

COORDINATED DEVELOPMENT DISTRICT #10

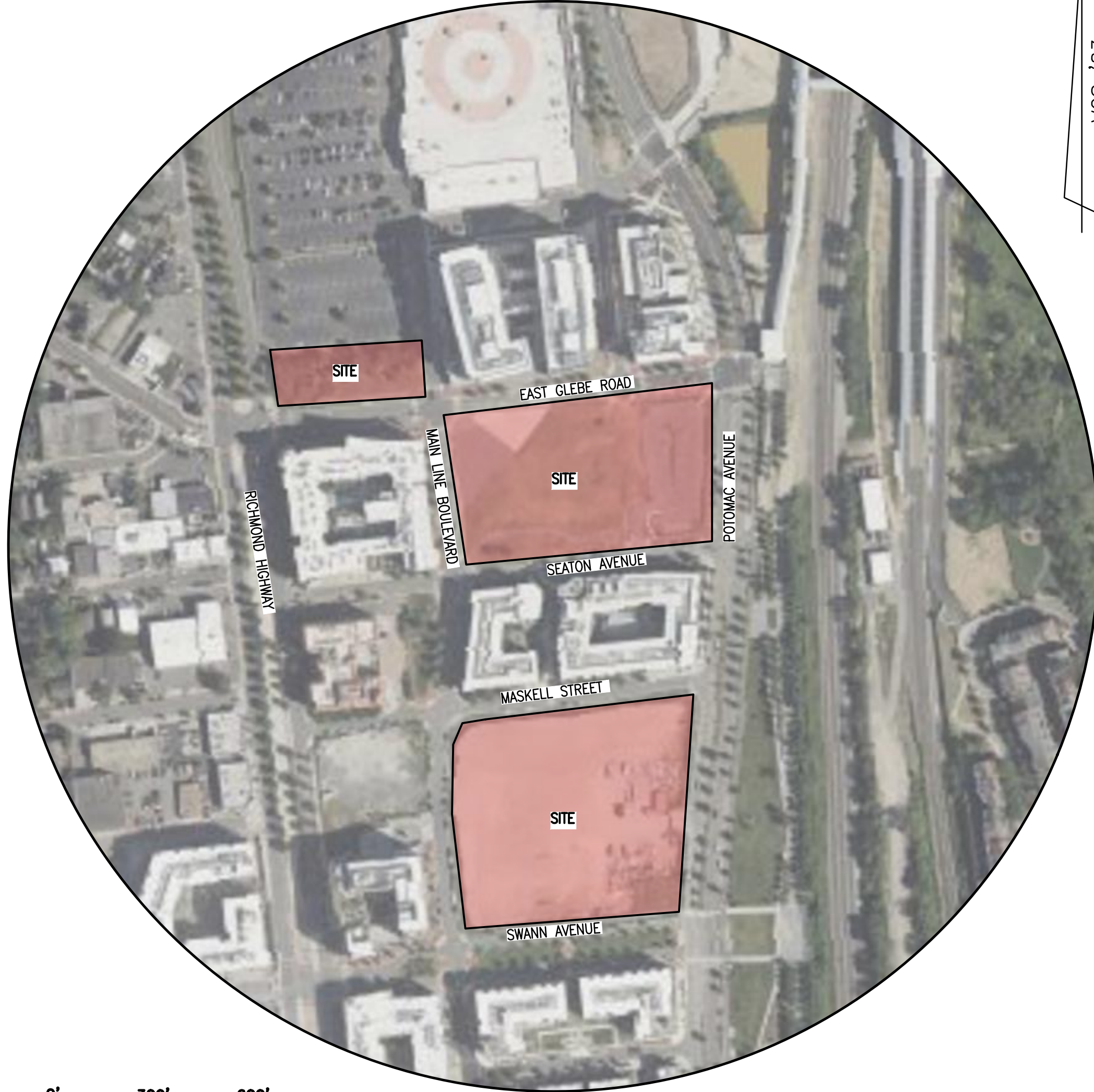
CONCEPTUAL DESIGN PLAN

CITY OF ALEXANDRIA, VIRGINIA

GENERAL NOTES

1. THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP NUMBERS FOR THESE SITES ARE 0251-05-12, 0251-05-12, 0251-05-11, & 0251-05-11.
2. THE SITES CONTAINS APPROXIMATELY 7.96 ACRES.
3. THE BOUNDARY SURVEY WAS PREPARED BY R.C. FIELDS & ASSOCIATES IN JULY OF 2024.
4. THE TOPOGRAPHIC SURVEY WAS OBTAINED BY A FIELD SURVEY DATED JULY 26, 2024.
5. THE SITES ARE CURRENTLY UNOCCUPIED. THERE ARE NO NATURAL FEATURES ON THE SITES THAT NEED TO BE PRESERVED OR PROTECTED. THERE ARE NO RESOURCE PROTECTION AREAS ONSITE.
6. ANY POTENTIAL NEGATIVE IMPACT ON ADJOINING PROPERTIES BY THIS PROPOSED PROJECT WILL BE MITIGATED BY PROVIDING ADEQUATE IMPROVEMENTS AND MINIMIZING TRAFFIC IMPACTS. THE PROPOSED PROJECT WILL UTILIZE THE EXISTING SANITARY SEWER INFRASTRUCTURE THAT WAS DESIGNED TO SUPPORT THE PROPOSED DENSITY WHICH ADEQUATELY SERVES THE SANITARY SEWER NEEDS OF THE SITES. SECOND, THE PROPOSED TRAFFIC RATES WILL BE REDUCED FROM THE VEHICLES PER DAY UTILIZED TO ESTABLISH THE DESIGN PARAMETER OF THE EXISTING ROADWAY INFRASTRUCTURE; DECREASING THE TRAFFIC LOAD AND IMPACT ON THE SURROUNDING AREA.
7. PER THE POTOMAC YARD / POTOMAC GREENS SMALL AREA PLAN THE MAXIMUM HEIGHT IN LBG-G WILL NOT EXCEED 82' AND THE MAXIMUM HEIGHT IN LBG-B/E & LBH WILL NOT EXCEED 110'.
8. THE TOTAL GROSS SQUARE FOOTAGE OF THE CONCEPT PLAN DEVELOPMENT IS 1,009,996 SF, 861,089 SF OF NET FLOOR AREA, AND 2.48 FAR.
9. THE CDD CONCEPT PLAN REFLECTS APPROXIMATELY 639 RESIDENTIAL UNITS. THE UNITS ARE CURRENTLY PROJECTED TO INCLUDE 2% STUDIOS, 55% 1 BEDROOMS, 21% 2 BEDROOMS, 3% 3 BEDROOMS, AND 19% TOWNHOUSES. THE FINAL NUMBER OF UNITS IS SUBJECT TO CHANGE THROUGH THE DSUP PROCESS.
10. THE TOTAL NUMBER OF OFF STREET PARKING SPACES FOR THE CONCEPT PLAN SHALL BE 543. THE REQUIRED PARKING SPACES ARE WITHIN PARKING STRUCTURES. THERE ARE 82 SUPPLEMENTAL ON-STREET PUBLIC PARKING SPACES.
11. IN ADDITION TO PRIVATE OPEN SPACE WITHIN EACH PARCEL & IN-BUILDING AMENITIES IN LBG, THE SPECIAL AMENITIES WILL INCLUDE A "TOWN CENTER" OPEN SPACE ON LBG-B/E AND A CENTRAL OPEN SPACE IN LBH TO SERVE THE NEIGHBORHOOD AND GENERAL PUBLIC, THE CONCEPT PLAN WILL CONTINUE THE EXISTING NORTH/SOUTH PEDESTRIAN CONNECTIONS FROM THE SOUTH (LBH) TO LBG. THE SPECIAL AMENITIES WILL BE CONSTRUCTED WITH THE DEVELOPMENT OF EACH ASSOCIATED PARCEL.
12. THE APPLICANT HAS ENGAGED SPECIALIZED DEVELOPMENT PARTNERS FOR EACH PROPOSED USE WITHIN THE CDD APPLICATION TO ENSURE THE NEAR-TERM FEASIBILITY OF ALL THREE DEVELOPMENT COMPONENTS. THE INVOLVEMENT OF DISTINCT PARTNERS FOR EACH PROPOSAL ENABLES EACH PROJECT TO PROCEED TO CONSTRUCTION AT THE EARLIEST PRACTICAL OPPORTUNITY, SUBJECT TO THE AVAILABILITY OF FINANCING AND THE VIRGINIA HOUSING LOW-INCOME HOUSING TAX CREDIT (LIHTC) PROGRAM. THE APPLICANT WILL WORK WITH STAFF ON FURTHER PHASING MODIFICATIONS AS THE ENTITLEMENT PROCESS ADVANCES.
13. THE OWNER/DEVELOPER SHALL BE PERMITTED TO SUBMIT A DSUP PURSUANT TO SECTION 5-605 OF THE ZONING ORDINANCE, FOR ANY OR ALL BLOCK(S) WITHIN THE DEVELOPMENT AND IN ANY ORDER AND IN CONJUNCTION WITH AN OVERALL INFRASTRUCTURE PLAN.
14. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE.
15. TO THE BEST OF OUR KNOWLEDGE THERE ARE CONTAMINATED SOILS THAT MAY INCLUDE ARSENIC WITH ZONES OF ELEVATED PETROLEUM COMPOUNDS AND/OR LEAD. ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
16. THE PROJECT WILL BE SERVED BY ADEQUATE EXISTING PUBLIC FACILITIES AND SERVICES.
17. STORMWATER MANAGEMENT AS DEFINED BY THE CITY OF ALEXANDRIA WILL BE REQUIRED AND PROVIDED BY THE EXISTING WET POND P-2 ENLARGEMENT AND BAYSEPARATOR #8.
18. SANITARY SEWER COLLECTION, CONVEYANCE, AND TREATMENT WILL BE PROVIDED BY THE CITY OF ALEXANDRIA AND ALEXANDRIA RENEW ENTERPRISES. THE DEVELOPER IS PROPOSING TO IMPLEMENT WATER CONSERVATION MEASURES IN EACH BUILDING TO MINIMIZE DOMESTIC WATER USE AND WASTE. IT IS EXPECTED THAT THESE SYSTEMS WILL REDUCE DOMESTIC WATER DEMAND AND THUS WASTE WATER DISPOSAL.

VICINITY MAP



A graphic scale bar with three segments. The first segment is labeled '0'', the second '300'', and the third '600''. The bar is divided into alternating black and white segments.

TAX PARCEL NUMBER: #025.01-05-12,
025.01-05-07,
025.01-05-11,
& 025.03-03-01

PROJECT DESCRIPTION NARRATIVE

MTV HOLDCO, L.L.C (THE "APPLICANT") REQUESTS APPROVAL OF A MASTER PLAN AMENDMENT TO THE POTOMAC YARD/POTOMAC GREENS SMALL AREA PLAN (THE "SAP"), A NEW COORDINATED DEVELOPMENT DISTRICT (CDD) CONCEPT PLAN FOR CDD #10, AND A TEXT AMENDMENT TO SECTION 5-600 OF THE ZONING ORDINANCE TO REFLECT THE PROPOSED MIX OF USES ON THE FOUR REMAINING VACANT PARCELS WITHIN CDD #10 WHICH INCLUDES LANDBAY G BLOCK G, LANDBAY G BLOCKS B/E, AND LANDBAY H.

THE PROPOSED CDD CONCEPT PLAN COMPLETES CDD #10 THROUGH THE DEVELOPMENT OF THE REMAINING VACANT PARCELS ON LANDBAY G & LANDBAY H (TAX MAPS #025.01-05-12, 025.01-05-07, 025.01-05-11, & 025.03-03-01). THE COMPREHENSIVE PROPOSAL INCLUDES 639 HOUSING UNITS THAT PROVIDE A DESIRABLE DIVERSITY OF HOUSING CHOICE (FOR SALE, MARKET RATE RETAIL, AND AFFORDABLE RENTAL) TO SUPPLEMENT THE EXISTING MIX OF USES IN POTOMAC YARD AND ATTRACT A VARIETY OF CUSTOMERS IN SEARCH OF HOUSING NEAR METRO. IN ADDITION, THE APPLICANT HAS INCLUDED A CENTRAL OPEN SPACE IN BLOCK H, A PROGRAMMABLE "TOWN CENTER" OPEN SPACE IN LANDBAY G BLOCK B/E, AND 12,000 SF OF RETAIL ADJACENT TO THE "TOWN CENTER" OPEN SPACE TO SERVE THE NEIGHBORHOOD AND GENERAL PUBLIC.

OWNER/DEVELOPER

OWNER:	APPLICANT:
2900 POTOMAC AVENUE LLC (PARCEL G-B)	MTV HOLDCO L.L.C.
2901 MAINLINE BOULEVARD LLC (PARCEL G-E)	4747 BETHESDA AVE
PY LANDRAY H LLC (PARCEL H)	BETHESDA, MD 20814
601 E GLEBE ROAD LLC (PARCEL G-G)	(240) 333-3600
4747 BETHESDA AVE	CONTACT: ROBBIE SACLARIDES RSACLARIDES@JBGSMTITH.COM
MD 20814	
(240) 333-3600	
CONTACT: ROBBIE SACLARIDES RSACLARIDES@JBGSMTITH.COM	

ATTORNEY:	CIVIL ENGINEER:
WALSH, COLUCCI, LURELEY & WALSH, P.C	R.C. FIELDS & ASSOCIATES, INC.
2200 CLARENDON BLVD, SUITE 1300	625 N. WASHINGTON STREET, SUITE 250
ARLINGTON, VIRGINIA 22201	ALEXANDRIA, VA 22314
(703) 528-4700	(703) 549-6422
CONTACT: M. CATHARINE PUSKAR	CONTACT: TAYLOR DOYLE
CPUSKAR@THELANDLAWYERS.COM	TDYOILE@RCFASSOC.COM

SHEET INDEX:

COVER SHEET	C1
EXISTING CONDITIONS LBG - B&E	C2-C3
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EXISTING CONDITIONS LBH	C5
CONTAMINATED SOILS MAP LBG - B&E	C6-C7
CONTAMINATED SOILS MAP LBG - G	C8
CONTAMINATED SOILS MAP LBH	C9
POTOMAC YARD CONCEPT PLAN	C10

	625 N. WASHINGTON ST SUITE 250 ALEXANDRIA, VA 22314 703.549.6422 www.rcfassoc.com		PLANNING
	ENGINEERING	LAND SURVEYING	
PROJ. MANAGER: TAYLOR DOYLE EMAIL: TDOYLE@RCFASSOC.COM			
SCALE: AS NOTED	DATE: JUNE, 2025	DRAWN: ARO	REV:

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COORDINATED DEVELOPMENT DISTRICT #10

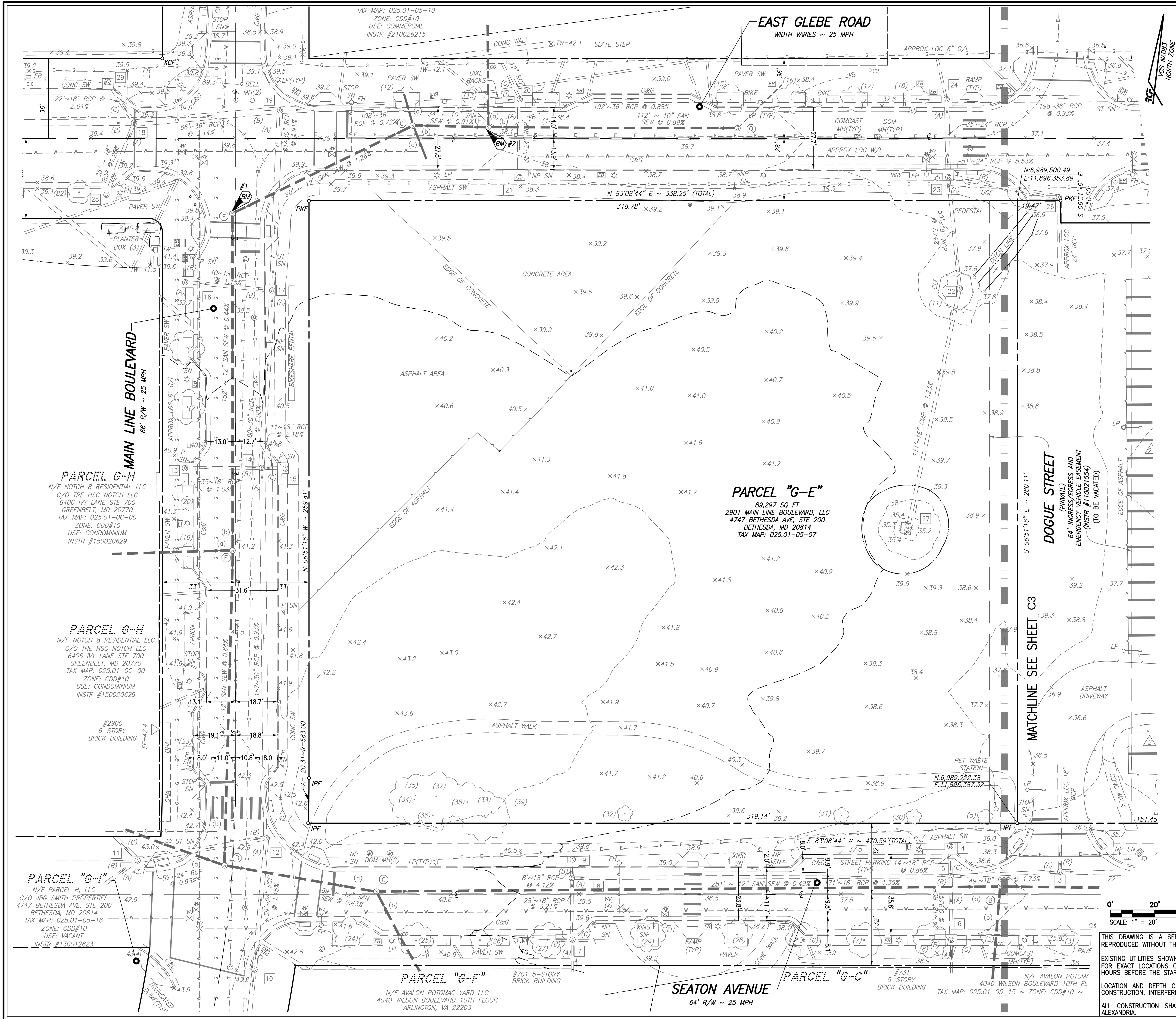
CONCEPTUAL DESIGN PLAN

CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME:

COVER SHEET

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Tue Jun 10 2025 - 3:34:00pm



EXISTING TREE TABLE:

- 1) 6" TREE
- 2) 6" TREE
- 3) 6" TREE
- 4) 7" TREE
- 5) 3" TREE
- 6) 7" TREE
- 7) 7" TREE
- 8) 7" TREE
- 9) 7" TREE
- 10) 5" TREE
- 11) 3" CLUSTER
- 12) 4" TREE
- 13) 4" TREE
- 14) 4" TREE
- 15) 4" TREE
- 16) 4" TREE
- 17) 4" TREE
- 18) 4" TREE
- 19) 4" TREE
- 20) 5" TREE
- 21) 5" TREE
- 22) 5" TREE
- 23) 4" TREE
- 24) 6" TREE
- 25) 6" TREE
- 26) 6" TREE
- 27) 6" TREE
- 28) 6" TREE
- 29) 6" TREE
- 30) 3" TREE
- 31) 3" TREE

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. _____

DATE _____

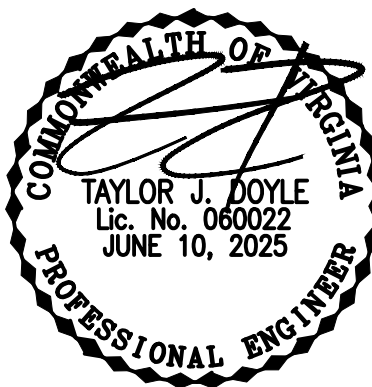
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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
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625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.543.6422
www.rcfields.com



CONCEPT II DEVELOPMENT SPECIAL
USE PERMIT WITH SITE PLAN
LANDBAY G-B/E
2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=20'
DATE: MAY, 2025

EXISTING
CONDITIONS
LBG - B&E

SHEET C2 OF 10

FILE: 22-125



CONCEPT II DEVELOPMENT SPECIAL
USE PERMIT WITH SITE PLAN
LANDBAY G-B/E
2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

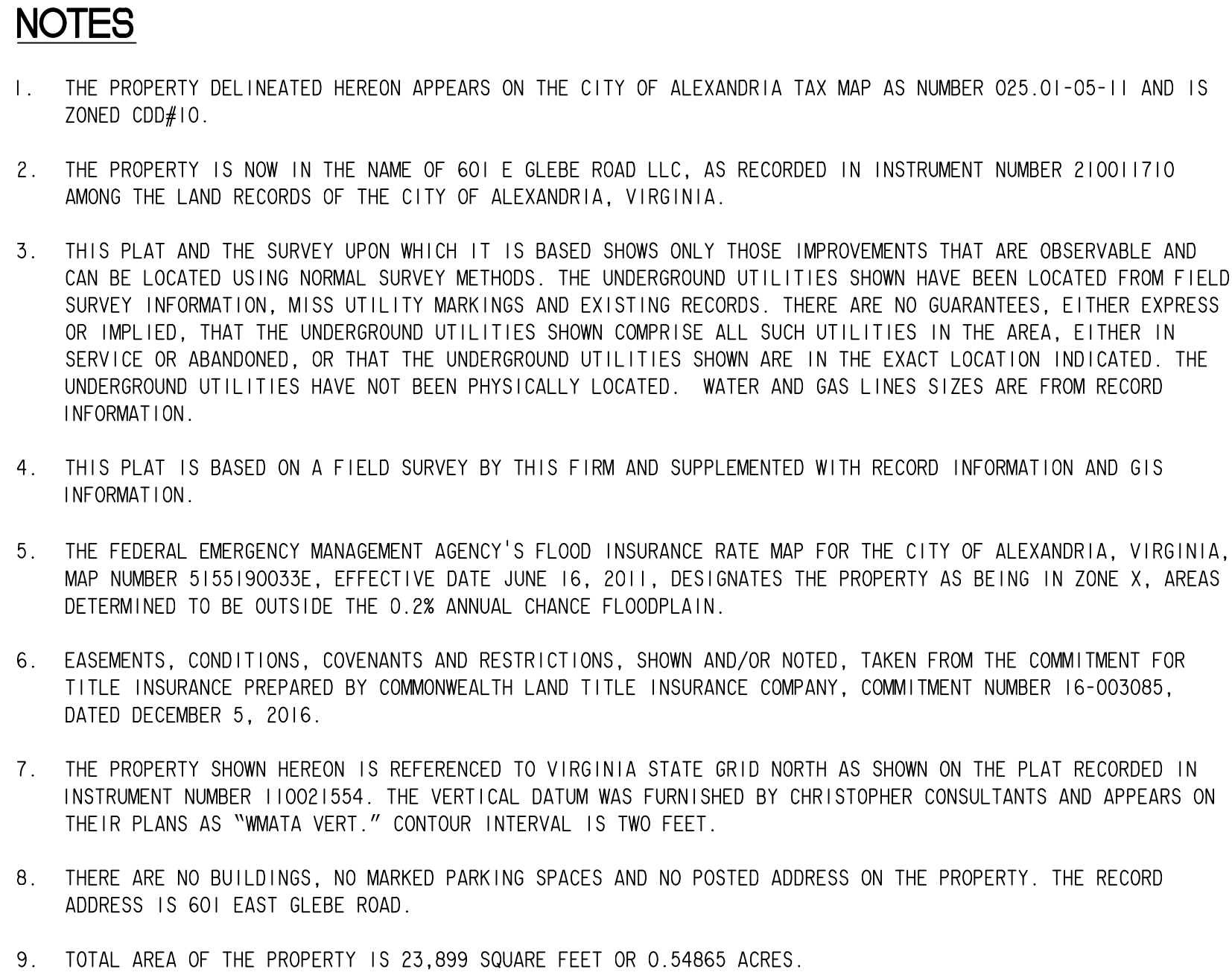
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DESIGN: ARO
CHECKED: TJD
SCALE: 1"=20'
DATE: MAY, 2025

EXISTING
CONDITIONS
LBG - B&E

SHEET C3 OF 10
FILE: 22-125

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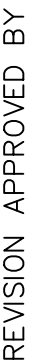
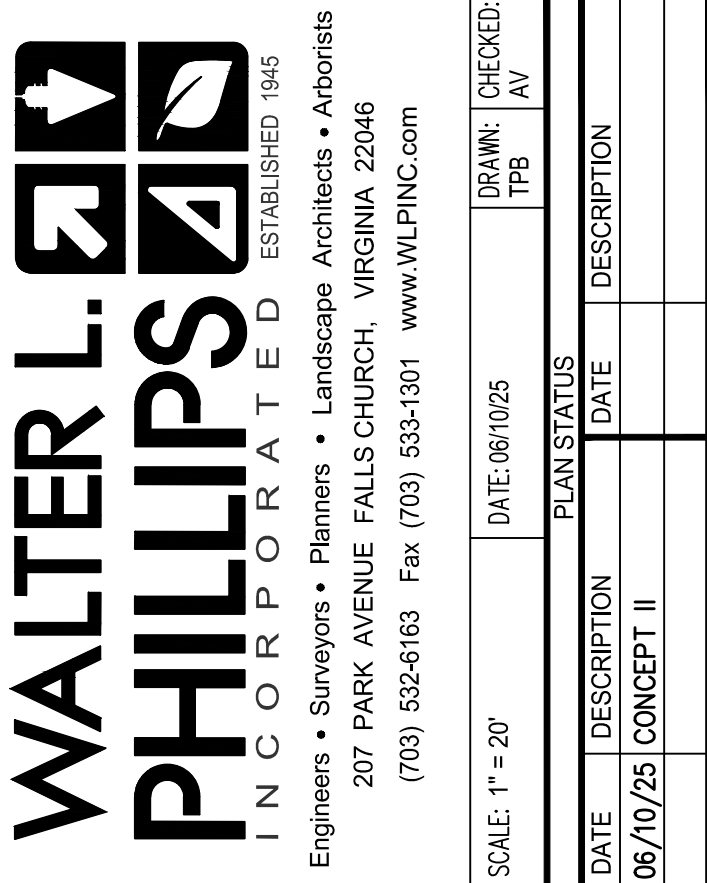


1. THE PROPERTY DELINEATED HEREON APPEARS ON THE CITY OF ALEXANDRIA TAX MAP AS NUMBER Q25.01-05-11 AND IS ZONED CDD#10.
2. THE PROPERTY IS NOW IN THE NAME OF 601 E GLEBE ROAD LLC, AS RECORDED IN INSTRUMENT NUMBER 210011710 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINES SIZES ARE FROM RECORD INFORMATION.
4. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM AND SUPPLEMENTED WITH RECORD INFORMATION AND GIS INFORMATION.
5. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190033E, EFFECTIVE DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 16-003085, DATED DECEMBER 5, 2016.
7. THE PROPERTY SHOWN HEREON IS REFERENCED TO VIRGINIA STATE GRID NORTH AS SHOWN ON THE PLAT RECORDED IN INSTRUMENT NUMBER 110021554. THE VERTICAL DATUM WAS FURNISHED BY CHRISTOPHER CONSULTANTS AND APPEARS ON THEIR PLANS AS "MATA VERT." CONTOUR INTERVAL IS TWO FEET.
8. THERE ARE NO BUILDINGS, NO MARKED PARKING SPACES AND NO POSTED ADDRESS ON THE PROPERTY. THE RECORD ADDRESS IS 601 EAST GLEBE ROAD.
9. TOTAL AREA OF THE PROPERTY IS 23,899 SQUARE FEET OR 0.54865 ACRES.

SD 4077	
CURB INLET TOP =	37.78
15"RCP OUT (SD 4363) =	32.66
SD 4265	
MANHOLE TOP =	37.86
15"RCP OUT (SD 4366) =	33.16
SD 668	
CURB INLET TOP =	37.49
18"RCP OUT (SD 666) =	33.29
SD 666	
CURB INLET TOP =	37.51
15"RCP IN (SOUTH) =	32.77
18"RCP IN (SD 668) =	32.69
18"RCP OUT (SD 4363) =	32.66
SD 4363	
MANHOLE TOP =	37.66
18"RCP IN (SD 4077) =	32.21
18"RCP IN (SD 666) =	32.16
24"RCP IN (SD 4366) =	31.56
30"RCP OUT (SD 4362) =	31.49
SD 4362	
MANHOLE TOP =	38.11
18"RCP IN (SOUTH) =	31.66
30"RCP IN (SD 4363) =	31.23
30"RCP OUT (SD 4348) =	31.11
SD 664	
CURB INLET TOP =	40.41
15"RCP OUT (SD 4348) =	36.36
SD 665	
CURB INLET TOP =	40.37
15"RCP OUT (SD 4348) =	36.42

SMH 4619	
MANHOLE TOP =	39.40
10° INV IN (SOUTH) =	32.35
10° INV IN (NORTH) =	33.55
10° INV OUT (SMH 4610) =	31.80
SMH 4610	
MANHOLE TOP =	40.28
10° INV IN (SMH 4619) =	30.78
10° INV IN (EAST) =	30.83
10° INV IN (NORTH) =	31.43
10° INV IN (WEST) =	31.38
10° INV OUT (SOUTH) =	30.63

42)	4" TREE	68)	7" TREE
40)	6" TREE	69)	10" TREE
41)	7" TREE	70)	10" TREE
42)	8" TREE	71)	6" TREE
43)	6" TREE	72)	6" TREE
44)	10" TREE	73)	6" TREE
45)	10" TREE	74)	7" TREE
46)	12" TREE	75)	10" TREE
47)	8" TREE	76)	7" TREE
48)	10" TREE	77)	7" TREE
49)	9" TREE	78)	9" TREE
50)	6" TREE	79)	6" TREE
51)	6" TWIN	80)	5" TREE
52)	7" TREE	81)	6" TREE
53)	6" CLUSTER	82)	6" TREE
54)	6" TREE	83)	6" TWIN
55)	6" TREE	84)	6" TREE
56)	6" TWIN	85)	3" TWIN
57)	6" TREE	86)	6" TREE
58)	6" TWIN	87)	6" TREE
59)	8" TREE	88)	10" TREE
60)	7" TREE		
61)	8" TREE		
62)	9" TREE		
63)	9" TREE		
64)	7" TREE		
65)	9" TREE		
66)	8" TREE		
67)	6" TREE		

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CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS LBG - G

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

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

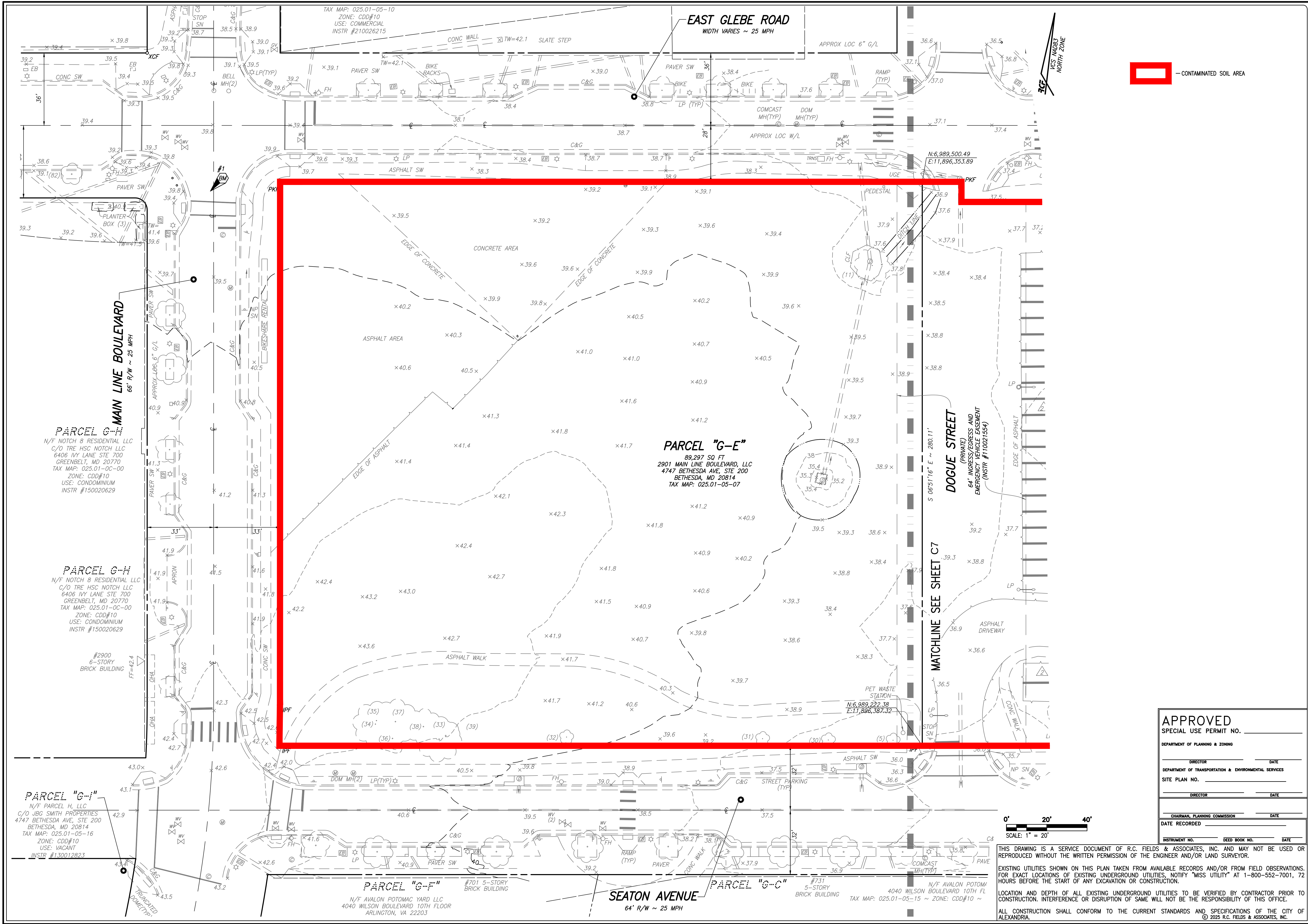
 DIRECTOR DATE

 CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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Tue Jun 10 2025 - 3:44:18pm



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R.C. FIELDS & ASSOCIATES, INC.

ENGINEERING LAND SURVEYING PLANNING

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
JUNE 10, 2025
PROFESSIONAL ENGINEER

CONCEPT II DEVELOPMENT SPECIAL
USE PERMIT WITH SITE PLAN
LANDBAY G-B/E
2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=20'
DATE: MAY, 2025

CONTAMINATED
SOILS MAP LBG -
B&E

SHEET C6 OF 10

FILE: **22-125**

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Tue Jun 10 2025 - 3:46:22pm

