pl.)</i>	0 (min.)	3.75 ft.
Height (ft.)	70.0 (min.) 180.0 (max.)	82 ft.
Parking (spaces)² <i>Residential Use</i>	327 (min.)	210
Loading spaces	0	2
Open Space	25%	25% (15,833 sq. ft.)
Tree Canopy³	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

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

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.

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 multi-unit 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

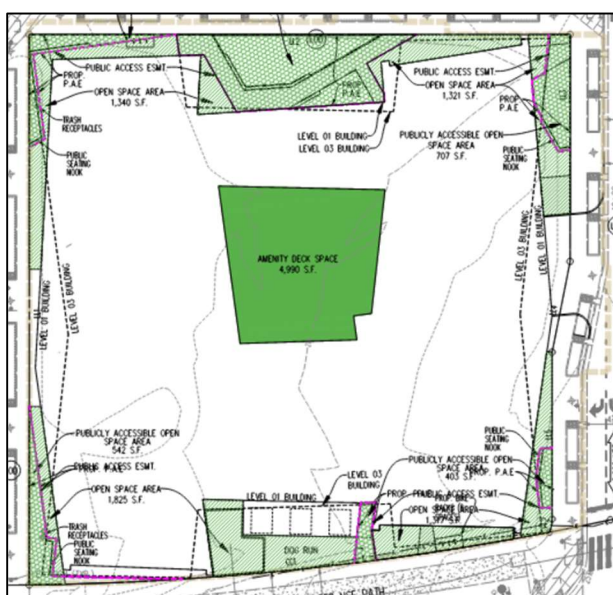
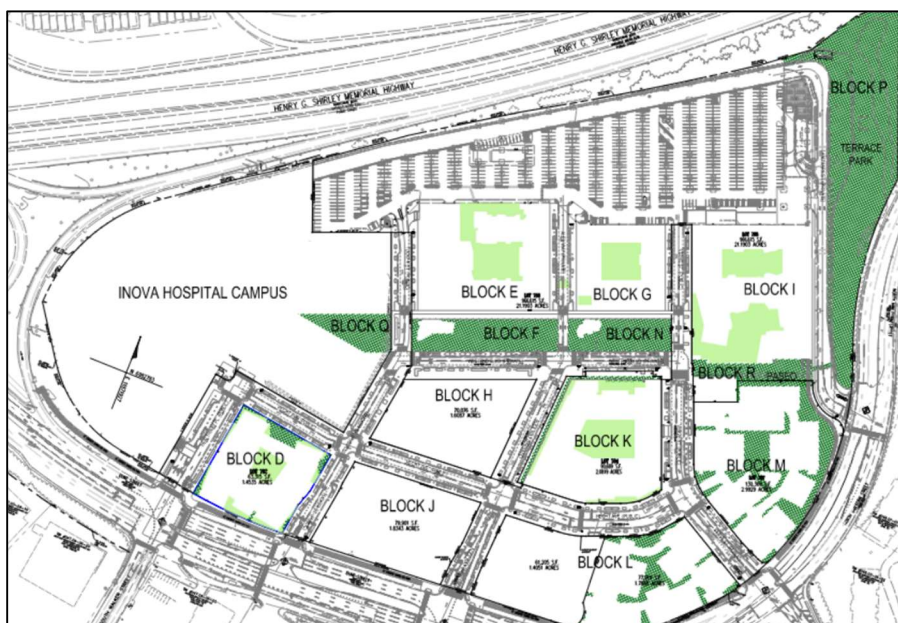


Table 2: Open Space

	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.² 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

<i>Sitewide Crown Coverage¹</i>	<i>Square Feet</i>
25% requirement	295,813 SF
Current Crown Coverage (including Block D)	284,000 SF
Remaining Crown Coverage Required between Blocks H, J, and L1	11,813 SF

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
¹ The 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		
<i>Resident</i>	83	83
<i>Visitor</i>	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. COMMUNITY

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 [Landmark Mall I-395 Ramp Improvements](#) 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 **AutoCAD 2018.dwg** or greater format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements.

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. **Condition amended by Planning Commission on October 9, 2025:** 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. Materials may be substituted with approval of the Director of Planning & Zoning.
 - 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 multi-space 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).
26. 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. **
 - i. 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#NewCityofAlexandriasReuseDirectory> (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

50. 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) *
53. 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. 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. **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 multi-unit 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. DISCLOSURE REQUIREMENTS

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) ***
102. 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

DSUP # _____ **Project Name:** West End, Block D

PROPERTY LOCATION: 6025 Duke Street

TAX MAP REFERENCE: 047.02-03-12 **ZONE:** CDD #29

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

City and State

Zip Code

Signature

Telephone #

Fax #

Email address

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: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

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

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

See Attached.

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

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

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. See Attached		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5801 Duke Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See Attached		
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. 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

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.

- 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.

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

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 government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

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

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

☒ Yes. ☐ No.

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

Typical retail and residential cleaning and building maintenance supplies.

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

Property management.

ALCOHOL SALES

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

☐ Yes. ☒ No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

327

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

124 Standard spaces

81 Compact spaces

5 Handicapped accessible spaces

 Other

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

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

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

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

Application. *Parking reduction supplemental application filed under separate cover*

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0

- B. How many loading spaces are available for the use? 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 permitted 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

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



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. ☒ No.

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.

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

WEST END

PRELIMINARY SITE PLAN - BLOCK D

CITY OF ALEXANDRIA, VIRGINIA

DATE: AUGUST 28, 2025

PROJECT TEAM

APPLICANT/OWNER

LANDMARK LAND HOLDINGS LLC
12435 PARK POTOMAC AVE
SUITE 200
POTOMAC, MD
TEL 240-750-6881
CONTACT: RUDY KNOTT

CIVIL ENGINEER

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

TRAFFIC ENGINEER

GROVE SLADE
225 REINEKERS LANE
SUITE 750
ALEXANDRIA, VA 22314
TEL 202-540-1926
CONTACT: ROBERT SCHIESEL, P.E.

LANDSCAPE ARCHITECT

CGLA
1025 CONNECTICUT AVENUE, NW SUITE 1000
WASHINGTON, D.C. 20036
TEL 202-857-9720
CONTACT: BRUNO P. CARVALHO, ASLA, AICP

ATTORNEY

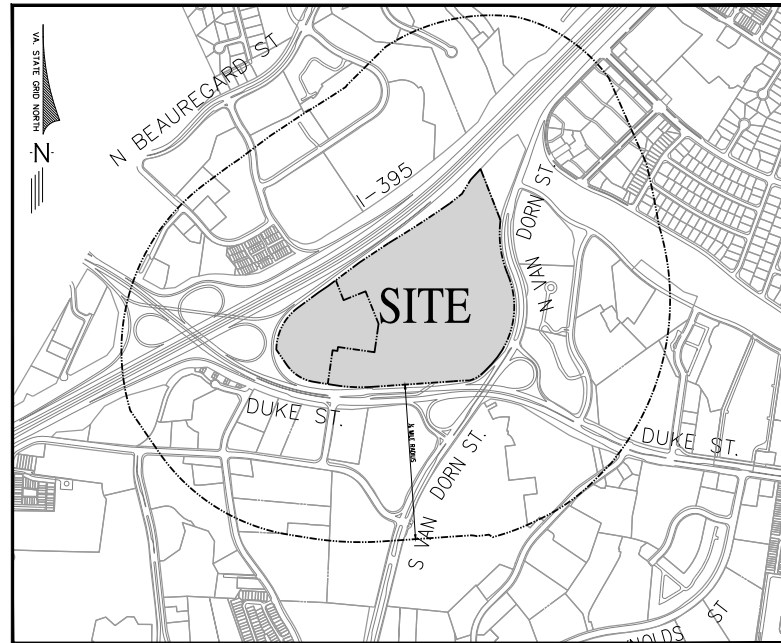
WIRE GILL LLP
700 NORTH FAIRFAX STREET
SUITE 600
ALEXANDRIA, VA 22314
TE 703-677-3129
CONTACT: KENNETH WIRE

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
TEL 703-945-9606
CONTACT: DAVID GRAHAM



AREA TABULATIONS:

BLOCK D (LOT 702) LOT AREA = 1.45 AC, 63,315 SF.
TOTAL DEVELOPMENT AREA = 1.45 AC, 63,315 SF.
TOTAL DISTURBED AREA = 1.59 AC, 69,243 SF.

ZONING TABULATIONS:

ON-SITE LOCATIONS / ADDRESSES: T.M. #047-02-03-12 / 5801 DUKE ST. ALEXANDRIA, VA 22304
TOTAL SITE/LOT AREAS: 63,315 SF OR 1.45 ACRES

EXISTING ZONE: COO #29 (COORDINATED DEVELOPMENT DISTRICT #29)
PROPOSED ZONE: COO #29 (COORDINATED DEVELOPMENT DISTRICT #29)

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-OR-ABOVE-GRADE)

EXISTING USE: VACANT/DEMOLISHED
PROPOSED USE: MULTIFAMILY

DENSITY: 275 UNITS
BLOCK D: 275 UNITS / 1.45 AC = 189.65

GROSS FLOOR AREA: 362,254 OSF
NET FLOOR AREA: 315,601 SF

BUILDING HEIGHT PERMITTED: 70 FT. MIN., 180' MAX.
BUILDING HEIGHT PROVIDED: 82 FT.

AVERAGE FINISHED GRADE: 209.84

FRONTAGE REQUIRED: N/A
FRONTAGE PROVIDED: N/A

PARKING TABULATIONS:

REQUIRED*		PROPOSED
0.95 SP/2BR (207) = 197 SPACES		210 SPACES
0.95 SP/1BR (136) = 130 SPACES	(124 STANDARD, 61 COMPACT, 1 HIC VAN, 4 HIC)	
TOTAL REQUIRED: 327 SPACES		
*SEE PARKING REQUIREMENTS TABLE ON SHEET 02C		
REQUIRED		PROPOSED
LOADING TABULATIONS		2 SPACES
N/A		

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

	NEW	UPGRADES
CROSSWALKS (NUMBER)	0	0
STANDARDS	1	0
HIGH VISIBILITY	0	0
CURB RAMPS	2	0
SIDEWALKS (LF)	527	0
BICYCLE PARKING (NUMBER SPACES)	95	0
PUBLIC/VISITOR	12	0
PRIVATE/GARAGE	83	0
BICYCLE ON-STREET PARKING (LF)	0	0
MULTI-USE TRAILS (LF)	0	0
PEDESTRIAN SIGNALS	0	0

VICINITY MAP
SCALE: 1"=500'

TRIP GENERATION:

BLOCK D		Weekday							
Land Use	ITE Code	Size	AM Peak Hour			PM Peak Hour			Daily Total
			In	Out	Total	In	Out	Total	
Proposed Development Program									
Residential									
Multifamily Housing (Mid-Rise) Apartments, Townhomes, Condo (over 10 floors)	221	275 DU	24	68	92	71	46	117	1,497
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
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 Non-Auto Mode Share Reduction)			11	32	43	29	18	48	599
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		ARCHITECTURE	
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	A102	LEVEL 02 FLOOR PLAN
04	CONTEXTUAL PLAN	A103	LEVEL 03 FLOOR PLAN
05	OVERALL EXISTING CONDITIONS	A104	TYPICAL FLOOD PLAN (04-07)
06	EXISTING CONDITIONS	A105	ROOF PLAN
07	OVERVIEW PLAN	A106	BIKE STORAGE LAYOUT
08	GEOMETRY PLAN	A107	AREA PLANS
08A	SITE PLAN	A108	AREA PLANS
09	UTILITY PLAN	A300	BUILDING ELEVATIONS
10	GRADING PLAN	A301	BUILDING ELEVATIONS
11	OPEN SPACE PLAN	A302	GARAGE SCREENING EXHIBIT
12	MASTER OPEN SPACE PLAN	A400	BUILDING SECTIONS
13	SWM PRE DEVELOPMENT PLAN	A500	PERSPECTIVES
13A	SWM POST DEVELOPMENT PLAN		
14-15	SWM COMPS & NARRATIVE		
16	BMP PLAN		
17	BMP COMPS & NARRATIVE		
18	WOV BMP DATA BLOCKS		
19-22	OUTFALL ANALYSIS		
23	SANITARY SEWER PLAN		
24	SANITARY SEWER COMPUTATIONS		
25-28A	AUTOTURN EXHIBIT		
29	PEDESTRIAN EXHIBIT		
30	FIRE SERVICE PLAN		
31	SITE DISTANCE PROFILES		
32	SIS DIMENSION PLAN		
LANDSCAPE		LIGHTING	
Sheet Number	Sheet Title	Sheet Number	Sheet Title
L1.0	LANDSCAPE PLAN	LT01	AMENITY DECK - LIGHTING LAYOUT
L1.1	REFERENCE PLAN	LT02	AMENITY DECK - PHOTO METRICS
L1.2	HARDSCAPE PLAN	LT03	AMENITY DECK - LUMINAIRE SCHEDULE & SPECIFICATIONS
L1.3	TREE PLANTING PLAN	LT04-LT05	SITE LIGHTING LAYOUT
L1.4	SHRUBS AND GROUNDCOVERS PLANTING PLAN	LT06-LT07	SITE LUMINAIRE SCHEDULE & SPECIFICATIONS
L2.0	PLANTING DETAILS		
L2.1	HARDSCAPE DETAILS		
L2.2	FURNISHINGS		

PROJECT NARRATIVE:

DESCRIPTION OF DEVELOPMENT:
THE BLOCK D PARCEL IS BORDERED TO THE NORTH BY HECHT AVE. (PUBLIC), JULIA JOHNS PL. (PUBLIC) TO THE WEST, TUCKER ST. (PUBLIC) TO THE EAST, AND BY DUKE ST. (PUBLIC) TO THE SOUTH.
THE PURPOSE OF THE PRELIMINARY SITE PLAN FOR BLOCK D IS TO ALLOW FOR RESIDENTIAL USES ON THE SITE WHICH MAY BE IMPLEMENTED ANYWHERE ON THE SITE, SUBJECT TO CAPACITY OF INFRASTRUCTURE.

ADJACENT PROPERTIES:
OVERALL, ADJACENT PROPERTIES ARE SEPARATED FROM THE SITE BY MAJOR ROADWAYS, AND IN COMBINATION WITH STEPS PROPOSED BELOW, THE APPLICANT DOES NOT ANTICIPATE ADVERSE EFFECTS FOR ADJACENT PROPERTIES AS A RESULT OF THE PROPOSED DEVELOPMENT.
ADJACENT PROPERTIES SHALL BE PROTECTED FROM ADVERSE EFFECTS VIA STANDARD DROSDOWN AND SLOTTED CONTROL MEASURES, ALONGSIDE EFFORTS TO REDUCE THE CORRAL RUNOFF FROM THE SITE. IN ADDITION, BOTH ON AND OFF-SITE IMPROVEMENTS MITIGATING THE IMPACT OF ADDITIONAL TRAFFIC SHALL BE PROVIDED AS PART OF THE APPROPRIATE TRAP INPAGES OF DEVELOPMENT, AND AS DETERMINED BY TRIGGERS PROVIDED IN THE TRAFFIC STUDY.
PRIMARY ACCESS TO THE SITE WILL BE FROM SIGNALIZED INTERSECTIONS ON DUKE AND VAN DORN STREETS.

SPECIAL AMENITIES:
AS PART OF THE OVERALL PROPOSED LANDMARK DEVELOPMENT FOR THE SITE, THE APPLICANT PROPOSES TO PROVIDE SPECIAL AMENITIES INCLUDING A MINIMUM OF 3.5 ACRES OF OPEN SPACE NETWORK TO INCLUDE A CENTRAL PARK, PATH, AND TERRACE, AS WELL AS NEIGHBORHOOD PARKS OUTLETS. THESE PARKS WILL PROVIDE A MIX OF ACTIVE AND PASSIVE USES, AS WELL AS A COMBINATION OF LANDSCAPE AND HARDSCAPE AREAS FOR RESIDENTS AND VISITORS ALIKE.

IN ADDITION TO THE PARKS, THE SITE SHALL ALSO FEATURE A FIRE STATION AND A CENTRALLY LOCATED TRANSIT HUB TO PROVIDE BUS TRANSIT SERVICES TO BOTH RESIDENTS AND THE SURROUNDING COMMUNITY.

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

LIST OF EXISTING APPROVALS:

- COO2020-00007
- SUB2020-00003
- DP2020-00002
- SUB2022-00005
- ORD #0022-00002

GREEN BUILDING NARRATIVE:

THIS APPLICATION WILL COMPLY WITH THE CITY'S GREEN BUILDING POLICY. PLEASE SEE GREEN BUILDING NARRATIVE AND SCORECARD PROVIDED ON SHEET 02C.

MODIFICATIONS REQUESTED:

1) MODIFICATION TO REDUCE GROW CODE REQUIREMENTS FROM 25% TO 20%.

BUILDING CODE ANALYSIS:

SEE SHEET A001 FOR BUILDING CODE ANALYSIS.



PLAN DATE	REVISION
01/13/2025	1ST SUBMISSION
04/18/2025	CONCEPT II
06/20/2025	COMPLETENESS SUBMISSION
08/28/2025	VERIFICATION SUBMISSION
-	-

APPROVED	
SPECIAL USE PERMIT NO.	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE



Urban Ltd.
4200D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL 703-376-4221
FAX 703-376-4221
www.urban.com

SHEET 01 OF 32

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

[illegible]

Requirement	Parking Ratio	Total	Building A		Building B		Building C		Block D		Block E		Block G		Block H		Block I		Block F		Block N		Block J		Block K		Block L		Block M		
PARKING RATES			REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
Hospital	1/2 BEDS		TBD	(SEE BELOW)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Office	1.5/ 1000 OSF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Medical Office	1.5/ 1000 OSF		-	-	408	(SEE BELOW)	335	(SEE BELOW)	-	-	180	403	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Multifamily	1/ BEDROOM		-	-	-	-	-	-	327	210	213	229	285	285	-	-	-	483	-	-	-	-	-	-	-	312	758	-	-	-	-
Affordable Multifamily	0.8/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12	-	-	-	-	
Senior Housing (ALIL)	0.7/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2-over-2 Townhomes	2.0/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Traditional Townhomes	2.0/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Condo Flats	1.3/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	88	-	-	132	
Hotel	0.7/ KEY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Retail	3.0/ 1000 OSF		-	-	-	-	-	-	-	-	270	137	72	95	-	-	-	375	2**	0	2**	0	-	-	-	8	63 (SEE SHEET 03A)	-	-	-	-
Concert	50 squares		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Firestation			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
VEHICLE PARKING																															
STANDARD PARKING SPACES			-	TBD	-	TBD	-	TBD	-	124	-	382	-	117	-	-	-	154	-	-	-	-	-	-	-	114	-	88	-	-	132
COMPACT PARKING SPACES			-	TBD	-	TBD	-	TBD	-	81	-	429	-	248	-	-	-	683	-	-	-	-	-	-	-	185	-	-	-	-	-
ON-STREET PARKING SPACES			-	-	-	-	-	-	-	-	-	-	26	-	-	-	-	-	-	-	-	-	-	-	-	20	-	-	-	-	-
HANDICAP PARKING SPACES (NON-VAN)			-	TBD	-	TBD	-	TBD	-	4	-	18	-	11	-	-	-	12	-	-	-	-	-	-	-	8	-	-	-	-	-
HANDICAP PARKING SPACES (VAN)			-	TBD	-	TBD	-	TBD	-	1	-	5	-	4	-	-	-	9	-	-	-	-	-	-	-	2	-	-	-	-	-
TOTAL PARKING PROVIDED:			4,372		1,510					210	663	849	357	395				858							320	330		88		132	
PARKING PROVIDED IN EXISTING GARAGE																		858		0		0					63 (SEE SHEET 03A)		</		

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 **SUSTAINABLE
RATINGS PARTNERS**

Date: June 3, 2025
Project: West End Block D
Purpose: DGP, Concept 2 Comments - Green Building Narrative

General Approach

The West End Block D project is pursuing LEED Multifamily Midrise v4 certification at the Silver level. The project will comply with the Alexandria Green Building Policy in effect at the time of the DGP, which requires LEED certification.

The LEED Multifamily Midrise rating system is a testing and verification-based rating system. The LEED Green Register will conduct pre-walk and final inspections to verify that the prerequisites and targeted credits have been implemented on the project. This includes duct leakage testing, blower door testing, exhaust airflow testing, and commissioning. The project must demonstrate each unit such that air leakage does not exceed 0.30 cfm50 and ducts must be sealed to not exceed 6% overall.

LEED Certification Process

To achieve LEED Certification under the Multifamily Midrise Rating system, projects are required to develop a Certification Path and the final construction that includes documentation related to both Design and Construction credits. The LEED Multifamily Midrise program offers from LEED BDC+ in that it does not use Online Review to submit the documentation. Instead, the LEED Green Register will directly document and submit the Certification Path directly to the Green Building Certification Inc. (GBCI) for final review. It is required that the Certification path be submitted within 30-60 days of substantial completion, fundamental MEP commissioning will also be included as part of the LEED requirements.

The Verification Team for this project is as follows:
Homes Provider Green Director
Green Rater: Scott Atkinson, Sustainable Building Partners
Energy Rater: Justin Auker, Sustainable Building Partners
Commissioning Agent: John French, Sustainable Building Partners

Energy

Sustainable Building Partners is hired to perform whole building energy modeling for the project and is required to achieving the 14% energy cost savings as required by the Green Building Policy. The project team will implement an on-going performance optimization process through whole-building energy modeling and integrated design. The team will work to find an effective balance of all building systems with the overall goal of improving energy performance.

The project will also commit to achieving 2 points under the Renewable Energy Production LEED credit through Green certified off-site green power and/or carbon offsets and will prioritize reducing embodied carbon by selecting a Life Cycle Analysis and reviewing concrete reductions strategies with the design team.

Lighting: Interior lighting will play an integral role in the performance of this facility. The project will position for the use of high-efficiency LED fixtures (>60 mW) throughout with an additional focus on reducing decorative lighting and providing the use of linear-LED LED fixtures which often relate overall the energy power. Lighting controls will be implemented in accordance with the local energy code but the energy model will be used to evaluate opportunities to exceed code requirements.

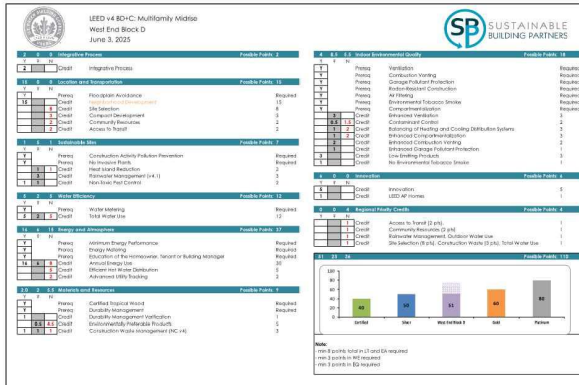
Thermal Comfort & IAQ: To further support occupant health and comfort, the project will target low-emitting interior materials to cover the categories of flooring, paints and coatings, insulation, and ceiling systems. To be compliant, products will have an emissions evaluation in accordance with California Department of Public Health version 1.1, 2010 (CDPH v1.1 2010) or later. This will be Sustainable Building Partners
West End Block D

Daylight: Design of the occupied spaces will aim to maximize daylight whenever possible. The design will also support the intent to maximizing on views to build upon a design biophilic principle of interior connection to the outdoors.

Sustainable Building Partners
West End Block D

	EXISTING WATER LINE		EXISTING TELEPHONE LINE
	PROPOSED WATER LINE		PROP. TELEPHONE LINE
	EX. FIRE HYDRANT		EXISTING VDOT ELECTRIC LINE
	PROP. FIRE HYDRANT		EXISTING ELECTRIC LINE
	EXISTING WATER METER		EX. VERIZON FIBER
	PROPOSED WATER METER		EX. COMCAST FIBER
	EXISTING WATER VALVE		EX. PRIVATE FIBER
	PROPOSED WATER VALVE		EX. AC FIBER
	EXISTING STORM DRAIN		EX. ELECTRIC MANHOLE
	PROPOSED STORM DRAIN		EX. FIBER MANHOLE
	EXISTING SANITARY SEWER		PROP. ELECTRIC LINE
	PROPOSED SANITARY SEWER		PROP. VERIZON FIBER
	EXISTING GAS VALVE		PROP. COMCAST FIBER
	PROPOSED GAS VALVE		PROPOSED PRIVATE FIBER
	EXISTING GAS VALVE		PROPOSED AC FIBER
	PROPOSED GAS VALVE		PROPOSED ELECTRIC MANHOLE
	EXISTING OVERHEAD WIRE		PROPOSED FIBER MANHOLE
	EXISTING LIGHTING		EXISTING CABLE TV LINE
	PROPOSED LIGHTING		ROAD SIGN
	EXISTING FENCE		EX. POWER POLE
	PROPOSED FENCE		EXISTING SPOT ELEVATION
	EXISTING TREE LINE		PROP. SPOT ELEVATION
	EXISTING CONTOURS		SPILL AND TRANSITION CURB AND GUTTER
	PROPOSED CONTOURS		PROPOSED CURB
	PROPOSED PHASE LINE		EX. STREET LIGHTS
	PROPOSED LIMIT OF CLEARING & GRADING		PROP. STREET LIGHTS
	EXISTING WETLANDS		EXISTING TREE
	PROP. RET. WALL		PROPOSED TREE
	EX. RET. WALL		WATER FITTING IDENTIFIER
	PROP. POST LIGHT		LOADING AREA
	PROP. BUILDING MAIN ENTRANCE		BENCHMARK
	PROP. BUILDING ENTRANCE		TEST PIT REQUIRED
	PROP. UNDERGROUND GARAGE		PROJECTED TRAFFIC COUNT
	PROPERTY LINE		OVERLAND RELIEF
	LOADING SPACE		PROPOSED EXISTING SQUARE FEET
	INTERSECTION VISIBILITY TRIANGLE		GROSS SQUARE FEET
	BRICK PAVE AREA (TO MATCH EXISTING PLAZA)		NET SQUARE FEET
	PROP. CONCRETE SIDEWALK		TO BE REMOVED FINISHED FLOOR
	PARKING SPACE COUNT		VISITOR PARKING SPACE
	CITY OF ALEXANDRIA		STANDARD, COMPACT, AND HANDICAP PARKING SPACE DESIGNATOR
	AMERICAN WATER CONC. SIDEWALK		PROP. PERVIOUS AREA
	ASPHALT SIDEWALK		PROP. PARKING SPACE
	CITY OF ALEXANDRIA		EX. TRASH AND RECYCLING

City of Alexandria's Parking Requirements						
Zoning Requirements Based on Residential Performance-Based City Standards (Minimums)						
	Baseline Zoning Ratio¹	Total Credits	Final Zoning Ratio	Development Size	Bedrooms	Minimum Spots
Residential Rates						
1 Bedroom	1.00 / bdrm	0%	0.95 / bdrm	x 207 units	207 bdrms	= 197
2+ Bedrooms ²	1.00 / bdrm	5%	0.95 / bdrm	x 207 units	136 bdrms	= 130
Residential Subtotal				275 units		327
Allowable Residential Credits (Voluntary):						
Four or more bus routes stop within 0.25 mile of development entrance (5% applied in Final Zoning Ratio)						5%
Total with Zoning Requirements						327
Notes:						
1. Residential performance-based ratios based on the Guiding Document for Parking Standards for Multi-Family Residential Development Projects dated February 24, 2016.						
2. Units with 2 bedrooms or more are counted as 2-bedroom units.						
Zoning Requirements Based on Residential Performance-Based City Standards (Maximums)						
	Baseline Zoning Ratio¹	Total Credits	Final Zoning Ratio	Development Size	Bedrooms	Maximum Spaces
Residential	1.00 / bdrm	0%	1.00 / bdrm	x 207 units	207 bdrms	= 207
2+ Bedrooms ²	1.00 / bdrm	0%	1.00 / bdrm	x 207 units	136 bdrms	= 136
Residential Subtotal				275 units		343
Total with Zoning Requirements						343
Notes:						
1. Residential performance-based ratios based on the Guiding Document for Parking Standards for Multi-Family Residential Development Projects dated February 24, 2016.						
2. Units with 2 bedrooms or more are counted as 2-bedroom units.						



DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

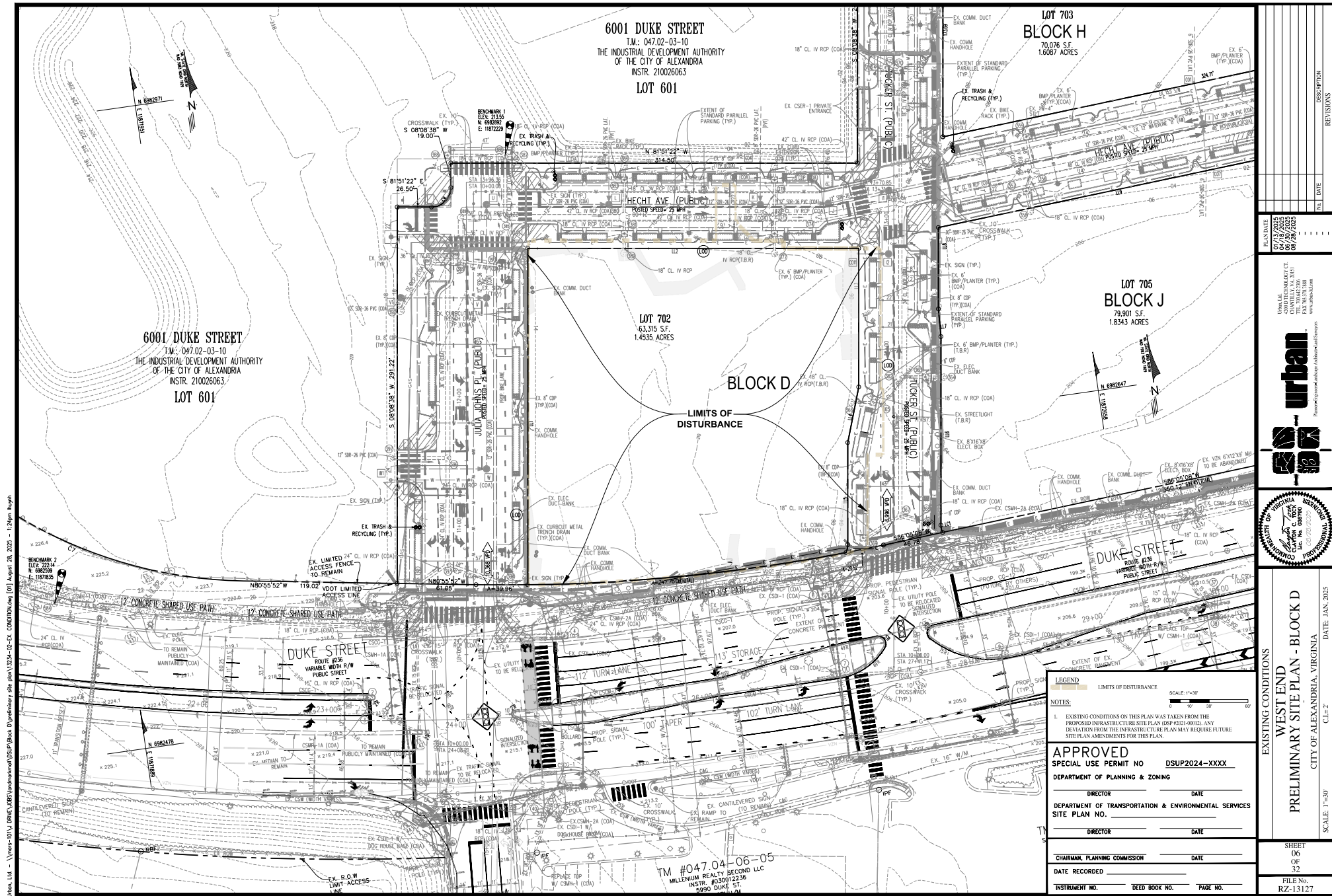
DATE RECORDED _____

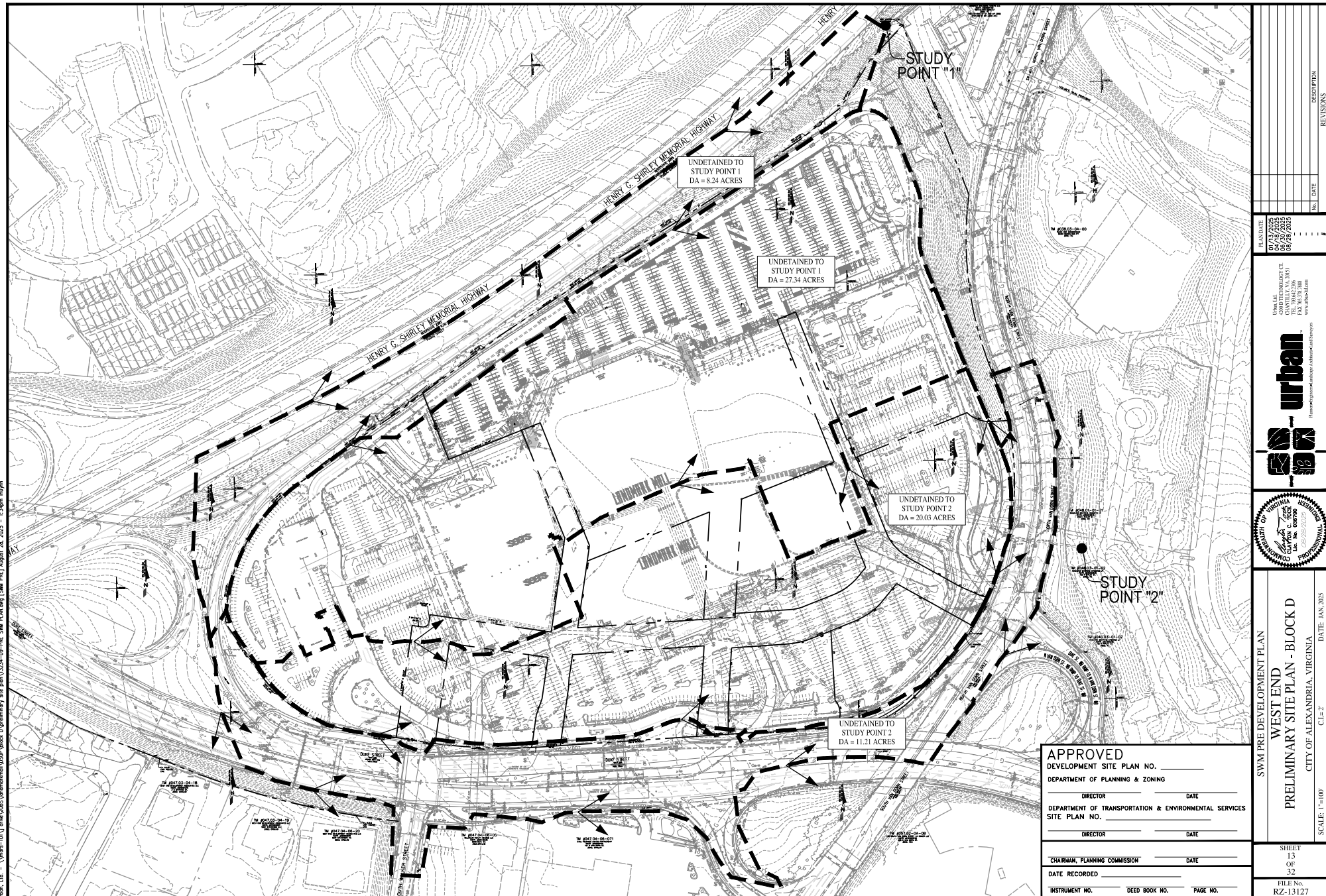
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GENERAL NOTES & DETAILS	WEST END PRELIMINARY SITE PLAN - BLOCK D CITY OF ALEXANDRIA, VIRGINIA	DATE: JAN. 2025
SCALE: N/A		CL= N/A

SHEET
02C
OF
32

FILE No.
RZ-13127





THE SUBJECT SITE IS A PART OF THE LANDMARK MASTER SWM PLAN.

OVERALL, 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 EAST OF THE SITE, IMMEDIATELY NORTH OF THE DUKE STREET RAMP CONNECTION TO VAN DORN STREET. A TOTAL DRAINAGE AREA OF 32.86 ACRES DRAINS TO STUDY POINT 1, WHEREAS A TOTAL OF 31.94 ACRES DRAINS TO STUDY POINT 2.

SPECIFIC TO THE SUBJECT SITE, BLOCK D'S STORM SYSTEM DRAINS TO VAULT #3 THEN DISCHARGE TO AN EXISTING CHANNEL LOCATED ON THE SOUTHEAST SIDE OF THE LANDMARK DEVELOPMENT. STORMWATER MANAGEMENT IS TO BE PROVIDED IN VAULT 3 WHICH IS LOCATED BETWEEN BLOCKS I AND M AND HAS A TOTAL DRAINAGE AREA OF 20.73 ACRES WHICH ENCOMPASSES BLOCKS D, J, L, M AND PART OF THE INOVA SITE. IN ACCORDANCE WITH THE ARTICLE XIII SECTION 13-109 OF THE ALEXANDRIA ZONING ORDINANCE, AND UTILIZING THE VIRGINIA RUNOFF REDUCTION METHODOLOGY, THE TREATMENT VOLUME IS REDUCED VIA THE UNDERGROUND SWM FACILITY.

THE ALLOWABLE RELEASE RATE FOR EACH STUDY POINT HAS BEEN CALCULATED IN ACCORDANCE WITH ARTICLE XIII SECTION 13-109(F) OF THE ALEXANDRIA ZONING ORDINANCE. FOR THE CHANNEL PROTECTION AND FLOOD PROTECTION WHEN STORMWATER FROM A DEVELOPMENT IS DISCHARGED TO A NATURAL STORMWATER CONVEYANCE SYSTEM, THE MAXIMUM PEAK FLOW RATE FROM THE 1-YEAR 24-HOUR STORM FOLLOWING THE LAND-DISTURBING ACTIVITY SHALL BE CALCULATED WHERE:

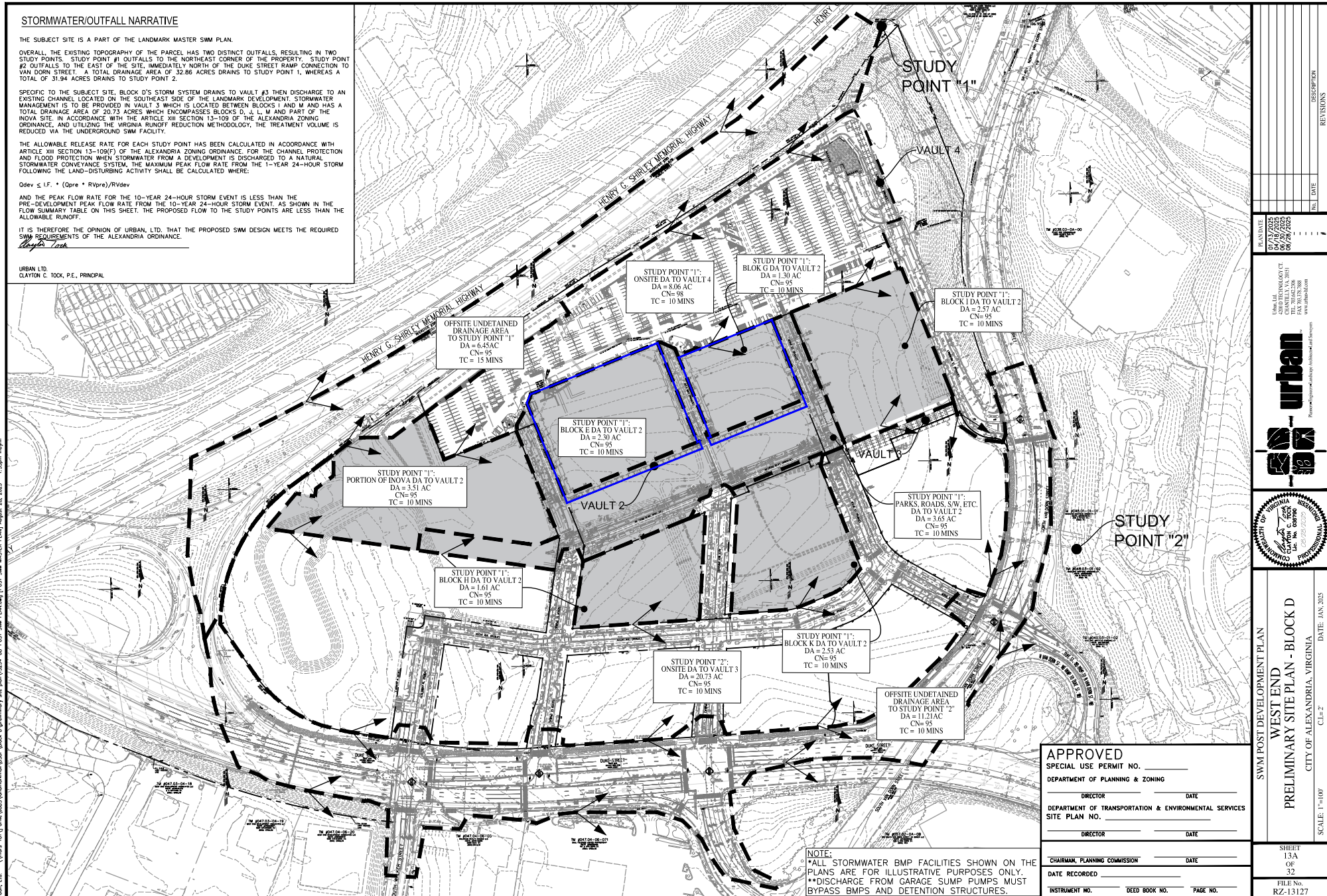
$$Q_{dev} \leq I.F. \cdot (Q_{pre} \cdot RV_{pre})/RV_{dev}$$

AND THE PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT, AS SHOWN IN THE FLOW SUMMARY TABLE ON THIS SHEET, 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.

Clayton Tarkenton

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



Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 1.59

Maximum reduction required: 20%
The site's net increase in impervious cover (acres) is: 0
Post-Development TP Load Reduction for Site (lb/yr): 1.59

Pre-Development Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) - undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) - undisturbed/frequently maintained grass or shrub land					0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be reused/managed					0.00
Impervious Cover (acres)				1.59	1.59
					1.59

Post-Development Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) - undisturbed/frequently maintained grass or shrub land					0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be reused/managed					0.00
Impervious Cover (acres)				1.59	1.59
Area Check	OK	OK	OK	OK	1.59

Post-Development Requirement for Site Area
TP Load Reduction Required (lb/yr) 1.59

Nitrogen Loads (Informational Purposes Only)

Pre-Development TN Load (lb/yr) 19.61

Final Post-Development TN Load 19.61

LAND COVER SUMMARY - PRE-REDEVELOPMENT		
Land Cover Summary-Pre		
Pre-Development	United	Adjusted
Forest Cover (acres)	0.00	0.00
Weighted ReForest	0.00	0.00
Weighted Loading Rate(Forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted ReMixed	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.00	0.00
Weighted ReTurf	0.00	0.00
Weighted Loading Rate(turf)	0.00	0.00
% Managed Turf	0%	0%
Impervious Cover (acres)	1.59	1.59
ReImpervious	0.95	0.95
Weighted Loading Rate(impervious)	0.95	0.95
% Impervious	100%	100%
Total Site Area (acres)	1.59	1.59
Site Rv	0.95	0.95

Treatment Volume and Nutrient Load		
Pre-Development Treatment Volume (acre-ft)	0.1259	0.1259
Pre-Development Treatment Volume (cubic feet)	5,483	5,483
Pre-Development TP Load (lb/yr)	1.36	1.36
Pre-Development TP Load per acre (lb/acre/yr)	0.86	0.86
Reaction TP Load (lb/yr)		0.41
[0.26 lb/acre/yr] applied to pre-development area excluding pervious land proposed for new impervious cover		

Adjusted Land Cover Summary:
Pre-Development land cover minus pervious land cover (forest, mixed open or managed turf) acreage proposed for new impervious cover.
Adjusted total acreage is consistent with Post-Development acreage (minus acreage of new impervious cover).
Column 1 shows land reduction requirement for new impervious cover (based on new development load limit, 0.26 lb/acre/yr).

LAND COVER SUMMARY - POST DEVELOPMENT		
Land Cover Summary-Post		
Post-Development	United	Adjusted
Forest Cover (acres)	0.00	0.00
Weighted ReForest	0.00	0.00
Weighted Loading Rate(Forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted ReMixed	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.00	0.00
Weighted ReTurf	0.00	0.00
Weighted Loading Rate(turf)	0.00	0.00
% Managed Turf	0%	0%
Impervious Cover (acres)	1.59	1.59
ReImpervious	0.95	0.95
Weighted Loading Rate(impervious)	0.95	0.95
% Impervious	100%	100%
Total Site Area (acres)	1.59	1.59
ReDev Site Rv	0.95	0.95

Treatment Volume and Nutrient Load		
Post-Development Treatment Volume (acre-ft)	0.1259	—
Post-Development Treatment Volume (cubic feet)	5,483	—
Post-Development TP Load (lb/yr)	1.36	—
Post-Development TP Load per acre (lb/acre/yr)	0.86	—
New Reduction Required (Excess Pre-Development Load)	38%	
TP Load Reduction Required for New Impervious Area (lb/yr)	0.27	
TP Load Reduction Required for New Impervious Area (lb/yr)	0	

Check: BMP Design Specifications List: 2024 Sds & Specs

Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)					0.00	0.00	0.00
Impervious Cover (acres)				1.59	1.59	0.95	0.86
Total					1.59		

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load from Upstream Practices (lb)	Phosphorus Removal by Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.5 Vegetated Roof #1 (0-10.40)	60			0.00	41	38	89	0	0.00	0.01	0.01	0.00	4.5 Stormwater #2
6. BioRetention (RR)													4.005 AC BLOCK D GREEN ROOF NOT ROUTED TO ROOF (SWP) - REMOVAL FROM GREEN ROOF ROUTED
4.5 BioRetention #2 or Micro BioRetention #2 (0-10.40)	80			0.02	38	1,487	364	1,853	50	0.01	0.48	0.47	

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA (ac)	0.00	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER (ac)	1.59	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED (ac)	0.54	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

Site Treatment Volume (ft³) 5,483

Runoff Reduction Volume and TP by Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	1,498	0	0	0	0	1,498
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.36	0.00	0.00	0.00	0.00	1.36
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.42	0.00	0.00	0.00	0.00	0.42
TP LOAD REMAINING (lb/yr)	0.95	0.00	0.00	0.00	0.00	0.95
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	6.14	0.00	0.00	0.00	0.00	6.14

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.36
TP LOAD REDUCTION REQUIRED (lb/yr)	119.18/LB/YR
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.42
TP LOAD REMAINING (lb/yr)	0.95
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **
** TARGET TP REDUCTION EXCEEDED BY 0.15 LB/YEAR **	

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	19.61
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	6.14
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	13.47

BMP NARRATIVE

STORMWATER BEST MANAGEMENT PRACTICE FOR THE SUBJECT SITE IS BEING PROVIDED IN ACCORDANCE WITH VA RQA AND CITY OF ALEXANDRIA STANDARDS BY USING THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) TO MEET THE WATER QUALITY CRITERIA

THE PHOSPHORUS LOAD REDUCTION REQUIRED BY THE VRRM WILL BE SATISFIED WITH THE UTILIZATION OF TWO (2) STORMWATER BEST MANAGEMENT PRACTICES (BMP) FACILITIES IN CONFORMANCE WITH THE STORMWATER BMP CLEARHOUSE WEBSITE. THE TWO (2) BMP FACILITIES PROPOSED ARE:

- *** VEGETATED ROOF (LEVEL 2)
- *** URBAN BIORETENTION - BIORETENTION FACILITY (LEVEL 2)

BASED ON THE SUBJECT SITE'S PROPOSED LAND COVER, AND THE OVERALL SITE ANALYSIS AS OUTLINED IN THE MASTER SWM PLAN (SWM001-00017) THE TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED TO BE REMOVED IS 1.78 LBS/YEAR. THE TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IS 0.41 LBS/YEAR, THEREFORE THE TOTAL PHOSPHORUS LOAD REDUCTION IS EXCEEDED BY 0.35 LBS/YEAR.

BMP/SWM FACILITIES GEOGRAPHIC COORDINATES:

	DECIMAL DEGREE LATITUDE	DECIMAL DEGREE LONGITUDE
BIORETENTION #1	38.8151	-77.1332
BIORETENTION #2	38.8145	-77.1334
GREEN ROOF #1	38.8151	-77.1333
GREEN ROOF #2	38.8150	-77.1330
GREEN ROOF #3	38.8147	-77.1328
GREEN ROOF #4	38.8145	-77.1334
GREEN ROOF #5	38.8145	-77.1334
GREEN ROOF #6	38.8146	-77.1336

NOTE:
ALL STORMWATER BMP FACILITIES AND COMPUTATIONS SHOWN ON THE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

BMP MAINTENANCE

UPON COMPLETION OF CONSTRUCTION, ALL ON-SITE STORMWATER MANAGEMENT BMP FACILITIES SHALL BE PRIVATELY OPERATED AND MAINTAINED BY THE LANDOWNER. THE LANDOWNER SHALL MAINTAIN ALL STORMWATER MANAGEMENT/BMP FACILITIES TO INSURE THEY ARE IN GOOD WORKING CONDITION AND ACCEPTABLE TO THE CITY. THE APPLICANT SHALL SUBMIT A STORMWATER MANAGEMENT/BMP FACILITIES OPERATION AND MAINTENANCE AGREEMENT TO THE CITY WITH THE FINAL SITE PLAN FOR THE FOLLOWING BEST MANAGEMENT PRACTICES.

- *** VEGETATED ROOF (LEVEL 2)
- *** URBAN BIORETENTION - BIORETENTION FACILITY (LEVEL 2)

THE MAINTENANCE AND OPERATION OF THE BMP FACILITIES LISTED ABOVE SHALL CONFORM TO THE REQUIREMENTS CONTAINED IN THE VIRGINIA STORMWATER BMP CLEARHOUSE, AND THE MAINTENANCE SCHEDULE AND OPERATIONAL GUIDELINES THAT SHALL BE PROVIDED WITH THE STORMWATER MANAGEMENT/BMP FACILITIES OPERATION AND MAINTENANCE AGREEMENT AT TIME OF FINAL SITE PLAN.

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

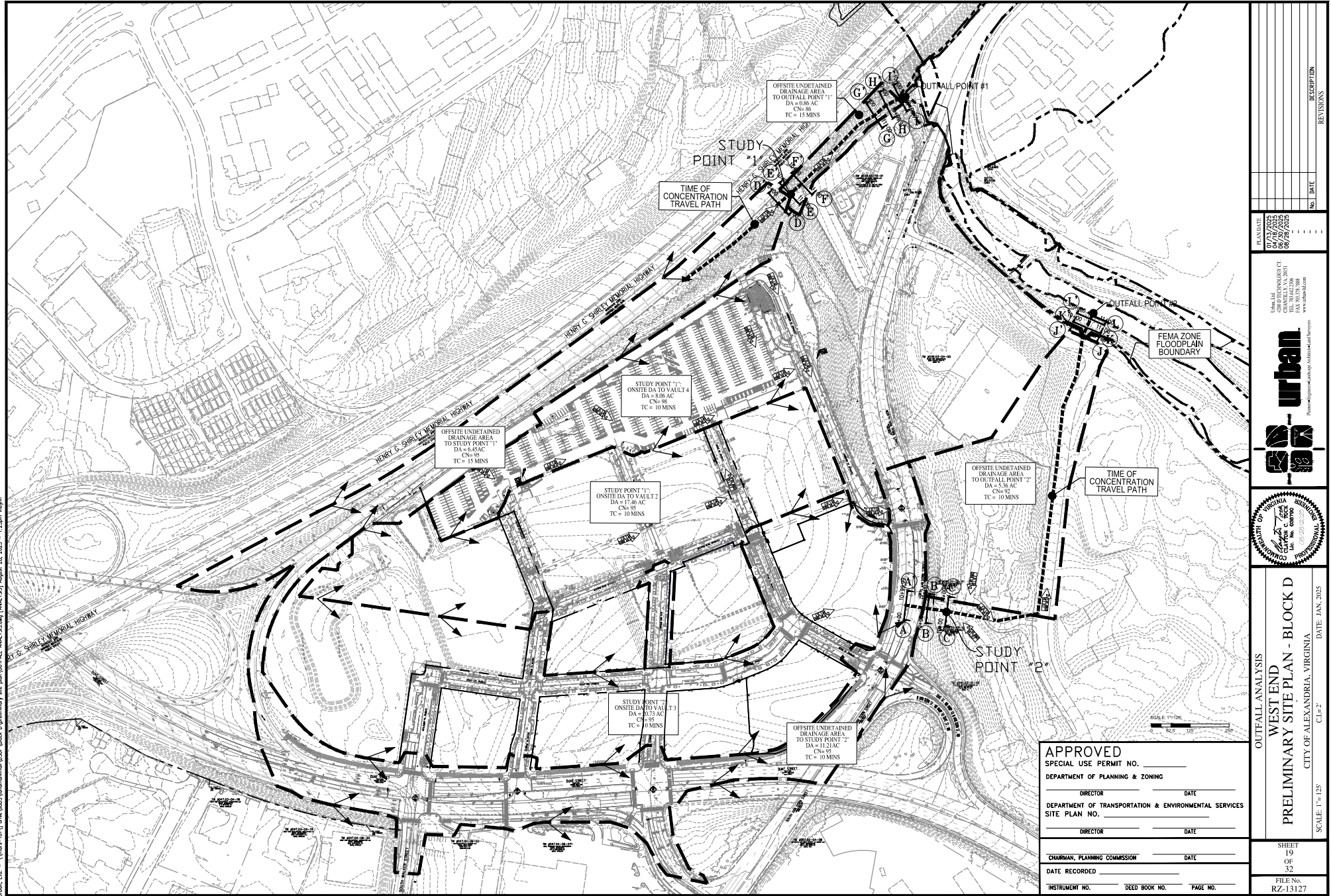
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

PLAN DATE: 07/24/2025
DRAWN BY: 06/24/2025
CHECKED BY: 06/24/2025
No. DATE
REVISIONS
Urban, Ltd.
4500 TECHNOLOGY CT
ALEXANDRIA, VA 22304
TEL: 703.643.2300
FAX: 703.643.2301
www.urbanltd.com
Urban, Ltd. is an Equal Opportunity Employer and Minority Firm.
CITY OF ALEXANDRIA
PRELIMINARY SITE PLAN - BLOCK D
DATE: JAN. 2025
SCALE: N/A
CITY OF ALEXANDRIA, VIRGINIA
SHEET 17 OF 32
FILE NO. RZ-13127



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

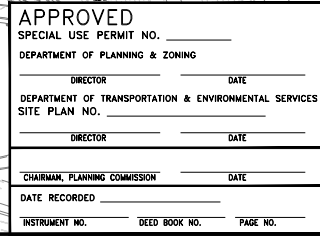
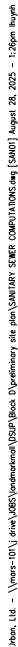
OUTFALL ANALYSIS
WEST END
PRELIMINARY SITE PLAN - BLOCK D
CITY OF ALEXANDRIA, VIRGINIA



Urban, Ltd.
400 TECHNOLOGY CT
ALEXANDRIA, VA 22304
TEL: 703.462.2000
WWW.URBANLTD.COM

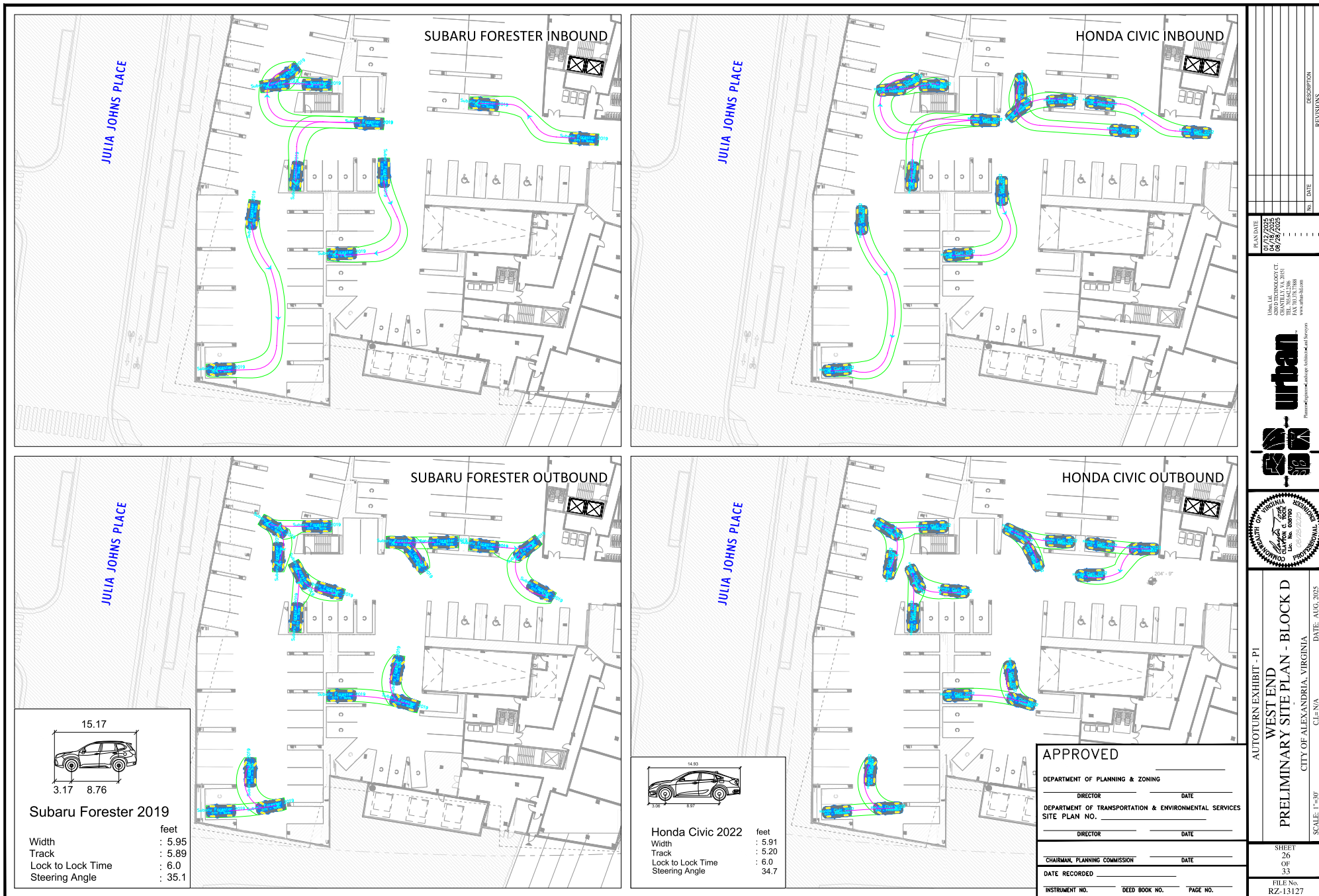
NO.	DATE	DESCRIPTION
1	07/17/2025	PLAN DATE
2	08/26/2025	REVISED DATE
3	08/26/2025	REVISED DATE
4	08/26/2025	REVISED DATE

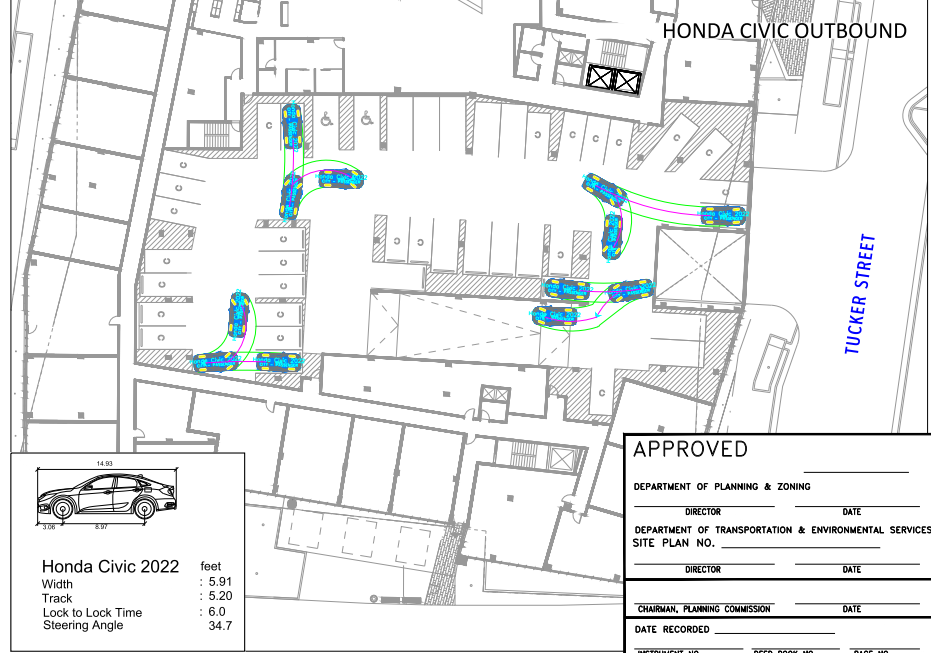
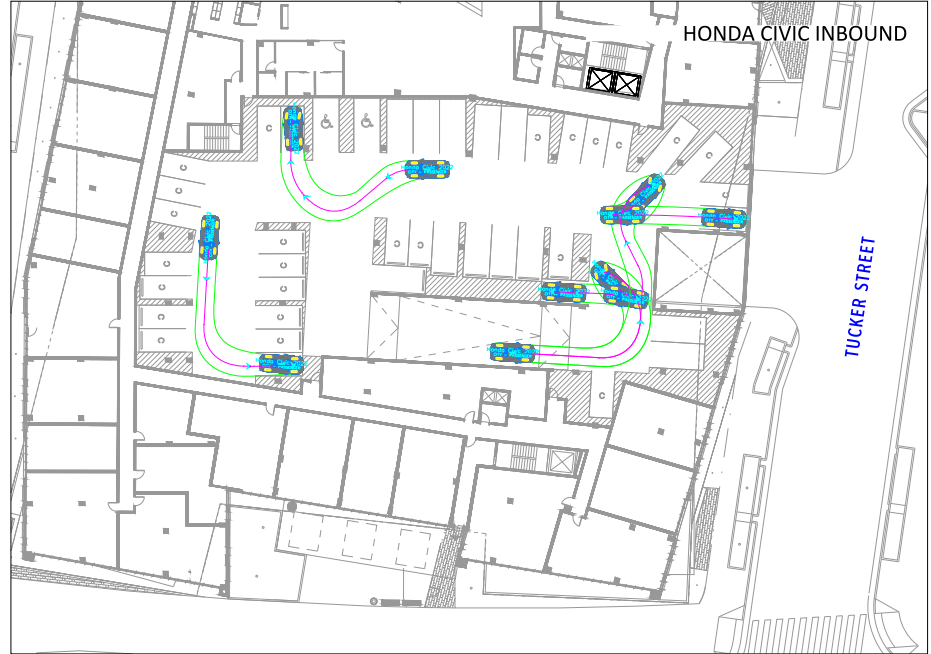
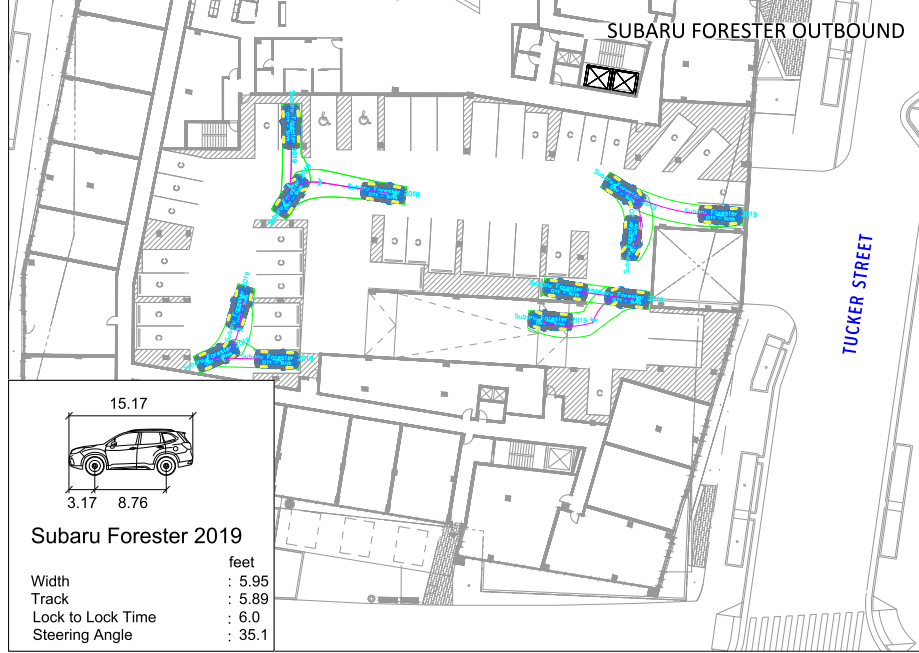
1. RESIDENTIAL AREA SANITARY FLOW IS COMPUTED AT THE RATE OF 300 GPD PER UNIT EACH. RESIDENTIAL UNIT IS BASED ON A 1,000 G.S.F. FLOOR PLATE.
2. RETAIL AND OFFICE AREA SANITARY FLOW IS COMPUTED AT THE RATE OF 200 GPD PER FLOOR AREA OF 1,000 G.S.F.
3. ALL PIPE DATA HAS BEEN OBTAINED BY FIELD SURVEY INFORMATION BY URSAM, L.T. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALBUQUERQUE REQUIREMENTS.
4. SEWERAGE AND OTHERS CONSTRUCTION RELATED DECREASE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALBUQUERQUE PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALBUQUERQUE'S PRETREATMENT COORDINATOR AT 703-721-5000 X3020.
5. THE PROJECT SHALL PROVIDE A 12" DIA. INSPECTION OF MANHOLE CONNECTION BY A NASSCO MADE EXISTING TECHNICIAN.
6. INSUFFICIENT PIPE CAPACITIES OF EXISTING SANITARY ARE SHOWN ON SHEET 15. THESE PIPES ARE SHOWN TO BE REMOVED AND REPLACED WITH APPROPRIATELY SIZED PIPES ON SHEET 16.
7. IGA ANALYSIS WILL BE PROVIDED WITH THE FINAL INFRASTRUCTURE SITE PLAN.
8. THE PROJECT SITE IS LOCATED WITHIN THE HOLMES RUN TRUNK SEWER SYSTEM. THE PROJECT SITE IS NOT LOCATED IN THE COMBINED SEWER SYSTEM AREA.

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PROPOSED SANITARY SEWER FLOW COMPUTATIONS

Project	West End	From Point	To Point	RESIDENTIAL 300 GPD/UNIT	OFFICE/RETAIL 200 GPD/ 1000 SF	SPACED DWELLINGS 200 GPD/UNIT	HOTEL 100 GPD/UNIT	PEAK FACTOR	INCR s MED	FLOW s MED	FLOW s C.F.S.	Invert Elevation Upper Lower End	Length FT	Slope %	Dia. in	Capacity Q MGD	VEL F.P.S.	Capacity g.p.s.	Pipe Coefficient	Pipe Material	BLOCKS TO STR	Remarks
UR	L5				190096			4.0	0.15	0.15	0.24	190.94	190.18	13.00%	10	3.30	11.72	0.010	PVC		33.33% Flow from Block A	
L5	L4							4.0	0.00	0.15	0.24	189.94	189.20	13.00%	10	3.31	11.67	0.010	PVC			
L4	L3							4.0	0.00	0.15	0.24	189.94	189.20	13.00%	10	3.31	11.67	0.010	PVC			
L3	L2							4.0	0.00	0.15	0.24	189.16	189.07	17.58%	10	3.31	11.67	0.010	PVC			
L2	N1							4.0	0.00	0.15	0.24	188.97	188.97	17.58%	10	3.31	11.67	0.010	PVC			
N1	EXNN							4.0	0.00	0.15	0.24	188.43	188.09	82.58%	10	3.31	11.67	0.010	PVC			
EXNN	EXMM							4.0	0.50	0.25	0.38	187.92	186.84	22.82%	10	0.83	29.71	0.015	RCP		100% Flow from Block I (800)	
EXMM	EXLL							4.0	0.50	0.48	0.71	186.81	185.86	14.54%	10	3.31	11.67	0.010	PVC		100% Flow from Block G (Block J)	
EXLL	EXKK							4.0	0.00	0.46	0.71	185.71	185.14	12.04%	10	0.83	50.58	0.015	RCP			
EXKK	L1							4.0	0.00	0.46	0.71	185.19	184.27	14.54%	10	0.83	49.49	0.015	RCP			
L1	EXJJ							4.0	0.51	0.77	1.19	184.27	184.09	31.95%	10	0.93	23.05	0.015	RCP		100% Flow from Block G	
EXJJ	EXI							4.0	0.00	0.77	1.19	184.09	183.15	298.52%	10	2.39	3.84	0.015	RCP		Flow from water tower & Garage	
EXI	EXHH							4.0	0.30	1.07	1.66	183.05	180.37	15.05%	10	4.33	24.70	0.015	RCP			
EXHH	EXGG							4.0	0.00	1.07	1.66	180.03	134.41	111.37%	10	0.91	18.16	0.015	RCP			
EXGG	EXFF							4.0	0.00	1.07	1.66	134.24	132.08	28.12%	12	5.55	8.46	19.34	0.015	RCP		
EXFF	EXDE							4.0	0.25	3.80	5.86	129.77	119.09	222.04%	12	4.40	5.41	16.00%	0.015	RCP		100% Flow from Block H (all)
EXDE	EXDD							4.0	0.00	3.80	5.86	118.81	97.75	299.39%	12	5.31	6.76	71.01	0.015	RCP		
EXDD	D2	184						4.0	0.00	4.02	6.22	97.45	85.15	63.22%	12	7.88	52.36	0.015	RCP		100% Flow from Broadstone Appt	
D2	D3							4.0	0.00	4.02	6.22	85.15	87.44	112.52%	15	4.32	3.52	10.57	0.015	PVC		
D3	D4							4.0	0.00	4.02	6.22	87.44	87.01	68.52%	15	4.32	3.52	10.57	0.015	PVC		
D4	EXCG							4.0	0.00	4.02	6.22	76.29	74.96	2.06%	15	7.70	9.81	52.23	0.010	PVC		
WY	W				190039			4.0	0.15	0.15	0.24	195.87	195.04	10.50%	12	3.36	3.30	4.54	0.010	PVC		33.33% Flow from Block A
W	V							4.0	0.00	0.15	0.24	194.94	193.28	13.02%	12	3.36	3.30	4.53	0.010	PVC		
V	U							4.0	0.15	0.30	0.47	190.77	188.41	71.25%	12	2.12	2.97	14.35	0.010	PVC		
U	L							4.0	0.00	0.30	0.47	188.41	187.54	4.61%	12	2.12	2.97	14.35	0.010	PVC		
L	K							4.0	0.02	0.33	0.50	185.74	185.15	11.14%	12	2.12	3.05	15.30	0.010	PVC		Flow from Block C
K	J							4.0	0.02	0.35	0.54	185.05	184.79	1.56%	12	2.12	3.09	16.41	0.010	PVC		Flow from Block C
J	I							4.0	0.00	0.35	0.54	184.69	184.45	4.75%	12	2.12	3.09	16.41	0.010	PVC		Flow from Block D
I	H							4.0	0.02	0.68	1.00	184.30	183.11	26.52%	12	2.12	3.72	31.95	0.010	PVC		Flow from Block D
H	GA							4.0	0.55	1.23	1.80	183.01	181.17	30.66%	12	2.34	4.66	52.58	0.010	PVC		Flow from Block D
GA	F							4.0	0.00	1.44	2.23	180.24	179.73	59.62%	12	2.77	5.52	52.16	0.010	PVC		Flow from Block D
F	E							4.0	0.00	1.77	2.74	178.68	177.79	64.09%	12	2.77	5.79	64.09	0.010	PVC		Flow from Block D
E	D							4.0	0.00	1.77	2.74	178.68	177.79	64.09%	12	2.77	5.79	64.09	0.010	PVC		Flow from Block D
D	C2							4.0	0.00	1.87	2.89	177.62	176.25	163.39%	12	2.77	3.52	67.43	0.010	PVC		Flow from Block D
C2	C1							4.0	0.01	2.08	3.22	176.13	174.48	45.86%	12	2.77	4.46	56.59	0.010	PVC		Flow from Block D
C1	B							4.0	0.05	2.73	4.22	169.79	164.21	27.94%	12	4.24	8.88	64.27	0.010	PVC		Flow from SSMH C & D
B	A3							4.0	0.00	2.73	4.22	169.79	161.16	26.26%	12	4.75	9.66	57.46	0.010	PVC		
A3	A2							4.0	0.00	2.73	4.22	169.79	160.94	6.64%	12	4.75	9.66	57.46	0.010	PVC		
A2	A1							4.0	0.00	2.73	4.22	165.41	141.91	139.92%	12	4.75	9.66	57.46	0.010	PVC		
A1	EXFF							4.0	0.00	2.73	4.22	141.91	139.92%	12	4.75	9.66	57.46	0.010	PVC			
EXFF								4.0	0.00	2.73	4.22	133.45	132.06	1.05%	12	4.75	9.66	57.46	0.010	PVC		
R1	R							4.0	0.00	0.09	0.14	189.17	188.15	46.61%	10	2.92	3.80	2.99	0.010	PVC		Flow from Block B
R	Q							4.0	0.01	0.09	0.14	187.59	187.21	0.68%	12	2.92	2.86	3.31	0.010	PVC		Flow from Pav. 1
Q	P							4.0	0.02	0.12	0.18	185.93	185.93	0.00%	12	3.60	2.56	4.45	0.010	PVC		Flow from Block C
P	O							4.0	0.00	0.12	0.18	185.93	184.77	6.10%	12	2.90	2.56	4.45	0.010	PVC		
O	N							4.0	0.23	0.35	0.53	184.67	178.40	37.50%	12	3.88	4.74	8.91	0.010	PVC		50% Flow from Block H
N	M							4.0	0.00	0.35	0.53	178.30	175.93	110.67%	12	4.25	5.09	8.14	0.010	PVC		Flow from Block I
M	C							4.0	0.30	0.65	1.00	175.63	175.43	1.13%	12	4.25	6.04	15.23	0.010	PVC		Flow from Block I
C	CO1							4.0	0.00	0.65	1.00	170.62	169.89	36.41%	12	4.25	6.04	15.23	0.010	PVC		Flow to CO2
CO1	I	175	21000					4.0	0.23	0.23	0.35	186.00	185.17	53.09%	6	0.75	5.22	30.34	0.010	PVC		50% Flow from Block H
I	CO2	Q	28164					4.0	0.02	0.02	0.03	200.86	191.24	25.09%	6	0.75	2.89	3.01	0.010	PVC		34% Flow from Block C
CO2	Q	175	21000					4.0	0.23	0.23	0.35	187.68	186.44	31.60%	10	2.92	4.96	7.77	0.010	PVC		50% Flow from Block H
Q	CO4	K	27336					4.0	0.02	0.02	0.03	185.98	185.15	53.09%	6	1.61	2.68	1.36	0.010	PVC		33% Flow from Block C
CO4	L	27336						4.0	0.02	0.02	0.03	187.00	186.17	53.09%	6	1.61	2.68	1.36	0.010	PVC		33% Flow from Block C
L	BLDG K	CO6	168	19000				4.0	0.21	0.21	0.33	177.48	176.90	23.00%	10	2.92	4.83	7.35	0.010	PVC		50% Flow from Block K
CO6	E							4.0	0.00	0.21	0.33	176.80	176.40	16.24%	10	2.92	4.83	7.35	0.010	PVC		
E	CO7	I	235	12000				4.0	0.12	0.12	0.20	186.09	185.17	36.86%	10	2.92	5.46	11.09	0.010	PVC		100% Flow from Block J
CO7	BLDG K	CO5	169	19000				4.0	0.22	0.22	0.33	183.08	182.83	1.36%	10	2.92	4.86	7.39	0.010	PVC		50% Flow from Block K
CO5	HI							4.0	0.00	0.22	0.33	182.73	181.34	55.54%	10	2.92	4.86	7.39	0.010	PVC		
HI	GA	216	11000	44				4.0	0.33	0.33	0.51	180.16	179.90	0.15%	10	3.31	3.07	25.25	0.010	PVC		100% Flow from Block L1 & L2
GA	FR	FA						4.0	0.09	0.09	0.14	178.41	178.08	66.33%	10	3.31	7.08	7.08	0.010	PVC		100% Flow from Block M
FR	FA	F						4.0	0.00	0.09	0.14	177.88	177.82	31.66%	10	3.31	7.08	7.08	0.010	PVC		
FA	CO10	R	105006					4.0	0.09	0.09	0.14	189.91	189.27	25.44%	8	1.61	3.74	5.42	0.010	PVC		100% Flow from Block B
CO10	R							4.0	0.33	0.33	0.51	190.07	189.47	24.00%	8	1.61	5.62	20.50	0.010	PVC		100% Flow from Block D
R	CO12	M						4.0	0.00	0.33	0.51	189.30	188.06	48.93%	10	2.92	5.50	11.31	0.010	PVC		
CO12	CO12	73	22850					4.0	0.11	0.11	0.16	188.31	187.83	18.06%	10	2.00	3.98	5.29	0.010	PVC		50% Flow from Block E (Block J)
CO12	M1	EXMM						4.0	0.00	0.11	0.16	187.73	187.34	11.71%	10	2.00	3.98	5.29	0.010	PVC		
M1	CO21	73	22850					4.0	0.00	0.21	0.33	187.24	186.94	12.90%	10	2.00	4.77	10.59	0.010	PVC		100% Flow from Block E (Block J)
CO21	BLDG E (RES)							4.0	0.11	0.11	0.16	188.23	187.75	19.01%	10	2.00	3.98	5.29	0.010	PVC		50% Flow from Block G
BLDG E (RES)	CO13	122	11944					4.0	0.16	0.16	0.24	186.48	186.10	15.00%	10							





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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

PLAN DATE: 07/17/2025
 07/17/2025
 08/28/2025

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 480 W. HENRIE AVE., CT
 CHICAGO, IL 60610
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STATE OF ILLINOIS
 OFFICE OF THE CLERK OF THE SUPREME COURT
 JUDICIAL COUNCIL ON JUDICIAL BRANCH ACCESSIBILITY
 08/28/2025
 PRELIMINARY

AUTOTURN EXHIBIT - LI
 WEST END
 PRELIMINARY SITE PLAN - BLOCK D
 CITY OF ALEXANDRIA, VIRGINIA
 CL-NA
 DATE: AUG. 2025
 SCALE: 1"=30'

SHEET
 27
 OF
 33
 FILE No.
 RZ-13127

REVISIONS

No.	DATE	DESCRIPTION



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DEPARTMENT OF PLANNING & ZONING _____

DIRECTOR _____ DATE _____

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SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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PLAN DATE
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08/28/2025

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DALLAS, TX 75242-2306
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WEST END

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CITY OF ALEXANDRIA, VIRGINIA

CL-PA

DATE: AUG. 2025

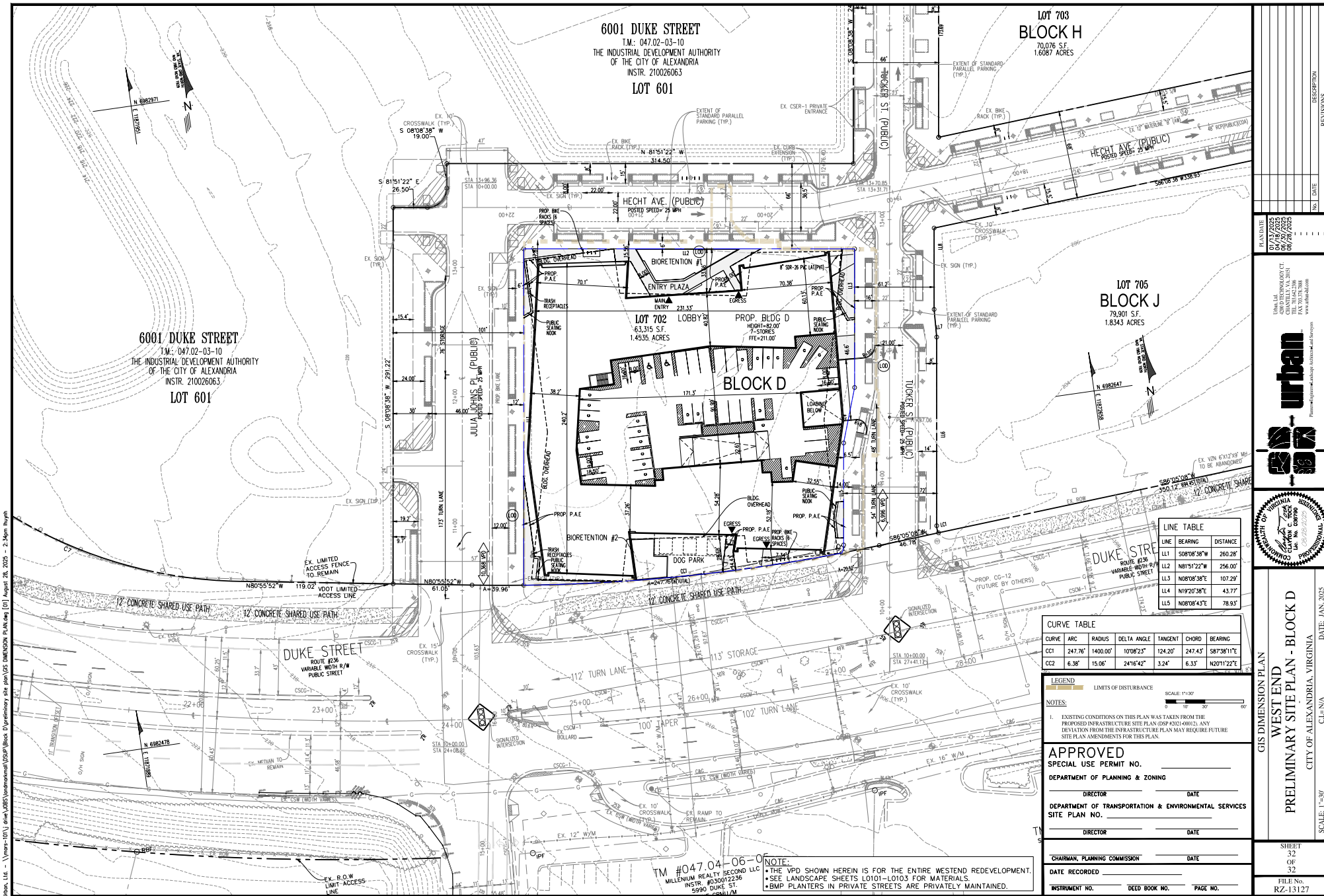
SCALE: 1"=20'

STATE OF VIRGINIA
OFFICE OF THE CLERK OF THE SUPREME COURT
JULY 28, 2025
CLERK OF THE SUPREME COURT

08/28/2025

SHEET
28.A
OF
33

FILE No.
RZ-13127



Urban, Ltd. - \\moss-101\\d\\moss\\Urban\\moss\\Black\\Block\\D\\Preliminary site plan\\GIS DIMENSION PLAN.dwg [D] August 28, 2025 - 2:46pm [moss]

REVISIONS

NO.	DATE	DESCRIPTION
1	08/28/2025	ISSUED FOR PERMIT
2	08/28/2025	REVISIONS
3	08/28/2025	REVISIONS

PLAN DATE

08/28/2025

08/28/2025

08/28/2025

Urban, Ltd.

4000 COMMONWEALTH BLVD., SUITE 200

ALEXANDRIA, VA 22304

TEL: 703.642.3388

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PLANNING & ENGINEERING

CITY OF ALEXANDRIA

OFFICE OF THE CITY ENGINEER

PROFESSIONAL

DATE: JAN. 2025

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GIS DIMENSION PLAN

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PRELIMINARY SITE PLAN - BLOCK D

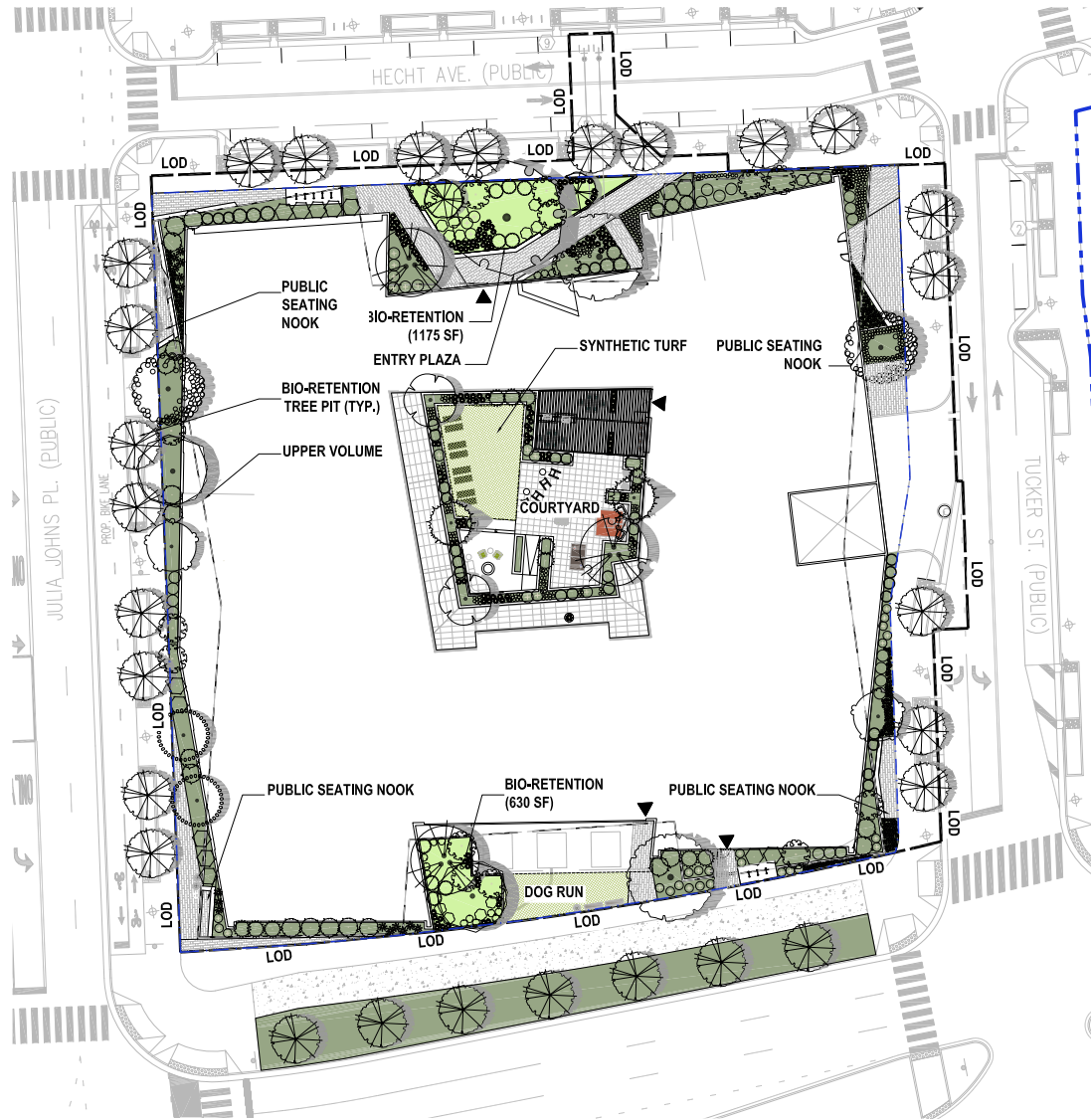
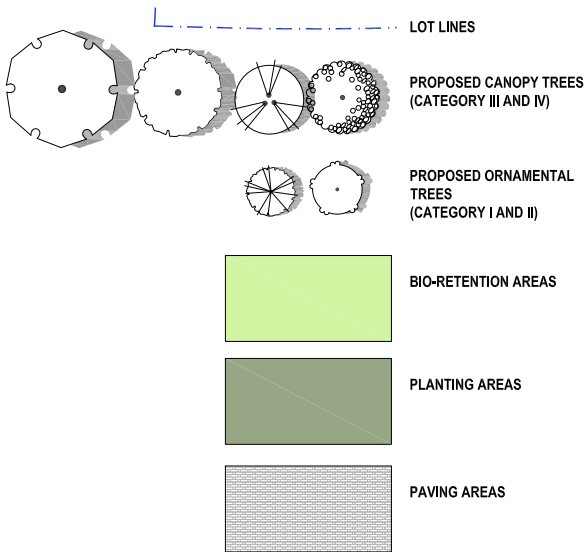
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SCALE: 1"=30'

SHEET 32 OF 32

FILE NO. RZ-13127

LEGEND:



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

LANDMARK - BLOCK D

Landmark Land Holdings, LLC
24009

5801 Duke Street, Block D
Alexandria, Virginia 22304

LANDSCAPE PLAN

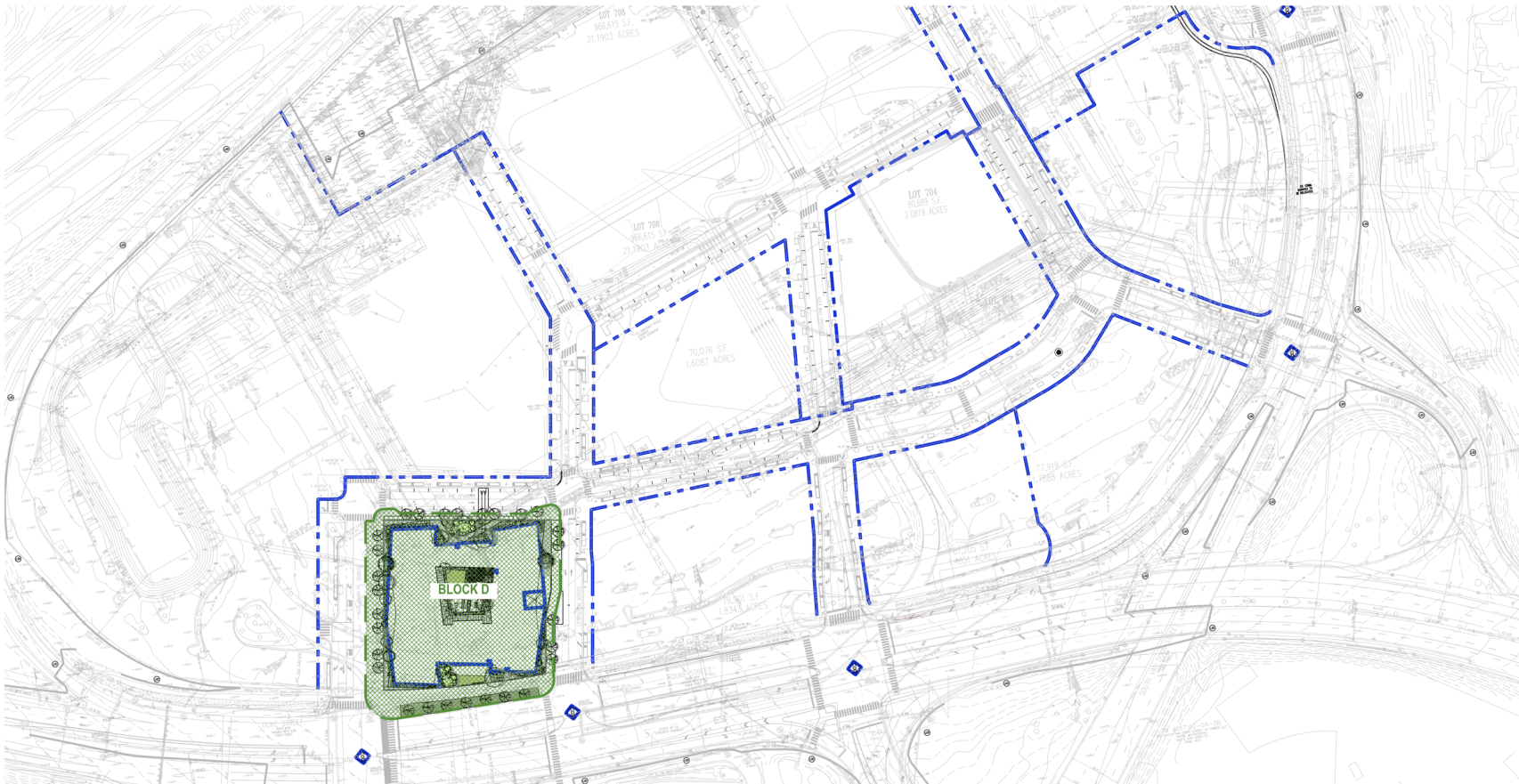
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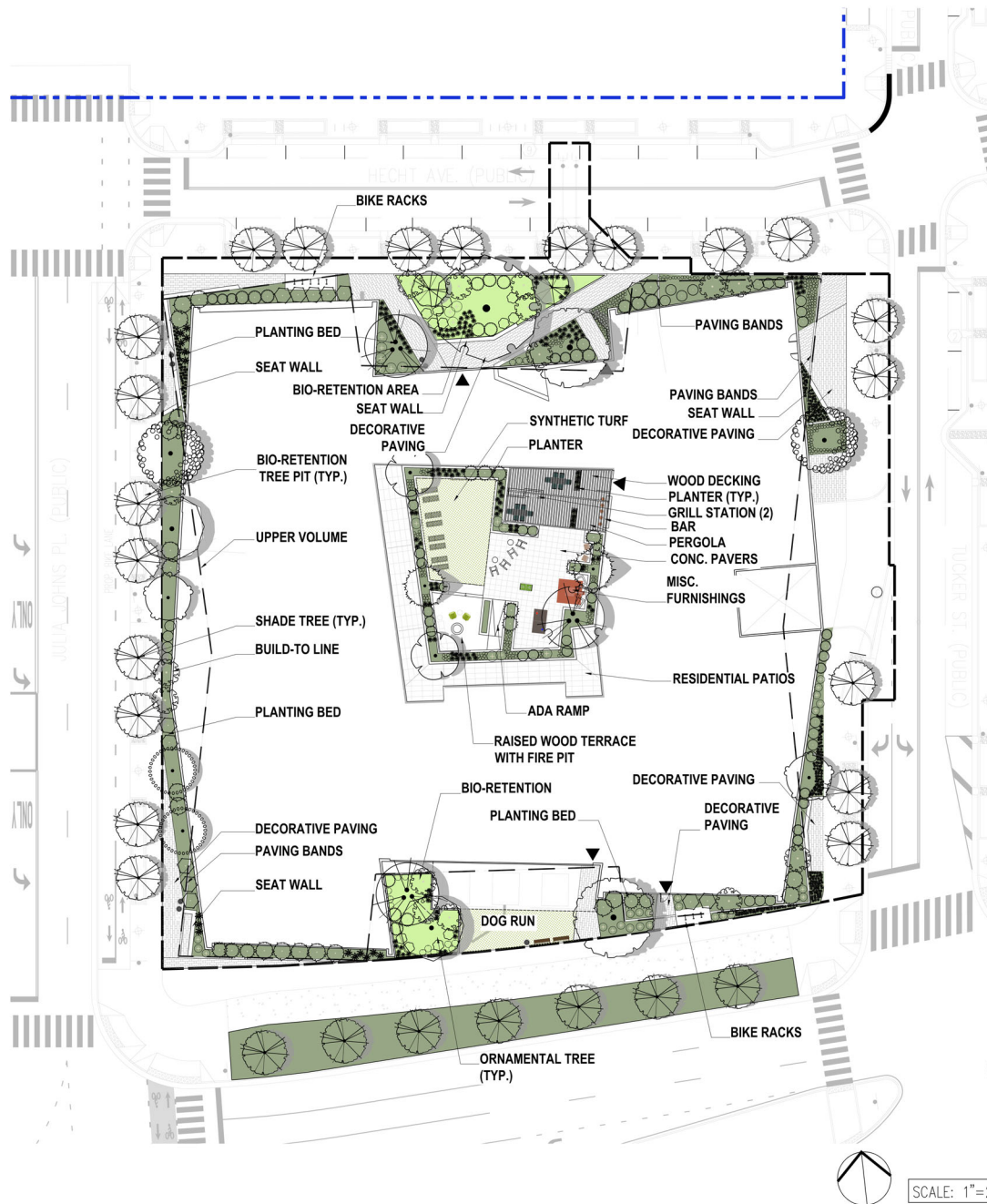
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REFERENCE PLAN

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SCALE: 1"=80'

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LANDMARK - BLOCK D

Landmark Land Holdings, LLC
24009

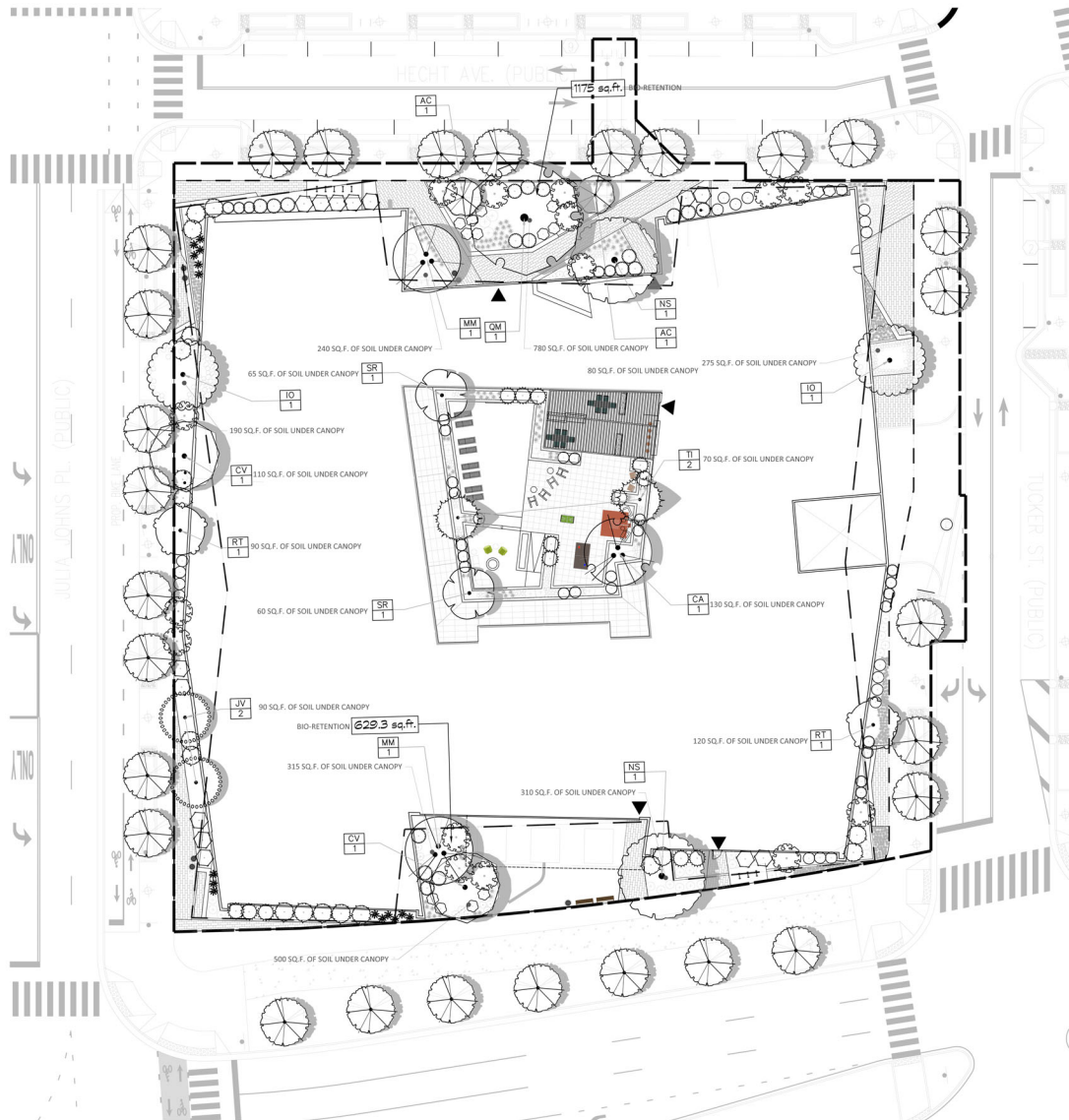
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Alexandria, Virginia 22304

HARDSCAPE PLAN

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L1.2



PLANT TYPE	PLANT INFORMATION	RECOMMENDATION NAME	SIZE	NOTES	DESIGN OVER ALLOWANCE (SQ. FT.)	NOTICE PLANTS PROVIDED
PLANT KEY	QUANTITY	SPACING	SPACING	SPACING	SPACING	SPACING
AC	1	10' x 10'	10' x 10'	10' x 10'	10' x 10'	10' x 10'
CA	1	10' x 10'	10' x 10'	10' x 10'	10' x 10'	10' x 10'
CM	1	10' x 10'	10' x 10'	10' x 10'	10' x 10'	10' x 10'
IO	1	10' x 10'	10' x 10'	10' x 10'	10' x 10'	10' x 10'
NS	1	10' x 10'	10' x 10'	10' x 10'	10' x 10'	10' x 10'
SR	1	10' x 10'	10' x 10'	10' x 10'	10' x 10'	10' x 10'
TI	1	10' x 10'	10' x 10'	10' x 10'	10' x 10'	10' x 10'
JV	1	10' x 10'	10' x 10'	10' x 10'	10' x 10'	10' x 10'
CV	1	10' x 10'	10' x 10'	10' x 10'	10' x 10'	10' x 10'
TOTAL	10					

PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (PER TREE)	IMPERVIOUS AREA UNDER CANOPY (PER TREE)	IMPERVIOUS AREA GREATER THAN 50% OF PROJECTED 20 YR. CANOPY* (Y/N)
AC	2	BIO-RETENTION	500	500	N
CA	1	BIO-RETENTION	500	750	N
CM	1	BIO-RETENTION	500	315	N
MM	1	SITE	500	240	Y
IO	1	SITE	500	275	N
NS	1	SITE	500	190	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	Y
CV	1	SITE	500	110	Y
CV	1	BIO-RETENTION	500	500	N
TOTAL	18				

*Refer to Landscape Guidelines Chapter 3 Canopy Coverage

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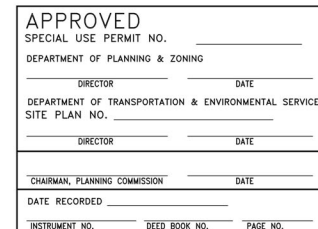


08/28/25 WEST END BLOCK D -
PRELIMINARY SITE PLAN

LANDMARK - BLOCK D
Landmark Land Holdings, LLC
24009
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Alexandria, Virginia 22304

TREE PLANTING PLAN

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L1.4

DECIDUOUS TREE PLANTING
NOT TO SCALE

OF UPDATES: 10 LAST UPDATED: 01/01/2019

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTES:
1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.
3. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
4. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
5. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION. ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
6. STAKES WILL BE INSTALLED USING ARBORCULTURE PRACTICES. TREES SHALL STAND PLUM AFTER STAKING.
7. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
8. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

DATE: 01/01/2019
DESIGN: L2 001
REVISION: 1 OF 1

GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

OF UPDATES: 10 LAST UPDATED: 01/01/2019

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTES:
1. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
2. SET PLANTS IN UPRIGHT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
3. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING, REFER TO CHART.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OR CROWN OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION. ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

DATE: 01/01/2019
DESIGN: L2 001
REVISION: 1 OF 1

SHRUB PLANTING
NOT TO SCALE

OF UPDATES: 10 LAST UPDATED: 01/01/2019

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTES:
1. AT PLANTING, PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
3. SET PLANTS IN UPRIGHT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION. ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

DATE: 01/01/2019
DESIGN: L2 001
REVISION: 1 OF 1

EVERGREEN TREE PLANTING
NOT TO SCALE

OF UPDATES: 10 LAST UPDATED: 01/01/2019

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTES:
1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.
3. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
4. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
5. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION. ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
6. STAKES WILL BE INSTALLED USING ARBORCULTURE PRACTICES. TREES SHALL STAND PLUM AFTER STAKING.
7. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
8. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

DATE: 01/01/2019
DESIGN: L2 002
REVISION: 1 OF 1

MULTI-STEM TREE PLANTING
NOT TO SCALE

OF UPDATES: 10 LAST UPDATED: 01/01/2019

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTES:
1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.
3. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
4. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
5. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION. ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
6. STAKES WILL BE INSTALLED USING ARBORCULTURE PRACTICES. TREES SHALL STAND PLUM AFTER STAKING.
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8. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

DATE: 01/01/2019
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08/29/25 WEST END BLOCK D -
PRELIMINARY SITE PLAN

LANDMARK - BLOCK D

Landmark Land Holdings, LLC
24009

5801 Duke Street, Block D
Alexandria, Virginia 22304

PLANTING DETAILS

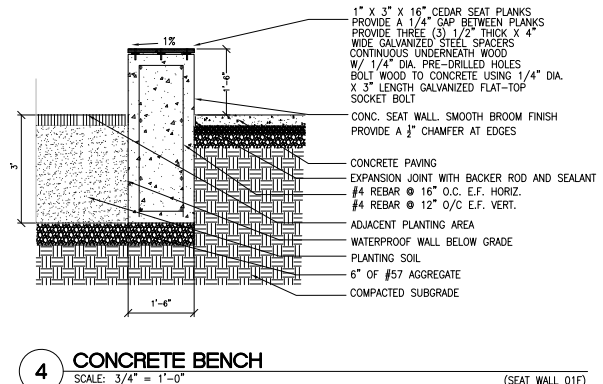
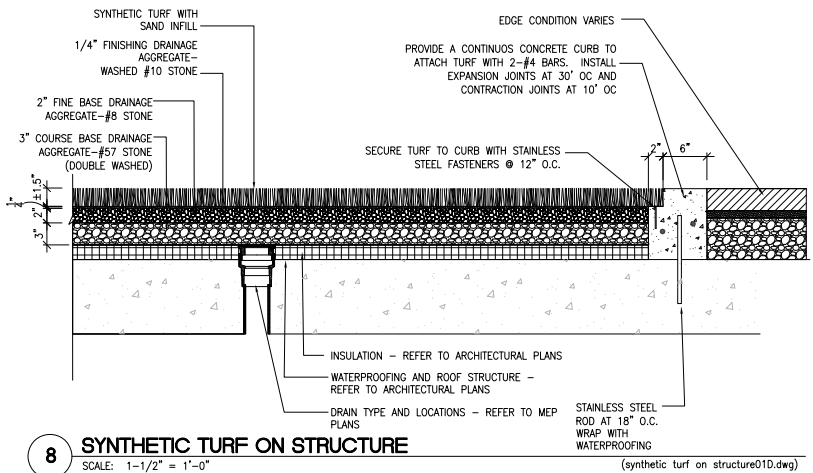
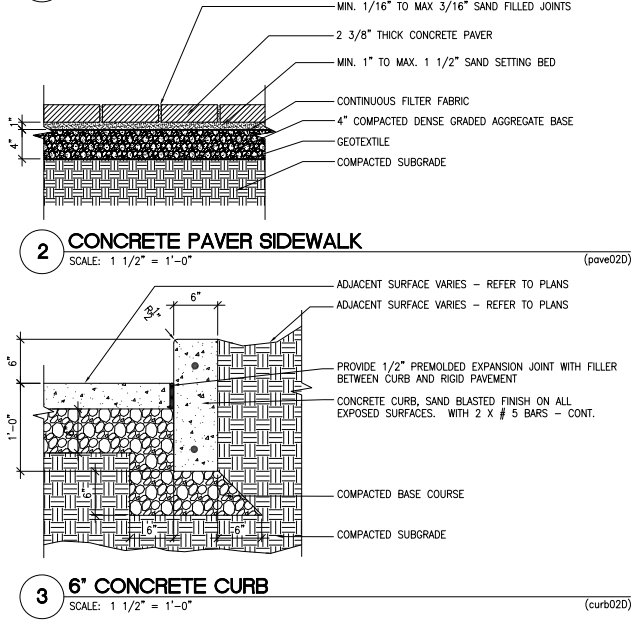
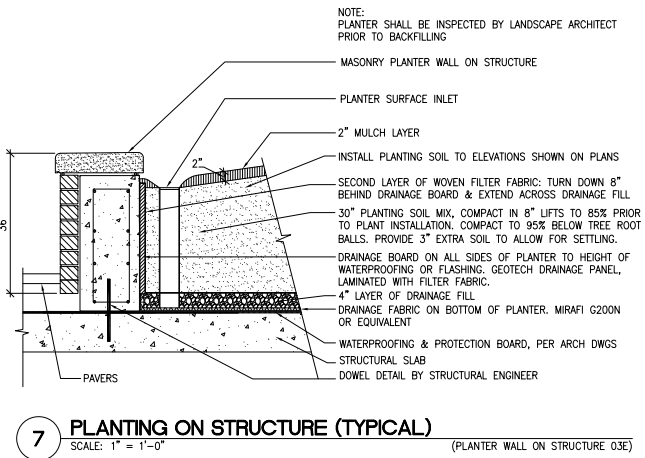
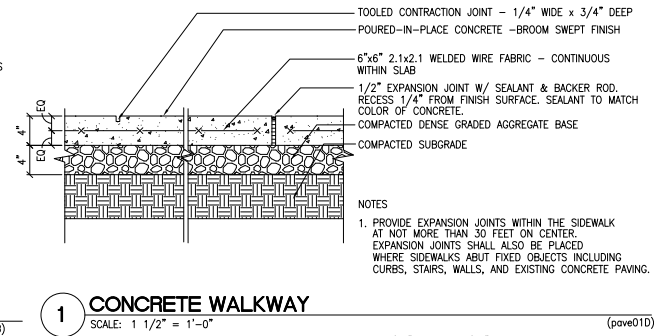
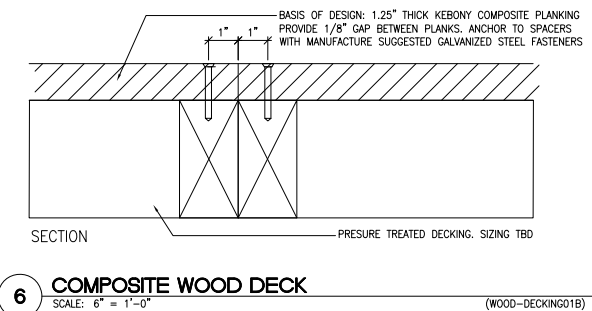
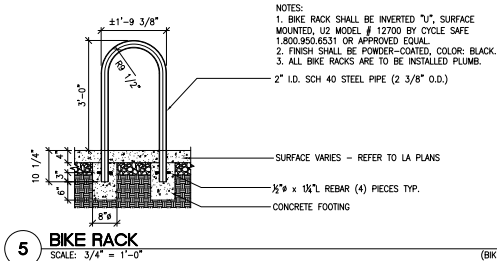
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DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

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

LANDSCAPE ARCHITECT:
CGLA
landscape architecture
planning. urban design
202 857 9720
1025 Connecticut Avenue, NW Suite 1000
Washington, DC, 20036



06/27/25 WEST END BLOCK D - PRELIMINARY SITE PLAN

LANDMARK - BLOCK D
Landmark Land Holdings, LLC
24009
5801 Duke Street, Block D
Alexandria, Virginia 22304
HARDSCAPE DETAILS

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L2.1

Furnishings



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LANDSCAPE ARCHITECT:



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Washington, DC 20036



06/28/25 WEST END BLOCK D -
PRELIMINARY SITE PLAN

LANDMARK - BLOCK D

Landmark Land Holdings, LLC
24009

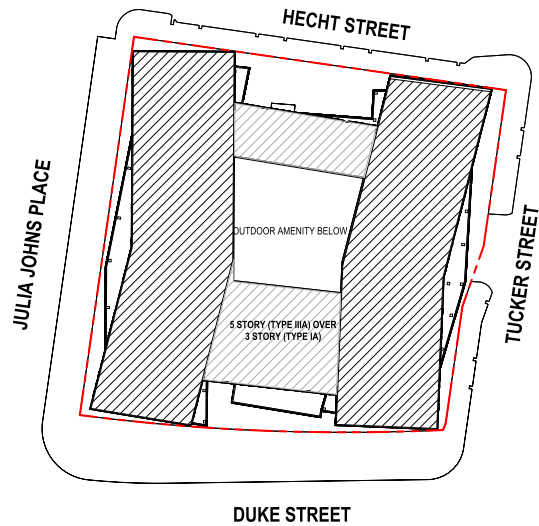
5801 Duke Street, Block D
Alexandria, Virginia 22304

FURNISHINGS

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SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
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L2.2



1 BUILDING CODE DIAGRAM
1" = 40'-0"

BUILDING CODE ANALYSIS

APPLICABLE CODES (CITY OF ALEXANDRIA)

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

FLOOR	Area (SF)	Use Group	Type(s) of Construction	Allowable No. of Stories	Allowable Height (FT)	Allowable Area per Floor (SF)**	Fire Protection
LEVEL 7	43,741	R2	IIIA	5*	85'	72,000	NFPA 13
LEVEL 6	43,741	R2	IIIA	5*	85'	72,000	NFPA 13
LEVEL 5	43,741	R2	IIIA	5*	85'	72,000	NFPA 13
LEVEL 4	43,741	R2	IIIA	5*	85'	72,000	NFPA 13
LEVEL 3	43,741	R2	IIIA	5*	85'	72,000	NFPA 13
HORIZONTAL BUILDING SEPARATION (3 HOUR 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 INCREASED BY 20 FEET AND THE NUMBER OF STORIES INCREASES BY 1 FOR A BUILDING EQUIPPED WITH A NFPA13 SPRINKLER SYSTEM							
** ALLOWABLE AREA INCREASE OF 200% PER USE OF NFPA 13 SPRINKLER SYSTEM							

BUILDING USE AND OCCUPANCY

Separated Mixed Uses

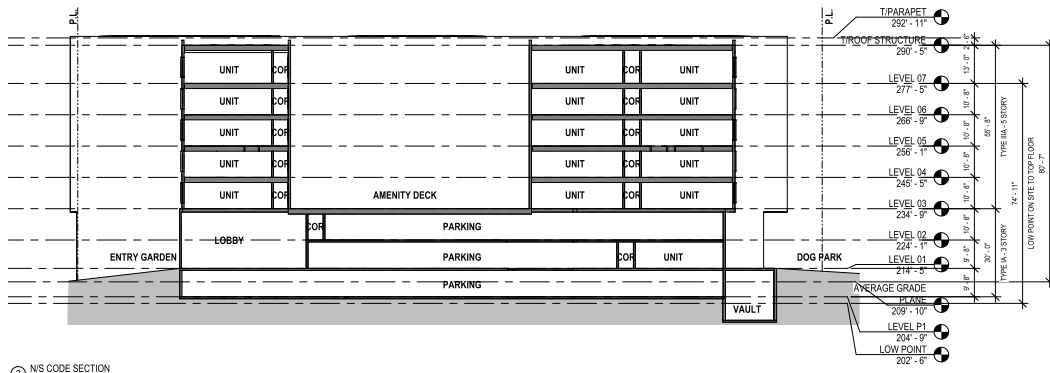
A3 Assembly
B Business
R2 Residential
S2 Storage (Loading)

Non-Separated Mixed Uses

S2 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 ENERGY CONSERVATION CODE
2021 INTERNATIONAL FUEL AND GAS CODE
2021 NATIONAL ELECTRIC CODE
FAIR HOUSING GUIDELINES
2010 ICC/ANSI A117.1 FOR ACCESSIBILITY STANDARDS



2 N/S CODE SECTION
1" = 20'-0"

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

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

LANDMARK - BLOCK D

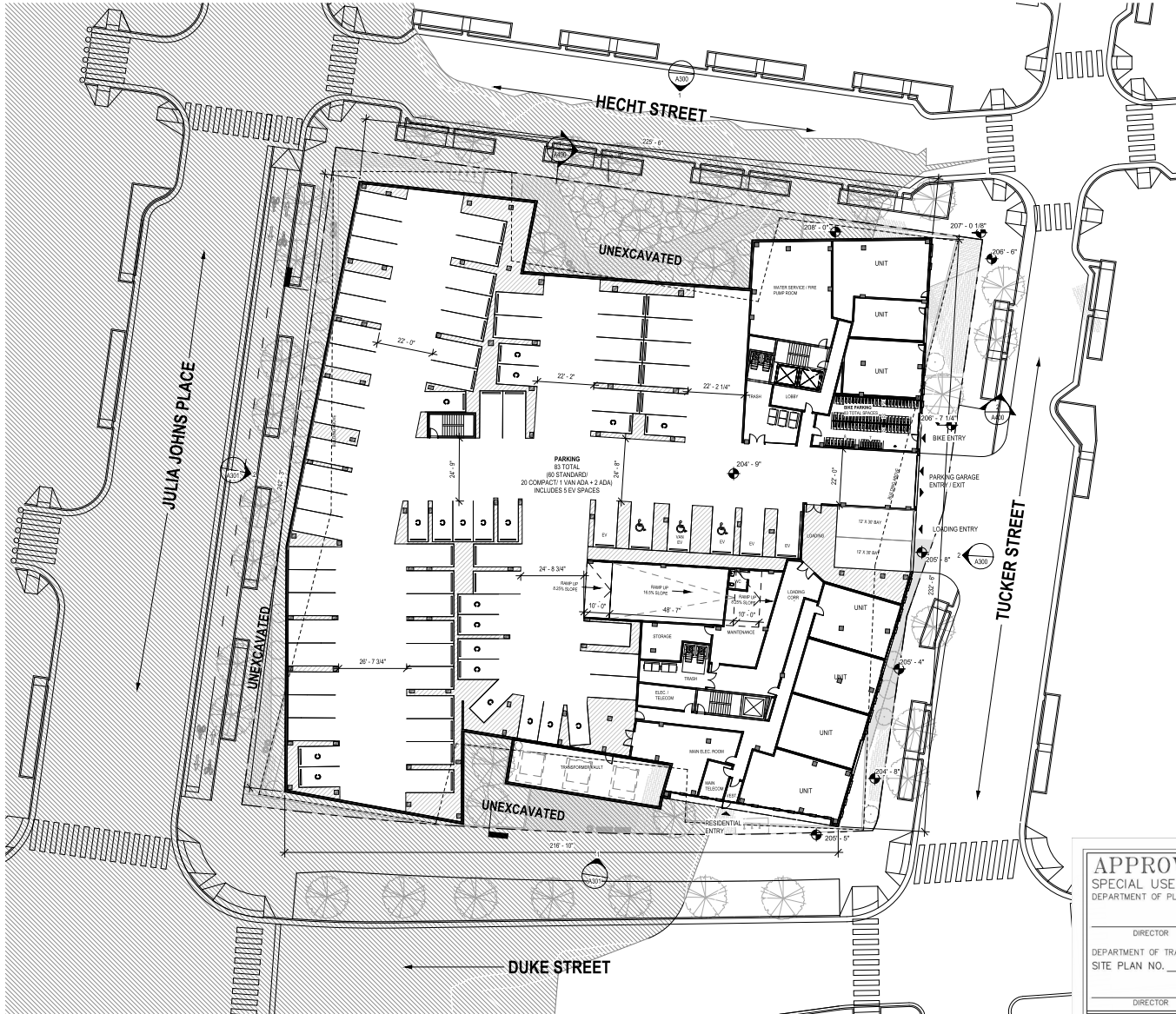
Landmark Land Holdings, LLC
Project Number: 24009

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

CODE ANALYSIS

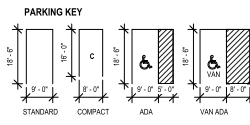
A001

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PARKING SPACE DIMENSIONS PER CITY OF ALEXANDRIA ZONING ORDINANCE ARTICLE VII SECTION 8-205 (D)

AREA OF PAINTED FLOOR STRIPING

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

LANDMARK - BLOCK D

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Project Number: 24009

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Potomac, Maryland 20854

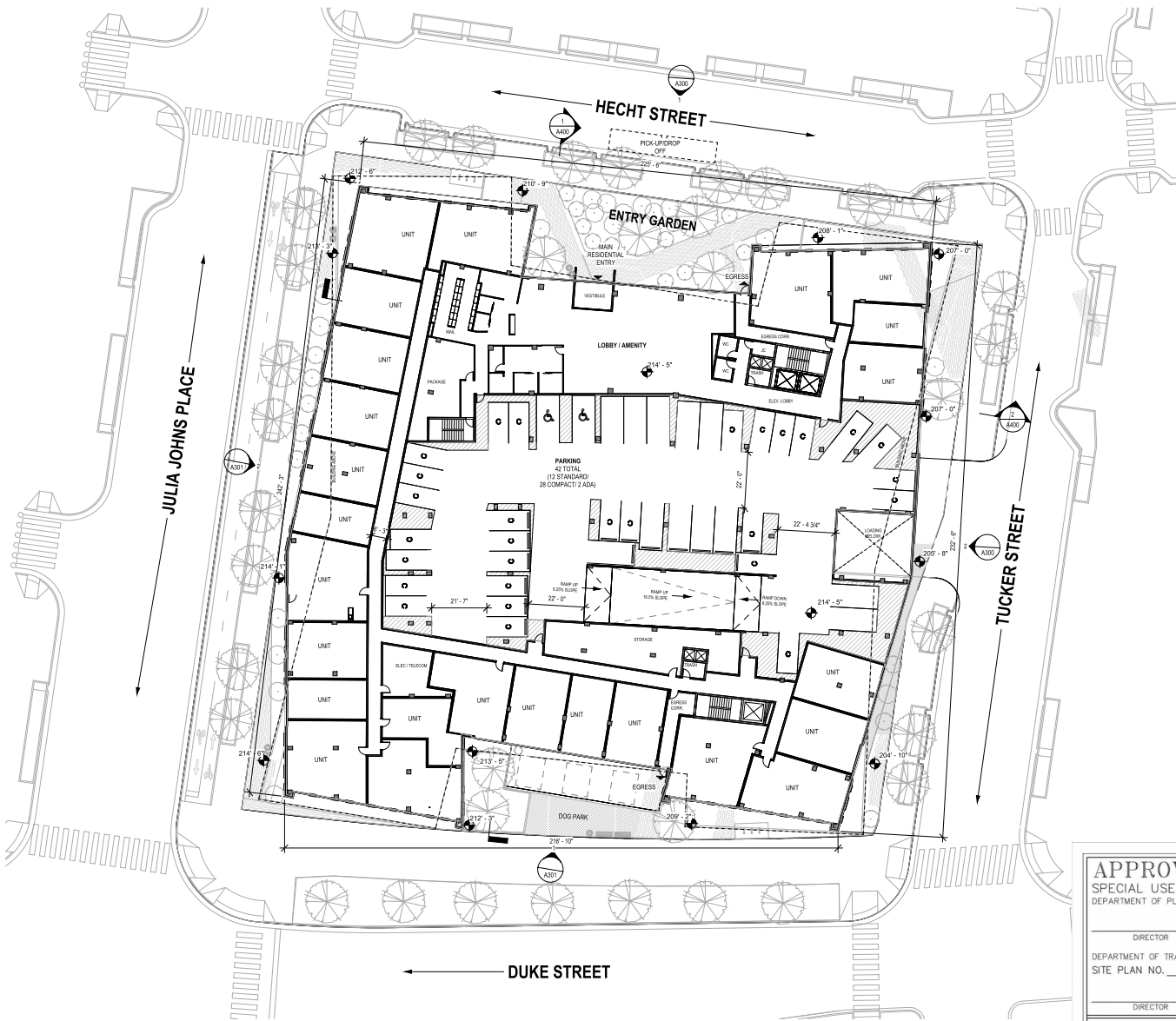
LEVEL P1 FLOOR PLAN

A100

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DIRECTOR _____	DATE _____
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SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

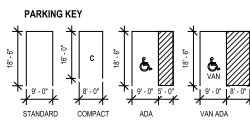
1 LEVEL P1 - PLAN
1" = 20'-0"



1 LEVEL 01 PLAN
1" = 20'-0"

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PARKING SPACE DIMENSIONS PER CITY OF ALEXANDRIA ZONING ORDINANCE ARTICLE VII SECTION 8-205 (D)

AREA OF PAINTED FLOOR STRIPING

APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____	
DATE RECORDED _____	
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08/28/25 COMPLETENESS SUBMISSION
06/27/25 WESTEND BLOCK D - PRELIMINARY SITE PLAN
04/18/25 STAGE 2 CONCEPT SUBMISSION

LANDMARK - BLOCK D

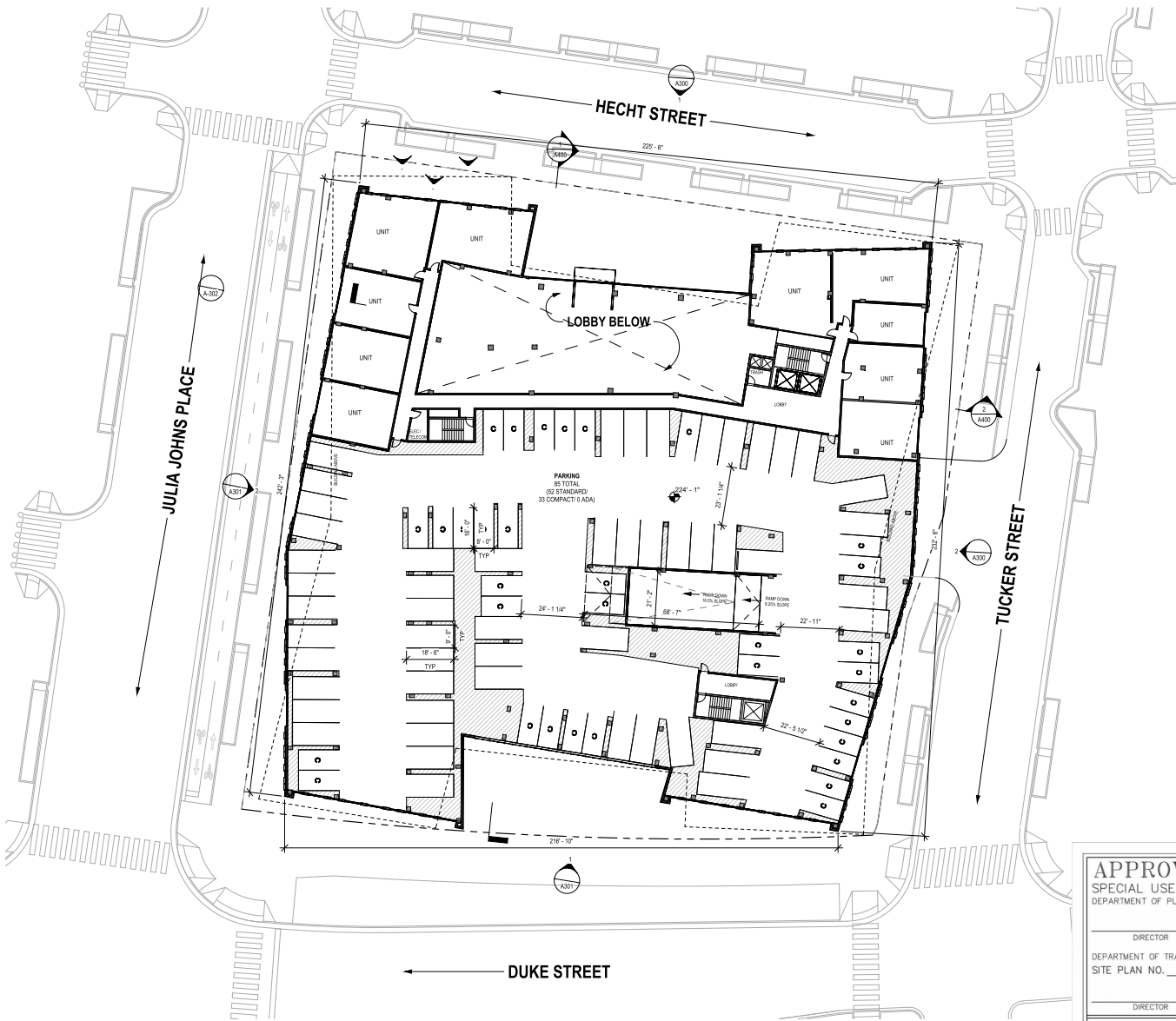
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LEVEL 01 FLOOR PLAN

A101

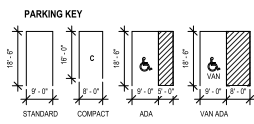
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1 LEVEL 02 PLAN
1" = 20'-0"

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PARKING SPACE DIMENSIONS PER CITY OF ALEXANDRIA ZONING ORDINANCE ARTICLE VII SECTION 8-205 (D)

AREA OF PAINTED FLOOR STRIPING

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DIRECTOR _____	DATE _____
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06/27/25 WESTEND BLOCK D -
04/18/25 PRELIMINARY SITE PLAN
STAGE 2 CONCEPT SUBMISSION

LANDMARK - BLOCK D

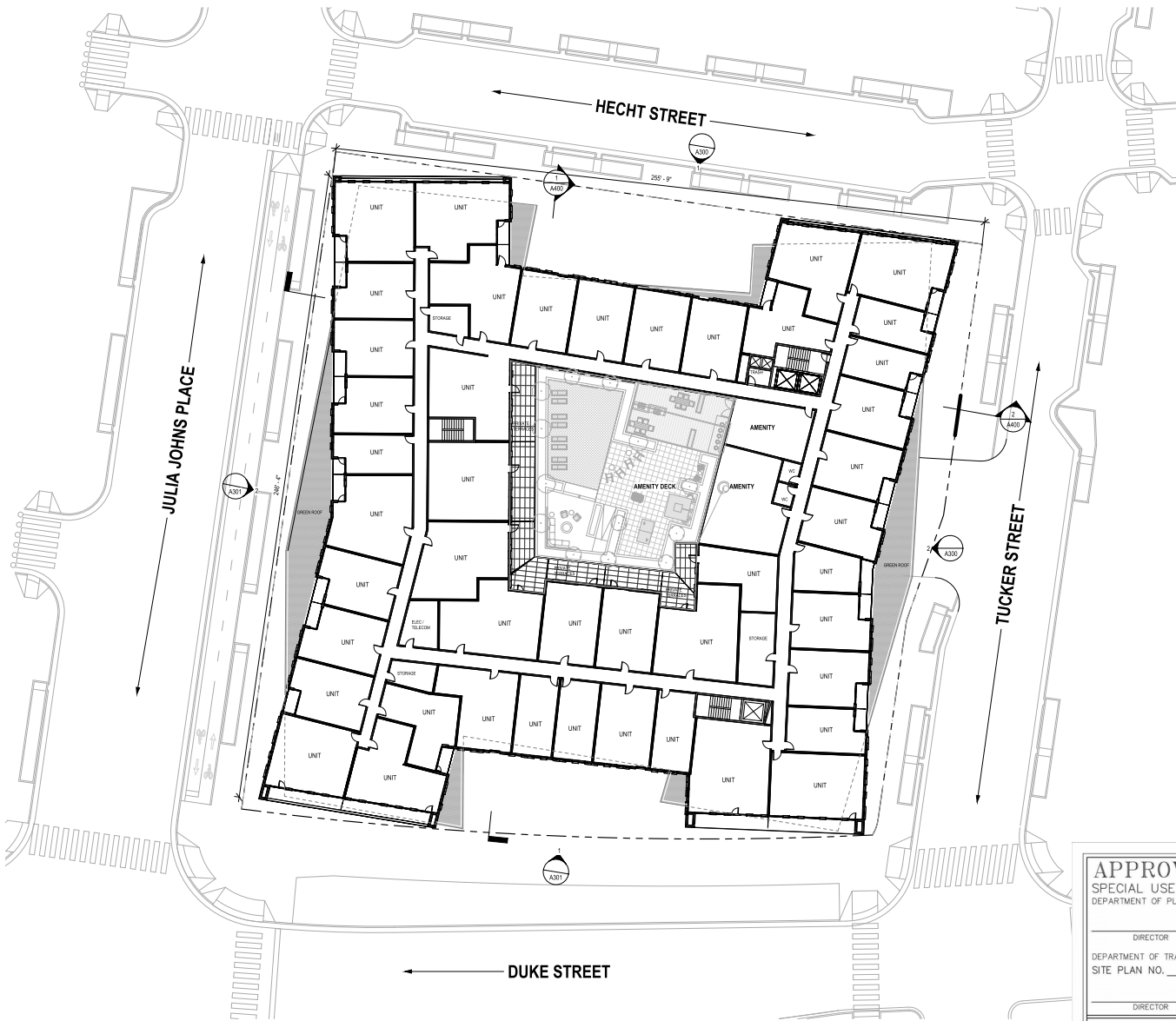
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LEVEL 02 FLOOR PLAN

A102

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1 LEVEL 03 PLAN
1" = 20'-0"

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STAGE 2 CONCEPT SUBMISSION

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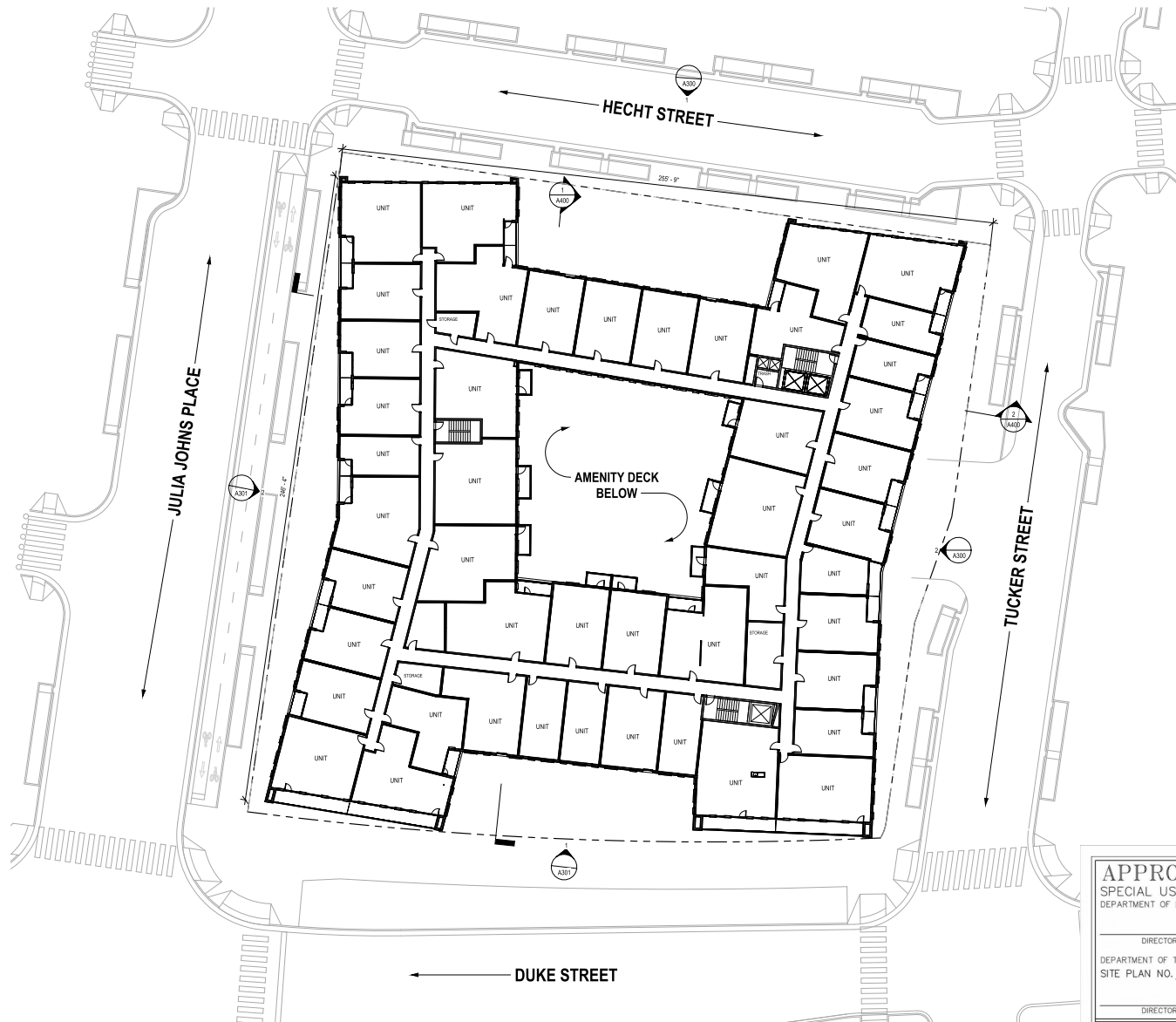
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LEVEL 03 FLOOR PLAN

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1 TYPICAL FLOOR PLAN (LEVELS 04-07)
1" = 20'-0"

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STAGE 2 CONCEPT SUBMISSION

LANDMARK - BLOCK D

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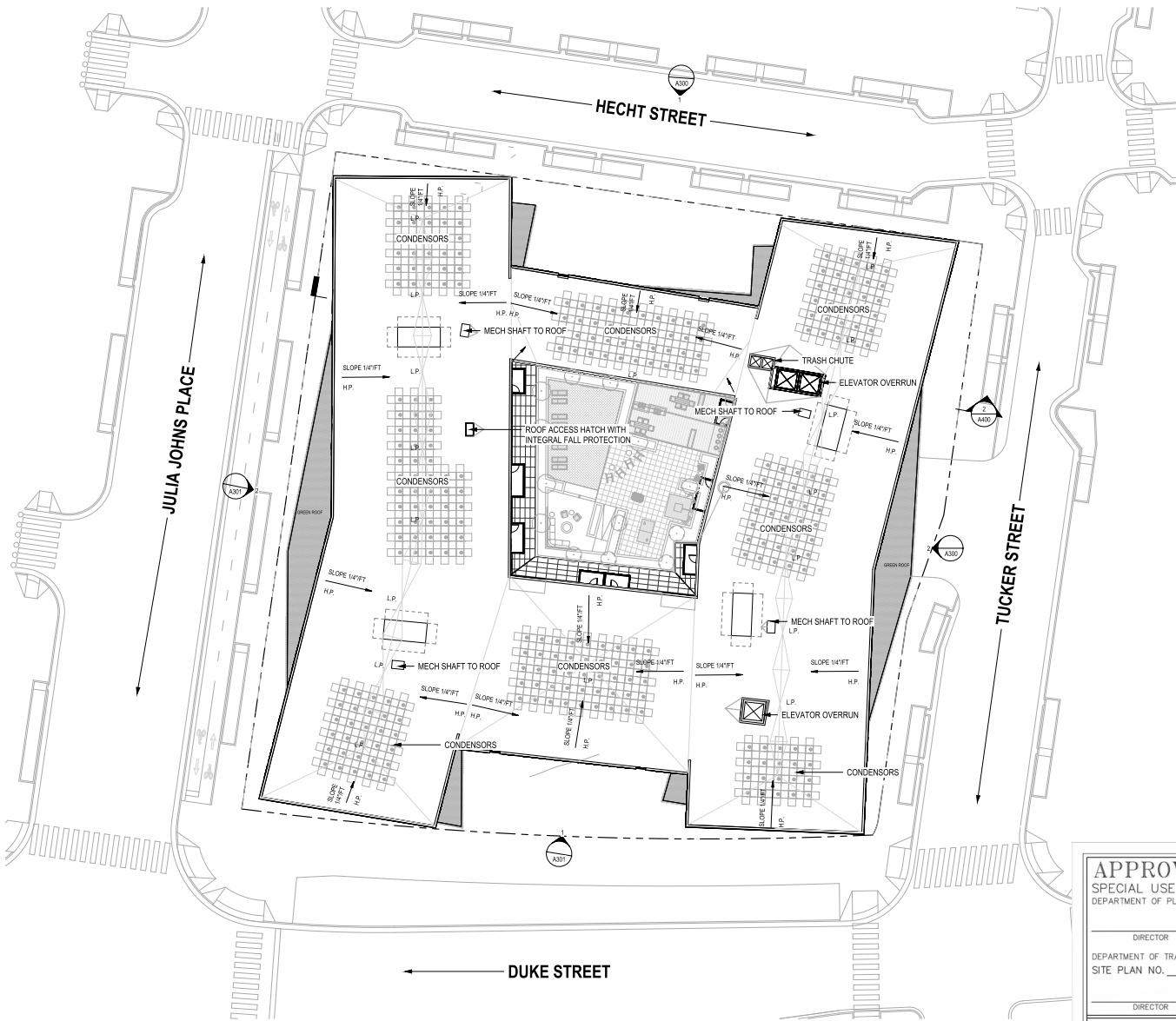
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TYPICAL FLOOR
PLAN (04-07)

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1 ROOF PLAN
1" = 20'-0"

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04/18/25 PRELIMINARY SITE PLAN
STAGE 2 CONCEPT SUBMISSION

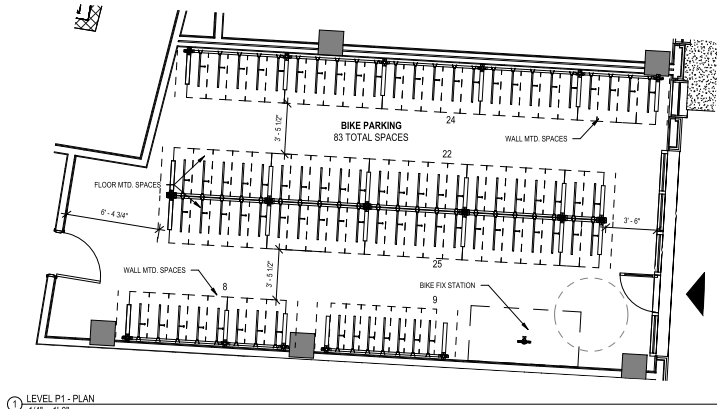
LANDMARK - BLOCK D

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Potomac, Maryland 20854
ROOF PLAN

APPROVED	
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
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A105

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Ultra Space Saver[®] Squared

Submittal Sheet

(Examples above show 62" long crossbar sections)

Ultra Space Saver Squared sections vary in length to fit most spaces. Above are common crossbar lengths for arms spaced 18" OC.

As a general guideline, the above space can fit approximately 60 bicycles.

The Ultra Space Saver Squared parks are built every 96" with a typical bay extending out 42" from the wall.

CAPACITY Modular construction
1 bike per arm

MATERIALS Hanger: 1" square tube with steel slider head with tempered locking bolts.
Upright: 2" square tube.
Post: Air Kit C3 x 43 galvanized steel channel.
Crossmembers: 1/2" x 3" x 40 galvanized pipe.

FINISHES ☐ Powder Coat (PFC are powdered)
Our powder coat finish ensures a high level of adhesion and durability for indoor use by following these steps:
1. Epoxy primer electrostatically applied
2. Final thick TGIC polyester powder coat

MOUNT OPTIONS ☐ Floor mount
Ultra Space Saver Squared have steel channel feet 20" for single sided and 50" for double sided units which must be anchored to the floor.
☐ Wall mount
A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.

WHEEL STOPS ☐ Include wheel stops
Optional wheel stops are available for both floor and wall mounted racks for an additional cost.

CANE STOPS ☐ Include cane stops
Optional cane-detectable stops are available for both floor and wall mounted racks for an additional cost.

An optional wheel catch is available to hold bikes with no kick stands.

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Fixit[®] Plus

Submittal Sheet

Fixit with Air Kit 4

Fixit with Air Kit Prime

Hanger height in upper and lower positions

Minimum Footprint

An optional wheel catch is available to hold bikes with no kick stands.

CAPACITY ☐ 1 Bike (One set of hanger arms)
☐ 2 Bikes (Two sets of hanger arms)

MATERIALS Main body: 6" x 12" tube
Bike Hanger: 1" solid round bar
Post: 10" dia. x 20" pipe
Post bottom: 3/16" stainless steel cable
Manual air pump
Hand tools:
Phillips and flat head screwdrivers
2, 3, 4, 5, 6, 8mm Allen wrenches
1/2S Box wrench
32mm Hexnut wrench
Spanner Post wrench
8, 9, 10, 11mm box wrenches
Tie down (2)

FINISHES ☐ Galvanized
An alternative finish has dipped galvanized finish is our standard option.
☐ Powder Coat
Our powder coat finish ensures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

MOUNT OPTIONS ☐ Surface only
Post has 1/2" diameter x 20" feet with four anchors per foot. Sample-represented beams are included.

PUMP OPTIONS ☐ No Pump
☐ Air Kit Prime
☐ Attached to Fixit
☐ Separate
☐ Air Kit 4

CANE STOP ☐ Add Cane Stop (Galvanized only)
A cane-detectable attachment beneath the hanger arms is available for improved safety. (Additional cost)

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Photos: US-448480 and 530524. Additional content provided

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DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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08/28/25 COMPLETENESS SUBMISSION
06/27/25 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
BIKE STORAGE LAYOUT

A106

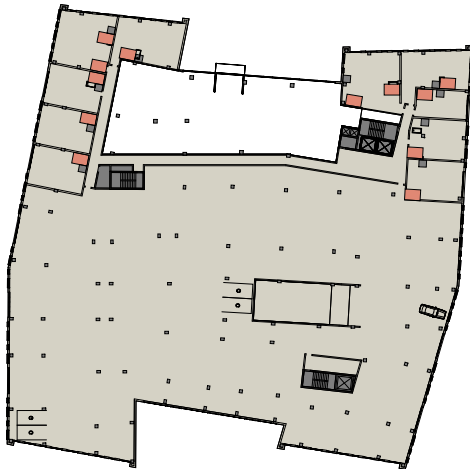
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① AREA DIAGRAM LEVEL P1
1/32" = 1'-0"



② AREA DIAGRAM LEVEL 1
1/32" = 1'-0"



③ AREA DIAGRAM LEVEL 2
1/32" = 1'-0"

AREA DIAGRAM								
AREA	LEVEL	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

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DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
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08/28/25 COMPLETENESS SUBMISSION
06/27/25 WESTEND BLOCK D -
04/18/25 PRELIMINARY SITE PLAN
STAGE 2 CONCEPT SUBMISSION

LANDMARK - BLOCK D

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AREA PLANS

A107

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① AREA DIAGRAM LEVEL 3
1/32" = 1'-0"



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

AREA DIAGRAM								
AREA	LEVEL	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

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

LANDMARK - BLOCK D

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AREA PLANS

A108

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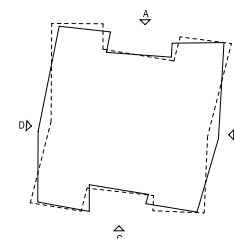
① Elevation A - North
1/16" = 1'-0"



② Elevation B - East
1/16" = 1'-0"

MATERIAL PERCENTAGE BY ELEVATION						
ELEVATION	MATERIAL	A	B	C	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%

- GRAY CEMENTITIOUS PLANKS
- RED CEMENTITIOUS PLANKS
- LARGE FORMAT CEMENTITIOUS PLANKS
- GLASS



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

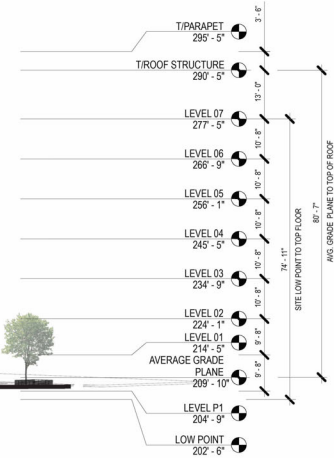
LANDMARK - BLOCK D
Landmark Land Holdings, LLC
Project Number: 24009
12435 Park Potomac Ave, Suite #200
Potomac, Maryland 20854
BUILDING ELEVATIONS

A300

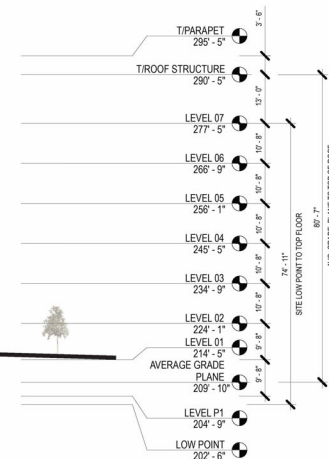
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① Elevation C - South
1/16" = 1'-0" REF-A100

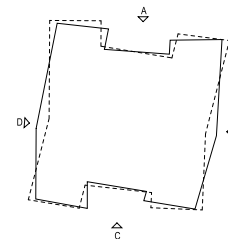


② Elevation D - West
1/16" = 1'-0"



MATERIAL PERCENTAGE BY ELEVATION						
ELEVATION	MATERIAL	A	B	C	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%

- GRAY CEMENTITIOUS PLANKS
- RED CEMENTITIOUS PLANKS
- LARGE FORMAT CEMENTITIOUS PLANKS
- GLASS



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08/28/25 COMPLETENESS SUBMISSION
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04/18/25 STAGE 2 CONCEPT SUBMISSION

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

LANDMARK - BLOCK D
Landmark Land Holdings, LLC
Project Number: 24009
12435 Park Potomac Ave, Suite #200
Potomac, Maryland 20854
BUILDING ELEVATIONS

A301

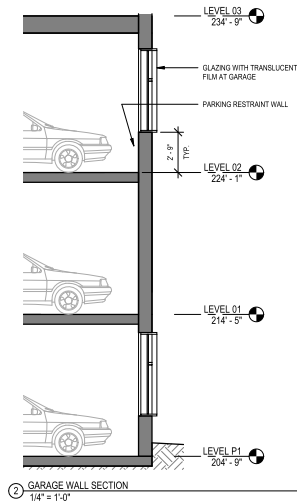
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**ParkFowler
Plus**

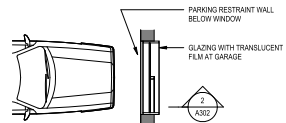
917 674 1996
625 West Adams, 19th Floor
Chicago, Illinois 60661



① GARAGE ELEVATION
1/4" = 1'-0"



② GARAGE WALL SECTION
1/4" = 1'-0"



③ GARAGE WALL PLAN DETAIL
1/4" = 1'-0"

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

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

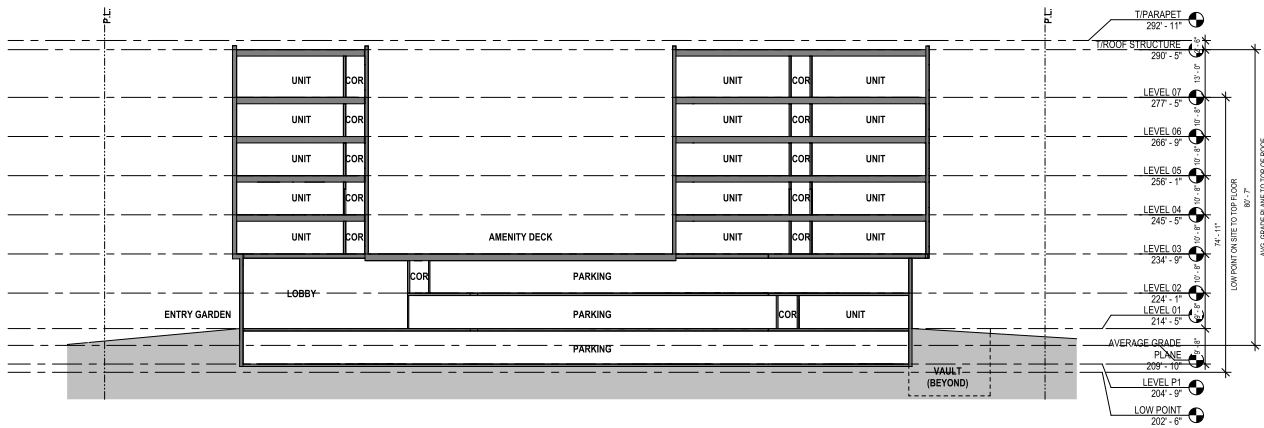
LANDMARK - BLOCK D

Landmark Land Holdings, LLC
Project Number: 24009
12435 Park Potomac Ave, Suite #200
Potomac, Maryland 20854

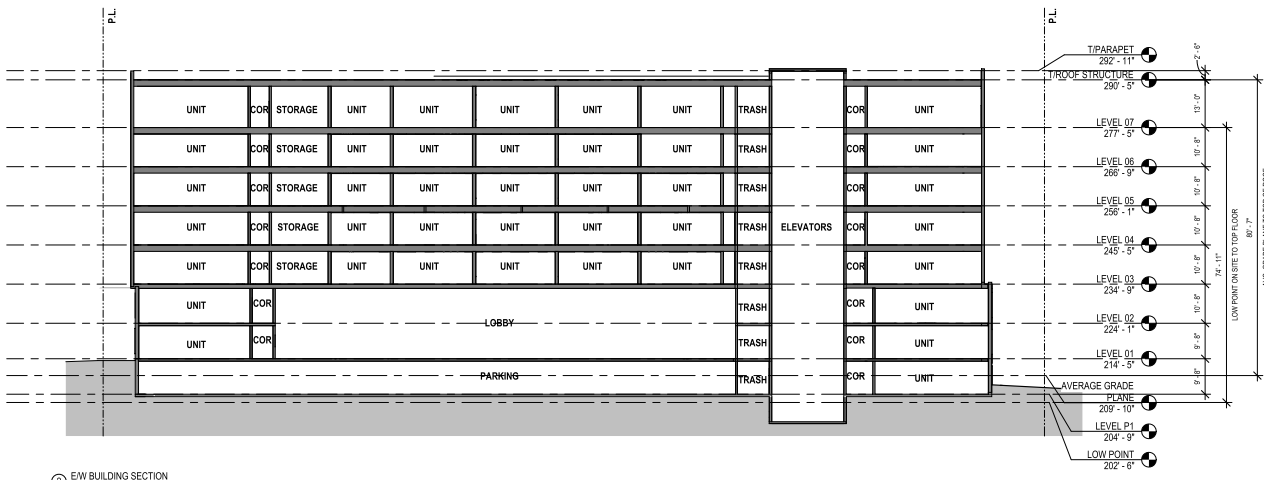
**GARAGE
SCREENING
EXHIBIT**

A302

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1 N/S BUILDING SECTION 4
1/16" = 1'-0"



2 E/W BUILDING SECTION
1/16" = 1'-0"

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

APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____	
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INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

08/28/25 COMPLETENESS SUBMISSION
06/27/25 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 SECTIONS

A400

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PERSPECTIVE - NORTHEAST CORNER



PERSPECTIVE - NORTHWEST CORNER



PERSPECTIVE - SOUTHEAST CORNER



PERSPECTIVE - SOUTHWEST CORNER

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

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DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

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

LANDMARK - BLOCK D

Landmark Land Holdings, LLC
Project Number: 24009

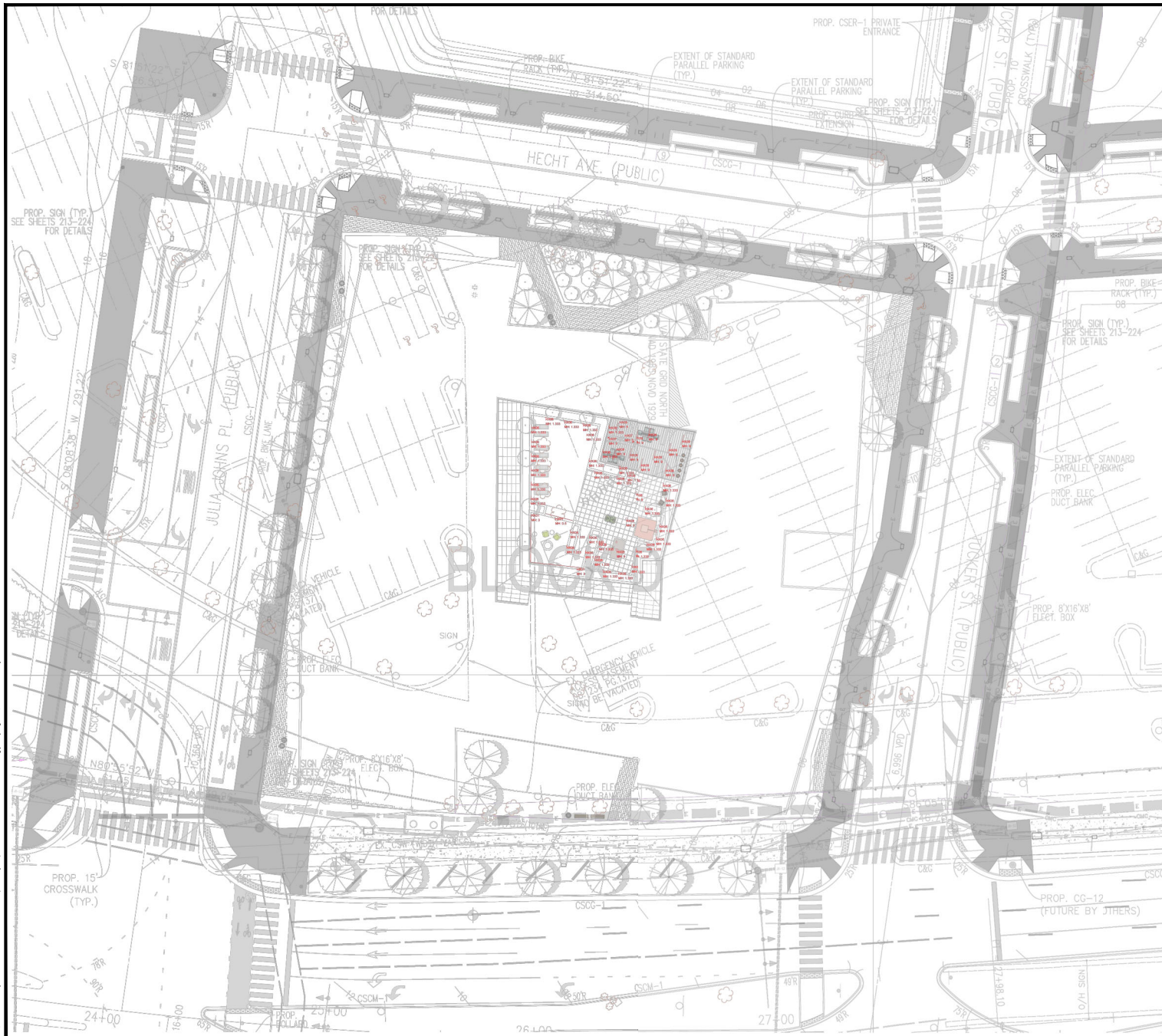
12435 Park Potomac Ave, Suite #200
Potomac, Maryland 20854

PERSPECTIVES

A500

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Plan: L1 - Amenity Deck Lighting Layout - Block 1312 - Preliminary - 11/14/2025 - 11/14/2025 - 11/14/2025



- GENERAL LIGHTING NOTES:
1. LIGHTING LAYOUTS ARE FOR COORDINATION AND REFERENCE ONLY.
 2. NOT FOR CONSTRUCTION.
 3. MOUNTING HEIGHTS ARE MEASURED AT FINISHED GROUND.
 4. REFER TO LUMINAIRE SCHEDULE FOR LUMINAIRE DESCRIPTION.

APPROVED

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

AMENITY DECK LIGHTING LAYOUT

WEST END
PRELIMINARY SITE PLAN - BLOCK D
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'

SHEET
LT 01
OF

FILE NO.
RZ-13127



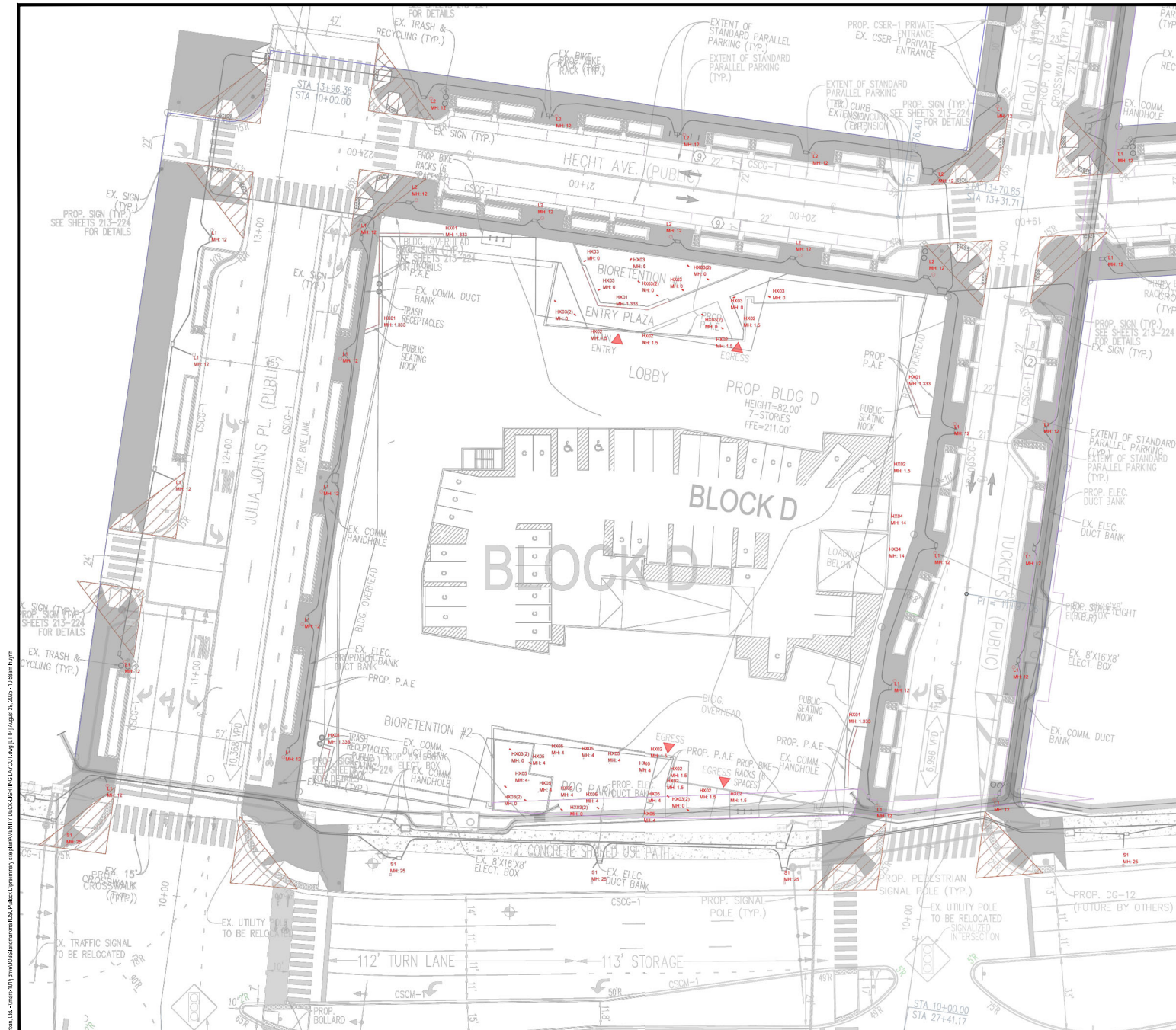
DESIGNED BY
JASON L. JONES
JLJ@JLJDESIGN.COM
JLJDESIGN.COM
JLJDESIGN.COM

PLANNING
JASON L. JONES
JLJ@JLJDESIGN.COM
JLJDESIGN.COM
JLJDESIGN.COM

REVISIONS	DATE	DESCRIPTION

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Grill Area	Illuminance	Fc	12.78	54.7	5.9	2.17	9.27
Seating and Game Area	Illuminance	Fc	7.72	46.1	0.2	38.60	230.50
Soft Lounge	Illuminance	Fc	11.98	138.7	0.2	59.90	693.50
Turf Area	Illuminance	Fc	2.29	41.5	0.2	11.45	207.50

[illegible][illegible]



- GENERAL LIGHTING NOTES:
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APPROVED

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

PLAN DATE: 04/18/2025
 DRAWN BY: J. VA. 2051
 CHECKED BY: J. VA. 2051
 DATE: 06/26/2025
 www.urban-ec.com

USE: LE
 3000 TECHNOLOGY CT
 CANTILY VA 2051
 TEL: 703.725.1800
 FAX: 703.725.1800

urban-ec
 Urban Ecology Landscape Architects, Ltd. Surveyors

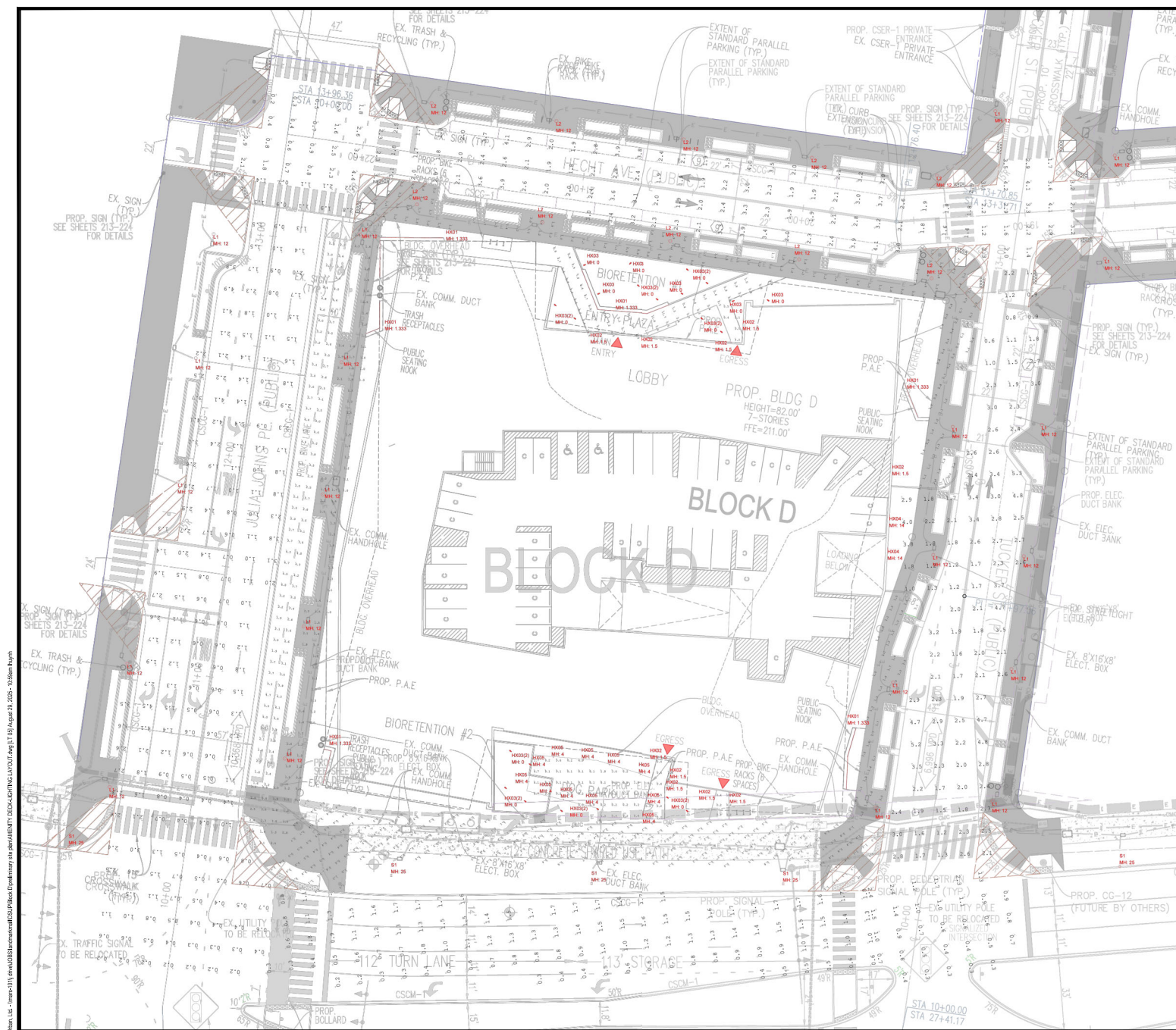
STATE OF VIRGINIA
 BOARD OF PROFESSIONAL LAND SURVEYORS
 J. VA. 2051
 PROFESSIONAL

SITE LIGHTING LAYOUT
 WEST END
 PRELIMINARY SITE PLAN - BLOCK D
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1"=20'

DATE: JAN. 2025
 C11=VA

SHEET
 LT04
 OF

FILE NO.
 RZ-13127



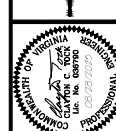
GENERAL LIGHTING NOTES:

- GENERAL NOTING NOTES:
1. LIGHTING LAYOUTS ARE FOR COORDINATION AND REFERENCE ONLY.
 2. NOT FOR CONSTRUCTION.
 3. MOUNTING HEIGHTS ARE MEASURED AT FINISHED GROUND.
 4. REFER TO LUMINAIRE SCHEDULE FOR LUMINAIRE DESCRIPTION.

[illegible]

PLAN DATE	
01/13/2025	
04/18/2025	
06/30/2025	
08/28/2025	

Jrban, Ltd.
5200 D TECHNOLOGY CT.
CHAMTILLY, VA. 20151
TEL. 703.842.2348
FAX 703.378.7888
www.jurban-llc.com



15-207 SITE LIGHTING LAYOUT WEST END PRELIMINARY SITE PLAN - BLOCK D CITY OF ALEXANDRIA, VIRGINIA DATE: JAN. 2025 C.L. = NA

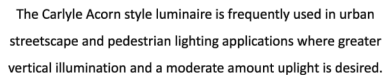
SCALE:

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OF

FILE No.
RZ-13127

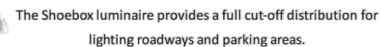
APPROVED _____		
DEPARTMENT OF PLANNING & ZONING _____		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____

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



Comparto	Finish Color	Initial Lamp	Lighting	Correlated Color	Temperature	Input	Input	Billing	EPA	P-14 Ratio	Recommended	Stock	WMS
Watts					(K)	Volts	Amps	Time			Mounting	Unit	CU Code
70	Black	3878	Type III	3000K	22	0.23	1	2.59	1-4.2	10-12		A2310501	LEDAC043338000
70	Green	3878	Type III	3000K	22	0.21	1	2.59	1-4.2	10-12		A2320981	LEDAC043338000
70	Blue	3950	Type III	4000K	22	0.21	1	2.59	1-4.2	10-12		A2320982	LEDAC043348000
70	Green	3950	Type III	4000K	22	0.21	1	2.59	1-4.2	10-12		A2320983	LEDAC043348000
100	Black	6001	Type III	3000K	33	0.32	2	2.19	2-4.2	12-16		A3310504	LEDAC043338000
100	Green	6001	Type III	3000K	33	0.32	2	2.19	2-4.2	12-16		A3320983	LEDAC043338000
100	Blue	6113	Type III	4000K	33	0.32	2	2.19	2-4.2	12-16		A3320984	LEDAC043348000
100	Green	6113	Type III	4000K	33	0.32	2	2.19	2-4.2	12-16		A3320985	LEDAC043348000
150	Black	7562	Type III	3000K	46	0.45	2	2.59	2-5.3	12-16		A3310505	LEDAC043338000
150	Green	7562	Type III	3000K	46	0.45	2	2.59	2-5.3	12-16		A3320985	LEDAC043338000
150	Blue	7750	Type III	4000K	46	0.45	2	2.59	2-5.3	12-16		A3320986	LEDAC043348000
150	Green	7750	Type III	4000K	46	0.45	2	2.59	2-5.3	12-16		A3320987	LEDAC043348000
250	Black	9472	Type III	3000K	61	0.59	3	2.19	3-5.3	12-16		A3320988	LEDAC043338000
250	Green	9472	Type III	3000K	61	0.59	3	2.19	3-5.3	12-16		A3320989	LEDAC043338000
250	Blue	9647	Type III	4000K	61	0.59	3	2.19	3-5.3	12-16		A3320990	LEDAC043348000
250	Green	9647	Type III	4000K	61	0.59	3	2.19	3-5.3	12-16		A3320991	LEDAC043348000

TYPE L1, L2



Comparable HID Wattage	Finish Color	Initial Lamp Life (hrs)	Lighting Pattern	Correlated Color Temperature (CCT)	Input Wattage	Input Amps	Billing Tier	EPA	B-U-O Rating	Recommended Mounting Height (ft.)	Luminaire Stock #	WMS UC Code
150	Black	8643	Type II	3000K	60	0.58	3	0.76	-2.0	25-30	4321567	LODSBA123300K
150	Gray	8646	Type II	3000K	60	0.58	3	0.76	-2.0	25-30	4321568	LODSBA123300K
150	Black	8729	Type III	4000K	60	0.58	3	0.76	-2.0	25-30	4321569	LODSBA124000K
150	Black	8779	Type III	4000K	60	0.58	3	0.76	-2.0	25-30	4321570	LODSBA124000K
150	Black	8145	Type III	3000K	60	0.58	3	0.76	-2.0	25-30	432139747	LODSBA123300K
150	Gray	8145	Type III	3000K	60	0.58	3	0.76	-2.0	25-30	432139767	LODSBA123300K
150	Gray	8145	Type III	3000K	60	0.58	3	0.76	-2.0	25-30	43213980	LODSBA123300K
150	Black	8621	Type III	3000K	60	0.58	3	0.76	-2.0	25-30	43213981	LODSBA123300K
150	Black	8823	Type III	3000K	60	0.58	3	0.76	-2.0	25-30	432135783	LODSBA123300K
150	Black	8318	Type IV	4000K	60	0.58	3	0.76	-2.0	25-30	43213608	LODSBA124000K
150	Gray	8318	Type IV	4000K	60	0.58	3	0.76	-2.0	25-30	43213609	LODSBA124000K
150	Black	8651	Type IV	4000K	60	0.58	3	0.76	-2.0	25-30	43213612	LODSBA124000K
150	Gray	8651	Type IV	4000K	60	0.58	3	0.76	-2.0	25-30	43213729	LODSBA124000K
200	Black	11490	Type III	3000K	88	0.86	3	0.76	-3.0	30-35	43212134	LODSBA123300K
200	Black	15230	Type III	3000K	106	1.03	4	0.76	-3.0	30-35	432137108	LODSBA153300K
200	Black	15230	Type III	3000K	106	1.03	4	0.76	-3.0	30-35	43213969	LODSBA153300K
200	Black	15270	Type IV	4000K	106	1.03	4	0.76	-3.0	30-35	432137109	LODSBA154000K
200	Black	15270	Type IV	4000K	106	1.03	4	0.76	-3.0	30-35	432129992	LODSBA154300K
200	Black	15950	Type III	3000K	106	1.03	4	0.76	-3.0	30-35	4324703	LODSBA153300K
200	Gray	15950	Type III	3000K	106	1.03	4	0.76	-3.0	30-35	43215785	LODSBA153300K
200	Black	15380	Type IV	4000K	106	1.03	4	0.76	-3.0	30-35	43214924	LODSBA154000K
200	Gray	15380	Type IV	4000K	106	1.03	4	0.76	-3.0	30-35	43215786	LODSBA154000K

HARTRANFT LIGHTING STUDIOS

TYPE S1

INSTRUMENT NO.	DEED BOOK NO.	PAGE
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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 through 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 [Landmark Mall I-395 Ramp Improvements](#) 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 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.



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!

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

From Todd Perry <toddperry99@gmail.com>

Date Wed 10/8/2025 1:39 PM

To 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

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