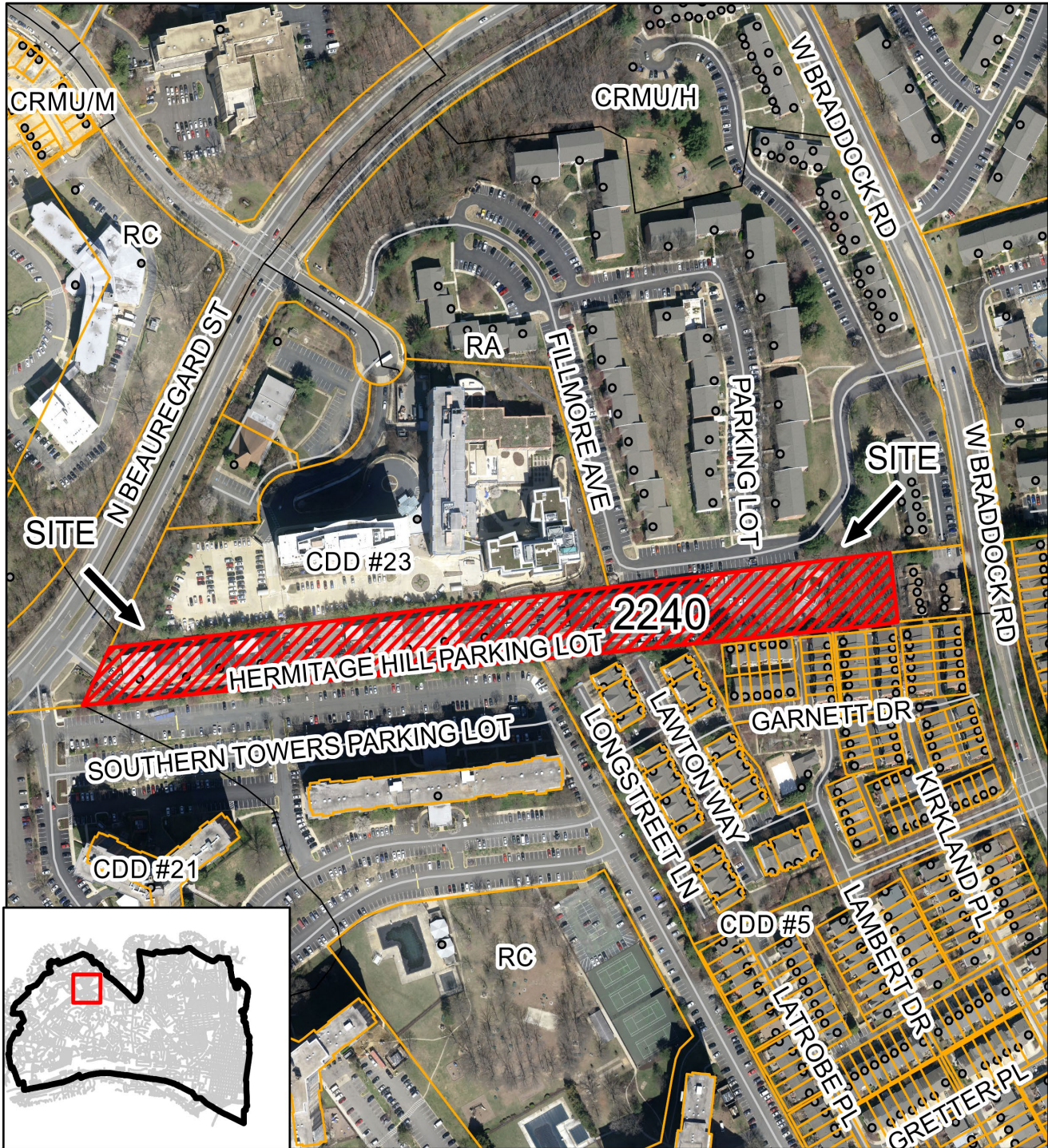
***Special Use Permit #2024-00035******Parcel Address: 2240 North Beauregard Street******The Oliver Apartments***

Application	General Data	
Public hearing and consideration of a request for a parking reduction.	Planning Commission Hearing:	May 6, 2024
	City Council Hearing:	May 17, 2024
Address: 2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258 and 2260 N Beauregard Street (Parcel Address: 2240 N Beauregard Street)	Zone:	RA / Multi-unit zone
Applicant: KMF XII Alexandria, LLC, represented by M. Catharine Puskar, attorney	Small Area Plan:	AlexWest

Staff Recommendation: *APPROVAL* subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Daniel Welles, daniel.welles@alexandriava.gov
Maya Contreras, maya.contreras@alexandriava.gov
Robert Kerns, AICP, robert.kerns@alexandriava.gov



SUP#2024-00035
2240 N Beauregard Street



0 130 260 520 Feet

I. DISCUSSION

The applicant, KMF XII Alexandria, LLC, requests Special Use Permit approval for a 40-space reduction in the off-street parking requirement for 133 units, including eleven new units, within three existing multi-unit residential buildings.

SITE DESCRIPTION

The subject site is a narrow rectangular lot of record, totaling 182,442 square feet of lot area, with 122 feet of frontage. It is developed with 122 apartments (1 studio, 52 one-bedroom, 58 two-bedroom, 11 3-bedroom) in three garden-style buildings, totaling 47,415 square feet, accessed via North Beauregard Street.

The site is located between Goodwin House Alexandria, a retirement community, to the north, and the Southern Towers apartments and Stonegate townhouse communities to the south. West Braddock Road and a portion of the Newport Village apartment community are located to the east of the site. To the west is the intersection of North Beauregard Street and Seminary Road, the Double Apple Lounge and the future Upland Park redevelopment.

BACKGROUND

The three apartment buildings, formerly known as “Hermitage Hills Apartments,” were approved under Site Plan #SIT64-035. In addition to the three buildings, the site has a single drive-aisle parallel to the buildings, surface parking along the drive-aisle and between the buildings, and a swimming pool at the rear of the site.

The applicant acquired the property in 2018, renovated the buildings and renaming the project as “The Oliver”. As part of that renovation, they updated each unit to include in-unit laundry, leaving the former laundry rooms underutilized.

PARKING

The applicant proposes to convert the former common laundry rooms into eleven new apartments (one studio, ten one-bedrooms) for a new total count of 133 units. The units would be entirely within the existing buildings and would not require any new square footage.

To facilitate the additional units, the applicant is requesting a Special Use Permit per Zoning Ordinance Section §8-100(A)(4) to reduce the off-street parking requirement for the 133 units by 40 parking spaces, accommodating all units within the existing 152 surface parking spaces.

Table 1: Off-Street Parking

	Current	Proposed
Bedrooms ¹		
Minimum	191	202
Maximum	202	213
Base Ratio (Per bedroom)	1.00	1.00
Credits		
Proximity to Metrorail/BRT	-	-
Walkability Index	-	-
4 or more bus routes	5%	5%
20% or more studios	-	-
Total Credits	5%	5%
Adjusted Ratio	0.95	0.95
Minimum Parking Requirement	182	192
Maximum Parking Requirement	202	203
Provided Residential Parking	152	152
¹ The maximum includes all three bedrooms in three-bedroom units, while the minimum only counts two of the bedrooms in three-bedroom units		

ZONING/MASTER PLAN DESIGNATION

The site is zoned RA/Multi-unit and is intended to provide and maintain medium density residential neighborhoods where apartments predominate. The associated Small Area Plan is AlexWest, which the City Council approved in November 2024. The plan identifies the site as within the Focus Area, which prioritizes new residential development to occur without displacing existing residential uses.

Increasing the number of residential units at the site is consistent with the designated land use envisioned by the plan. As proposed, this site does not utilize provisions of the plan for new construction, increase building height or floor area and is therefore not responsible for implementing plan recommendations (e.g., for transportation, open space, or affordable housing).

II. STAFF ANALYSIS

Staff supports the applicant's Special Use Permit request for a parking reduction, and additional apartments at this location. Following the Zoning for Housing text amendment, the units per acre limitation in the RA zoning district was removed, which allowed the additional units to be compliant with zoning. Based on the current parking requirement range, which is calculated on the number of bedrooms and proximity to transit access, this development would need a minimum of 182 spaces, so it would be considered underparked at present, regardless of the additional units.

The site currently has 122 apartments and 152 parking spaces, with a parking ratio of 1.24 spaces per unit. The complex was constructed in the late 1960's and has maintained approximately the same number of parking spaces since that time. With an additional eleven units, there would be

133 units, and a parking ratio of 1.14 spaces per unit, which is in line with what is being proposed with similar new residential developments in the West End.

Based on the proposed parking ratios, the existing and future transit options, discussed below, along with the information applicant has provided a Parking Management Plan (PMP), staff is supportive of the proposed parking reduction and find that the parking levels will continue to adequately accommodate the current and future tenants of the complex.

Parking Management Plan

The applicant has submitted a Parking Management Plan (PMP) which provides parking utilization data that further justifies support for the proposed parking reduction. Currently, the site includes five units whose residents do not own vehicles and the property averages a 4.0% vacancy rate.

Residents of the property are issued Residential Parking Permits (RPPs) in order to have permission to utilize on-site parking. A parking survey was included in the PMP to determine the concentration of the parking space vacancy and is provided in Table 2 below.

Table 2: Parking Vacancy Survey

Time of Day	Tuesday	Thursday	Friday
8:00am	25 vacant spaces	277 vacant spaces	62 vacant spaces
2:00pm	85 vacant spaces	88 vacant spaces	90 vacant spaces
7:00pm	60 vacant spaces	55 vacant spaces	45 vacant spaces
11:00pm	20 vacant spaces	24 vacant spaces	20 vacant spaces

Transportation Options

This site is .2 miles, or a 4-minute walk, from Southern Towers, which is served by multiple bus routes, and is .4 miles, or a 9-minute walk, from the Mark Center Transit station. Both of these locations will be served by the West End Transitway, the City's Bus Rapid Transit (BRT) line, anticipated to begin construction next year. When combined with bus routes along W. Braddock Rd and Fillmore Ave, this site is within a quarter mile of eight WMATA bus routes and three DASH routes. These provide one-seat connections to the Van Dorn, Pentagon, Pentagon City, King St, Braddock and Tysons Metro stations, as well as Ballston, Skyline, Eden Center, among others. Route headways range from 10 minutes during rush hour to 30 minutes, with more limited service overnight and on weekends.

The site is .7 miles, or a 20-minute walk from the nearest Capital Bikeshare station, located at King Street and N. Beauregard Street. Additional station locations are being planned, and the site is within the use area for Capital Bikeshare's electric bikes, which are not required to be docked at a station. The City is also in the design phase of the Beauregard Street Multi-Use Trail project, which will construct a .5 mile shared-use path on N. Beauregard Street between Fillmore Ave and

Berkeley Street, less than .2 mile from this site. This is anticipated to go to construction in Winter 2025 and will continue to facilitate transportation options along the Beauregard corridor.

Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The applicant shall be compliant with the Parking Management Plan (PMP) and be consistent with the parking tabulations, utilization data, and parking management information provided in the PMP.
3. The Director of Planning and Zoning shall review the Special Use Permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if:
 - a. There have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community;
 - b. The Director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation; or
 - c. The Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Robert Kerns, AICP, Division Chief, Development
Maya Conteras, Principal Planner
Daniel Welles, Urban Planner

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2024-00035

PROPERTY LOCATION: 2240 N. Beauregard St.

TAX MAP REFERENCE: 011.03-01-07

ZONE: RA

APPLICANT:

Name: KMF XII Alexandria, LLC

Address: [REDACTED]

PROPOSED USE: Parking reduction

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ 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 IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

KMF XII Alexandria, LLC By: M. Catharine Puskar Agent/Attorney

Print Name of Applicant or Agent

[REDACTED]

Mailing/Street Address

Arlington, VA

City and State

22201

Zip Code

MCPuskar

Signature

4-18-2024 Revised: 1-16-2025

Date

(7)

Telephone #

Fax #

Email address

PROPERTY OWNER'S AUTHORIZATION N/A

As the property owner of N/A, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone _____
Please Print
Address: _____ Email: _____
Signature: _____ Date: _____

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

- 2.** The applicant is the (check one):

☒ 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

See Attachment

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 KMF XII Alexandria, LLC		See Attachment
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 2240 N. Beauregard Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
¹ KMF XII Alexandria, LLC		See Attachment
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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 KMF XII Alexandria, LLC	None	None
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4-18-2024

Date

KMF XII Alexandria, LLC By: M. Catharine Puskar Agent/Attorney

Printed Name


Signature

KMF XII Alexandria, LLC

~~100-111111-011111-011111~~

Worthington, OH 43085

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22304

Re: Authorization to File for a Special Use Permit
2240 N. Beauregard Street, Tax Map No. 011.03-01-07 (the "Property")

Dear Mr. Moritz:

KMF XII Alexandria, LLC, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation for a Special Use Permit of the Property and any related requests.

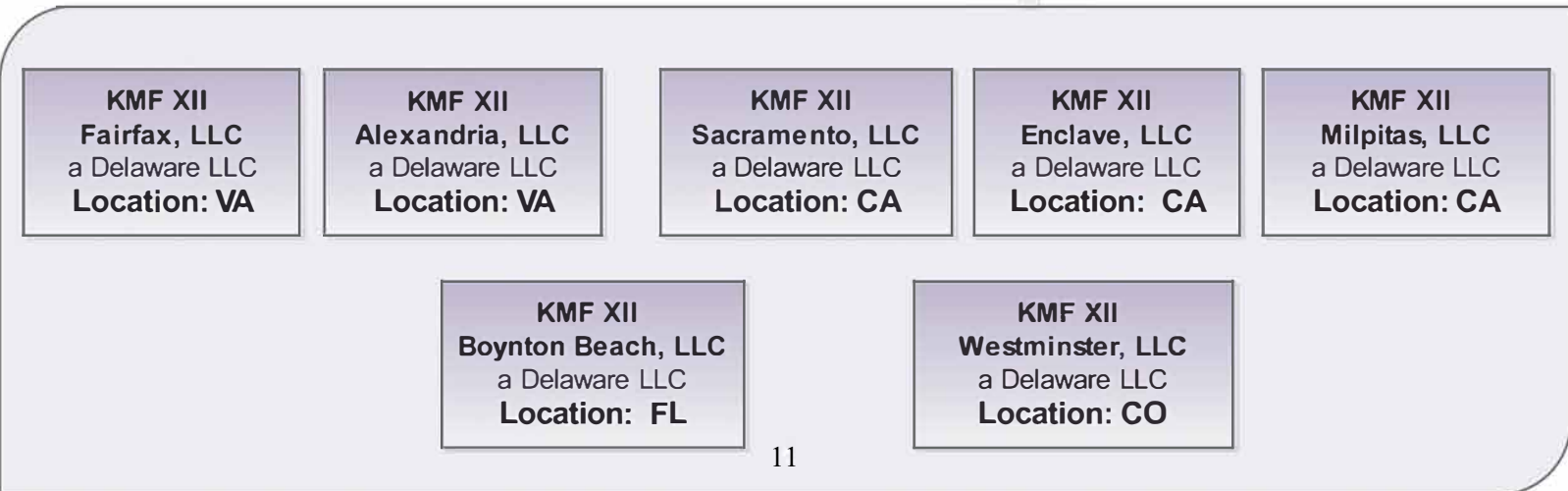
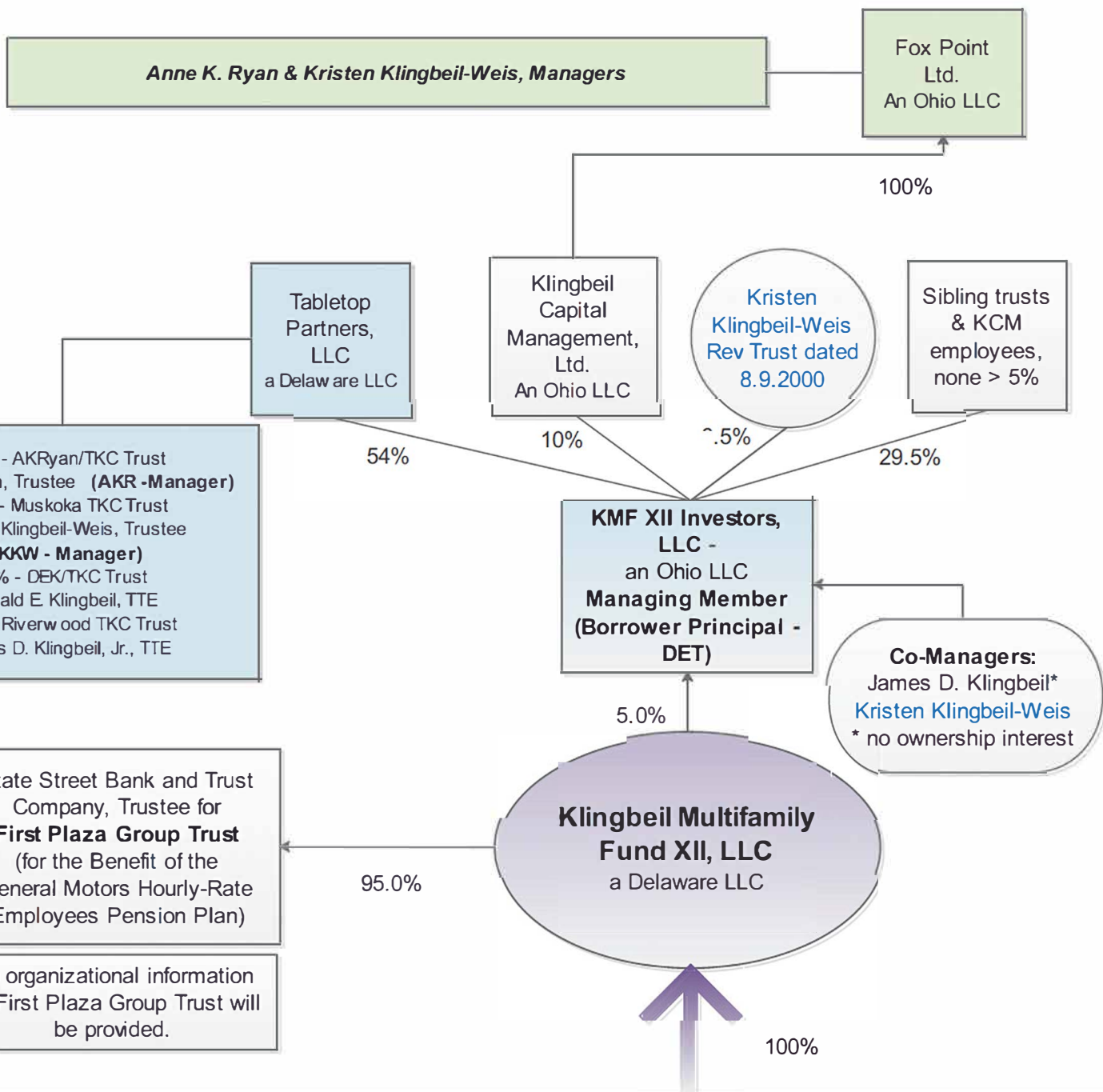
Very truly yours,

KMF XII Alexandria, LLC

By: 

Its: V.P.

Date: 4/18/24



Narrative Description

The Applicant, KMF XII Alexandria, LLC, is the owner of The Oliver in Alexandria, a garden style apartment complex located at 2240 N Beauregard Street (the "Property"). The Property was developed in the early 1960's and includes three buildings with a total of 122 units and 152 surface parking spaces. The Applicant acquired the Property in October 2018 and has renovated the buildings and units, including adding personal washers and dryers in every unit, thereby obviating the need for the older common laundry areas.

At the time the Property was developed, it was zoned RA/Multifamily zone, which permitted development at a .75 FAR and 27 units per acre. With City Council's adoption of the Zoning for Housing Initiative, the RA zone has been relabeled RA/Multi-unit zone and the unit per acre limitation is no longer applicable to the Property. As such the Applicant is in the process of converting former common laundry areas and storage spaces in the existing buildings to create eleven additional units, thereby advancing the goal of the Zoning for Housing Initiative to create more housing in the City. While the conversion of the spaces to residential units can be accomplished administratively, unfortunately, the Applicant needs to request a special use permit for a parking reduction, as neither the existing 122 unit mix nor the proposed 133 unit mix, meet the current parking standards, which are more onerous given the specifics of this particular development in this location.

The Oliver currently includes 1 studio, 52 one-bedroom, 58 two-bedroom and 11 three-bedroom units. The minimum parking requirement for the existing 122 units under the current Zoning Ordinance parking standards is 182 spaces. There are only 152 existing parking spaces on site for a ratio of 1.25 spaces per unit. With the addition of the 11 units (1 studio and 10 one-bedroom units), the parking requirement is 192 spaces. Given the 152 existing parking spaces, the proposed parking ratio with the parking reduction special use permit is 1.14 parking spaces per unit.

The Applicant has put a Parking Management Plan in place to ensure sufficient parking is available to residents and their visitors (see attached Parking Management Plan). The Applicant monitored the property at various times throughout the day (8 am, 2 pm, 7 pm and 11 pm) on three days (Tuesday, Thursday and Friday) and counted a minimum of 20 spaces available at 11 pm on Tuesday and Friday to a maximum of 90 spaces available at 2pm on a Friday. In addition, the Property is within walking distance to retail, restaurants, a middle school, medical offices, a library and other commercial uses and is also served by various free bus lines within a quarter mile of the Property. As such, the proposed parking ratio of 1.14 spaces per unit is sufficient, consistent with other similarly situated properties, and is appropriate for the Property given the current parking ratio and the minimal impact of the units being added.

The conversion of spaces such as storage rooms and laundry rooms in older multi-unit buildings should be encouraged and facilitated as an economically viable, creative approach to meeting the City's housing goals. The parking reduction needed to facilitate the creation of additional units will have a negligible impact on the existing parking supply and should be supported.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☒ other. Please describe: Parking reduction

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

N/A

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

N/A

6. Please describe the proposed hours and days of operation of the proposed use:

Day:
N/A

Hours:
N/A

7. Please 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 noise ordinance.

B. How will the noise be controlled?

N/A

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

N/A

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

N/A

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

N/A

- C. How often will trash be collected?

N/A

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

N/A

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

☐ Yes. ☐ No. **N/A**

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

- 11.** 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. **N/A**

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

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
N/A

ALCOHOL SALES

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

☐ Yes ☐ No **N/A**

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

150 Standard spaces
 Compact spaces
2 Handicapped accessible spaces.
 Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A <u> </u></p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

- B. 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?

PLEASE NOTE: 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.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☒ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? N/A

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 <u> </u></p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?
N/A
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A

- 16.** 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?

Street access to the site is adequate.

SITE CHARACTERISTICS

- 17.** Will the proposed uses be located in an existing building? ☐ Yes ☒ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? N/A square feet.

- 18.** What will the total area occupied by the proposed use be?

N/A sq. ft. (existing) + N/A sq. ft. (addition if any) = N/A sq. ft. (total)

- 19.** The proposed use is located in: *(check one)*

- ☐ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: _____
- ☐ an office building. Please provide name of the building: _____
- ☒ other. Please describe: Surface parking spaces

End of Application



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)

See attachment.

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

Please see the statement of justification provided with the use permit application.

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

See attachment.

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.

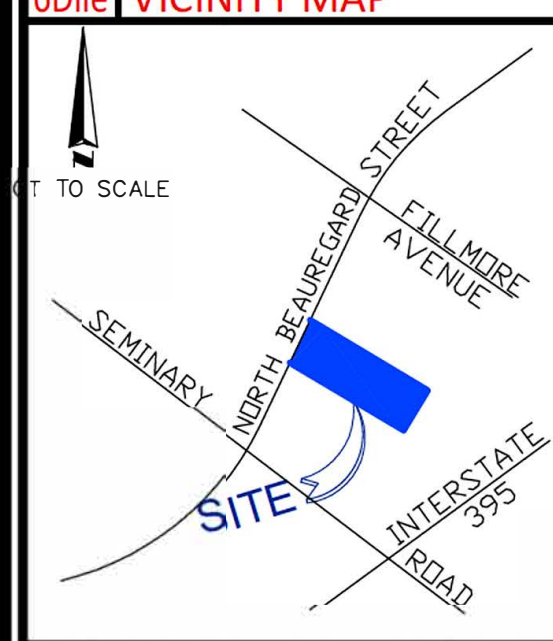
See attached survey and parking management plan.

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

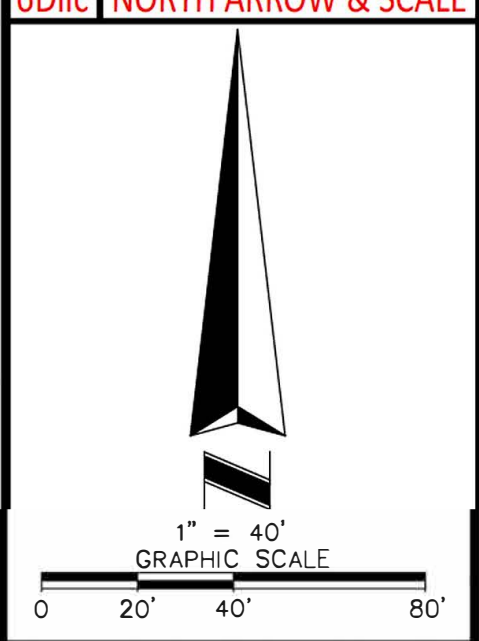
The Oliver (SUP2024-00035) Supplemental Parking Request

1. Describe the requested parking reduction.
 - a. **The Applicant requests a parking reduction to facilitate the conversion of laundry areas and storage space to residential units. The existing property contains 122 units and 152 parking spaces, consistent with the parking requirements at the time it was built. The minimum parking requirement for the 122 units under the current parking requirement is 182 and an additional 10 spaces are required to facilitate the conversion, for a total of 192 spaces. Given that there are only 152 spaces to serve the existing buildings, the Applicant requests a 40-space parking reduction to permit the conversion of spaces to units and bring the Property into compliance with today's parking standards.**
2. Provide a statement of justification for the proposed parking reduction.
 - a. **Please see the statement of justification provided with the use permit application.**
3. Why is it not feasible to provide the required parking?
 - a. **The Applicant proposes to convert spaces within the existing buildings to residential units. The Property, which was constructed in the 1960's cannot accommodate any additional parking spaces. However, the parking that is provided has been sufficient to serve the existing buildings and will be sufficient to serve the additional units as well given the location of the building, parking demand, and the parking management plan that is in place.**

6Diie VICINITY MAP



6Diic NORTH ARROW & SCALE



6Diid LEGEND AND ABBREVIATIONS

	CONCRETE SURFACE		BRICK WALL
	NO PARKING AREA		BUILDING HEIGHT LOCATION CALCULATED FROM RECORD
	HANDICAP PARKING		COVERED AREA
	ELECTRIC BOXES/STRUCTURES		CONCRETE CURB
	AIR CONDITIONER		CONCRETE CURB & GUTTER
	UTILITY POLE		CHAIN LINK FENCE
	GUY ANCHOR		DUMPSTER AREA
	LIGHT POLE		EDGE OF PAVEMENT
	STORM MANHOLE		HANDRAIL
	SANITARY MANHOLE		LANDSCAPED AREA
	CLEANOUT		LESS & EXCEPT
	FIRE HYDRANT		FIELD MEASURED DATA
	WATER VALVE		MAIL BOX
	WATER METER		METAL FENCE
	TELEPHONE BOXES/STRUCTURES		NUMBER
	TELEPHONE PEDESTAL		OVERHANG
	UTILITY VAULT		POINT OF BEGINNING
	SIGN		PARKING SPACE(S)
	MAILBOX		INSTRUMENT NO. 180014163
	RECOVERED MONUMENT AS NOTED		RETAINING WALL
	SET MONUMENT AS NOTED		SPEED BUMP
	CALCULATED CORNER		TYPICAL
	(NO MONUMENT LOCATED)		WOOD FENCE
			CHAIN LINK FENCE
			HANDRAIL
			METAL FENCE
			BARB WIRE FENCE
			WOOD FENCE
			OVERHEAD UTILITY LINE
			BUILDING OVERHANG
			RIGHT OF WAY LINE
			ADJOINING PARCEL LINE
			BOUNDARY LINE

5Ciii OBSERVED POTENTIAL ENCROACHMENTS

- ① IMPROVEMENTS EXTEND INTO RIGHT OF WAY, AS SHOWN.
② GUY WIRES INSIDE SUBJECT PARCEL WITHOUT THE BENEFIT OF AN EASEMENT, AS SHOWN.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 515519 0028 (MAP NO. 5155190028F), WHICH BEARS AN EFFECTIVE DATE OF 01/11/2024, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	RA	MR
MINIMUM LOT AREA (SQ.FT.)	N/ST	182,350
MINIMUM FRONTAGE	50'	N/L
MINIMUM LOT WIDTH	50'	N/L
FLOOR AREA RATIO (FAR)	.75	N/L
MAX BUILDING HEIGHT	45'	28.1'
MINIMUM SETBACKS		
FRONT	20'	N/L
SI. ED	7'	N/L
REAR	8'	N/L
PARKING REQUIREMENTS:	REQUIRED = 143 PER APPROVED SITE PLAN	EXISTING = NOT LISTED
CONFORMANCE STATUS:		

NOTES:
RA: MULTIFAMILY
MR: MULTIPLE-RESIDENTIAL
N/ST: NOT STATED
N/L: NOT LISTED

6Cvi PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

5Ei "SCHEDULE B - SECTION 2" ITEMS

- ③ EASEMENT(S) GRANTED TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA DATED DECEMBER 9, 1916 AND RECORDED IN DEED BOOK C-8 AT PAGE 372 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. (UNABLE TO DETERMINE, LOCATION TOO VAGUE.)
- ④ DEED OF EASEMENT(S) GRANTED TO THE CITY OF ALEXANDRIA DATED NOVEMBER 5, 1953 AND RECORDED IN DEED BOOK 368 AT PAGE 193. (UNABLE TO DETERMINE, LOCATION TOO VAGUE.)
- ⑤ TERMS, CONDITIONS, EASEMENTS AND PROVISIONS CONTAINED WITHIN THE DEED OF DEDICATION DATED SEPTEMBER 14, 1964 AND RECORDED IN DEED BOOK 610 AT PAGE 331. (AFFECTS, AS SHOWN.)
- ⑥ EASEMENT(S) GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY DATED SEPTEMBER 25, 1964 AND RECORDED IN DEED BOOK 612 AT PAGE 367. (AFFECTS, APPROXIMATELY SHOWN PER EXHIBIT.)
- ⑦ EASEMENT(S) GRANTED TO WASHINGTON GAS LIGHT COMPANY DATED APRIL 21, 1965 AND RECORDED IN DEED BOOK 625 AT PAGE 375. (AFFECTS, AS SHOWN.)
- ⑧ TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, RESERVATIONS AND ASSESSMENTS AS SET FORTH WITHIN THE EASEMENT AND COST SHARING AGREEMENT DATED DECEMBER 27, 1992 AND RECORDED IN DEED BOOK 1411 AT PAGE 1716. (AFFECTS, AS SHOWN.)
- ⑨ DEED OF EASEMENT(S) GRANTED TO THE CITY OF ALEXANDRIA DATED JANUARY 12, 1993 AND RECORDED IN DEED BOOK 1415 AT PAGE 265. (MAY AFFECT-INFORMATION FOUND ON EXHIBIT ILLEGIBLE, UNABLE TO PLOT.)
- ⑩ CABLE TELEVISION INSTALLATION AGREEMENT DATED APRIL 5, 1995 AND RECORDED IN DEED BOOK 1581 AT PAGE 84. (AFFECTS, BLANKET IN NATURE - NO EASEMENTS TO PLOT.)

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2	"TABLE A" PROPERTY ADDRESS	6Bvi	CONTIGUITY STATEMENT	8	"TABLE A" SUBSTANTIAL FEATURES OBSERVED
3	"TABLE A" FLOOD INFORMATION	6Bxii	TITLE COMMITMENT INFORMATION	9	"TABLE A" PARKING SPACES
4	"TABLE A" LAND AREA	6Cvi	REDUCED SETBACKS/RESTRICTIONS PROVIDED BY RECORD	10	"TABLE A" DIVISION/PARTY WALLS
5Biii	ACCESS TO PROPERTY	6Diic	NORTH ARROW & SCALE	11	"TABLE A" UTILITY INFORMATION
5Ciii	SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS	6Diid	LEGEND & ABBREVIATIONS	13	"TABLE A" ADJOINING OWNERS
5Ei	"SCHEDULE B - SECTION 2" ITEMS	6Diie	VICINITY MAP	14	"TABLE A" INTERSECTING STREET
5F	CEMETERY NOTE	6Diig	SURVEYOR'S NOTES	16	"TABLE A" EARTH MOVING NOTE
6	"TABLE A" ZONING INFORMATION	6Diik	TYPE OF SURVEY	17	"TABLE A" RIGHT OF WAY CHANGES
6Bi	TITLE DESCRIPTION	7	SURVEYOR'S CERTIFICATE	18	"TABLE A" ONSITE EASEMENTS OR SERVICES
6Biv	BEARING BASIS	7b	"TABLE A" BUILDING AREA		
		7c	"TABLE A" BUILDING HEIGHT		

TABLE OF REFERENCES

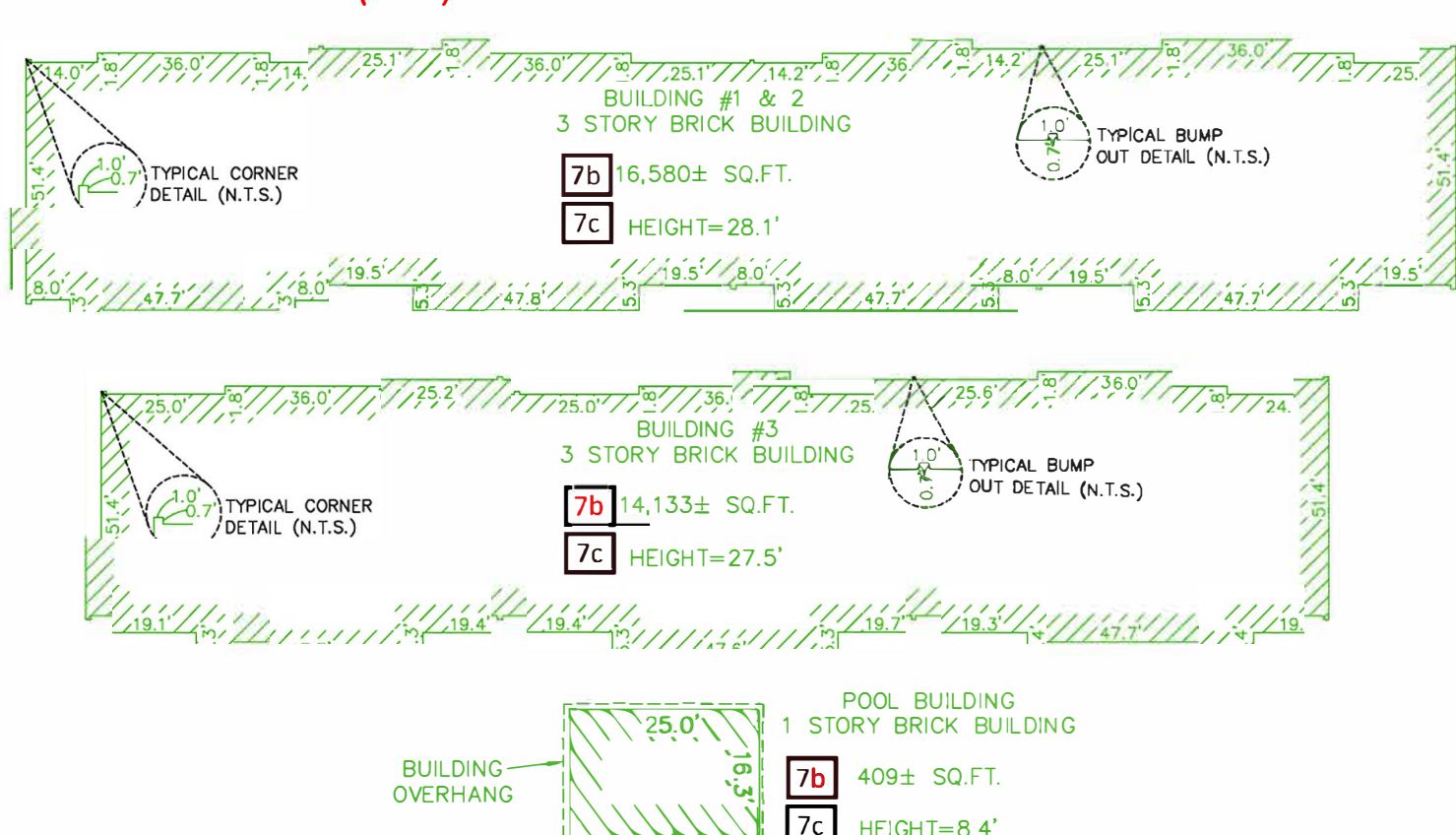
INSTRUMENT NO. 180014163 PLAT DOCUMENT NO. 0001 BOOK 461, PAGE 433 INSTRUMENT NO. 200015367 BOOK 1572, PAGE 1281 PLAT DOCUMENT #0137-2 PLAT DOCUMENT #0128 BOOK 1277, PAGE 10 INSTRUMENT NO. 160001794 INSTRUMENT NO. 190010033 BOOK 1341, PAGE 863

PARKING REQUIREMENTS PROVIDED BY CLIENT

UNIT TYPE	EXISTING UNITS	PROPOSED UNITS	TOTAL UNITS	EXISTING REQUIRED PARKING UNDER CURRENT ZONING ORDINANCE*	TOTAL REQUIRED PARKING UNDER CURRENT ZONING ORDINANCE*
STUDIO	1	1	2	1 X .95 = .95	2 X .95 = 1.9
1-BEDROOM	52	10	62	52 X .95 = 49.4	62 X .95 = 58.9
2-BEDROOM	58	0	58	116 X .95 = 110.2	116 X .95 = 110.2
3-BEDROOM	11	0	11	22 X .95 = 20.9	22 X .95 = 20.9
TOTAL	122	11	133	182	192

*1 SPACE/BEDROOM UP TO 2 BEDROOMS WITH A 5% REDUCTION FRO PROPERTY WITHIN 1/4 MILE OF FOUR OR MORE ACTIVE BUS ROUTES.
PARKING PROPOSED WITH PARKING REDUCTION SUP-152 (150 STANDARD AND 2 ACCESSIBLE)

BUILDING DETAILS (NTS)



8 SUBSTANTIAL FEATURES OBSERVED

SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	MH	DRAWING SCALE	1"= 40'
-	-	-	01/15/25	COMMENTS	JCT	DRAWN BY	WRT	QC BY	TAF/DJK 06/26/24
-	-	-	12/23/24	ADD PARKING REQUIREMENTS	GR	DRAWING NAME			2421144-51347 ALEXANDRIA VA.DWG
-	-	-	11/20/24	ADD ZONING	JCT				

6Bxii TITLE COMMITMENT INFORMATION*

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:
FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1222367-SAI, HAVING A
COMMITMENT DATE OF JUNE 04, 2024.

SHEET 1
OF 2

6Bi TITLE DESCRIPTION

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN CITY OF ALEXANDRIA, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND ON THE WESTERLY R/W LINE OF BRADDOCK ROAD MARKING THE NORTHEASTERLY CORNER OF THOMAS A. JACKSON AND REGINALD C. WARD TRS.; THENCE DEPARTING FROM THE ROAD WITH THE NORTHERLY LINES OF THOMAS A. JACKSON AND REGINALD C. WARD TRS. AND MARK C. WINKLER, ESTATE SOUTH 84° 20' 28" WEST, 1749.84 FEET TO A POINT ON THE EASTERLY R/W LINE OF NORTH BEAUREGARD STREET; THENCE WITH THE EASTERLY R/W LINE OF NORTH BEAUREGARD STREET NORTH 26° 10' 23" EAST, 121.92 FEET TO AN IRON PIPE FOUND MARKING THE SOUTHWESTERLY CORNER OF THE HOME OF THE AGED DIOCESE OF VIRGINIA; THENCE WITH THE SOUTHERLY LINES OF THE HOME FOR THE AGED DIOCESE OF VIRGINIA AND NEWPORT ASSOCIATES NORTH 83° 24' 48" EAST, 1660.33 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY R/W LINE OF BRADDOCK ROAD; THENCE WITH THE WESTERLY R/W LINE OF BRADDOCK ROAD SOUTH 20° 57' 52" EAST, 84.53 FEET AND SOUTH 09° 18' 10" EAST, 49.05 FEET TO THE POINT OF BEGINNING, CONTAINING 4.58397 ACRES OF LAND, MORE OR LESS.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY SHOWN AS NEW LOT 501 AS SET FORTH ON THE PLAT ATTACHED TO THE ORDER DATED MAY 16, 1988 AND RECORDED SEPTEMBER 25, 1991 IN DEED BOOK 1341 AT PAGE 863.

NET AREA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE ON THE EASTERLY RIGHT OF WAY LINE OF NORTH BEAUREGARD STREET MARKING THE SOUTHWESTERLY CORNER OF GOODWIN HOUSE INC. PROPERTY;

THENCE ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED GOODWIN HOUSE INC. PROPERTY, NORTH 83°22'00" EAST A DISTANCE OF 1,538.44 FEET TO A SET IRON ROD MARKING THE NORTHWEST CORNER OF LANDS RECORDED IN DEED BOOK 1341 AT PAGE 863;

THENCE ALONG THE WESTERLY LINE OF THE AFOREMENTIONED TRACT, SOUTH 08°38'00" EAST A DISTANCE OF 129.27 FEET TO A SET IRON ROD ON THE NORTHERLY LINE OF LANDS TO STONEGATE MEWS OWNER ASSOCIATION, INC.;

THENCE ALONG SAID NORTHERLY LINE OF LANDS TO MANORS STONEGATE CONDOMINIUM, STONEGATE MEWS OWNER ASSOCIATION, INC AND SOUTHERN TOWERS LLC, SOUTH 84°19'40" WEST A DISTANCE OF 1,604.75 FEET TO A FOUND IRON ROD ON THE EASTERLY RIGHT OF WAY LINE OF N. BEAUREGARD STREET AND THE NORTHWEST CORNER OF LANDS TO SOUTHERN TOWERS LLC;

THENCE ALONG SAID RIGHT OF WAY LINE NORTH 26°11'13" EAST A DISTANCE OF 121.83 FEET TO A FOUND IRON PIPE AND TO THE POINT OF BEGINNING.

(FOR INFORMATION ONLY APN: 011.03-01-07)

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6Diig SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING EASEMENTS, SERVICES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF VIRGINIA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.
- THE LAND BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY AND FROM THE COMPILED OF DEEDS, PLATS, SURVEYS BY OTHERS, OR A COMBINATION THEREOF.

4 LAND AREA

183,933± SQUARE FEET 4.222± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON SOUTH LINE OF SUBJECT PARCEL, WHICH BEARS S84°19'40"W, PER BOOK 1341, PAGE 863.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 150 HANDICAP = 2 TOTAL = 152

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO NORTH BEAUREGARD STREET, A DEDICATED PUBLIC STREET OR HIGHWAY.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvi CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06/22/2024. DATE OF PLAT OR MAP: 06/25/2024.

PROFESSIONAL LAND SURVEYOR NO. 2421144-51347
STATE OF VIRGINIA
PROJECT NO. 2421144-51347

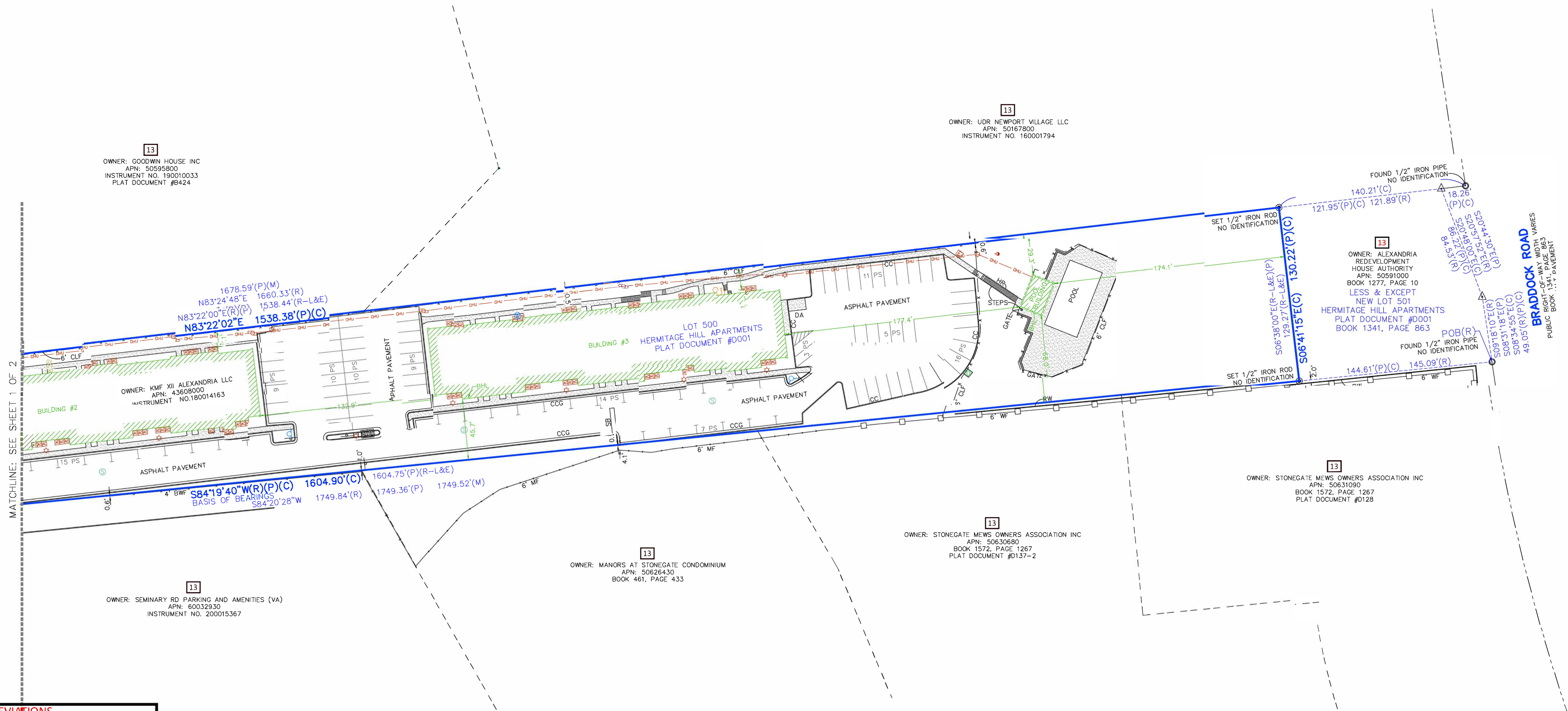
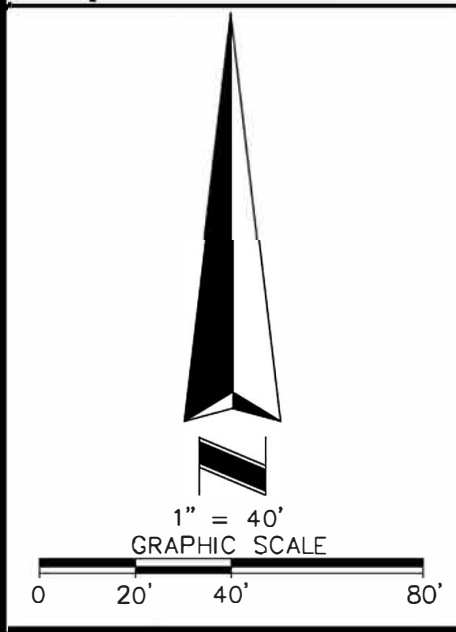
SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
221 CIRCLE DRIVE, MAITLAND, FL 32751

PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM

THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

ALTA/NSPS LAND TITLE SURVEY
THE OLIVER IN ALEXANDRIA
2246 NORTH BEAUREGARD STREET
CITY OF ALEXANDRIA, COMMONWEALTH OF VIRGINIA

AMERICAN SURVEYING & MAPPING, INC.
NDDs NATIONAL DUE DILIGENCE SERVICES
10000 W. HARRISON AVENUE, SUITE 100
DENVER, CO 80231
Phone: (407) 426-7979
Fax: (407) 426-9741
Email: info@asmcorp.com



6Diic LEGEND AND ABBREVIATIONS	
	CONCRETE SURFACE
	NO PARKING AREA
	HANDICAP PARKING
	ELECTRIC BOXES/STRUCTURES
	AIR CONDITIONER
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	STORM MANHOLE
	SANITARY MANHOLE
	CLEANOUT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	WATER MANHOLE
	TELEPHONE BOXES/STRUCTURES
	TELEPHONE PEDestal
	UTILITY VAULT
	SIGN
	MAILBOX
	RECOVERED MONUMENT AS NOTED
	SET MONUMENT AS NOTED
	CALCULATED CORNER
	(NO MONUMENT LOCATED)
	BRICK WALL
	BUILDING HEIGHT LOCATION
	CALCULATED FROM RECORD
	COVERED AREA
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	CHAIN LINK FENCE
	DUMPSITER AREA
	EDGE OF PAVEMENT
	HANDRAIL
	LANDSCAPED AREA
	LESS & EXCEPT
	FIELD MEASURED DATA
	MAIL BOX
	METAL FENCE
	NO. NUMBER
	OVERHANG
	PLAT NO. 0001
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	PARKING SPACE(S)
	INSTRUMENT NO. 180014163
	RETAINING WALL
	SPEED BUMP
	TYPICAL
	WOOD FENCE
	CHAIN LINK FENCE
	HANDRAIL
	METAL FENCE
	BARB WIRE FENCE
	WOOD FENCE
	OVERHEAD UTILITY LINE
	BUILDING OVERHANG
	RIGHT OF WAY LINE
	ADJOINING PARCEL LINE
	BOUNDARY LINE

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