

***Development Special Use Permit #2025-10007***  
***4880 Mark Center Drive Multi-Unit Development***

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| Application                                                                                          | General Data                  |                                        |
|------------------------------------------------------------------------------------------------------|-------------------------------|----------------------------------------|
| <b>Project Name:</b><br>4880 Mark Center Drive<br>Multi-Unit Development                             | PC Hearing:                   | November 6, 2025                       |
|                                                                                                      | CC Hearing:                   | November 15, 2025                      |
|                                                                                                      | If approved, DSUP Expiration: | November 15, 2028                      |
|                                                                                                      | Total Plan Acreage:           | 4.07 acres / 177,144 sq. ft.           |
| <b>Location:</b><br>4880 Mark Center Drive                                                           | Zone:                         | CDD#4                                  |
|                                                                                                      | Proposed Use:                 | Multi-unit Residential                 |
|                                                                                                      | Gross Floor Area Total        | Base: 368,400 SF<br>New: 603,997 SF    |
|                                                                                                      | Net Floor Area Total          | Existing: 0 SF<br>New: 428,805 SF      |
|                                                                                                      | Small Area Plan               | AlexWest                               |
| <b>Applicant:</b> Bozzuto Development Company,<br>represented by<br>M. Catharine Puskar,<br>Attorney | Green Building                | Complies with<br>Green Building Policy |

| Purpose of Application                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------|
| The applicant requests a Development Special Use Permit to construct a multi-unit building with up to 402 residential units.                 |
| Special Use Permits and Modifications Requested:                                                                                             |
| 1. Development Special Use Permit and site plan with:<br>a. A Special Use Permit to decrease the off-street parking requirement by 99 spaces |

| Staff Recommendation: APPROVAL WITH CONDITIONS                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Staff Reviewers:</b><br>Robert M. Kerns, AICP, Division Chief, <a href="mailto:Robert.Kerns@alexandriava.gov">Robert.Kerns@alexandriava.gov</a><br>Maya Contreras, Principal Planner, <a href="mailto:Maya.Contreras@alexandriava.gov">Maya.Contreras@alexandriava.gov</a><br>Maggie Cooper, Urban Planner III, <a href="mailto:Margaret.Cooper@alexandriava.gov">Margaret.Cooper@alexandriava.gov</a> |
| <b><u>PLANNING COMMISSION ACTION, NOVEMBER 6, 2025:</u></b><br>On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of Development Special Use Permit #2025-10007, subject to all applicable codes and staff recommendations, and with an amendment to                                                                                |

Condition #6e regarding lighting. The motion carried on a vote 6-0 with Commissioner Ramirez recusing herself.

Reason: The Planning Commission agreed with the staff analysis.

**CONDITION AMENDED BY PLANNING COMMISSION:**

6. Provide a lighting plan prior to Final Site Plan release, unless otherwise identified below, to verify that lighting meets the City's Design and Construction Standards. The plan shall be to the satisfaction of the Directors of P&Z, T&ES, Code, and the Climate Action Officer of OCA and shall include: (P&Z) (T&ES) (OCA) (Code) **(PC)** \*

- a. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
- b. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
- c. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
- d. A minimum of 5.0-foot candle-maintained lighting for underground/ structured parking garages. When unoccupied, the lighting may turn off and on using motion sensors. Without motion sensor lighting, unoccupied lighting levels may be no less than 1.5-foot candles. \*\*
- e. Light fixtures for the ~~open canopies and underground/structured~~ parking garage, **including the entrances,** shall be recessed into the ceiling, **screened or otherwise adjusted to minimize light spillover** for any areas visible from the public right-of-way **and the Winkler Botanical Preserve.** \* \*\*

Discussion:

Commissioner Manor asked for clarification on the total number of spaces proposed for the parking reduction, which staff confirmed is 99 spaces. Ms. Puskar, attorney for the project, later pointed out there are an additional 24 tandem spaces. While they may not count towards the total, they can support households that want to maintain two vehicles.

Commissioner Brown noted the significant grade change that exists at the site and asked how the new building would change stormwater runoff and how that may impact the Preserve. He also asked whether significant amounts of fill would need to be brought in to mitigate the grade. Ms. Puskar, attorney for the project, stated that the project is utilizing the grade change to build parking into the hillside, and that significant fill will not be required.

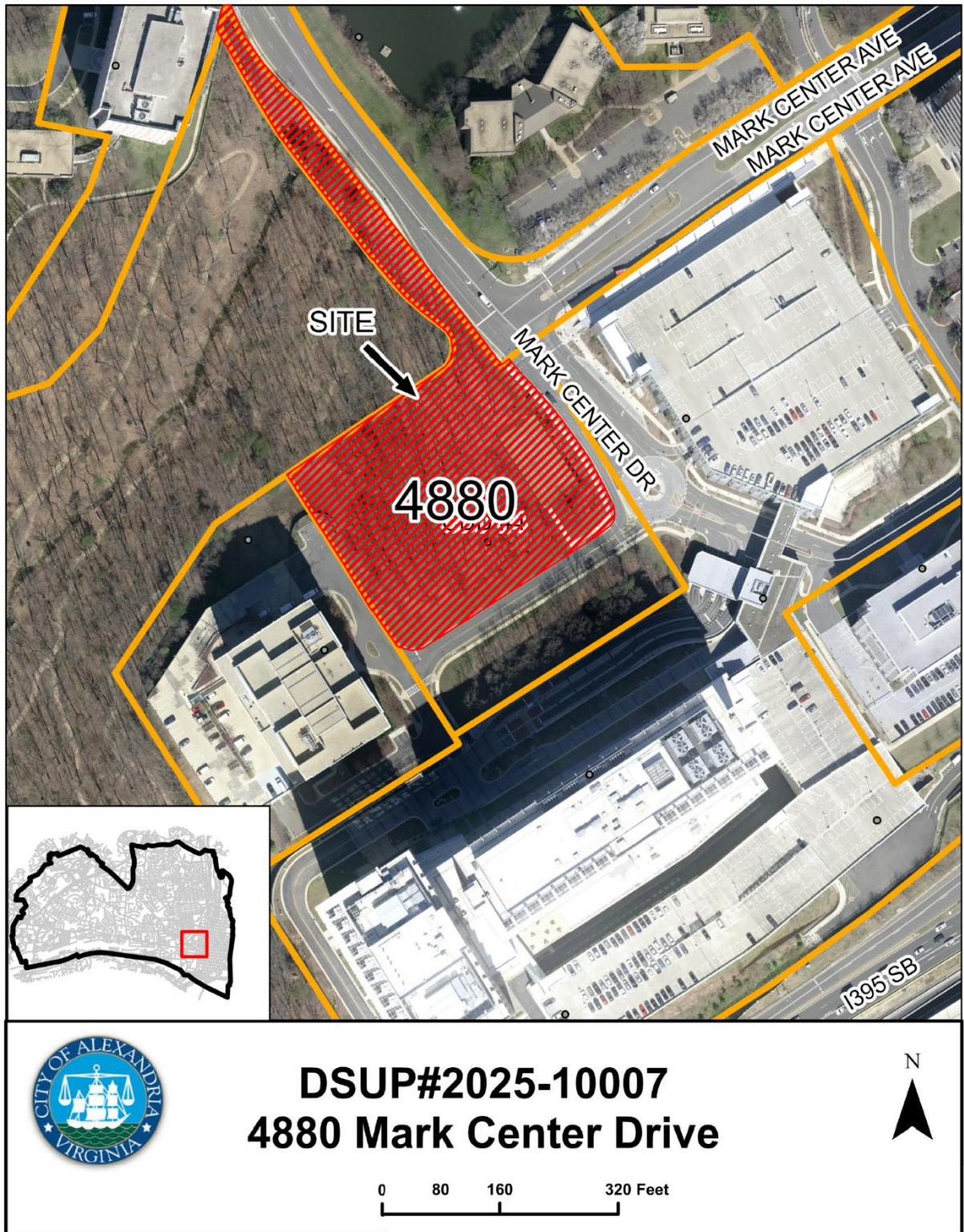
Commissioner Dubé shared his support for the project. He said he had spoken with staff and the applicant regarding the potential challenges associated with a single private road for access to the new building and the existing Del Pepper Community Resource Center, and that he is satisfied any issues can be mitigated.

Chair McMahon noted her support of the project and that it is a good location for housing, given the proximity to the Mark Center Transit Facility, Ferdinand T. Day elementary school and the Preserve. She looks forward to resolution of the confusion regarding the affordable housing contribution, as detailed in the AHAAC letter. She expressed concern regarding the impact of the tree loss on the ecology of the area and noted the area where trees would be preserved is not as robust as it could be. She expressed concern about light spillover impacting the wildlife in the preserve and appreciated the amended condition language. She requested that careful mitigation efforts are considered for street lighting during the final site plan process to protect dark skies.

Commissioner Brown asked about the status of the nearby Rutherford multi-unit development, approved in 2023. Staff shared that it is in Final Site Plan review, however, the current market conditions have slowed its trajectory, and it may need an extension.

Speakers:

M. Catharine Puskar, attorney for the applicant, spoke in support of the project. She noted that the team met with all the adjacent neighbors, including Washington Headquarters, NOVA Parks and the City's General Services team. She noted they are in talks with NOVA Parks regarding a potential future amendment to Condition 3a.i. related to a future access easement, and they hope to have it resolved prior to the City Council meeting





## I. SUMMARY

### *i. Recommendation*

Staff recommend approval of the request from Bozzuto Development to construct a multi-unit building, subject to compliance with the Zoning Ordinance and all applicable codes, adopted policies, the AlexWest Small Area Plan (SAP), Coordinated Development District (CDD) #4 and staff's recommendations. The proposal would provide several benefits for the City, including:

- 402 new apartments, including 1 committed affordable unit
- Green building
- Affordable Housing Trust Fund contribution (\$1,296,798)
- Public art contribution/on-site public art (\$75,000 or on-site equivalent)
- Capital Bikeshare contribution (\$50,000)
- 60% reduction of phosphorous (9% more than required)
- Improved streetscape on Mark Center Drive

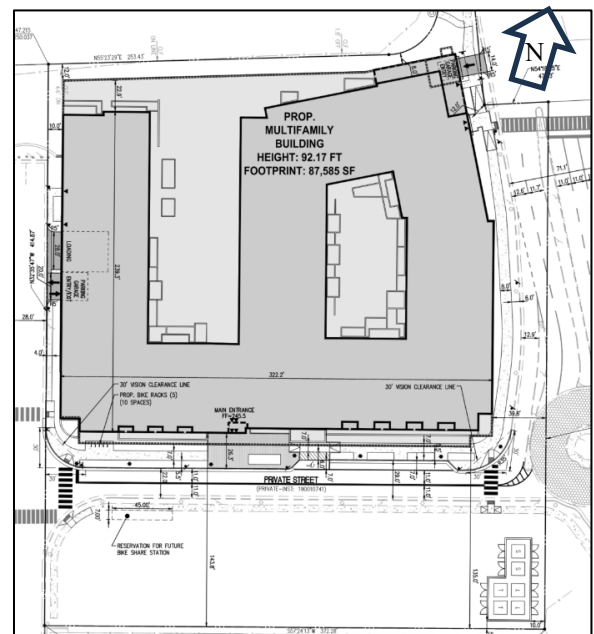
### *ii. General Project Description*

The applicant, Bozzuto Development, is proposing to construct a new seven-story, 402-unit residential building at 4880 Mark Center Dr, next to the City's Redella "Del" S. Pepper Community Resource Center (Del Pepper building). In 2022, the CDD#4 zoning for the site was updated by the CDD#2021-00001 amendments to add residential uses to the neighborhood. The building incorporates two levels of parking tucked into the site grade, and the applicant is requesting a Special Use Permit (SUP) for a 99-space parking reduction (518 spaces required, 419 spaces proposed).

*Figure 1: Site Plan*

Key issues to consider that this report addresses include:

- Consistency with the master plan
- Site layout and building design
- SUP parking reduction request



## **II. BACKGROUND**

### ***i. Site Context***

The project site is one lot of record measuring 4.07 acres (177,144 square feet) on Mark Center Drive, located within the Mark Center, CDD #4 and in the Central Core Neighborhood within the AlexWest Small Area Plan (SAP) area. The site is bounded to the north by the Winkler Botanical Preserve, to the east and south by Mark Center Drive and the Washington Headquarters complex and to the west by the Del Pepper building, which includes the City's Health Department, Department of Community and Human Services, Code Administration, and other City offices.

The site is on the same promontory as the Del Pepper building and features a change in grade of over 30' from the southeast to the northwest corner. The site has existing sidewalks on the east and south sides, an abandoned private tennis court in the northeast corner, and is otherwise entirely wooded, with no curb cuts or other existing access points. A private portion of Mark Center Drive runs through the property and connects to the Del Pepper building. In 2020, a memorandum of understanding was created between the City of Alexandria, as the owners of the Del Pepper building, and the then-owners of the subject property outlining the access easements for the private street and the alley that runs between the proposed building and the Del Pepper loading dock.

This project is unique as the City is both the regulator of, and the neighbor to, the site. To distinguish these roles, the General Services department (which manages the Del Pepper building) led conversations with the applicant regarding site access, including the vehicle and pedestrian coordination of the shared alley.

### ***ii. Procedural Background***

Mark Center is a neighborhood in transition. CDD#4 was approved in 1995 to create the City's premier office park, and the Washington Headquarters Services building later opened in 2012. While successful in its era, the office market has since changed substantially. In Fall 2020, two applicants, CRP Mark Center Hotel, LLC and the Institute for Defense Analyses, approached staff regarding an amendment to the CDD for the future development of two sites within the Mark Center/CDD#4 neighborhood; the subject property, referred to as the IDA site, and 5000 Seminary, referred to as the Hilton Site.

In October 2021, the City Council approved a Master Plan Amendment (MPA #2021-00006), CDD Conceptual Design Plan amendment (CDD #2021-00001), and Subdivision (SUB #2020-00010) which allowed changes to land use, height and density at the Hilton Multi-unit site and the IDA site.<sup>1</sup> In June 2023, the City Council approved The Rutherford (DSUP #2022-10027), a multi-unit residential building, at the Hilton Site, making the subject property the second new-

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<sup>1</sup> Refer to the [October 2021 staff report](#) for additional details on the amendments.

construction residential building proposed in the Mark Center CDD. Combined with the recent renovation of former office buildings into the Sinclair on Seminary apartments, the Essen Apartments on Highview Lane, and the Ferdinand T. Day School complex, the Mark Center is evolving as a neighborhood with mixed office, institutional, and residential uses.

### *iii. Community*

The applicant had individual meetings throughout the project review with representatives of the Washington Headquarters and Northern Virginia Regional Parks Authority, the owners of the Winkler Botanical Preserve. Several meetings were also held with the City of Alexandria's Director of General Services, who oversees management of the Del Pepper building.

A virtual community meeting was hosted by the applicant on October 7, 2025, attended by one community member, with no questions asked. The project also was reviewed at the virtual October 15, 2025, AHAAC meeting (see section IV for more information about the affordable housing plan). The project was discussed, and ultimately endorsed, by the 14 members of the group, and the meeting was attended by 7 members of the public.

The project will also be highlighted at the bi-monthly Planning and Zoning Virtual Community Update on October 30, 2025. Because this meeting will be held after the staff report publishes, Staff will update Planning Commissioners prior to the hearing if any questions or concerns are raised.

## **III. ZONING**

***Table 1: Zoning***

|                   |                            |                        |
|-------------------|----------------------------|------------------------|
| Property Address: | 4880 Mark Center Drive     |                        |
| Total Site Area:  | 177,144 SF (4.07 AC)       |                        |
| Zone:             | CDD #4                     |                        |
| Current Use:      | Vacant                     |                        |
| Proposed Use:     | Multi-Unit Residential     |                        |
|                   | Permitted/required (CDD#4) | Proposed Redevelopment |
| FAR               | 2.5(450,877 SF)            | 2.14 (379,847 NSF)     |
| Height (ft.)      | 180 (max.)                 | 93                     |
| Setbacks (ft.)    |                            |                        |
| South (Entrance)  | 0                          | 135                    |
| East (Side)       | 0                          | 12                     |
| West (Side)       | 0                          | 10                     |
| North (Rear)      | 0                          | 8                      |
| Parking*          | 518                        | 419                    |
| Loading spaces:   | 0                          | 2                      |
| Open Space        | N/A                        | 49% (86,000 SF)        |
| Crown Coverage    | 25% (44,285 SF)            | 26% (46,000 SF)        |

\*SUP requested for parking reduction. Refer to Section F for details. Proposed parking excludes 24 tandem spaces.

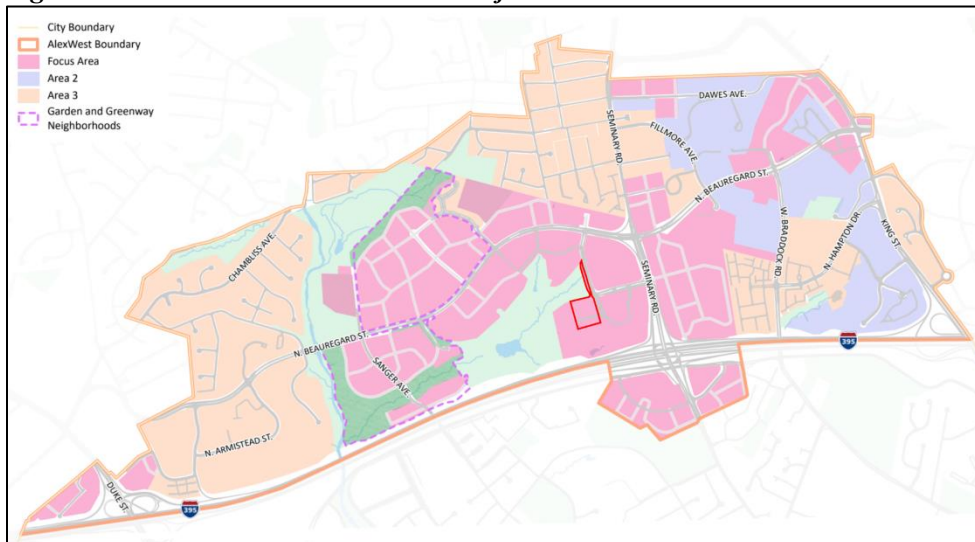
## IV. STAFF ANALYSIS

### *i. Conformance to the AlexWest Small Area Plan*

Staff find that the proposal is consistent with the AlexWest SAP goals for the Central Core Neighborhood, as noted below:

- **Use:** The site is identified in the SAP as Subarea 7C and is consistent with the SAP and the amendments approved to CDD#4 (CDD#2021-00001) in October 2021 to allow for multi-unit residential. The SAP identified this property as a potential housing opportunity that would not cause residential displacement. Ground floor uses are encouraged but not required.
- **Park and Open Space:** The proposed open space adjacent to the Washington Headquarters building was identified in the SAP as a natural area and planned public park that would serve as a buffer area and retain existing trees. Aside from installing limited stormwater and electrical infrastructure, the applicant is not proposing any other changes to this wooded area.
- **Building Footprint:** The building location is generally consistent with the SAP.
- **Streets:** The applicant is not proposing any new public streets with this application. The streetscape improvements for the private section of Mark Center Drive are consistent with the AlexWest SAP.
- **Consideration of Transit and Street Design:** The applicant worked closely with P&Z and T&ES staff to develop a site design and building program that worked with the topography, the neighboring Del Pepper Community Resource Center, the secure Washington Headquarters Services complex, the Winkler Botanical Preserve, and the requirements of a residential building.

**Figure 2: AlexWest Boundaries with Project Site**

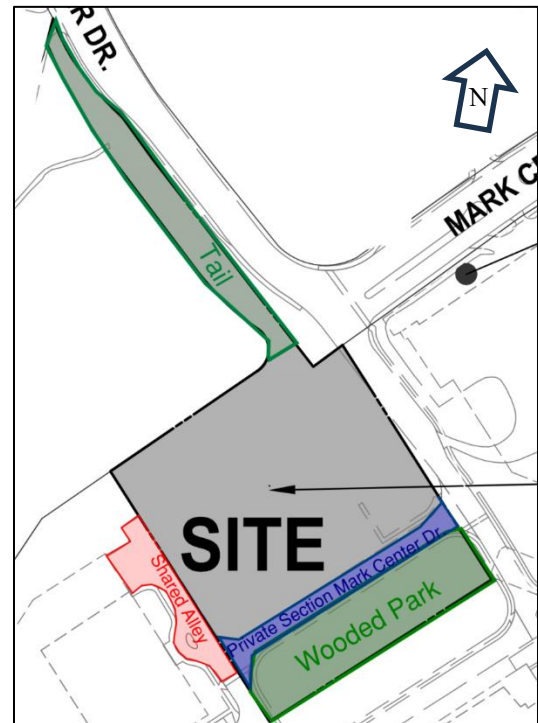




## *ii. Site Design /Architecture*

The site predominantly consists of three areas- the building, the wooded park south of the private section of Mark Center Drive that transverses the property, and a roughly 550-foot long by 45-foot-wide area that has been referred to as “the tail”. A shared alley is between the proposed building and the Del Pepper building. The main entrance is on the private section of Mark Center Drive, with the main garage and loading off the shared alley. An entrance-only garage door is at the signaled intersection of Mark Center Drive and Mark Center Avenue. A key-fobbed resident entrance and bike room are located adjacent at that intersection, which is directly across from the existing Mark Center Transit Facility. This entrance will provide convenient access to the building and will enhance pedestrian connectivity.

**Figure 3: Sections of the Property**



### *Architecture*

The building design is centered around views of the Winkler Botanical Preserve, with an open courtyard, glass amenity spaces, and entrance emphasizing connection to the Preserve. The main entrance has a two-story glass expanse allowing views of the courtyard and the Preserve. The open courtyard also allows nearly all north-facing units to have views of the treetops.

The building has two primary facades: the east façade that is visible from the intersection at Mark Center Avenue and Mark Center Drive, and the south façade that is the main entrance to the building. The north and west facades are less significant from the public right-of-way as they face the Winkler Preserve and the Del Pepper building, respectively.

The height, footprint, and scale of the building are appropriate for this location and generally consistent with the SAP. The entire building has similar window patterns throughout and the simplicity of the palette creates architectural cohesion. Similar colors are used on all facades, while massing is broken up by variations in the façade treatments, including recessed and projecting balconies, textured fiber cement, brick detailing, and sections that push and pull from the façade. Materials include brick in both white and grey, fiber cement paneling in dark, medium and light grey, fiber cement lap siding in light and medium grey, dark windows, and lap siding in tan at the balcony inserts.

The applicant worked with staff to revise the northeast “treehouse” corner by replacing residential units with amenity space featuring large panes of glass and tall, vertical windows with two-story covered exterior space that extends to the courtyard. This helps to create a focal point for the

building, as this space has the potential to be a signature feature showcasing the energy of the development, especially when lit up at night.

**Figure 4: Northeast Corner**



### Materials

Materials include brick in both white and grey, fiber cement paneling in dark, medium and light grey, fiber cement lap siding in light and medium grey, dark windows, and lap siding in tan at the balcony inserts.

**Figure 5: South Façade with materials**



**Figure 6: East Façade with materials**

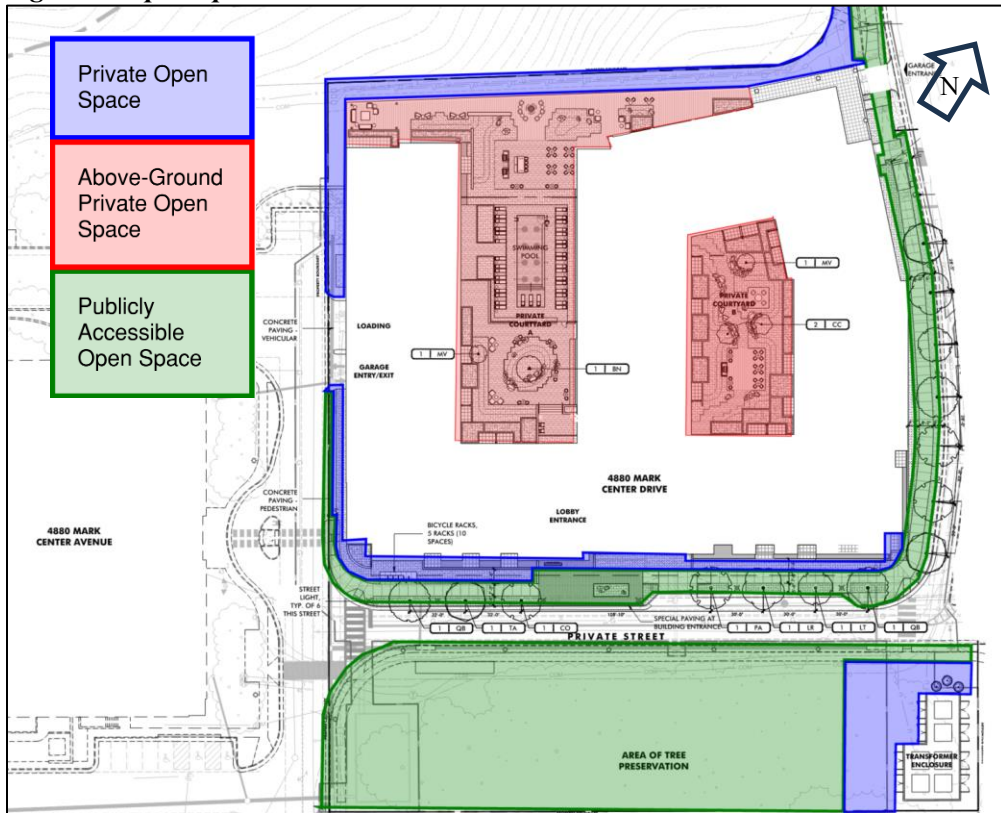


### iii. Open Space

CDD amendment (CDD#2021-00001) permits a combination of ground-level and above-ground open space for majority-residential buildings. This project provides a total of 86,000 square feet, or 49 percent, in three different ways: 1) 22,500 square feet of private, above-grade open space, 2) 28,000 private at-grade open space, and 3) 35,000 square feet of open space with public access easements.

Most of the open space is at-grade publicly accessible space around the exterior of the building and the wooded park south of the entrance. Two private courtyards are located above the garage. One courtyard will have a pool and social area with views of the Winkler Preserve and the other courtyard is fully surrounded by units.

**Figure 7: Open Space**



### Canopy Cover and Tree Preservation

As shown in the table below, the project exceeds the required 25% canopy cover through a combination of tree preservation and proposed tree planting. The site has existing trees of medium quality, trees in poor condition, and desirable trees of high quality with desirable species in good condition. The wooded park, which was identified in the SAP as a future park and a place to retain mature trees and a buffer area, will have minimal disturbance outside of the placement of the transformers and the stormwater vault.

**Table 2: Canopy Cover and Tree Preservation**

|                                    |                   |
|------------------------------------|-------------------|
| <b>Total Proposed Canopy Cover</b> | 26.0% (46,000 SF) |
| Preserved Trees                    | 14.1% (25,00 SF)  |
| Proposed Trees                     | 11.9% (21,000 SF) |
|                                    |                   |
| <b>Existing Trees*</b>             | 422               |
| Preserved Trees                    | 60                |
| Removed Trees                      | 362               |
| Invasive Trees                     | 8                 |
| Trees in Poor Condition**          | 83                |

\*Per the Landscape Guidelines, existing trees included in the tree survey are trees greater than 8" diameter at 4.5' above ground level at the trunk, at the time of submission.

\*\*Trees in poor condition are trees that have been assigned a condition rating of 50% or below by the consulting arborist.

Based on the Limits of Disturbance that are necessary to construct the proposed development, a number of these trees will require removal either due to being within the Limits of Disturbance or having a critical root zone that is significantly impacted by the construction and is unlikely to survive the construction process.

#### ***Access to Winkler Preserve***

The AlexWest SAP identified the possibility of adding a pedestrian connection between the Winkler Preserve and Mark Center Drive. Because the tail portion of the property is between the Preserve and the Right of Way, permission is required from the applicant to allow the public to cross over the tail. The applicant has agreed to a condition stating that the exact location of a pedestrian connection would be identified if or when the Northern Virginia Regional Park Authority (NOVA Parks), the owner of the Winkler Preserve, wants to move forward with an entrance along Mark Center Drive.

#### ***iv. Stormwater***

Site stormwater management meets the requirements of the Virginia Stormwater Management Program (VSMP) Regulations and the Chesapeake Bay Act in accordance with Article XIII of the Zoning Ordinance for control of stormwater quality and quantity. To meet water quality requirements, the plan proposes the use of level 1 urban bio-retention facilities located on the garage ceiling slab within the courtyards, internal garage detention vault, and stormwater best management practices (BMPs) hydrodynamic filter systems. The proposed BMPs exceed the required phosphorus load reductions by 9% and improve phosphorus load reductions from the predevelopment condition by 60%. The plan meets City and State requirements for water quantity compliance for flood control and discharges to a natural channel by using run-off reducing stormwater BMPs and the onsite detention.

**v. *Pedestrian and Streetscape Improvements***

The applicant proposed improving the pedestrian experience by widening the sidewalk along Mark Center Drive to eight feet, widening the north sidewalk on the private section of Mark Center Drive to seven feet, adding street trees, bike racks, and lighting. They have also worked closely with the General Services Department to ensure pedestrian and vehicular coordination for the shared alley. This coordination was critical, as the turn-around area at the front of the Del Pepper building will serve as both a drop-off/pick-up area for the building as well as a turn-around point for vehicles dropping off/picking-up at the new building. Condition # 43 would require occasional spot traffic studies at this location and continued collaboration between the City (i.e., Del Pepper building) and the applicant if future traffic issues arise.

**vi. *Parking, Traffic, and Transit***

The site is well served with vehicular access via North Beauregard Street and Seminary Road, both of which are primary transportation corridors within the city, and the site is close to I-395 which provides strong regional connectivity. Several transit options also provide access including the adjacent the Bus Station at Mark Center with regional connectivity to the Metrorail System, VRE, the Pentagon, Ballston, and Tysons Corner. The planned West End Transitway has proposed stops directly to the north of the subject site and will further connect the site to a regional transportation system. Future improvements, such as an enhanced bicycle network and pedestrian trails, are called for in the AlexWest SAP.

***Traffic Impacts***

A multimodal traffic impact analysis was conducted in May 2024 to evaluate the impacts the proposed development will have on the existing transportation network and to identify if mitigation measures are needed to offset the impacts. While the development would result in an increase in overall intersection and turning movement delays, the analysis found that the additional vehicle trips generated by the development would have a negligible impact on the road network.

The proposed 402 multifamily units are estimated to generate 116 additional AM peak hour trips, 110 additional PM peak hour trips, and 1,310 daily trips upon completion by 2028 when compared to existing uses. The study also found that there is an efficient transit system in place, which will be improved once the West End Transitway is operable (see below *Transit Improvements* for more detail).

***Transit Improvements***

Consistent with recommendations in its Transportation Master Plan, the City is implementing a Bus Rapid Transit (BRT) route known as the West End Transitway to provide high-capacity transit service using a combination of dedicated and shared lanes and enhanced stations with rider amenities. The future transit corridor route will run along Mark Center Drive and Mark Center Avenue, with a stop at the Mark Center Transit Station. An expansion of the existing station to an area across the street adjacent to the west side of the proposal, which will include four additional bus bays, is planned to accommodate the West End Transitway, a future eastern terminal for the



Route 7 BRT line, additional DASH and Metrobus service, commuter routes and shuttles. The transitway is in design for Phase 1, which is focused on transit signal priority, queue jump lanes, intersection improvements for pedestrians and cyclist, and new BRT stations, and is anticipated to begin operation by FY 2028.

### ***Parking/Loading***

**Table 3: Parking Requirements**

|                                                                                                   | <b>Market Rate</b> | <b>Affordable</b>   | <b>Total</b> |
|---------------------------------------------------------------------------------------------------|--------------------|---------------------|--------------|
| Number Bedrooms/Units*                                                                            | 544 bedrooms       | 1 unit / 2 bedrooms | -            |
| Base Ratio (per bedroom)                                                                          | 1.00               | 1.00                | -            |
| Maximum Parking Requirement                                                                       | 544                | 1                   | 545          |
| Voluntary Ratio                                                                                   | 1.00               | .75                 | -            |
| Credits                                                                                           |                    |                     | -            |
| Proximity to BRT                                                                                  | -                  | -                   | -            |
| Walkability Index                                                                                 | -                  | -                   | -            |
| 4 or more bus routes                                                                              | 5%                 | 5%                  | -            |
| 20% or more studios                                                                               | -                  | -                   | -            |
| Total Credits                                                                                     | 5%                 | 5%                  | -            |
| Adjusted Ratio                                                                                    | .95                | .71                 | -            |
| Minimum Parking Requirement                                                                       | 516.8              | .71                 | 518          |
| Provided Residential Parking                                                                      |                    |                     | 419          |
| * Voluntary Ratio based on up to 2 bedrooms for market rate units, and units for affordable units |                    |                     |              |

Parking for the project will be located on two levels, but the substantial decrease in grade from south to north made it difficult to have all levels of parking fully underground. Parking is underground on the south facade, mostly underground on the east and west facades and mostly visible on the north facade. The bottom floor is fully below average finished grade, and the floor above is substantially below average finished grade. The portion of the parking that is above-ground parking is fully screened along the public right-of-way, with some visibility from the Winkler Preserve.

The main garage entrance/exit and the loading dock are accessed from the private alley north of the Del Pepper building. A secondary garage entrance is located at the intersection of Mark Center Drive and Mark Center Drive. The project proposes 443 spaces (415 garage spaces, 24 tandem garage spaces, and four surface spaces), however, the tandem spaces do not count towards the parking tabulation. The applicant has requested an SUP for a parking reduction of 99 parking spaces. The project will also include 152 bicycle parking spaces for residents inside the garage and 10 visitor spaces near the main entrance.

### ***vii. Special Use Permit – Parking Reduction***

The applicant is requesting a Special Use Permit for a 99-space decrease in the off-street parking requirement, providing 419 spaces rather than the 518 spaces required per the Zoning Ordinance. Staff supports this reduction because of the proximity to existing transit and the pending expansion

of the West End Transitway. As proposed, the parking ratio is like the parking reductions granted for nearby buildings in 2023 at The Rutherford and in 2025 at 1900 N Beauregard.

Section 11-500 of the Zoning Ordinance directs staff to review the potential impact of the Special Use Permit request to assess potential negative impacts of the request and to ensure the proposal:

- ***Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use:***
  - The parking reduction of 99 spaces will result in fewer cars on the street and an increased usage of the transit options in the neighborhood. Since the building is market-rate, people who want to have additional vehicles will choose alternatives with additional parking spaces.
- ***Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood:***
  - The parking reduction will not be detrimental to the neighborhood as the increasing number of transit options will offset the need for all residents to have cars.
- ***Will substantially conform to the master plan of the city:***
  - The parking reduction conforms with the master plan, including the Mobility Plan chapter, which recommends increasing opportunities for residents to live near high-capacity transit with car free or car light lifestyles.

### ***viii. City Policies***

#### ***Affordable Housing***

The applicant is providing 1 committed affordable unit and a voluntary monetary contribution of \$1,296,798. At the October meeting, the Alexandria Housing Affordability Advisory Committee (AHAAC) voted to endorse the proposed Affordable Housing Plan (AHP), as discussed below.

Staff and the applicant had differing interpretations of how to calculate the “base” density, which resulted in a difference of \$517,304 in the voluntary contribution. The applicant interpreted “base” density as by-right, in which all floor area up to 368,400 square feet is considered under a Tier I contribution rate. Using this interpretation, the applicant estimates a voluntary monetary contribution of \$1,296,798 based on a factor of \$3.52/square foot (2024 Tier I rate).

In contrast, staff used 2024 housing contribution rates, which reflect City policy that locks contribution rates to those current at the time of a project’s Concept I submittal. Consistent with the above approach, by-right density, derived from the parcel’s underlying OC zoning was calculated at a Tier I rate of \$3.52/square foot for floor area up to 1.25 FAR, while floor area between 1.25 FAR and the project’s 368,400 square foot “base” density was calculated on a Tier II, \$7.29/square foot rate. Staff estimate a voluntary monetary contribution of \$1,814,102.

AHAAC considered the project’s AHP at its October 15, 2025, meeting. Members acknowledged that by providing a single committed affordable unit, the applicant is meeting the AlexWest SAP

on-site affordable unit requirements. Members also discussed the staff and applicant voluntary monetary contribution calculation discrepancy; noting a similar issue in other projects, the Committee will provide a letter (prior to the November 6, 2025, Planning Commission hearing) to the City seeking clarity on the difference between by-right and base density for the purposes of calculating a project's voluntary monetary contribution. Members were sympathetic to the applicant's position and voted to endorse the project's AHP, with an accompanying letter to the City seeking contribution policy clarity, unanimously.

### ***Green Building and Sustainable Design***

The project has committed to meeting the City's Green Building Policy by achieving a LEED Silver rating and has provided a draft LEED scorecard and Green Building Narrative indicating that can be met. The project will install electric vehicle charging stations, and underground parking will minimize the heat island impact, in addition to creating accessible space for the occupants to experience a connection to the outdoors.

Whole building energy modeling and commissioning will be conducted for the project. An early schematic design energy model report has been provided as part of the applicant's Green Building Narrative and the project anticipates a site EUI between 30 and 35 kBtu/sf once constructed and occupied.

The irrigation design will achieve an at least 50% potable outdoor water reduction from the peak watering month. Strategies targeted include selection of native and adaptive plantings and a high-efficiency irrigation system using drip irrigation, moisture meters, and controllers where necessary to ensure plantings survive and thrive.

### ***Public Art***

Pursuant to the City's Public Art Policy, the applicant proposes to either include public art at the project site or provide a \$75,000 monetary contribution, which will be used towards City art projects within the AlexWest SAP area. If art is located onsite, the applicant will coordinate with staff on the location and implementation of public art during the Final Site Plan process or provide the contribution at building occupancy.

### ***ix. School Impacts***

In anticipation of the CDD#4 new residential developments, Alexandria City Public Schools (ACPS) and the City of Alexandria estimate the number of new students expected to join the school system based on historical enrollment and residential property data. The applicant proposes to construct 402 units, of which one unit will be affordable. Per the current Student Generation Rate jointly developed by ACPS and the City, the proposed development could generate approximately 18 students, as outlined below:

**Table 4 – Student projections**

|                       | Units | Student Generation Rate | Students  |
|-----------------------|-------|-------------------------|-----------|
| Affordable households | 1     | 0.83                    | 1 student |

|                        |            |      |                    |
|------------------------|------------|------|--------------------|
| Market rate households | 401        | 0.04 | 16.4 students      |
| <b>Total</b>           | <b>402</b> |      | <b>18 students</b> |

The students from this development will be distributed over all grade levels and included in the enrollment forecasts that are used to plan school capacity improvements. The neighborhood is in the attendance area for Ferdinand T. Day Elementary School, Francis C. Hammond Middle School, and Alexandria City High School.

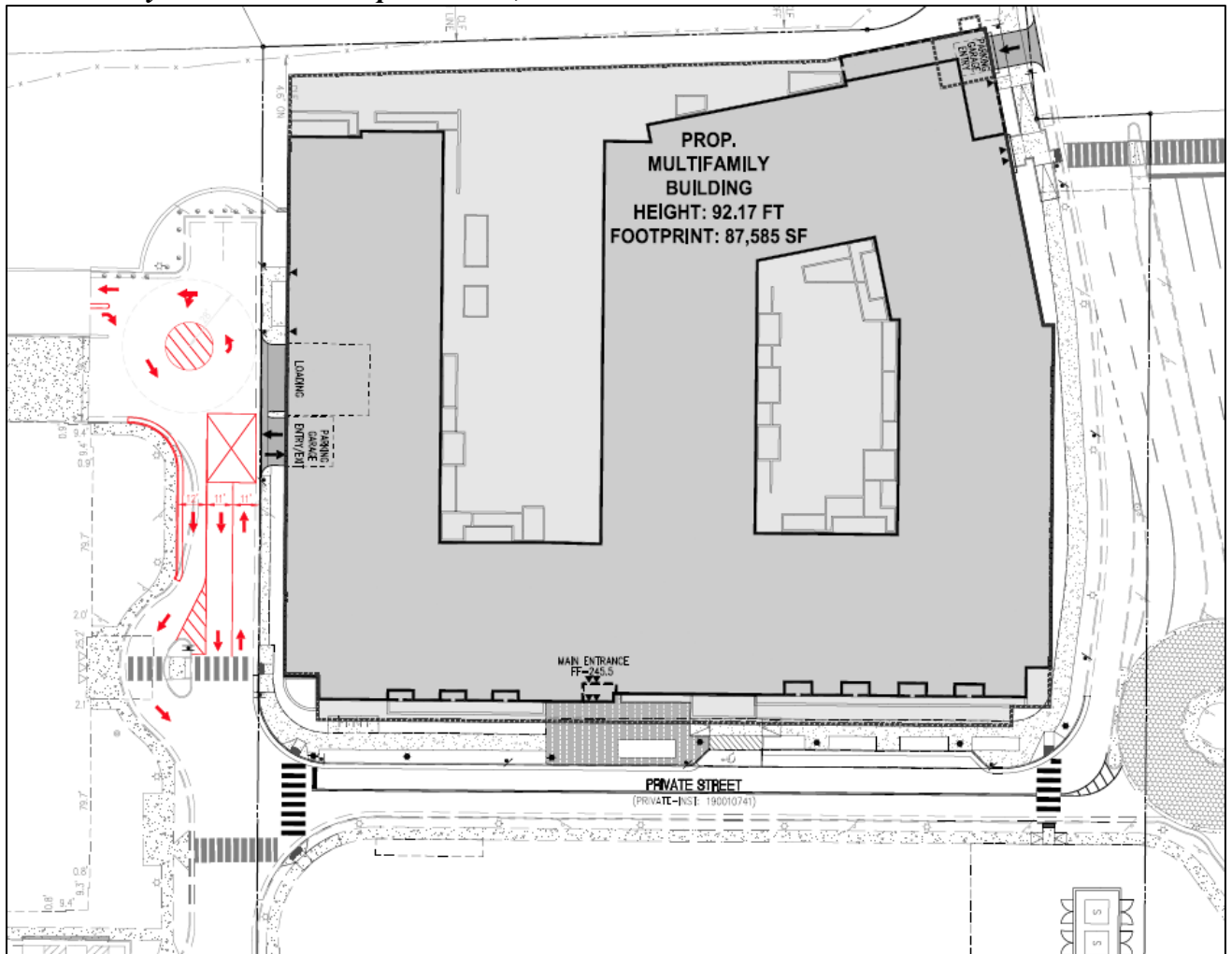
Ferdinand T. Day is currently just below the ideal utilization range and Francis C. Hammond is above capacity. The Minnie Howard Campus of the High School opened in Fall 2024, which has increased the capacity at the High School. City and ACPS staff will monitor and integrate the projected student generation numbers in forthcoming school enrollment projections and ACPS will continue to coordinate with the City to review, plan and allocate resources.

## **V. CONCLUSION**

Staff recommend approval of the Development Special Use Permit, and all associated applications subject to compliance with City codes, ordinances and staff recommendations below.

## VI. ATTACHMENT

*Shared Alley Exhibit Dated September 30, 2025*





## VII. GRAPHICS

*Figure 8: West facade- facing Del Pepper Community Resource Center*



*Figure 9: View from Mark Center Avenue Northeast Corner*



*Figure 10: Southeast Corner*



*Figure 11: South facade*





## **VIII. STAFF RECOMMENDATIONS**

1. The Final Site Plan shall conform substantially with the preliminary plan dated 8/20/2025 and comply with the following conditions of approval.

### ***I. SITE PLAN***

2. Per § 11-418 of the Zoning Ordinance, the development special use permit (DSUP) shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Submit the plats and associated deeds for all applicable easements identified in the Preliminary Plan dated 8/20/2025. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. Provide proof of recordation with the first application for a building permit. (P&Z) (T&ES) \*, \*\*
  - a. Provide public easements to the satisfaction of the Directors of P&Z and T&ES.
    - i. The AlexWest Small Area Plan recommends a future pedestrian connection between Mark Center Drive and the Winkler Preserve. If/when Northern Virginia Regional Park Authority (NOVA Parks), the owner of the Winkler Preserve, wants to move forward with an entrance along Mark Center Drive, the property owner will allow a connection through the tail of the property that is generally consistent with the AlexWest Small Area Plan (P&Z) (T&ES)\*
4. Emergency Vehicle Easement(s) (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)
5. Show site utilities compatibly with other conditions on the site plan to the satisfaction of the Directors of P&Z, T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) \*
  - a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
  - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.

- c. Excluding above grade utilities from dedicated open space areas and tree wells.
  - d. Screening all utilities from the public right-of-way.
6. Provide a lighting plan prior to Final Site Plan release, unless otherwise identified below, to verify that lighting meets the City's Design and Construction Standards. The plan shall be to the satisfaction of the Directors of P&Z, T&ES, Code, and the Climate Action Officer of OCA and shall include: (P&Z) (T&ES) (OCA) (Code) (PC) \*
- a. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
  - b. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
  - c. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
  - d. A minimum of 5.0-foot candle-maintained lighting for underground/structured parking garages. When unoccupied, the lighting may turn off and on using motion sensors. Without motion sensor lighting, unoccupied lighting levels may be no less than 1.5-foot candles. \*\*
  - e. Light fixtures for the ~~open canopies and underground/structured~~ parking garage, **including the entrances,** shall be recessed into the ceiling, **screened or otherwise adjusted to minimize light spillover** for any areas visible from the public right-of-way **and the Winkler Botanical Preserve.**  
\* \*\*
7. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg or greater format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. If proposing a subdivision, include the existing and new parcels and neighboring parcels. Identify legal lot numbers for each lot and document the square footage. Show adjacent lots and their Tax Map numbers on the subdivision plat. (GIS) \*

#### A. BUILDING

8. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, (7) fire protection system requirements, and (8) accessible routes. (P&Z) (Code) \*
9. Provide a unit numbering plan for each floor of a multi-unit building prior to Final Site Plan release. The unit numbers shall comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and continue in

this scheme for the remaining floors. Indicate the use of each unit (i.e., residential, retail, office). (GIS) \*

10. The total number of residential units may be adjusted higher or lower so long as the new unit count does not increase the building envelope, parking is provided per the Zoning Ordinance and Parking reduction SUP, and the building is in substantial conformance with the preliminary plan to the satisfaction of the Director of P&Z. (P&Z) \*
  - a. Minor changes to the façade fenestration and details will be permissible, including but not limited to, window count and alignment, to be coordinated with sustainability envelope attributes and energy performance submission.
  - b. The Sanitary Adequate Outfall Analysis must reflect the actual number of units.
  - c. The unit count must be finalized prior to Final Site Plan release.
11. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) \*
  - a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at 1/4" = 1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
  - b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.
  - c. When warranted by the three-dimensional complexity of the design, the applicant shall provide isometric vignettes of special conditions or building areas to the satisfaction of the Director of P&Z.
12. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission. (P&Z) (Code)
  - a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling). \*
    - i. Window sizes and types.
    - ii. Window mullion dimensions and projection in front of face of glass.
    - iii. Window frame, sash, and mullion materials.
    - iv. Any windows visible from a public park or right-of-way shown as simulated divided light type shall include between the glass spacer bars aligned with exterior muntins; any such exterior muntins shall project not less than 3/8 inch beyond the face of glass and be

reflected in the window samples provided. Grills located between the glass will not be supported.

- b. Before ordering final building materials, provide a materials board that includes all proposed materials and finishes prior to Final Site Plan release. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) \*, \*\*\*
- c. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights.
- d. Materials may be modified or substituted only if in substantial conformance with the Preliminary Site Plan approval and to the satisfaction of the Director of P&Z. \*
- e. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the Final Site Plan. \*
- f. An on-site mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. \*\*
- g. The mock-up panel shall remain on-site, in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy. \*\*\*

## **B. OPEN SPACE/LANDSCAPING**

- 13. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. (P&Z) (T&ES) \*
- 14. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. The design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) \*
- 15. Post sign stating that the open space adjacent to the Washington Headquarters has a public access easement and is open to the public, noting any operating hours, other restrictions, and contact information to facilitate reporting of issues. Show the sign location and design on the Final Site Plan and install the sign prior to the issuance of the first Certificate of Occupancy. (P&Z) \*, \*\*\*



16. All publicly accessible open spaces shall be maintained and managed by the applicant/owner or its successors consistent with the Level 2 conditions of the APPA Grounds Standards and other applicable City standards. Maintenance shall include the life cycle replacement of materials and components depicted in the landscape design. (P&Z) \*

#### **C. TREE PROTECTION AND PRESERVATION**

17. Provide a Tree and Vegetation Protection Plan per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the duration of construction. When the Applicant is responsible for the protection and preservation of City-owned trees (within right-of-way, park, etc.), the applicant shall provide signage indicating that the trees are under private management and maintenance for the period of construction and maintenance bond. (P&Z) \*
18. Damage to any offsite tree outside the limits of disturbance and not identified to be removed on the final site plan that results in substantial decline or death of the tree prior to the release of the landscaping bond shall be assessed a fine in an amount comparable to that set in the Landscape Guidelines for the mortality of preserved trees, or \$2,500 per inch DBH. (P&Z) \*, \*\*\*\*

#### **D. ARCHAEOLOGY**

19. Call Alexandria Archaeology immediately at 703.746.4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) \*
20. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) \*

#### **E. PEDESTRIAN/STREETSCAPE**

21. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) \*, \*\*\*
  - a. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be eight feet on

- Mark Center Drive; seven feet on the private section of Mark Center Drive; and four feet on the remaining frontage.
- b. Sidewalks must comply with the City's Green Streets and Sidewalks guidance.
22. Provide sidewalks, crosswalks, and curb ramps per the City's Memo to Industry 23-01, Design and Construction Standards, the City's Complete Streets Design Guidelines, and these requirements: (P&Z) (T&ES) \*, \*\*\*
- a. Sidewalks shall be flush across all driveway crossings.
  - b. All required audible pedestrian countdown signals shall be ADA accessible and installed with pedestrian activated pushbuttons in accordance with City Standards, ADA Accessibility Guidelines, and Public Right of Way Accessibility Guidelines ("PROWAG").

#### **F. PARKING / CURB MANAGEMENT**

23. Unbundle all residential parking (i.e., the cost to purchase or rent a parking space is separate from the cost to purchase or rent the residential unit). (T&ES)
24. Wall-mounted obstructions at the wall end of a parking space shall be no more than 24 inches extended from the wall and at least 48 inches from the garage floor. Areas with obstructions that exceed this requirement will not count as parking spaces. (T&ES) \*\*\*
25. Provide a Parking Management Plan with the Final Site Plan submission that complies with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. (P&Z) (T&ES) \*
26. Share hourly parking occupancy, and if available, counts of entries and exits for parking facilities for weekdays and weekends (including hourly occupancy) with the City upon request. (T&ES)
27. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes after Signature Set approval. (P&Z) (T&ES) \*
28. Provide bicycle parking per current Bicycle Parking Standards, available at: [www.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking). (T&ES) \*, \*\*\*
- a. Include details on the locations and types of bicycle parking prior to Final Site Plan release. Install bicycle parking prior to the issuance of the first Certificate of Occupancy.
  - b. Provide signage, striping, or other means to direct people to indoor and covered bicycle parking areas within the private property. Show the proposed signage, etc. prior to release of the Final Site Plan and install the signage, etc. prior to issuance of the Final Certificate of Occupancy.

29. The applicant is responsible for the parking management of the on-street parking spaces to the east of the entrance. (P&Z) (T&ES)
30. Update parking counts on the cover sheet to state the number of electric vehicle chargers and electric vehicle charger ready parking spaces, show the location of these spaces, and detail the signage, striping, or similar used to direct people to these spaces prior to Final Site Plan release. Install the signage, etc. prior to release of the final Certificate of Occupancy. (OCA) \*, \*\*\*
31. Provide these electric vehicle chargers: (1) Level 2 chargers equal to at least two percent of the required parking spaces rounded up to the next whole number parking space and (2) one publicly accessible Level 3 DC Fast Charger (minimum 30kW charger) in a location accessible to residents and guests. (OCA) \*, \*\*\*
32. At least three percent of the required parking spaces shall be electric vehicle charger ready per these requirements: (OCA) \*, \*\*\*
  - a. Size and install the conduit correctly based on the number and location of future chargers. A combination of Level 1, Level 2, and DCFCs may be used; based on the estimated demand for charging and planned usage.
  - b. Label parking space location junction box for the future electric vehicle charger.
  - c. Provide available physical space within the utility closet for future cabinetry required to add vehicle chargers to the electrical panel.
  - d. Additional conduit does not need to account for transformer sizing.
  - e. EV chargers may encroach in the required parking space dimension

## **G. SUSTAINABILITY**

33. The project shall comply with the requirements of the City of Alexandria Green Building Policy that is in effect at the time of DSUP approval. (OCA) \*, \*\*, \*\*\*, \*\*\*\*
34. The applicant shall provide these items to comply with the Green Building Policy at Final Site Plan: (OCA) \*
  - a. Evidence of the project's registration with LEED, Green Globes, EarthCraft, NGBS, or equivalent.
  - b. A copy of the draft certification scorecard which indicates the project will meet the required performance points as outlined in the Green Building Policy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
35. The applicant shall provide these items to comply with the Green Building Policy with the Building Permit: (OCA) \*\*

- a. An updated copy of the draft certification scorecard/checklist prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
36. A draft commissioning plan and verification, if required by the Green Building Rating System and the building code, from a certified third-party reviewer that includes items “i” through “iii” below, prior to receiving building permits for above-grade construction.
- i. A narrative describing the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
  - ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed, to include, but are not limited to, calibrations and economizer controls, conditions under which the test will be performed. The testing shall affirm winter and summer design conditions and full outside air conditions.
  - iii. Measurable criteria for performance; the plan should match the project’s submitted plans and sustainability certification scorecard.
- b. Water efficiency and indoor environmental quality documentation for the priority performance points in the Green Building Policy prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
37. The applicant shall provide these items to comply with the Green Building Policy at with requests for Certificates of Occupancy: (OCA) \*\*\*
- a. Evidence that design phase credits (for the certifying party) have been submitted by Temporary Certificate of Occupancy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
38. A commissioning report verified by a certified third-party reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests to match scorecard and approved permit plans prior to issuance of the final Certificate of Occupancy.
- a. Evidence showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for Design Phase credits for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
  - b. If the project fails to achieve the required certification level and priority performance points, then demonstrate a good faith, reasonable, and documented effort to achieve the certification level to the satisfaction of the Climate Action Officer.

39. The applicant shall provide the following to comply with the Green Building Policy at Release of Performance Bond: (OCA) \*\*\*\*
  - a. Documentation of applicable green building certification showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
40. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Building Permit. (OCA) \*\*
41. At the Final Site Plan, demonstrate that the building will be fully electric including all mechanical systems. For limited accessory elements, if using gas, food and beverage uses in retail spaces and outdoor grills, must be controlled with occupancy sensors, timers not to exceed two hours, or other technology to prevent the accessory element from using natural gas when not being used by an occupant of the building. (OCA) \*

## **II. TRANSPORTATION**

### **A. STREETS/TRAFFIC**

42. Install all improvements within the shared alley (two-lane cross-section striping, the painted traffic circle, curb realignment), as generally shown on the exhibit shared w/ Staff on September 30, 2025 (see attachment #1). Changes may be made *[in order to optimize safety, traffic flow, and efficiency]* to the satisfaction of the Directors of P&Z, T&ES, and General Services. (P&Z) (T&ES) (General Services)\*
43. Perform a spot traffic study at the intersection of the shared alley and the private section of Mark Center Drive. New traffic counts are required at this intersection to establish the existing conditions (2025) for the AM and PM peak hours, then site trips layered on existing traffic volumes for build and build + 6-year conditions. The results of the traffic study should be documented in a brief traffic memo and provided prior to submittal of first final site plan. (T&ES) \*
44. Repair any of the City's existing public infrastructure that construction damages per the most recent version of the T&ES Design and Construction Standards Memo to Industry 23-01, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) \*\*\*\*
45. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets, prior to the issuance of the first Certificate of Occupancy. (T&ES) \*\*\*

46. Slopes on parking ramps to garage entrances and exits shall not exceed 15 percent. For slopes 10 percent or greater, provide trench drains connected to a storm sewer to eliminate or diminish the possibility of ice forming. The slope on a ramp with parking or used for egress shall not exceed 6.5 percent. For non-parking ramps with slopes of 10 percent and greater, provide a minimum of 10 feet in length transition slopes at the top and bottom of the ramp. The transition slope shall be half the difference in slope between two adjacent sections. Provide final design prior to Final Site Plan release subject to the satisfaction of the Director of T&ES. (T&ES) \*
47. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) \*\*\*\*
48. Provide and install the following updated traffic equipment: new pedestrian signal poles, accessible pushbuttons, and pedestrian signal heads on either side of the site access driveway at Mark Center Drive and Mark Center Avenue (south leg). This would also include signal conduits and cabling to connect the new devices back to the signal cabinet. Include the updated traffic equipment on the Final Site Plan to the satisfaction of the Director of T&ES. In lieu of providing and installing updated traffic enhancement equipment, the applicant may provide a contribution of \$50,000 prior to Final Site Plan release for the City of Alexandria to complete the upgrades. (T&ES) \*
49. Finalize address for mail delivery, for loading docks and entrances, and, for emergency services, prior to Final Site Plan release. (P&Z) (T&ES) (GIS) \*

## **B. TRANSPORTATION MANAGEMENT PLAN**

50. Contribute to the Citywide Transportation Management Plan (TMP) at the rate specified by the current TMP policy. Unless the upfront payment or partial upfront payment option is chosen as described below, payments are due once per year no later than September 30 for 30 years with rates adjusted annually for inflation based on the April-to-March Consumer Price Index change reported by the Bureau of Labor Statistics. (T&ES) \*\*\*
  - a. Projects that obtain their first Certificate of Occupancy prior to July 1, will have their first year of assessment in the current calendar year. Projects that obtain their first Certificate of Occupancy on July 1 or later will have their first year of assessment in the next calendar year. \*\*\*
  - b. A development may receive a 35% discount for paying the entire 30-year amount (unadjusted for inflation) prior to receipt of the first Certificate of Occupancy. Under this option, no further TMP payments are required. \*\*\*



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

### **III. PUBLIC WORKS**

#### **A. WASTEWATER/SANITARY SEWERS**

- 53. Connect discharge from pool(s) to the sanitary sewer. (T&ES)

#### **B. UTILITIES**

- 54. If the applicant does not have a franchise agreement with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
- 55. Do not locate transformers and switch gears in the public right-of-way. (T&ES)
- 56. The City shall own and maintain all new fire hydrants on public streets. The applicant or their representative shall own, inspect, test, and maintain all hydrants on private streets. Install hydrants prior to issuance of the first Certificate of Occupancy. (T&ES) \*\*\*

### **IV. ENVIRONMENTAL**

#### **A. STORMWATER MANAGEMENT**

- 57. The City of Alexandria's stormwater management regulations for water quality are: (1) state phosphorus removal requirement and (2) Alexandria Water Quality

Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. Treat the Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area, in a Best Management Practice (BMP) facility. (T&ES) \*

58. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) \*
59. Design all stormwater (BMPs to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) \*
60. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) \*
61. All BMP's must be accessible for regular maintenance and inspections. The final building design must include access points and maintenance accessibility for the green roof and any other BMPs. Access to green roofs may be by a door on the same level as the green roof, an interior elevator, interior stairway with door through a penthouse, or by an alternating tread device with a roof hatch or trap door not less than 16 square feet in area and with a minimum dimension of 24 inches. Access to any portion of the green roof of other BMP shall not be solely through a private residence. (T&ES) (OCA)
62. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by the City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) \*\*\*\*
63. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative.

Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are: (T&ES) \*\*\*\*

- a. Constructed and installed as designed and in accordance with the released Final Site Plan.
  - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized.
64. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the submission of As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) \*\*\*\*
65. Submit the stormwater quality BMP and/or Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the Final Site Plan #2. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) \*
66. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/or owner, the applicant shall: (T&ES) \*\*\*\*
  - a. Execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA, master association, and/or owner.
  - b. Include a copy of the contract in the BMP Operation and Maintenance Manual.
  - c. Submit a copy of the maintenance contract to T&ES prior to Performance Bond release.
67. Provide an Owner's Operation and Maintenance Manual for all BMPs to the owner. The manual shall include at a minimum: (T&ES)
  - a. An explanation of the functions and operations of the BMP(s),
  - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
  - c. Catalog cuts on maintenance requirements including mechanical or electrical equipment,
  - d. Manufacturer contact names and phone numbers,
  - e. A copy of the executed maintenance service contract, and
  - f. A copy of the maintenance agreement with the City.
68. The applicant/owner shall install and maintain stormwater BMPs. The applicant/owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation

and Maintenance Manual for all BMPs on the project. The manual shall include at a minimum: (T&ES) \*\*\*\*

- a. An explanation of the functions and operations of the BMP(s),
  - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
  - c. Catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names, and phone numbers,
  - d. A copy of the executed maintenance service contract, and
  - e. A copy of the maintenance agreement with the City. Include a copy of the contract in the BMP Operation and Maintenance Manual. Submit a copy of the maintenance agreement to the City prior to Performance Bond release.
69. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) \*\*\*\*
70. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not affected adversely by construction operations prior to Performance Bond release to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, describe the maintenance measures performed. (T&ES) \*\*\*\*

## **B. WATERSHED, WETLANDS, & RPAs**

71. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)
72. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)
73. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site): (T&ES)
- a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
  - b. Highly erodible and highly permeable soils,
  - c. Steep slopes greater than 15 percent in grade,
  - d. Known areas of contamination; springs, seeps, or related features, and
  - e. A listing of all wetlands permits required by law.
74. Prepare a Stormwater Pollution Prevention Plan with enhanced protective measures from site sources to the proximity of the RPA(s) to the project. (T&ES)

### C. CONTAMINATED LAND

75. Indicate on the site plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) \*
76. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) \*
  - a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
  - b. A Risk Assessment indicating any risks associated with the contamination.
  - c. A Remediation Plan detailing any contaminated soil and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with “clean” soil. Describe the environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
  - d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
  - e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).
77. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Development Site Inspector and Office of Environmental Quality and the Fire Marshall’s Office immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “e” above are submitted and approved at the discretion of the Director of T&ES. Include the preceding text as a note on the Final Site Plan. (T&ES) (Code) (Fire) \*

78. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. If a vapor barrier and ventilation system is required, the schematic shall be signed by a professional engineer and included in the Final Site Plan. (T&ES) (Code) \*
79. If a Soils Management Plan is required by the Site Characterization report, then the plan shall be included in the Final Site Plan. (T&ES) \*

#### **D. SOILS**

80. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site plan release. (T&ES) \*

#### **E. NOISE**

81. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked, including construction vehicles, per 9 VAC 5-40-5670 of the Virginia State Code. (T&ES) \*\*\*
82. Submit a noise mitigation plan for the *fitness center* to address noise impacts from the use on other residents or businesses within the building. To the satisfaction of the Director of T&ES, the plan shall aim to achieve an interior noise level below 45dBA, consistent with the Noise Guidance Book used by the U.S. Department of Housing and Urban Development. Provide a commitment letter stating the applicant's commitment to implementing the mitigation measures specified in the plan. Submit the mitigation plan and commitment letter for review and approval by T&ES Office of Environmental Quality Staff prior to Final Site Plan release. (T&ES) \*

#### **F. CONSTRUCTION MANAGEMENT**

83. During construction, control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)
84. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)



- a. Do not remove streetlights without authorization from the City of Alexandria,
  - b. If streetlights are to be removed from the public right-of-way, then provide temporary lights until the installation and commissioning of new lights, \*
  - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, \*
  - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, \*
  - e. Include an overall proposed schedule for construction, \*
  - f. Include a plan for temporary pedestrian circulation, \*
  - g. Include the location and size of proposed construction trailers, if any, \*
  - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and \*
  - i. Post copies of the plan in the construction trailer and give it to each subcontractor before they start work. \*\*\*
85. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall: (P&Z) (T&ES) \*
- a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, \*
  - b. Post information on transit schedules and routes, \*
  - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
  - d. If the off-street construction worker parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected.
86. In the construction management plan, include chapters on: (T&ES) \*
- a. **Maintaining pedestrian access.** Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry 04-18 throughout the construction of the project.

- b. **Maintaining bicycle access.** Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry 04-18 throughout the construction of the project.
  - c. **Maintaining access to transit stops.** Stops shall remain open to the extent feasible for the duration of construction. If construction requires closing a stop, then install a temporary ADA accessible stop. Coordinate with the T&ES Transportation Planning Division at 703.746.4088 as well as the transit agency serving the stop. Install signs noting the closure and the location of the temporary stop prior to ending service at the current stop.
  - d. **Waste control program.** This program shall control waste (e.g., discarded building materials, concrete truck washout, chemicals, litter or trash, sanitary waste) and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment. Dispose of all waste offsite per all applicable federal, state, and local laws. Provide documentation as required per the City's Green Building Policy and conditions therein.
87. Conduct these pre-construction meetings: (P&Z) (T&ES) (Code) \*, \*\*
- a. Walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection and Code Administration staff to document existing conditions prior to Final Site Plan release.
  - b. An in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any building or grading permits are issued.
  - c. An in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work.
88. Identify these individuals prior to Final Site Plan release: (P&Z) (T&ES) \*
- a. Certified Land Disturber (CLD) in a letter to the Division Chief of Permits & Inspections prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets. If the CLD changes during the project, then note the change in a letter to the Division Chief.
  - b. Community liaison for the duration of the project. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes.

89. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches the proposed finished grade. Ensure the wall check shows: (P&Z) \*\*
  - a. Key dimensions of the building as shown on the approved Final Site Plan,
  - b. Key dimensions from the future face of finished wall above to the property line and any adjacent structures on the property,
  - c. Extent of any below-grade structures,
  - d. Foundation wall in place, and
  - e. Future face of finished wall above.
90. Submit a stamped electronic copy of an as-built development site plan survey, per the *As-Built Development Site Plan Survey Checklist* prior to applying for a Certificate of Occupancy permit. A registered architect, engineer, or surveyor shall prepare the as-built plan. (P&Z) (T&ES) \*\*\*
91. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) \*\*\*\*

#### **V. CONTRIBUTIONS**

92. Contribute \$50,000 to the City prior to the Final Site Plan release for a Capital Bikeshare Station, for additional bicycles, and/or systems operations. Make all payments to the City of Alexandria and submit them to the Department of Transportation & Environmental Services with a cover letter to include the project name, case number, and explanation of the contribution amount in the payment submittal. (T&ES) \*
93. Contribute \$1,296,768.00 to the City's Housing Trust Fund prior to receipt of a Certificate of Occupancy. Make all payments to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. (Housing) \*\*\*

#### **VI. HOUSING**

94. Provide one (1) two-bedroom, affordable set-aside rental unit. If the project's total unit count and mix at the time of Final Site Plan are different than that approved at the time of the Preliminary Plan, the final set-aside count and mix will be

evaluated for proportionality and equivalency in value prior to Final Site Plan release to the satisfaction of the Director of Housing. (Housing)\*

95. Rent for set-aside unit shall not exceed the maximum amounts allowed under the Federal Low Income Housing Tax Credit (LIHTC) program for households with incomes at 60 percent of the Washington D.C. Metropolitan Area Median Family Income (including utility allowances and any parking charges) for a 40-year period from the date of initial occupancy of each affordable unit. . (Housing)
96. If at the time of lease up or lease renewal, the differential between the market rent and set-aside rent (as adjusted for utility allowances) for a comparable unit is less than 15 percent of the market rent, then the set-aside rent shall be reduced to maintain a differential of 15 percent for the term of the new lease or lease renewal. (Housing)
97. Total non-refundable fees, excluding application and pet fees, shall not exceed 15 percent of gross affordable rent. (Housing)
98. Residents of the set-aside units may be charged a monthly parking fee of up to \$50 (in 2025 dollars) or the standard fee whichever is lower for their first parking space. Any additional parking spaces shall be subject to standard fees. (Housing)
99. Recertify the income of the set-aside resident household annually. (Housing)
100. Once an income-eligible household moves into a set-aside unit, that unit shall count as an affordable unit until the household's income increases to more than 140 percent of the then-current income limit. Provide one additional one-year lease term at the affordable rent but notify the household that at the end of one year the household shall not be eligible to continue at the affordable rent. (Housing)
101. Provide residents of the set-aside unit with access to all amenities offered within the entire development. (Housing)
102. The set-aside unit shall be comparable in size and floor plan and have the same finishes as similar units in the development. (Housing)
103. Notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing no less than 90 days prior to leasing. Provide the City with marketing information no less than 45 days prior to leasing, which shall include the affordable rent, fees, property amenities, and contact information for applications. The City shall notify interested parties of the availability of the set-aside unit. The applicant shall not accept applications for the set-aside unit until 45 days after providing written notification to the Office of Housing or until the Office of Housing advises

the applicant that the information has been distributed and posted, whichever occurs first. (Housing)

104. List all set-aside units at [www.VirginiaHousingSearch.com](http://www.VirginiaHousingSearch.com), or an alternative website as identified by the Office of Housing at the time of lease up. (Housing)
105. Provide the City with the records and information necessary for annual compliance monitoring with the Housing conditions for the 40-year affordability period. (Housing)
106. Set-aside units shall comply with the City's Rent Guidelines Policy. (Housing)

## ***VII. PUBLIC ART***

107. Work with City Staff to incorporate on-site public art elements or provide an equivalent monetary contribution for public art within the Small Area Plan per the City's Public Art Policy, adopted December 13, 2014, to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)
108. Public Art shall comply with the preliminary plan dated DATE. Provide a schedule for installing the art prior to Final Site Plan release. Staff recommend providing construction materials and maintenance details concurrently. (P&Z) (RP&CA) \*
109. Identify the location, type, and goals for public art in the Final Site Plan. Select the artist, finalize locations and medium, and provide a schedule for the art installation prior to Final Site Plan release. (P&Z) (RP&CA) \*
110. Install the art prior to issuance of the first Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. (P&Z) (RP&CA) \*\*\*
111. The in-lieu contribution shall be \$0.30 per gross square foot, with a maximum contribution of \$75,000 per building prior to issuance of the first Certificate of Occupancy. On-site public art shall be of equivalent value to the contribution. (P&Z) (RP&CA) \*\*\*

## ***VIII. USES***

112. The applicant/owner may designate a limited number of apartments for short-term rentals, as defined by §3-2-141 of the Code of Ordinances, provided that the number of short-term rental apartments or individuals renting those apartments does not meet the definition of a hotel per §2-161 of the Zoning Ordinance, which would require a change of use application. (P&Z)

### **Asterisks denote:**

- \* Condition must be fulfilled prior to release of the Final Site Plan

- \*\* Condition must be fulfilled prior to the release of the building permit
- \*\*\* Condition must be fulfilled prior to the issuance of the Certificate of Occupancy
- \*\*\*\* Condition must be fulfilled prior to release of the bond



## APPLICATION

### DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

**DSUP #** \_\_\_\_\_ **Project Name:** \_\_\_\_\_

**PROPERTY LOCATION:** 4880 Mark Center Drive

**TAX MAP REFERENCE:** 019.04-02-17 **ZONE:** CDD #4

#### APPLICANT:

Name: Bozzuto Development Company

Address: \_\_\_\_\_

#### PROPERTY OWNER:

Name: SIP/CREF Mark Center Land, LLC

Address: \_\_\_\_\_

**SUMMARY OF PROPOSAL** DSUP with Preliminary Site Plan for the development of a 7-story residential multi-unit building containing approximately 402 units

**MODIFICATIONS REQUESTED** N/A

**SUP's REQUESTED** Parking reduction

☒ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Bozzuto Development Company By: M. Catharine Puskar Attorney/Agent

Print Name of Applicant or Agent

\_\_\_\_\_

Mailing/Street Address

\_\_\_\_\_

City and State

Zip Code

Signature

\_\_\_\_\_

Telephone #

Fax #

\_\_\_\_\_

Email address

4/3/2025 Revised: 8/20/2025

Date

#### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_



**ALL APPLICANTS MUST COMPLETE THIS FORM.**

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

**1. The applicant is: (check one)**

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

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

See attached.

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

- ☐ **Yes.** Provide proof of current City business license. **N/A**
- ☐ **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. Bozzuto Development Company |         | See attached         |
| 2.                             |         |                      |
| 3.                             |         |                      |

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4880 Mark Center Drive (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. SIP/CREF Mark Center Land, LLC |         | See attached         |
| 2.                                |         |                      |
| 3.                                |         |                      |

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

| Name of person or entity          | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|-----------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------|
| 1. Bozzuto Development Company    | None                                                              | None                                                                        |
| 2. SIP/CREF Mark Center Land, LLC | None                                                              | None                                                                        |
| 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.

4/3/2025

Date

Justin Kennell

Printed Name

*Justin Kennell*

Signature

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

See attached.

**3. How many patrons, clients, pupils and other such users do you expect?**

Specify time period (i.e., day, hour, or shift).

N/A

**4. How many employees, staff and other personnel do you expect?**

Specify time period (i.e. day, hour, or shift).

N/A

**5. Describe the proposed hours and days of operation of the proposed use:**

| Day             | Hours | Day   | Hours |
|-----------------|-------|-------|-------|
| Sunday-Saturday | 24/7  | _____ | _____ |
| _____           | _____ | _____ | _____ |
| _____           | _____ | _____ | _____ |
| _____           | _____ | _____ | _____ |
| _____           | _____ | _____ | _____ |

**6. Describe any potential noise emanating from the proposed use:**

A. Describe the noise levels anticipated from all mechanical equipment and patrons.  
Noise levels will be in compliance with the City Code.

B. How will the noise from patrons be controlled?

N/A

**7. Describe any potential odors emanating from the proposed use and plans to control them:**

N/A

**8. Provide information regarding trash and litter generated by the use:**

A. What type of trash and garbage will be generated by the use?

Typical trash and garbage associated with residential uses.

B. How much trash and garbage will be generated by the use?

Typical amount of trash generated by residential uses.

C. How often will trash be collected?

once to twice a week.

D. How will you prevent littering on the property, streets and nearby properties?

Recycling and Trash dumpsters will be provided.

**9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?**

☐ Yes. ☒ No.

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

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

☒ Yes. ☐ No.

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

Typical household cleaning products.

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

Access to the property will be secure and new lighting will be installed along the main frontage.

**ALCOHOL SALES**

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

☐ Yes. ☒ No.

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

**PARKING AND ACCESS REQUIREMENTS**

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

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

518 parking spaces

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

303 Standard spaces

105 Compact spaces

11 Handicapped accessible spaces

           Other

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

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

N/A

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

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

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

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

- B. How many loading spaces are available for the use? 2

- C. Where are off-street loading facilities located?

**2 loading spaces are provided adjacent to the parking garage entrance on the west side of the proposed building.**

- D. During what hours of the day do you expect loading/unloading operations to occur?  
7:00am - 11:00pm

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

As often as necessary.

**15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?**

The proposed street access to the site is adequate and no further road improvements are required.



# APPLICATION - SUPPLEMENTAL

## PARKING REDUCTION

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

**1. Describe the requested parking reduction.** (e.g. number of spaces, stacked parking, size, off-site location)

The applicant is requesting a reduction of 99 parking spaces. Currently, 419 parking spaces are proposed (not including 24 tandem parking spaces) for residential use. The minimum required parking for the requested use is 518 parking spaces.

**2. Provide a statement of justification for the proposed parking reduction.**

See attached.

**3. Why is it not feasible to provide the required parking?**

See statement of justification.

**4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?**

\_\_\_\_\_ Yes.      ☒ No.

**5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.**

See statement of justification.

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



SIP/CREF Mark Center Land, LLC

Karl Moritz  
301 King Street  
City Hall, Room 2100 Alexandria,  
Virginia 22314

Re: Consent to File for a Development Special Use Permit  
4880 Mark Center Drive, Alexandria, VA 22311, Tax Map No. 019.04-02-17 (the  
“Property”)

Dear Mr. Moritz:

SIP/CREF Mark Center Land, LLC, as owner of the above-referenced Property, hereby  
consents to the filing of an application for a Development Special Use Permit on the Property and  
any related requests by Bozzuto Development Company.

Very truly yours,

SIP/CREF Mark Center Land, LLC

By:  \_\_\_\_\_

Its: Manager \_\_\_\_\_

Date: 3/31/2025 \_\_\_\_\_

Bozzuto Development Company

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Authorization to File a Development Special Use Permit  
4880 Mark Center Drive, Alexandria, VA 22311, Tax Map No. 019.04-02-17 (the  
"Property")

Dear Mr. Moritz:

Bozzuto Development Company hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Development Special Use Permit on the Property and any related requests.

Very truly yours,

Bozzuto Development Company



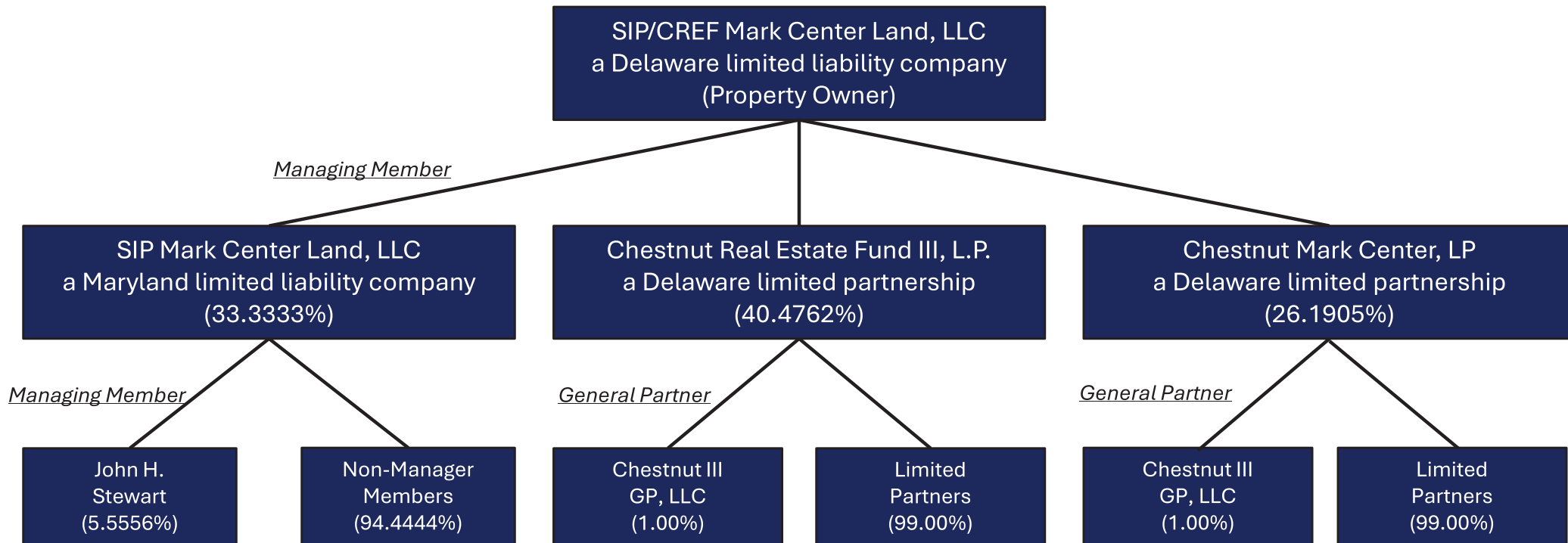
By: \_\_\_\_\_

Its: Vice President \_\_\_\_\_

Date: 3/31/2025 \_\_\_\_\_

# Organizational Chart

## SIP/CREF Mark Center Land, LLC



**APPLICANT OWNERSHIP BREAKDOWN**  
**4880 MARK CENTER (Tax Map No. 019.04-02-17)**

**Applicant:**

**Bozzuto Development Company**, a Maryland corporation



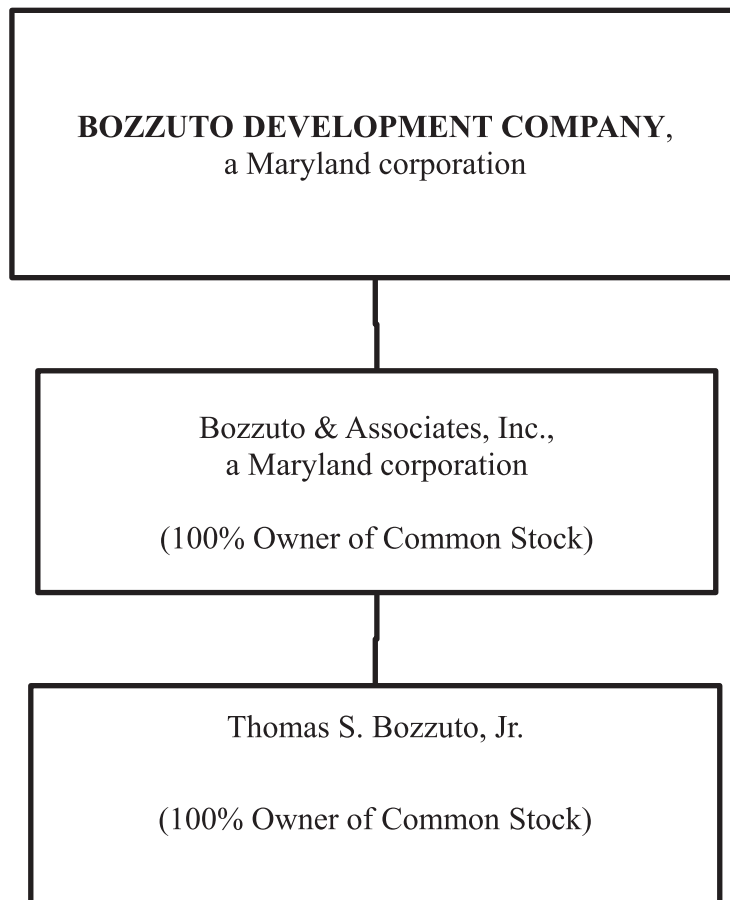
**Member and Percent Ownership of Applicant:**

See organizational chart below.

**Disclosure:**

None of the people or entities listed in this Applicant Ownership Breakdown have a business or financial relationship with any member of the Board of Architectural Review, Board of Zoning Appeals, City Council, or Planning Commission as defined by Section 11-350 of the Zoning Ordinance.

**BOZZUTO DEVELOPMENT COMPANY**  
**ORGANIZATIONAL CHART**



Narrative Description  
4880 Mark Center Drive

The Applicant proposes to redevelop the Property known as 4880 Mark Center Drive (the “Property”) with a 7-story multi-unit residential building containing approximately 402 units, including one affordable unit at 60% of AMI for 40 years, and 419 parking spaces, with associated site improvements. In order to do so, the Applicant is requesting a CDD Development Special Use Permit (“DSUP”) with preliminary site plan and a Special Use Permit (“SUP”) for a parking reduction.

In the way of background, the Property consists of one parcel of record containing approximately 177,144 SF (4.066 acres) and is zoned to the CDD #4 zoning district. The Property is currently vacant, except for a tennis court and a portion of Mark Center Drive. The property contains road frontage on three (3) sides of the lot and is bounded by the Winkler Preserve to the south.

The Property is subject to Master Plan Amendment #2021-00006, approved by the Alexandria City Council on October 16, 2021 concurrently with a Zoning Text Amendment, Coordinated Development District Conceptual Plan, and Subdivision, which set forth updated CDD redevelopment parameters for the Property. The Property is also subject to the AlexWest Small Area Plan (the “SAP”), adopted by the Alexandria City Council on November 16, 2024, which replaced the prior Beauregard Small Area Plan.

The proposed multi-unit building is consistent with the recommendations of the SAP, including the use, height and density. However, the Applicant is requesting a SUP to reduce the minimum required parking from 518 parking spaces to 419 parking spaces, for a reduction of 99 spaces. The proposed parking ratio is consistent with parking utilization within other rental communities operated by Bozzuto in the market and is adequate to serve the project, as the Property is served by more than four bus routes within a 1/4 mile and is within walking distance to the Mark Center Transit Center. There will also be short term drop off/pick up parking along the private street near the main entrance of the building.

In order to manage parking, the garage will include controlled access and will be managed by on-site property management. Each unit will have the ability to rent at least one parking space, which will be unbundled from the cost of the unit. To the extent that a resident does not need a parking space, that space will be made available to other residents on a first come first served basis. Given the provided parking in the building and the proposed parking management, the proposed parking reduction will not have any adverse impacts on the surrounding neighborhood.

Overall, the Applicant is improving the Property by replacing the vacant land with an urban multi-unit residential building that will provide much-needed housing stock in the City.

To: Members of City Council and Planning Commission

From: Alexandria Housing Affordability Advisory Committee

**Re: Eisenhower East Block 3 and 4880 Mark Center Drive Affordable Housing Plans**

Date: October 31, 2025

The Alexandria Housing Affordability Advisory Committee (AHAAC) met virtually on October 15 to review two separate development proposals: 1) the proposed development of a 767-unit apartment building at 2425 Mill Road (Eisenhower East Block 3) and 2) a 402-unit property to be developed at 4880 Mark Center Drive. We overwhelmingly rejected the proposed affordable housing plan for the Eisenhower East project. We approved the plan for the Mark Center project, but with reservations. We are taking this opportunity to explain the reasoning behind our recommendations.

### **2425 Mill Road**

The proposed Eisenhower East Block 3 project is subject to the Eisenhower East Small Area Plan (EESAP). That plan seeks to promote affordable housing in the area by requiring any new residential development in excess of the existing 2003 base to set aside at least 10% of its units for households making 60% or less of the area median income. Per the Office of Housing's calculations, the 2425 Mill Road development therefore should include 38 units.

Citing a commissioned third-party financial analysis, the developer contends that the development is no longer economically feasible as planned with the 38 affordable units. It noted that the increase in interest rates and the cutbacks affecting the federal workforce (among other factors) made it difficult to obtain the financing required. It also assumes that it will be able to realize annual rent increases of only 2.7% or less going forward in the more difficult environment.

AHAAC members disputed these contentions as grounds for reducing the required affordable housing commitment. There remains strong and still-unmet demand for rental housing in the region, which has contributed to continued year-over-year increases in rents. In fact, the Eisenhower East area experienced double-digit percentage increases in rents for 1-bedroom and 2-bedroom apartments from 2024 to 2025. While economic and market conditions are uncertain, it seems eminently realistic that the developer would be able to realize higher rents going forward than it currently envisions. Moreover, the timing of the actual development – likely 3 years out – makes it difficult to place too much stock in any current market prognostications.

While AHAAC members appreciated the increased costs of development, several noted that such increases affect both market-rate and affordable housing. In fact, affordable housing developments are even more hindered by higher costs because such projects already require substantial subsidy to be economically viable. In an era of threatened (and quite possibly

reduced) affordable housing subsidies, it is hard to sympathize too much with a developer faced with lower potential profits on higher-end housing.

The Committee ultimately rejected the developer's affordable housing proposal because it violated both the requirement set forth in the EESAP and the calculations developed by the Office of Housing. While AHAAC appreciates the complexity of carrying out new residential development in today's market, as well as the challenges associated with the building requirements along the Eisenhower corridor, the Committee's mission is to advocate for efforts to address the city's overwhelming affordable housing shortage. In our view, rising financing and construction costs should not be an excuse to reduce a development's required affordability commitment. That affordability requirement should be viewed as a project cost that needs to be accommodated in the overall development plan.

AHAAC members are loathe to create a precedent in which affordable housing can be sacrificed to make high-end market-rate housing more feasible. Our position is that the City should adhere to the affordability requirements it has set forth – requirements the developer accepted when it initially submitted its proposal. If current conditions make the initial project design less feasible, then it is beholden upon the developer to create a new plan that accommodates the new reality – *without sacrificing the required affordable units.*

#### **4880 Mark Center Drive**

AHAAC approved the affordable housing plan set forth by the developer of the proposed 4880 Mark Center Drive complex. While we obviously would have liked to see more than the one unit required, the developer is in compliance with the area affordability regulation.

Our concern here lies more with the amount of the calculated affordable housing contribution – which we realize is voluntary. The Office of Housing calculated it as \$1.81 million, while the developer has calculated it as \$1.3 million – a difference of nearly \$520,000. The discrepancy arose due to different understandings of the appropriate base density. City staff uses the underlying “by-right” density associated with underlying zoning, whereas the applicant used a figure based on the density set forth in the Coordinated Development District in which the property is located. (A similar discrepancy arose with the Eisenhower East Block 3 proposal discussed above, with the developer proposing a contribution \$772,000 lower than what the Office of Housing had calculated.)

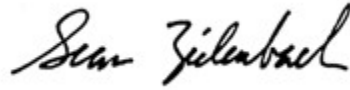
As Council may recall, this issue has come before AHAAC multiple times this year, beginning with the proposed development of the 1900 N. Beauregard property. As we detailed in our letter of March 11, the City Attorney has reinterpreted section 5-608 of the zoning code so that the underlying zoning – not the CDD requirements – determines the “by right” development potential of a parcel (the number of units a developer is allowed to create without being subject to any affordable housing requirements). Use of the “by right” base density as opposed to the CDD base density has implications for the recommended affordable housing contribution.

As co-chairs, we met individually with all but one of the Council members and the City Manager in the past few months to discuss this and other issues related to affordable housing in the city.

We have emphasized the need for Council to clarify which base density takes precedence for properties located in CDDs. We urge the Council to resolve the issue in a way that ensures that the City receives the maximum number of affordable units and the maximum amount of voluntary contributions.

A handwritten signature in black ink that reads "Shelley McCabe". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Shelley McCabe  
AHAAC co-chair

A handwritten signature in black ink that reads "Sean Zielenbach". The signature is cursive and somewhat stylized, with the first name being more prominent.

Sean Zielenbach  
AHAAC co-chair



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**[EXTERNAL]Support Items 4, 6, 7, and 8**

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**From** Lindsey Bachman <lindsey.bachman@gmail.com>

**Date** Tue 11/4/2025 10:57 AM

**To** PlanComm <PlanComm@alexandriava.gov>

You don't often get email from lindsey.bachman@gmail.com. [Learn why this is important](#)

Planning Commission,

Please support the proposals on your docket at items 4, 6, 7, and 8. Item 8 is particularly exciting, as it will allow hundreds more homes that were originally envisioned adjacent to Potomac Yard Metro. I live in Lynhaven - just across Route 1 from this project. This is exactly the kind of project we need to see more of in Alexandria as we try to build out more transit-oriented homes. Thank you.

Lindsey Bachman

City Resident

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**[EXTERNAL]Support Items 4, 6, 7, and 8**

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**From** Peter Carlson <peter.d.carlson@gmail.com>

**Date** Tue 11/4/2025 11:36 AM

**To** PlanComm <PlanComm@alexandriava.gov>

You don't often get email from peter.d.carlson@gmail.com. [Learn why this is important](#)

Planning Commission,

Please support the proposals on your docket at items 4, 6, 7, and 8. Item 8 is particularly exciting, as it will allow hundreds more homes that were originally envisioned adjacent to Potomac Yard Metro. This is exactly the kind of project we need to see more of in Alexandria as we try to build out more transit-oriented homes. Thank you.

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**[EXTERNAL]Support Items 4, 6, 7, and 8**

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**From** Alexandra Laney <alexandra.n.laney@gmail.com>

**Date** Wed 11/5/2025 7:42 AM

**To** PlanComm <PlanComm@alexandriava.gov>

You don't often get email from alexandra.n.laney@gmail.com. [Learn why this is important](#)

Planning Commission,

Please support the proposals on your docket at items 4, 6, 7, and 8.

Item 8 is particularly exciting, as it will allow hundreds more homes that were originally envisioned adjacent to Potomac Yard Metro. This is exactly the kind of project we need to see more of in Alexandria as we try to build out more transit-oriented homes.

Thank you

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**[EXTERNAL]Planning Commission Written Comments**

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

**Date** Wed 11/5/2025 9:12 PM

**To** PlanComm <PlanComm@alexandriava.gov>

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Hello,

My name is Ian Smith and I am a resident of Alexandria.

I am writing in support of the following in the upcoming November 6th meeting of the planning commission. I'm particular, I am most excited about Docket items 4 and 8 due to their close proximity to where I live in Rosemont:

Docket item 4, 1625 Prince St, will convert the upper floors of an office building close to the King St Metro station to 85 homes.

Docket item 6, 2051 Jamieson Avenue, will convert an underutilized office building in Carlyle to 187 homes, including 17 committed affordable homes.

Docket item 7, 4880 Mark Center Drive, will build 402 homes adjacent to the Mark Center, the Del Pepper Building, the transit center, and a future West End Transitway stop.

Docket item 8 will amend the Small Area Plan and Coordinated Development District for Potomac Yard to legalize 561 more homes than the plan allowed previously, plus additional flexibility for residential density. This will pave the way for a forthcoming development proposal.

Thank you!

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6 November 2025

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYs of Northern Virginia, we are excited to see three housing developments on today's docket, in addition to two subdivisions and Coordinated Development District amendments to enable a forthcoming development, and we ask you to vote yes on all of them.

Together, these developments will add **676** desperately needed new homes to Alexandria.

Docket item 4, 1625 Prince St, will convert the upper floors of an office building close to the King St Metro station to 85 homes. We would like to note that you are once again being asked to approve a parking reduction for homes within a quarter mile of a Metro station. As the staff report notes, the location is a 3-4 minute walk from the station and has a walk score of 98. Legalizing parking flexibility will help homes in locations like this, where residents can choose whether or not they'd like to have a car, to be built more quickly to meet our city's needs.

Docket item 6, 2051 Jamieson Avenue, will convert an underutilized office building to 187 homes, including 17 committed affordable homes, providing more opportunities to live close to both the Eisenhower Avenue and King Street Metro stations. We'd like to note that this development required amendments to the 1990 Carlyle SUP to allow residential use and additional height at this site. We'd ask you to consider changes to the current SUP-based block-by-block land use restrictions for Carlyle to allow more flexibility for the neighborhood to change over time as it matures.

Docket item 7, 4880 Mark Center Drive, will build **402** homes adjacent to the Mark Center, the Del Pepper Building, the transit center, and a future West End Transitway stop. We'd like to note that this development also requires a parking reduction, despite its location next to a transit center and major workplaces. The development will benefit the community by improving sidewalks and allowing for a pedestrian entrance to the Winkler Preserve along Mark Center Drive if NOVA Parks chooses to add one.

Docket item 8 will amend the Small Area Plan and Coordinated Development District for Potomac Yard to legalize 561 more homes than the plan allowed previously, plus additional flexibility for residential density. We appreciate the city revisiting the land use plan surrounding our newest Metro station to reflect that there is a much greater demand for homes than there is for offices.

We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city better for everyone.

Phoebe Coy, Alex Goyette, Peter Sutherland, Stephanie Elms and Yasir Nagi  
YIMBYs of Northern Virginia Alexandria leads