

The Oliver – Parking Management Plan

1-16-2025

Background:

- **Existing Parking Spaces:** 152 Parking Spaces
 - 150 standard spaces
 - 2 accessible parking spaces
- **Existing Parking Ratio:** 1.25 spaces/unit
 - 152 parking spaces total
 - 122 units (1 studios, 52 one-bedroom, 58 two-bedroom, 11 three-bedroom)
- **Proposed Parking Ratio:** 1.14 spaces/unit
 - 152 parking spaces total
 - 133 units (current mix plus 1 additional studio and 10 additional 1-bedroom)

Parking Utilization:

- There are currently 5 units whose residents do not own cars.
- Property averages 4.0% vacancy.
- A parking survey was conducted to determine the number of vacant spaces:

OLIVER	Tuesday	Thursday	Friday
8am	25	27	62
2pm	85	88	90
7pm	60	55	45
11pm	20	24	20

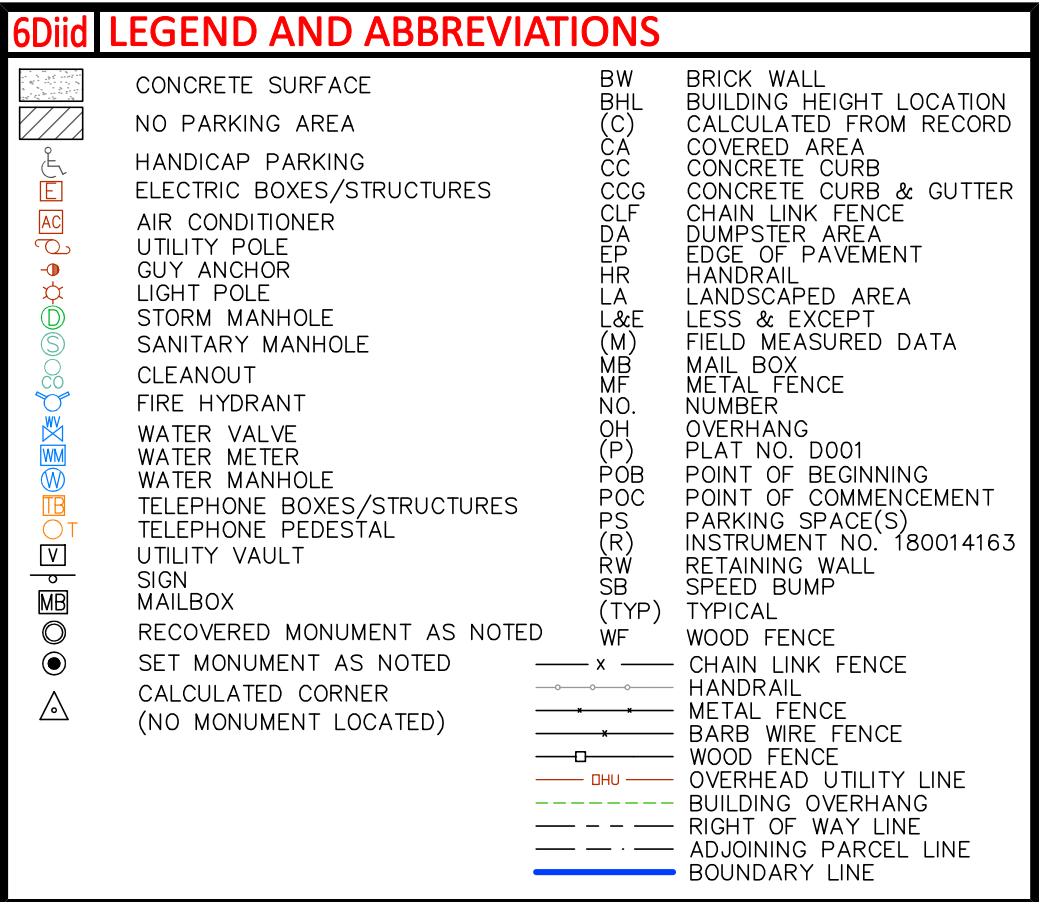
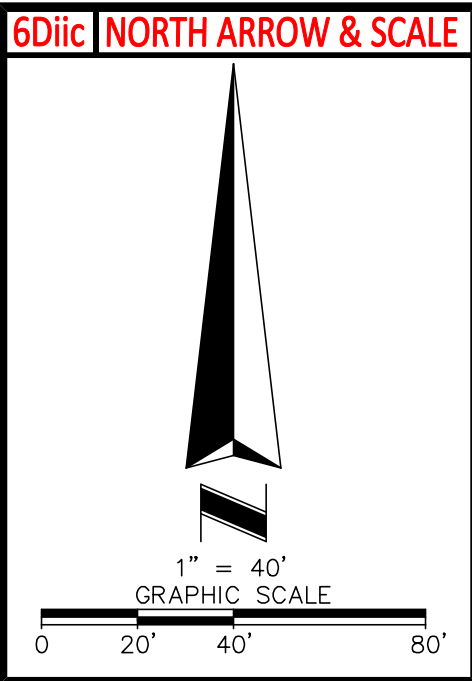
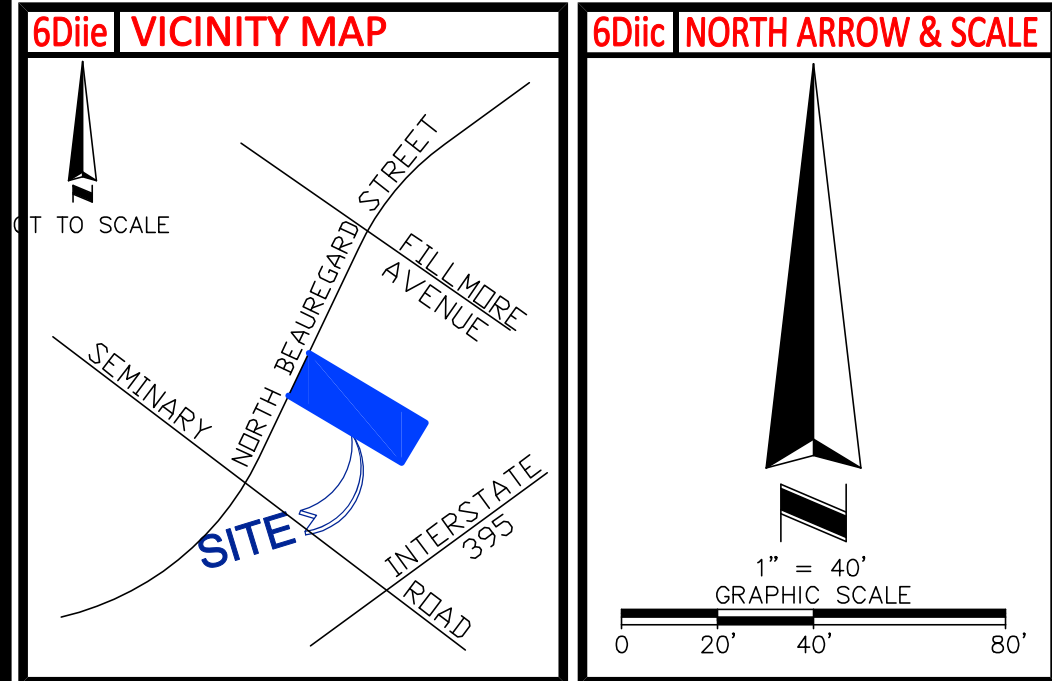
Parking Management:

- **Resident Parking Permits:**
 - Proof of vehicle registration and ID must be provided to property management.
 - Permits are only issued to leaseholders with proof that the vehicle is registered in their name.
 - Each unit is guaranteed a single parking spot for \$50/month if they choose.
 - A \$50 monthly rent discount will be offered to renters who do not have a vehicle. Current residents without vehicles can receive this new discount upon renewal of their lease.
 - 3-bedroom units are offered a second spot (if available) for \$75/month.
 - 2-bedroom units are offered a second spot (if available) for \$100/month.
 - Studio and one-bedroom units do not have the option to purchase additional spots.

- Guest Parking Permits:
 - Guests must obtain a visitor pass at the office in order to park at the Property.
 - Visitor passes are valid for one-time use.
 - Visitor passes are issued based on parking availability.

- Parking Enforcement:
 - Property management has a contract with a towing company that monitors the Property between 7 pm – 7 am and tows vehicles without a valid Resident or Visitor pass.

- Alternative Transportation Options:
 - Buses:
 - There are multiple Dash/Metro bus stops located in close proximity to the Property as well as the Mark Center Transit Area located approximately ½ mile away, offering ample connection to various destinations, including the Metro and VRE, via several bus lines.
 - Walking:
 - There is a grocery store, pharmacy and a number of retail and entertainment uses at the Shops at Mark Center, which is .6 miles from the Property.
 - Bicycles:
 - The Applicant will include free, secure bike storage for residents on site.
 - Infrastructure and streetscape improvements are planned along N. Beauregard Street and surrounding streets within the new Alexandria West Small Area Plan. A planned off-road multi-use path is proposed along N. Beauregard Street, which will enhance the safety for bicyclists in the area.



5Ciii OBSERVED POTENTIAL ENCROACHMENTS

④ IMPROVEMENTS EXTEND INTO RIGHT OF WAY, AS SHOWN.

⑤ 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 F (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	
SIDE	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

6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

- 5Ei "SCHEDULE B - SECTION 2" ITEMS
- 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.)
 - 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.)
 - 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.)
 - 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.)
 - EASEMENT(S) GRANTED TO WASHINGTON GAS LIGHT COMPANY DATED APRIL 21, 1965 AND RECORDED IN DEED BOOK 625 AT PAGE 375. (AFFECTS, AS SHOWN.)
 - 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.)
 - 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 ILLIGIBLE, UNABLE TO PLOT.)
 - 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			
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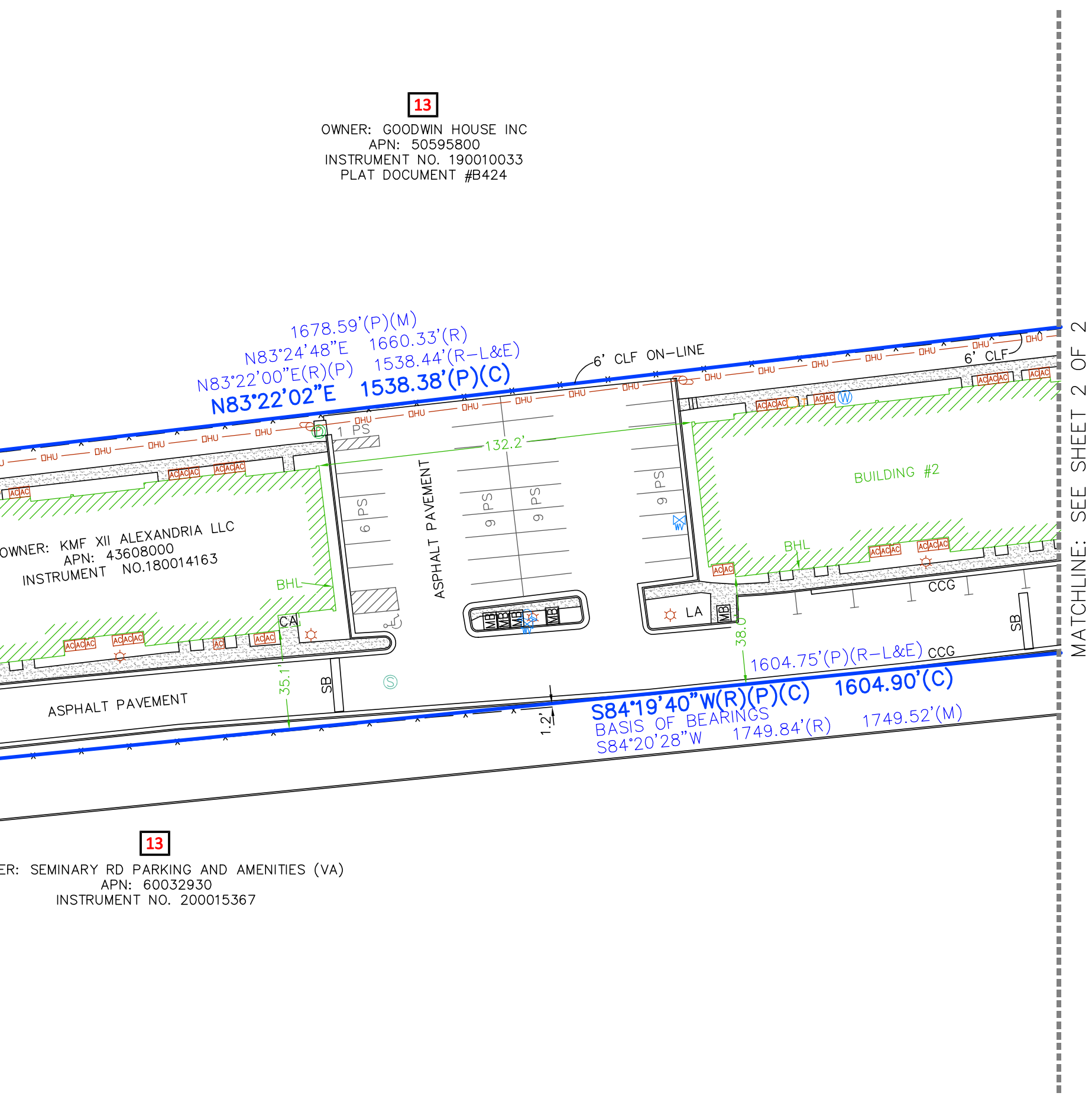
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PLAT DOCUMENT NO. D001
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INSTRUMENT NO. 200015367
BOOK 1572, PAGE 1407
PLAT DOCUMENT #D137-2
PLAT DOCUMENT #D128
BOOK 1277, PAGE 10
INSTRUMENT NO. 160001794
INSTRUMENT NO. 190010033
BOOK 1341, PAGE 863

PARKING REQUIREMENTS PROVIDED BY CLIENT

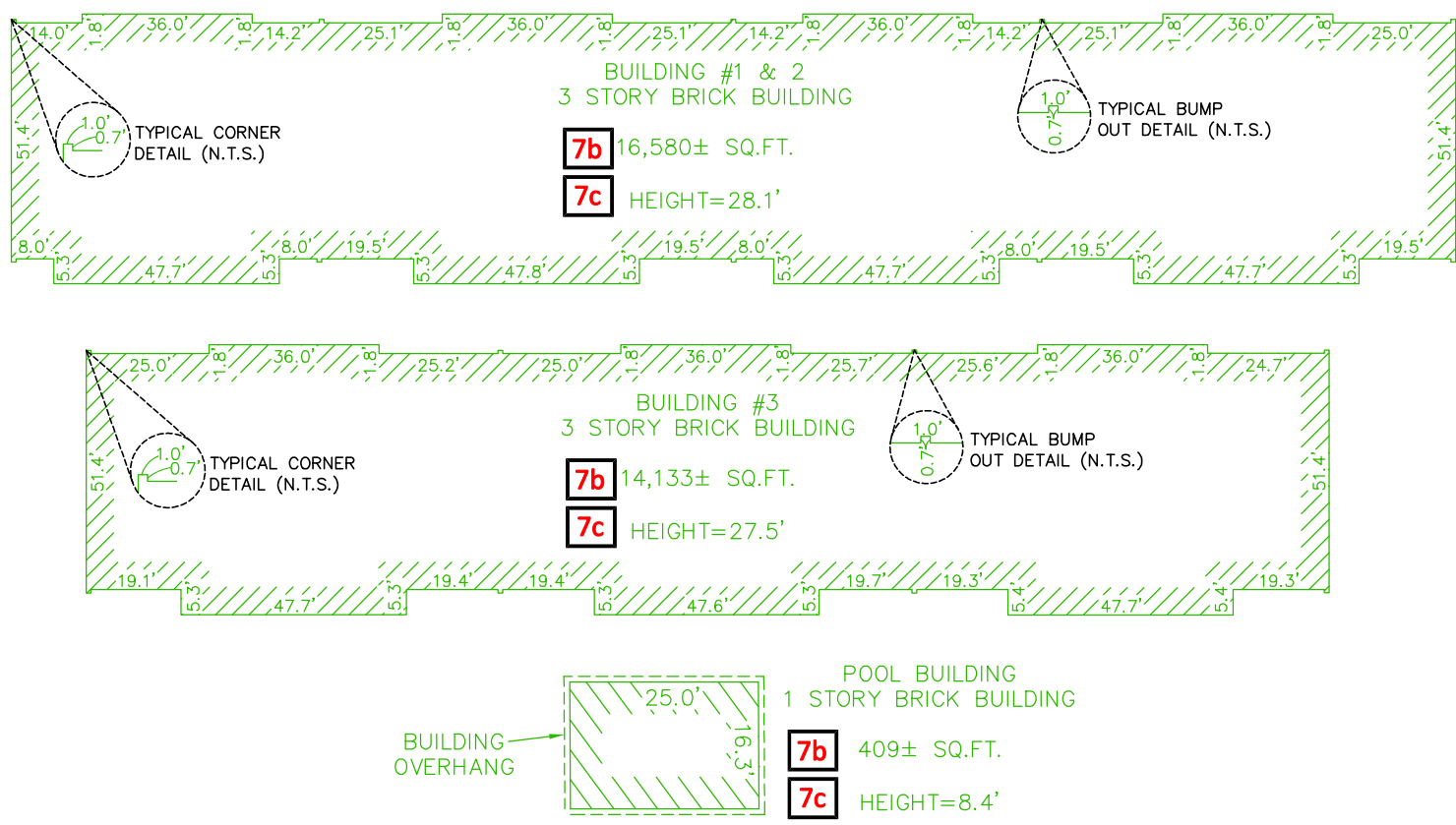
UNIT TYPE	EXISTING UNITS	PROPOSED UNITS	TOTAL UNITS	EXISTING REQUIRED PARKING UNDER CURRENT ZONING ORDINANCE*	TOTAL REQUIRED PARKING UNDER CURRENT ZONING ORDINANCE*
STUDIO	1	1	2	1 X .95 = .95	2 X .95 = 1.9
1-BEDROOM	52	10	62	52 X .95 = 49.4	62 X .95 = 58.9
2-BEDROOM	58	0	58	116 X .95 = 110.2	116 X .95 = 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 FOR PROPERTY WITHIN 1/4 MILE OF FOUR OR MORE ACTIVE BUS ROUTES.

PARKING PROPOSED WITH PARKING REDUCTION SUP-152 (150 TYPICAL 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	TAE/DJK 06/26/24
.	.	.	12/23/24	ADD PARKING REQUIREMENTS	GR	DRAWING NAME			2421144-51347 ALEXANDRIA VA.DWG
03/11/25	COMMENTS	JCT	11/20/24	ADD ZONING	JCT				

6Bxi TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1222367-SA1, 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 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 06°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.

6Dii 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, SERVITUDES, 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
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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.

6Bvii 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. STATE OF VIRGINIA PROJECT NO. 2421144-51347

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

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

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

DATE

PRELIMINARY, NOT FOR CONSTRUCTION, RECORD OR IMPLEMENTATION

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

6Dik 2

ASM AMERICAN SURVEYING & MAPPING, INC. NDDS NATIONAL DUE DILIGENCE SERVICES DIVISION OF AMERICAN SURVEYING & MAPPING, INC. 221 Circle Drive, Maitland, FL 32751 Phone: (407) 426-7979 info@asmcorpate.com

