



City of Alexandria

The View

DSUP2025-10003

City Council Meeting

June 14, 2025



Agenda



1. Summary
2. Project Location
3. Land Use Requests
4. Layout and Architecture
5. Community
6. Highlights and Benefits
7. Recommendation



Summary

Request

- Redevelop the site to add a 257-unit age-restricted building with independent and assistant living and nursing/memory care
- Retain the 6-story, 126-unit building and replace the 5-story nursing home building

Action

- City Council approval of the DSUP

Key Elements

- Land use classification – multi-unit residential vs. continuum of care
- Bonus height and density for committed affordable housing
- Parking reduction



Project Location

Zone:

- RC / High density apartment zone

Small Area Plan:

- AlexWest

Surrounding Uses:

- Residential & institutional





Land Use Requests

DSUP

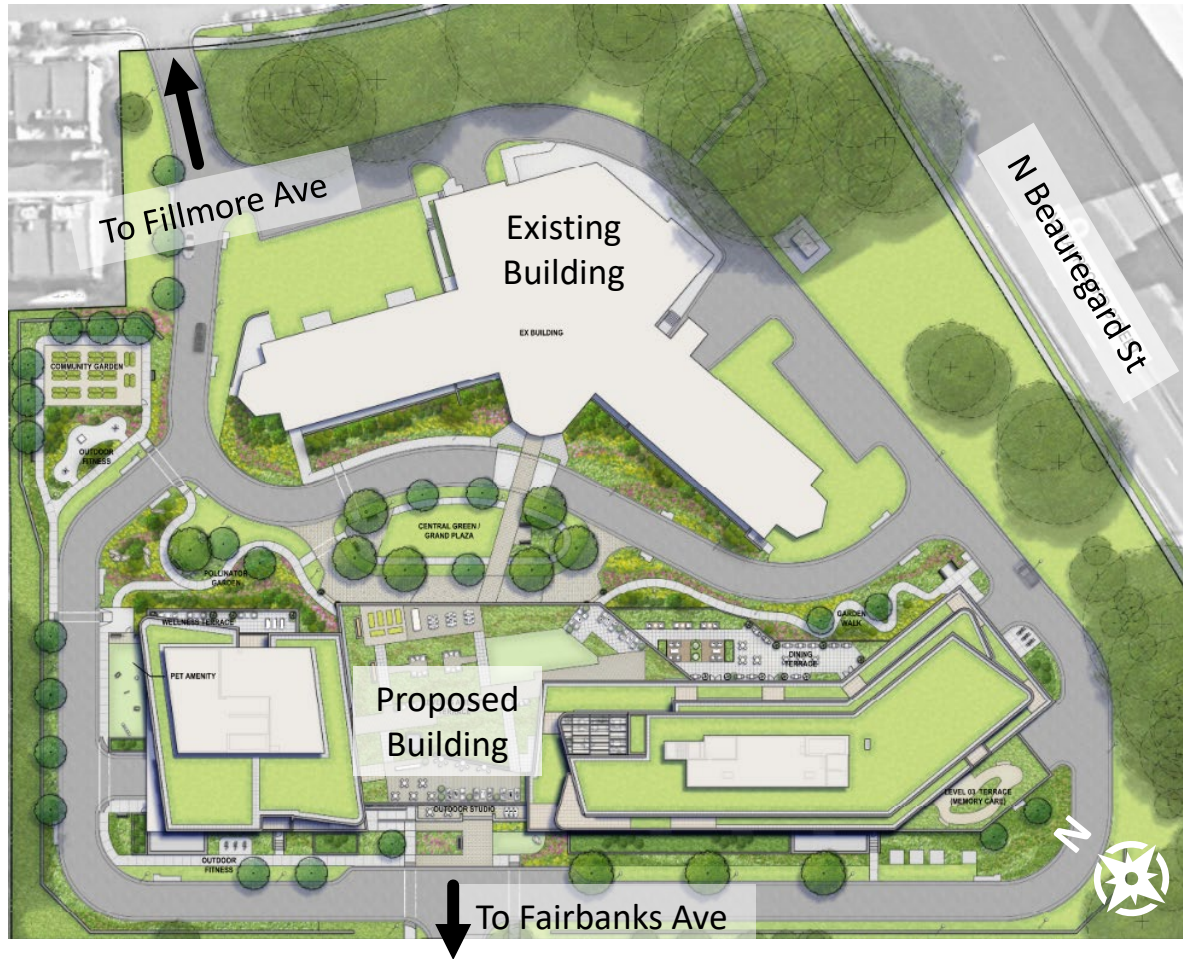
- To construct a new senior housing, multi-unit residential building with 257 dwelling units*

SUPs

- For bonus height and density associated with § 7-700
- For a parking reduction | 1.15 spaces/unit
- For mechanical penthouses taller than 15-ft.



Layout and Architecture





Community

Community Meetings

- March 12 and May 20, 2025 (applicant led)
- April 24, 2025 (P&Z virtual meeting)

AHAAC

- April 3, 2025
- May 14, 2025

Commission on Aging

- Feb. 24, 2025*
- May 8, 2025





Highlights & Benefits

Highlights

- **Schools:** no anticipated impact as senior housing
- **Transportation:** improved Fillmore Ave streetscape
- **Stormwater management:** 14.6% more phosphorous removed than required

Benefits

- 257 new apartments incl. 7 committed affordable
- \$932,862 Affordable Housing Trust Fund contribution
- \$30K Capital Bikeshare contribution
- \$75K Public Art contribution (or on-site equivalent)



**Staff and the Planning Commission
recommend approval of
DSUP2025-10003**





APPENDIX





Eastern Elevation





Bonus Density

- 7-702(A)(1) Units equal to at least one-third (1/3) of the increase achieved by the bonus or equivalency as determined by the Director of Housing
- Request: 30% bonus density (114K+ SF)
- Equivalency proposal:
 - Seven, one-bedroom IL units
 - Reduced buy-in, \$175K
 - Monthly services payment equal to 60% of AMI
 - Affordability for 40 years or 5 turnovers of the unit*



Parking Reduction

Existing conditions:

- Max. requirement = 545 spaces
- Min. requirement = 517 spaces

When West End Transitway is active:

- Min. requirement = 463 spaces

If Continuum of Care:

- Requirement = 190 spaces

Provided:

- **441** spaces (+ agreement with NVCC)



Parking Examples

| Name | Project Number | Address | Units | Parking Ratio (spaces/unit) |
|--|---|---|-------|--------------------------------|
| <i>The View</i> | DSUP2025-10003 | 5000 Fairbanks Ave & 5101 Fillmore Ave | 383 | 1.15 |
| Silverado¹ | DSUP2024-10015 | 2807 King St | 66 | 0.50 |
| The Alate (fmr. The Aspire) ² | DSUP2019-00007 | 1112 First St | 133 | 0.56 |
| Cogir of Old Town (fmr. Sunrise) | DSUP2016-00041 | 400 N Washington St | 91 | 0.59 |
| Benchmark at West Alex | DSUP2020-00009 | 3425 N Beauregard St | 117 | 0.62 |
| Cogir of West End (fmr. Brandywine) | DSUP2013-00003 | 5550 Cardinal Pl | 116 | 0.80 |
| The Landing (fmr. Silverstone) ³ | DSUP2020-00003 (fmr. DSUP2018-00002) | 2620 Main Line Blvd | 190 | 1.39 |

The View
DSUP2025-10003

¹ Originally approved and constructed as DSUP2012-00015

² Age-restricted multi-unit residential with a Special Use Permit for a parking reduction

³ Special Use Permit to provide more parking than the maximum permitted