

Development Site Plan #2025-00005
301 King Street
City Hall, Market Square Plaza and Garage Renovation

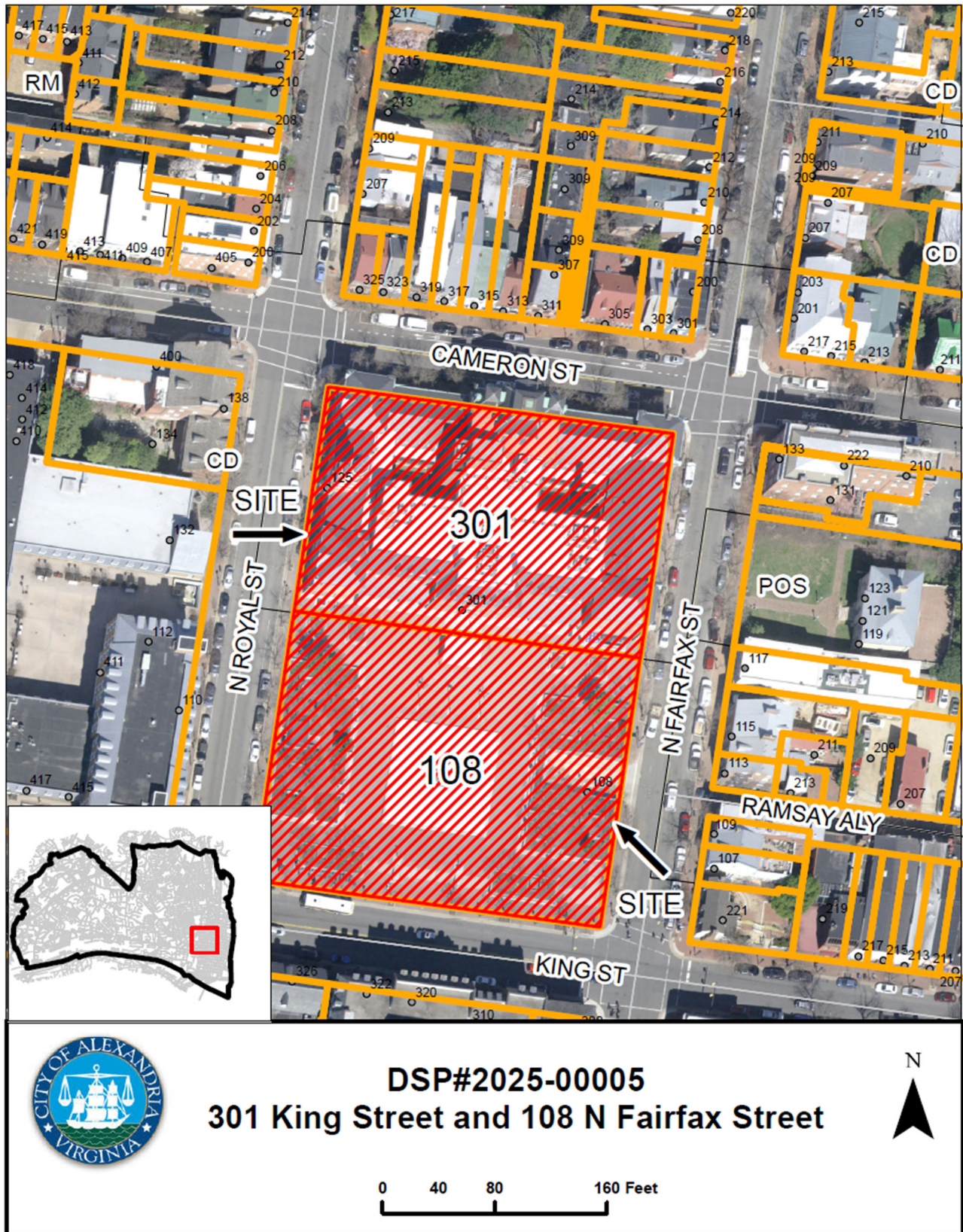
Application	General Data	
Project Name: City Hall, Market Square Plaza and Garage Renovation	PC Hearing:	June 23, 2025
	If approved, DSP Expiration:	June 23, 2028
	Plan Acreage:	84,965 SF 1.95 Acres
Location: 301 King Street (City Hall) 108 N. Fairfax Street (Market Square/Garage)	Current Zones:	KR King Street Retail CD Commercial Downtown
	Proposed Uses:	Public Building, Civic Open Space, and Parking
	Proposed Net Floor Area:	City Hall: 106,969 SF Market Square: 1,906 SF
Applicant: Department of General Services, City of Alexandria	Small Area Plan:	Old Town
	Historic District:	Old & Historic Alexandria District
	Green Building:	LEED Gold (Potentially LEED Platinum, exceeding 2019 Green Building Policy)

Purpose of Application
Consideration of a request to renovate and expand City Hall, renovate Market Square plaza and replace the existing below-grade parking garage with a new below-grade parking garage.
Development Approval Requested
Development Site Plan (DSP), pursuant to Zoning Ordinance Section 11-403(A and B).

Staff Recommendation: APPROVAL
Staff Reviewers: Robert Kerns AICP, Division Chief, Planning & Zoning, robert.kerns@alexandriava.gov Dirk H. Geratz, AICP, Principal Planner, Planning & Zoning, dirk.geratz@alexandriava.gov Abigail Harwell, Urban Planner, Planning & Zoning, abigail.harwell@alexandriava.gov

<p><u>PLANNING COMMISSION ACTION, JUNE 23, 2025:</u> On a motion by Commissioner Manor, seconded by Vice Chair Koenig, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0. There were no speakers.</p> <p>On a motion by Commissioner Brown, seconded by Vice Chair Koenig, the Planning Commission voted to approve Development Site Plan #2025-00005 as submitted. The motion carried on a vote of 7-0.</p> <p><u>Speakers:</u> There were no speakers.</p>
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DSP#2025-00005
301 King Street & 108 Fairfax Street
City Hall, Market Square Plaza, and Garage Renovation Project



I. SUMMARY

A. Recommendation

City Staff recommend approval of the request for a development site plan (DSP) for the renovation and an approximately 10,304 square foot expansion of City Hall through infill of existing interior courtyards and fifth floor addition, renovation of Market Square and the demolition and reconstruction of the below grade parking garage.

B. Project Benefits

The proposal provides a range of public benefits for the City and surrounding community including:

- Updated City Hall with increased capacity and modern facilities;
- Pursuing LEED Platinum certification with a focus on sustainability;
- New and enhanced streetscape along all four street frontages including wider sidewalks and new street trees;
- More flexible area for the Farmers Market;
- Renewed community open space with new fountain;
- Better wayfinding signage in the Plaza and the building;
- Added community spaces on the ground floor of City Hall;
- Potential revenue generating space on the expanded fifth floor;
- Improved and expanded ADA access through all four corners of the site from King Street, Royal Street, Cameron Street and Fairfax Street;
- Public restrooms accessible from the Market Square

C. Project Request and General Project Description

Construction of this project will require the following land use approval:

- Development Site Plan (DSP) pursuant to Zoning Ordinance Section 11-403(A and B) – Construction of a new structure and Enlargement of a building.

The City of Alexandria is proposing a complete modernization and minor expansion of City Hall, a newly constructed below grade parking garage and a renovated public plaza above the garage. The renovation will adhere to the 2019 Green Building Policy and utilize many environmentally sustainable elements. The enhanced interior will provide a new Council Chamber and public meeting rooms along with new working spaces for all City Departments that currently occupy the building. Market Square Plaza and the below grade parking garage will also see significant enhancements making them more user friendly and accessible.

D. Site Context

The subject site consists of an entire city block in the historic district. The historic City Hall occupies the northern part of the block and Market Square with the associated below grade parking garage occupy the southern half of the block. The site is bounded by King Street to the south, Royal Street to the west, Fairfax Street to the east and Cameron Street to the north.

This block is located in the heart of Old Town and is in the commercial hub of the King Street corridor. In addition to the recognizable City Hall, Market Square is home to the popular Saturday farmer's market. The block is surrounded by office and commercial buildings as well as several museum houses and residential areas.

City Hall is a five-story building with over 100,000 net square feet. City Hall was built in 1871 and was designed by architect Adolph Cluss. City Hall received a substantial addition in 1961 that filled in the space of the original market. In 1965 the below grade garage with 226 spaces opened along with Market Square Plaza above. Today, offices of the City Manager, Mayor and several City Departments are located in the building. The Council Chamber and several meeting rooms, available for public meetings, are located throughout the building.

E. Procedural Background

This project was initiated with the purpose of replacing the outdated and past their life cycle heating, ventilation, and air conditioning systems (HVAC), life safety systems and perform necessary structural repairs. This work requires the demolition of the ceilings and lighting, and disruption of the HVAC and life safety systems in the work areas, therefore requiring the temporary relocation of the employees to a swing space for the duration of the work. Since the HVAC, life safety and structural work will have a significant impact in disrupting the workspace and building operations, and requiring the expense of temporary swing spaces, it is reasonable to be performed at the same time with the newly proposed space planning and reconfiguration.

The goal for space planning and reconfiguration will be to resolve the inefficiencies of the building layout, improve circulation and wayfinding, improve workflow between various departments, and create a modern, healthy, safe and sustainable environment for the employees to work in and for the residents to do business in. The goal of this project will be to provide a modern facility, with energy efficient and environmentally friendly systems, where the incorporation of green materials and improved space efficiency will create a work and business place that is attractive and welcoming, and in line with the City of Alexandria strategic planning and goals, including the Facilities Strategic Plan adopted in 2018.

A feasibility study was completed in spring 2014 and an architectural and engineering firm was engaged to provide design documents and construction estimates to address the immediate and priority repairs required for City Hall before FY 2020. It should be noted that the cost of outfitting a swing space for City Hall functions is included in a separate City Hall Swing Space project budget.

In addition, the Market Square Plaza was constructed in 1965 including the multi-story underground garage and the fountain. The entire plaza and garage will be reconstructed to address structural issues, water leakage at the fountain, drainage issues causing infiltrations at the garage and improvements to the plaza stairs and pavers. Prior funding was used to assess the current conditions and address immediate health and safety concerns.

II. ZONING COMPLIANCE

A. Zoning

Staff has completed a zoning review and finds the proposed work at City Hall, Market Square and the below grade garage will comply with the applicable zoning regulations of the site. A summary of the applicable regulations are provided in the table #1 below.

Zoning Ordinance Section, 11-403(B) – *Enlargement of buildings*, requires approval of a site plan for existing buildings where the square footage of the building will be increased in excess of 3,000 square feet. Similarly, Section 11-403(A) – *Construction of Buildings*, requires a site plan for the construction of the new parking garage structure.

Furthermore, staff finds that this project complies with Zoning Ordinance Section, 11-1505(A) - *Miscellaneous actions requiring planning commission approval*. This section states,

No street, square, park or other public way, ground or open space, or public building or structure shall be authorized or constructed in the city unless and until the general location, character and extent thereof has been submitted to and approved by the commission as being substantially in accord with the master plan.

This requirement for approval by the Planning Commission is included as part of the DSP review and approval.

Table 1: Zoning Information

Property Addresses:	City Hall 301 King Street Market Square & Garage 108 N. Fairfax Street
Total Site Area:	84,965 square feet (1.95 acres)*
Current Zones:	CD – Commercial Downtown (City Hall) KR – King Street Retail (Market Square & Garage)
Current Use: Proposed Use:	Public Building (Office), Civic Open Space and Parking Public Building (Office), Civic Open Space and Parking

	Existing	Permitted / Required	Proposed
FAR (Net)	1.17	1.5	1.28*
Setbacks	None	N/A for Non-residential uses	No change
Vehicular Parking	226	N/A	234 spaces
Bicycle Parking	16	21	72
Loading space(s)	None on-site	N/A	1 on-street space for loading 1 on-street space for trash
Open Space	+/- 46,504 SF 1.1 AC	N/A	51,984 SF 1.2 AC
Tree Canopy**	38%	25%	25.3%
Height	+/-75 feet	75 feet***	62 feet

* Based on recent lot consolidation of two parcels.

** Canopy calculation includes site and street trees

*** Pursuant to Section 4-506(C).

B. Historic Preservation

Section 10-100 of the Zoning Ordinance establishes the requirement for a Certificate of Appropriateness (COA) for both the renovation and expansion of the City Hall as well as the new Market Square Plaza. This process requires a public hearing before the Board of Architectural Review (BAR) for approval of the COA.

To date one Concept Review took place on April 16, 2025, before the BAR and a second one is scheduled for later this June. At the April Concept Review, there was a variety of comments from the Board regarding the proposed design but in general the Board was supportive of the proposed project and comments were related to the details of the proposed design. Some comments from the Board included the following:

- Board members expressed an interest in the design for the proposed fifth floor but noted that additional information will be required before useful feedback can be given on the proposed design.
- Board members stated that the proposal for the main entrance facing Market Square needs additional refinement and that it should have more of a presence on the façade.
- There was widespread support for the extent of restoration work to be performed on the 1871 section of the existing building.

- There were mixed comments regarding the proposed changes to the first-floor loggias with some Board members preferring less change to the roof and others open to a simplification of what is being proposed.
- There was support for the proposed glazed hyphens between the 1961 addition and the 1871 portion of the building but Board members asked for additional information regarding the glazing and the roof configuration.
- Board members supported the proposed design for Market Square, and the community engagement process, but encouraged the designer to include additional open space. Board members also supported the option showing the location of the elevator lobby behind the stage rather than at the corner of the plaza.

Upon approval of the DSUP, the BAR will be scheduled to have a final public hearing to approved the Certificate of Appropriateness.

III. STAFF ANALYSIS

A. Lot Consolidation

City Hall and Market Square were previously located on separate deeded parcels. As part of the review of this project, the City combined the two parcels that made up the block as they were both under City ownership. Consolidation of parcels under the same ownership has been standard practice when under a single development proposal.

B. Conformity with the Small Area Plan and other City Plans

Old Town Small Area Plan (1992):

The site proposal is consistent with the goals and objectives of the Old Town Small Area Plan chapter of the Master Plan. The predominant land uses recommended for this small area plan (SAP) consist of commercial and institutional. In addition, the Old Town SAP identifies the following relevant goals: (1) *protecting buildings and areas of historic and architectural value and encourage their tourist potential, and (2) encourage maximum use of transit facilities.* These goals are being met by proposing to repair and restore exterior elements of City Hall and making City Hall more accessible to residents and tourists alike. Transit service will be enhanced and made safer by relocating the DASH bus and King Street Trolley to King Street, where a dedicated lane will be provided for these busses. Similarly, tourist motor coaches will have a dedicated lane on N. Royal Street in addition to a space on King Street.

King Street Retail Strategy:

The Market Square portion of the property is located within the King Street Retail Strategy area. This project supports the following goals:

- a. “Establish seating areas along King Street at approximately three-block intervals in the locations suggested... (Page 4-9);
- b. “In conjunction with the repair of the Market Square fountain, explore opportunities to create a more active public space that better accommodates public events, musical concerts, informal public seating and perhaps kiosks or street vending... (Page 4-18)”
- c. “Enhance the music festival and the regular concerts at Market Square or the waterfront... (Page 9-10)”.

C. Conformity with City Policies

Green Building Policy:

The renovation of City Hall will meet the City’s 2019 Green Building Policy by reducing energy use and greenhouse gas emissions, improving water efficiency and the building’s indoor environmental quality.

The renovated City Hall will pursue LEED V4 certification with the goal of achieving LEED Platinum, exceeding the requirement of the Green Building Policy for City-owned buildings. The project intends to achieve the priority performance points, where possible. Should these priority points be impossible to achieve due to limiting circumstance of the historic City Hall and site conditions, exemptions may be required. These will not limit the project’s ability to achieve the Green Building Policy’s requirement of at least LEED Gold. Note that this project will pursue a single LEED certification for the entire City Hall, Market Square Plaza and parking garage rather than three distinct certifications.

The replacement of the parking garage structure will enable the installation of geothermal boreholes on site, by locating the boreholes below the garage. Use of geothermal is a major component of making the renovated City Hall a more energy efficient green building.

The project’s energy use intensity (EUI) is expected to be 27 KBTU/SF (which indicates a generally good to very good energy-efficient building) per year before any onsite renewable energy generation is accounted for.

Onsite and offsite renewable energy is planned for the project to achieve Net Zero Energy. Onsite photo-voltaic (PV) is planned for a portion of the building’s rooftop only. Preliminary estimates of the proposed onsite PV include a 57 KW traditional rooftop PV array on the building, resulting in an EUI of 26 KBTU/SF. With on-site PV estimated to offset 6% of the building’s annual energy consumption, the project plans to offset its remaining annual energy consumption with off-site PV to achieve its Net Zero Energy and LEED goals. The renovated parking garage will include electric vehicle charging for use by the City's fleet vehicles.

The project will also meet the Green Building Policy requirement for stormwater, managing 100% of the requirement stormwater treatment with green infrastructure, including the use of a green roof on the building and plaza and bioretention street trees.

Public Art Policy:

The City Of Alexandria's Office of the Arts is leading the process, in collaboration with the design teams, to integrate public art into the exterior and interior public spaces as part of the redesign of Market Square and City Hall. In accordance with the City's approved policy for public art, the Office of the Arts will convene a community task force to guide the projects and ensure community engagement throughout. Installation of the public art is expected to align with the overall project construction.

Affordable Housing Policy:

City facilities are exempt from the City's Affordable Housing Policy.

D. Site & Building Design

Site Design – Market Square

The proposed site redesign is the result of a collaborative design process with input from the greater community as part of an extensive outreach effort. Through the design process, four initial site plan concepts were refined into two options, and ultimately into one proposal that combined the strengths of all options. The proposed design carefully balances a series of site/programmatic requirements and design priorities as identified through the community process. A summary of some of the key factors and how the proposed site design meets these priorities is provided below:

Enhanced Space for the Farmers' Market: With the removal of the large basin fountain and proposed hardscape design, there is greater flexible space for the Farmer's Market tents on Market Day. The market vendors will also benefit from increased access at-grade or via ramps, simplifying setup and cleanup with carts and dollies.

Fountain as Central Feature: The central water element is vital to the placemaking and grandeur of Market Square. The proposed design maintains a central water feature while proposing a more flexible pop-jet style. With the removal of the large basin and introduction of the flush pop-jets, Market Square has the flexibility to turn on and off the fountain to cater to the events of the day and to improve accessibility.

Promoting Accessibility: One of the biggest priorities of the project is increased accessibility. The proposed design provides ADA access from each of the four corners of the Market Square. Previously only the N. Royal Street corners had accessible entries.

Increased shade: One of the goals conveyed from the community is increased shade on the plaza. The proposed design provides large canopy trees along the King Street entries as well as throughout the plaza in both raised planters and flush tree grates. The design also weaves ornamental trees around some of the seating areas, providing additional shaded seating. Flexible seating with umbrellas will also be incorporated.

Multi-modal Accessibility: Pedestrian, bicycle, and bus accessibility and safety were a high priority throughout the design process. Sidewalks will be widened, where possible, and made more accessible for all users. A marked crosswalk is planned between Market Square and Tavern Square to provide a safe mid-block crossing for pedestrians. Additional bike racks are proposed with a new and more functional design as well as providing more bike parking for the site. Benches have been added along King Street to accommodate DASH and King Street Trolley bus riders adjacent to a larger curb lane for busses to pull fully out of the traffic lanes.

Landscaping and Tree Canopy

A landscape plan is part of the overall improvements to the site. The landscaping will include several planter beds in Market Square and individual trees. The planter beds will include a mix of plants and seasonal plantings. Approximately 29 street trees will be planted along the four street frontages. Another approximately 28 trees will be planted in Market Square. The total crown coverage from the 28 on-site trees will be approximately 25.3% of the site. A green roof totaling about 6,000 square feet is planned for the fifth-floor terrace as part of the City Hall renovation.

Building Architecture – City Hall

City Hall is planning to undergo a significant rehabilitation and modernization of the interior. Much of the work will be limited to the interior, each floor being reconfigured to better suit the needs of a modern workspace for city staff. Exterior work will prioritize repair and restoration to the original 1871 construction. The 1960s infill building will be repaired and partially reconstructed to add approximately 3,100 square feet of area to the building and a rooftop photovoltaic array. All exterior design enhancements are being concurrently reviewed for compatibility by the Board of Architectural Review.

Interior Layout and Programing

The importance of a unified and welcoming civic space extends from the redesigned Market Square through the building with the ground floor being reprogrammed to be dedicated to public civic functions including a central concierge and security checkpoint, an expanded council chamber and much-needed support spaces, multi-purpose meeting rooms and public-facing functions of City Hall. Stairs and elevators will be reconfigured to improve accessibility and safety throughout the building.

Upper floors are dedicated to staff uses providing modern workspaces, meeting spaces and centralized amenities intended to improve staff efficiency and productivity. Intact historic

features will be celebrated such as the historic courtyard masonry walls and views to the dome and clocktower.

The current 5th floor will be expanded to capitalize on space currently dedicated to mechanical units for additional City space and terraces with views overlooking Market Square. A clean design and use of compatible materials will make the fifth floor will fit seamlessly with the existing historic building. Furthermore, the addition is setback from the edges of the of the existing building making it nearly invisible from street level.

E. Open Space

The amount, location, programing, and overall design of the Market Square open space has been a central focus of the multi-year design effort. Collaborative input from a wide range of stakeholders has cultivated a diverse set of design options to meet the needs of both the farmers market and the wider community. From the beginning, maximizing the amount of open space on the site was a priority, but usability and arrangement were equally important. The proposed design allows for a large contiguous Market Square area at the southern half of the overall site. This contiguous open space is uninterrupted by vehicular travel lanes or parking spaces and is directly accessible to City Hall and the surrounding streets.

Table 2: Public Open Space provided on site

	Proposed
Ground-Level Public Open Space	46,504 SF
Above-Grade Public Open Space (5 th Floor Terrace)	5,480 SF
Total	51,984 SF 1.19 AC (61%)

F. Stormwater Management

Stormwater from the project will be treated using a combination of non-proprietary Best Management Practices (BMPs), including bioretention tree wells in the public right-of-way, bioretention planters within the plaza, and a combination of Level 1 and Level 2 green roofs. These green infrastructure elements are designed to treat a combined 0.73 acres of the impervious area onsite. A rainwater harvesting system is also proposed and will capture runoff from 0.27 acres of rooftop area, although design details are pending as the plan continues to evolve. Together, these BMPs are expected to remove 0.43 pounds of phosphorus annually through non-proprietary means, significantly exceeding the minimum removal requirement of 0.12 pounds.

G. Pedestrian, Bicycle, Bus stop and Streetscape Improvements

Pedestrian and bicycle accessibility and safety have been a consistent focus in designing the new Market Square. The proposed site design includes a range of improvements over the existing

conditions that reflect these priorities and create a safer, more accessible facility for the users of both Market Square and City Hall.

The sidewalks along the entire frontage of the property will be widened where possible. Associated with these improvements is series of new flush crosswalks that will be located at each street crossing as well as enhancing accessibility with new ramps into Market Square. A mid-block crossing at Royal Street will create a safer connection between City Hall / Market Square and Tavern Square, which is home to several City departments and agencies.

Improvements for bicycle parking include 24 long-term spaces in the garage (16 for City Hall employees and 8 for public use) and 48 short-term spaces will be provided at grade throughout the block. In addition to these spaces, two locations, one on Cameron Street and another on North Royal Street, have been identified for Capitol Bikeshare stations.

To address safety and congestion with the current location of bus stops on N. Fairfax Street near King Street, the stops and trolley service will be shifted to King Street. Designated curb space for motor coaches has also been included in the design. Motor coaches will continue to have designated space on King Street, abutting Market Square.

H. Parking, Vehicular Access and Loading

Section 8-300(B) states that City Hall is not subject to providing parking.

Though parking is not required, the below grade parking garage will be rebuilt and continue to function as a public garage open to visitors, residents and city employees. The two-level garage will provide approximately 234 parking spaces. Of those spaces 12 will be equipped with electric charging for city vehicles and 5 spaces will be accessible spaces. The new garage will provide a direct staff pedestrian connection to City Hall via a new below grade hallway. Two stairways and an elevator will provide pedestrian access to Market Square.

Vehicular access to the garage will be maintained at the same location and no other new curb cut is planned, leaving this as the only curb cut in the entire block. Curb extensions will be completed abutting this entry to make exiting safer for both motorists and pedestrians crossing the driveway.

Curbside loading and trash pickup will be jointly located. This is currently proposed on the east side of North Royal Street immediately adjacent to City Hall just north of a new mid-block pedestrian crossing. This loading zone is intended for deliveries and daily trash pick-up for City Hall and Market Square. Trash will be stored in a designated location on the ground floor of City Hall with easy access to the loading area.

I. Budget and Construction

The most recent budget adoption for fiscal year 2026 increased the overall project budget to \$162,252,143. Construction is anticipated to begin in Winter 2026 with an estimated overall

duration of 30 months. The phasing and construction approach will assume early demolition work to begin the garage demolition ahead of the final site plan approval. City Hall construction is anticipated to begin in January 2026 once all departments currently occupying the building have moved to their temporary space. The Farmers Market will also be temporarily relocated across the street to the courtyard of Tavern Square.

IV. COMMUNITY

Community engagement and outreach have been a priority throughout the design process. Outreach has been on-going since September of 2024. This outreach included in-person and virtual public meetings, pop-up events, and open houses for City Employees. Additionally, a focus group was created to engage with the farmers market vendors. Below is a summary of the engagement and outreach:

	Series #1 Listen & Envision	Series #2 Discovery to Design	Series #3 Design to Refine	Series #4 City Hall Design
In-Person & Virtual Events	17	11	7	6
Engaged Individuals	530	700	727	360
Ongoing Online and Social Media Presence	486,159 <small>Online Views</small>	32,448 <small>Online Views</small>	124,910 <small>Online Views</small>	16,750 <small>Online Views</small>

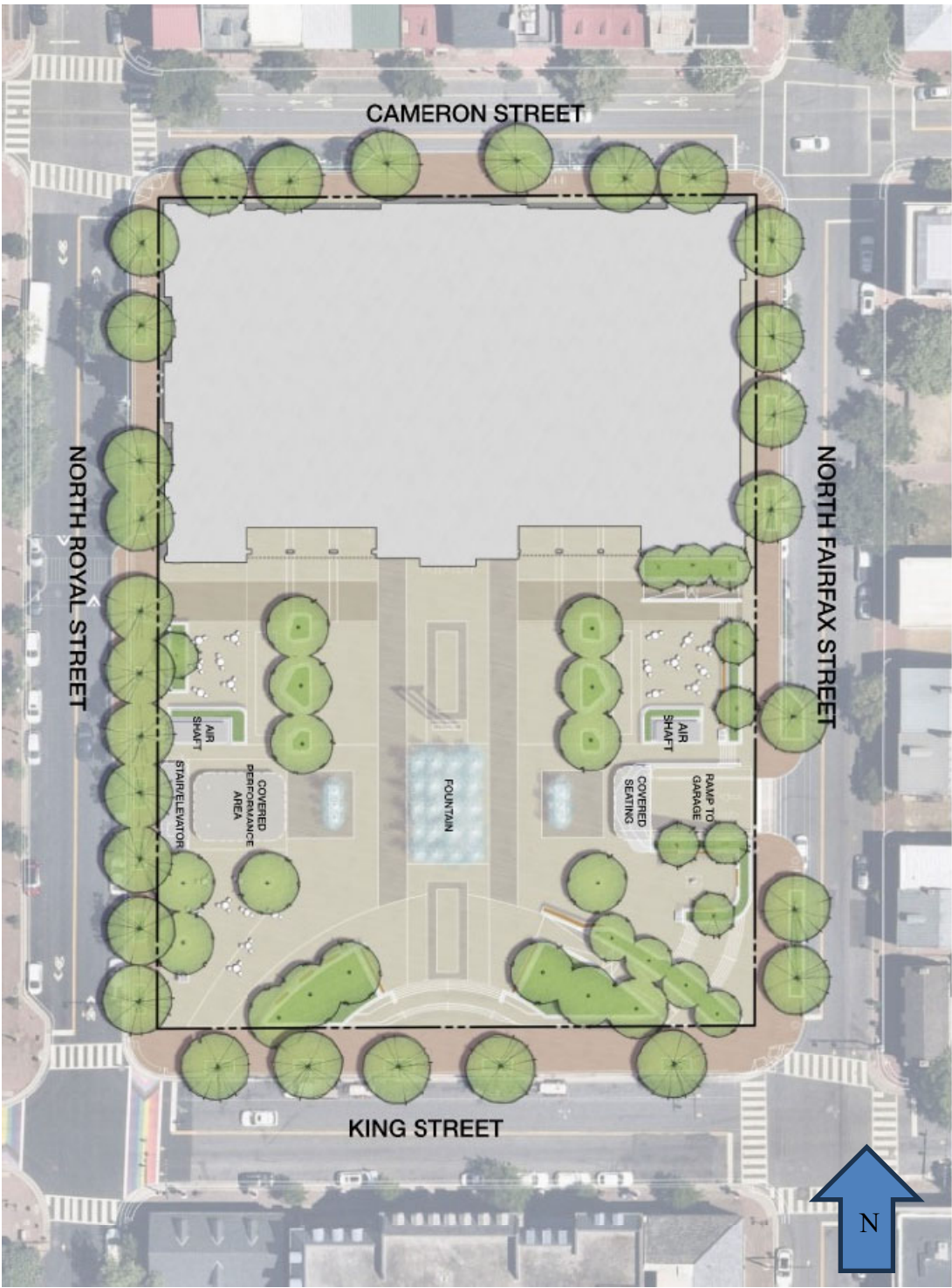
Information gathered as of 4/15/2025

V. CONCLUSION

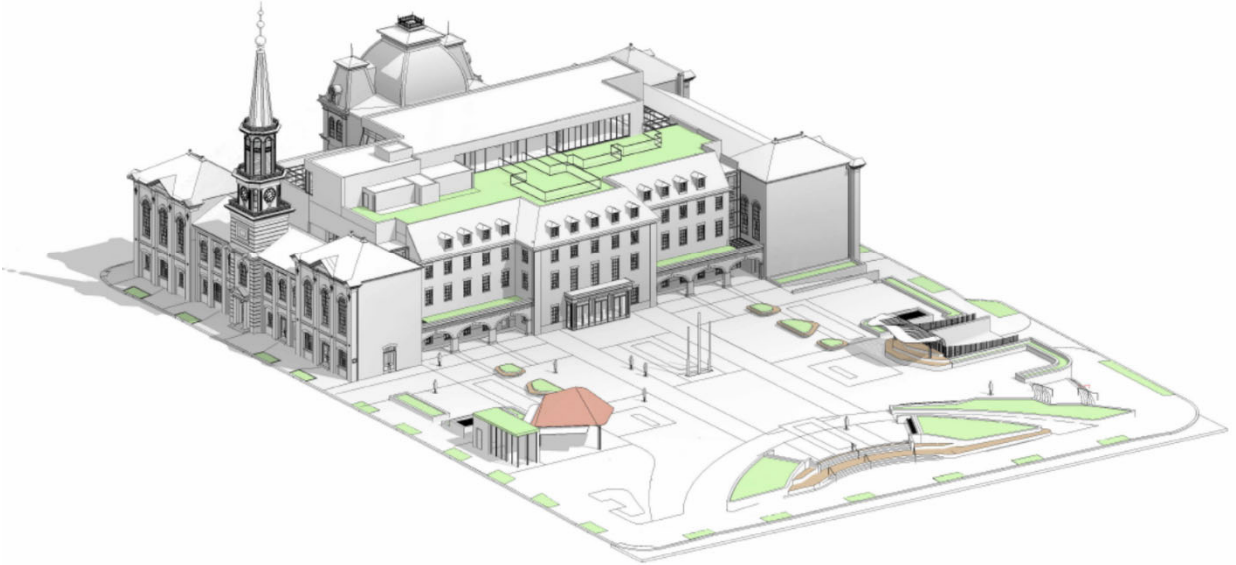
Staff recommends **approval** of the Development Site Plan subject to compliance with City codes, ordinances and standards.

City Staff: Jeremy McPike, Director, General Services
Karl Moritz, Director, Planning and Zoning
Jenine Kotob, Assistant Director of Capital Projects, General Services
Robert Kerns, AICP, Chief, Planning and Zoning
Sylvie Emanuel, Manager, Capital Projects, General Services
Dirk H. Geratz, AICP, Principal Planner, Planning and Zoning
Abigail Harwell, Urban Planner, Planning and Zoning
Gavin Pellitteri, Principal Planner, Stormwater Management, T&ES
Daphne Kott, Project Director, Department of Project Implementation
Dustin Smith, Green Building Manager, Office of Climate Action

VI. GRAPHICS



Graphic #1 – Proposed Site Plan



Graphic #2: Aerial View of Site and Building



Graphic #3 – Proposed Market Square Plaza and Update King Street Elevation of City Hall



APPLICATION

DEVELOPMENT SITE PLAN

DSP # _____

Project Name: City Hall, Market Square Plaza and Garage

PROPERTY LOCATION: 301 King Street, 108 N. Fairfax Street

TAX MAP REFERENCE: 075.01-01-01, 075.01-01-02 ZONE: CD, KR

APPLICANT

Name: City of Alexandria

Address: 301 King Street

PROPERTY OWNER

Name: City of Alexandria

Address: 301 King Street

PROPOSED USE: Civic plaza space and parking garage (accessory use to a public building)

☐ THE UNDERSIGNED hereby applies for Development Site Plan 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.

Alfred Coleman

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

Alfred Coleman

Signature

Telephone #

Fax #

alfred.coleman@alexandriava.gov

Email address

2/14/2025

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: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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.

City of Alexandria
301 King Street
Alexandria, VA 22314
(100%)

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. City of Alexandria	301 King Street	100
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 301 King Street, Alexandria, VA 22314 (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. City of Alexandria	301 King Street	100
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.		
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.

2/14/2025

Date

Alfred Coleman

Printed Name

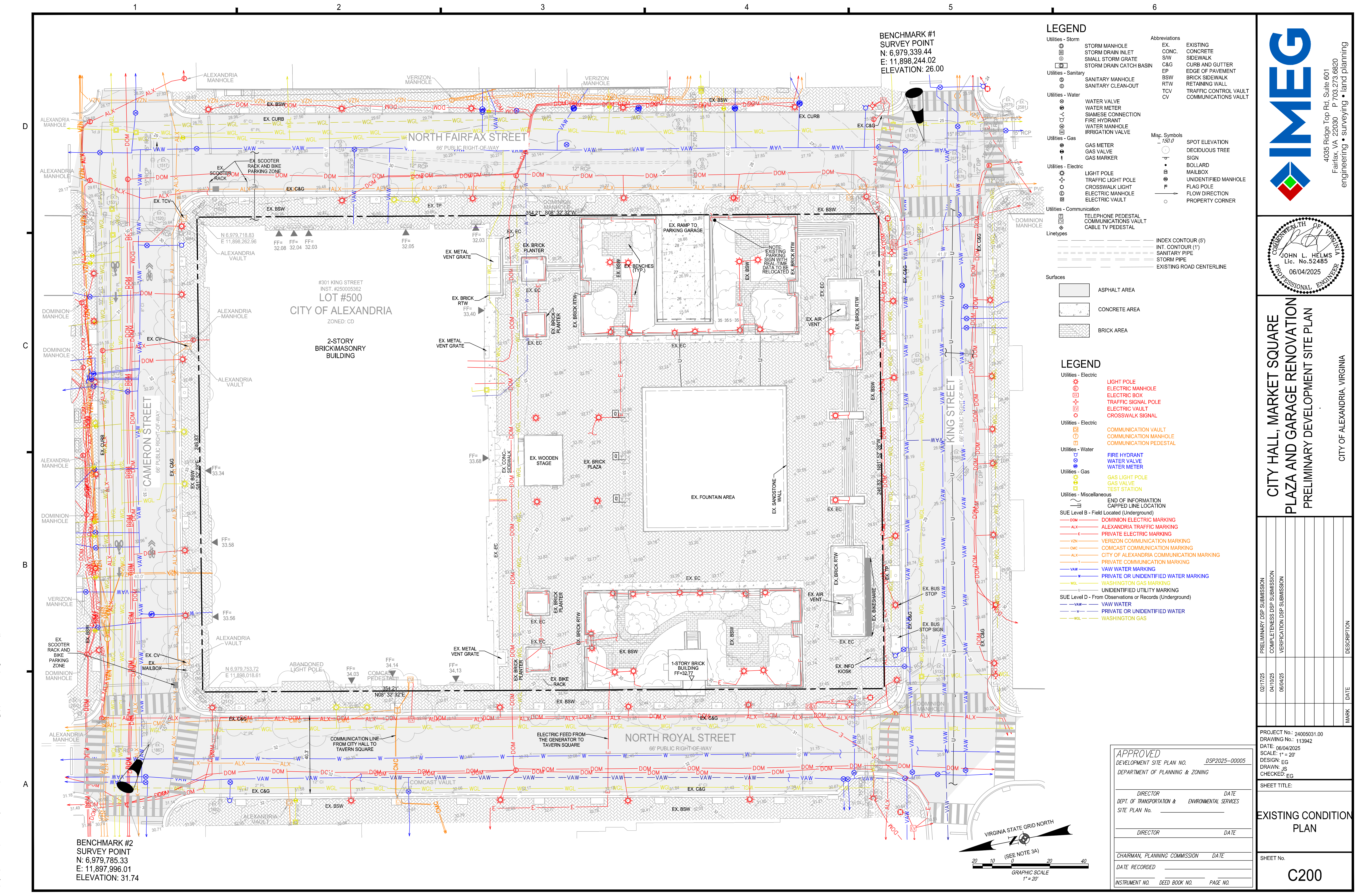
Alfred Coleman

Signature

PRELIMINARY DEVELOPMENT SITE PLAN

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VIRGINIA



BENCHMARK #1
SURVEY POINT
N: 6,979,339.44
E: 11,898,244.02
ELEVATION: 26.00

BENCHMARK #2
SURVEY POINT
N: 6,979,785.33
E: 11,897,996.01
ELEVATION: 31.74

LEGEND

Utilities - Storm
STORM MANHOLE
STORM DRAIN INLET
SMALL STORM GRATE
STORM DRAIN CATCH BASIN

Utilities - Sanitary
SANITARY MANHOLE
SANITARY CLEAN-OUT

Utilities - Water
WATER VALVE
WATER METER
SIAMSE CONNECTION
FIRE HYDRANT
WATER MANHOLE
IRRIGATION VALVE

Utilities - Gas
GAS METER
GAS VALVE
GAS MARKER

Utilities - Electric
LIGHT POLE
TRAFFIC LIGHT POLE
CROSSWALK LIGHT
ELECTRIC MANHOLE
ELECTRIC VAULT

Utilities - Communication
TELEPHONE PEDESTAL
COMMUNICATIONS VAULT
CABLE TV PEDESTAL

Linetypes
INDEX CONTOUR (5')
INT. CONTOUR (1')
SANITARY PIPE
STORM PIPE
EXISTING ROAD CENTERLINE

Surfaces
ASPHALT AREA
CONCRETE AREA
BRICK AREA

LEGEND

Utilities - Electric
LIGHT POLE
ELECTRIC MANHOLE
ELECTRIC BOX
TRAFFIC SIGNAL POLE
ELECTRIC VAULT
CROSSWALK SIGNAL

Utilities - Electric
COMMUNICATION VAULT
COMMUNICATION MANHOLE
COMMUNICATION PEDESTAL

Utilities - Water
FIRE HYDRANT
WATER VALVE
WATER METER

Utilities - Gas
GAS LIGHT POLE
GAS VALVE
TEST STATION

Utilities - Miscellaneous
END OF INFORMATION
CAPPED LINE LOCATION
SUE Level B - Field Located (Underground)
SUE Level D - From Observations or Records (Underground)

Abbreviations
EX CONC.
S/W
C&G
EP
BSW
RTW
TCV
CV

Misc. Symbols
SPOT ELEVATION
DECIDUOUS TREE
SIGN
BOLLARD
MAILBOX
UNIDENTIFIED MANHOLE
FLAG POLE
FLOW DIRECTION
PROPERTY CORNER

INMG

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No. 52485
06/04/2025
PROFESSIONAL ENGINEER

**CITY HALL, MARKET SQUARE
PLAZA AND GARAGE RENOVATION
PRELIMINARY DEVELOPMENT SITE PLAN**

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY DSP SUBMISSION	COMPLETENESS DSP SUBMISSION	VERIFICATION DSP SUBMISSION	MARK	DATE	DESCRIPTION
02/17/25	04/10/25	06/04/25			

PROJECT No.: 24005031.00
DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
EXISTING CONDITION PLAN

SHEET No.:
C200

APPROVED
DEVELOPMENT SITE PLAN No. DSP2025-00005
DEPARTMENT OF PLANNING & ZONING

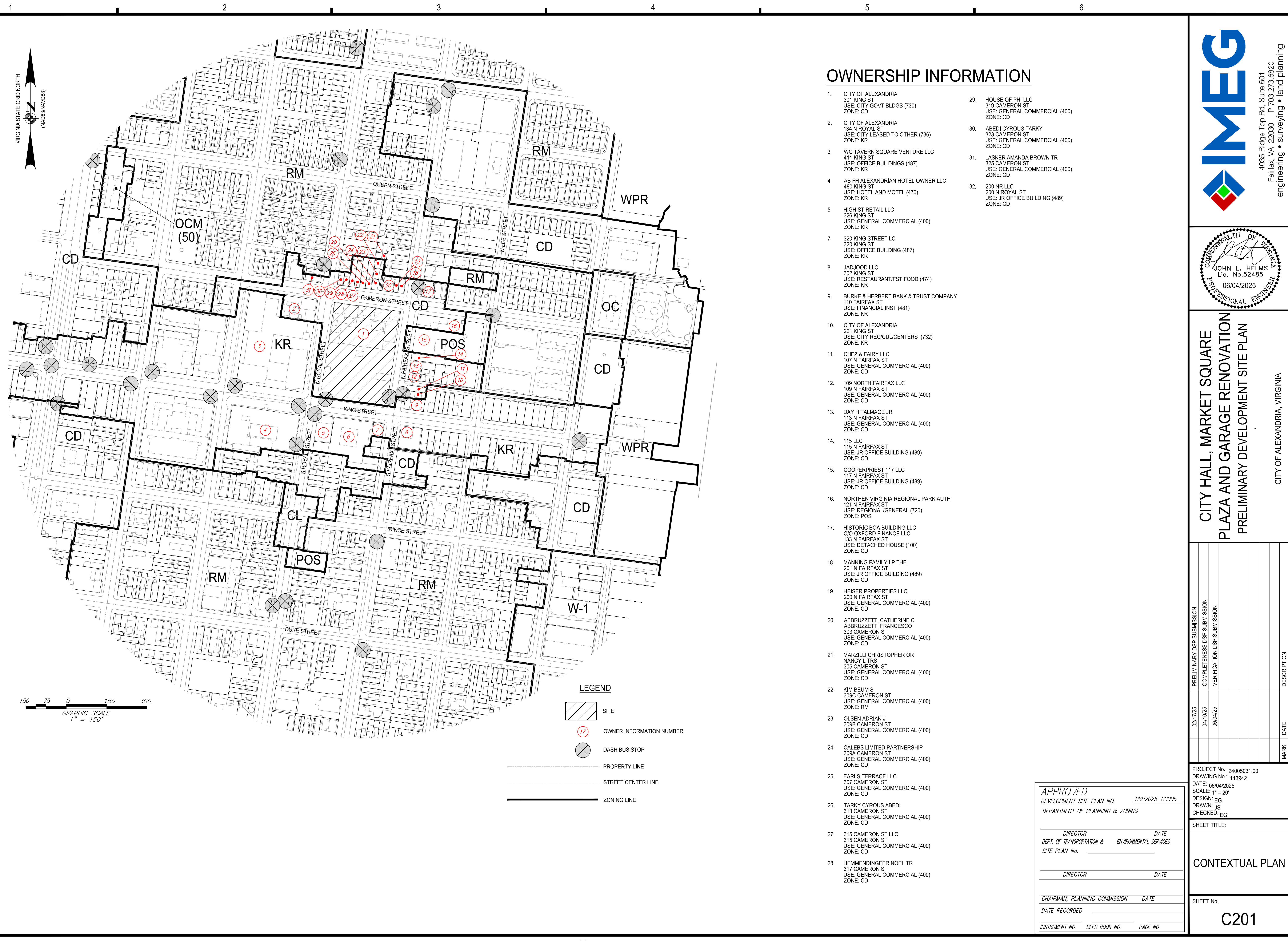
DIRECTOR _____ DATE _____
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

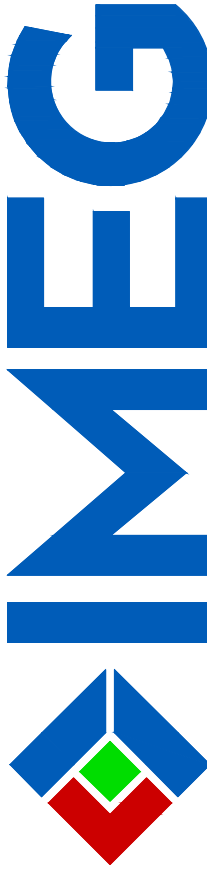
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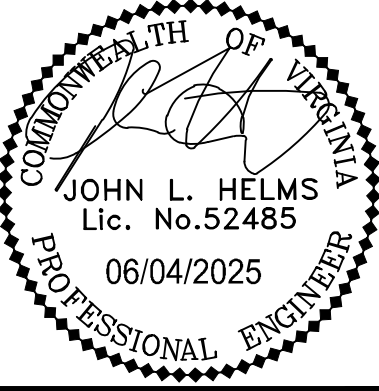


OWNERSHIP INFORMATION

- | | |
|--|---|
| 1. CITY OF ALEXANDRIA
301 KING ST
USE: CITY GOVT BLDGS (730)
ZONE: CD | 29. HOUSE OF PHI LLC
319 CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD |
| 2. CITY OF ALEXANDRIA
134 N ROYAL ST
USE: CITY LEASED TO OTHER (736)
ZONE: KR | 30. ABEDI CYROUS TARKY
323 CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD |
| 3. WG TAVERN SQUARE VENTURE LLC
411 KING ST
USE: OFFICE BUILDINGS (487)
ZONE: KR | 31. LASKER AMANDA BROWN TR
325 CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD |
| 4. AB FH ALEXANDRIAN HOTEL OWNER LLC
480 KING ST
USE: HOTEL AND MOTEL (470)
ZONE: KR | 32. 200 NR LLC
200 N ROYAL ST
USE: JR OFFICE BUILDING (489)
ZONE: CD |
| 5. HIGH ST RETAIL LLC
326 KING ST
USE: GENERAL COMMERCIAL (400)
ZONE: KR | |
| 7. 320 KING STREET LC
320 KING ST
USE: OFFICE BUILDING (487)
ZONE: KR | |
| 8. JADJOOD LLC
302 KING ST
USE: RESTAURANT/FST FOOD (474)
ZONE: KR | |
| 9. BURKE & HERBERT BANK & TRUST COMPANY
110 FAIRFAX ST
USE: FINANCIAL INST (481)
ZONE: KR | |
| 10. CITY OF ALEXANDRIA
221 KING ST
USE: CITY REC/CUL/CENTERS (732)
ZONE: KR | |
| 11. CHEZ & FAIRY LLC
107 N FAIRFAX ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD | |
| 12. 109 NORTH FAIRFAX LLC
109 N FAIRFAX ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD | |
| 13. DAY H TALMAGE JR
113 N FAIRFAX ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD | |
| 14. 115 LLC
115 N FAIRFAX ST
USE: JR OFFICE BUILDING (489)
ZONE: CD | |
| 15. COOPERPRIEST 117 LLC
117 N FAIRFAX ST
USE: JR OFFICE BUILDING (489)
ZONE: CD | |
| 16. NORTHERN VIRGINIA REGIONAL PARK AUTH
121 N FAIRFAX ST
USE: REGIONAL/GENERAL (720)
ZONE: POS | |
| 17. HISTORIC BOA BUILDING LLC
C/O OXFORD FINANCE LLC
133 N FAIRFAX ST
USE: DETACHED HOUSE (100)
ZONE: CD | |
| 18. MANNING FAMILY LP THE
201 N FAIRFAX ST
USE: JR OFFICE BUILDING (489)
ZONE: CD | |
| 19. HEISER PROPERTIES LLC
200 N FAIRFAX ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD | |
| 20. ABBRUZZETTI CATHERINE C
ABRUZZETTI FRANCESCO
303 CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD | |
| 21. MARZILLI CHRISTOPHER OR
NANCY L TRS
305 CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD | |
| 22. KIM BEUM S
309C CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: RM | |
| 23. OLSEN ADRIAN J
309B CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD | |
| 24. CALEBS LIMITED PARTNERSHIP
309A CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD | |
| 25. EARLS TERRACE LLC
307 CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD | |
| 26. TARKY CYROUS ABEDI
313 CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD | |
| 27. 315 CAMERON ST LLC
315 CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD | |
| 28. HEMMENDINGER NOEL TR
317 CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD | |



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**CITY HALL, MARKET SQUARE
PLAZA AND GARAGE RENOVATION
PRELIMINARY DEVELOPMENT SITE PLAN**

CITY OF ALEXANDRIA, VIRGINIA

DATE	MARK	DATE	DESCRIPTION
02/17/25			PRELIMINARY DSP SUBMISSION
04/10/25			COMPLETENESS DSP SUBMISSION
06/04/25			VERIFICATION DSP SUBMISSION

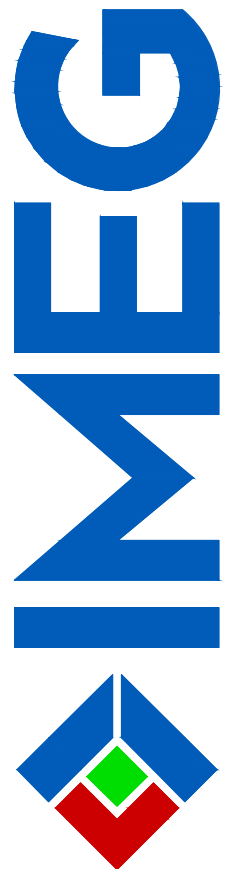
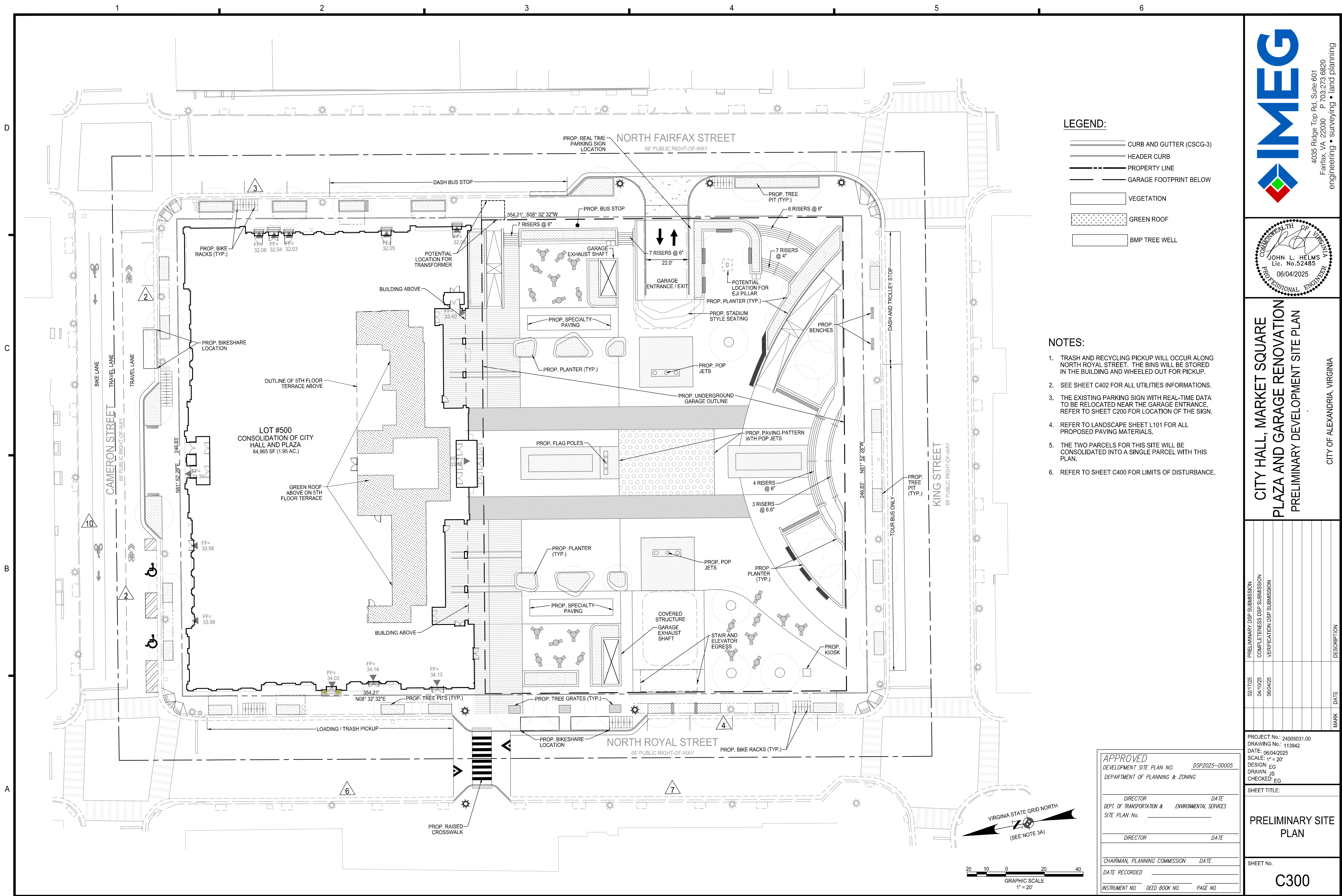
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DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
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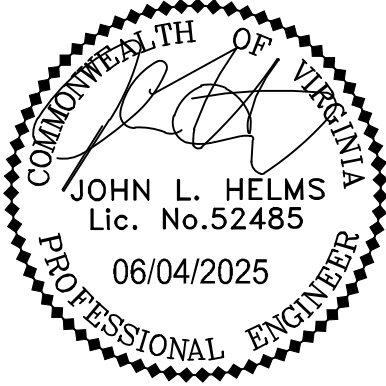
CONTEXTUAL PLAN

SHEET No.
C201

APPROVED	
DEVELOPMENT SITE PLAN NO.	DSP2025-00005
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	



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CITY OF ALEXANDRIA, VIRGINIA

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PROJECT No.: 24005031.00
DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
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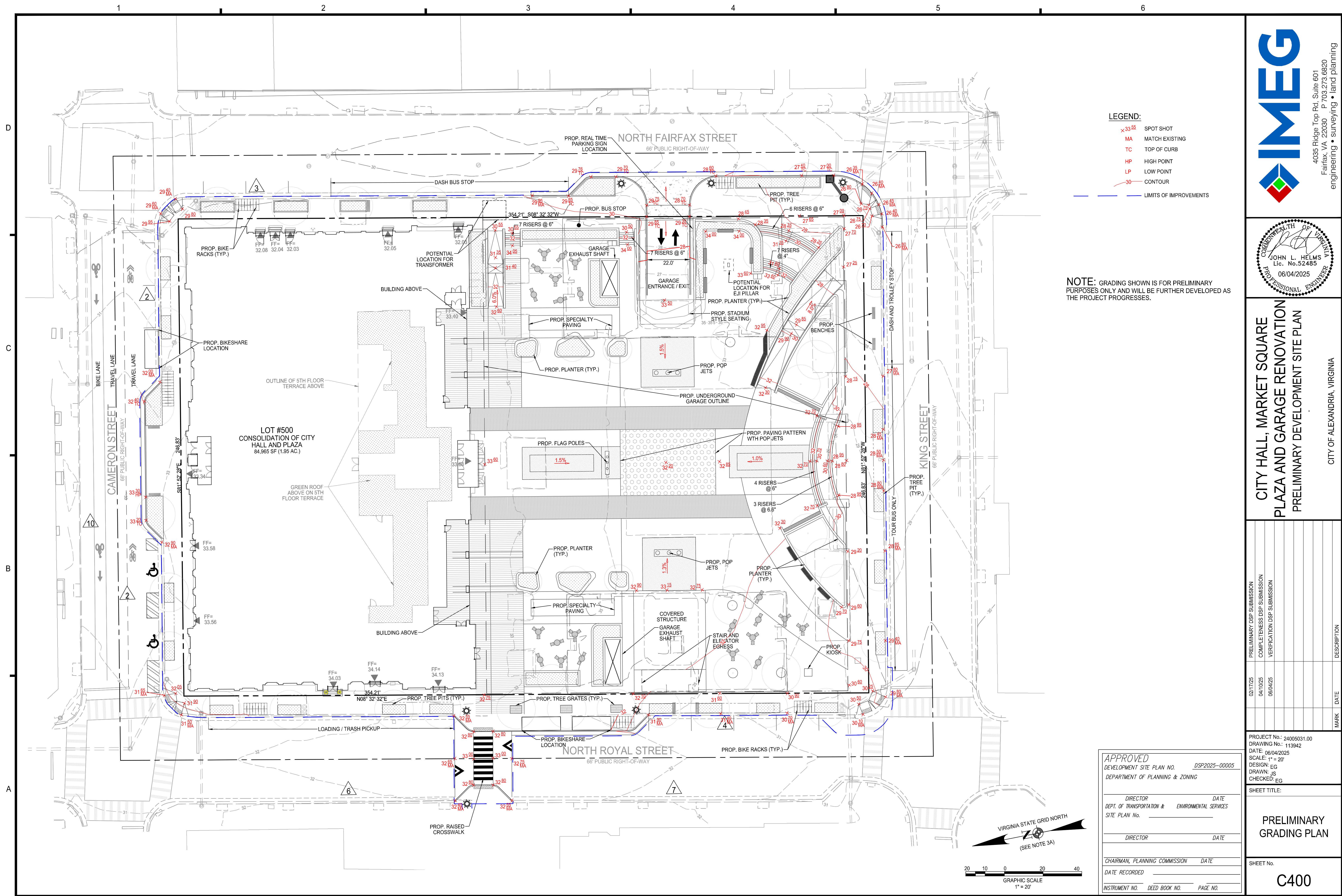
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**PRELIMINARY SITE
PLAN**

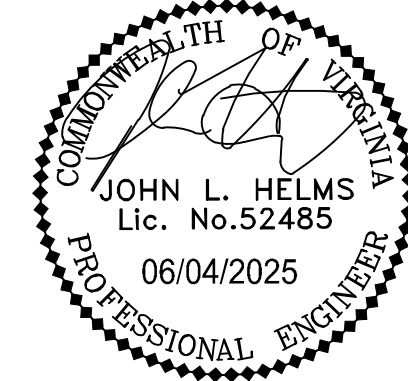
SHEET No.

C300

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**CITY HALL, MARKET SQUARE
PLAZA AND GARAGE RENOVATION
PRELIMINARY DEVELOPMENT SITE PLAN**

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY DSP SUBMISSION	COMPLETENESS DSP SUBMISSION	VERIFICATION DSP SUBMISSION	MARK	DATE	DESCRIPTION
02/17/25	04/10/25	06/04/25			

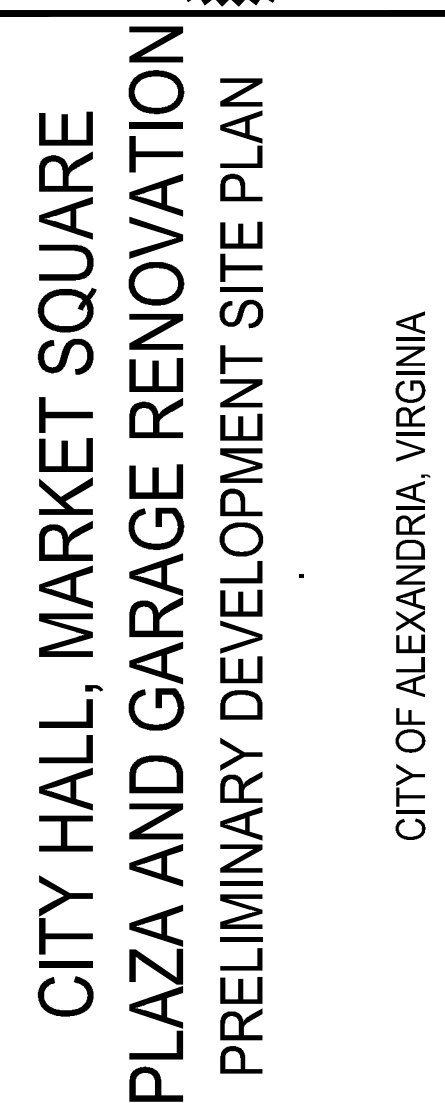
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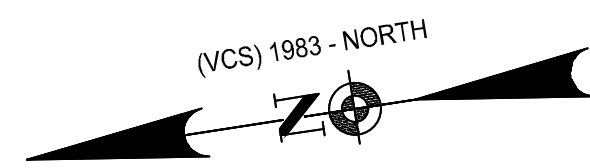
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SHEET No.

C400

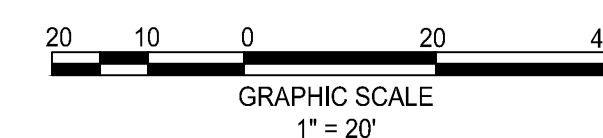


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DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET TITLE:
AVERAGE FINISHED GRADE EXHIBIT
SHEET No.
C401



AFG Point	Elevation
1	30.70
2	31.00
3	33.20
4	33.25
5	33.30
6	33.65
7	33.30
8	33.35
9	33.25
10	33.30
11	33.15
12	33.25
13	33.10
14	32.85
15	32.75
16	33.50
17	32.50
18	32.85
19	33.25
20	33.45
21	33.35
22	33.00
23	32.60
24	32.05
25	31.30
26	30.65
27	30.40
28	30.55
29	30.65
30	30.75
31	30.85
32	30.90

AFG = 32.4



<u>APPROVED</u> DEVELOPMENT SITE PLAN NO. _____ DEPARTMENT OF PLANNING & ZONING		<u>DSP2025-00005</u>
DIRECTOR _____		DATE _____
DEPT. OF TRANSPORTATION & _____ SITE PLAN No. _____		ENVIRONMENTAL SERVICES
DIRECTOR _____		DATE _____
<u>CHAIRMAN, PLANNING COMMISSION</u>		<u>DATE</u>
DATE RECORDED _____		
<u>INSTRUMENT NO.</u>	<u>DEED BOOK NO.</u>	<u>PAGE NO.</u>

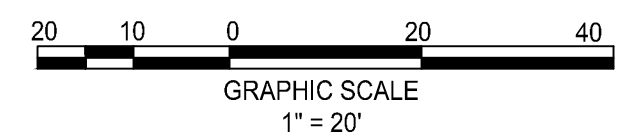


CITY OF CHICAGO, MAYNARD SQUARE
PLAZA AND GARAGE RENOVATION
PRELIMINARY DEVELOPMENT SITE PLAN

ECT No.: 24005031.00
ING No.: 113942
06/04/2025
E: 1" = 20'
GN: EG
VN: JS
KED: EG

CURBSIDE
MANAGEMENT
PRELIMINARY

C403





CITY OF ALEXANDRIA, VIRGINIA

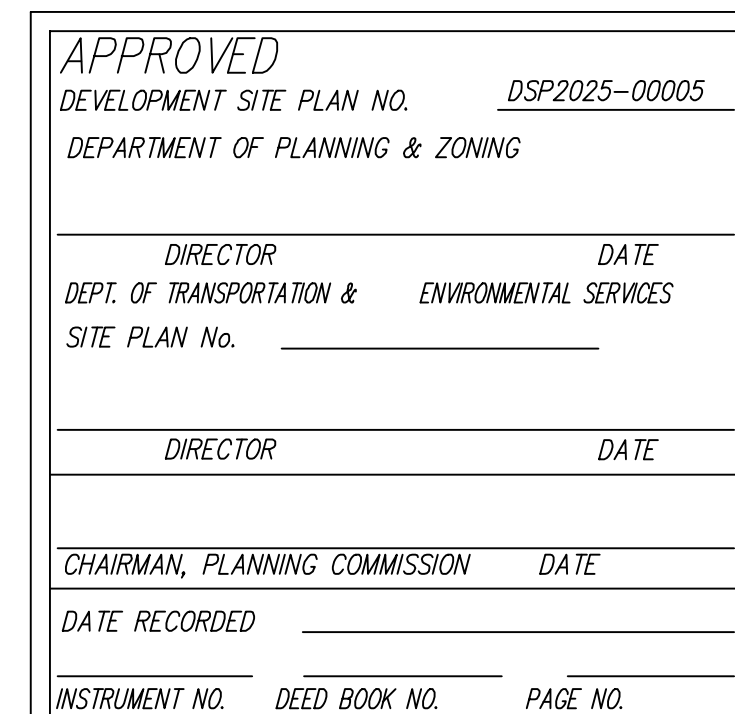
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DRAWING No.: 113942
DATE: 06/04/2025
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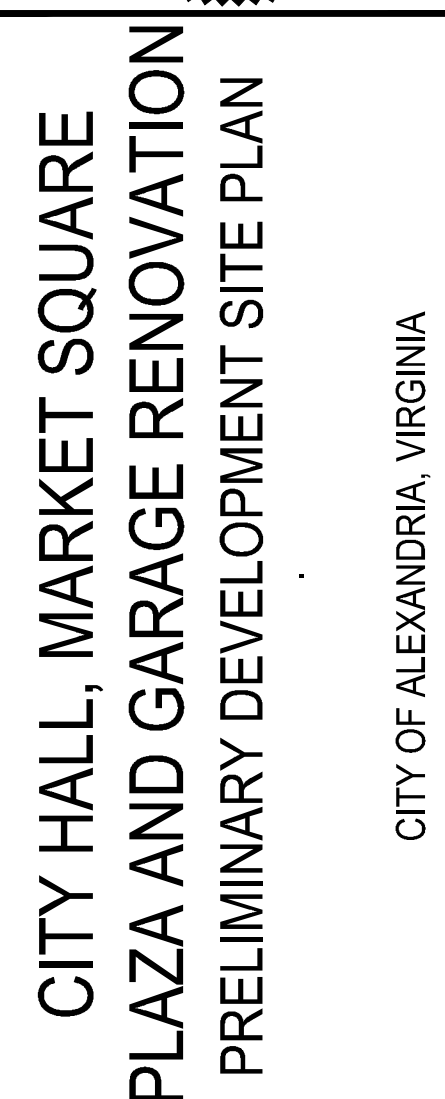
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PRELIMINARY DIMENSION PLAN

SHEET No.

C404





PROJECT No.: 24005031.00
DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
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CHECKED: EG

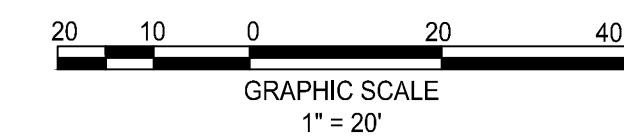
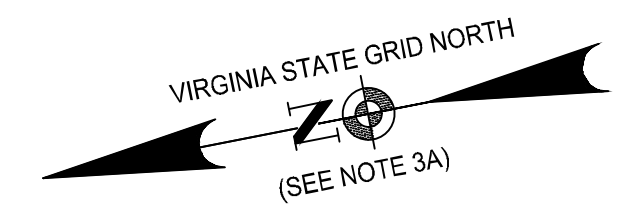
SHEET TITLE:

PEDESTRIAN
DIMENSION PLAN

SHEET No.

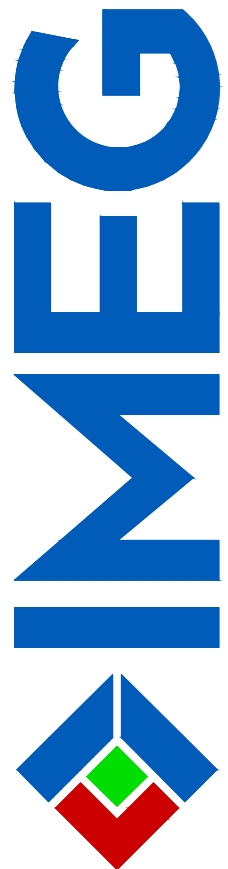
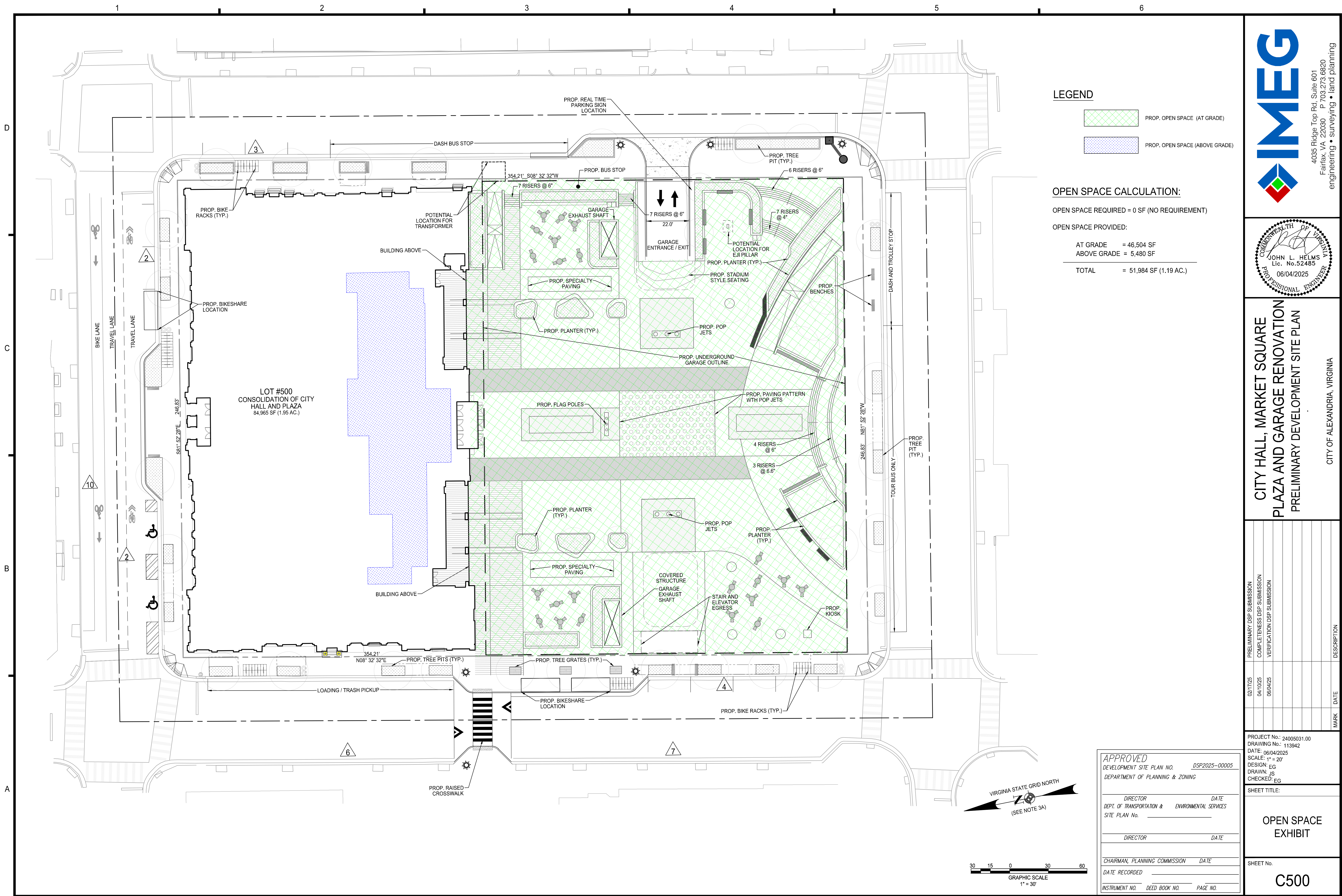
C405

NOTE: ADA ROUTES SHOWN ARE INTENDED
TO BE FOR ACCESS TO/FROM THE PLAZA.
THE PLAZA ITSELF WILL BE ADA ACCESSIBLE.

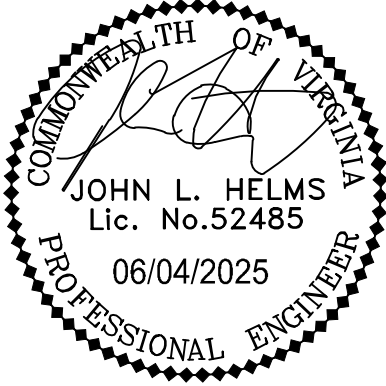


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DEVELOPMENT SITE PLAN NO. _____	DSP2025-00005
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	DATE _____
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

P:\Projects\24005031_00113942_Market Square Plaza DSUP\C500 OPEN SPACE EXHIBIT.dwg, 6/9/2025 10:48:00 AM, August Himmekamp



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**CITY HALL, MARKET SQUARE
PLAZA AND GARAGE RENOVATION
PRELIMINARY DEVELOPMENT SITE PLAN**

CITY OF ALEXANDRIA, VIRGINIA

DATE	DESCRIPTION
02/17/25	PRELIMINARY DSP SUBMISSION
04/10/25	COMPLETENESS DSP SUBMISSION
06/04/25	VERIFICATION DSP SUBMISSION

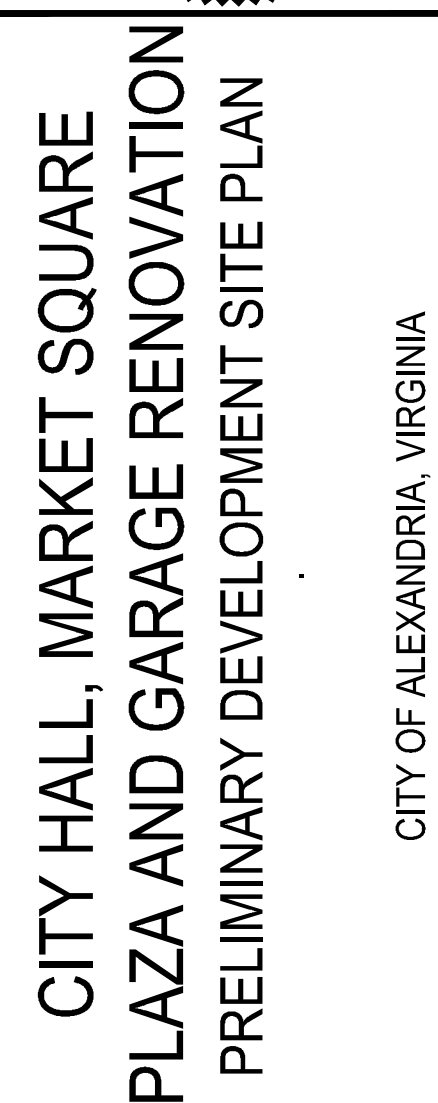
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DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
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OPEN SPACE EXHIBIT

SHEET No.

C500

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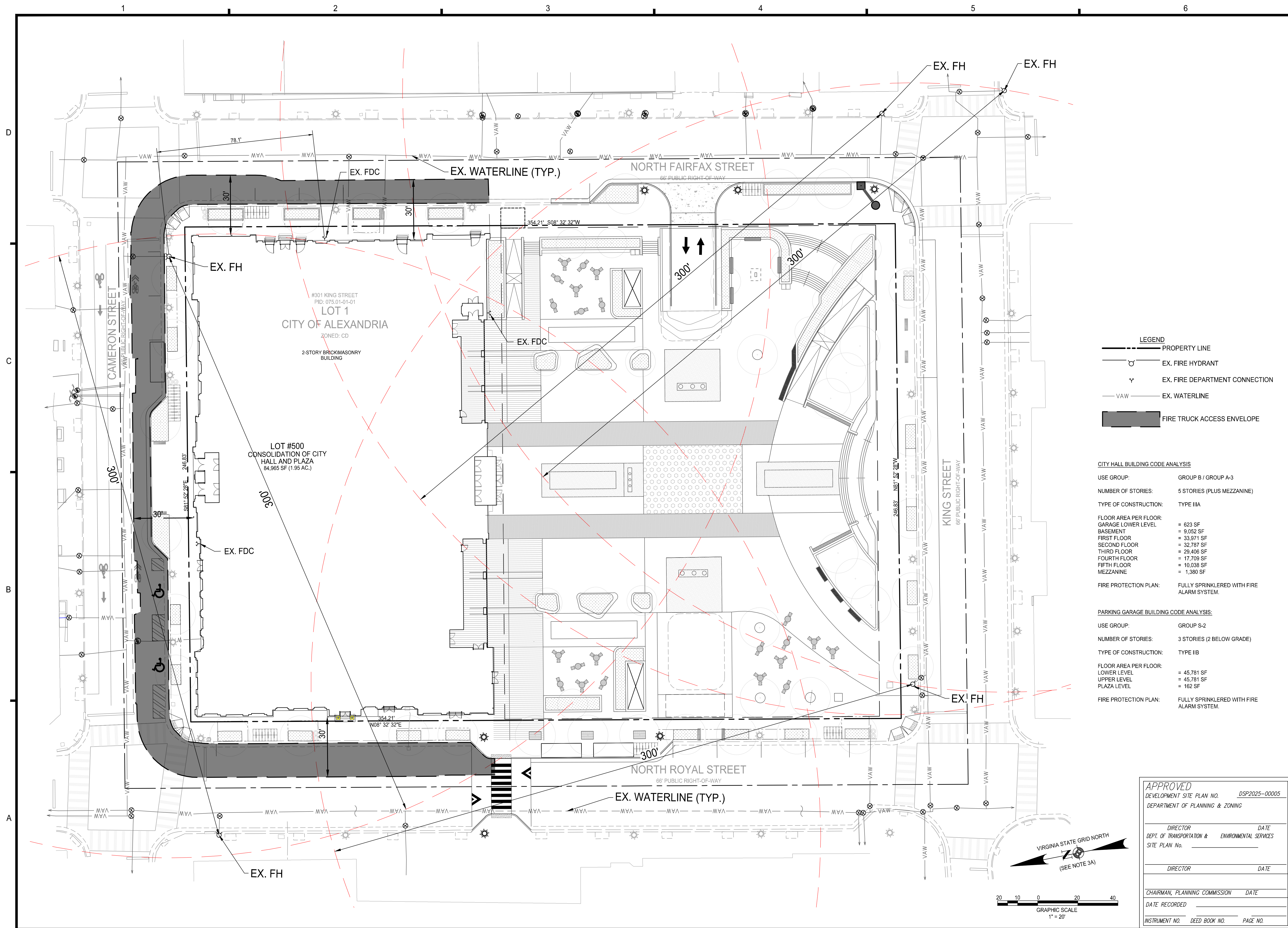
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DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE

FIRE SAFETY PLAN

SHEET No.

C600





PROJECT No.: 24005031.00
DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

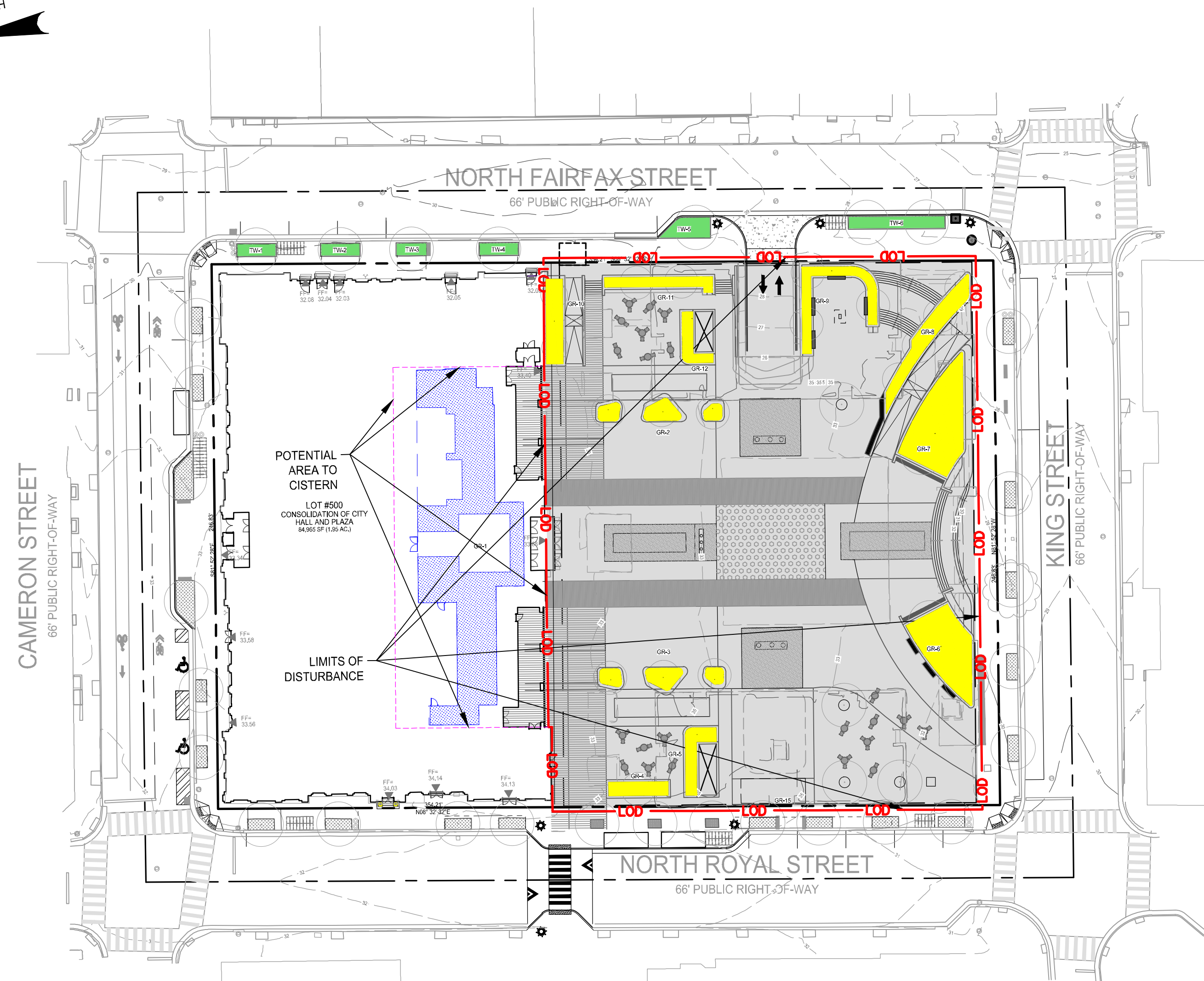
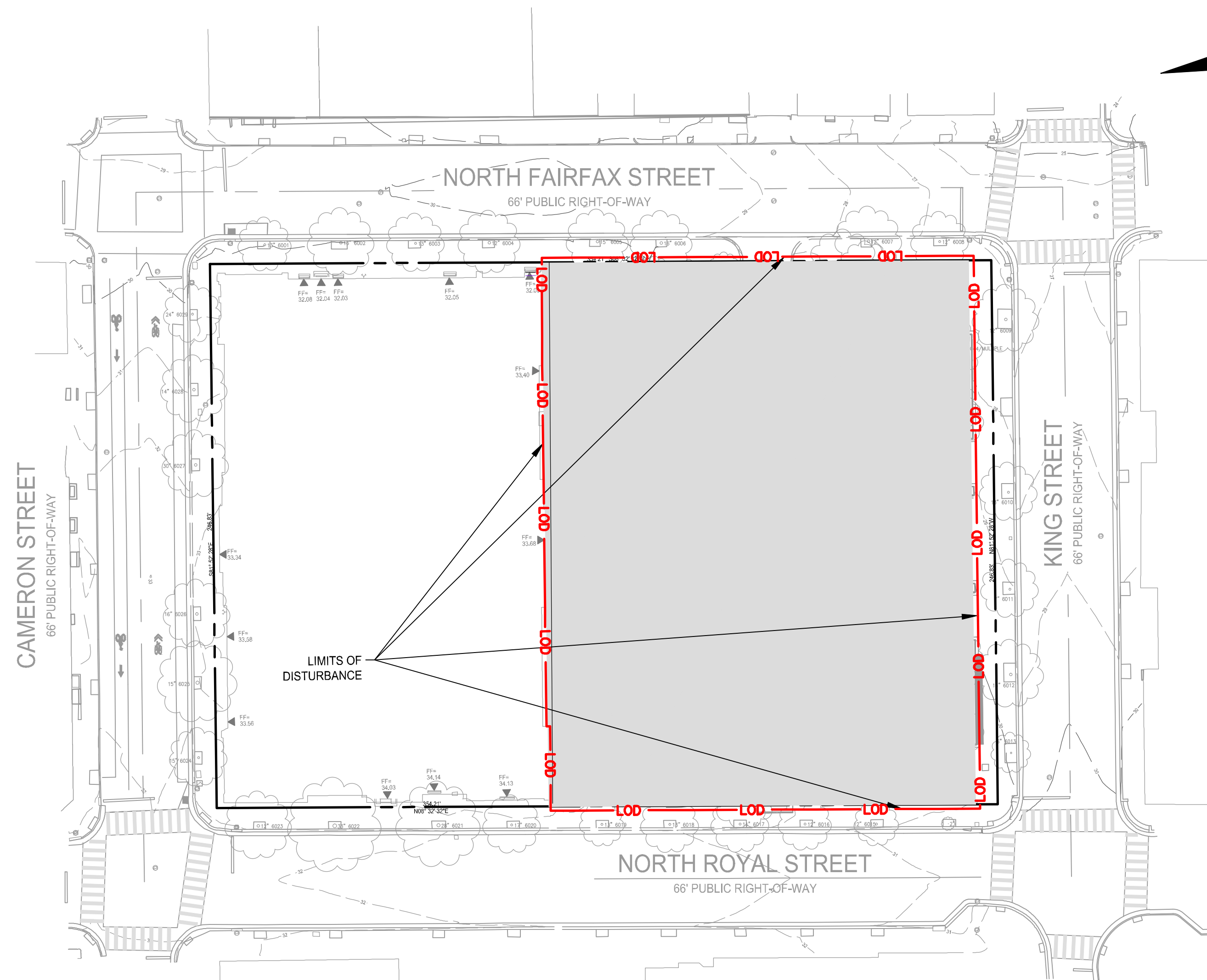
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PRE AND POST BMP





SHEET No.

C700

POST-DEVELOPMENT



LEGEND

-  EX. IMPERVIOUS COVER, AREA = 47,780 SF (1.10 AC.)
 EX. MANAGED TURF (NO HATCH), AREA = 0.0 SF (0.0 AC.)
 PROPERTY LINE
 LIMITS OF DISTURBANCE

- NOTE: THE GREEN ROOF ON PLAZA (INTENSIVE GREEN ROOF) IS EQUIVALENT TO TYPICAL LANDSCAPE PLANTING ON TOP OF THE PARKING GARAGE STRUCTURE AND WILL COMPLY WITH DEQ REQUIREMENTS FOR GREEN ROOF).

BMP Coordinates Table		
Label	X	Y
GR-1	11898119	6979616
GR-2	11898165	6979527
GR-3	11898046	6979545
GR-4	11897998	6979564
GR-5	11898018	6979534
GR-6	11898041	6979419
GR-7	11898137	6979407
GR-8	11898162	6979404
GR-9	11898217	6979442
GR-10	11898214	6979570
GR-11	11898222	6979520
GR-12	11898205	6979507
TW-1	11898226	6979698
TW-2	11898261	6979680
TW-3	11898256	6979628
TW-4	11898250	6979589
TW-5	11898246	6979504
TW-6	11898234	6979409

40 20 0 40 80
GRAPHIC SCALE
1" = 40'

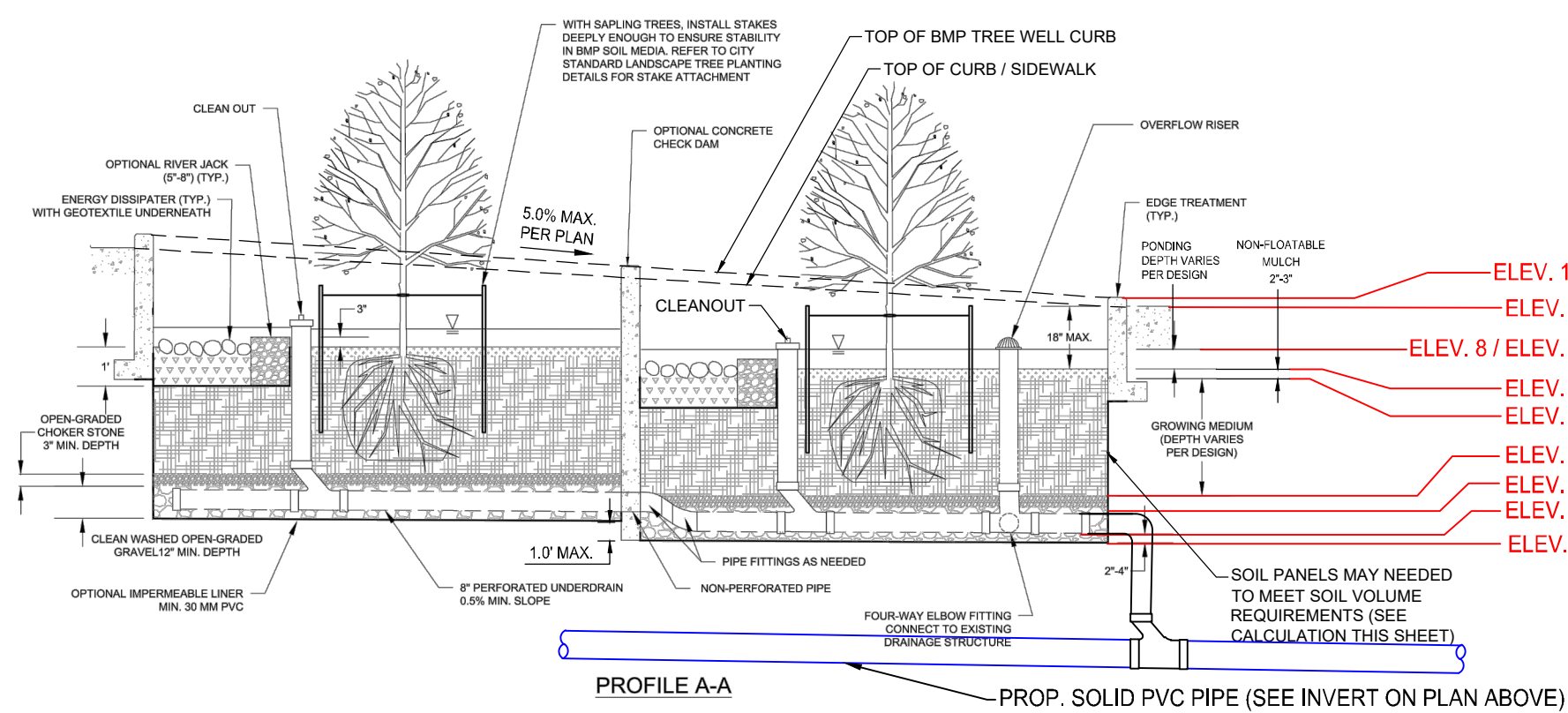
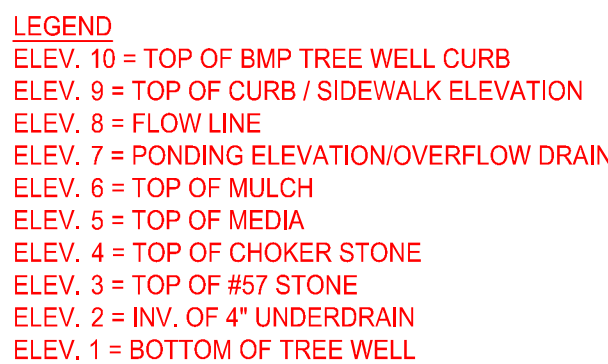


Drainage

--	--

Assumptions:

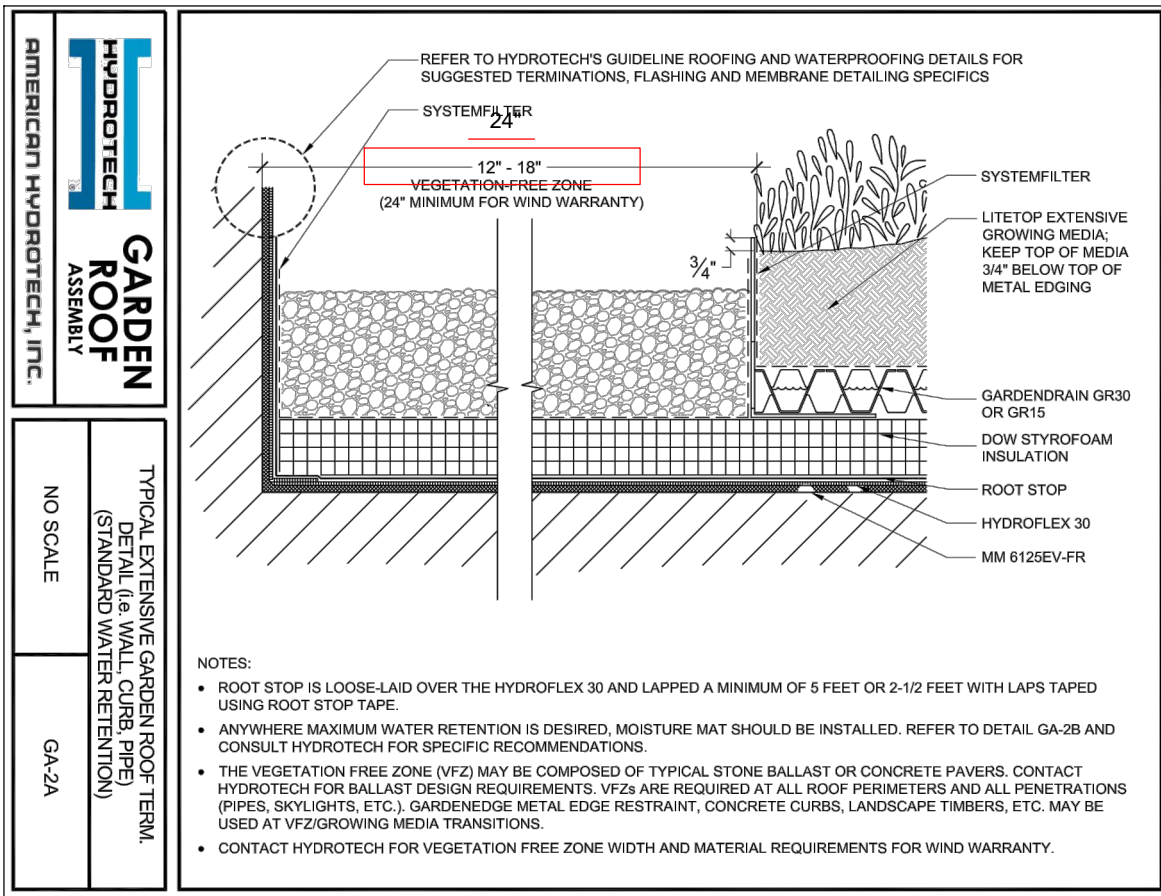
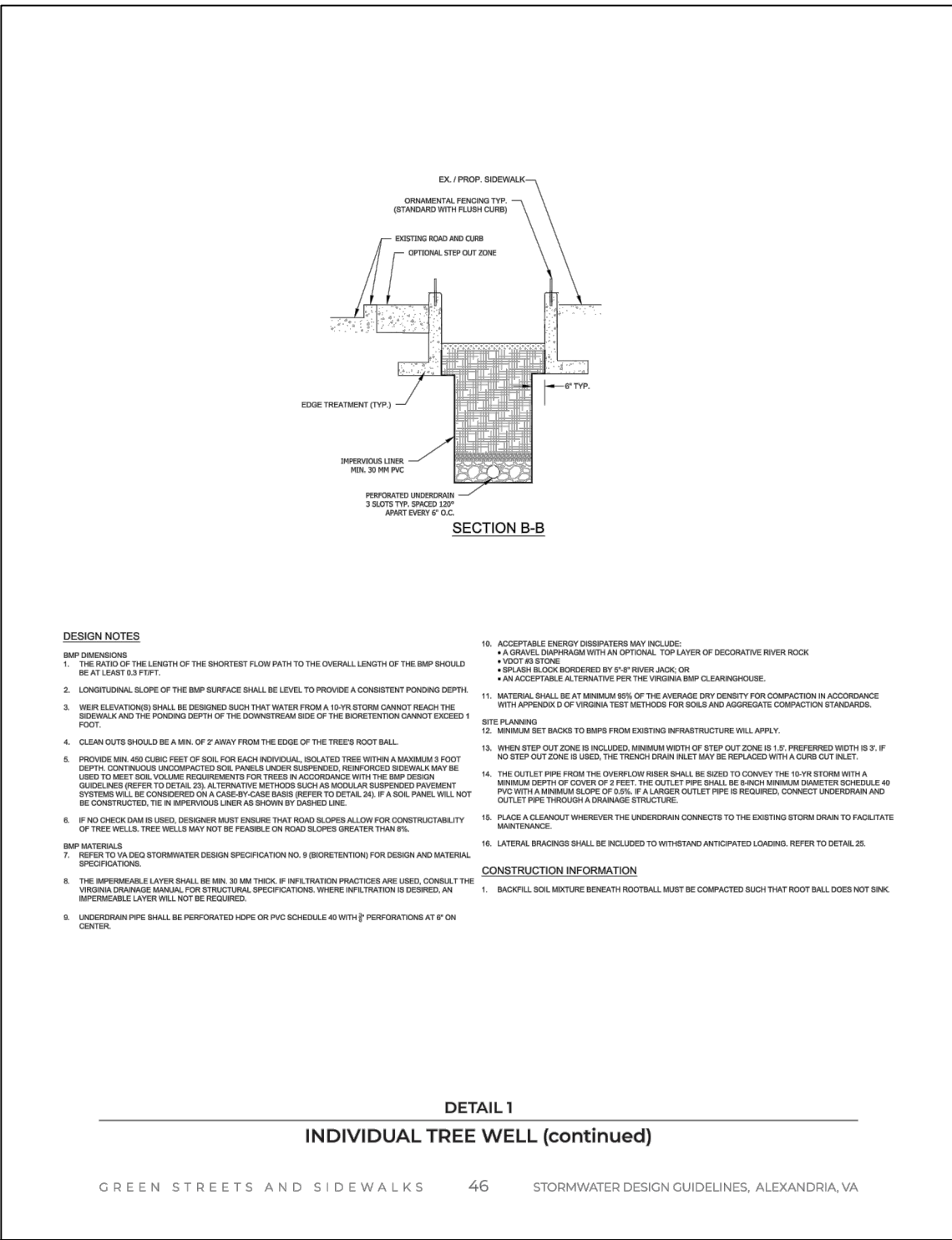
- 2) Design calculations do not take into account the additional soil volume that is located between the tree wells or the mulch layer. This is a conservative approach in these designs.
- 3) The treatment volume is calculated per tree well and based on a square footage equivalent of 0.078 per impervious



APPROVED
DEVELOPMENT SITE PLAN NO. DSP2025-00005
DEPARTMENT OF PLANNING & ZONING

PROJECT No.: _____
NAME: _____PRELIMINARY DSP SUBMISSION

INTENSIVE GREEN ROOF DETAIL

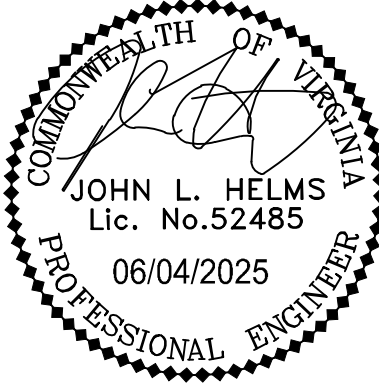


REFER TO LANDSCAPE SHEETS FOR TYPICAL
PLANTING ON THE PARKING GARAGE STRUCTURE
PER DEQ, THIS LANDSCAPING ON STRUCTURE
COUNTS AS A LEVEL 2 (INTENSIVE) GREEN ROOF.



INEG

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CITY HALL, MARKET SQUARE
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PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

[illegible]

PROJECT No.: 24005031.00
DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE

BMP DETAILS

SHEET No.

C703

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DEVELOPMENT SITE PLAN NO.	DSP2025-00005
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPT. OF TRANSPORTATION &	ENVIRONMENTAL SERVICES
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO. PAGE NO.

1

2

3

△

!

6

STUDY POINT A

GRAPHIC SCALE
1" = 150'

POTOMAC RIVER

ADEQUATE OUTFALL NARRATIVE
THE POST-DEVELOPMENT RUNOFF FOR THE ENTIRE SITE HAS BEEN REDUCED FOR THE 1-YEAR, 2-YEAR AND 10-YEAR DESIGN STORMS AND MEETS THE POTOMAC RIVER WATERSHED REQUIREMENT OF HAVING THE POST-DEVELOPMENT LESS THAN THE PRE-DEVELOPMENT RUNOFF CONDITION. THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS ARE ALSO MET. BASED ON THE REDUCTION IN RUNOFF FROM THE SITE, IT IS THE OPINION OF THE ENGINEER THAT THIS CONSTITUTES AS AN ADEQUATE OUTFALL.

	On-Site			
	Q1	RV1	Q10	RV10
Pre	4.34	10,169	8.46	20,436
Post	3.94	8,487	8.27	19,015

Channel Protection

Qdev	<	IF (Qpre*Rvppe)/Rvdev
	<	0.80 (4.341 * 10169)/ 8487
3.94	<	4.16
Detention required:		None

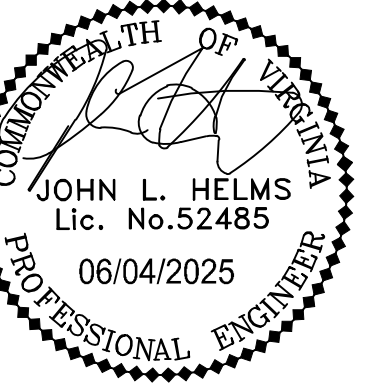
Flood Protection

Q10 post	<	Q10 pre
8.27	<	8.46
Detention required:		None

REFER TO SHEET C705 FOR HYDROGRAPH REPORT CALCULATIONS.

REFER TO SHEET C705 FOR HYDROGRAPH REPORT CALCULATIONS.

Fairfax, VA 22030 P 703.273.6820
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CITY HALL, MARKET SQUARE
PLAZA AND GARAGE RENOVATION
PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

[illegible]

DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

PRELIMINARY SWM AND OUTFALL ANALYSIS

SHEET No.

C704

<h1 style="margin: 0;">APPROVED</h1>	
DEVELOPMENT SITE PLAN NO.	DSP2025-00005
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPT. OF TRANSPORTATION &	ENVIRONMENTAL SERVICES
SITE PLAN NO. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE	
DATE RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

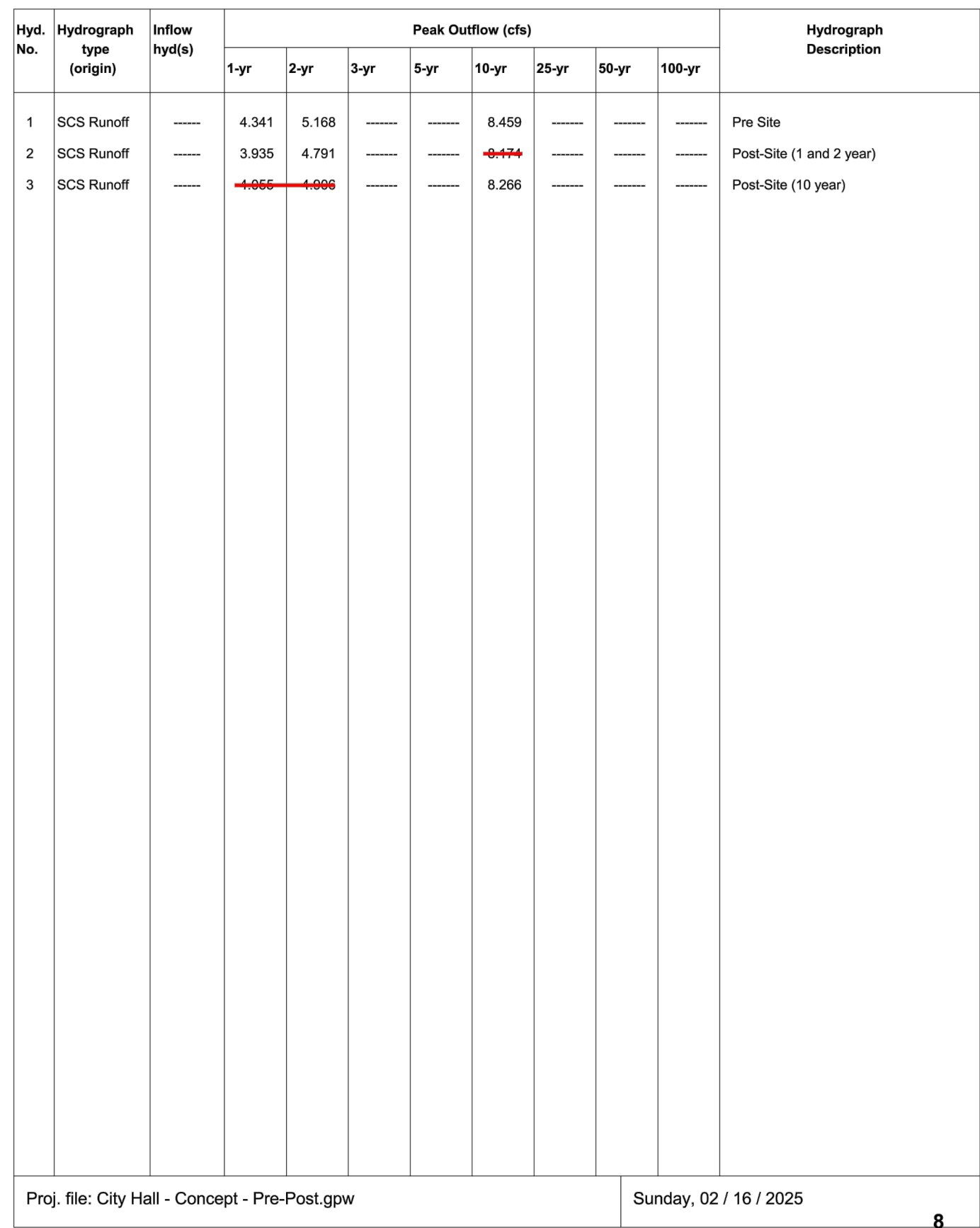
The diagram illustrates three SCS Runoff points, each represented by a blue cloud icon with a number above it. Below each icon is a red text label indicating the timing of the runoff event.

- 1** (PRE): SCS Runoff Pre Site
- 2** (POST 1 and 2 Year Storm): SCS Runoff Post-Site (1 and 2 year)
- 3** (POST 10 Year Storm): SCS Runoff Post-Site (10 year)

Legend

Hvd.	Origin	Description
1	SCS Runoff	Pre Site
2	SCS Runoff	Post-Site (1 and 2 year)
3	SCS Runoff	Post-Site (10 year)

Hydraflow Hydropgraphs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022		Sunday, 02 / 16 / 2025			
Hyd. No. 2					
Post-Site (1 and 2 year)					
Hydrograph type	= SCS Runoff	Peak discharge	= 4,791 cfs		
Storm frequency	= 2 yrs	Time to peak	= 11.95 hrs		
Time interval	= 1 min	Hyd. volume	= 10,475 cuft		
Drainage area	= 1,100 ac	Curve number	= 94		
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft		
Tc method	= User	Total of conc. (Tc)	= 5.00 min		
Total precip.	= 3.20 in	Distribution	= Type II		
Storm duration	= 24 hrs	Shape factor	= 484		

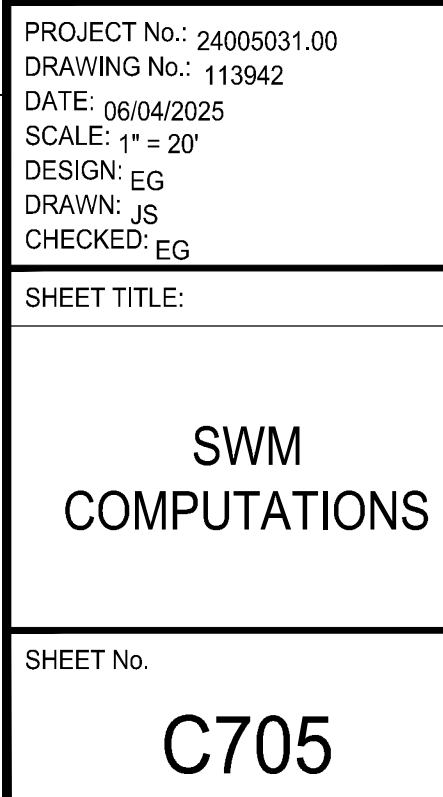
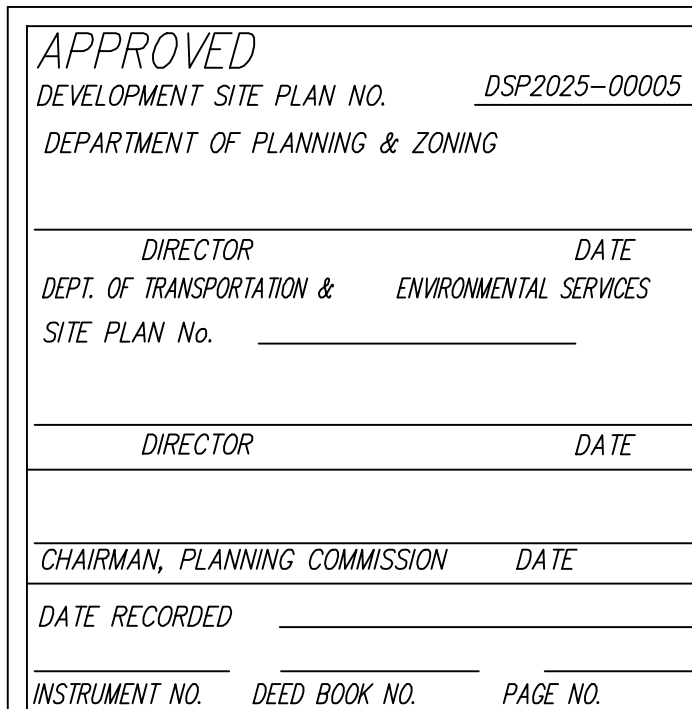
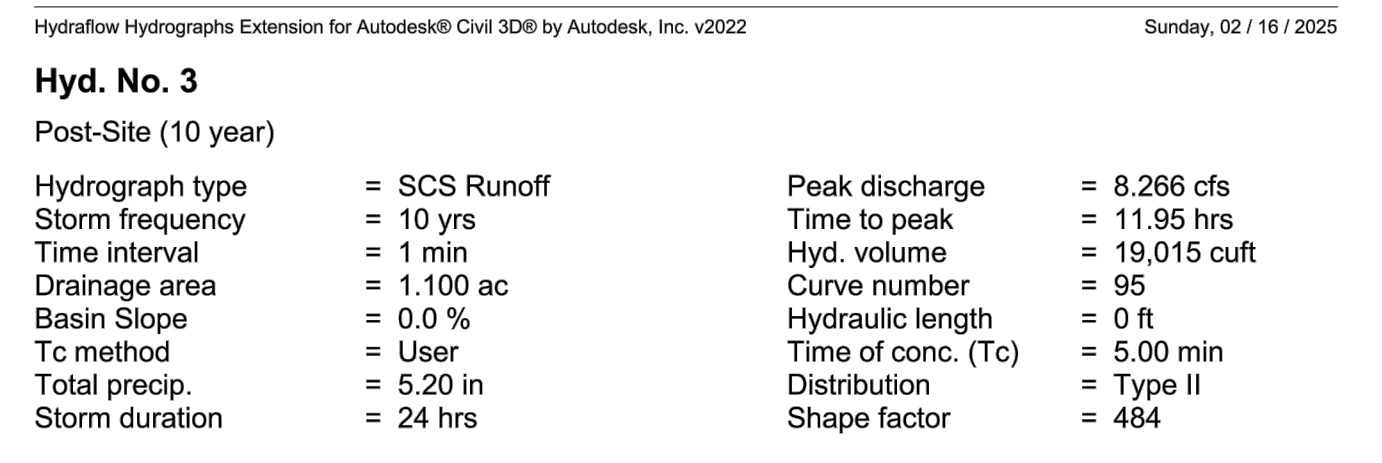
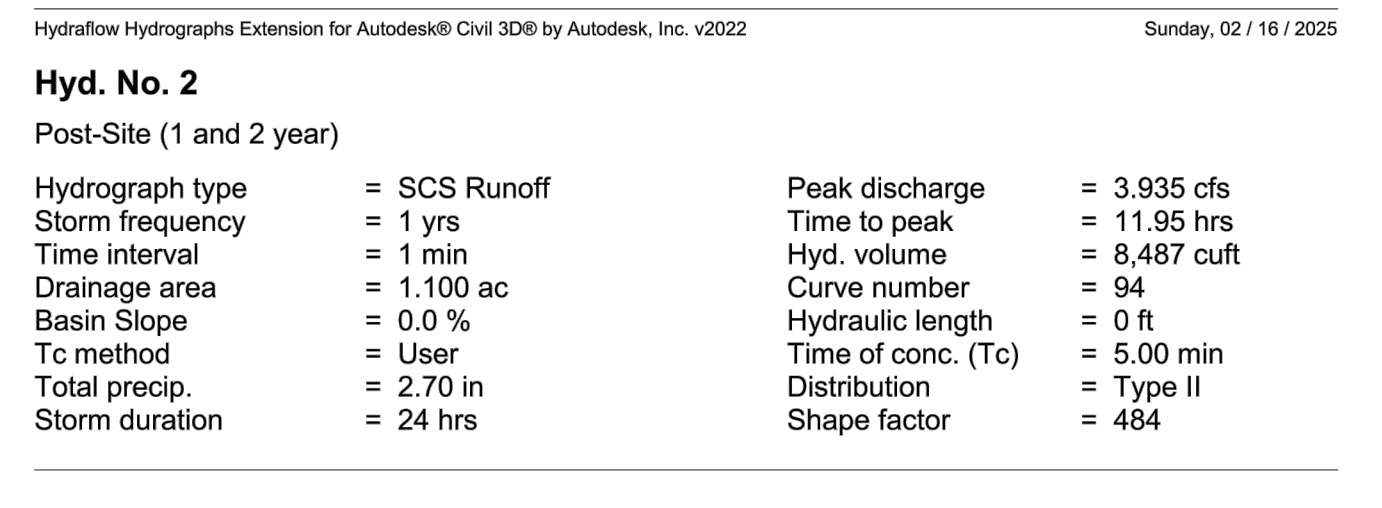
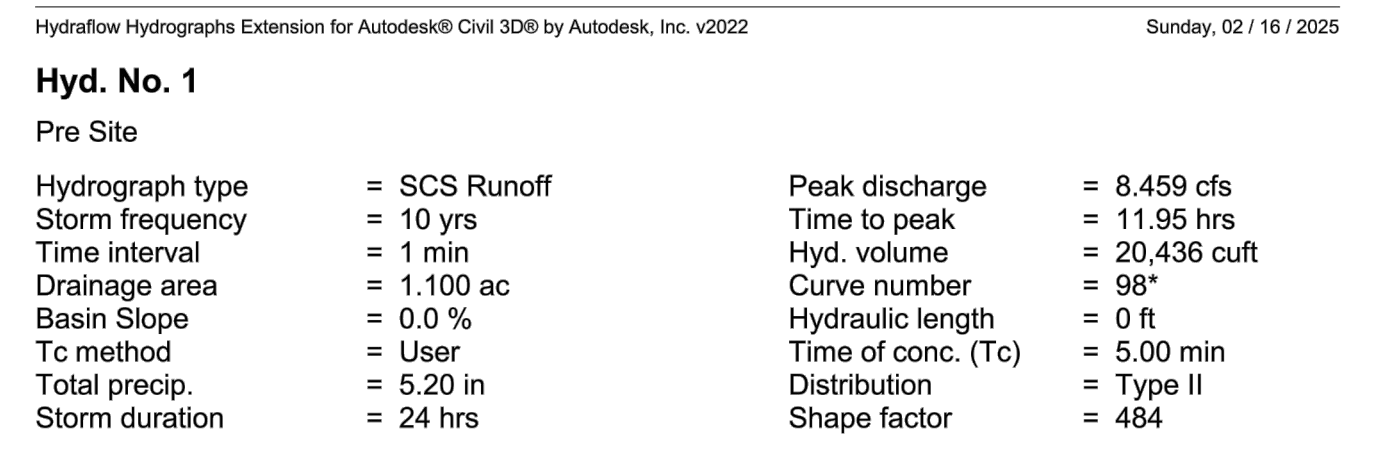
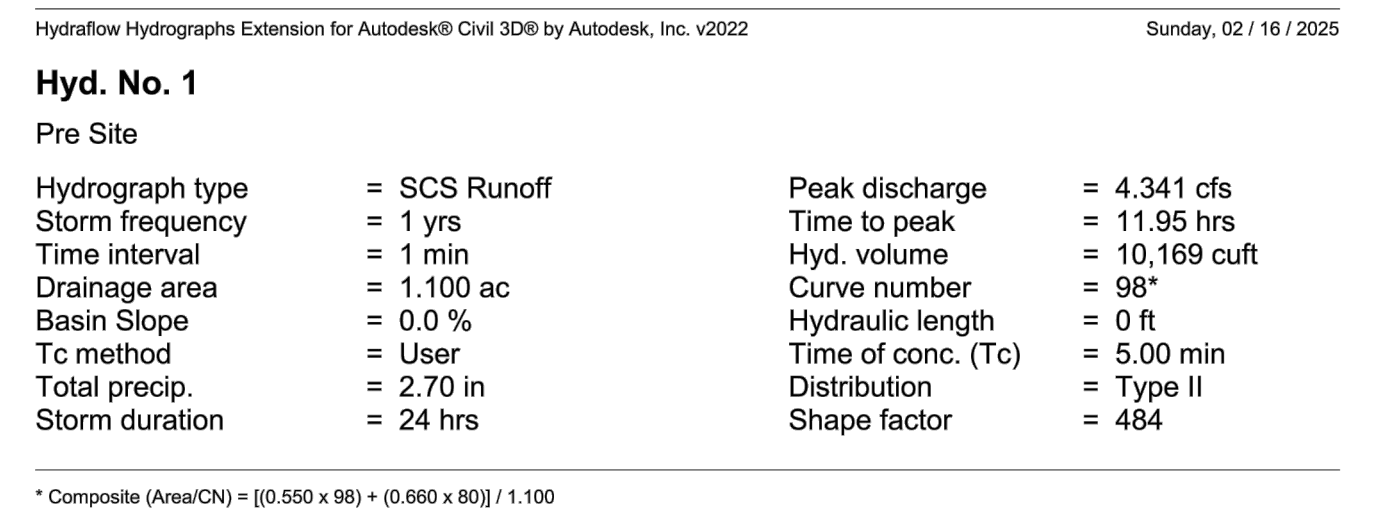


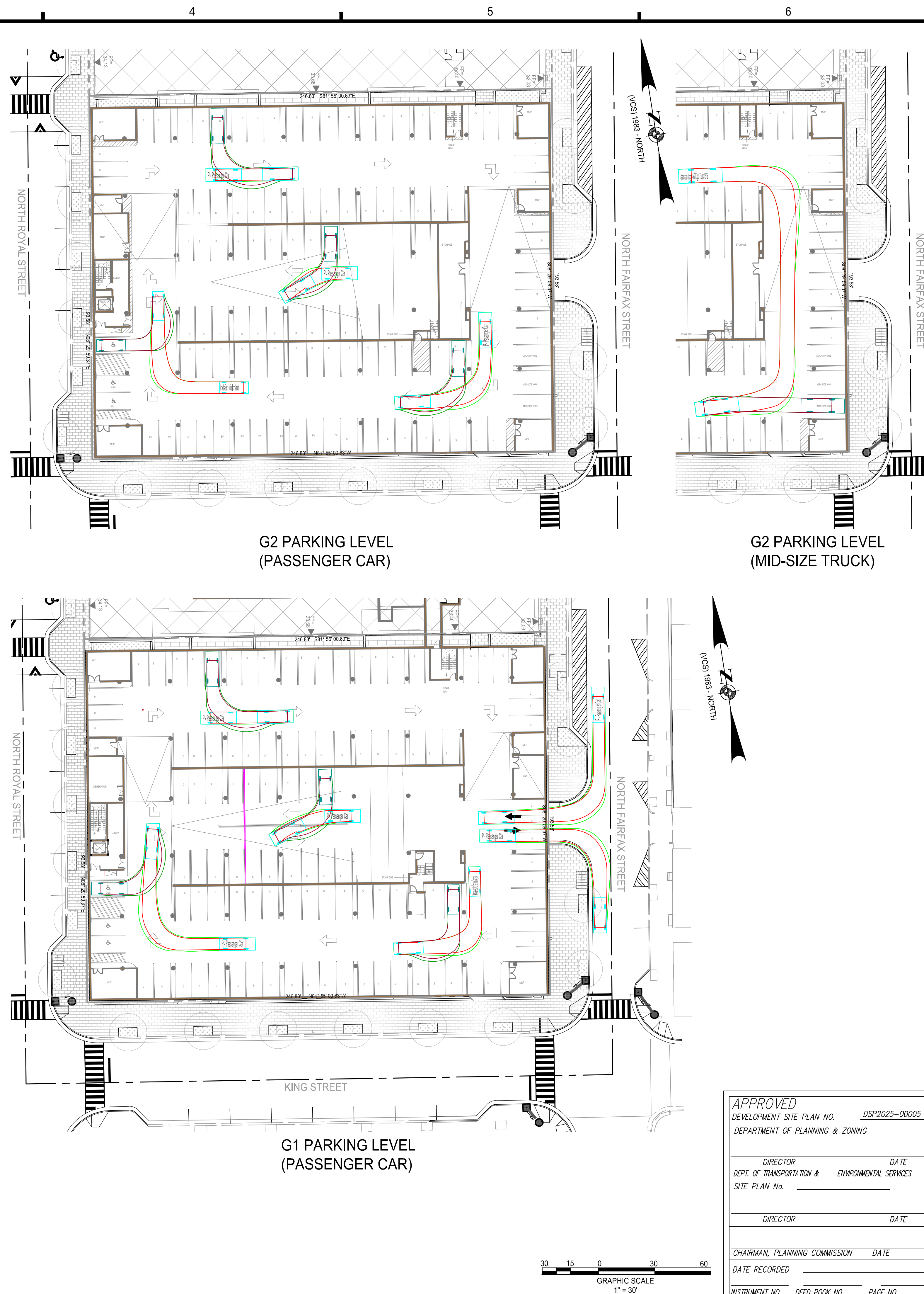
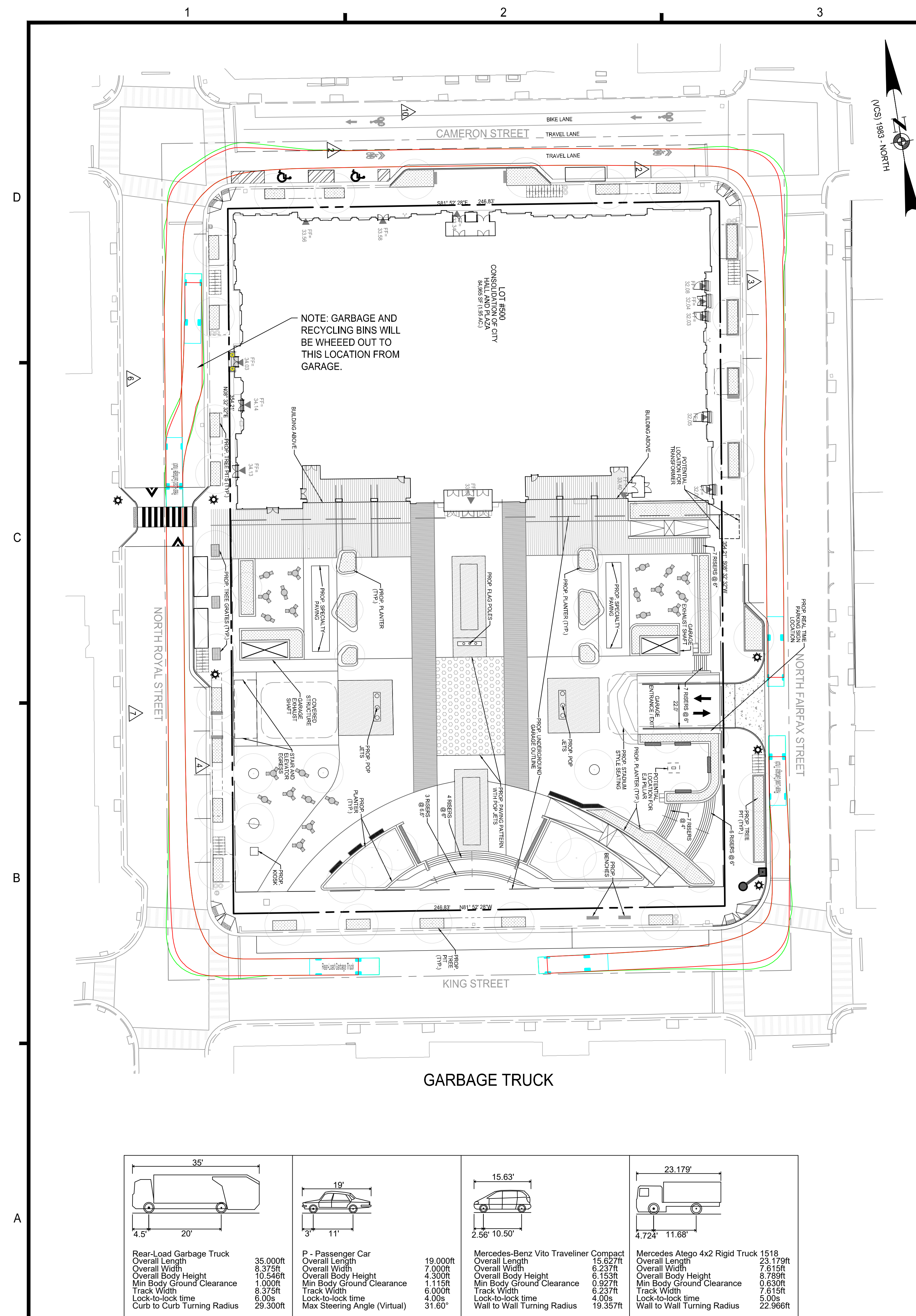
Hydroflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 Sunday, 02 / 16 / 2025

Hyd. No. 1

Pre Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	5,168 cfs
Storm frequency	=	2 yrs	Time to peak	=	11.95 hrs
Time interval	=	1 min	Hyd. volume	=	12,219 cuft
Drainage area	=	1,100 ac	Curve number	=	98*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	3.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484







CITY OF ALEXANDRIA, VIRGINIA

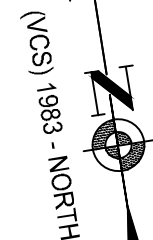
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DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE

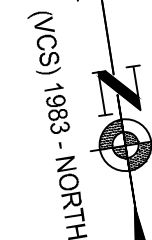
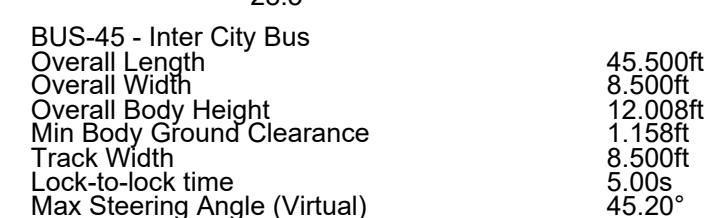
TURNING MOVEMENTS

SHEET No.

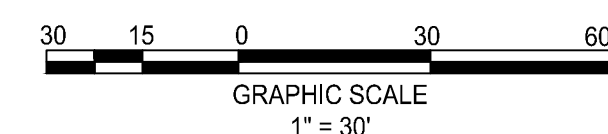
C901



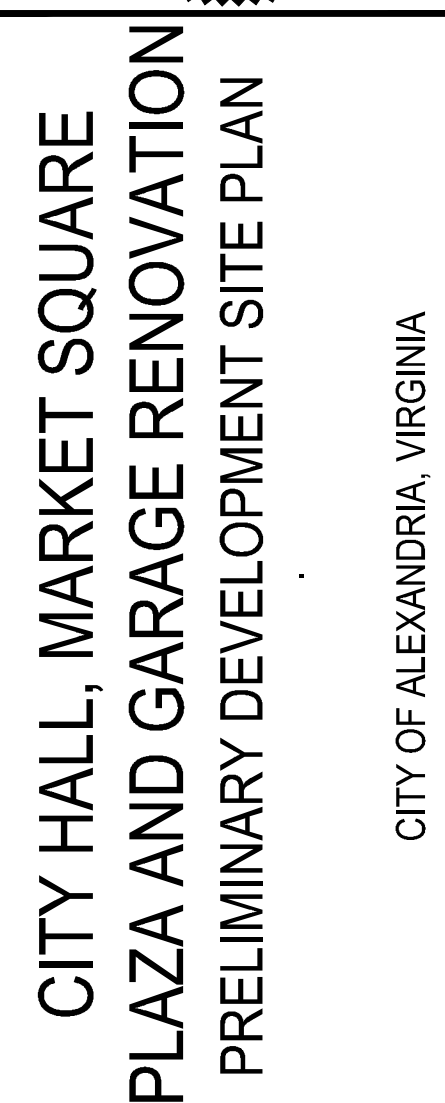
CITY BUS
(TURNING AROUND THE SITE IN
COUNTER-CLOCKWISE DIRECTION)



CITY BUS
(TURNING AROUND THE SITE
IN CLOCKWISE DIRECTION)



<u>APPROVED</u>	
DEVELOPMENT SITE PLAN NO.	<u>DSP2025-00005</u>
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPT. OF TRANSPORTATION & SITE PLAN NO. _____	ENVIRONMENTAL SERVICES
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

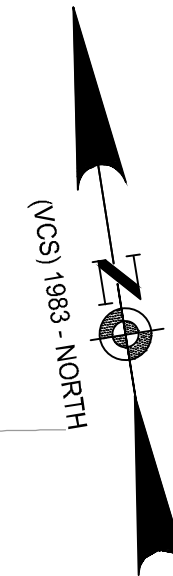


PROJECT No.: 24005031.00
DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET No.

C902

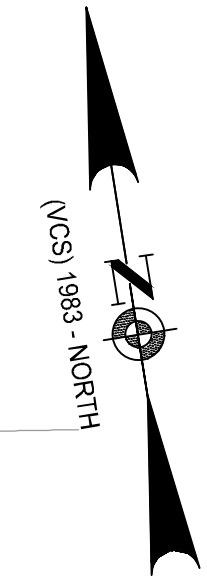
C902



30 15 0 30 60
GRAPHIC SCALE
1" = 30'



47.375ft
8.167ft
11.082ft
1.512ft
7.667ft
4.00s
54.980ft



FIRE TRUCK
(TURNING AROUND THE SITE IN
COUNTER-CLOCKWISE DIRECTION)

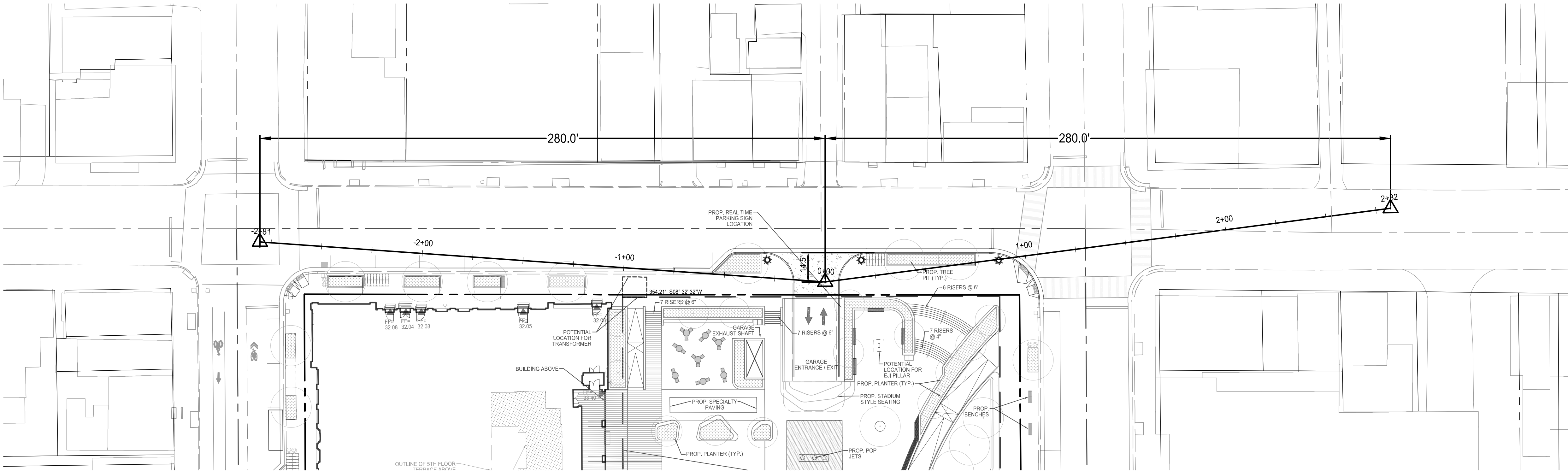
P:\Projects\2005031_00\113942_Market Square Plaza DSIP\0303_SIGHT DISTANCE.dwg, 6/9/2025 10:53:02 AM, August Himekamp.

D

C

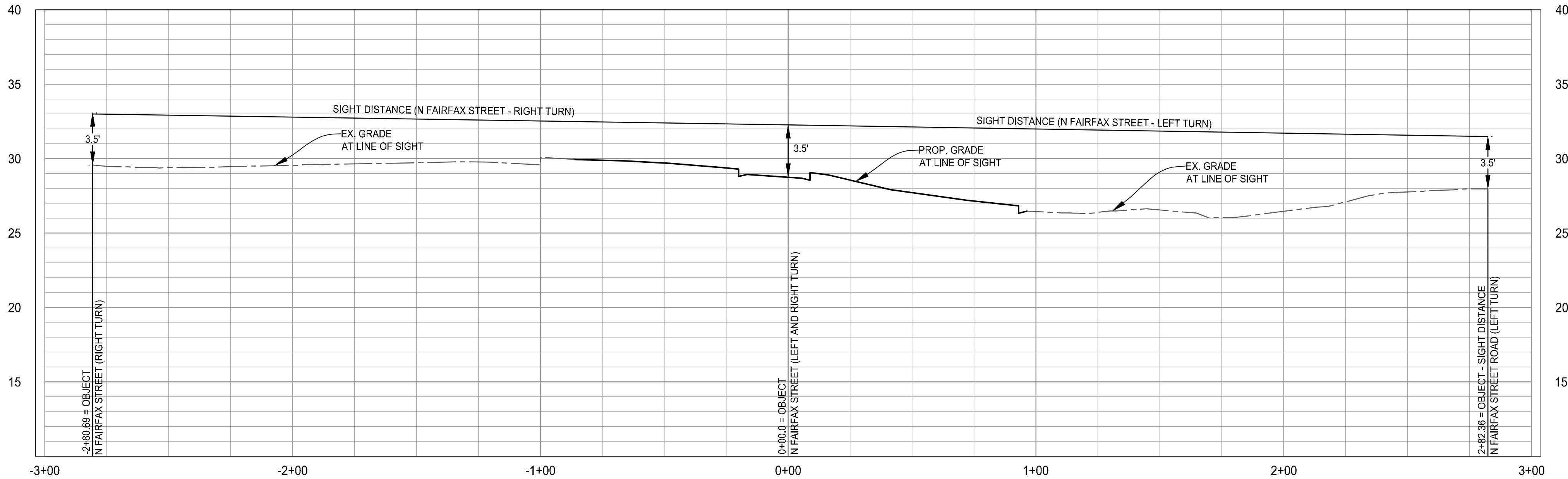
B

A

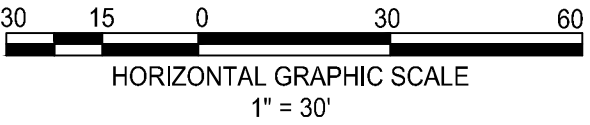
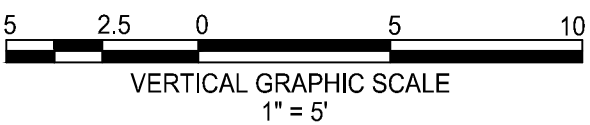


SIGHT DISTANCE - PLAN
SCALE: 1" = 30'

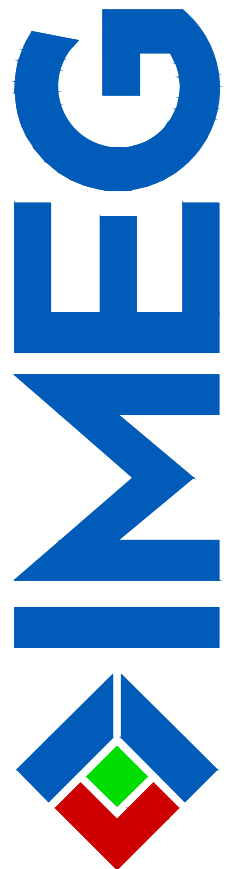
NOTE: THE SIGHT DISTANCE ON THIS SHEET IS SHOWN PER VDOT STANDARDS WITH THE 14.5' SETBACK OF THE STUDY POINT. REFER TO SHEET C904 FOR ACTUAL SIGHT DISTANCE AROUND PARKED BUSES NORTH OF THE ENTRANCE.



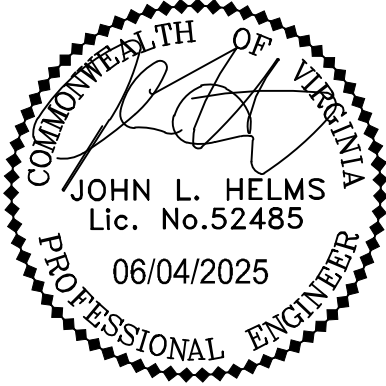
SIGHT DISTANCE - PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'



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DEVELOPMENT SITE PLAN NO. DSP2025-00005	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
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DIRECTOR	DATE
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CITY HALL, MARKET SQUARE
PLAZA AND GARAGE RENOVATION
PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY DSP SUBMISSION	COMPLETENESS DSP SUBMISSION	VERIFICATION DSP SUBMISSION	MARK	DATE	DESCRIPTION
02/17/25	04/10/25	06/04/25			

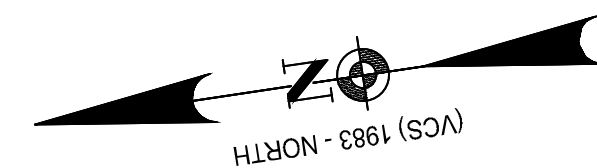
PROJECT No.: 24005031.00
DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

SIGHT DISTANCE

SHEET No.

C903



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GRAPHIC SCALE
1" = 30'

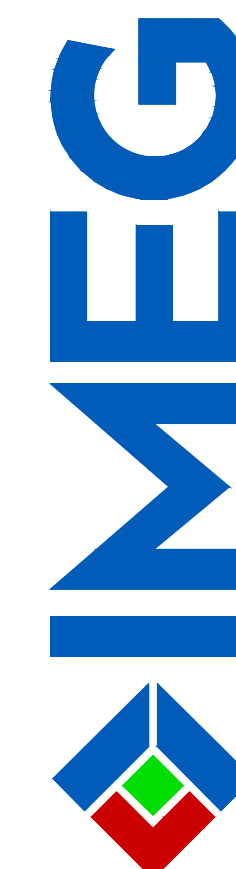
NOTE: THE SIGHT DISTANCE ON THIS SHEET IS SHOWN PER ACTUAL CONDITIONS. VEHICLES WILL HAVE TO SEE AROUND PARKED BUSES. REFER TO SHEET C903 FOR SIGHT DISTANCE PER VDOT STANDARDS.

<h1 style="margin: 0;">APPROVED</h1>	
DEVELOPMENT SITE PLAN NO.	DSP2025-00005
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPT. OF TRANSPORTATION &	ENVIRONMENTAL SERVICES
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____	

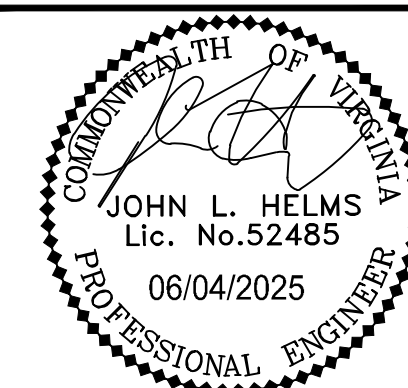
[illegible]

CITY HALL, MARKET SQUARE
PLAZA AND GARAGE RENOVATION
PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA



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THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:

- 1)THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
- 2)THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
- 3)THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
- 4)ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
- 5)INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
- 6)IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.
- 7)SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
- 8)MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:

- 1)THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
- 2)THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.
- 3)THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.
- 4)ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.
- 5)AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY, AND SPECIFICATION OF ALL PROJECT ELEMENTS.
- 6)AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.

OF UPDATES: 01 LAST UPDATED: 12/02/2019



NOTE:
THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source:

Approved by:
COA

STANDARD LANDSCAPE PLAN NOTES

Date drawn:	LD 016
01/01/19	

SPECIAL USE PERMIT NO.
DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION	DATE
-------------------------------	------

DATE RECORDED _____

INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.
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KEY MAP

SEARCH



PROJECT

06/04/2025

LANDDESIGN PROJ.# 2023165

REVISION / ISSUANCE

[illegible]

SCALE NORTH

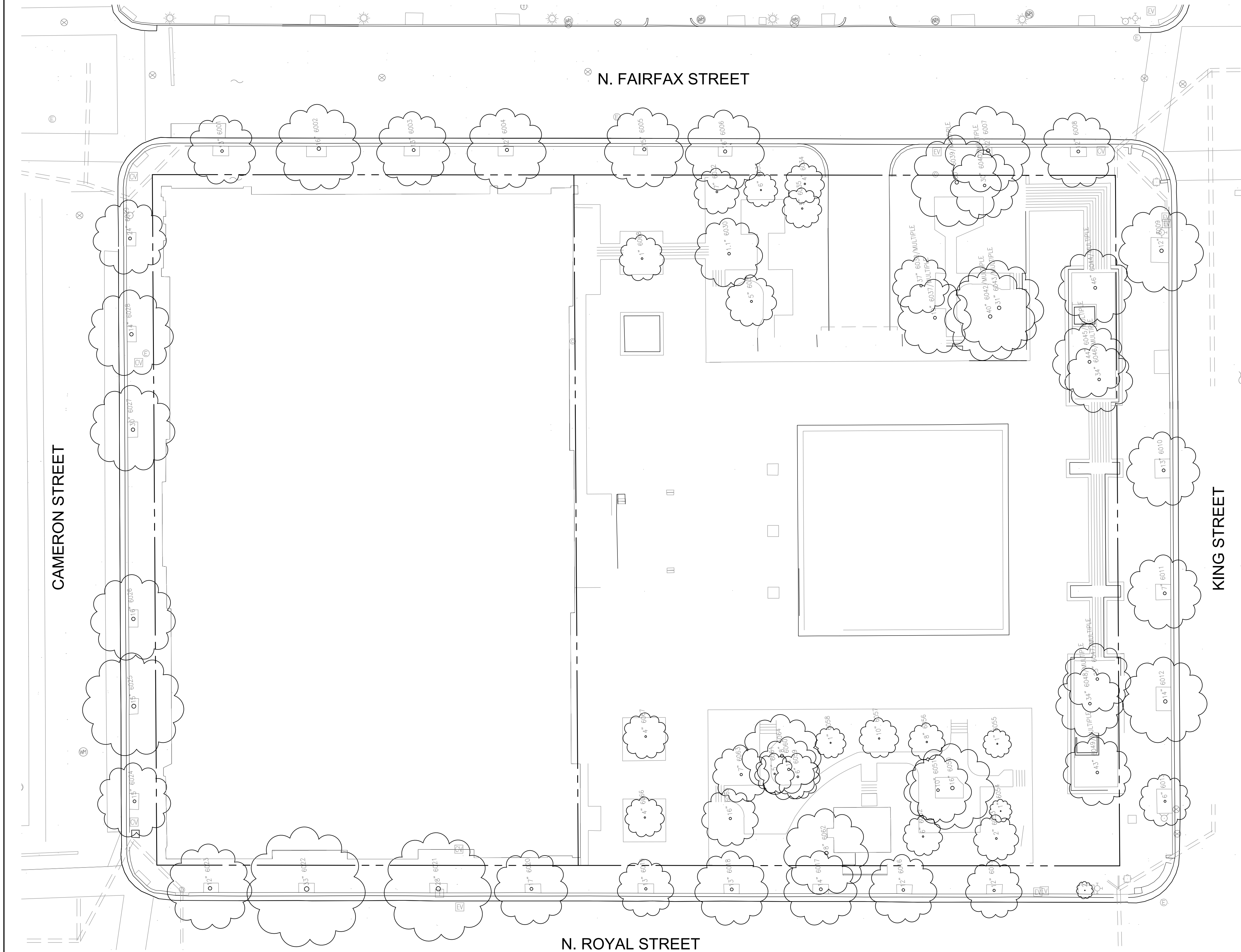
VERT: N/A
HORZ:

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

L001



TREE INVENTORY - ALEXANDRIA MARKET SQUARE					
Tree #	Species	Size	CRZ	Native Status	Status
		dbh (Diameter at Breast Height)	Critical Root Zone (radius ft)	Native / Non - Native	
6001	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	13	13	Non- Native	POOR
6002	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	16	16	Non- Native	POOR
6003	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	13	13	Non- Native	POOR
6004	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	12	12	Non- Native	POOR
6005	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	16	16	Non- Native	POOR
6006	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	16	16	Non- Native	POOR
6007	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	12	12	Non- Native	FAIR
6008	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	12	12	Non- Native	POOR
6009	QUERCUS PHELLOS / WILLOW OAK	12	12	Native	GOOD
NO TAG	QUERCUS ALBA / WHITE OAK	1	8	Native	GOOD
6010	QUERCUS PHELLOS / WILLOW OAK	13	13	Native	GOOD
6011	QUERCUS PALUSTRIS / PIN OAK	7	8	Native	FAIR
6012	QUERCUS RUBRA / RED OAK	14	14	Native	POOR
6013	QUERCUS PALUSTRIS / PIN OAK	6	8	Native	POOR
6014	QUERCUS PHELLOS / WILLOW OAK	2	8	Non- Native	FAIR
6015	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	12	12	Non- Native	POOR
6016	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	12	12	Non- Native	POOR
6017	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	14	14	Non- Native	FAIR
6018	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	13	13	Non- Native	POOR
6019	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	13	13	Non- Native	POOR
6020	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	17	17	Non- Native	FAIR
6021	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	28	28	Non- Native	FAIR
6022	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	33	49.5	Non- Native	FAIR
6023	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	12	12	Non- Native	FAIR
6024	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	15	15	Non- Native	POOR
6025	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	15	15	Non- Native	FAIR
6026	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	16	16	Non- Native	POOR
6027	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	30	45	Non- Native	FAIR
6028	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	14	14	Non- Native	FAIR
6029	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	24	24	Non- Native	POOR
6030	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	11	11	Non- Native	FAIR
6031	LAGERSTROEMIA INDICA / CRAPE MYRTLE	5	8	Non- Native	GOOD
6032	LAGERSTROEMIA INDICA / CRAPE MYRTLE	7	8	Non- Native	GOOD
6033	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	6	8	Non- Native	FAIR
6034	LAGERSTROEMIA INDICA / CRAPE MYRTLE	4	8	Non- Native	GOOD
6035	LAGERSTROEMIA INDICA / CRAPE MYRTLE	5	8	Non- Native	GOOD
6036	LAGERSTROEMIA INDICA / CRAPE MYRTLE	15	15	Non- Native	FAIR
6037	LAGERSTROEMIA INDICA / CRAPE MYRTLE	19	19	Non- Native	GOOD
6038	LAGERSTROEMIA INDICA / CRAPE MYRTLE	37	55.5	Non- Native	FAIR
6039	LAGERSTROEMIA INDICA / CRAPE MYRTLE	60	90	Non- Native	GOOD
6040	LAGERSTROEMIA INDICA / CRAPE MYRTLE	30	45	Non- Native	GOOD
6041	AMELANCHIER ARBOREA / SERVICEBERRY	5	8	Native	GOOD
6042	LAGERSTROEMIA INDICA / CRAPE MYRTLE	40	60	Non- Native	GOOD
6043	LAGERSTROEMIA INDICA / CRAPE MYRTLE	31	46.5	Non- Native	GOOD
6044	LAGERSTROEMIA INDICA / CRAPE MYRTLE	46	69	Non- Native	GOOD
6045	LAGERSTROEMIA INDICA / CRAPE MYRTLE	44	66	Non- Native	GOOD
6046	LAGERSTROEMIA INDICA / CRAPE MYRTLE	34	51	Non- Native	GOOD
6047	LAGERSTROEMIA INDICA / CRAPE MYRTLE	25	25	Non- Native	GOOD
6048	LAGERSTROEMIA INDICA / CRAPE MYRTLE	34	51	Non- Native	GOOD
6049	LAGERSTROEMIA INDICA / CRAPE MYRTLE	43	64.5	Non- Native	GOOD
6050	LAGERSTROEMIA INDICA / CRAPE MYRTLE	16	16	Non- Native	GOOD
6051	LAGERSTROEMIA INDICA / CRAPE MYRTLE	10	10	Non- Native	GOOD
6052	LAGERSTROEMIA INDICA / CRAPE MYRTLE	6	8	Non- Native	GOOD
6053	AMELANCHIER ARBOREA / SERVICEBERRY	2	8	Native	GOOD
6054	CORNUS FLORIDA / FLOWERING DOGWOOD	1	8	Native	FAIR
6055	LAGERSTROEMIA INDICA / CRAPE MYRTLE	1	8	Non- Native	GOOD
6056	LAGERSTROEMIA INDICA / CRAPE MYRTLE	8	8	Non- Native	FAIR
6057	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	10	10	Non- Native	FAIR
6058	AMELANCHIER ARBOREA / SERVICEBERRY	1	8	Native	GOOD
6059	LAGERSTROEMIA INDICA / CRAPE MYRTLE	6	8	Non- Native	FAIR
6060	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12	12	Non- Native	GOOD
6061	LAGERSTROEMIA INDICA / CRAPE MYRTLE	5	8	Non- Native	FAIR
6062	LAGERSTROEMIA INDICA / CRAPE MYRTLE	8	8	Non- Native	GOOD
6063	LAGERSTROEMIA INDICA / CRAPE MYRTLE	7	8	Non- Native	GOOD
6064	LAGERSTROEMIA INDICA / CRAPE MYRTLE	8	8	Non- Native	FAIR
6065	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	16	16	Non- Native	UNSAFE
6066	AMELANCHIER ARBOREA / SERVICEBERRY	4	8	Native	GOOD
6067	AMELANCHIER ARBOREA / SERVICEBERRY	4	8	Native	FAIR
6068	AMELANCHIER ARBOREA / SERVICEBERRY	1	8	Native	FAIR

Tree Survey Information Completed by LandDesign - Arborist Andrea Crossett - ISA #MA-5499A

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. _____

KEY MAP

SEAL



NOT FOR
CONSTRUCTION

PROJECT

CITY HALL,
MARKET SQUARE
PLAZA
AND GARAGE
RENOVATION

06/04/2025

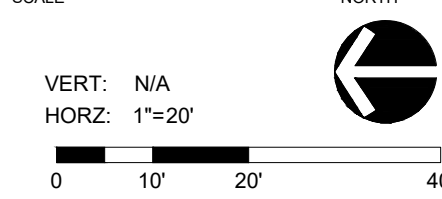
PRELIMINARY
DEVELOPMENT SITE PLAN

LANDDESIGN PROJ.# 2023165

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	PRELIMINARY DSP SUBMISSION	02/17/2025
02	COMPLETENESS DSP SUBMISSION	04/10/2025
03	VERIFICATION SUBMISSION	06/04/2025

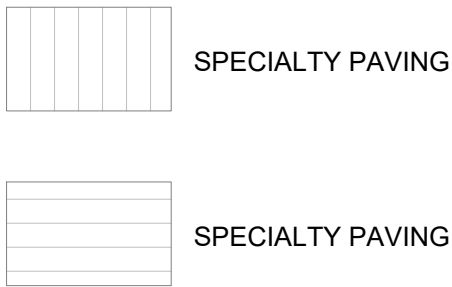
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EXISTING TREE SURVEY

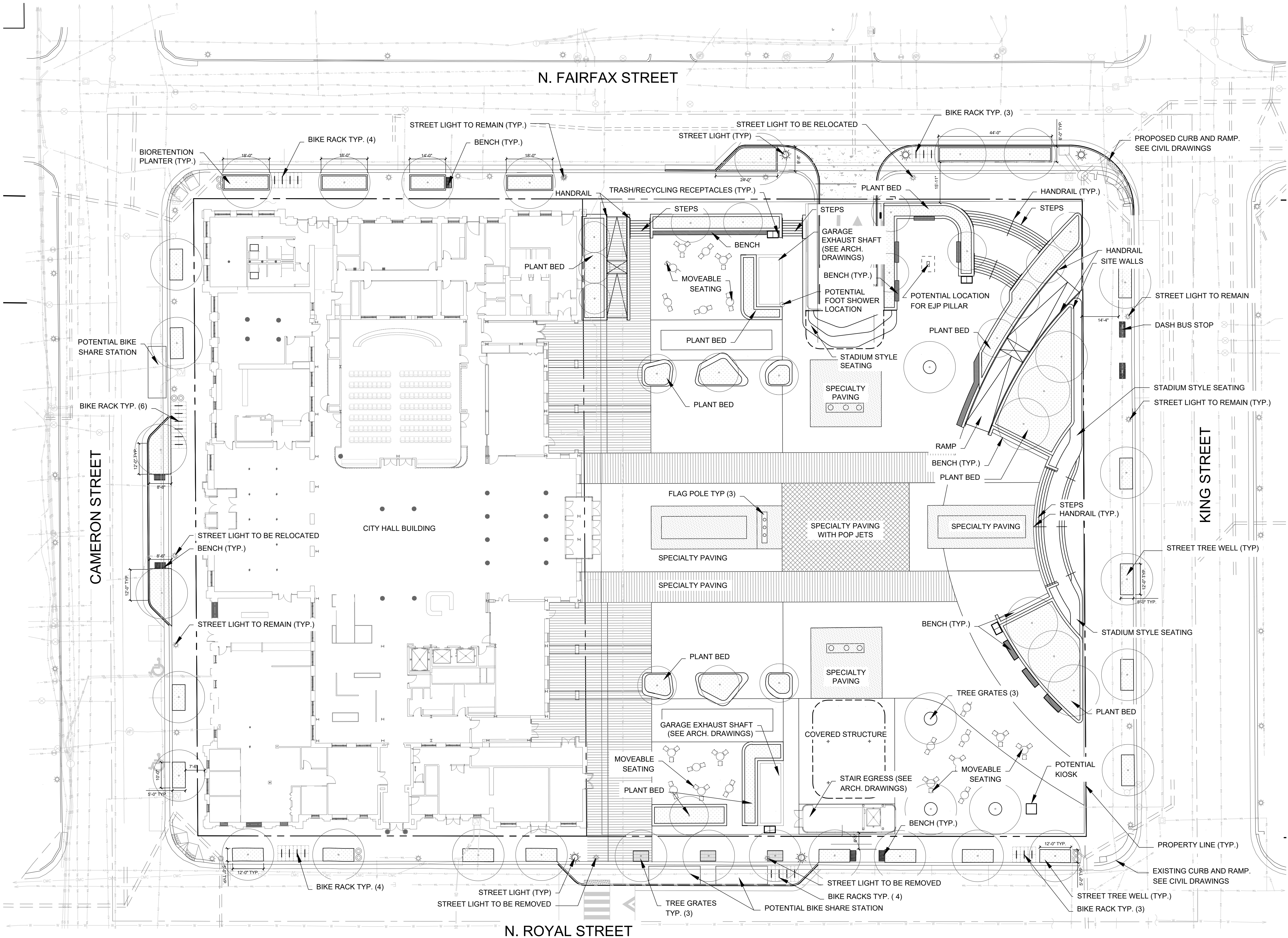
SHEET NUMBER

L002



SPECIALTY PAVING

SPECIALTY PAVING



NOTES:

- PAVING PATTERNS ARE PRELIMINARY AND ARE INTENDED TO SHOW CHANGES IN MATERIALS. PATTERNS DO NOT DEPICT FINAL PAVING PATTERN OR LAYOUT.
- MOVABLE FURNISHING AREAS TO BE DETERMINED BY ARCHITECTS
- OVERHEAD STRUCTURES AND AIRSHAFT MATERIALS / FINISHES TO BE STUDIED AND EVALUATED DURING CONSTRUCTION DOCUMENTATION.

APPROVED

SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____

DATE _____

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SITE PLAN NO. _____

DIRECTOR _____

DATE _____

CHAIRMAN, PLANNING COMMISSION _____

DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____

DEED BOOK NO. _____

PAGE NO. _____

KEY MAP

SEAL



NOT FOR
CONSTRUCTION

CITY HALL,
MARKET SQUARE
PLAZA
AND GARAGE
RENOVATION

06/04/2025

PRELIMINARY
DEVELOPMENT SITE PLAN

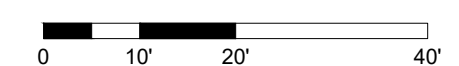
LANDDESIGN PROJ.# 2023165

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	PRELIMINARY DSP SUBMISSION	02/17/2025
02	COMPLETENESS DSP SUBMISSION	04/10/2025
03	VERIFICATION SUBMISSION	06/04/2025

SCALE

VERT: N/A
HORZ: 1"=20'



SHEET TITLE

MATERIALS PLAN

SHEET NUMBER

L101

KEY MAP

SEAL



NOT FOR
CONSTRUCTION

PROJECT

CITY HALL,
MARKET SQUARE
PLAZA
AND GARAGE
RENOVATION

06/04/2025

PRELIMINARY
DEVELOPMENT SITE PLAN

LANDDESIGN PROJ.# 2023165

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SCALE

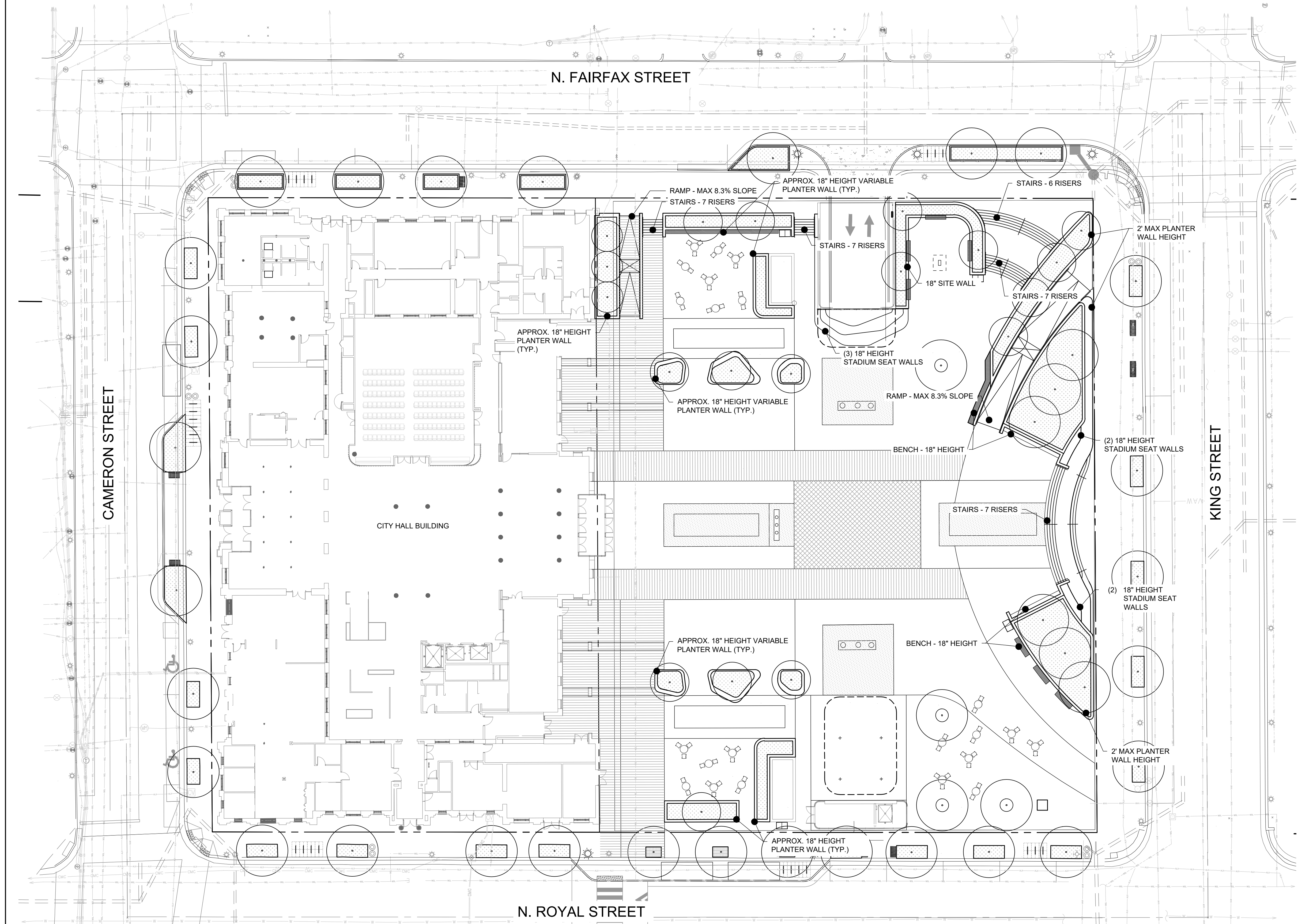
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HORZ: 1"=20'

SHEET TITLE

GRADING PLAN

SHEET NUMBER

L301



NOTES:

1. FOR FINE GRADING PLAN, REFER TO CIVIL DRAWINGS

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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

CHAIRMAN, PLANNING COMMISSION

DATE

DATE RECORDED

INSTRUMENT NO.

DEED BOOK NO.

PAGE NO.

PLANT LEGEND

SYMBOL CODE BOTANICAL / COMMON NAME

DECIDUOUS TREES

	CARA	CARPINUS CAROLINIANA / AMERICAN HORNBEAM
	GLSK	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST
	GLSU	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' / SUNBURST® HONEY LOCUST
	LIQS	LIQUIDAMBAR STYRACIFLUA / SWEET GUM

	LITU	LIRIODENDRON TULIPIFERA / TULIP POPLAR
	NYSY	NYSSA SYLVATICA / BLACK GUM
	PLOC	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
	QUBI	QUERCUS BICOLOR / SWAMP WHITE OAK
	QUCO	QUERCUS COCCINEA / SCARLET OAK

	QUTU	QUERCUS LYRATA 'QLR510' / RESILIENCE™ OVERCUP OAK
	QUTL	QUERCUS NUTTALLII 'QNSTC' / ESPLANADE® NUTTALL OAK
	QURU	QUERCUS RUBRA / NORTHERN RED OAK
	QUPR	QUERCUS SHUMARDII 'QSSTH' / PROMINENCE® SHUMARD OAK
	QURB	QUERCUS X 'QREP20' / EPIC™ RED OAK

ORNAMENTAL TREES

	CHVI	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
	MAST	MAGNOLIA STELLATA / STAR MAGNOLIA
	MASW	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA

BIORETENTION

	ARMO	ARONIA MELANOCARPA 'MORTON' / IROQUOIS BEAUTY™ BLACK CHOKEBERRY
	CAST	CAREX STRICTA / TUSSOCK SEDGE
	CEDT	CEANOTHUS OVATUS / INLAND CEANOTHUS
	CLAL	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / SUMMERSWEET
	ILSH	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	JUEF	JUNCUS EFFUSUS / SOFT RUSH
	PANS	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
	RHGR	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	SCLI	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM

DECIDUOUS SHRUBS

	CESI	CEPHALANTHUS OCCIDENTALIS 'SUGAR SHACK'™ / SUGAR SHACK BUTTONBUSH
	COKL	CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TWIG DOGWOOD
	FTBU	FOTHERGILLA GARDENII 'BLUE MIST' / BLUE MIST FOTHERGILLA
	HYDW	HYDRANGEA ARBORESCENS / HYDRANGEA
	HDLE	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME PANICLE HYDRANGEA
	HYQU	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA
	ITVI	ITEA VIRGINICA / VIRGINIA SWEETSPICE
	PHCH	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD' / DARTS GOLD NINEBARK
	VBMP	VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM

EVERGREEN SHRUBS

	BUBO	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD
	CAGA	CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA
	DIST	DISTYLUM X 'PIDIST-II'™ / BLUE CASCADE DISTYLUM
	ILGL	ILEX GLABRA / INKBERRY HOLLY
	ILVE	ILEX VERTICILLATA 'JIM DANDY' / JIM DANDY WINTERBERRY
	ILER	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY
	LEML	LEUCOTHOE AXILLARIS 'COMPACTA' / DWARF COASTAL LEUCOTHOE
	RHDE	RHODODENDRON X 'DELAWARE VALLEY WHITE' / DELAWARE VALLEY WHITE AZALEA
	SARU	SARCOCOCCA HOOKERIANA HUMILIS / SWEETBOX

FERN

	POAC	POLYSTICHUM ACROSTICHOIDES / CHRISTMAS FERN
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ORNAMENTAL GRASSES

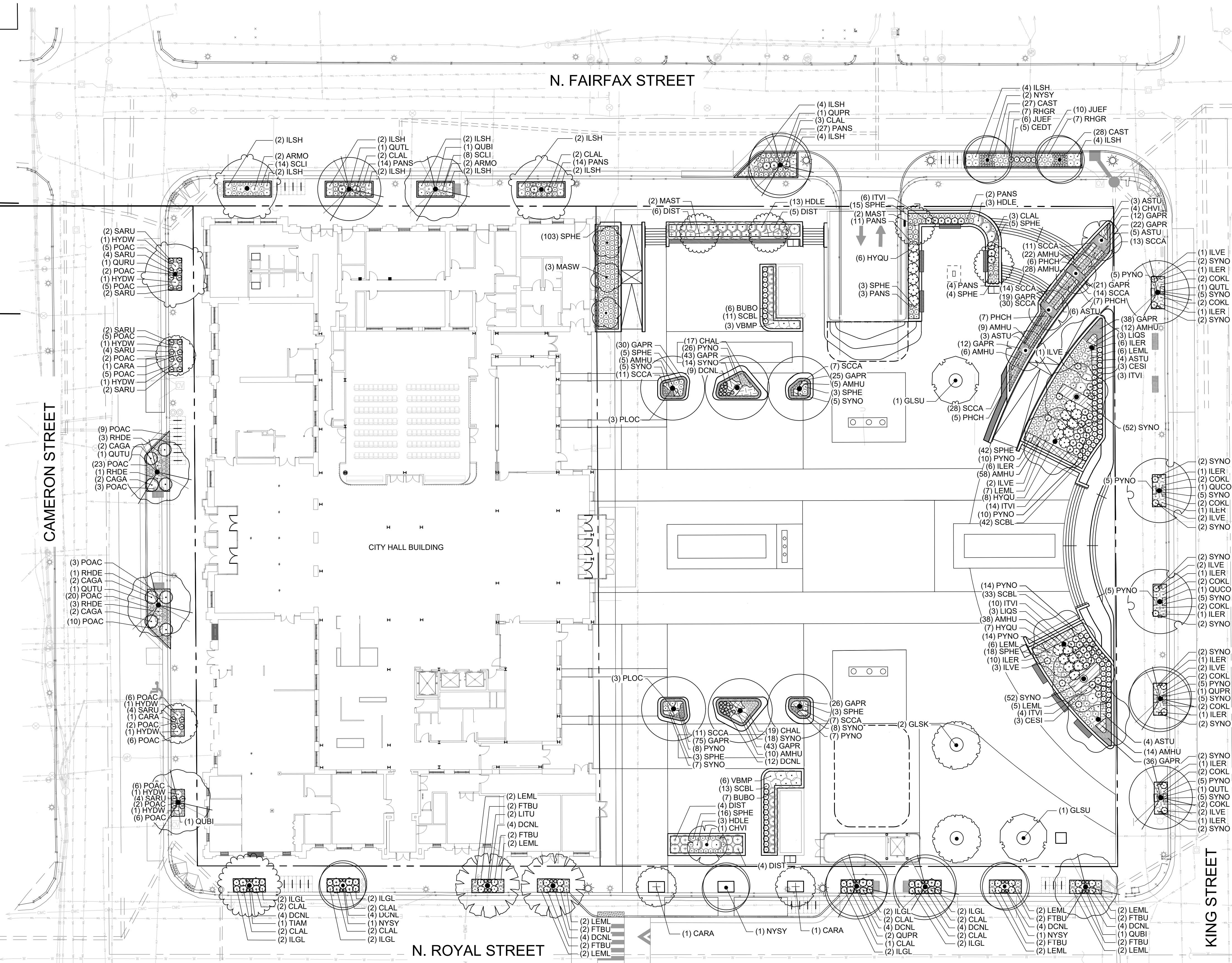
	CHAL	CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS
	DCNL	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' / NORTHERN LIGHTS TUFTED HAIR GRASS
	SCBL	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM
	SCCA	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM
	SPHE	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED

SHRUB AREAS

	AMHU	AMSONIA HUBRICHTII / ARKANSAS BLUESTAR
	ASTU	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED
	PYNO	PYCNANTHEMUM TENUIFOLIUM / NARROW-LEAF MOUNTAIN MINT
	SYNO	SYMPHYOTRICHUM NOVAE-ANGLIAE / NEW ENGLAND ASTER

GROUND COVERS

	GAPR	GAULTHERIA PROCUMBENS / WINTERGREEN
--	------	-------------------------------------



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. _____

LandDesign.

200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

REAL



NOT FOR
CONSTRUCTION

CITY HALL,
MARKET SQUARE
PLAZA
AND GARAGE
RENOVATION

06/04/2025

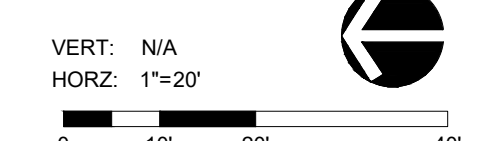
PRELIMINARY
DEVELOPMENT SITE PLAN

LANDDESIGN PROJ.# 2023165

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	PRELIMINARY DSP SUBMISSION	02/17/2025
02	COMPLETENESS DSP SUBMISSION	04/10/2025
03	VERIFICATION SUBMISSION	06/04/2025

SCALE




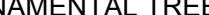

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








PLANTING PLAN

SHEET NUMBER

L401

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>
---------------	-------------	------------	--------------------------------

ORNAMENTAL TREES							
	CHVI	5	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	15 GAL	1.5" - 1.75"	6' - 10'	FULL SUN ; CCA: 500 SF ; LOCAL, REGIONAL, EASTERN U.S. NATIVE; SINGLE LEADER
	MAST	4	MAGNOLIA STELLATA / STAR MAGNOLIA	15 GAL	1.5"-1.75"	6' - 10'	FULL SUN TO PART SHADE; CCA: 500 SF; NATIVE; MULTISTEM, FULL BRANCHING
	MASW	3	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	15 GAL	1.5"-2" CAL	6' - 10'	CCA: 250 SF; LOCALLY, EASTERN U.S. REGIONALLY NATIVE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
BIORETENTION							
	ARMO	4	ARONIA MELANOCARPA 'MORTON' / IROQUOIS BEAUTY™ BLACK CHOKEBERRY	-	18" - 24"		FULL SUN TO PART SHADE; CCA: 10 SF; REGIONAL, EASTREN NATIVE; MUTISTEM; ROUNDED SPREADING
	CAST	55	CAREX STRICTA / TUSsock SEDGE	3 GAL			FULL TO PART SUN; LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 24" O.C.
	CEDT	5	CEANOTHUS OVATUS / INLAND CEANOTHUS	-	18" - 24"		FULL TO PART SUN; LOCAL, REGIONAL, AND EASTERN U.S. NATIVE
	CLAL	26	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / SUMMERSWEET	-	18" - 24"		FULL SUN TO PART SHADE; CCA: 10 SF; MUTISTEM; REGIONAL, EASTREN U.S. NATIVE ALT: SIXTEEN CANDLES VARIETY
	ILSH	32	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	-	18" - 24"		REGIONALLY AND EASTERN US NATIVE; CCA: 25 SF
	JUEF	12	JUNCUS EFFUSUS / SOFT RUSH	3 GAL			LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 24" O.C.
	PANS	75	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	3 GAL			LOCAL, REGIONAL, EASTREN U.S. NATIVE
	RHGR	14	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	-	18" - 24"		LOCAL, REGIONAL, EASTREN U.S. NATIVE
	SCLI	22	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM	-	18" - 24"		LOCAL, REGIONAL, EASTREN U.S. NATIVE

NOTE:
ALL PLANT SUBSTATIONS MUST BE REVIEWED AND APPROVED BY THE
LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT. SPECIFIED VARIETIES TO BE
PROVIDED AS NOTED.

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. _____	

PROJECT _____

06/04/2025

LANDDESIGN PROJ.# 2023165

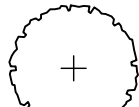
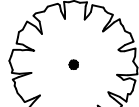
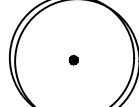

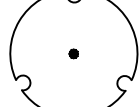






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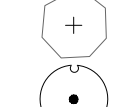
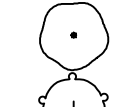
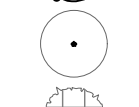
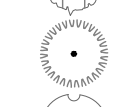
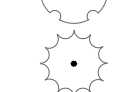
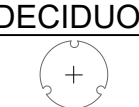
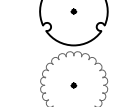

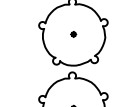
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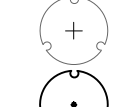

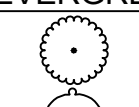
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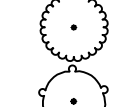
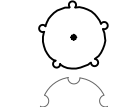
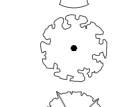
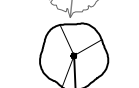


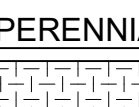
1402


PLANT SCHEDULE ROW

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES			
	CARA	4	CARPINUS CAROLINIANA / AMERICAN HORNBEAM
	LITU	2	LIRIODENDRON TULIPIFERA / TULIP POPLAR
	NYSY	5	NYSSA SYLVATICA / BLACK GUM
	QUBI	3	QUERCUS BICOLOR / SWAMP WHITE OAK
	QUCO	2	QUERCUS COCCINEA / SCARLET OAK
	QUTU	2	QUERCUS LYRATA `QLR510` / RESILIENCE™ OVERCUP OAK
	QUTL	3	QUERCUS NUTTALLII `QNSTC` / ESPLANADE® NUTTALL OAK
	QURU	2	QUERCUS RUBRA / NORTHERN RED OAK
	QUPR	4	QUERCUS SHUMARDII `QSSTH` / PROMINENCE® SHUMARD OAK
	QURB	1	QUERCUS X `QREP20` / EPIC™ RED OAK
	TIAM	1	TILIA AMERICANA / AMERICAN BASSWOOD

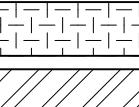

BIORETENTION			
	ARMO	4	ARONIA MELANOCARPA `MORTON` / IROQUOIS BEAUTY™ BLACK CHOKEBERRY
	CAST	55	CAREX STRICTA / TUSsock SEDGE
	CEDT	5	CEANOTHUS OVATUS / INLAND CEANOTHUS
	CLAL	23	CLETHRA ALNIFOLIA `HUMMINGBIRD` / SUMMERSWEET
	ILSH	32	ILEX GLABRA `SHAMROCK` / SHAMROCK INKBERRY HOLLY
	JUEF	12	JUNCUS EFFUSUS / SOFT RUSH
	PANS	55	PANICUM VIRGATUM `SHENANDOAH` / SHENANDOAH SWITCH GRASS
	RHGR	14	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
	SCLI	22	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM

DECIDUOUS SHRUBS			
	COKL	20	CORNUS SERICEA `KELSEYI` / KELSEY'S DWARF RED TWIG DOGWOOD
	FTBU	16	FOTHERGILLA GARDENII `BLUE MIST` / BLUE MIST FOTHERGILLA
	HYDW	8	HYDRANGEA ARBORESCENS / HYDRANGEA

EVERGREEN SHRUBS			
	CAGA	8	CAMELLIA SASANQUA `SHISHI GASHIRA` / SHISHI GASHIRA CAMELLIA
	ILGL	16	ILEX GLABRA / INKBERRY HOLLY
	ILVE	10	ILEX VERTICILLATA `JIM DANDY` / JIM DANDY WINTERBERRY
	ILER	10	ILEX VERTICILLATA `RED SPRITE` / RED SPRITE WINTERBERRY
	LEML	16	LEUCOTHOE AXILLARIS `COMPACTA` / DWARF COASTAL LEUCOTHOE
	RHDE	8	RHODODENDRON X `DELAWARE VALLEY WHITE` / DELAWARE VALLEY WHITE AZALEA
	SARU	24	SARCOCOCCA HOOKERIANA HUMILIS / SWEETBOX

FERN			
	POAC	120	POLYSTICHUM ACROSTICHOIDES / CHRISTMAS FERN

ORNAMENTAL GRASSES			
	DCNL	32	DESCHAMPSIA CESPITOSA `NORTHERN LIGHTS` / NORTHERN LIGHTS TUFTED HAIR GRASS

PERENNIALS			
	PYNO	25	PYCNANTHEMUM TENUIFOLIUM / NARROW-LEAF MOUNTAIN MINT
	SYNO	45	SYMPHYOTRICHUM NOVAE-ANGLIAE / NEW ENGLAND ASTER

CROWN COVER TABULATIONS: TOTAL SITE (EXCLUDING R.O.W)	
TOTAL SITE AREA (SF)	84,965
25% CROWN COVER REQUIRED (SF)	21,241
EXISTING CROWN COVER (SF)	N/A
REMOVED CROWN COVER (SF)	N/A
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	21,500
TOTAL CROWN COVER PROVIDED (%)	25.3%
TOTAL CROWN COVER PROVIDED (SF)	21,500

NOTE:
CROWN COVERAGE DOES NOT INCLUDE TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY. STREET TREES NOT COUNTED.

NATIVE PLANT TABULATIONS											
PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 – JANUARY 1, 2020			JANUARY 2, 2020 – JANUARY 1, 2024			BEGINNING JANUARY 2, 2024		
			REQUIRED	PROVIDED		REQUIRED	PROVIDED		REQUIRED	PROVIDED	
			%	QTY.	%	%	QTY.	%	%	QTY.	%
Urban Trees	n/a	Regional/Local	10%			15%			20%	n/a	n/a
		Total Natives	25%			25%			50%	n/a	n/a
Standard Trees	57	Regional/Local	15%			25%			40%	57	100%
		Total Natives	40%			60%			80%	57	100%
Evergreen Shrubs	181	Regional/Local	5%			8%			10%	136	75%
		Total Natives	20%			30%			40%	144	80%
Deciduous Shrubs	228	Regional/Local	10%			15%			20%	154	68%
		Total Natives	40%			60%			80%	191	84%
Groundcovers	402	Regional/Local	5%			10%			10%	402	100%
		Total Natives	10%			20%			20%	402	100%
Perennials, Ferns, Ornamental Grasses	1389	Regional/Local	10%			15%			25% (perennials) 30% (ferns & grasses)	909	65%
		Total Natives	25%			40%			60% (perennials) 80% (ferns & grasses)	1116	80%
Vines	n/a	Total Natives	80%			100%			100%	n/a	n/a
TOTALS											
TOTAL PLANTS SPECIFIED		TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS				TOTAL SUM OF NATIVE PLANTS					
2257		1658				1910					
		73.5%				84.6%					

NOTES:
1) Percentages apply to the total quantity of each plant type specified on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specified on the plans for each plant type.
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

- NOTES:
- ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIALS- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
 - MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE
 - CROWN COVERAGE DOES NOT INCLUDE TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY.

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. _____

KEY MAP

SEAL



NOT FOR
CONSTRUCTION

PROJECT

CITY HALL,
MARKET SQUARE
PLAZA
AND GARAGE
RENOVATION

06/04/2025

PRELIMINARY
DEVELOPMENT SITE PLAN

LANDDESIGN PROJ.#

2023165

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	PRELIMINARY DSP SUBMISSION	02/17/2025
02	COMPLETENESS DSP SUBMISSION	04/10/2025
03	VERIFICATION SUBMISSION	06/04/2025

SCALE NORTH

VERT: N/A
HORZ:

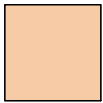
SHEET TITLE

PLANTING SCHEDULE +
TABULATIONS

SHEET NUMBER

L403

STREETSCAPE SOIL VOLUME



EXTENTS OF UNCOMPACTED SOIL
VOLUME

N. FAIRFAX STREET

CAMERON STREET

KING STREET

N. ROYAL STREET

CITY HALL BUILDING

APPROVED

SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

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SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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

KEY MAP

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PROJECT

CITY HALL,
MARKET SQUARE
PLAZA
AND GARAGE
RENOVATION

06/04/2025

PRELIMINARY
DEVELOPMENT SITE PLAN

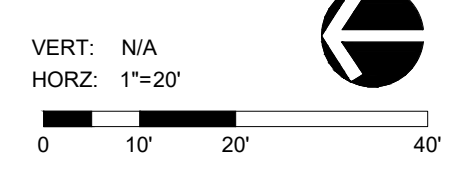
LANDDESIGN PROJ.# 2023165

REVISION / ISSUANCE

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01	PRELIMINARY DSP SUBMISSION	02/17/2025
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SCALE

NORTH



SHEET TITLE

SOILS PLAN

SHEET NUMBER

L501

LEGEND

SYMBOL	DESCRIPTION
⊙	HOSE BIB
—	75' SPRAY HEAD MAINTENANCE HOSE RADIUS

LIMITS OF IRRIGATION

	LIMITS OF AREA WITH NO PERMANENT IRRIGATION / SPRAY (TO BE HAND-WATERED/WATER TRUCK)
	LIMITS OF AREA WITH DRIP IRRIGATION
	LIMITS OF AREA WITH BMP IRRIGATION (TO BE HAND IRRIGATED UNTIL ESTABLISHMENT)

N. FAIRFAX STREET

CAMERON STREET

CITY HALL BUILDING

KING STREET

N. ROYAL STREET

KEY MAP

SEAL



NOT FOR
CONSTRUCTION

PROJECT

CITY HALL,
MARKET SQUARE
PLAZA
AND GARAGE
RENOVATION

06/04/2025

PRELIMINARY
DEVELOPMENT SITE PLAN

LANDDESIGN PROJ.# 2023165

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	PRELIMINARY DSP SUBMISSION	02/17/2025
02	COMPLETENESS DSP SUBMISSION	04/10/2025
03	VERIFICATION SUBMISSION	06/04/2025

SCALE

VERT: N/A
HORZ: 1"=20'

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

L601

APPROVED

SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

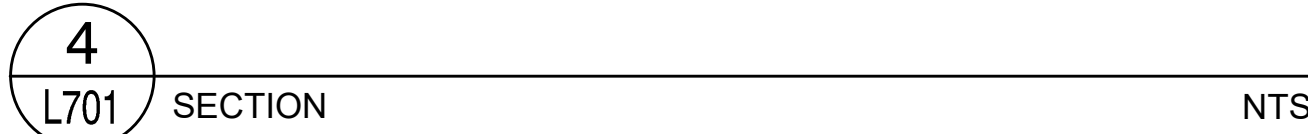
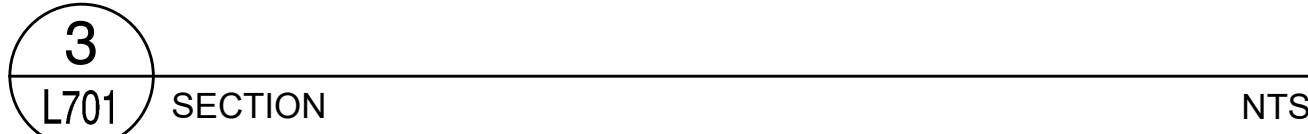
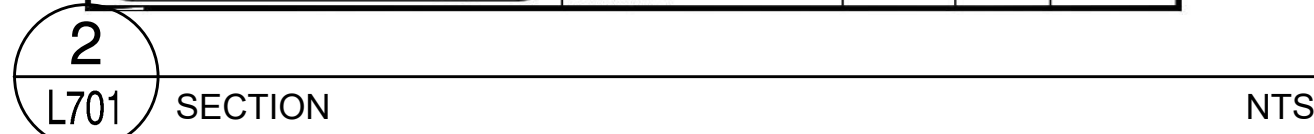
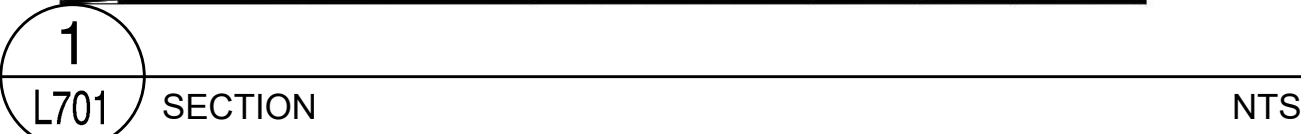
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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



KEY MAP

SEAL

**NOT FOR
CONSTRUCTION**

PROJECT _____

**CITY HALL,
MARKET SQUARE
PLAZA
AND GARAGE
RENOVATION**

06/04/2025

PRELIMINARY DEVELOPMENT SITE PLAN

LANDDESIGN PROJ.# 2023165

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	PRELIMINARY DSP SUBMISSION	02/17/2025
02	COMPLETENESS DSP SUBMISSION	04/10/2025
03	VERIFICATION SUBMISSION	06/04/2025

[illegible]

VERT: N/A
HORZ: AS NOTED

SHEET TITLE

DETAILS - PLANTING

SHEET NUMBER

L701

KEY MAP

SEAL



NOT FOR
CONSTRUCTION

PROJECT

CITY HALL,
MARKET SQUARE
PLAZA
AND GARAGE
RENOVATION

06/04/2025

PRELIMINARY
DEVELOPMENT SITE PLAN

LANDDESIGN PROJ#

2023165

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	PRELIMINARY DSP SUBMISSION	02/17/2025
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03	VERIFICATION SUBMISSION	06/04/2025

SCALE NORTH

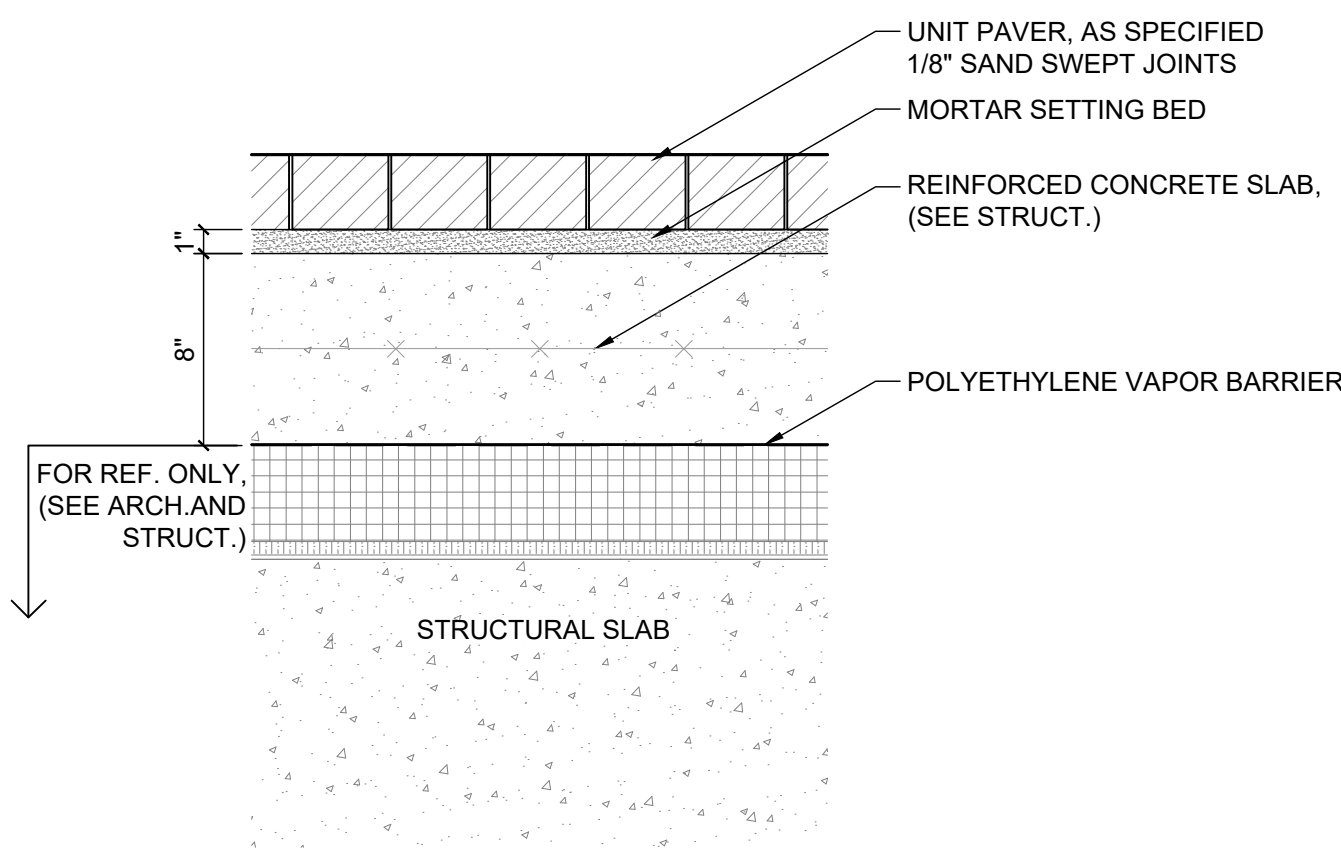
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HORZ: AS NOTED

SHEET TITLE

DETAILS - PAVING

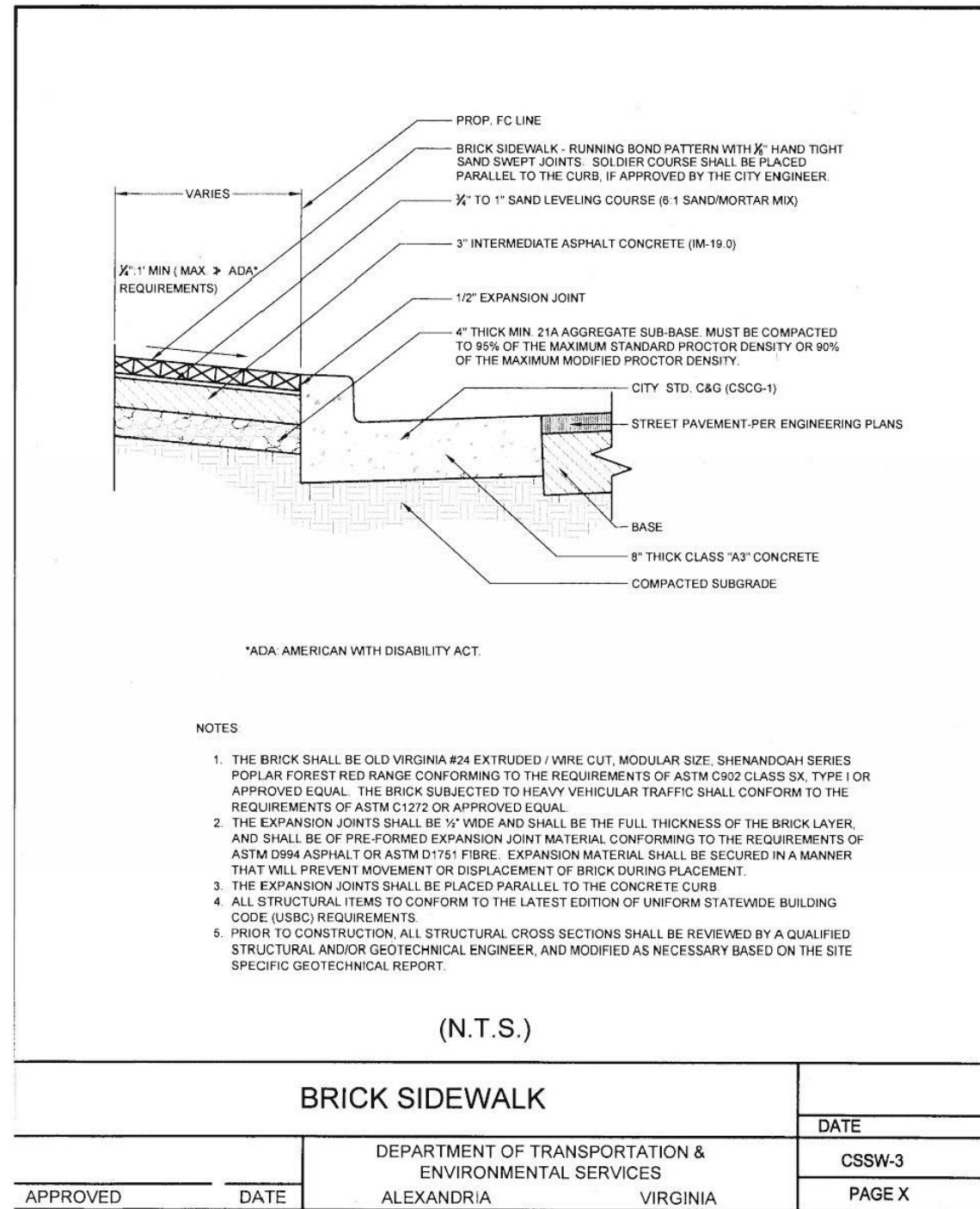
SHEET NUMBER

L702



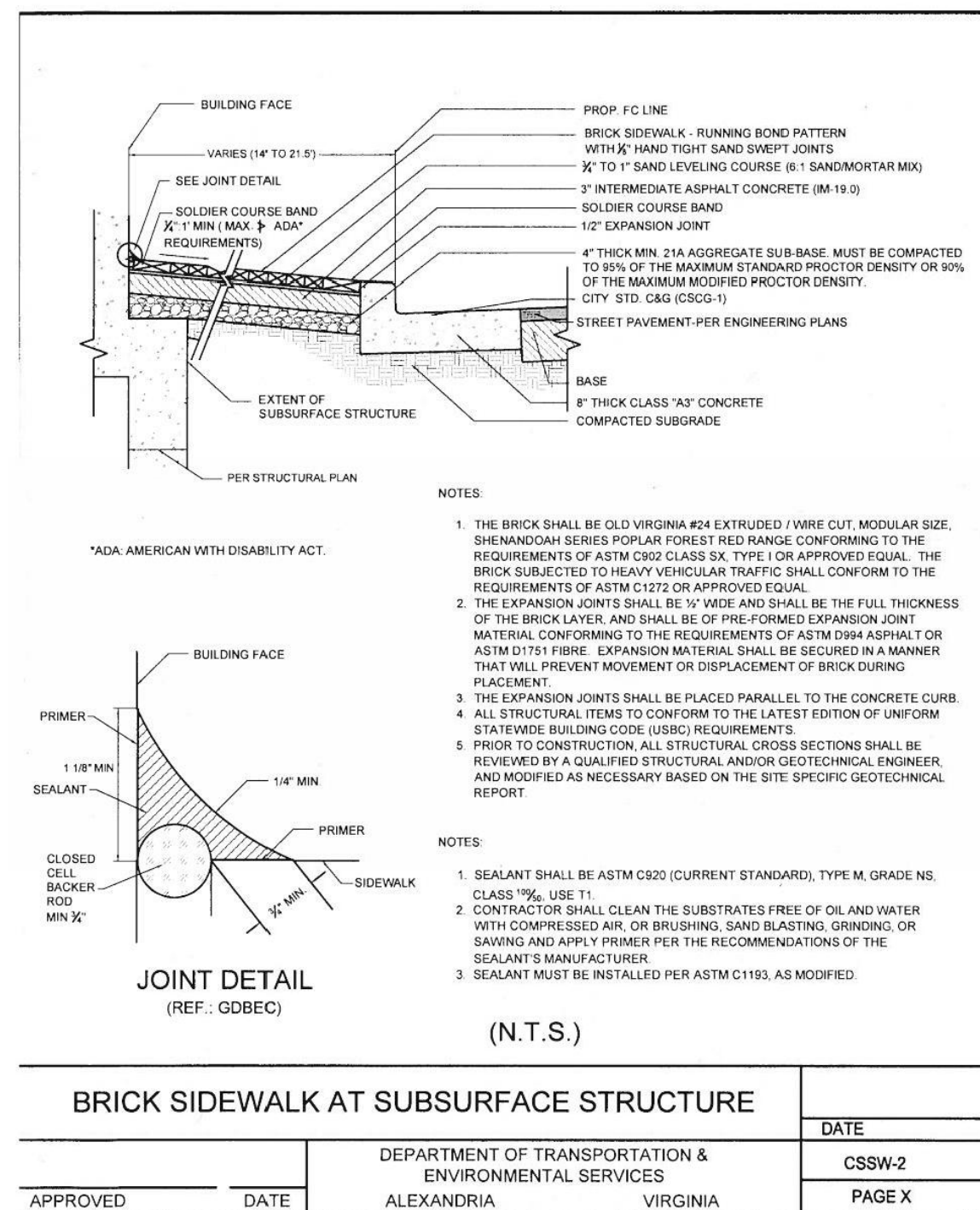
1
L702 SECTION

1 1/2" = 1'-0"



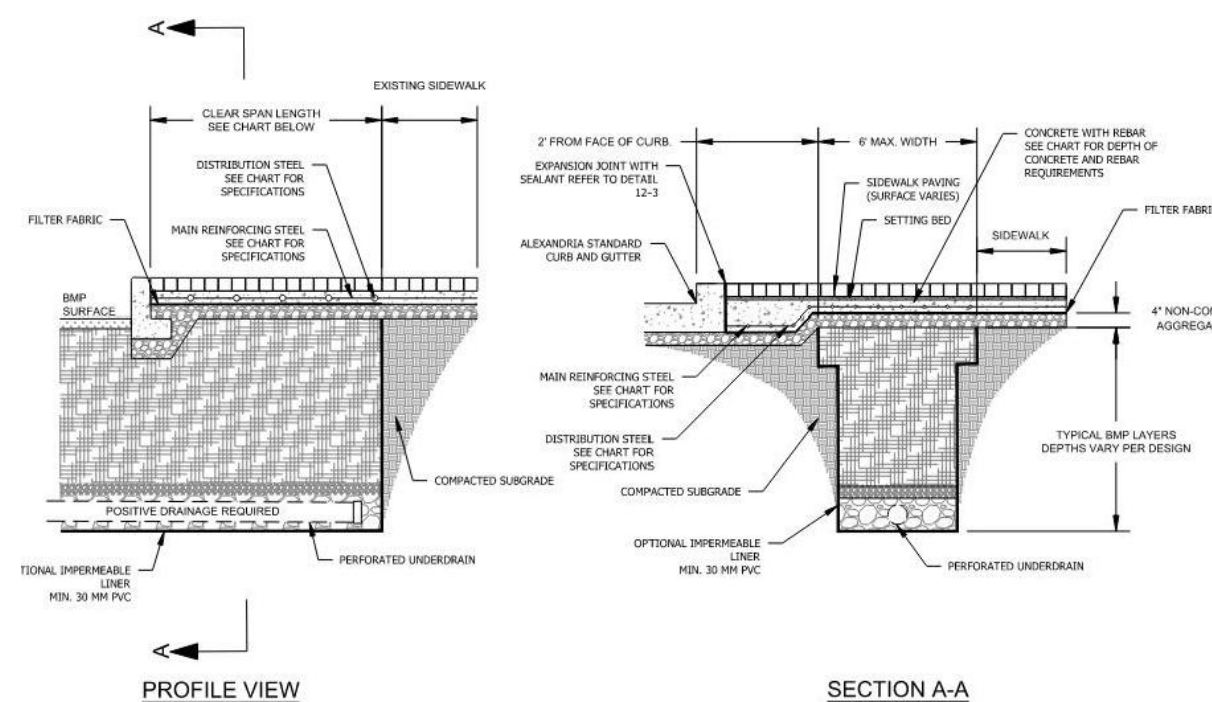
2
L702 SECTION

NTS



3
L702 SECTION

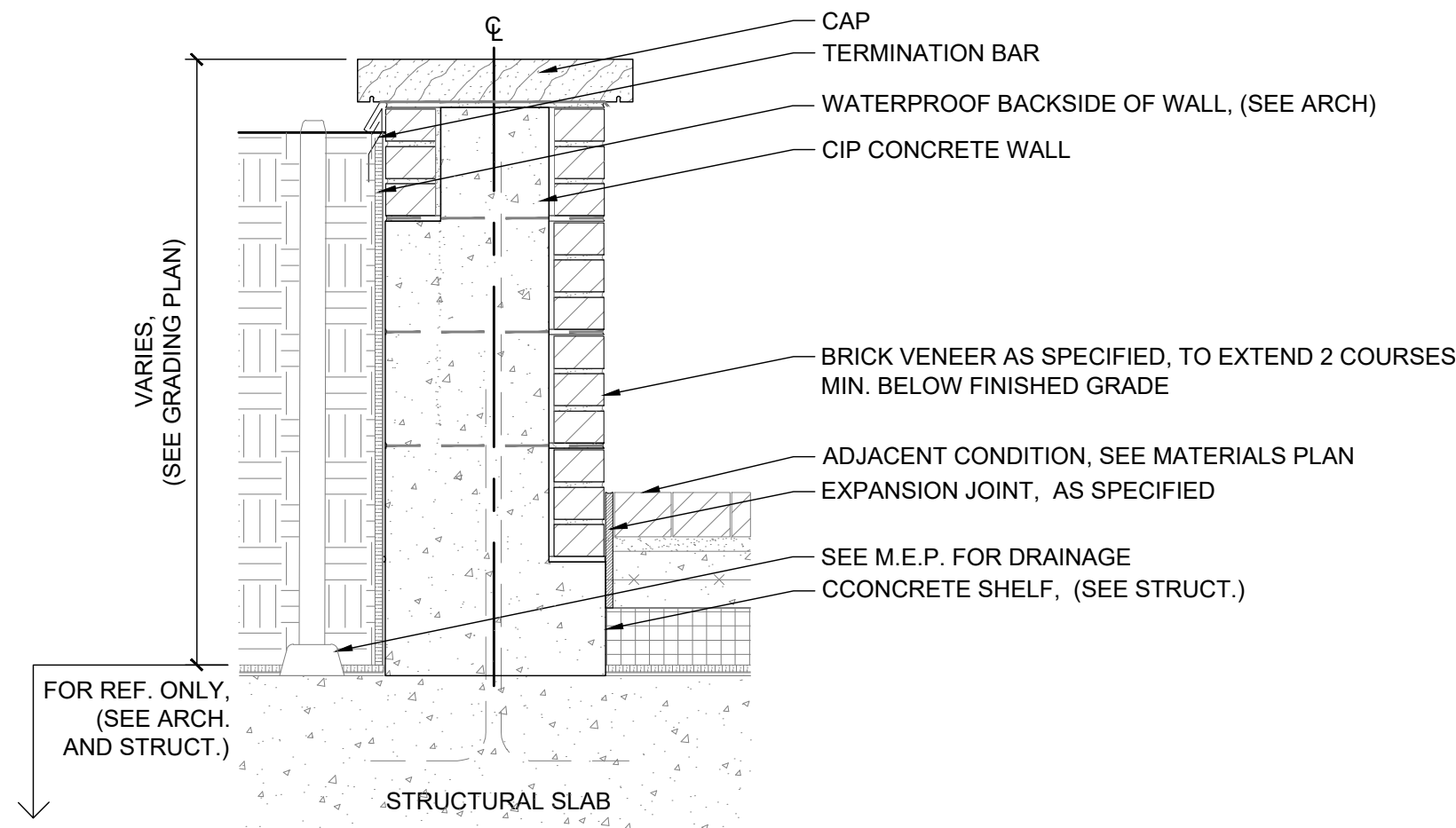
NTS



4
L702 SECTION

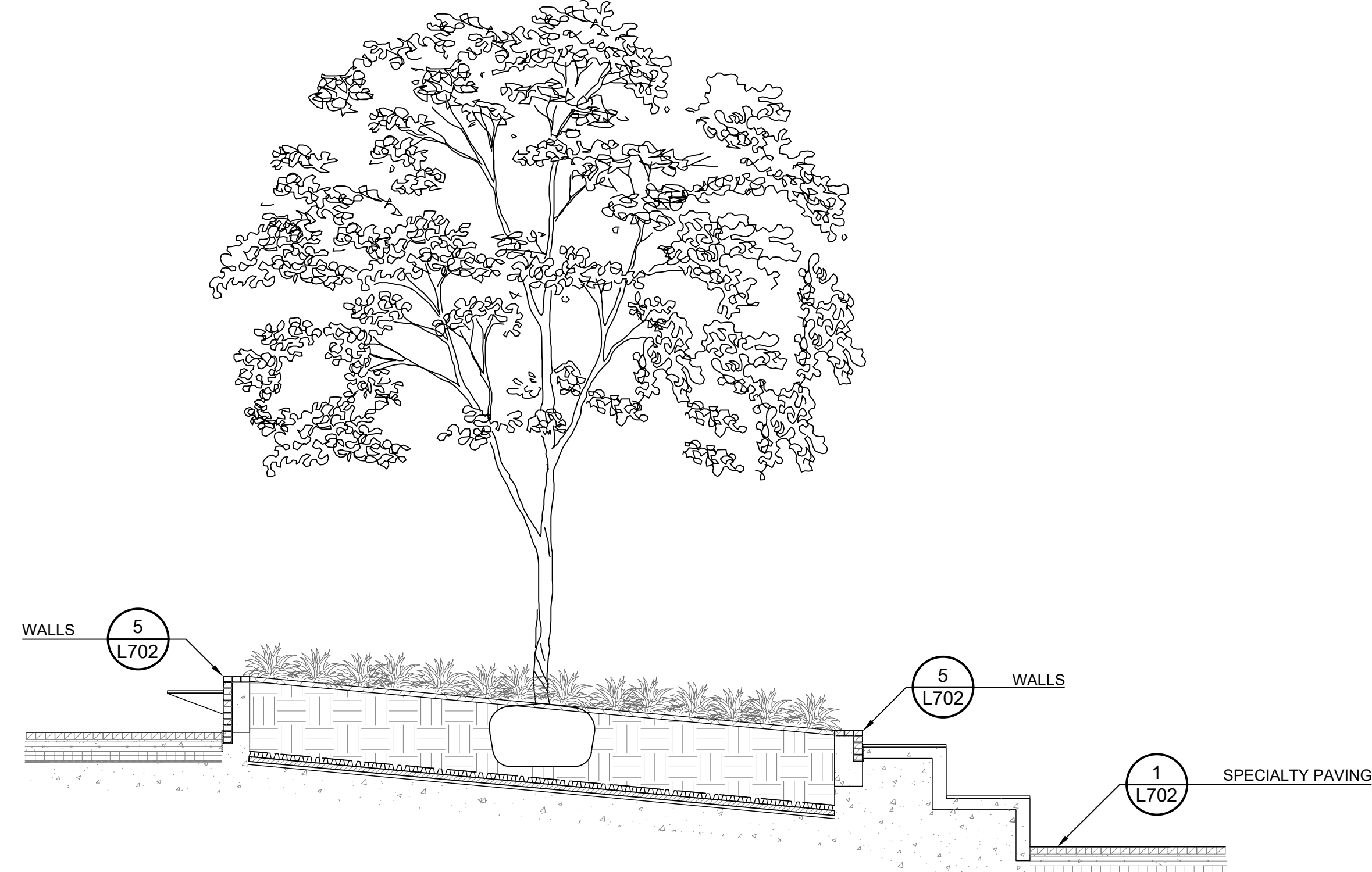
DETAIL 23
SUSPENDED SIDEWALK

NTS



5
L702 SECTION

1" = 1'-0"



6
L702 SECTION

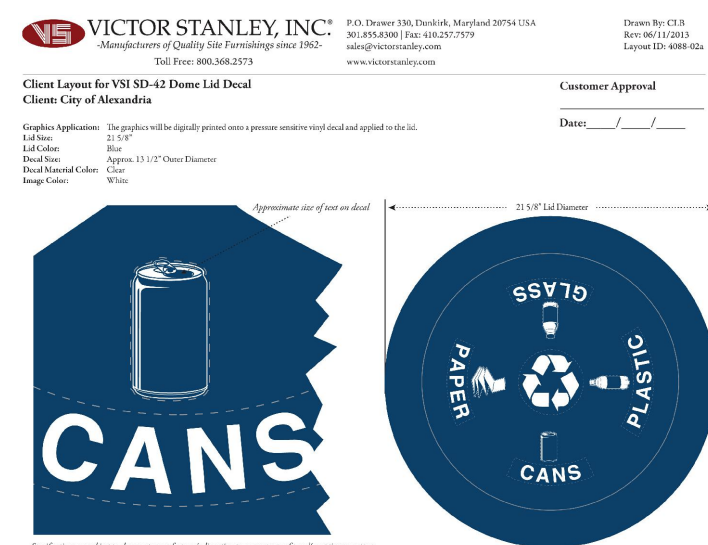
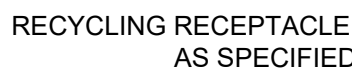
1/4" = 1'-0"

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. _____

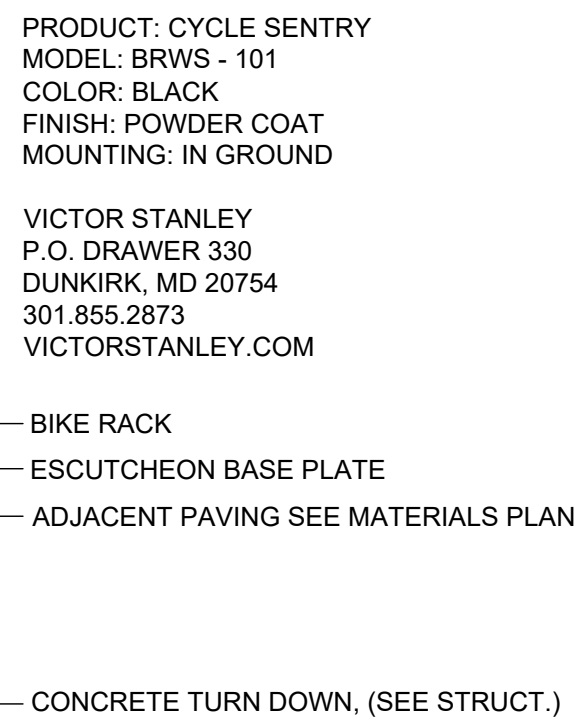


- NOTES:**
1. RECEPTACLE TO BE MOUNTED IN GROUND PER MANUFACTURERS INSTRUCTIONS.
 2. SEE PLAN FOR QUANTITY AND LOCATIONS.
 3. USE TAMPER RESISTANT HARDWARE.
 4. TRASH RECEPTACLE PER CITY OF ALEXANDRIA, EISENHOWER EAST DESIGN GUIDELINES.
 5. OR CITY AND OWNER APPROVED EQUAL.

NTS

- REQUIRED BAND DECAL FOR RECYCLING RECEPTACLE
- NOTES:
1. RECEPTACLE TO BE MOUNTED IN GROUND PER MANUFACTURERS INSTRUCTIONS.
 2. SEE PLAN FOR QUANTITY AND LOCATIONS.
 3. USE TAMPER RESISTANT HARDWARE.
 4. RECYCLING RECEPTACLES TO INCLUDE CITY OF ALEXANDRIA STANDARD DECALS AS NOTED.
 5. RECYCLING RECEPTACLE PER CITY OF ALEXANDRIA, EISENHOWER EAST DESIGN GUIDELINES.
 6. OR CITY AND OWNER APPROVED EQUAL.

NTS


$$1'' = 1'-0''$$


Ordering Guide

C12962F: LUMINAIRE, TYPE 5 OPTICS
Modifications: FAWS switch, Eagle finial, Visual
comfort panels.

C12962H: LUMINAIRE, TYPE 3 WIDE OPTICS
Modifications: FAWS switch, Eagle finial, Visual
comfort panels.

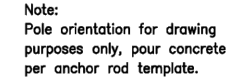
CA12962: LADDER REST

CA12962D: PHOXL EXTENDED LIFE PHOTO CELL

CP12962D: POLE ASSEMBLY W/ GFI OUTLET (shown)

Modifications: Custom tension, GFI outlet mounted
7" down from top of pole.

CP12962E: POLE ASSEMBLY W/O GFI OUTLET



Note:
Pole orientation for drawing
purposes only, pour concrete
per anchor rod template.



COLOR: BLACK
PANELS: VISUAL COMFORT ACRYLIC
PHOTO CONTROL: 7-PIN TWIST LOCK RECEPTACLE
DRAWING CONTROL: NONE

LEDging Specifications:

- 80, 3000K (warm) LEDs, typical 75 Color Rendering Index (CRI), >100,000 hours of operational life (at 25°C ambient temperature & 70% lumen maintenance), injection molded type 5 or type 3 Wide (spec'ed) optical plates, IP66 rated optical system.
- Integral Edge Xenium LED driver (mounted in roof, class 1, IP66 rated, 350mA-0-10W dimming, IntelliVot 120 VAC, 50-60Hz, field replaceable 10kV/10kA surge protection).
- Type 5 optics; Delivered lumens: 6924, Wattage: 85W.
- Type 3 Wide optics; Delivered lumens: 7002, Wattage: 85W.
- Field Adjustable White Switch (FAWS) (mounted in roof).

Type 5 Settings			*Type 3 Wide Settings*		
FAWS POSITION	LUMENS	SYSTEM WATTAGE	FAWS POSITION	LUMENS	SYSTEM WATTAGE
1	2146	24	1	2171	24
2	3670	43	2	3711	43
3	4293	49	3	4341	49
4	4847	57	4	4901	57
5	5401	84	5	5462	84
6	5747	69	6	5812	69
7	6162	74	7	6232	74
8	6370	77	8	6442	77
9	6647	81	9	6722	81
10	6924	85	10	7002	85

*Factory set to position 10, Tolerance $\pm 3\%$ *

Lumilock Certifications:

- ETL & cETL listed to U.S. & Canadian safety standards for wet locations, manufactured to ISO 9001:2008 Standards, luminaires photometric testing performed in accordance with IESNA LM-79 guidelines.

NTS

<h1 style="margin: 0;">APPROVED</h1>		
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. _____

KEY MAP

SEAL



PROJECT

**CITY HALL,
MARKET SQUARE
PLAZA
AND GARAGE
RENOVATION**

06/04/2025

PRELIMINARY DEVELOPMENT SITE PLAN

LANDDESIGN 9901#

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	PRELIMINARY DSP SUBMISSION	02/17/2025
02	COMPLETENESS DSP SUBMISSION	04/10/2025
03	VERIFICATION SUBMISSION	06/04/2025

SCALE NORTH

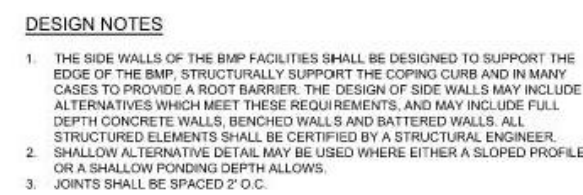
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HORZ: AS NOTED

SHEET TITLE

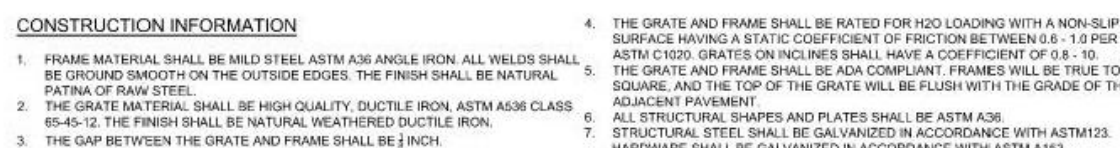
DETAILS - FURNISHING

SHEET NUMBER

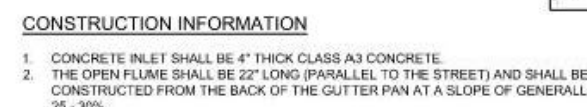
L703



1 EDGE TREATMENTS L704 SECTION 1 1/2" = 1'-0"

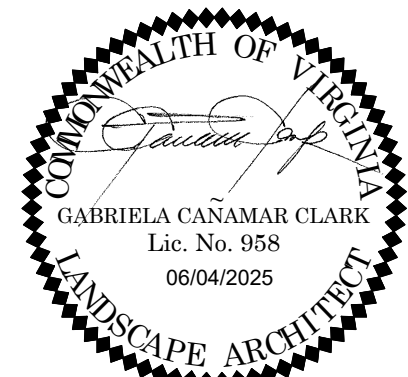


3 GRATE AND FRAME
L704 SECTION 1 1/2" = 1'-0"



2 TRENCH DRAIN INLET
L704 SECTION 1 1/2" = 1'-0"

SEAL



PROJECT _____

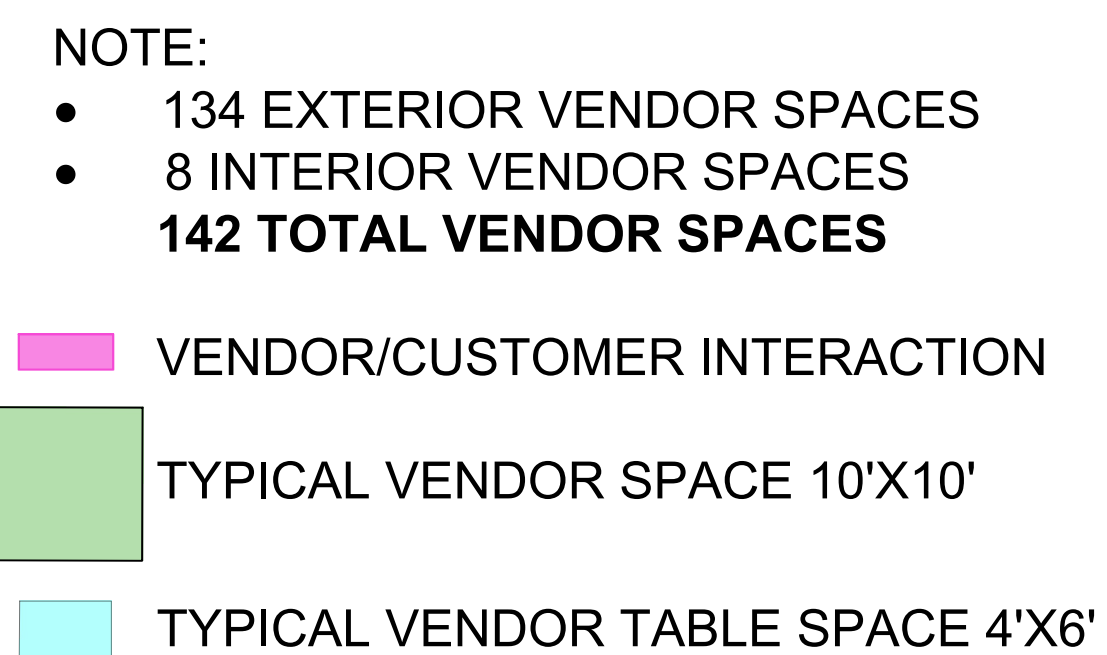
06/04/2025

LANDDESIGN PROJ.# 2023165

SHEET TITLE

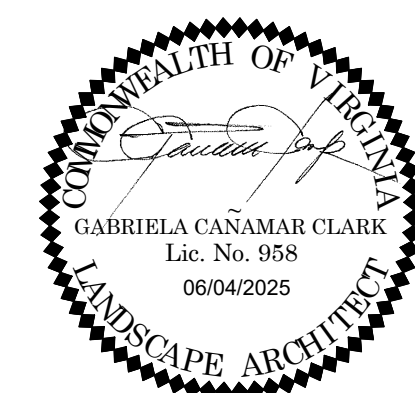
SHEET NUMBER

L704



KEY MAP

SEMI



**NOT FOR
CONSTRUCTION**

PROJECT

**CITY HALL,
MARKET SQUARE
PLAZA
AND GARAGE
RENOVATION**

06/04/2025

PRELIMINARY DEVELOPMENT SITE PLAN

LANDDESIGN PROJ.#
2023165

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
01	PRELIMINARY DSP SUBMISSION	02/17/2025
02	COMPLETENESS DSP SUBMISSION	04/10/2025
03	VERIFICATION SUBMISSION	06/04/2025

	GCC	
	SW/AM/LK	
	GCC	

SCALE NORTH

VERTN/A
HORZ:

SHEET TITLE

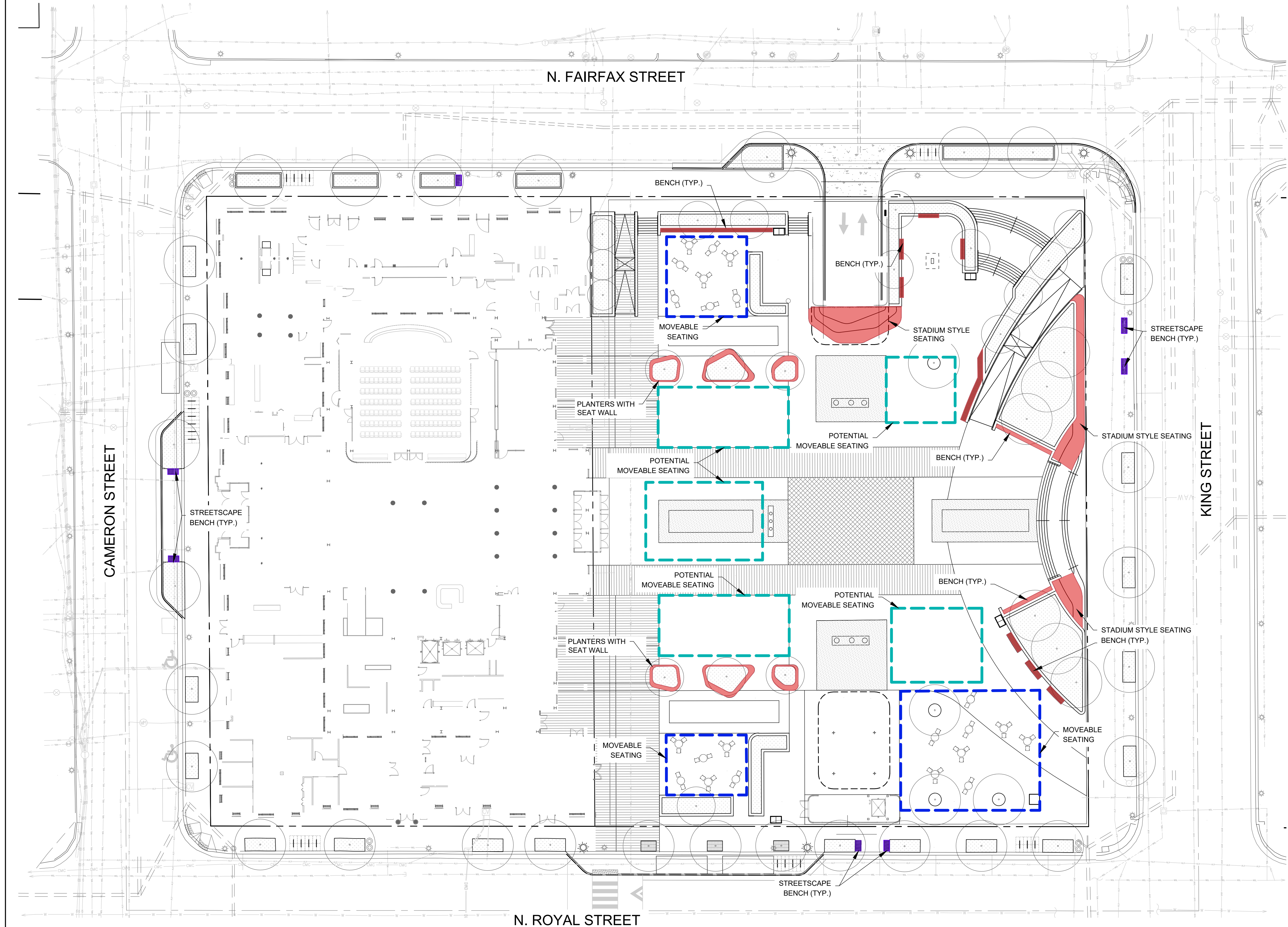
MARKET LAYOUT

SHEET NUMBER _____

L801

<h1 style="margin: 0;">APPROVED</h1>	
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. _____	

- MOVEABLE SEATING AREA
- FIXED SEATING
- FIXED STREETSCAPE BENCHES
- POTENTIAL MOVEABLE SEATING AREA



KEY MAP

SEAL



NOT FOR
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PROJECT

CITY HALL,
MARKET SQUARE
PLAZA
AND GARAGE
RENOVATION

06/04/2025

PRELIMINARY
DEVELOPMENT SITE PLAN

LANDDESIGN PROJ.# 2023165

REVISION / ISSUANCE

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03	VERIFICATION SUBMISSION	06/04/2025

SCALE

VERT: N/A
HORZ: 1"=20'

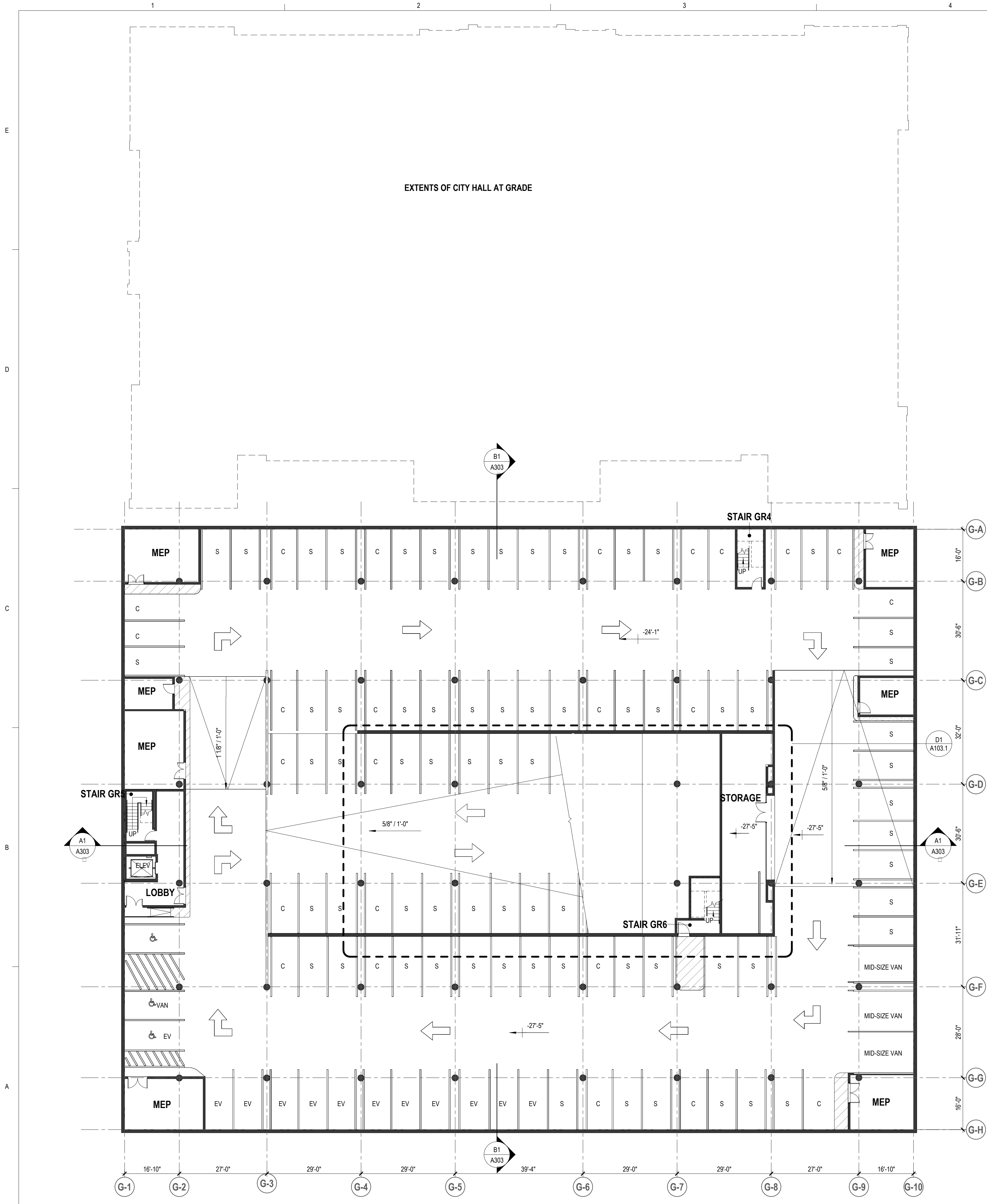
SHEET TITLE

SEATING EXHIBIT

SHEET NUMBER

L802

6/4/2025 2:24:42 PM Model: Autodesk Docs://038-10046-000_Alexandria City Hall Reno/ACH-Architecture_R24.rvt



GENERAL FLOOR PLAN NOTES

1. HISTORIC REHABILITATION WORK TO BE DEVELOPED BASED ON ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.

2. ARCHITECTURAL PLAN ORIENTATION DIFFERS FROM CIVIL AND LANDSCAPE PLANS. REFER TO THIS PLAN FOR BUILDING SPACE PLANNING AND LAYOUT.

3. EXISTING MARKET SQUARE GARAGE TO BE DEMOLISHED. NEW GARAGE TO BE CONSTRUCTED IN ITS PLACE AS PART OF THIS PROJECT.

4. ELEVATION OF 0'-0" ON ARCH IS EQUAL TO 33.68 ON CIVIL PLANS.

PARKING COUNT	
PARKING TYPE	COUNT
STANDARD - "S"	152
COMPACT - "C"	56
ELECTRIC VEHICLE (INCLUDES 1 EV ACCESSIBLE SPACE, 2 COMPACT SPACES) - "EV"	12
MID-SIZE VAN/ OVERSIZED PARKING	3
ACCESSIBLE - HC SYMBOL	5
TOTAL	228

NOTE: INFRASTRUCTURE SHALL BE PROVIDED FOR 8 EV MAKE-READY SPACES FOR CITY STAFF AND FOR 50% OF THE PUBLIC SPACES

PLAN LEGEND

EXISTING TO REMAIN

NEW WORK

BASEMENT ADDITION

NEW PMMA COLD-FLUID APPLIED ROOF SYSTEM WITH PAVERS

NEW PMMA COLD-FLUID APPLIED GREEN ROOF SYSTEM

NEW LOW-SLOPE COLD-FLUID MODIFIED BITUMEN ROOF SYSTEM

EXTENT OF REHABILITATED PRE-1945 EXISTING COPPER STANDING SEAM AND FLAT SEAM ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

EXTENT OF REHABILITATED PRE-1945 EXISTING SLATE ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

EXTENT OF REHABILITATED 1960+ EXISTING ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
ALEXANDRIA, VA

CITY OF ALEXANDRIA,
VIRGINIA DEPARTMENT
OF GENERAL SERVICES
421 KING STREET, SUITE 220,
ALEXANDRIA, VA 22314

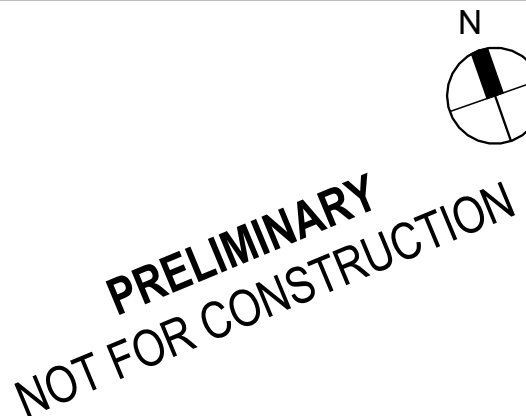


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KEY PLAN



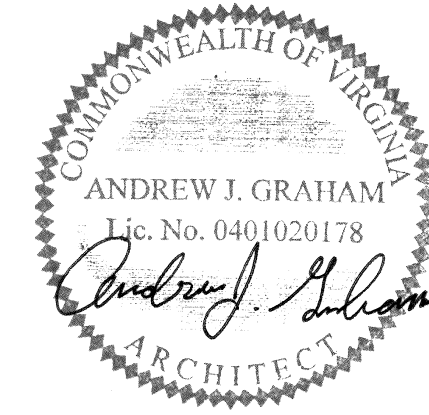
REVISIONS

NO.	DESCRIPTION	DATE
1	CONCEPT I / II	01/08/2025
2	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
3	COMPLETENESS DSP SUBMISSION	04/10/2025
4	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP



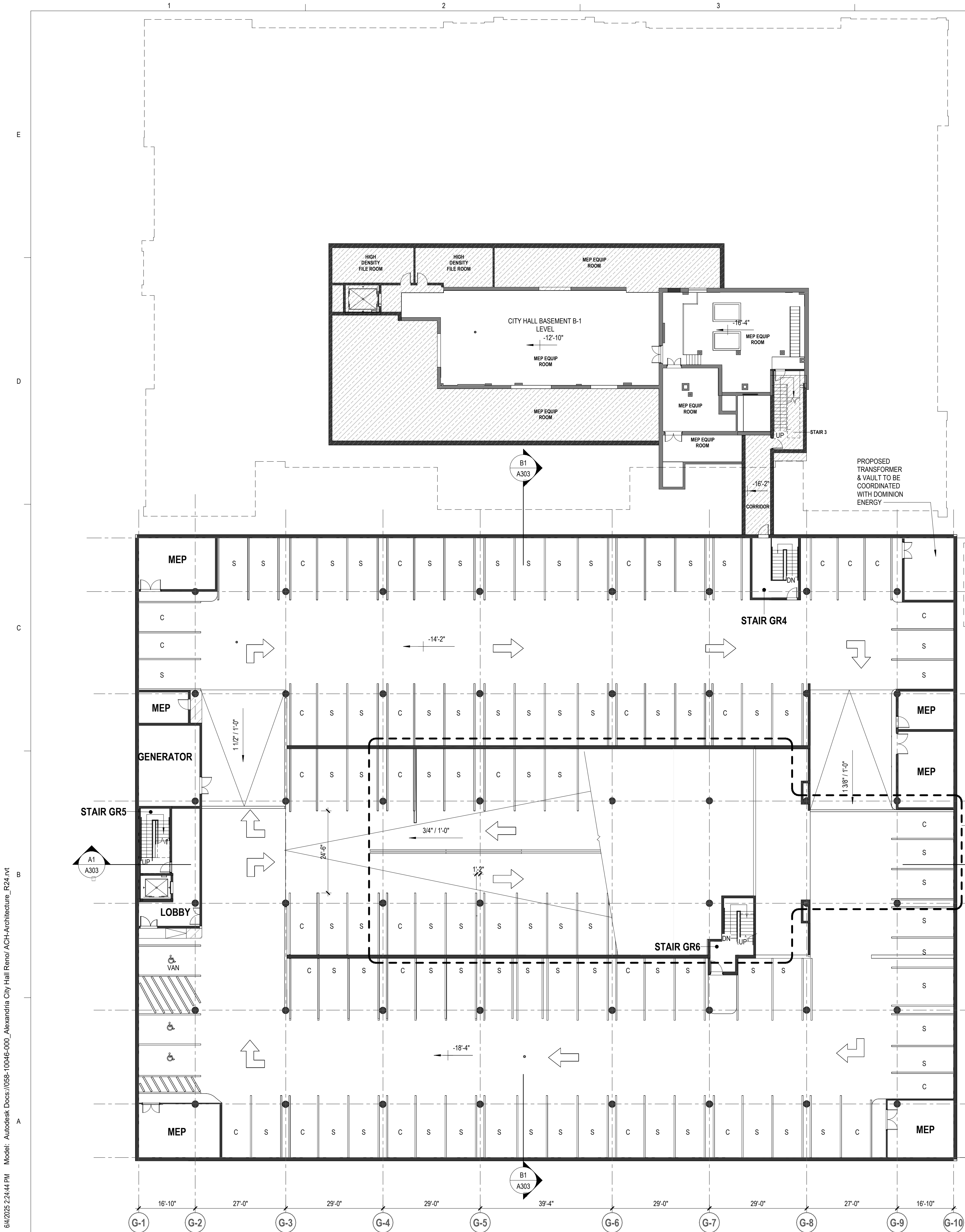
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SCALE: 1/16" = 1'-0"

Project No. 058-10046-000
05.01.2025

G-2 (GARAGE) LEVEL FLOOR PLAN

A101

A1 G-2 (GARAGE) LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



GENERAL FLOOR PLAN NOTES

- HISTORIC REHABILITATION WORK TO BE DEVELOPED BASED ON ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.
- ARCHITECTURAL PLAN ORIENTATION DIFFERS FROM CIVIL AND LANDSCAPE PLANS. REFER TO THIS PLAN FOR BUILDING SPACE PLANNING AND LAYOUT.
- EXISTING MARKET SQUARE GARAGE TO BE DEMOLISHED. NEW GARAGE TO BE CONSTRUCTED IN ITS PLACE AS PART OF THIS PROJECT.
- ELEVATION OF 0'-0" ON ARCH IS EQUAL TO 33.68 ON CIVIL PLANS.

PARKING COUNT	
PARKING TYPE	COUNT
STANDARD - "S"	152
COMPACT - "C"	56
ELECTRIC VEHICLE (INCLUDES 1 EV ACCESSIBLE SPACE, 2 COMPACT SPACES) - "EV"	12
MID-SIZE VAN/ OVERSIZED PARKING ACCESSIBLE - HC SYMBOL	3
	5
TOTAL	228

NOTE: INFRASTRUCTURE SHALL BE PROVIDED FOR 8 EV MAKE-READY SPACES FOR CITY STAFF AND FOR 50% OF THE PUBLIC SPACES

PLAN LEGEND	
	EXISTING TO REMAIN
	NEW WORK
	BASEMENT ADDITION
	NEW PMMA COLD-FLUID APPLIED ROOF SYSTEM WITH PAVERS
	NEW PMMA COLD-FLUID APPLIED GREEN ROOF SYSTEM
	NEW LOW-SLOPE COLD-FLUID MODIFIED BITUMEN ROOF SYSTEM
	EXTENT OF REHABILITATED PRE-1945 EXISTING COPPER STANDING SEAM AND FLAT SEAM ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK
	EXTENT OF REHABILITATED PRE-1945 EXISTING SLATE ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK
	EXTENT OF REHABILITATED 1960+ EXISTING ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
ALEXANDRIA, VA

CITY OF ALEXANDRIA,
VIRGINIA DEPARTMENT OF GENERAL SERVICES
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ALEXANDRIA, VA 22314



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P: 202.661.4600

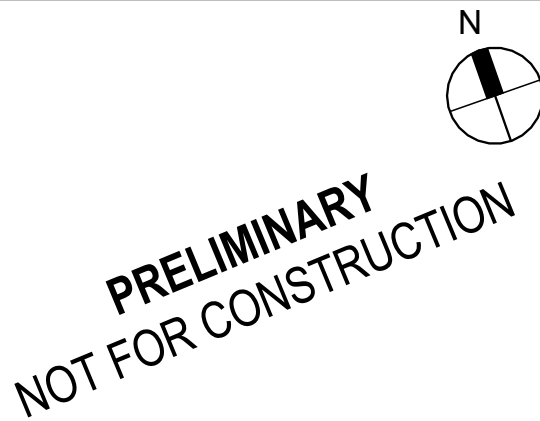


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Washington, DC 20001
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KEY PLAN



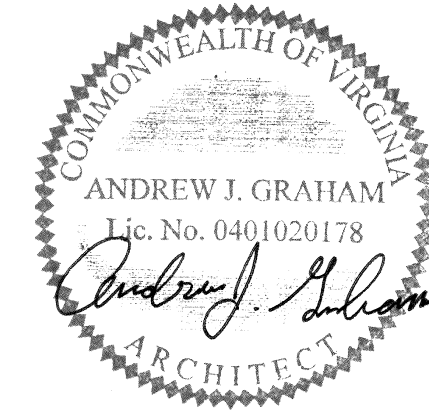
REVISIONS

NO.	DESCRIPTION	DATE
1	CONCEPT I / II	01/08/2025
2	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
3	COMPLETENESS DSP SUBMISSION	04/10/2025
4	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP



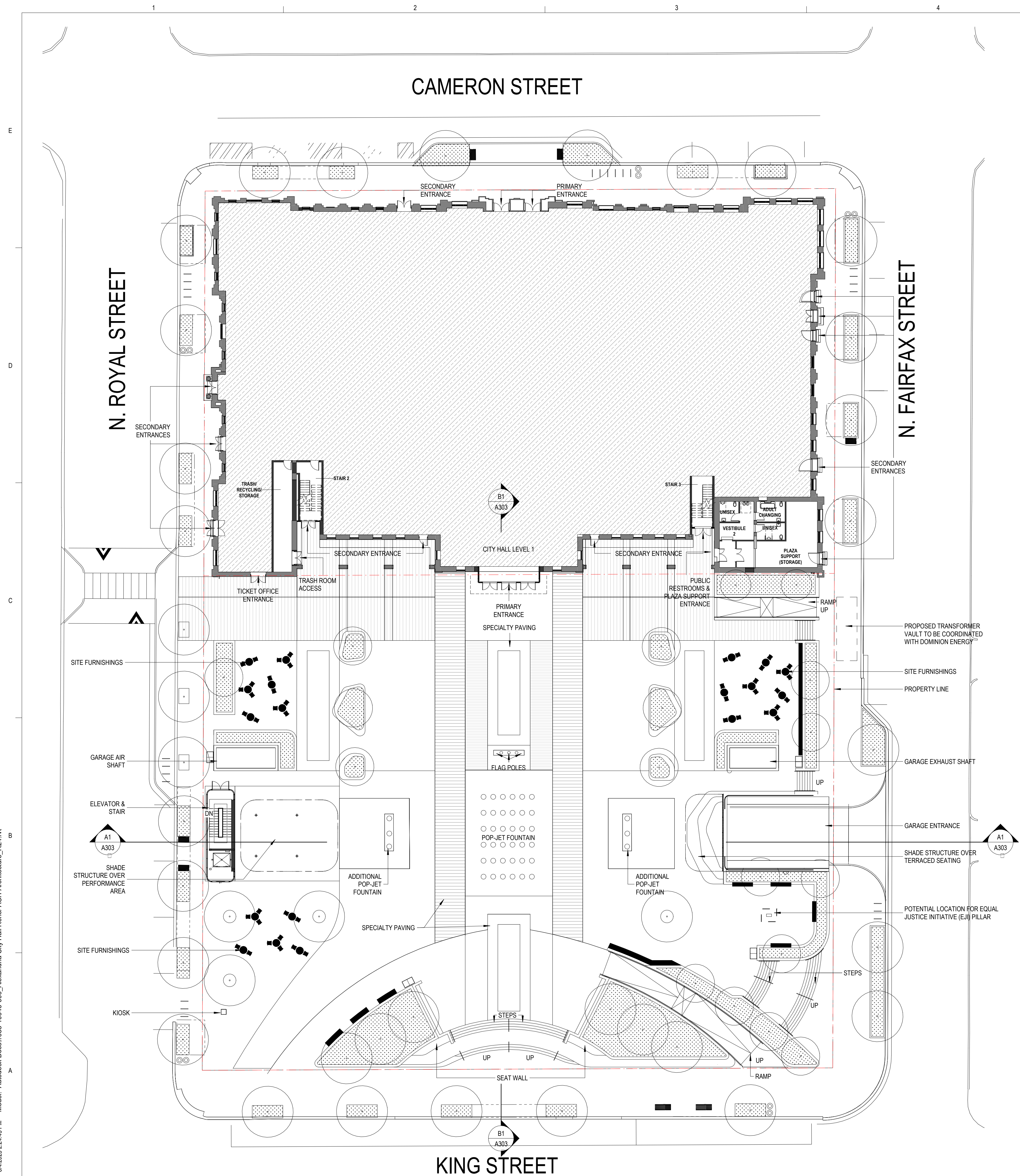
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SCALE: 1/16" = 1'-0"

Project No. 058-10046-000
05.01.2025

G-1 (GARAGE) AND B-1 LEVEL FLOOR PLAN

A102

6/20/2025 2:24:45 PM Model: Autodesk Docs://058-10046-000_Alexandria City Hall Reno/ACH-Architecture_T24.rvt



A1 ARCHITECTURAL SITE PLAN - LEVEL P0 FLOOR PLAN
SCALE: 1" = 20'-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. _____	

CITY HALL, MARKET
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GARAGE RENOVATION
ALEXANDRIA, VA

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KEY PLAN

**PRELIMINARY
NOT FOR CONSTRUCTION**

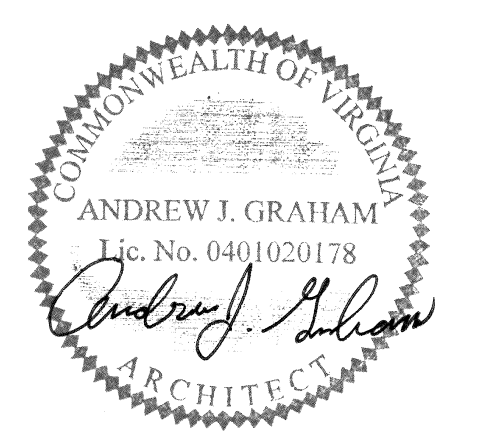
REVISIONS

NO.	DESCRIPTION	DATE
1	CONCEPT I / II	01/08/2025
2	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
3	COMPLETENESS DSP SUBMISSION	04/10/2025
4	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP



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SCALE: 1" = 20'-0"

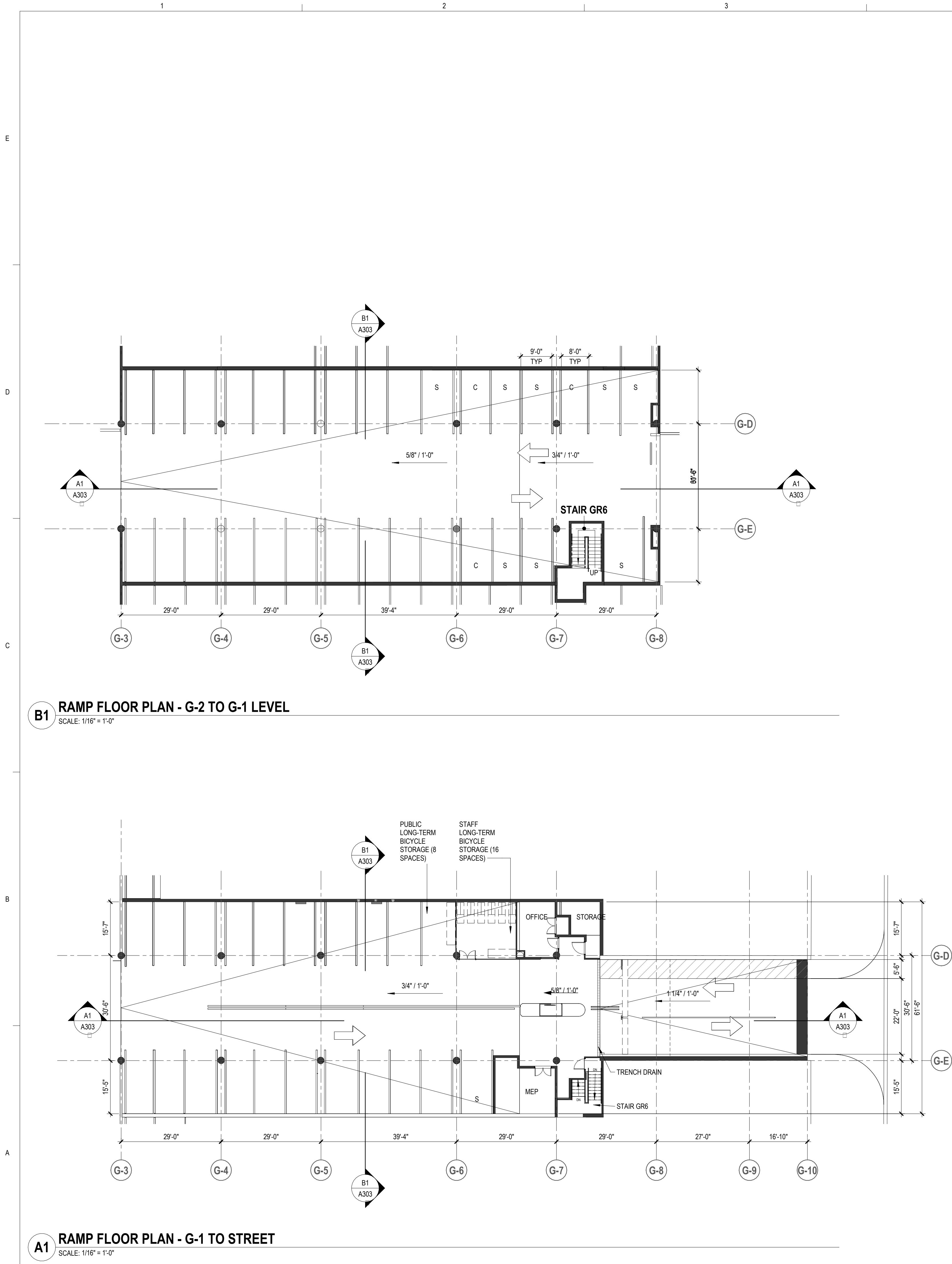
Project No. 058-10046-000
05.01.2025

P0 (PLAZA) AND 01 LEVEL FLOOR PLAN

A103

VERIFICATION SUBMISSION

6/2025 2:42:42 PM Model: Autodesks Docs:/058-10046-000_Alexandria City Hall Reno/ACH-Architecture_R24.rvt



GENERAL FLOOR PLAN NOTES

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PARKING COUNT	
PARKING TYPE	COUNT
STANDARD - "S"	152
COMPACT - "C"	56
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MID-SIZE VAN/ OVERSIZED PARKING ACCESSIBLE - HC SYMBOL	3
5	
TOTAL	228

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PLAN LEGEND	
	EXISTING TO REMAIN
	NEW WORK
	BASEMENT ADDITION
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CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
ALEXANDRIA, VA

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Washington, DC 20001
P: 202.393.1199

KEY PLAN

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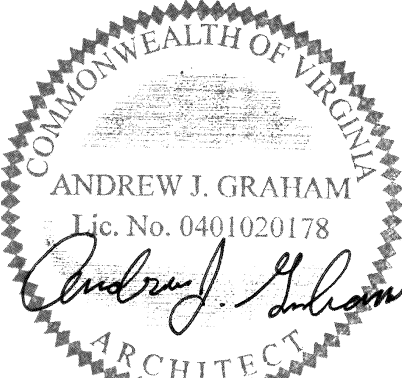
REVISIONS

NO.	DESCRIPTION	DATE
1	CONCEPT I / II	01/08/2025
2	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
3	COMPLETENESS DSP SUBMISSION	04/10/2025
4	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP



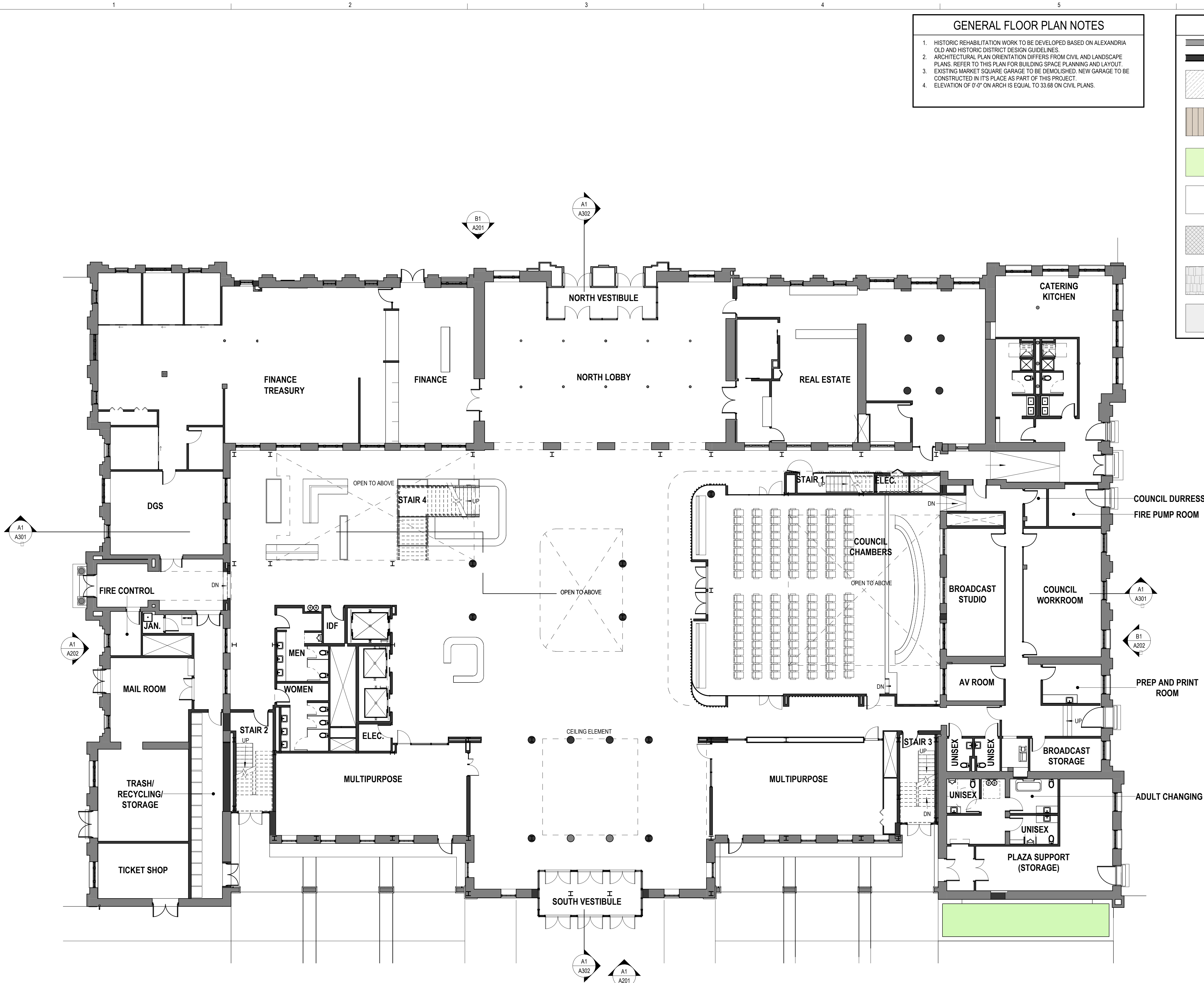
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Project No. 058-10046-000
05.01.2025

RAMP FLOOR PLANS

A104

6/4/2025 4:42:58 PM Model: Autodesk Docs://058-10046-000_Alexandria City Hall Reno/ACH-Architecture_T24.rvt



- GENERAL FLOOR PLAN NOTES**
1. HISTORIC REHABILITATION WORK TO BE DEVELOPED BASED ON ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.
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- EXISTING TO REMAIN
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 - EXTENT OF REHABILITATED 1960+ EXISTING ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

A1 LEVEL 1 FLOOR PLAN
SCALE: 3/32" = 1'-0"

CITY HALL, MARKET
SQUARE PLAZA AND
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ALEXANDRIA, VA

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KEY PLAN



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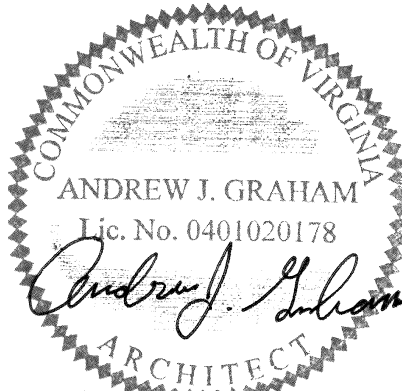
REVISIONS

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP



0 8' 16' 24'
SCALE: 3/32" = 1'-0"

Project No. 058-10046-000
05.01.2025

LEVEL 1 FLOOR PLAN

A105

6/6/2025 2:43:42 PM Model: Autodesk Docs://058-10046-000_Alexandria City Hall Reno/ACH-Architecture_T24.rvt



A1 LEVEL 2 FLOOR PLAN
SCALE: 3/32" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. HISTORIC REHABILITATION WORK TO BE DEVELOPED BASED ON ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.
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PLAN LEGEND

- EXISTING TO REMAIN
- NEW WORK
- BASEMENT ADDITION
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- EXTENT OF REHABILITATED 1960+ EXISTING ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
ALEXANDRIA, VA

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ALEXANDRIA, VA 22314



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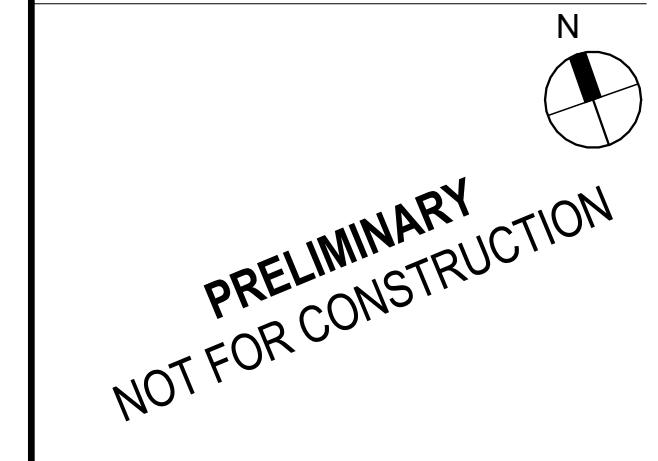


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KEY PLAN



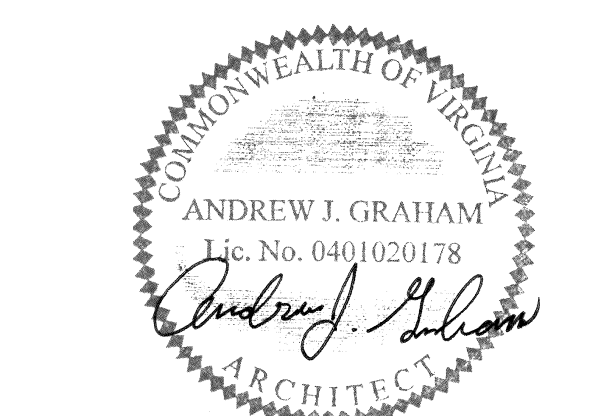
REVISIONS

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP



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SCALE: 3/32" = 1'-0"

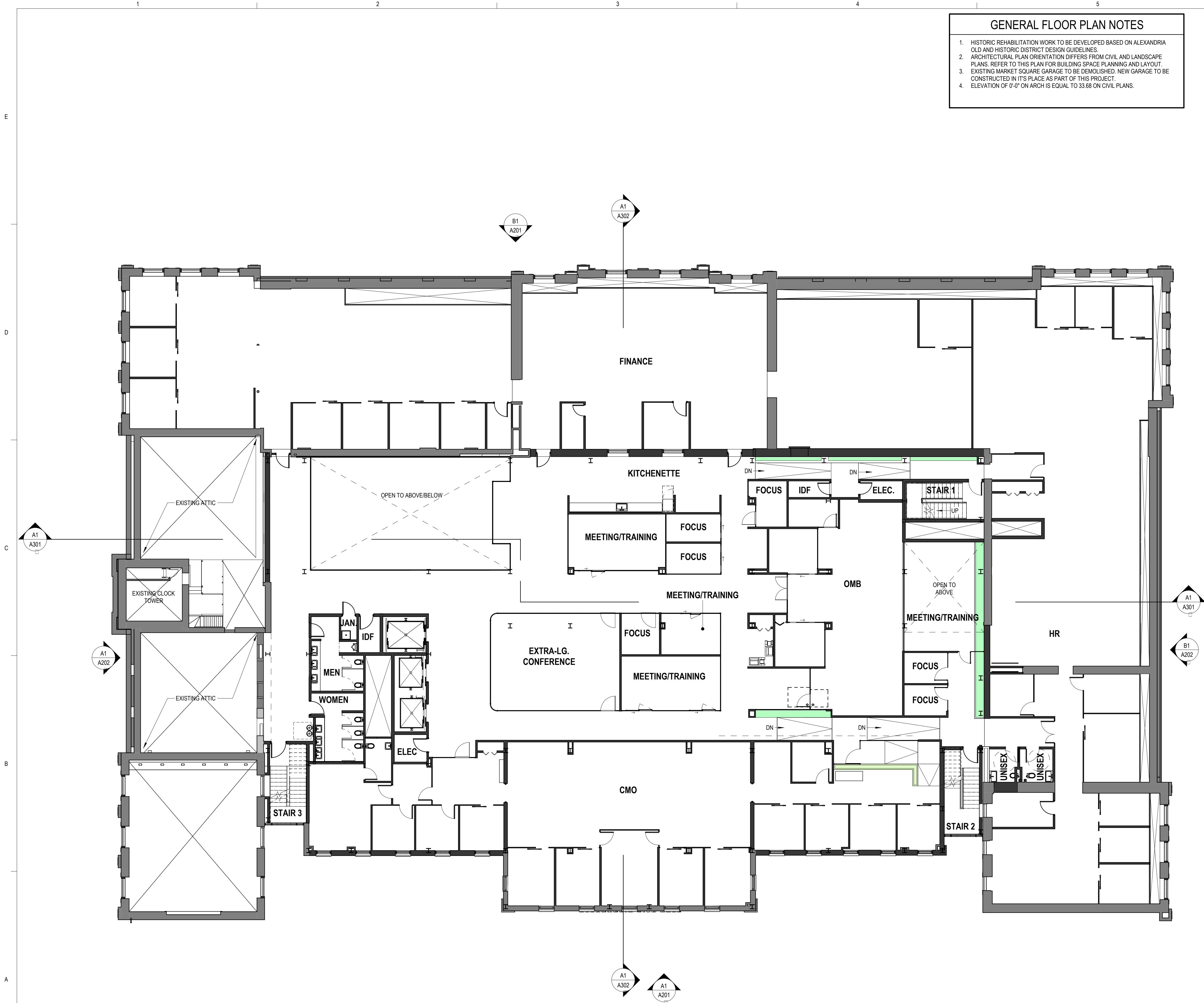
Project No. 058-10046-000
05.01.2025

LEVEL 2 FLOOR PLAN

A106

VERIFICATION SUBMISSION

6/4/2025 2:24:51 PM Model: Autodesk Docs://058-10046-000_Alexandria City Hall Reno/ACH-Architecture_T24.rvt



GENERAL FLOOR PLAN NOTES

1. HISTORIC REHABILITATION WORK TO BE DEVELOPED BASED ON ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.
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PLAN LEGEND

- EXISTING TO REMAIN
- NEW WORK
- BASEMENT ADDITION
- NEW PMMA COLD-FLUID APPLIED ROOF SYSTEM WITH PAVERS
- NEW PMMA COLD-FLUID APPLIED GREEN ROOF SYSTEM
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CITY HALL, MARKET
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KEY PLAN



**PRELIMINARY
NOT FOR CONSTRUCTION**

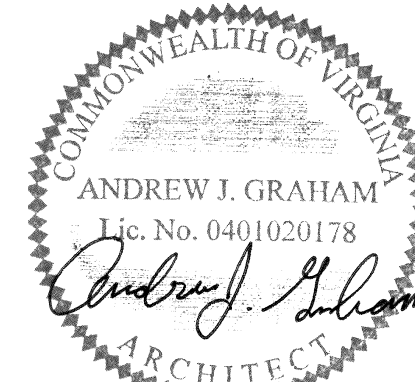
REVISIONS

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP



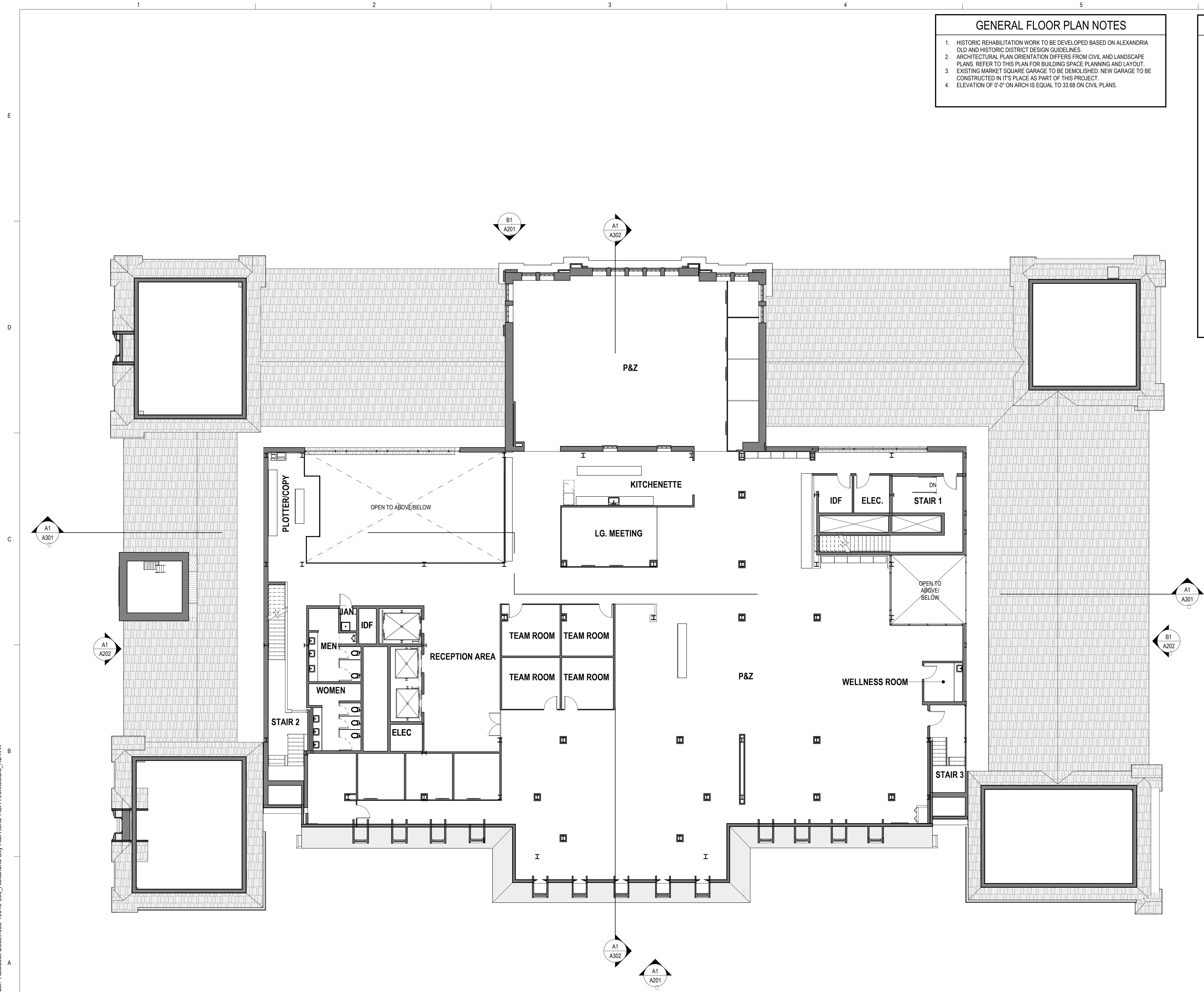
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SCALE: 3/32" = 1'-0"

Project No. 058-10046-000
05.01.2025

LEVEL 3 FLOOR PLAN

A107

6/4/2025 2:24:51 PM Model: Autodesk Docs://058-10046-000_Alexandria City Hall Reno/ACH-Architecture_R24.rvt



A1 LEVEL 4 FLOOR PLAN
SCALE: 3/32" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. HISTORIC REHABILITATION WORK TO BE DEVELOPED BASED ON ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.
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PLAN LEGEND

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- NEW WORK
- BASEMENT ADDITION
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CITY HALL, MARKET
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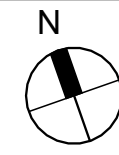


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KEY PLAN



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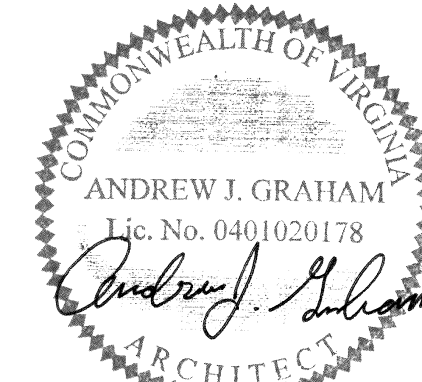
REVISIONS

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2	COMPLETENESS DSP SUBMISSION	04/10/2025
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FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
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Check	Checker

STAMP

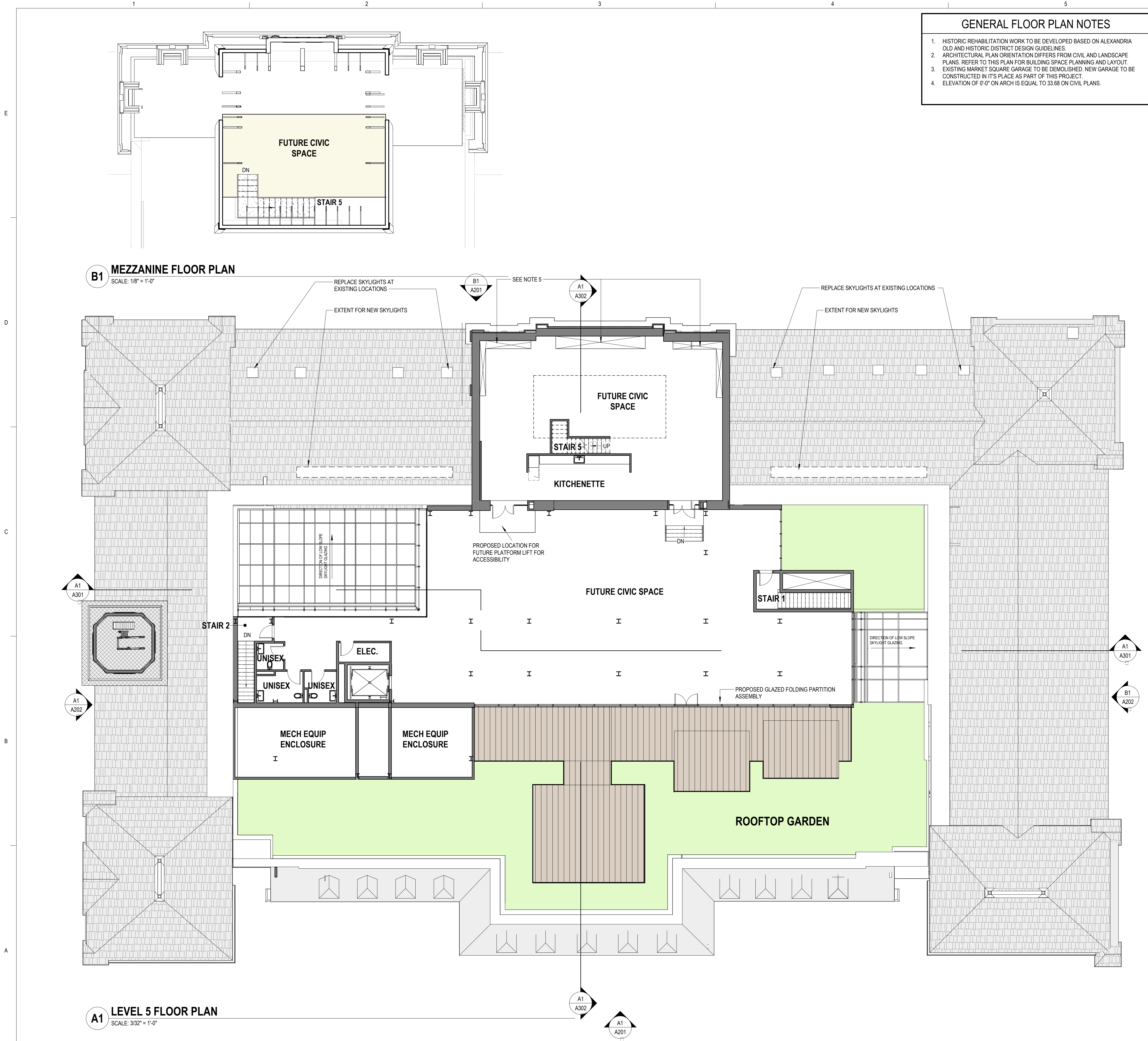


0 8' 16' 24'
SCALE: 3/32" = 1'-0"

Project No. 058-10046-000
05.01.2025

LEVEL 4 FLOOR PLAN

A108



CITY HALL, MARKET
SQUARE PLAZA AND
GARAGE RENOVATION
ALEXANDRIA, VA

CITY OF ALEXANDRIA,
VIRGINIA DEPARTMENT
OF GENERAL SERVICES
421 KING STREET, SUITE 220,
ALEXANDRIA, VA 22314



ARCHITECTURE, HISTORIC
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1200 19TH STREET NW, SUITE 220
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P: 202.861.4600

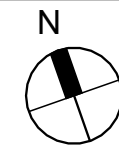


1215 Cameron St
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P: 703.836.3205



440 Massachusetts Avenue NW
Washington, DC 20001
P: 202.393.1199

KEY PLAN



PRELIMINARY
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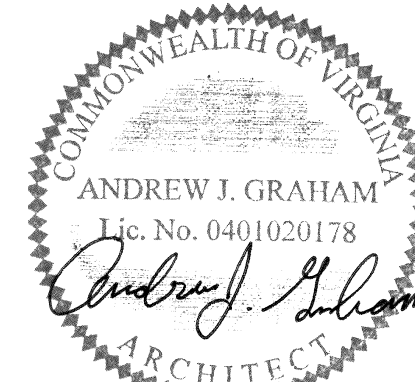
REVISIONS

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP

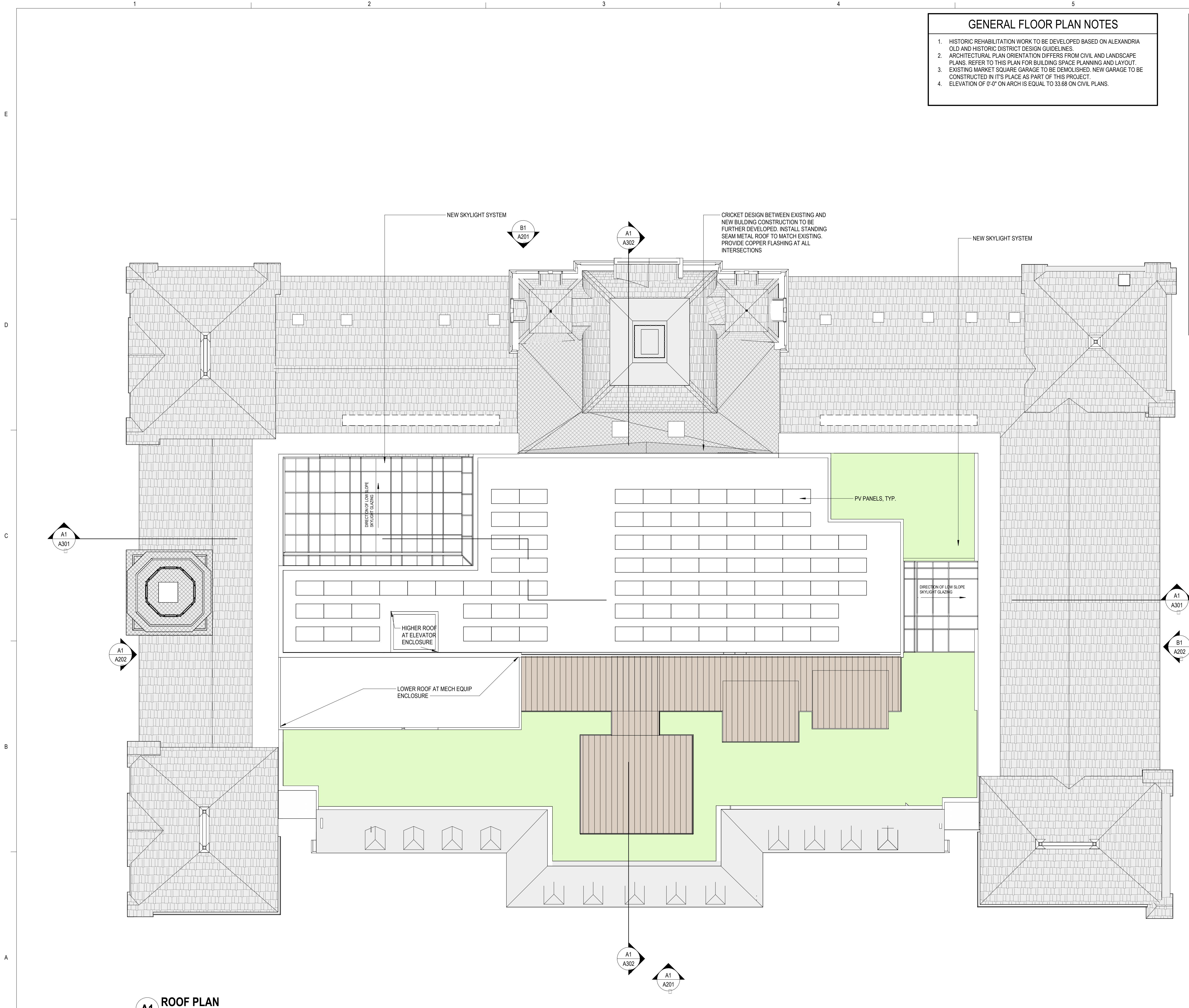


0 8' 16' 24'
SCALE: 3/32" = 1'-0"

Project No. 058-10046-000
05.01.2025

LEVEL 5 FLOOR PLAN

A109



A1 ROOF PLAN
SCALE: 3/32" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. HISTORIC REHABILITATION WORK TO BE DEVELOPED BASED ON ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.
2. ARCHITECTURAL PLAN ORIENTATION DIFFERS FROM CIVIL AND LANDSCAPE PLANS. REFER TO THIS PLAN FOR BUILDING SPACE PLANNING AND LAYOUT.
3. EXISTING MARKET SQUARE GARAGE TO BE DEMOLISHED. NEW GARAGE TO BE CONSTRUCTED IN ITS PLACE AS PART OF THIS PROJECT.
4. ELEVATION OF 0'-0" ON ARCH IS EQUAL TO 33.68 ON CIVIL PLANS.

PLAN LEGEND

- EXISTING TO REMAIN
- NEW WORK
- BASEMENT ADDITION
- NEW PMMA COLD-FLUID APPLIED ROOF SYSTEM WITH PAVERS
- NEW PMMA COLD-FLUID APPLIED GREEN ROOF SYSTEM
- NEW LOW-SLOPE COLD-FLUID MODIFIED BITUMEN ROOF SYSTEM
- EXTENT OF REHABILITATED PRE-1945 EXISTING COPPER STANDING SEAM AND FLAT SEAM ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK
- EXTENT OF REHABILITATED PRE-1945 EXISTING SLATE ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK
- EXTENT OF REHABILITATED 1960+ EXISTING ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

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KEY PLAN



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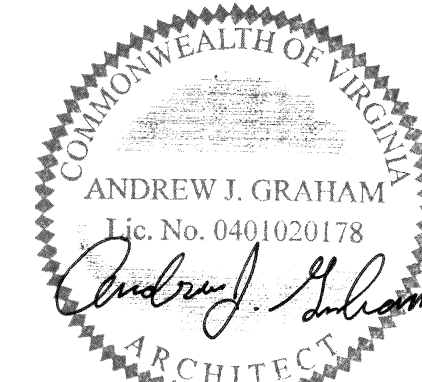
REVISIONS

NO.	DESCRIPTION	DATE
1	CONCEPT SUBMISSION	01/30/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
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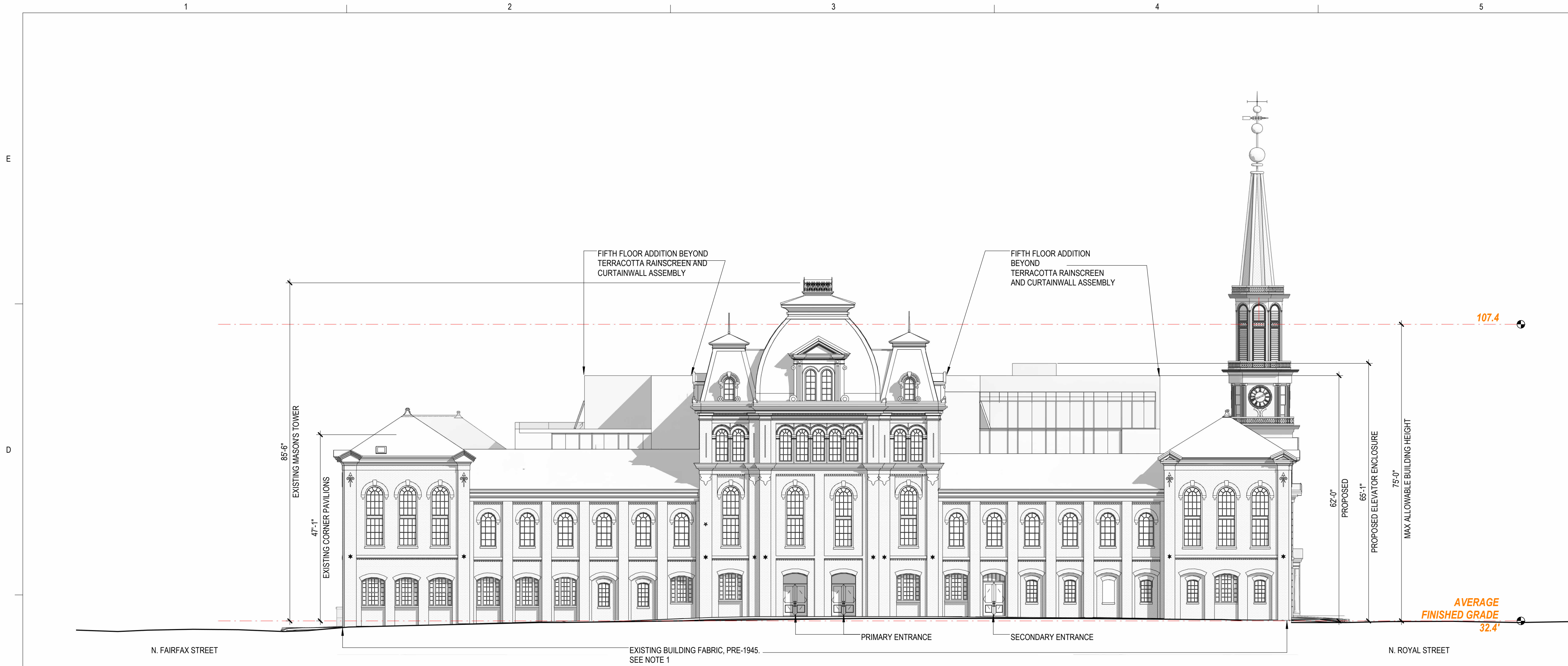
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SCALE: 3/32" = 1'-0"

Project No. 058-10046-000
05.01.2025

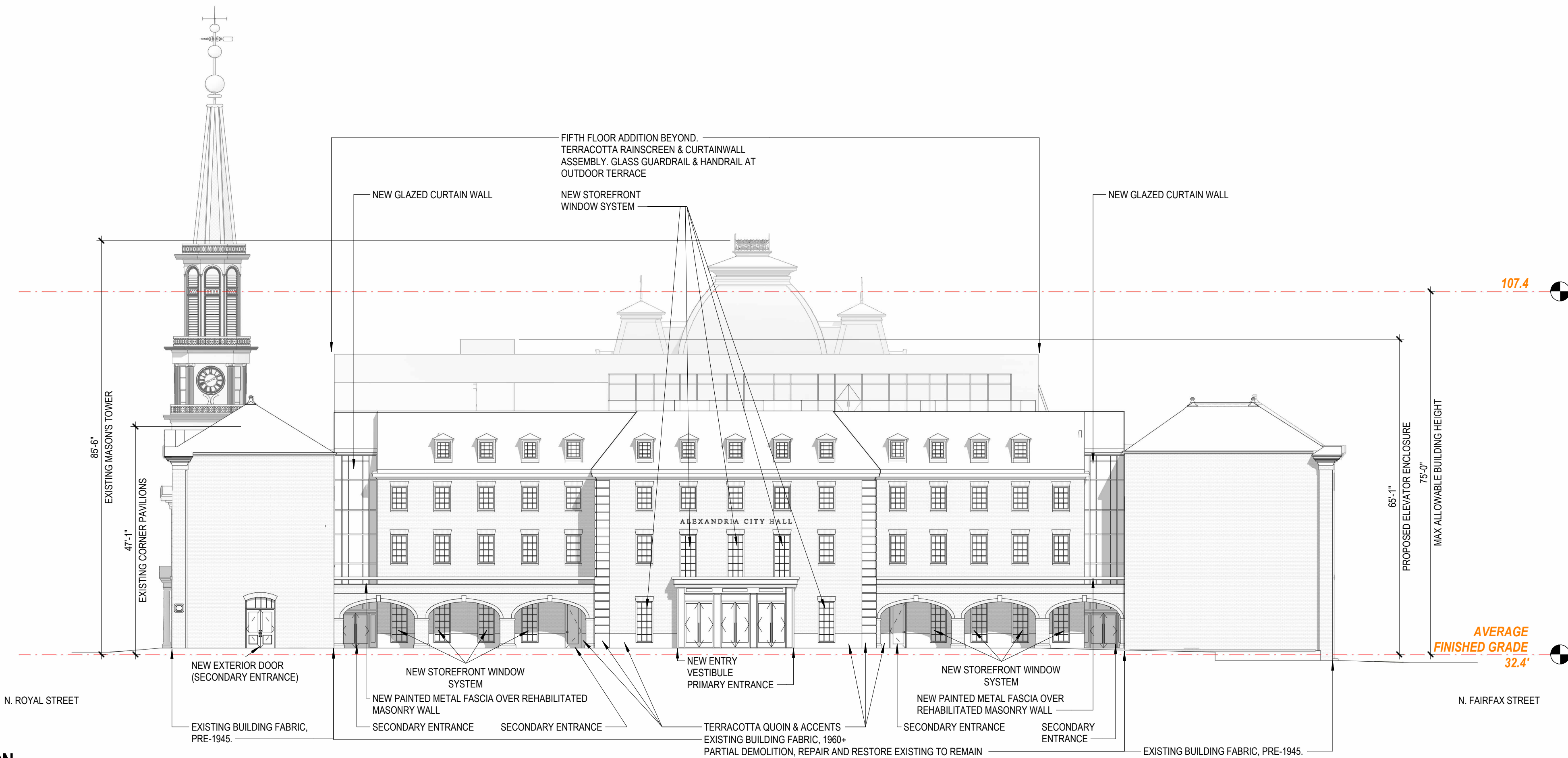
ROOF PLAN

A110

6/4/2025 2:45:41 PM Model: Autodesk Docs://058-10046-000_Alexandria City Hall Reno/ACH-Architecture_R24.rvt



B1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



A1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

- GENERAL NOTES
1.

EXTANT HISTORIC BUILDING FABRIC FROM PERIOD SIGNIFICANCE (1871-1945) TO BE RETAINED AND PRESERVED IN ACCORDANCE WITH SDI STANDARDS AND THE ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.
2.

ALTERATIONS TO NON-CONTRIBUTING ELEMENTS (POST-1945) TO BE DEVELOPED BASED ON ALEXANDRIA OLD DESIGN GUIDELINES.
3.

WORK ON DRAWINGS STILL IN DEVELOPMENT. DRAWINGS DO NOT REFLECT ALL PROPOSED CONDITIONS.

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KEY PLAN

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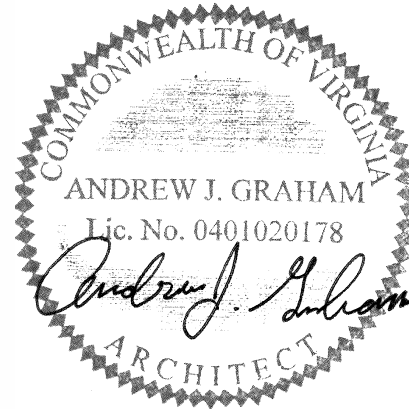
REVISIONS

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP



0 8' 16' 32'
SCALE: 1/16" = 1'-0"

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05.01.2025

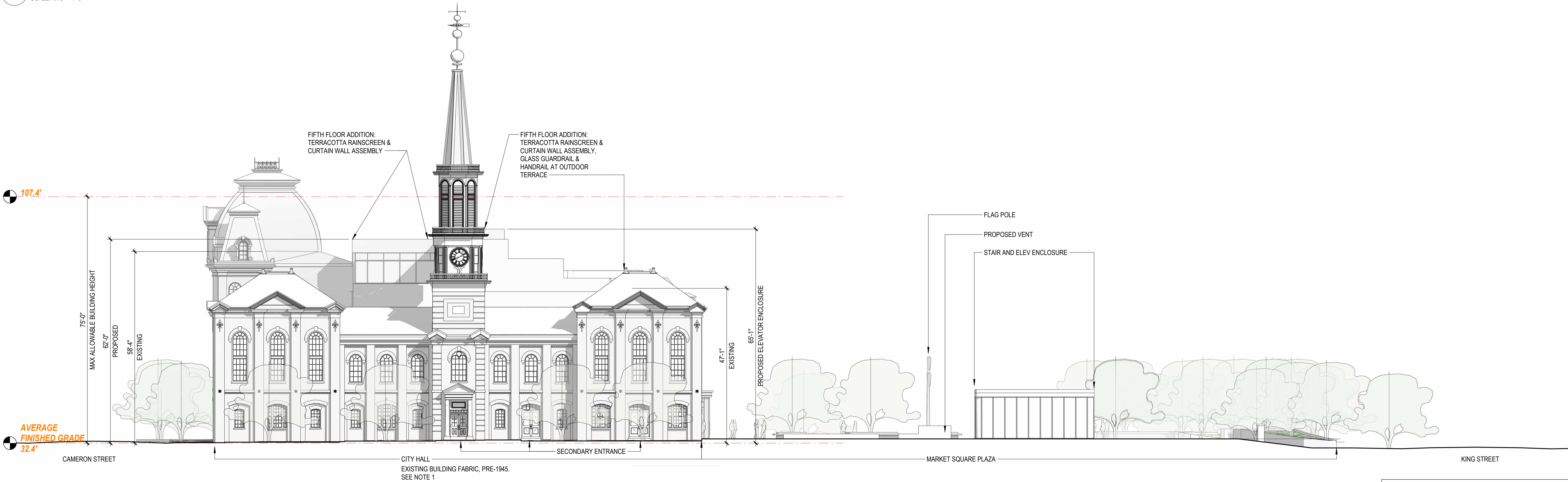
BUILDING ELEVATIONS

A201

6/4/2025 2:26:50 PM Model: Autodesk Docs://058-10046-000_Alexandria City Hall Reno/ACH-Architecture_R24.rvt



B1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



A1 WEST ELEVATION
SCALE: 1/16" = 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. _____	

- GENERAL NOTES
1.

EXTANT HISTORIC BUILDING FABRIC FROM PERIOD SIGNIFICANCE (1871-1945) TO BE RETAINED AND PRESERVED IN ACCORDANCE WITH SDI STANDARDS AND THE ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.
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KEY PLAN

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REVISIONS

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3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

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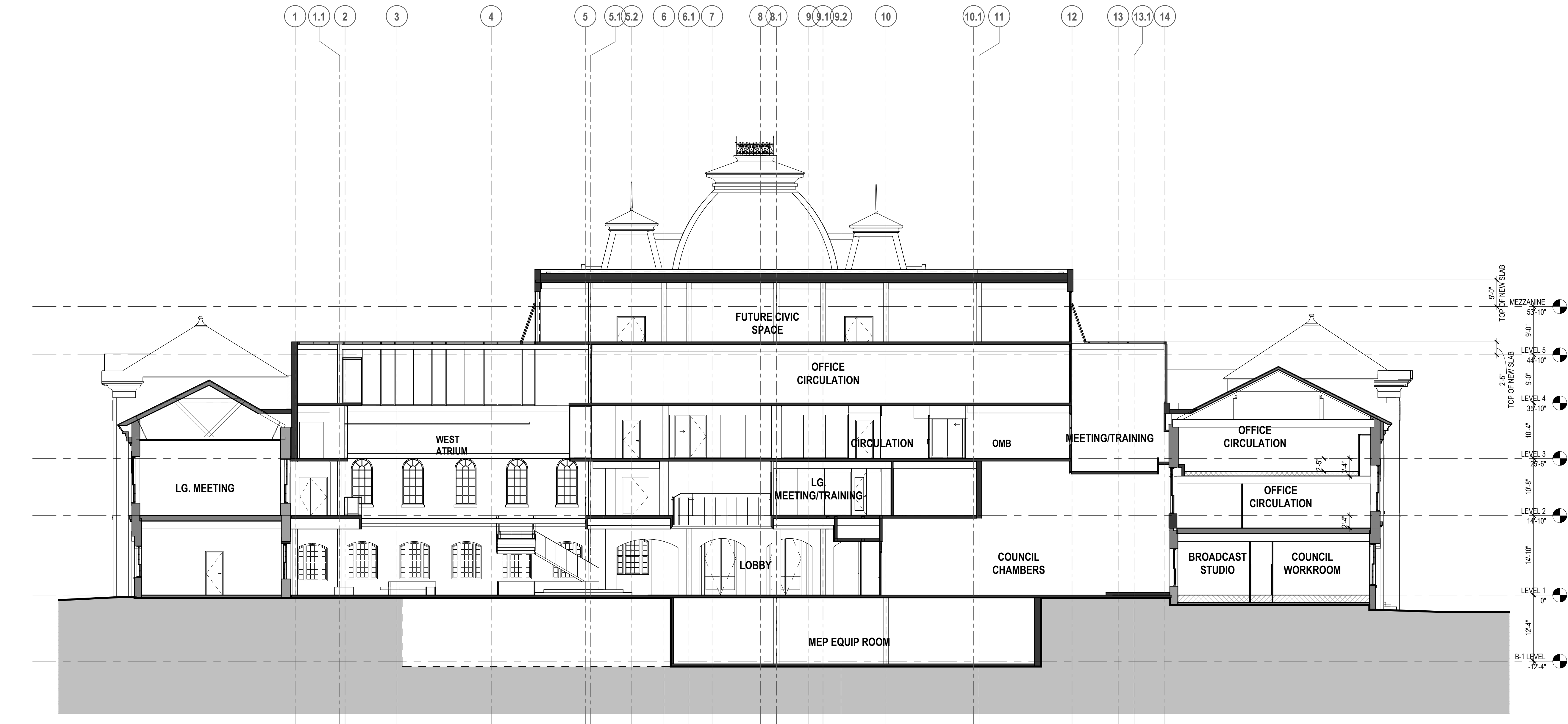
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BUILDING ELEVATIONS

A202

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E
D
C
B
A



A1 E-W SECTION - LOOKING NORTH
SCALE: 3/32" = 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. _____

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KEY PLAN

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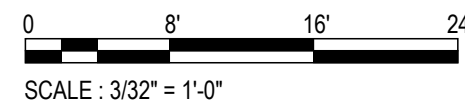
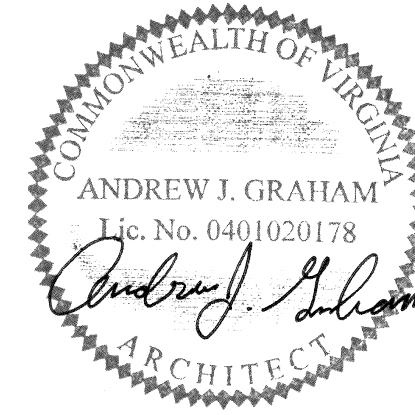
REVISIONS

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

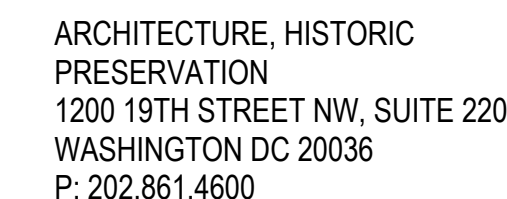
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Project No. 058-10046-000
05.01.2025

BUILDING SECTIONS - ACH

A301

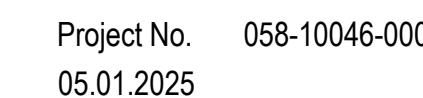


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NO.	DESCRIPTION	DATE
1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

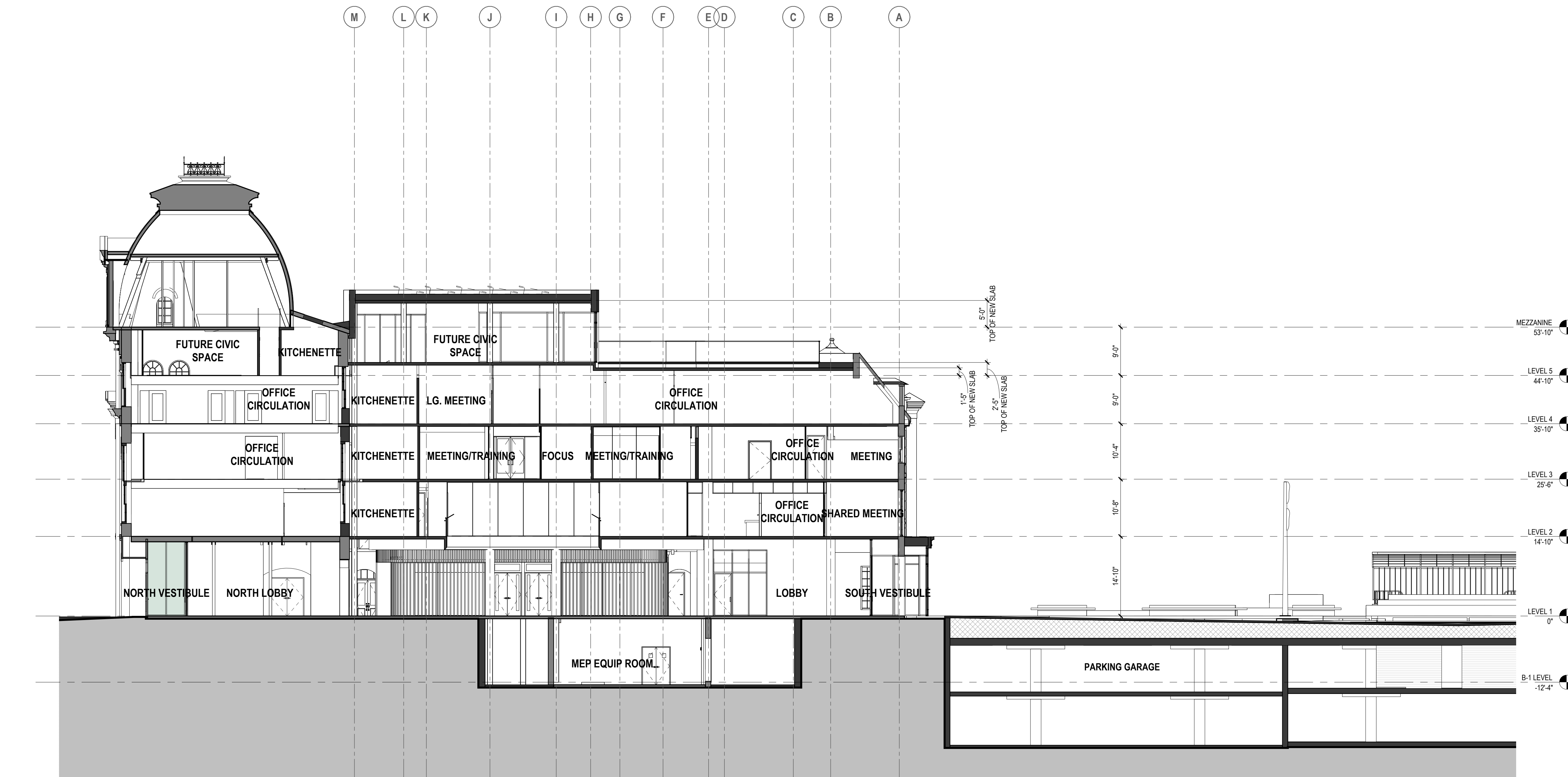
ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

COMMONWEALTH OF VIRGINIA
 ANDREW J. GRAHAM
 Lic. No. 0401020178
 ARCHITECT



A302

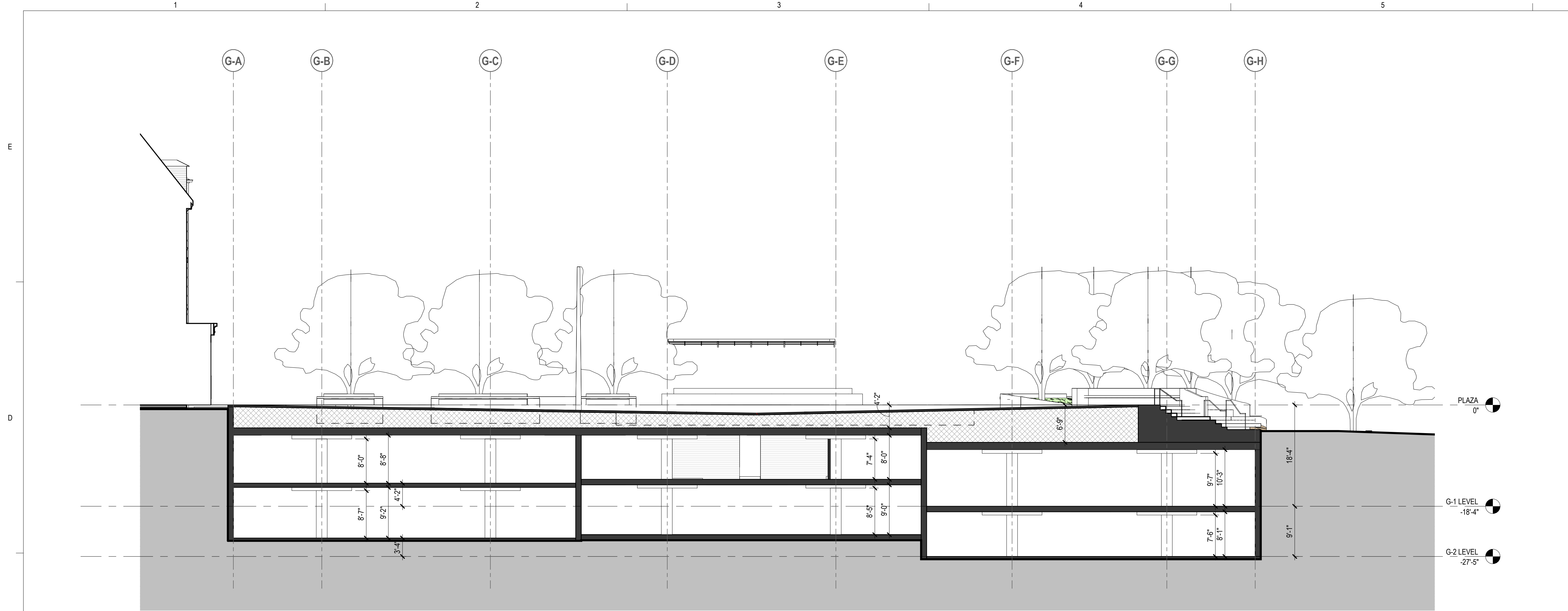
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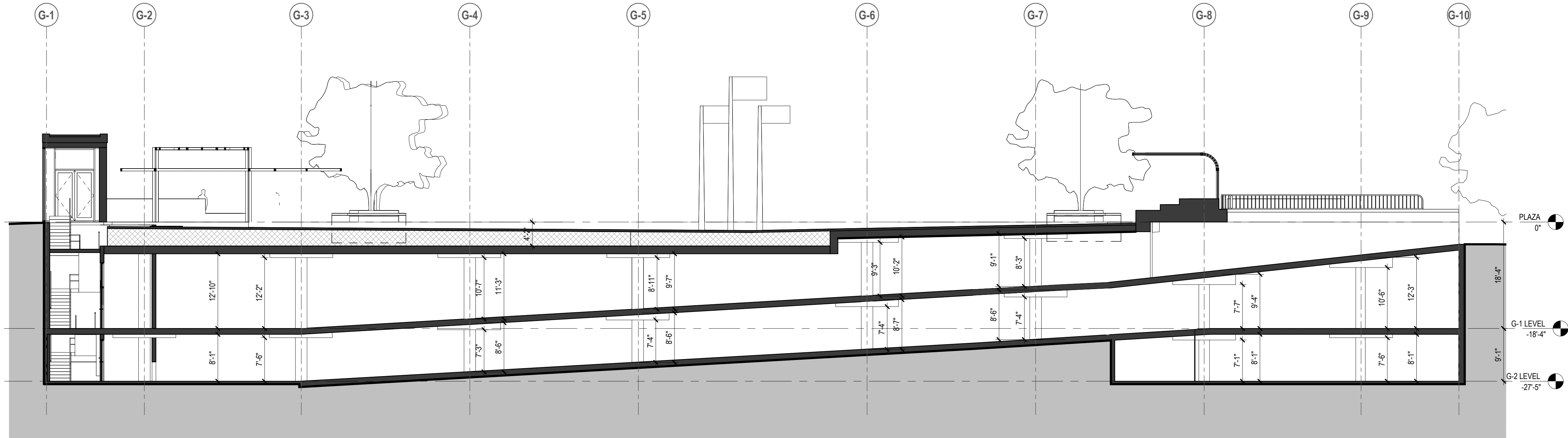
A1 N-S SECTION - LOOKING EAST
SCALE: 3/32" = 1'-0"

<h1 style="margin: 0;">APPROVED</h1>	
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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B1 N-S BUILDING SECTION - MARKET SQUARE GARAGE
SCALE: 3/32" = 1'-0"



A1 E-W BUILDING SECTION - MARKET SQUARE GARAGE
SCALE: 3/32" = 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. _____	

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ALEXANDRIA, VA 22314



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KEY PLAN

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REVISIONS

NO.	DESCRIPTION	DATE
1	CONCEPT I / II	01/08/2025
2	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
3	COMPLETENESS DSP SUBMISSION	04/10/2025
4	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
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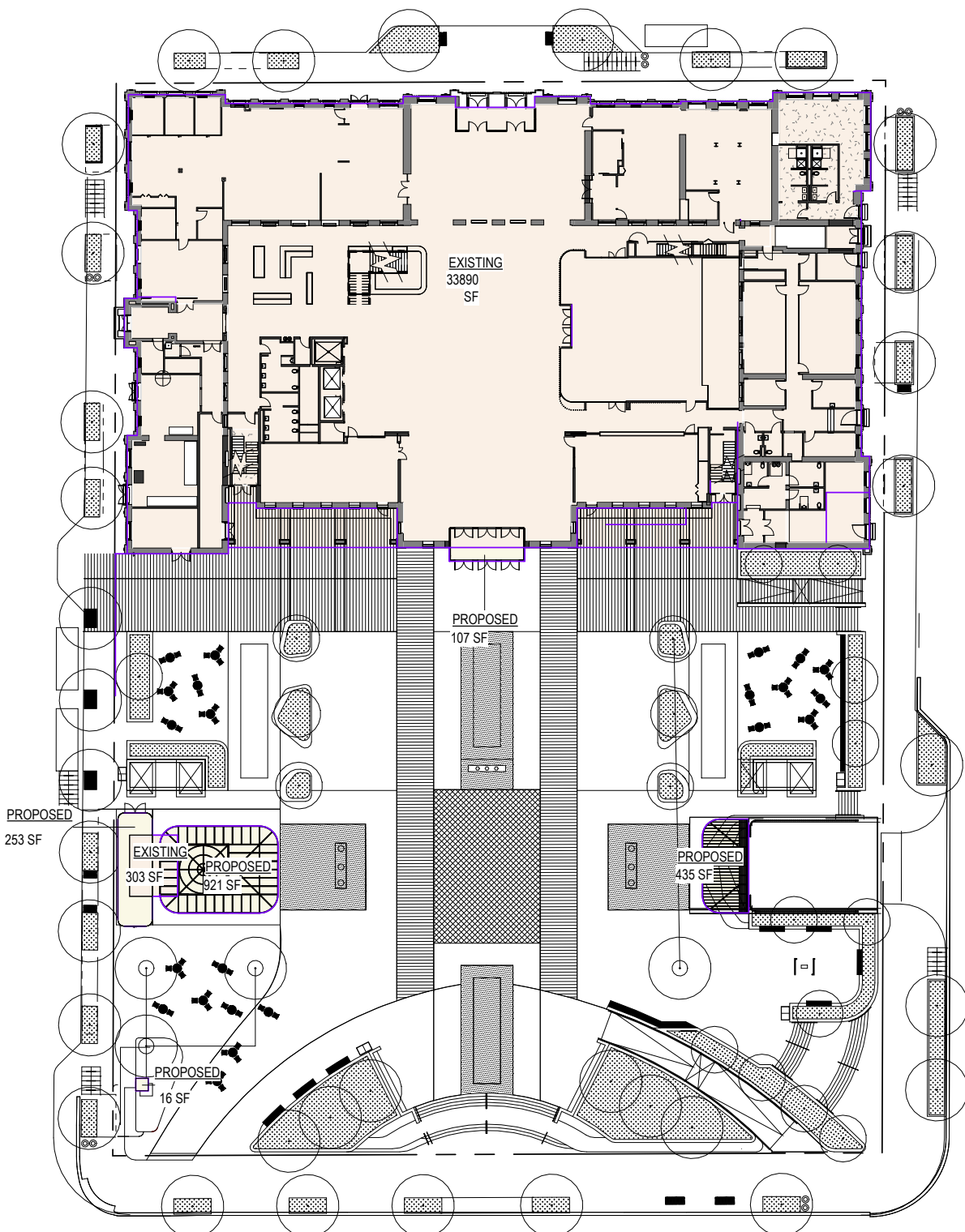
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SCALE: 3/32" = 1'-0"

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05.01.2025

BUILDING SECTIONS - MSG

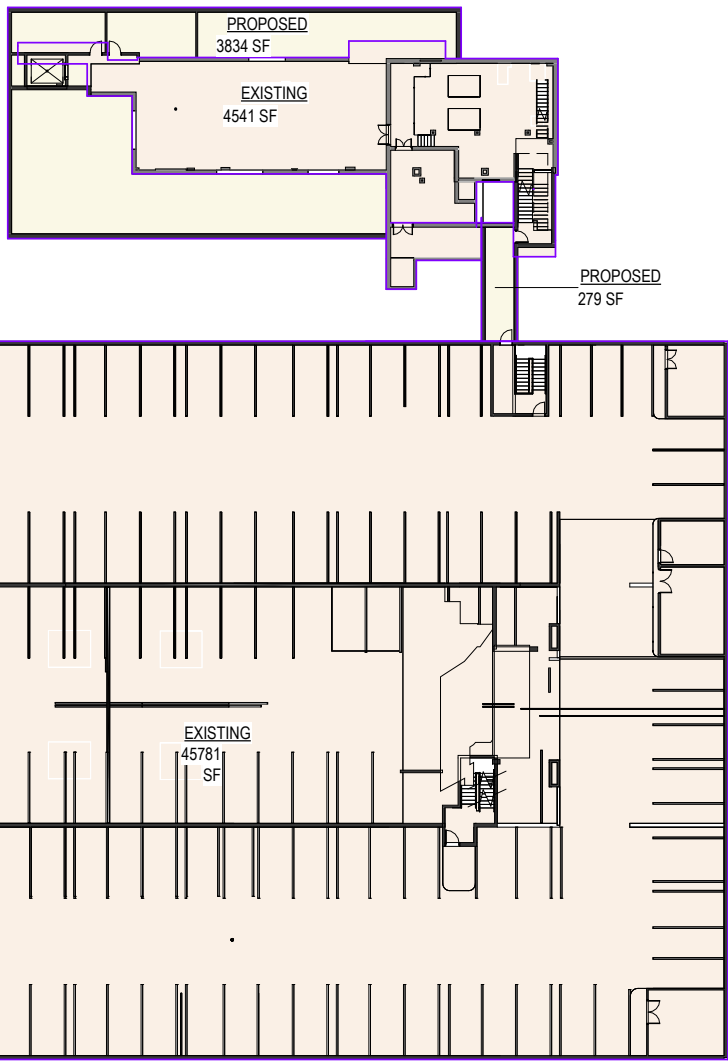
A303

EXISTING AND PROPOSED GROSS FLOOR AREA (2-145-B)



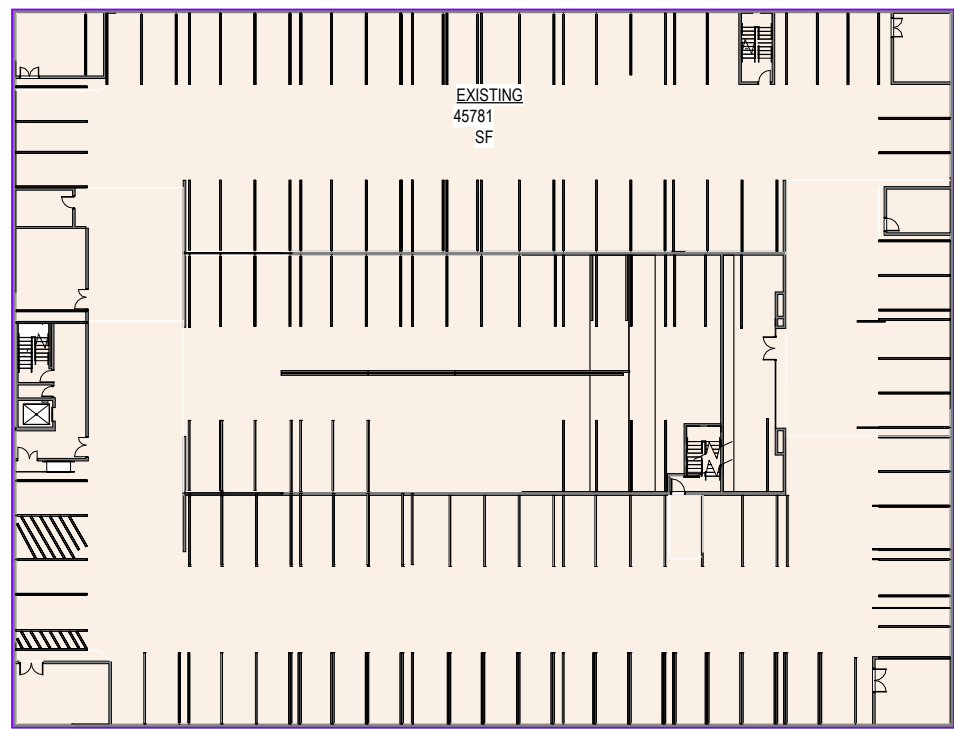
D1 LEVEL 1 - GROSS BUILDING AREA PLAN

SCALE: 1" = 50'-0"



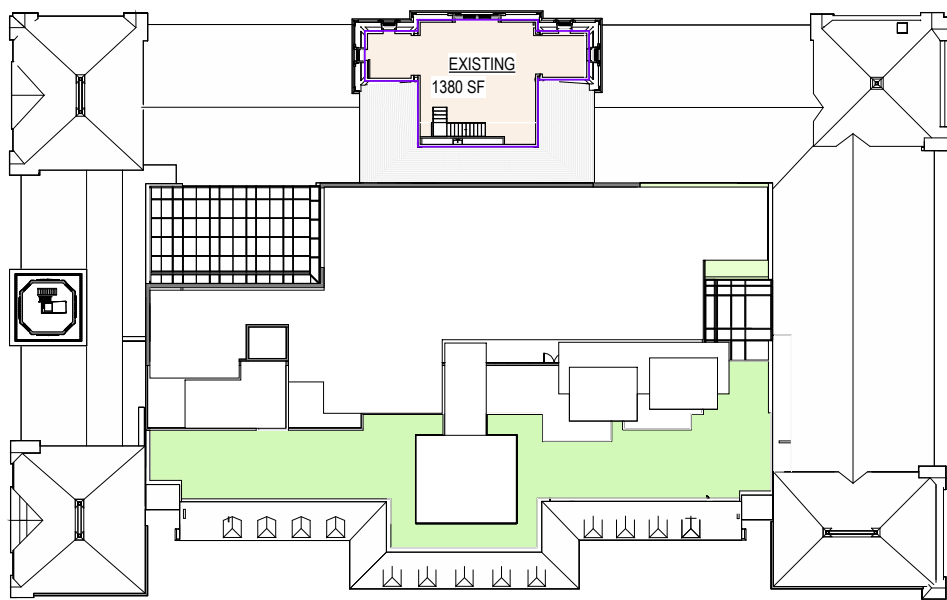
B1 G-1 AND B-1 LEVEL - GROSS BUILDING AREA PLAN

SCALE: 1" = 50'-0"



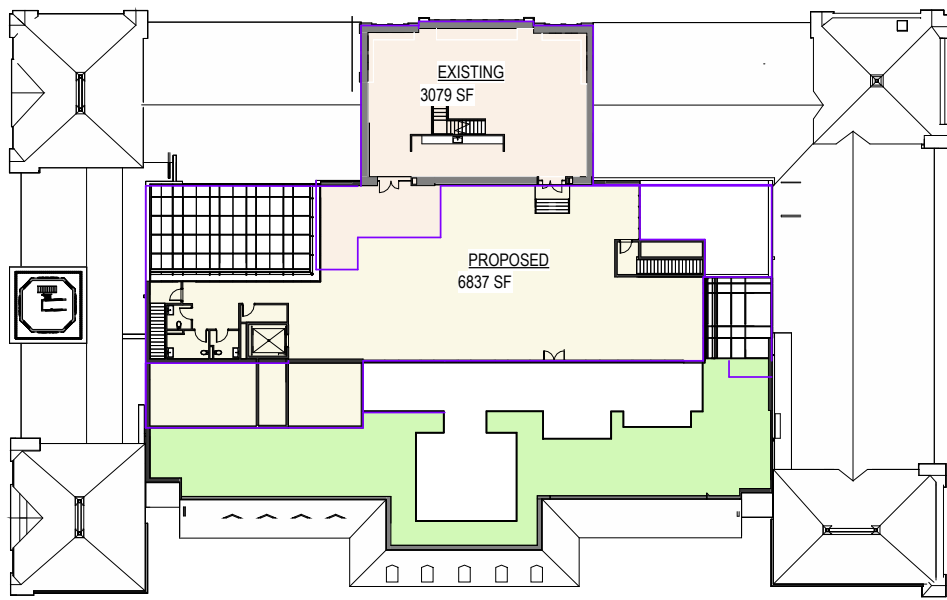
A1 G-2 LEVEL - GROSS BUILDING AREA PLAN

SCALE: 1" = 50'-0"



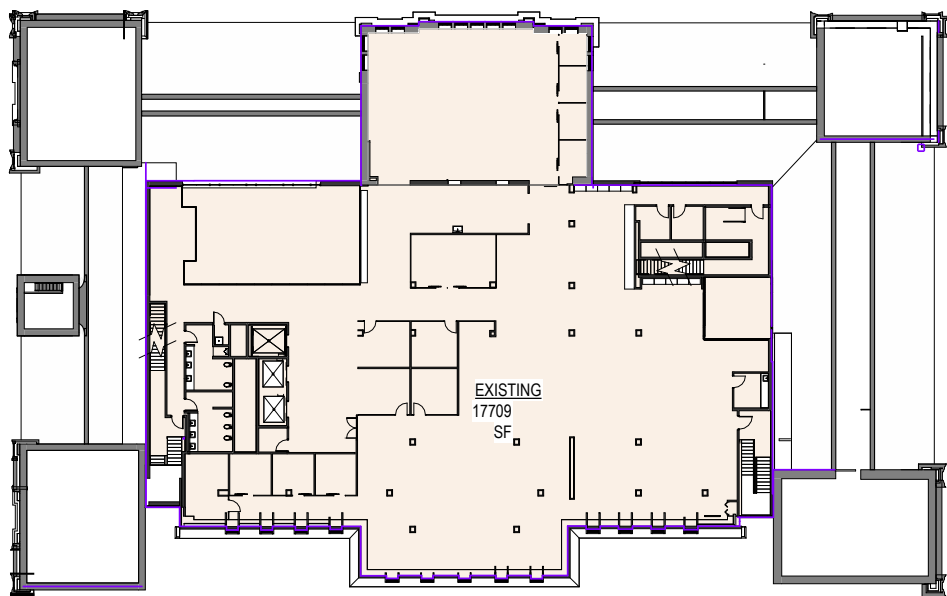
E3 LEVEL 5 MEZZANINE - GROSS BUILDING AREA PLAN

SCALE: 1" = 50'-0"



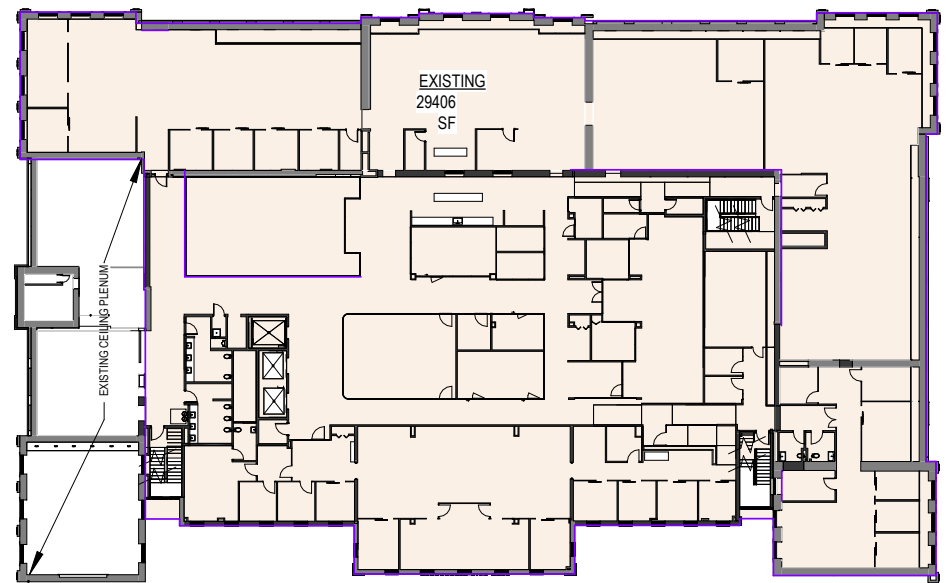
D3 LEVEL 5 - GROSS BUILDING AREA PLAN

SCALE: 1" = 50'-0"



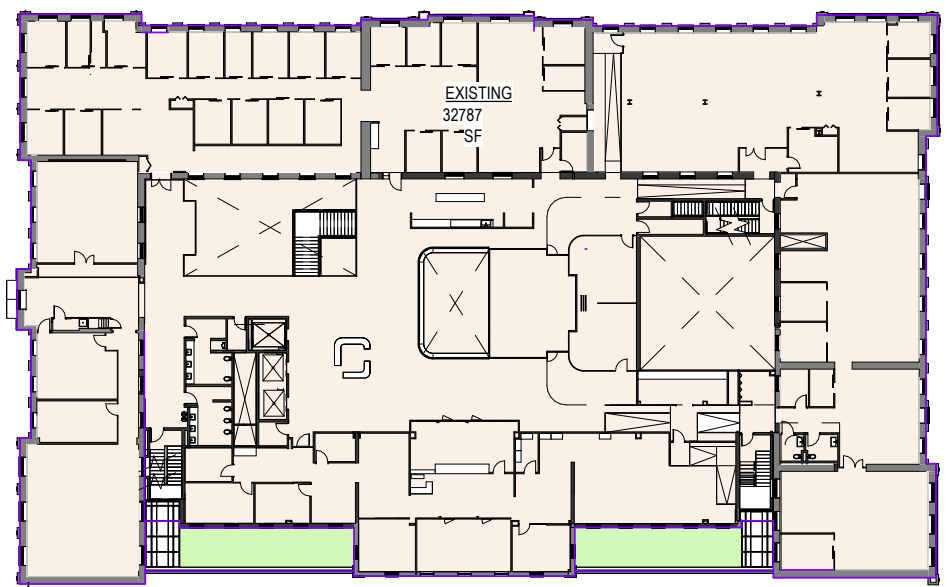
C3 LEVEL 4 - GROSS BUILDING AREA PLAN

SCALE: 1" = 50'-0"



B3 LEVEL 3 - GROSS BUILDING AREA PLAN

SCALE: 1" = 50'-0"



A3 LEVEL 2 - GROSS BUILDING AREA PLAN

SCALE: 1" = 50'-0"

GROSS FLOOR AREA LEGEND

- EXISTING GFA
- PROPOSED GFA



Department of Planning and Zoning
Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 301 King St (Parcel # 075.01-01-01), 108 N Fairfax St (Parcel #075.01-01-02) CD/ KR
Street Address Zone
A2. 84,965.00 x 1.50 = 127,447.50
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area	Allowable Exclusions**	
G-2 Level 45,781.00	Basement** 96,103.00	B1. 214,657.00 Sq. Ft.
G-1 & B-1 Level 50,322.00	Stairways** 4,453.00	Existing Gross Floor Area*
First Floor 34,193.00	Mechanical** 1,037.00	B2. 114,629.00 Sq. Ft.
Second Floor 32,787.00	Attic less than 7'*** 161.00	Allowable Floor Exclusions**
Third Floor 29,406.00	Porches**	B3. 100,028.00 Sq. Ft.
Fourth Floor 17,709.00	Balcony/Deck**	Existing Floor Area Minus Exclusions
Fifth Floor 3,079.00	Lavatory*** 1,050.00	(subtract B2 from B1)
Fifth Floor Mezz. 1,380.00	Other** Ramps 1,722.00	Comments for Existing Gross Floor Area
Other**	Other** Void 10,103.00	
B1. Total Gross 214,657.00	B2. Total Exclusions 114,629.00	

C. Proposed Gross Floor Area

Proposed Gross Area	Allowable Exclusions**	
G-2 Level 0.00	Basement** 4,113.00	C1. 31,208.00 Sq. Ft.
G-1 & B-1 Level 4,113.00	Proposed Gross Floor Area*	Proposed Gross Floor Area*
First Floor 1,732.00	Mechanical** 3,198.00	C2. 24,753.00 Sq. Ft.
Second Floor 0.00	Attic less than 7'***	Allowable Floor Exclusions**
Third Floor 0.00	Porches** 845.00	C3. 6,455.00 Sq. Ft.
Fourth Floor 0.00	Balcony/Deck**	Proposed Floor Area Minus Exclusions
Fifth Floor 6,837.00	Lavatory*** 2,100.00	(subtract C2 from C1)
Fifth Floor Mezz. 0.00	Other** Ramps 1,642.00	
Infill at Exstg Bldg. 18,526.00	Other** Void 6,536.00	
C1. Total Gross 31,208.00	C2. Total Exclusions 24,753.00	

D. Total Floor Area

D1. 106,483.00 Sq. Ft.	E. Open Space
Total Floor Area (add B3 and C3)	E1. 46,422.00 Sq. Ft.
	Existing Open Space
D2. 127,447.50 Sq. Ft.	E2. 0.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)	Required Open Space
	E3. 52,534.00 Sq. Ft.
	Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: *[Signature]* Date: 6.3.2025

Notes
*Gross floor area is the sum of all areas under roof of a lot measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.
** Refer to the Zoning Ordinance (Section 2.145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.
***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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KEY PLAN

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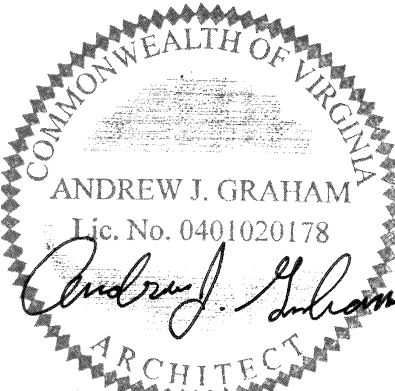
REVISIONS

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

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Project No. 058-10046-000
05.01.2025

FLOOR AREA ANALYSIS - GROSS

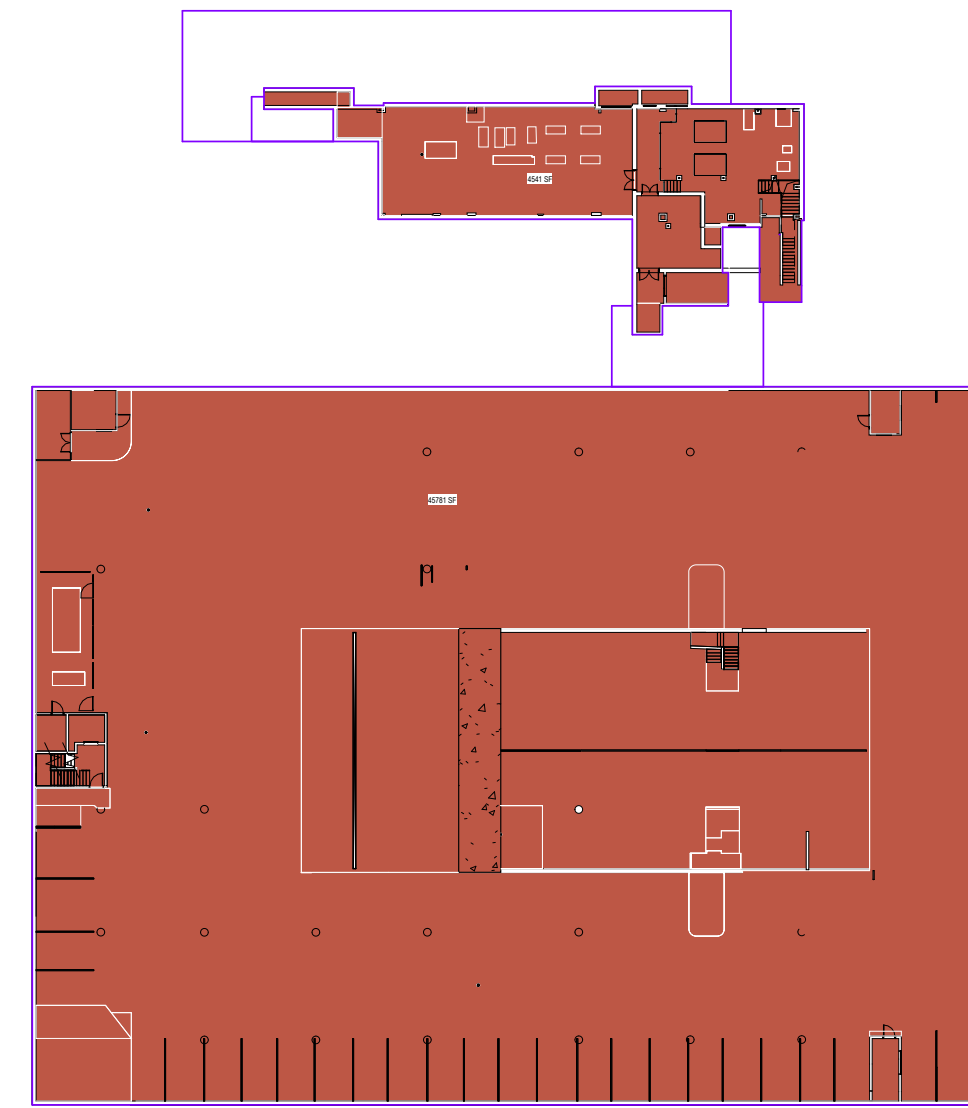
A601

EXISTING FLOOR EXCLUSIONS (2-145-B)

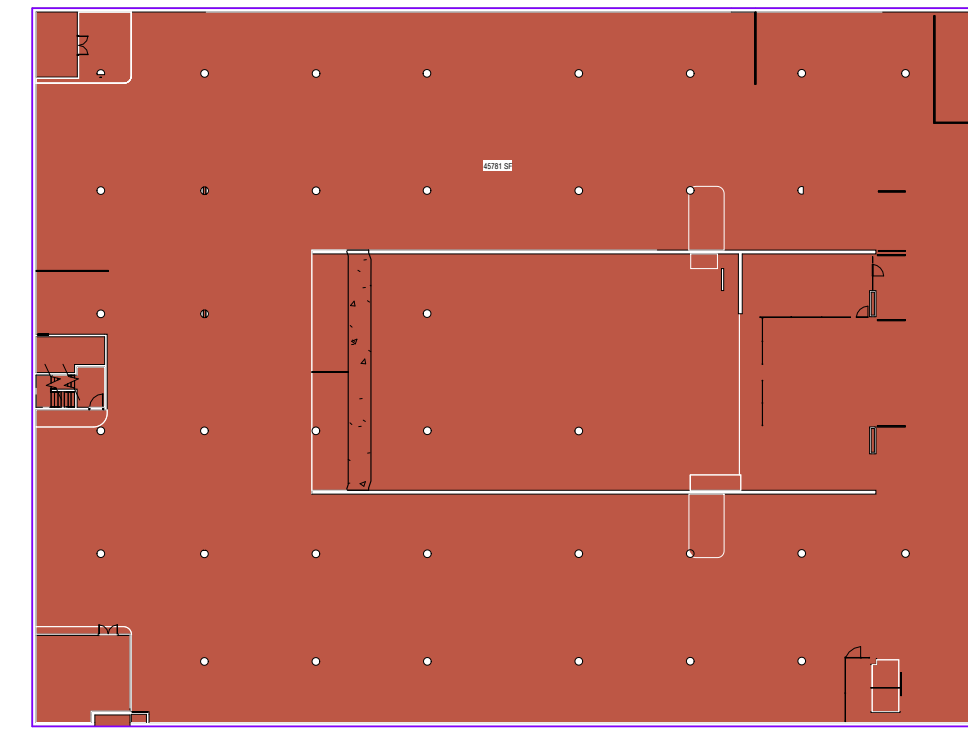


EXISTING FLOOR EXCLUSIONS LEGEND	
	EXISTING EXCLUSIONS - STAIRS, ELEV (2-145-B-1)
	EXISTING EXCLUSIONS - RAMP (2-145-B-1)
	EXISTING EXCLUSIONS - LAVATORY (2-145-B-3)
	EXISTING EXCLUSIONS - MEP(2-145-B-2)
	EXISTING EXCLUSIONS - VOID
	EXISTING EXCLUSIONS - PORCHES (2-145-B-7)
	EXISTING EXCLUSIONS - LESS THAN 7' CEILING HEIGHT (2-145-B-16)
	EXISTING EXCLUSIONS - BASEMENT (2-145-B-4)

D1 LEVEL 1- EXISTING FAR EXCLUSIONS
SCALE: 1" = 50'-0"

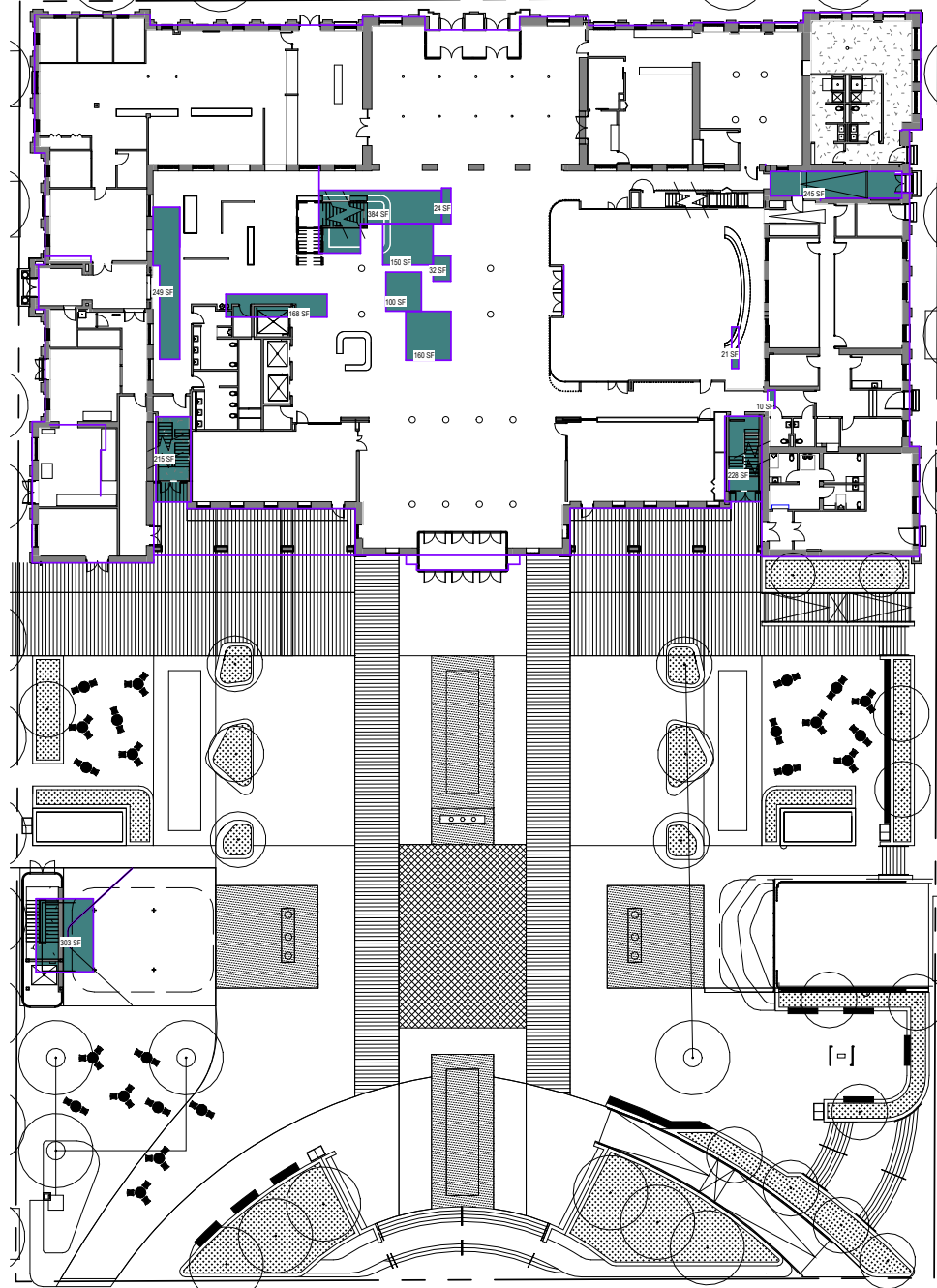


B1 G-1 AND B-1 LEVEL- EXISTING FAR EXCLUSIONS
SCALE: 1" = 50'-0"



A1 G-2 LEVEL- EXISTING FAR EXCLUSIONS
SCALE: 1" = 50'-0"

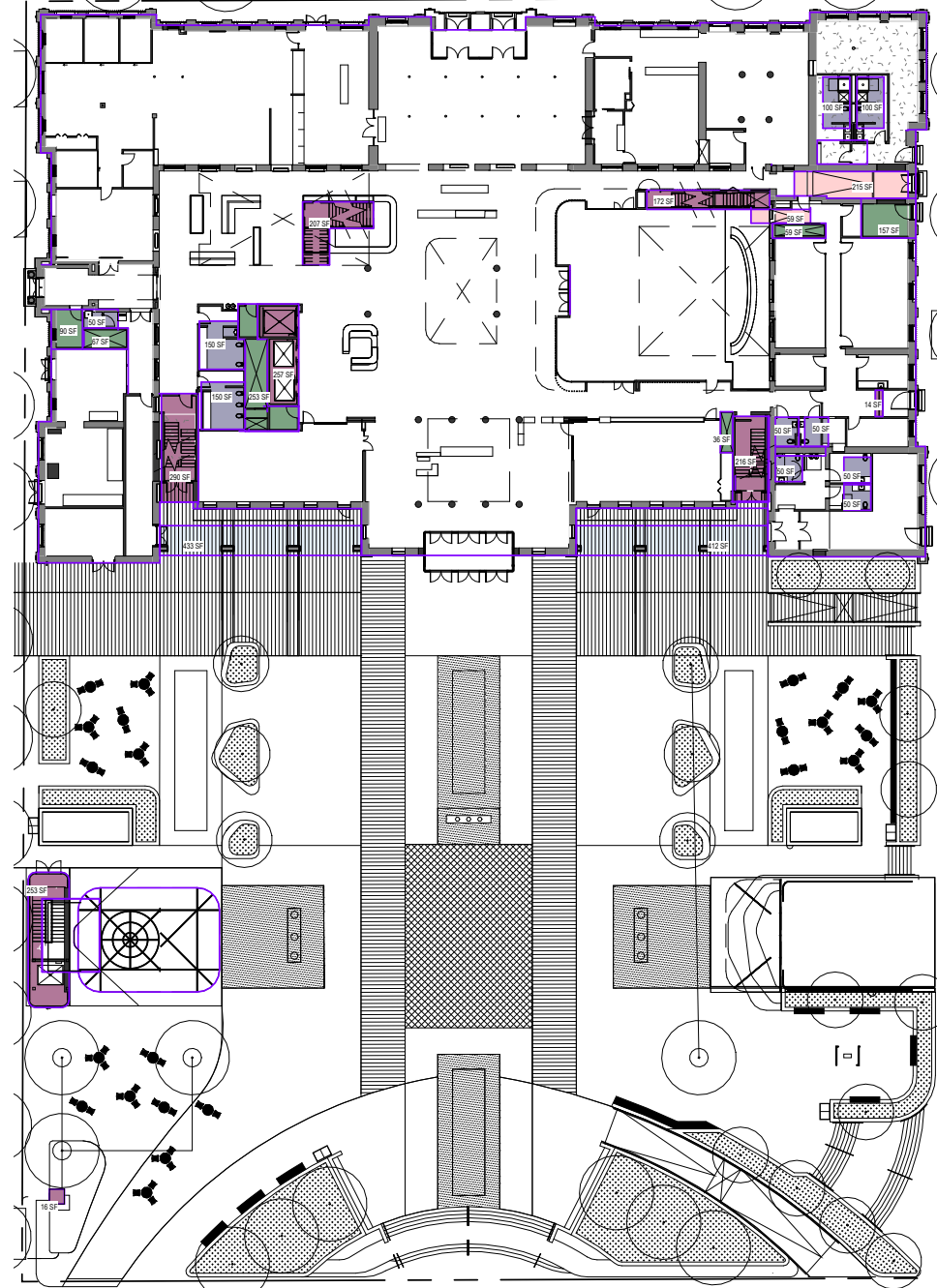
PROPOSED INFILL AT EXISTING FLOOR EXCLUSIONS



PROPOSED INFILL AT EXISTING EXCLUSIONS	
	PROPOSED INFILL AT EXISTING BUILDING EXCLUSIONS

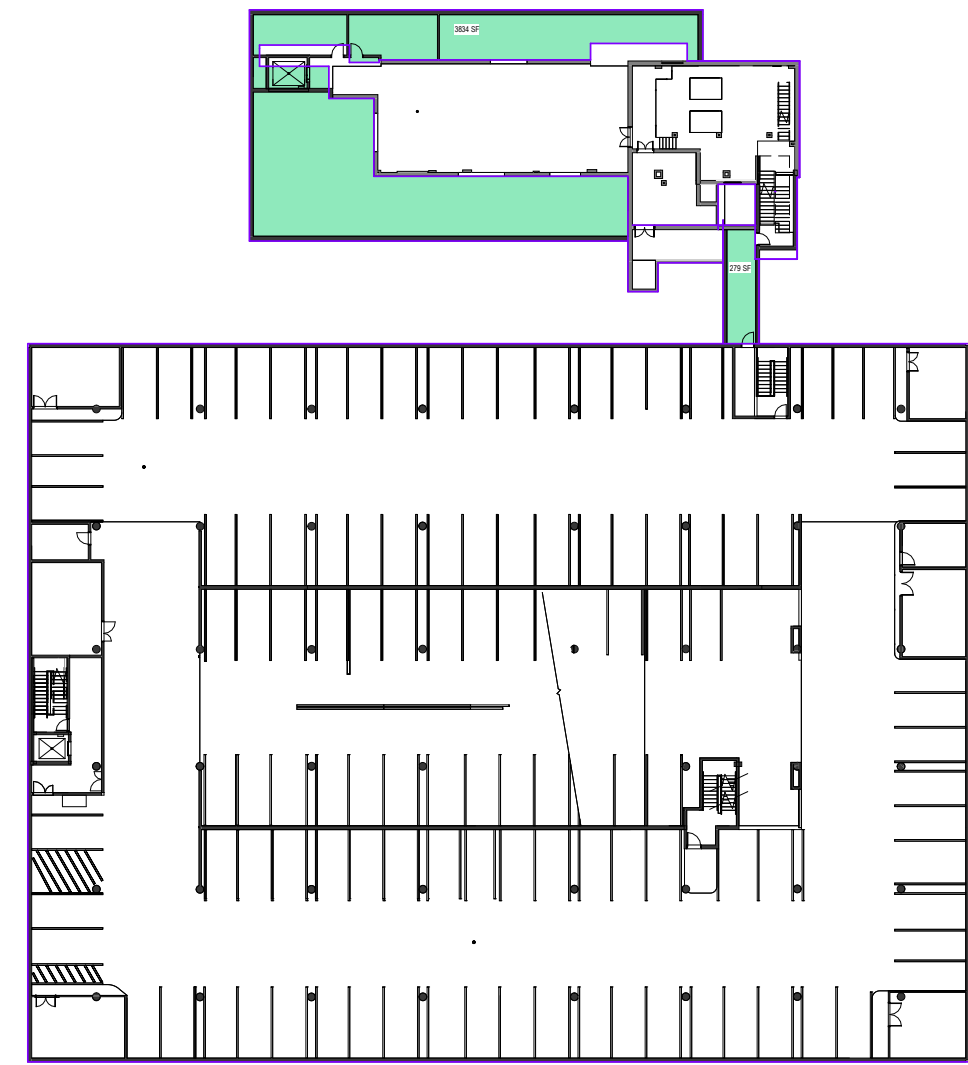
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PROPOSED FLOOR EXCLUSIONS (2-145-B)

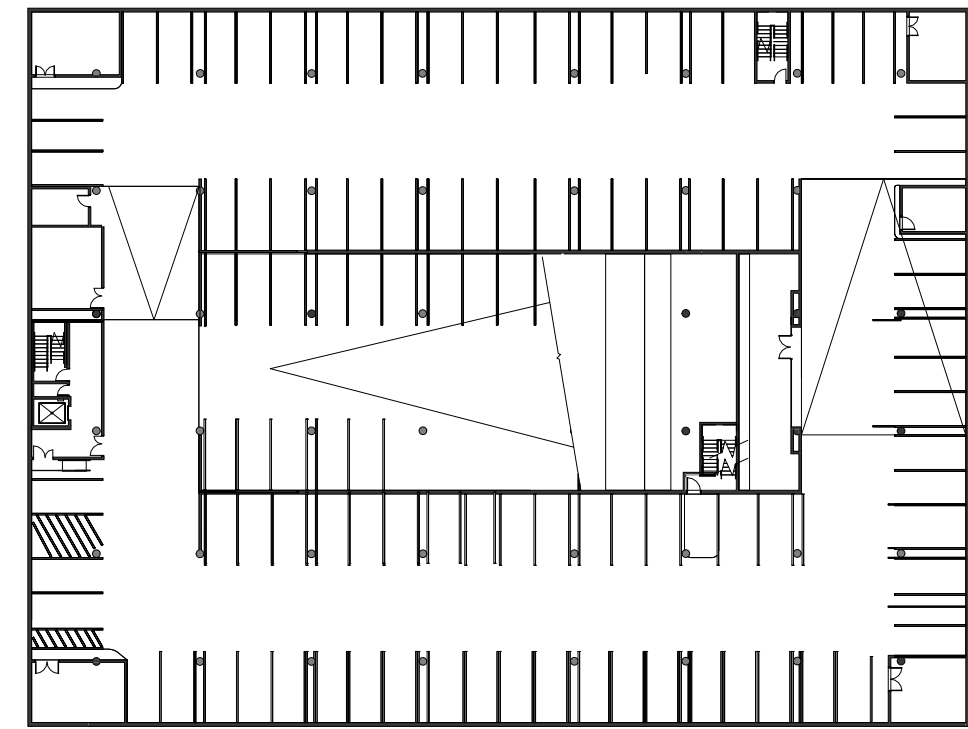


PROPOSED FLOOR EXCLUSIONS LEGEND	
	PROPOSED EXCLUSIONS - STAIRS, ELEV (2-145-B-1)
	PROPOSED EXCLUSIONS - RAMP (2-145-B-1)
	PROPOSED EXCLUSIONS - LAVATORY (2-145-B-3)
	PROPOSED EXCLUSIONS - MEP (2-145-B-2)
	PROPOSED EXCLUSIONS - VOID
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	PROPOSED EXCLUSIONS - LESS THAN 7' CEILING HEIGHT (2-145-B-16)
	PROPOSED EXCLUSIONS - BASEMENT (2-145-B-4)

D5 LEVEL 1- FAR EXCLUSIONS
SCALE: 1" = 50'-0"



B5 G-1 AND B-1 LEVEL- FAR EXCLUSIONS
SCALE: 1" = 50'-0"



A5 G-2 LEVEL- FAR EXCLUSIONS
SCALE: 1" = 50'-0"

APPROVED	
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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. _____	

CITY HALL, MARKET
SQUARE PLAZA AND
GARAGE RENOVATION
ALEXANDRIA, VA

CITY OF ALEXANDRIA,
VIRGINIA DEPARTMENT
OF GENERAL SERVICES
421 KING STREET, SUITE 220,
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ARCHITECTURE, HISTORIC
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1215 Cameron St
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P: 703.836.3205



440 Massachusetts Avenue NW
Washington, DC 20001
P: 202.393.1199

KEY PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

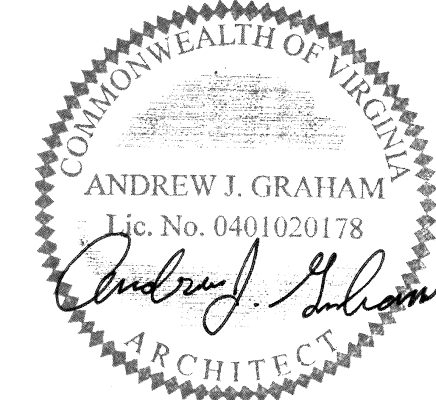
REVISIONS

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP

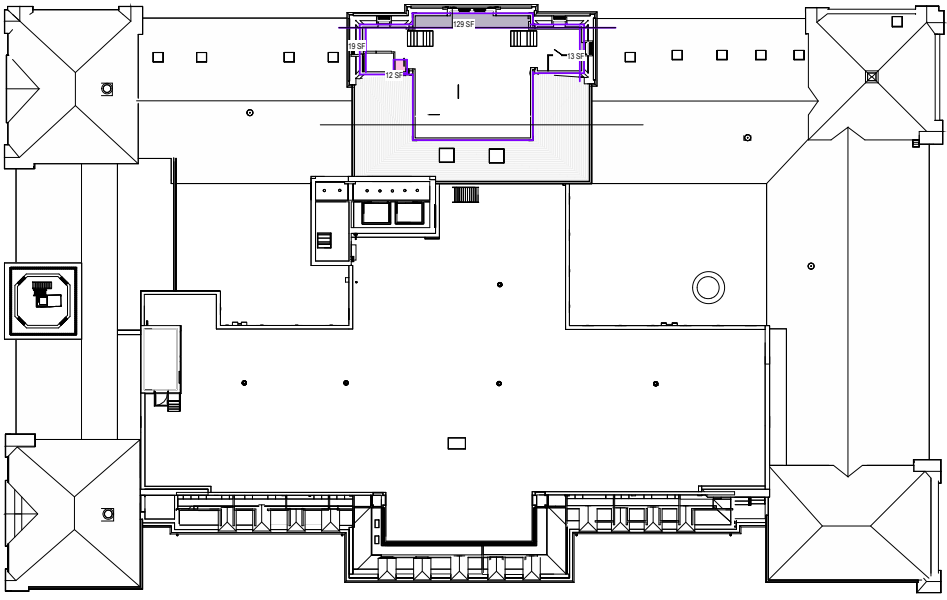


Project No. 058-10046-000
05.01.2025

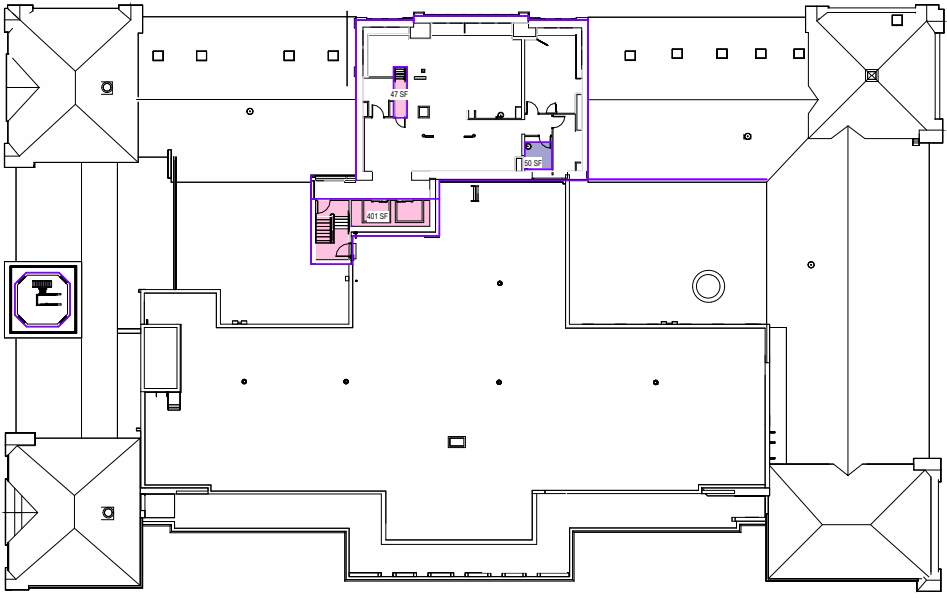
FLOOR AREA ANALYSIS - EXCLUSIONS

A602

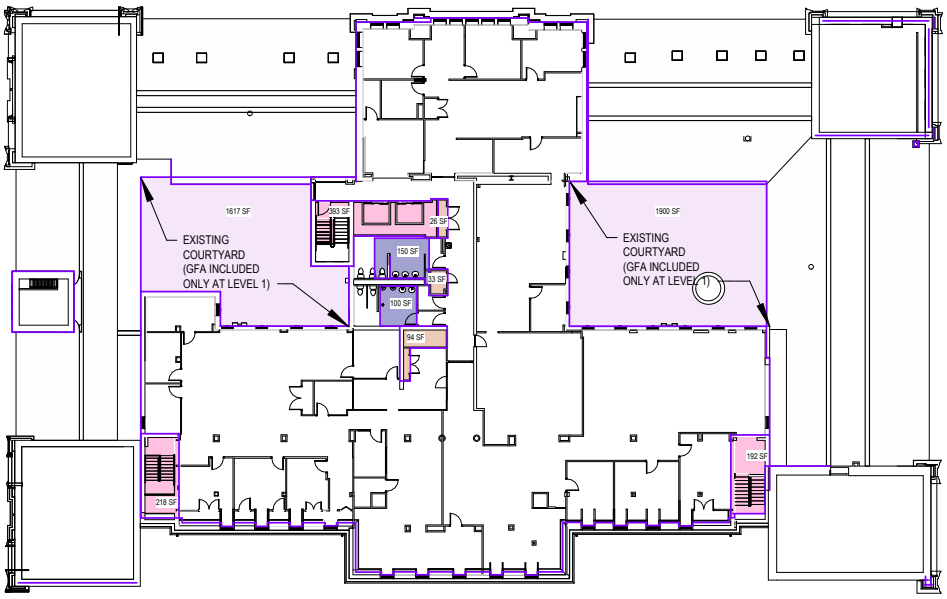
EXISTING FLOOR EXCLUSIONS (2-145-B)



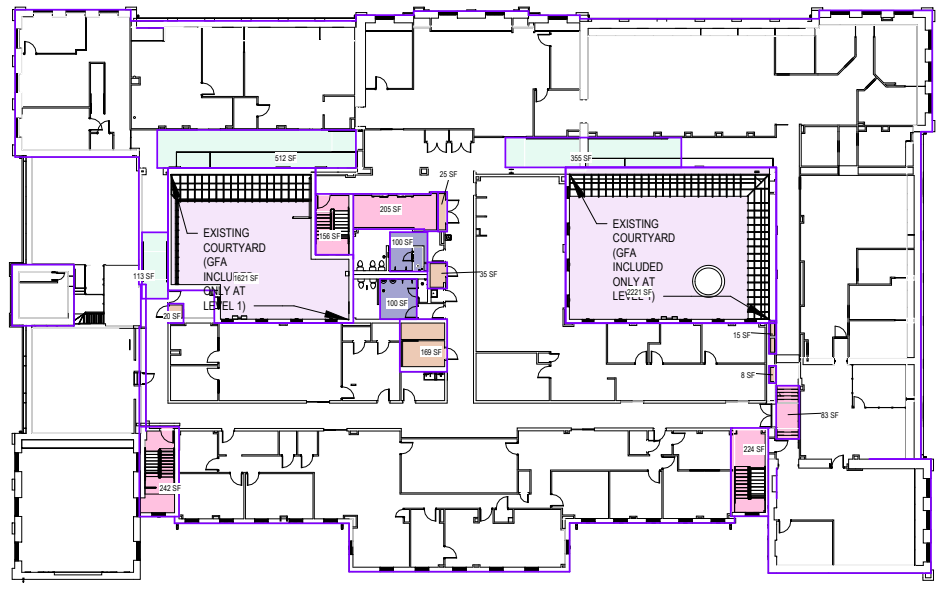
E1 MEZZANINE - EXISTING FAR EXCLUSIONS
SCALE: 1" = 50'-0"



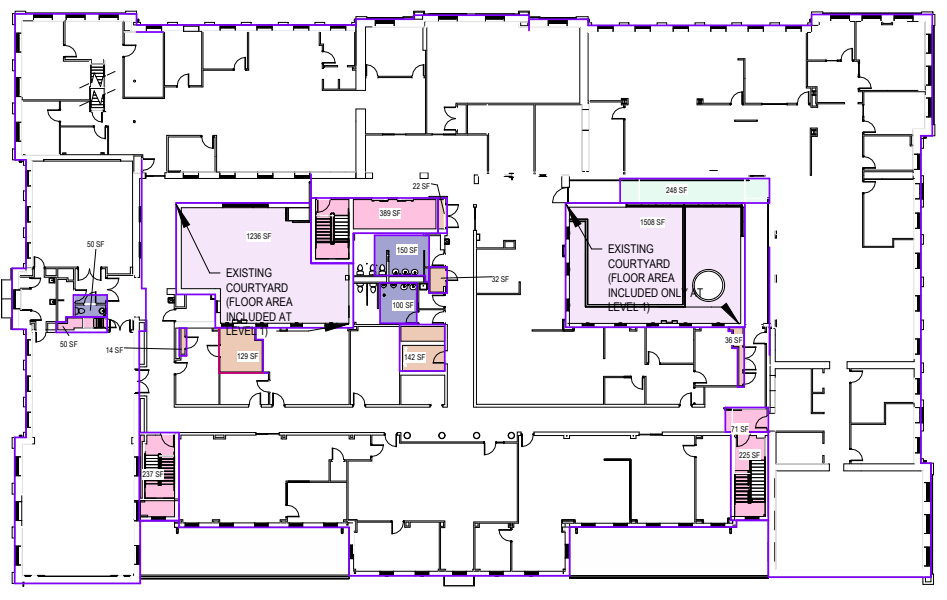
D1 LEVEL 5- EXISTING FAR EXCLUSIONS
SCALE: 1" = 50'-0"



C1 LEVEL 4- EXISTING FAR EXCLUSIONS
SCALE: 1" = 50'-0"



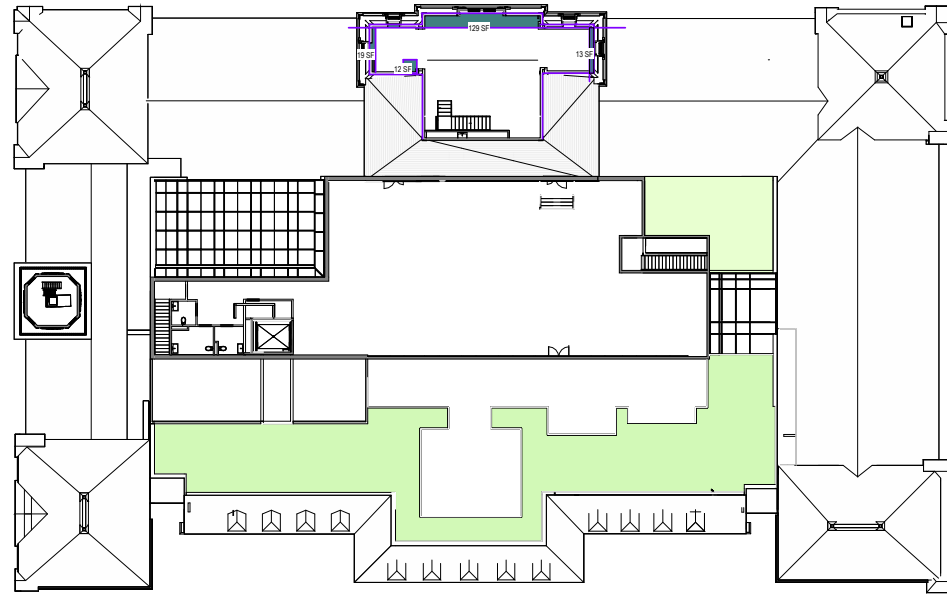
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SCALE: 1" = 50'-0"



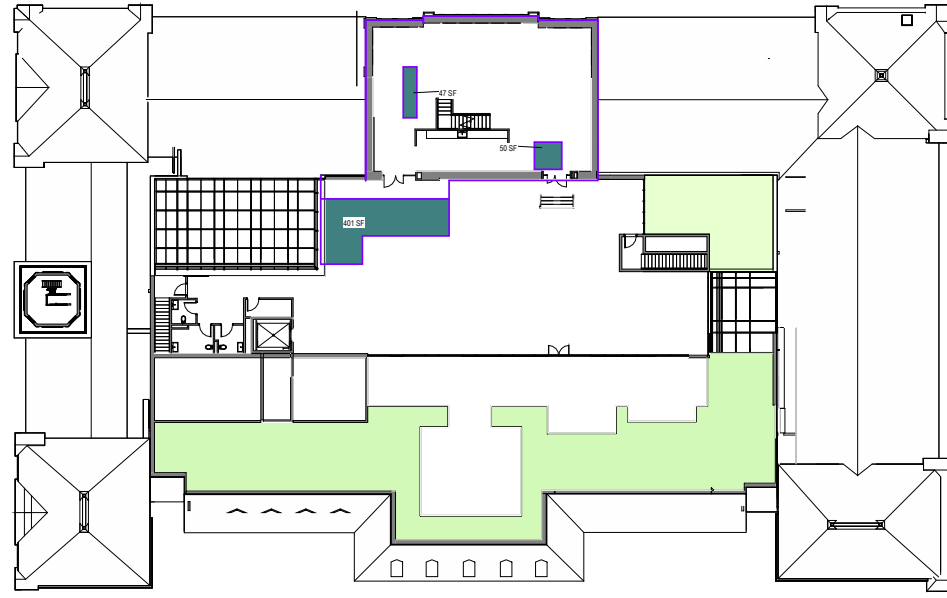
A1 LEVEL 2- EXISTING FAR EXCLUSIONS
SCALE: 1" = 50'-0"

EXISTING FLOOR EXCLUSIONS LEGEND	
	EXISTING EXCLUSIONS - STAIRS, ELEV (2-145-B-1)
	EXISTING EXCLUSIONS - RAMP (2-145-B-1)
	EXISTING EXCLUSIONS - LAVATORY (2-145-B-3)
	EXISTING EXCLUSIONS - MEP(2-145-B-2)
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	EXISTING EXCLUSIONS - LESS THAN 7' CEILING HEIGHT (2-145-B-16)
	EXISTING EXCLUSIONS - BASEMENT (2-145-B-4)

PROPOSED INFILL AT EXISTING FLOOR EXCLUSIONS



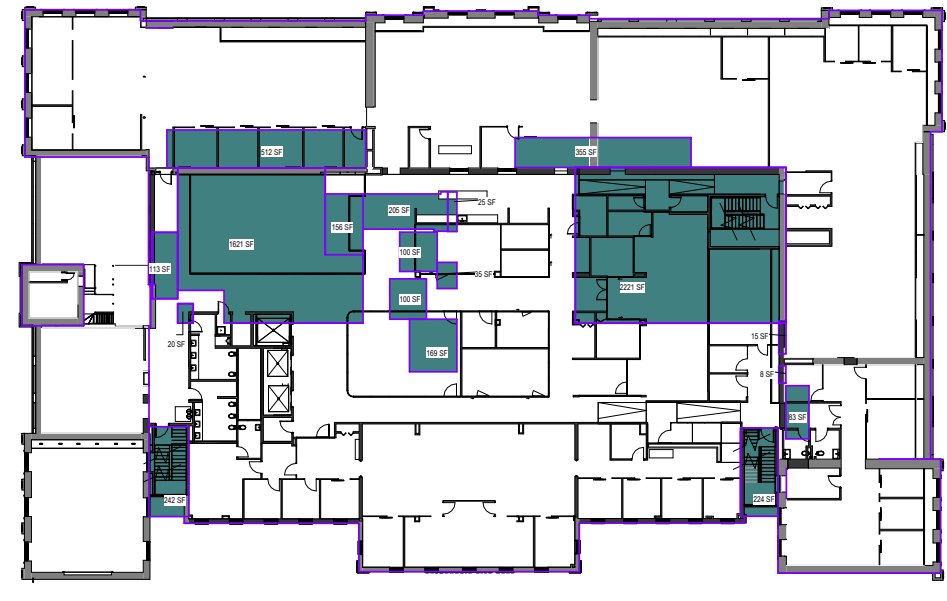
E3 MEZZANINE - FAR INFILL AT EXISTING EXCLUSIONS
SCALE: 1" = 50'-0"



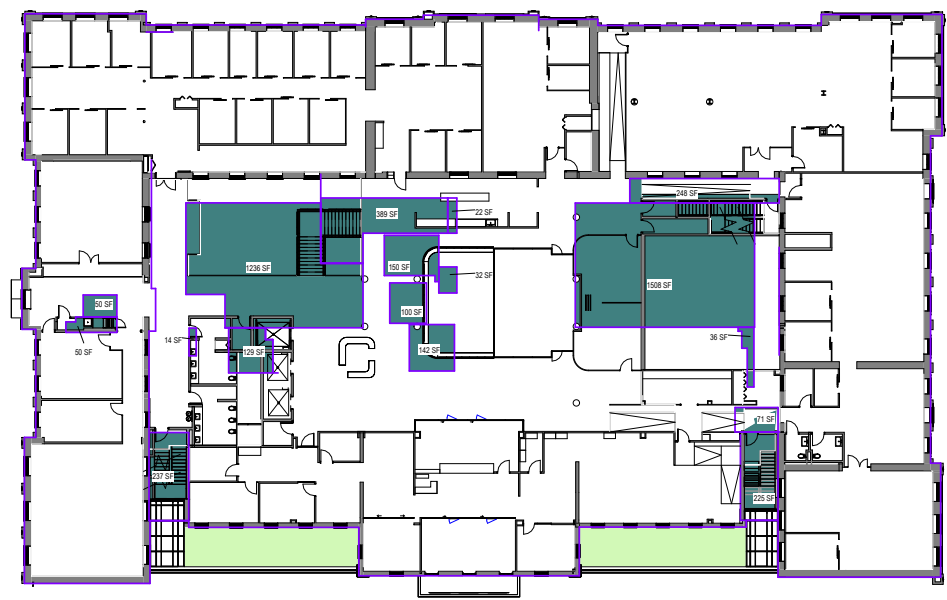
D3 LEVEL 5 - FAR INFILL AT EXISTING EXCLUSIONS
SCALE: 1" = 50'-0"



C3 LEVEL 4 - FAR INFILL AT EXISTING EXCLUSIONS
SCALE: 1" = 50'-0"



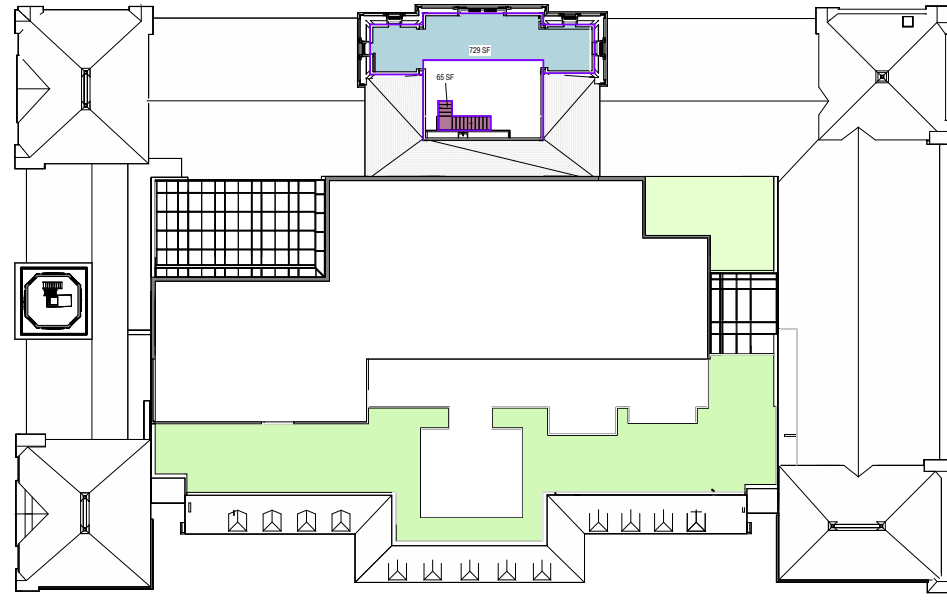
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SCALE: 1" = 50'-0"



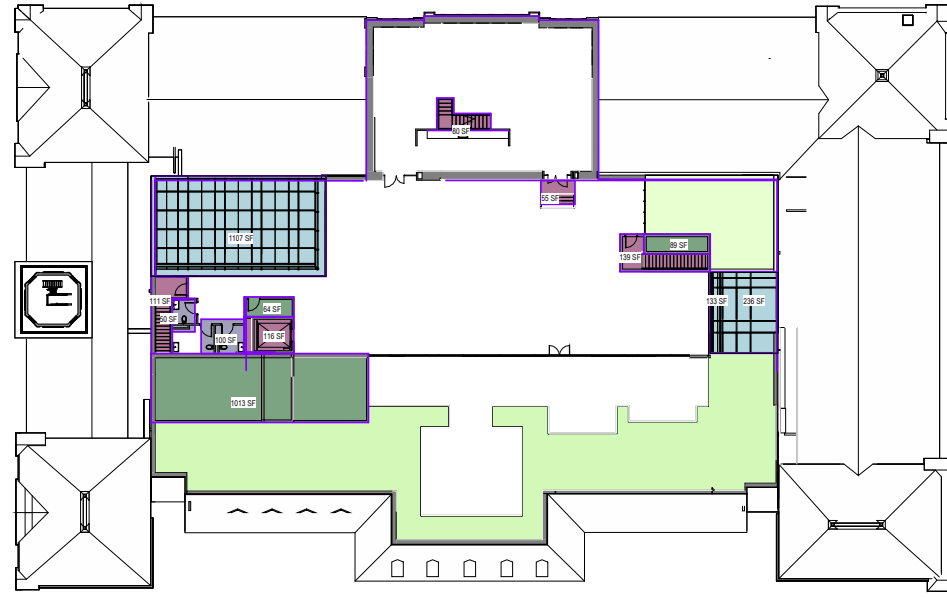
A3 LEVEL 2 - FAR INFILL AT EXISTING EXCLUSIONS
SCALE: 1" = 50'-0"

PROPOSED INFILL AT EXISTING EXCLUSIONS	
	PROPOSED INFILL AT EXISTING BUILDING EXCLUSIONS

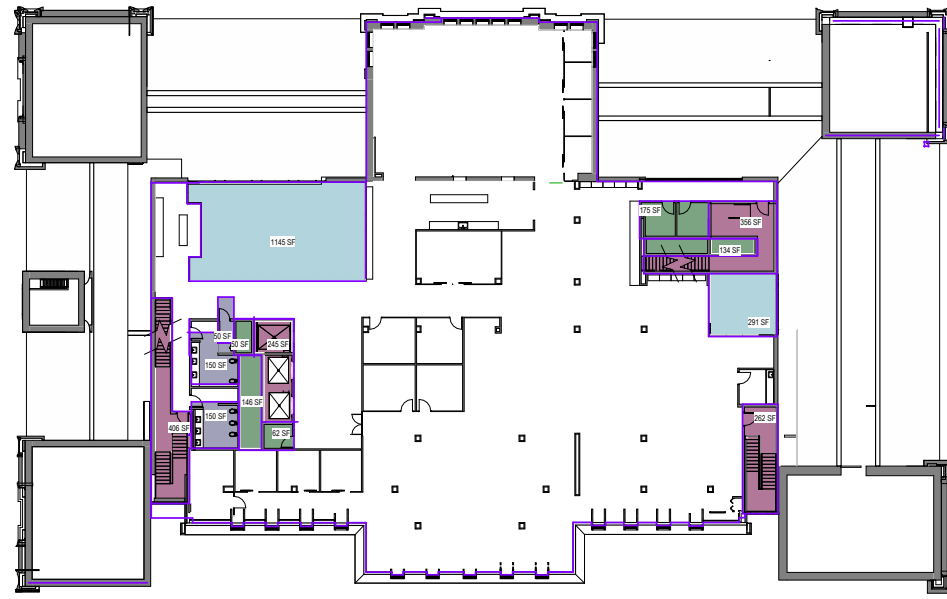
PROPOSED FLOOR EXCLUSIONS (2-145-B)



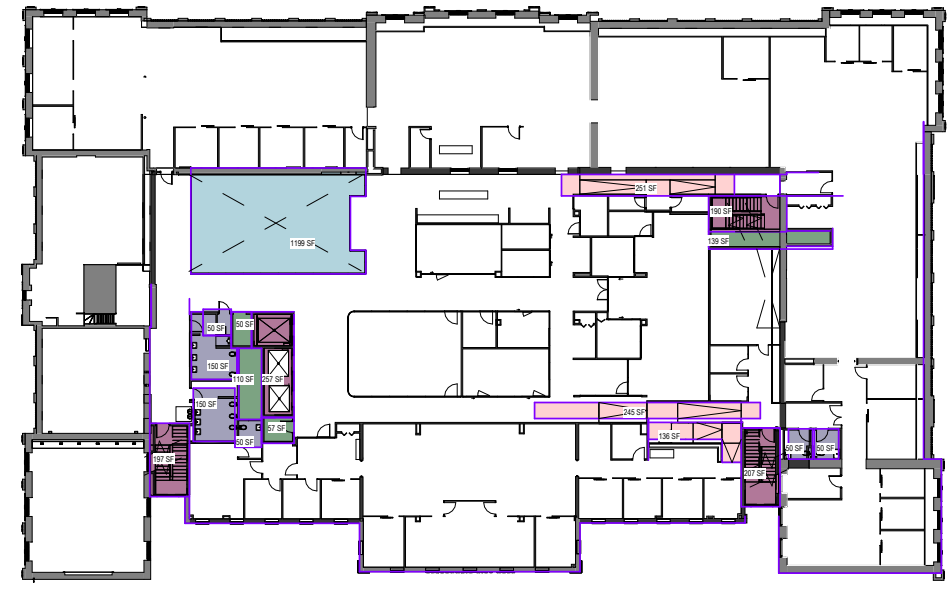
E5 MEZZANINE- FAR EXCLUSIONS
SCALE: 1" = 50'-0"



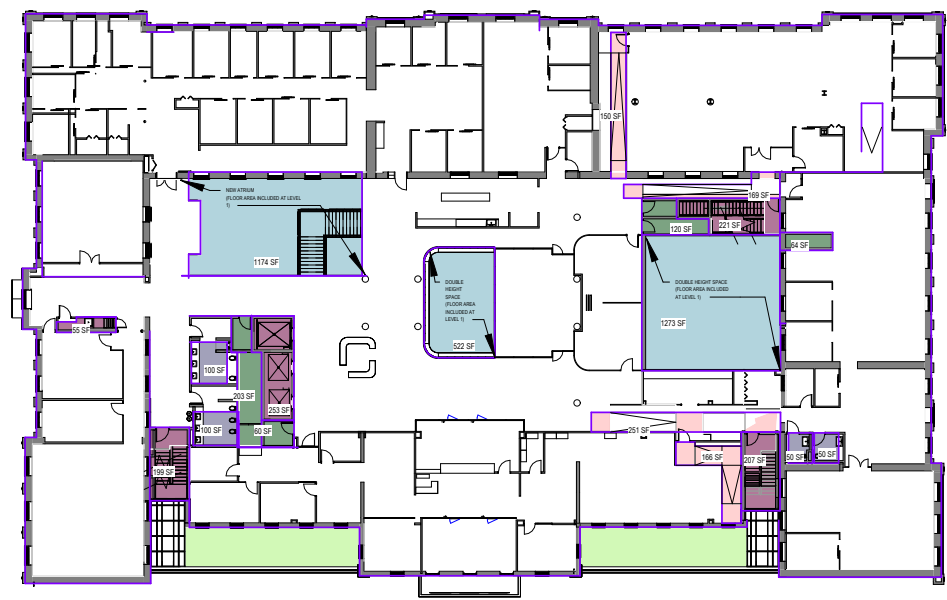
D5 LEVEL 5-FAR EXCLUSIONS
SCALE: 1" = 50'-0"



C5 LEVEL 4- FAR EXCLUSIONS
SCALE: 1" = 50'-0"



B5 LEVEL 3- FAR EXCLUSIONS
SCALE: 1" = 50'-0"



A LEVEL 2- FAR EXCLUSIONS
SCALE: 1" = 50'-0"

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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. _____	

CITY HALL, MARKET
SQUARE PLAZA AND
GARAGE RENOVATION
ALEXANDRIA, VA

CITY OF ALEXANDRIA,
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421 KING STREET, SUITE 220,
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KEY PLAN

**PRELIMINARY
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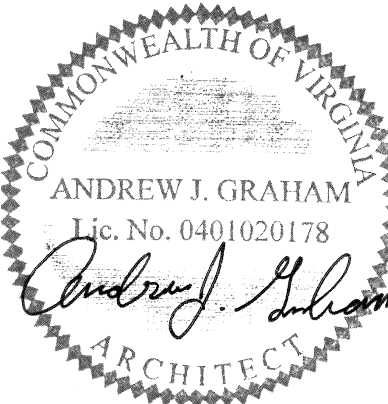
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FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP



Project No. 058-10046-000
05.01.2025

FLOOR AREA ANALYSIS - EXCLUSIONS

A603

Kendra Jacobs

Subject: RE: [EXTERNAL]Fwd: [EXTERNAL]City Hall plans

-----Original Message-----

From: Martha Harris <harris61325@comcast.net>

Sent: Tuesday, June 17, 2025 2:12 PM

To: William Conkey <william.conkey@alexandriava.gov>

Subject: [EXTERNAL]City Hall plans

[You don't often get email from harris61325@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi, Bill:

I want to share a few thoughts about the plans. I have attended a number of meetings and most recently the OTCA discussion last week. There are many attractive aspects to the designs, including accessibility and first floor civic spaces, as well as attentiveness to historic architecture.

I do have a few comments that I want to share before the meeting next week of the Planning Commission.

1. I agree with Alison Silberberg that the fountain needs to be reconsidered. I favor a larger central space for the fountain with seating adjacent. The current plan seems to shrink the fountain space and make the market configuration awkward. I would move the fountain closer to the door of the building, freeing up some central space for events and the market. Can seating be provided nearby that is permanent and invites stopping and reflecting?
2. The first floor layout of the interior does not seem to have a welcome area or desk with security, information on events, etc. I can agree to the Council Chambers moving to the first floor, but visitors will need more of a welcome orientation. I think this should be worked out sooner rather than later.
3. Green roofs are a good idea and open space in general is a plus. However, the plans to water trees by hand on N Fairfax during their establishment seem to invite problems. Also, the arrangement of the open space on the plaza appears to restrict the market and other activities, although I understand the effort to have more small area seating. However, the plans for these "rooms" seem to take precedence over the need for open public areas for the market and for meetings and events. I am having trouble understanding how the event stages/spaces will work (tiered seating on N. Fairfax side..).
4. The 2026 construction beginning anticipated should be carefully considered along with other major projects nearby such as the pump station. If everything is happening at the same time, we will lose some visitors, commercial activity and overall ambiance of Old Town.

With good wishes for a fine result,

Martha Harris



Docket Item #6
301 King St, 108 N Fairfax
City Hall and Market Square/Garage
DSP #2025-00005

218 North Lee Street, Suite 310
Alexandria, Virginia 22314
(703) 549-5811
www.HistoricAlexandriaFoundation.org
HistoricAlexandriaFoundation@gmail.com

June 23, 2025

By email

PlanComm@alexandriava.gov

Melissa McMahon, Chair
David Brown
Robert Dubé
Stephen Koenig, Vice Chair
Holly Lennihan
Jody Manor
Vivian Ramirez

**Re: June 24, 2025 DOCKET ITEM #6,
Development Site Plan #2025-00005 301 King Street and 108 N Fairfax Street
City Hall, Market Square Plaza and Garage Renovation**

Dear Chair McMahon and Members of the Planning Commission:

We are writing to provide you with our comments regarding the request for site plan approval for the renovation project of City Hall and the Market Square Plaza that is on your Agenda for June 24, 2025. While there is much to praise about the proposal, we believe that the proposed reconfiguration of the 100 block of North Fairfax Street (e.g., Preliminary Site Plan C300, C400, curbside Management Preliminary C403) is not in the public interest. We, along with the Old Town Civic Association, have previously noted this concern in our letter of April 10, 2025 as part of the Board of Architectural Review's ("BAR") process of concept review. The BAR has not provided any suggestion of approval of this aspect of the conceptual plans.

Historic Alexandria Foundation ("HAF") was formed in 1954 "to preserve, protect and restore structures and sites of historic or architectural interest in and associated with the City of Alexandria, Virginia, to preserve antiquities, and generally to foster and promote interest in Alexandria's historic heritage." In furtherance of this mission, we are vitally concerned with the proper administration of the Zoning Ordinance in the two Historic Districts, the proper functioning and observance of the process and jurisdiction

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City of Alexandria
June 23, 2025
Page 2

of the Board of Architectural Review (“BAR”), and the preservation of the historic fabric of our City.

HAF is both an owner of real estate in the Old and Historic District of Alexandria (410 South Washington Street), and the holder of preservation easements on numerous properties in close proximity to the property under review. These include Landmark properties at 711 Prince Street, 811 Prince Street, and major contributing properties to the Old and Historic District at 207 Prince Street, 229-231 S. Pitt Street, 301 S. St. Asaph Street, among others. We provide tens of thousands of dollars each year in grants to support worthy and important restoration work on historic properties in the Old and Historic District and elsewhere in the City. Moreover, our membership includes property owners and taxpayers throughout the City of Alexandria including those in close proximity to the proposed project.

I. The Importance of the Subject Property to the City and the Landmark Historic District

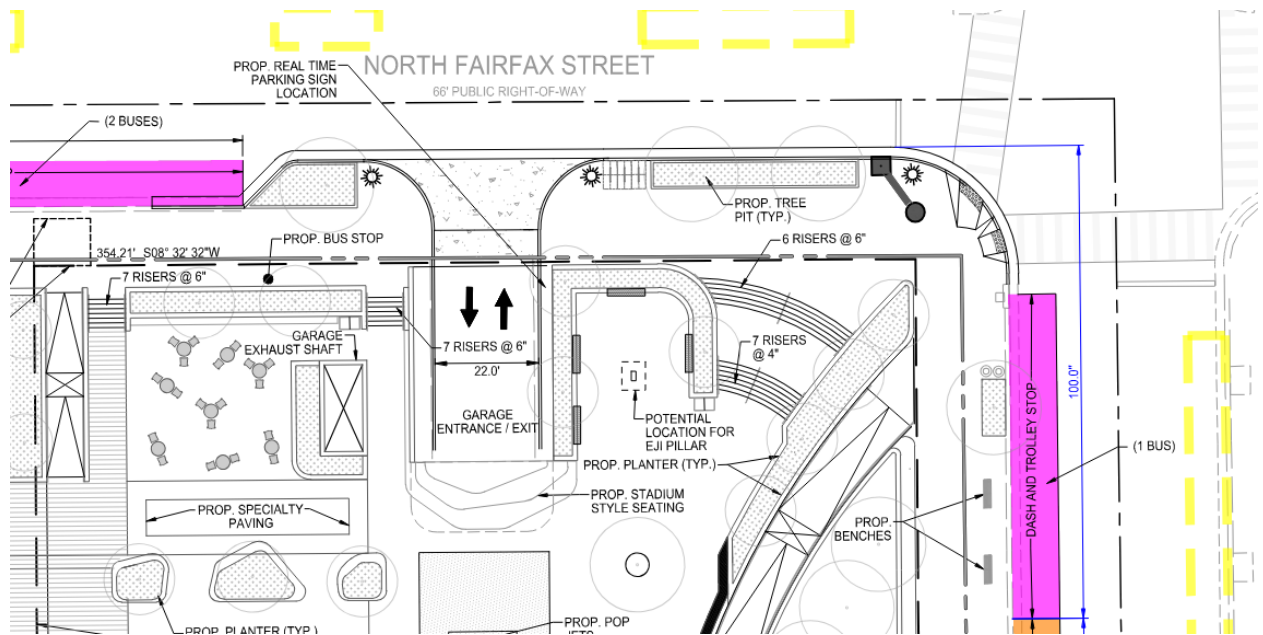
The Alexandria City Hall is a National and Virginia Historic Landmark of national and statewide importance, in addition to being the centerpiece of our City: Not just the Old and Historic District, but the entire City of Alexandria. City Hall defines the character of Alexandria. Our City Hall has been extensively documented by the Historic American Buildings Survey (HABS Va-33), available at <https://www.loc.gov/item/va1295/> (visited June 23, 2025).

We are pleased to note that much of the planning for the City Hall project shows sensitivity toward maintaining and preserving much of the historic fabric that makes our City Hall so attractive and unique. We do believe, however, that the proposed change in the sidewalk along North Fairfax Street discussed below would be a serious deviation from recognized principles for the treatment of Landmark properties.

II. Concern Over Permanent Constriction of North Fairfax Street Contrary to the Historic Street Plan and to the Detriment of the Public Enjoyment and Access to Landmark Historic Resources Lining the Street.

The historic streetscape of Alexandria is one of the treasures of our City. The dimensions of our streets were literally laid out by George Washington — including the intersection of King and Fairfax Streets.¹ But the proposed Site Plan (e.g., Preliminary Site Plan C300, C400, Curbside Management Preliminary C403) shows a bump-out narrowing of the 100 Block of North Fairfax Street at this important intersection.

¹ See *A plan of Alexandria, now Belhaven* available at <https://www.loc.gov/resource/g3884a.ct000223/?r=0.087,-0.209,1.474,0.888,0> (visited June 23, 2025).



Curbside Management Preliminary.

On the same street and block as the proposed bump-out and street narrowing are the Landmark properties, the John Carlyle House,² and the Bank of Alexandria Building,³ as well as the Alexandria Visitors' Center at the Ramsey House.

As anyone traveling the streets of Old Town knows, the corner of King and Fairfax can already form a bottleneck, especially with buses and trucks attempting to turn from North Fairfax onto King Street, and especially during market days. The annual George Washington Birthday Parade crosses this intersection. The Scottish Christmas Walk turns the corner of North Fairfax and King Street.

² See https://www.dhr.virginia.gov/VLR_to_transfer/PDFNoms/100-0010_Carlyle_House_1969_Final_Nomination.pdf (visited June 23, 2025).

³ See https://www.dhr.virginia.gov/VLR_to_transfer/PDFNoms/100-0004_BankOfAlexandria_1973_Final_Nomination.pdf (visited June 23, 2025).

Planning Commission
City of Alexandria
June 23, 2025
Page 4

A plan for the Market Square Plaza that imposes a permanent narrowing of this vital intersection will be detrimental to everyone's access to and enjoyment of this most important block of our City, and we urge you to reject this portion of the Site Plan.⁴

Thank you for your consideration of our statement.

Respectfully submitted,

Historic Alexandria Foundation
By:

/s/ Robert Weinhagen
President

⁴ To the extent similar street narrowing is contemplated on Cameron Street and North Royal Street that would also be an unwarranted intrusion on the street plan laid out by George Washington in 1749.