

Application	General Data	
Project Name: WestEnd / Landmark Block D	PC Hearing:	October 9, 2025
	CC Hearing:	October 18, 2025
	If approved,	October 18, 2028
Bandhark Brook B	DSUP Expiration:	000000110, 2020
	Plan Acreage:	63,315 SF (1.45 AC)
Location: 6025 Duke Street	Zone:	CDD #29 / Coordinated
		Development District #29
	Proposed Use:	Multi-unit residential
	Dwelling Units:	275
	Gross Floor Area:	362,254
Applicant: Landmark Land	Small Area Plan:	Landmark Van Dorn
Holdings LLC, c/o Foulger-		Corridor Plan
Pratt, represented by Kenneth Wire, Attorney	Historic District:	N/A
	Green Building:	LEED Silver or equivalent plus
		CDD #29 requirements

Purpose of Application

Consideration of a request to construct a residential building with 275 multifamily residential units.

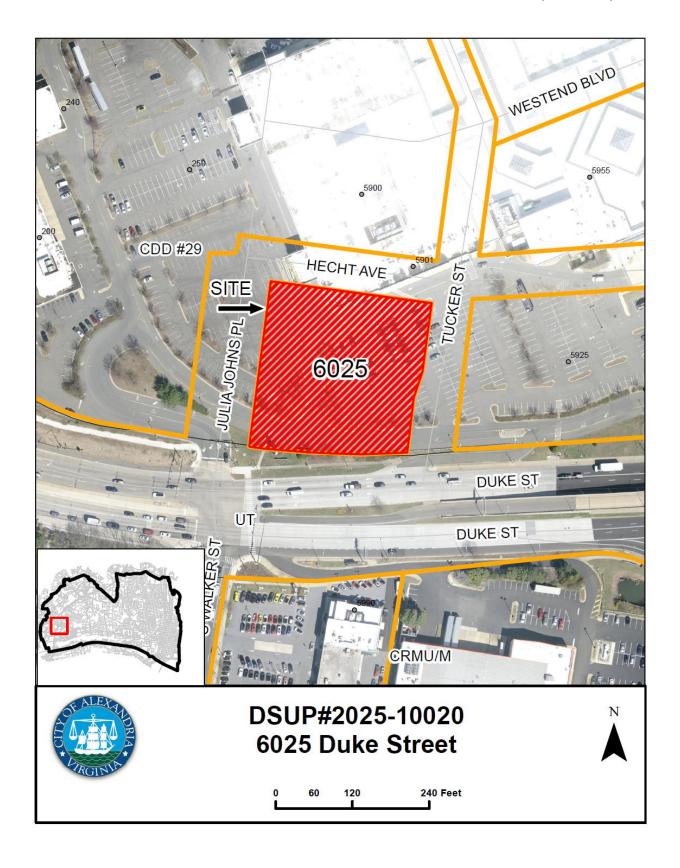
Special Use Permits and Modifications Requested:

- 1. Development Special Use Permit with site plan and crown coverage modification
 - a. Special Use Permit for a parking reduction

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Maggie Cooper, Urban Planner III, <u>Margaret.Cooper@AlexandriaVA.gov</u> Maya Contreras, Principal Planner, <u>Maya.Contreras@AlexandriaVA.gov</u> Robert Kerns, AICP, Division Chief, Robert.Kerns@AlexandriaVA.gov



I. SUMMARY

A. Recommendation

Staff recommend **approving** Development Special Use Permit (DSUP) #2025-10020 to construct a new residential building on Block D, subject to Staff recommendations. This project conforms to the City's adopted plans, codes, and policies and provides several benefits for the community, including:

- Ongoing redevelopment of the former Landmark Mall site,
- 220 new rent-restricted units,
- 30% reduction of phosphorous (55.5% more than required) in the stormwater management,
- Green Building consistent with other WestEnd developments,
- Strong architectural design, and,
- Public open space.

B. General Project Description

The applicant, Landmark Land Holdings, LLC, proposes to construct a new residential building with 275 rental units. Figure 1 shows Block D within the site. Key issues to consider, as discussed in greater detail in this report, include:

- Compatibility with the approved CDD Concept Plan,
- 80 percent rent-restricted units,
- Site layout (including open space and proximity to the future fire station),
- Special Use Permit for a parking reduction, and,
- Crown coverage modification.

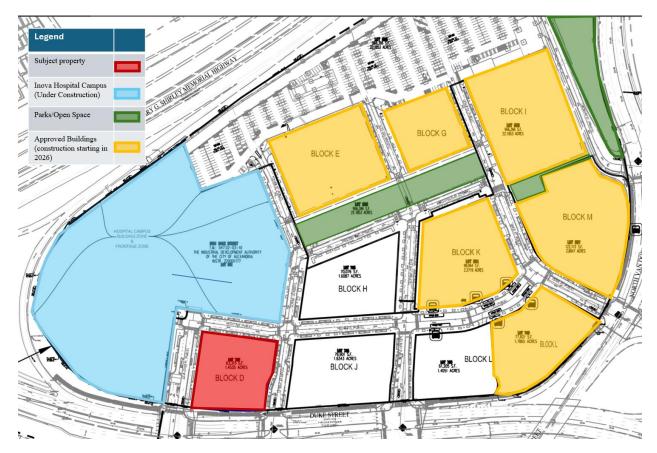


Figure 1: Block D Within the WestEnd Site

II. BACKGROUND

A. Site Context

General Information

The 1.45-acre block is in the southwest of the WestEnd (formerly Landmark Mall) site, bounded by Julia Johns Place to the west, Hecht Avenue to the north, Tucker Street to the east, and Duke Street to the south. As envisioned by the approved CDD Concept Plan, the Specialty Care Center will be to the north across Hecht Avenue, to the west across Julia Johns Place will be the new Inova Hospital, to the east across Tucker Street will be a multi-unit affordable housing building with a new fire station (Block J).

Site Features

Block D is in the Holmes Run Watershed. Most of the block was covered in impervious material prior to grading working associated with the approved Infrastructure Development Site Plan

(DSP#2021-00012) and Stormwater Master Plan (DSP#2021-00017). No portion of the site is located within a floodplain.

Site History

Block D is part of the 51.5-acre WestEnd neighborhood that was formerly the location of Landmark Mall. Originally developed as an outdoor mall in 1965, Landmark was the first mall in the region to feature three anchor department stores. During the late 1980s, when open-air malls fell out of favor, the owners enclosed the center. The retail sector continued to evolve and by 2010, the mall was largely vacant. In May 2022, the applicant began demolishing the former mall and outlying buildings to prepare for the redevelopment of individual blocks. Block D encompasses portions of the former parking lot adjacent to Duke Street and a small portion of the Sears building.

B. Project Evolution/Procedural Background

Planning for the site began in 2009 with the Landmark/Van Dorn Corridor Plan. After delays due to changes in the site's ownership structure and the real estate market, the project evolved with the Landmark Neighborhood Chapter of the Landmark/Van Dorn Corridor Plan approved in 2019.

In 2020, Foulger-Pratt became the master developer and partnered with the owners (The Howard Hughes Corporation and Seritage Growth Properties), Inova Alexandria Hospital, and the City to redevelop the Landmark site. In July 2021, the City Council approved the CDD Concept Plan and associated applications necessary for the 5.6 million sq. ft. redevelopment. In January 2022, the applicant team rebranded the site as the "WestEnd" to mark the end of the Landmark chapter. In June 2022 the Planning Commission approved the infrastructure plan (DSP#2021-00012) to enable the construction of the roads, pipes, and wires, and subdivision (SUB#2022-00003) to create the individual blocks specified in the CDD Concept Plan, including Block D.

Blocks H, J and L1 are the only remaining blocks to be entitled. Construction is anticipated to begin on Blocks E, G, H, Eye, L2, and M in first/second quarter 2026 (see Figure 1).

III. ZONING

The CDD established the density, setbacks, height, and open space requirements for Block D. To allow flexibility in the redevelopment of the site, several CDD conditions allowed for transfers of density and open space among development blocks provided that the overall redevelopment does not exceed the maximum allowed density and the minimum open space is provided. In addition, the approved Infrastructure Development Site Plan allowed for transfers of tree canopy among development blocks to achieve an urban neighborhood form while still providing the same crown coverage across the site (see crown coverage section on page 12 for more details). Table 1 lists these zoning details.

Table 1: Zoning Tabulations

Property Address: 6025 Duke Street

Total Site Area: 63,315 sq. ft. (1.45 acres)

Zone: CDD #29 / Coordinated Development District #29

Current Use: Vacant

Proposed Use: Multi-unit residential

	Permitted/Required	Proposed
FAR ¹	-	315,601 sq. ft.
Setbacks (ft.)		•
North (Hecht Ave)	0 (min.)	2.5 ft.
South (Duke St)	0 (min.)	0.5 ft.
East (Tucker St)	0 (min.)	39.5 ft.
West (Julia Johns	0 (min.)	3.75 ft.
Pl.)		
Height (ft.)	70.0 (min.)	82 ft.
	180.0 (max.)	
Parking (spaces) ²		
Residential Úse	327 (min.)	210
Loading spaces	0	2
Open Space	25%	25% (15,833 sq. ft.)
Tree Canopy ³	25%	22.4 % (14,210 sq. ft.)

Approved CDD floor area may be transferred between blocks per CDD #2020-00007 condition 11 provided that the total floor area does not exceed the overall square footage approved for the CDD Concept Plan area

IV. STAFF ANALYSIS

A. Consistency with the Master Plan

The Landmark Mall site is identified as the West End Town Center in the Landmark Van Dorn Corridor Plan, which is the relevant Small Area Plan Chapter of the Alexandria Master Plan. A series of graphics and recommendations guide implementation of the Corridor Plan by illustrating an urban grid of streets, blocks, programmed open spaces, transportation multimodality, and an active core. As part of the CDD Concept Plan approval, the applicant sought Master Plan Amendments to revise certain West End Town Center elements, including the street framework, transit hub location, connectivity to I-395, location of pedestrian and bicycle facilities, location and size of the Central Plaza, active retail locations, maximum building heights, placemaking locations, and to retain the existing parking garage. Within the framework established by the Corridor Plan chapter of the Master Plan, the approved CDD Concept Plan set requirements for Block D regarding density, uses, building heights, parking, open space, and building design.

² SUP requested per §8-100(A)(4) to reduce the off-street parking requirement.

³ Condition #19 for the approved Infrastructure DSP (DSP#2021-00012) requires 25% sitewide canopy with pooling of canopy allowed among blocks to achieve this requirement

Throughout the review process, Staff have ensured that the Block D proposal aligns with the CDD Concept Plan and Master Plan requirements.

B. Site & Building Design

Site Design

Within the bounds of the block established by the CDD Concept Plan and refined by the Infrastructure DSP, this proposal for Block D adheres to the principles of high-quality site design.

Although the development of Block D does not entail creating any new streets, Staff worked with the applicant team to ensure that the building had quality design and architecture facing each of the four adjacent streets. The design activates all sides of the building and has several street-level entrances for ground floor residences at the corner of Tucker Street and Hecht Avenue. The single curb cut to the interior and partially wrapped garage from Tucker Street minimizes vehicle conflicts with pedestrians while providing ample turning area for loading and fire equipment accessing the adjacent station to the east of Block D. T&ES and Fire staff were consulted throughout the development of the proposal.

Building Architecture

The CDD Concept Plan set requirements for building mass, height, and design. These include requirements to vary the street wall in heights and setbacks, provide building breaks or recesses for buildings exceeding 200-ft. in length and using high-quality materials. Staff find that the Block D proposal satisfies these CDD requirements. Unlike the West End blocks that abut the existing garage, Block D posed a challenge as it is visible from each surrounding street. Although the proposal uses predominantly fiber cement and glass across its four facades, the expression of these materials, massing, balconies, at-grade open space surrounding the building, and the angled and cantilevered upper portions make all sides visually appealing.

As shown in Figures 2 and 3, the two-story glass lobby and main entrance are on the north façade, directly across from the Inova Specialty Care Center. The north and south facades each have setbacks between 13 and 36 feet deep, which, along with the cantilevered upper portions, give depth and movement to the building. The north façade is setback from Hecht Avenue, allowing for a visual cue that this is the entrance while also providing usable open space. There are publicly accessible open spaces surrounding the building, including public seating areas on all sides of the building, as well as a gated dog run to the south along Duke Street. A large private courtyard on top of the Level 2 parking area will have synthetic turf, a large pergola, furnishings, fire pit area, and some private residential patios.

The four facades enclose an internal garage that is partially underground due to the change in grade that increases from east to west. The garage is fully screened – level P1 spaces are partially underground, with units wrapping the portion of the building on the east end that are above grade. Parking spaces on level 1 are at the interior of the building, with units wrapping the façade on all sides (except for a small portion above the loading/garage entrance). The majority of Level 2 is parking, with 10 units at the northeast and northwest corners and the open two-story lobby in

between. All parking on this level will be screened with windows that have been glazed with a translucent film.

Figure 2: Northwest Corner



Figure 3: Southwest Corner



Materials

The project will consist of 41 percent glass with the remainder of the building a variety of high-quality cementitious planks and panels. The proposed cementitious materials on the base and on the upper portion differ in size, color, and texture, creating a field of variation and contrast across the façade. The base consists of linear grey planks that ground the building and visually support and showcase the lighter cantilevered top floors. The upper portion includes red virtual planks across all facades and large format dark grey panels set predominately between windows and balconies. Staff and the applicant discussed the possibility of changing some of the material on the

upper portions to metal but reached an agreement that the large format panels would be appropriate as they read more consistent and are thicker, higher quality, and more durable than metal paneling would be.

C. Compliance with City Policies

Affordable Housing Policy

The applicant provided an Affordable Housing Plan with the CDD Concept Plan and agreed to deliver 45 rental committed affordable units (CAUs) across the development blocks. The applicant team accelerated the delivery of CAUs by providing all 45 with the initial development Blocks, E, G, I, and K.

While additional affordable units were not anticipated for Block D, the applicant opted to provide 80 percent (220) rent-restricted units for households earning 80-120 percent of the area median income. Staff find this complies with and exceeds the Affordable Housing Plan approved with the CDD. While Staff and the applicant are in agreement with the plan, the condition language was still being finalized at the time the staff report was published. Planning Commissioners will receive a memo the week before the Planning Commission hearing with updated condition language for the rent-restricted units.

Green Building Policy

The CDD Concept Plan established specific sustainability conditions in addition to compliance with the 2019 Green Building Policy. Projects within CDD#29 include green roofs equal to at least 30 percent of the roof area of the podium level, a five percent reduction in embodied carbon, and restricting multifamily residential buildings to electric only except for limited accessory elements. The applicant has proposed to meet the Green Building Policy by the project earning LEED v4 Silver certification for Multifamily Midrise projects.

In addition to site location, including access to transit and mixed uses, the project will follow energy efficient designs and daylighting, sustainable appliances for water use, and high indoor air quality. The applicant will provide two percent parking spaces equipped with electric vehicles chargers.

Public Art

CDD #2020-00007 condition 122 required the applicant to submit a consolidated and coordinated public art plan with the first DSUP for the site. In addition, CDD condition 121 specified that each DSUP would need to provide on-site public art or a contribution equivalent to the City's Public Art policy toward public art within the CDD planning area. With the Block I submission (DSUP#2022-10015), the applicant provided a draft plan that showed locations for public art within the Central Plaza and the Paseo. Staff found that the plan provided art at the correct scale and a focus on year-round engagement.

Individually, Block D will be responsible for either contributing at least \$75,000 towards the sitewide public art or providing on-site public art. Staff will continue to work with the applicant during the final site plan process to determine how they would like to proceed.

D. Special Use Permits

Off-Street Parking Requirement

Per §8-100(A)(4), the applicant is seeking an SUP to reduce the off-street parking requirement. As detailed in the Parking/Loading section below, the applicant is proposing 210 spaces for residents in the new Block D parking garage. The minimum off-street parking requirement is 327 spaces, so the applicant is seeking to reduce the requirement by 117 spaces. Staff support this request for several reasons.

The building will be 80 percent rent-restricted, therefore likely resulting in a lower percentage of car ownership than a fully market rate building. Also, given the proximity to the new Inova Hospital campus, it is expected that some residents will work at the hospital, allowing for a walkable commute.

The Zoning Ordinance also offers voluntary credits to reduce the parking requirement if certain land use or transportation conditions exist at the site. Currently, Block D can only take advantage of a five percent reduction for being within 0.25 miles of four or more bus routes. However, as the site develops, additional credits would be available for being within the walkshed of the West End and Duke Street Transitways and for having a high walkability index score. Combined, these additional credits would reduce the off-street parking requirement.

In addition, §11-500 directs Staff to review the SUP request to assess potential negative effects and to ensure the proposal meets three criteria:

- 1. Will not adversely affect the health of safety of persons residing or working in the neighborhood of the proposed use: The parking reduction will not have adverse impacts as less cars on this site will encourage greater trip efficiency and ensure careful monitoring of on-site parking to reduce single-occupancy vehicle trips.
- 2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood: More individuals participating in active and shared forms of transportation helps to reduce vehicular congestion, which benefits the surrounding community by minimizing environmental impacts for properties close to a strong transportation network.
- 3. Will substantially conform to the master plan of the city: Redeveloping this site to construct multi-unit housing conforms with the CDD Concept Plan and Alexandria Master Plan.

E. Stormwater and Wastewater

Stormwater

Stormwater management for the entire WestEnd neighborhood is designed through a Stormwater Management Master Plan (SWMMP) (DSP#2021-00017), which establishes compliance with the Virginia Stormwater Management Program (VSMP) Regulations and the Chesapeake Bay Preservation Act, as implemented through Article XIII of the Zoning Ordinance. The SWMMP provides a comprehensive approach for the control of stormwater quality and quantity. When fully implemented, the net effect of the SWMMP will be to significantly improve stormwater management compared to existing conditions, which currently consist of an untreated surface parking lot and mall. The plan will reduce overall runoff by approximately 18% and reduce phosphorus loads by 40% from existing conditions. Block D proposes level 2 bioretention facilities and a green roof resulting in a 30% phosphorus reduction relative to pre-development levels, and a 55.5% exceedance beyond the required phosphorous reduction. ¹

Wastewater

As part of the Infrastructure Development Site Plan (DSP#2021-00012), the applicant conducted a sanitary sewer adequate outfall analysis per the City's Memo to Industry 06-14 to identify any places where sewer capacity is exceeded and where they would need to complete infrastructure upgrades to accommodate the redevelopment of the site.

As determined during the DSP review, the sanitary sewer design is sufficient for the office, residential, institutional, and commercial development planned for the site, including the multi-unit building proposed for Block D. Wastewater flows from this development will be treated at the AlexRenew wastewater treatment facility. Based on City development forecasts, it is projected that the City will reach its treatment capacity allocation sometime after 2040. As part of the City's sanitary sewer master planning process, alternatives for acquiring additional treatment plant capacity will be studied, which will be funded through sewer tap fee revenues collected citywide.

F. Open Space

The CDD Concept Plan requires a minimum of 25 percent open space, at- or above-grade, for each development block within the site. As shown in Table 2, the applicant will meet this requirement. Most of the open space is ground level, with an above-grade interior amenity courtyard, as shown

¹ The infrastructure plan will reduce runoff by approximately 28%. As the blocks are redeveloped, the overall reduction will decrease to approximately 18% at full build-out.

in Figure 4. The property is also one block south of the new Central Plaza and three blocks from the new paseo playground (see Figure 5).

Figure 4: Block D Open Space



Table 2: Open Space

	Amount of Land (SF)	Percentage of Site
Ground-Level Open Space	5,803	9%
Ground-Level Open Space w/ Access Easement	5,040	8%
Above Grade Open Space (Private)	4,990	8%
Total Required	15,829	25%
Total Provided	15,833	25%

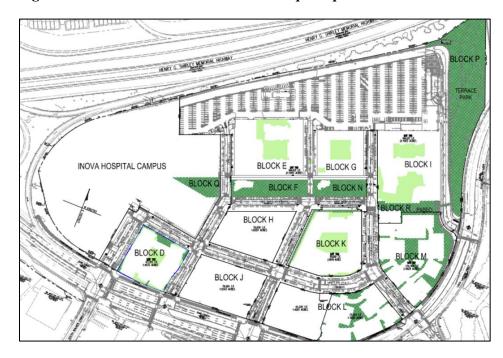


Figure 5: WestEnd Landmark Site-wide Open Space

Crown Coverage

The applicant has requested a crown coverage modification as the site cannot meet the required 25%. However, the approved Infrastructure Development Site Plan (DSP#2021-00012) included a condition to allow the applicant to combine the tree canopy provided by the development blocks, private streets, Central Plaza, and Paseo to meet a minimum of 25 percent crown coverage.² The intent of the condition is to ensure that the site achieves an urban built form while still meeting the overall crown coverage requirement. The condition also acknowledges that the publicly accessible open spaces will likely provide a significant contribution to the tree canopy requirement. An exhibit provided with this application demonstrated that Block D would contribute at least 14,210 sq. ft. (22%) of tree canopy toward the pooled crown coverage, which is on target to exceed the site-wide requirement of 25%. Because of this, Staff support the requested crown coverage modification.

G. Parking/Loading

Vehicle Parking

As noted above in section D and below in table 3, the applicant proposes 210 parking spaces in the garage at Block D, which is 117 spaces less than the Zoning Ordinance requirements. However, Staff supports the SUP request to reduce the off-street parking requirement due to the ample

² The condition excluded public street trees, the hospital campus, and Terrace Park (since it has ample existing trees) from the pooled crown coverage requirement.

parking within the existing garage, future land uses, in this area, and future transit that will be located at the site.

Table 3: Residential Parking Requirement

	Total	
	Market Rate	
Bedrooms	343	
Base Ratio (Per bedroom)	1	
Voluntary Ratio	-	
Credits		
Proximity to BRT ¹	-	
Walkability Index ¹	-	
4 or more bus routes	5%	
20% or more studios	-	
Total Credits	5%	
Adjusted Ratio	0.95	
Total Minimum	327	
Provided Residential Parking	210	

¹The applicant receives no credit at this time but will be eligible for up to an additional 15% credit once the West End Transit Center is completed.

Bicycle Parking

The applicant proposes 83 indoor bike parking spaces for residents and 12 outdoor bike parking spaces for visitors, which exceeds the City's bicycle parking standards, as shown below in Table 4.

Table 4: Bicycle Parking Requirement

Type	Required	Proposed
Residential		
Resident	83	83
Visitor	6	12
Total	89	95

Loading

The applicant is providing two loading spaces within the new Block D garage. Staff reviewed the expected operation and location of these spaces and found that they will be satisfactory for the residential use in Block D. Notably, fully interior loading spaces will minimize noise and disruption for residents as well as decrease vehicles on Tucker Street, adjacent to the new fire station planned for Block J.

H. Transportation and Streetscape

The CDD Concept Plan established the street network, transit hub location, bicycle routes, and street cross sections and dimensional requirements within the WestEnd neighborhood. The Infrastructure Development Site Plan refined those cross sections, including specifying the location of streetlights, trees, crosswalks, curb radii, and more. Residents and visitors to the apartments and in Block D will benefit from the pedestrian, bicycle, transit, and vehicular access provided with the redevelopment of this site, including raised bicycle tracks on Julia Johns Place, the multimodal path on Duke and Van Dorn, new crosswalks and intersections on Duke and Van Dorn, and the centrally located transit hub on Hecht Avenue.

With the Block D DSUP, Staff worked with the applicant to provide the primary residential lobby at the prominent north facade of Hecht Avenue to face the Specialty Care Center. For ground floor residential units on Tucker Street, the building design will increase activity on the street by providing street level entrances for these units. The entrance to the partially wrapped parking garage is from Tucker Street. The applicant designed the garage creatively to take advantage of the change in grade, so the entirety of the garage is either underground, wrapped by units, or fully screened.

I. Traffic

The applicant provided a detailed traffic study with the approved CDD Concept Plan that found no detrimental impact to the surrounding transportation network as a result of the redevelopment. Staff concurred with the findings based on the proposed infrastructure improvements, including the new street grid within the WestEnd neighborhood that will help to disperse traffic. Staff also found that the approved plan balanced walking, biking, transit, and driving needs with appropriate facilities for each mode.

CDD #2020-00007 condition 129 required a transportation memorandum to the approved CDD Multimodal Transportation Study if the DSUP generates 50 vehicle trips or more in either peak hour but does not create more than 10% of the trips proposed in the CDD study. Gorove Slade, the applicant's transportation planning consultant, provided a memorandum with the Block D DSUP that determined Block D will generate fewer trips than estimated with the CDD Concept Plan due to refining the residential program proposed for the block. Staff concur with the findings of this updated analysis.

J. School Impacts

The applicant proposes to construct 275 midrise apartments. The student generation rate for new midrise market rate apartments is 0.04 students per unit, so staff projects 11 students from the new apartments. This project is located in the James K Polk Elementary, Francis C. Hammond Middle School, and Alexandria City High School attendance areas. Per ACPS' 2024-2025 school enrollment data, James K. Polk and Francis Hammond are over capacity. The Minnie Howard Campus of the High School opened in Fall 2024, which has increased the capacity at the High School.

V. COMMUNITY

In addition to the 16 community meetings and public hearings conducted throughout 2021 for the CDD, the applicant held a virtual community meeting to present the concept for the project and presented at the Alexandria Housing Affordability Advisory Committee. At the AHAAC meeting, attendees requested clarifications on the rent restrictions and the general site redevelopment timeline. The applicant also maintains a website www.WestEndVA.com to provide ongoing updates on the redevelopment of the Landmark site. Additional information is available on the City's webpage: www.AlexandriaVA.gov/Landmark.

The applicant team will attend an in-person meeting of the Eisenhower West/Landmark Van Dorn Implementation Advisory Group meeting, scheduled after publication of the staff report. Staff will provide an update to this section prior to the City Council meeting.

Table 5: Community Meetings

Date	Entity
June 18, 2025	Virtual community meeting
September 4, 2025	Alexandria Housing Affordability
	Advisory Committee
September 29, 2025	Eisenhower West/Landmark Van Dorn
	Implementation Advisory Group meeting

VI. CONCLUSION

Staff recommend approving the Development Special Use Permit to construct 275 rental apartments subject to meeting all applicable codes, ordinances, and the recommended conditions included in this report.

STAFF: Robert Kerns, AICP, Division Chief, Department of Planning and Zoning

Maya Contreras, Principal Planner Maggie Cooper, Urban Planner

VII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated August 28, 2025, CDD2020-00007, infrastructure plan DSP2021-00012, stormwater master plan DSP2021-00017, and comply with the following conditions of approval.

I. SITE PLAN

- 2. Per § 11-418 of the Zoning Ordinance, the development special use permit 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 dedications and easements identified in the Preliminary Plan dated August 28, 202. 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. Easements shall be:
- 4. Such easements include but are not limited to Public Access and Utility easements.
- 5. 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)
- 6. Show site utilities in accordance with DSP2021-00012 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.

- 7. 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)*
 - 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 garages shall be recessed into the ceiling for any areas visible from the public right-of-way. **
- 8. Provide a georeferenced CAD file in <u>AutoCAD 2018</u>.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.

A. BUILDING

- 9. 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) *
- 10. 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) *
- 11. 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.
- 12. The unit count must be finalized prior to Final Site Plan release.
- 13. 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.
- 14. 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. Proposed panel and plank cementitious material shall be of the same high quality as the samples shown to staff in person on May 28, 2025 and the examples shared virtually with staff on Junen 17, 2025.
 - b. 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.
 - c. 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) *, ***

- d. 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.
- e. 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. *
- f. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the Final Site Plan. *
- g. 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. **
- h. 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

- 15. 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) *
- 16. Post sign(s) stating that open space public access easements are open to the public, noting any operating hours, other restrictions, and contact information to facilitate reporting of issues. Signs shall comply with SUP2023-00011. Show the sign locations and design on the Final Site Plan and install the signs prior to the issuance of the first Certificate of Occupancy. (P&Z) *, ***
- 17. 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) *
- 18. Post a sign at the dog park with contact information to facilitate reporting of any noise, pet waste, or other issues. Show the location and design of the sign(s) prior to Final Site Plan release and install the sign(s) prior to the issuance of the first Certificate of Occupancy. (P&Z) *, ***

19. Provide a Sitewide Canopy Coverage Tabulation table to satisfy the Infrastructure DSP #2021-00012 requirement. (P&Z) *

C. TREE PROTECTION AND PRESERVATION

20. 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) *

D. ARCHAEOLOGY

- 21. 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) *
- 22. 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. PARKING / CURB MANAGEMENT

- 23. If not installed with the Infrastructure DSP #2021-00012, provide \$7,800 per multispace parking meter prior to Final Site Plan release to purchase and install four parking meters. The City reserves the right to enforce parking meters on private streets with public access easements. (P&Z) (T&ES) *
- 24. 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)
- 25. Provide wheel stops for all 90-degree and angled vehicle parking spaces adjacent to a sidewalk if the back of the sidewalk is less than 7 feet from the curb. (T&ES).
- 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) ***

- 27. 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) *
- 28. 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)
- 29. 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) *
- 30. Provide bicycle parking per current Bicycle Parking Standards, available at: 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.
- 31. 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.
 - a. Per the Coordinated Sign Program SUP #2023-00011, provide signage, striping, or other means to direct people to 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.
- 32. 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) *, ***
- 33. At least 50 percent of the required parking spaces shall be electric vehicle charger ready per these requirements: (OCA) *, ***
 - a. Label parking space location junction box for the future electric vehicle charger.
 - b. Provide available physical space within the utility closet for future cabinetry required to add vehicle chargers to the electrical panel.
 - c. Additional conduit does not need to account for transformer sizing.
 - d. EV chargers may encroach in the required parking space dimension.

F. SUSTAINABILITY

- 34. The applicant may propose additional strategies to the sustainability conditions outlined below and these additional sustainability strategies may be incorporated administratively to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)
- 35. The project shall comply with the requirements of the current City of Alexandria 2019 Green Building Policy. Diligent pursuit and achievement of this certification shall be monitored through these requirements unless exempted by the certification rating systems and the Green Building Policy:
 - a. Provide evidence of the project's registration with LEED, Green Globes, or Earthcraft (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist from the P&Z website showing how the project plans to achieve the certification and clearly indicate that requirements for the priority performance points are being met as defined by the City of Alexandria's Green Building Policy. *
 - b. Provide an updated copy of the draft certification scorecard/checklist prior building permit release for above-grade construction to show compliance with the Green Building Policy. **
 - c. Provide updated building energy performance analysis and building energy use intensity (EUI) (energy use per sq. ft.) prior to release of the building permits for above-grade construction. **
 - d. Provide a draft commissioning plan and verification, if required by the Green Building Rating System and the building code, from a certified thirdparty reviewer that includes items "i" through "v" 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.
 - iii. Functions to be tested including, but not limited to, calibrations and economizer controls.
 - iv. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
 - v. Measurable criteria for performance.
 - e. Provide updated documentation for the indoor environmental quality priority performance points as defined by the City of Alexandria's Green Building Policy prior to the release of building permits for above-grade construction. **
 - f. Provide evidence that design phase credits (for the certifying party) have been submitted by the first Certificate of Occupancy. ***

- g. Provide a commission report that has been verified by a certified, thirdparty reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests prior to maintenance bond release. ****
- h. Provide evidence showing that the requirements for priority performance points for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria's Green Building Policy for Design Phase credits to the U.S. Green Building Council, Green Globes, or Earthcraft (or equivalent) prior to issuance of the final Certificate of Occupancy. ***
- i. Provide documentation of applicable green building certification release clearly indicating that the priority performance points requirement for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality have been achieved as defined by the City of Alexandria's Green Building Policy prior to maintenance bond release. ****
- j. Failure to achieve the certification level, as required by the City of Alexandria's Green Building Policy, will be evaluated by City Staff to determine whether a good faith, reasonable, and documented effort was made to achieve the certification level to the satisfaction of the Director of P&Z and Officer of OCA.
- 36. Post information on the City of Alexandria's Reuse Directory in a public place near trash collection area for residents of multifamily buildings that exceed 100 units and send proof to T&ES staff prior to the issuance of the first Certificate of Occupancy. The directory is available at: https://www.alexandriava.gov/tes/solidwaste/info/default.aspx?id=19202#NewCit yofAlexandriasReuseDirectory (T&ES) ***
- 37. The multifamily residential buildings shall comply with CDD #2020-00007 Condition 106 electricity requirements.
- 38. 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 Final Site Plan. (T&ES) *

II. TRANSPORTATION

A. STREETS/TRAFFIC

- 39. 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) ****
- 40. 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) *

- 41. 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) ****
- 42. Provide these construction and maintenance details for non-standard emergency vehicle easement/landings within the right-of-way prior to Final Site Plan release subject to the satisfaction of the Director of T&ES. (T&ES) *
 - a. Prioritize the selection of ground stabilized, permeable materials to the greatest extent possible.
 - b. Show any non-standard materials in the site plan and landscape plan sheets.
 - c. Confirm that the landing will not compromise any existing underground utilities.
 - d. Manufacturer's data sheets and specifications with engineering details describing the materials, installation method, loading capabilities (minimum 80,000 lbs.), and maintenance requirements.
 - e. A maintenance agreement with the abutting property owner(s) responsible for maintaining the landing.
- 43. Finalize street names and addresses for mail delivery (addressed per the front door); for loading docks and entrances (addressed per the loading dock/loading entrance), and, for emergency services (addressed per street access), prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

B. TRANSPORTATION MANAGEMENT PLAN

City-Managed TMPs

- 44. 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. ***
- 45. 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)
- 46. 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. UTILITIES

- 47. 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)
- 48. Do not locate transformers and switch gears in the public right-of-way. (T&ES)

B. SOLID WASTE

49. Obtain approval from the Director of T&ES to opt-out of the City approved trash and recycling collection to allow for privately contracted collection. The point of collection shall not be in a public right-of-way and shall not hinder or interfere with parking, traffic, or pedestrians. All trash collectors for the project site must take their trash to the Alexandria/Arlington waste-to-energy facility (T&ES)

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

- 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. Compliance will be determined as shown on the approved Stormwater Master Plan DSP #2021-00017 (T&ES) *
- 51. The redevelopment phosphorus removal requirement is 40 percent from the predeveloped load (treatment of the first ½ inch of rainfall is required). New impervious must meet the required 0.41 lbs./ac phosphorus loading rate or the 40 percent reduction, whichever is more stringent. The site's entire water quality volume shall be treated. Compliance will be determined as shown on the approved Stormwater Master Plan DSP #2021-00017 (T&ES) *
- 52. 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) *
- 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) *
- 54. 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) *
- 55. 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)

- 56. 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) ****
- 57. 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.
- 58. 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) ****
- 59. 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) *
- 60. 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.
- 61. 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
- 62. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) ****
- 63. 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

- 64. 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)
- 65. 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)
- 66. 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.

C. CONTAMINATED LAND

- 67. 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) *
- 68. If environmental site assessments or investigations discover the presence of contamination on site beyond that already identified under DSP #2021-00012, 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).
- 69. 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) *
- 70. 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) *
- 71. 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

72. 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

- 73. Submit a noise study identifying the noise levels that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development prior to the Final Site Plan release. (T&ES) *
- 74. If the noise study identified noise impacted areas, conduct a building shell analysis identifying ways to minimize noise and vibration exposure to future residents. Submit the building shell analysis and the noise commitment letter for review and approval prior to Final Site Plan release. (P&Z) (T&ES) *
- 75. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked, including construction vehicles and vehicles in the loading dock, per 9 VAC 5-40-5670 of the Virginia State Code. Prior to the issuance of the Certificate of Occupancy, post at least two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES) ***

F. AIR POLLUTION

76. 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)

V. CONSTRUCTION MANAGEMENT

- 77. Submit a construction plan that includes aligned timing with the Landmark West End infrastructure DSP phased to the satisfaction of the Director of T&ES, for review, approval, and partial release of Erosion and Sediment Control for the Final Site Plan. Complete all the requirements of Zoning Ordinance Article XIII (Environmental Management) for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan prior to the partial Final Site Plan release. (T&ES) *
- 78. 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. ***
- 79. 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.
- 80. 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.
- 81. 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.
- 82. 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.
- 83. 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.
- 84. 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) ***
- 85. 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) ****

VI. CONTRIBUTIONS

- 86. Contribute \$30,000 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) *
- 87. Provide a monetary contribution, in the amounts specified within the Landscape Guidelines, to the City of Alexandria's Urban Forestry Fund to account for a modification in meeting the minimum crown coverage requirement. Provide the contribution prior to issuance of the first Certificate of Occupancy. Payment shall be payable to the City of Alexandria, with a transmittal letter addressed to RP&CA citing the project name and case number, contribution amount, and the condition being fulfilled. (P&Z) (RP&CA) ***

VII. HOUSING

88. While Staff and the applicant are in agreement with the rent-restriction plan, the condition language was still being finalized at the time the staff report was published on September 26, 2025). Planning Commissioners will receive a memo the week before the Planning Commission hearing with updated condition language for the rent-restricted units.

VIII. PUBLIC ART

- 89. 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)
- 90. 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) ***
- 91. 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) *
- 92. 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) ***

IX. <u>USES</u>

- 93. The applicant/owner may propose non- residential uses within the designated retail ready areas without a major amendment to the satisfaction of the Director of P&Z, subject to: (P&Z)
 - a. Proposing retail, commercial, or other uses that are compatible in the multiunit building,
 - b. Obtaining any type of special use permit for the use that the zoning district may require,
 - c. Providing entrances at the building exterior for each future non-residential tenant, and
 - d. Including the window visibility requirement in the leases for future non-residential tenant(s).
- 94. Comply with the requirements below for retail-ready areas prior to Final Site Plan release, to the satisfaction of the Director of P&Z and the Climate Action Officer of OCA: (P&Z) (OCA) *
 - a. Label retail-ready areas on the site plan.
 - b. Depict all windows and doors as using a curtainwall or storefront system, coordinating with sustainability requirements for envelope attributes and energy performance analysis.
 - c. Provide at least 15 feet floor-to-floor height.

- 95. 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)
- Do not apply paints or coatings at the site without a paint spray booth designed to the satisfaction of the Director of Code Administration prior to Final Site Plan release and installed prior to issuance of the final Certificate of Occupancy. Do not vent any automotive refinishing waste products to the atmosphere. (T&ES) (Code) *, ***

X. <u>DISCLOSURE REQUIREMENTS</u>

- 97. Develop a noise control by-law to control noise levels in the development and resolve noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
- 98. The residents of this development are ineligible for Residential Parking Permits ("RPP"). (T&ES) ***
- 99. This property is along the planned route for the future West End Transitway, which will run along Beauregard Street and Van Dorn Street in an approximately east/west direction and is directly adjacent to the new Transit Center.
- 100. Part of that infrastructure includes new transit stops and stations, one of which will be adjacent to block D. Therefore, it is not unreasonable to assume that such a facility is anticipated to generate associated noise, foot and vehicle traffic.
- 101. Planning and approvals required for development parcels will require (as applicable) compliance with Small Area Plans, including but not limited to dedication of right-of-way for roadway expansion to accommodate Transitway infrastructure, construct streetscape enhancements, and provide for any other frontage improvements.

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

AGIB	DSUP #	Projec	t Name:	West End, Block D
PROPER1	TY LOCATION:	6025 Duke Street		
ТАХ МАР	REFERENCE:	047.02-03-12		ZONE: CDD #29
APPLICA	NT <u>:</u>			
Name:		and Holdings LLC		
Address:		-		
PROPER1	TY OWNER:			
Name:	Same as Ap	oplicant		
Address:				
SUMMAR multifamily		Applicant requests a D	SUP approv	val of a 275-unit work force housing
MODIFIC	ATIONS REQUI	ESTED Provide 20% crown of	coverage inst	stead of the required 25% (ZO Section 11-410)
elibie DE	QUESTED Park	 kina reduction		
JUF 3 NL	QUESTED			
		■ hereby applies for Developme -400 of the Zoning Ordinance o		with Special Use Permit approval in accordance Alexandria, Virginia.
Alexandria to	o post placard notice		application is	perty owner, hereby grants permission to the City or requested, pursuant to Article XI, Section 11-301
drawings, et	c., required of the ap			ein provided and specifically including all surveys, best of his/her knowledge and belief.
Print Name o	of Applicant or Agent	 ;	Signature	1 1 7
Mailing/Stree	t Address		Telephone #	Fax #
	t Addi 000			1 MA II
City and State	<u> </u>	Zip Code	Email address	3
		-	June 27, 20	025
			Date	
		DO NOT WRITE IN THIS SE		
Application Fee Paid a				ans for Completeness: Plans for Preliminary:
			Keceived i i	ians for Premimary.
	PLANNING COMMISS			
ACTION - C	CITY COUNCIL:			

Development SUP #	
-	

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.		t is: (check one) Contract Purchaser erty.	OLessee or	Other:	of
applica than th		s and percent of ownership o tity is a corporation or partne	• •	•	
or othe	er person for whic	licant is being represented be h there is some form of com ave a business license to op	pensation, does th	nis agent or the bus	iness in which
XO Ye	•	of current City business lice Il obtain a business license p		cation, if required by	the City

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

<u>1. Applicant.</u> 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. See Attached		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning	g
an interest in the property located at <u>5801 Duke Street</u> (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. See Attached		
2.		
3.		

3. BusinessorFinancialRelationships. 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 the12-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	Member of the Approving
	Section 11-350 of the Zoning	Body (i.e. City Council,
	Ordinance	Planning Commission, etc.)
¹ See Attached	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.

June 27, 2025 Kenneth W. Wire, Megan Rappolt Wire Gill LLP		Kanthowin hopping
Date	Printed Name	Signature

West End Block D Development Special Use Permit Disclosure Attachment

Applicant and Owner:

Landmark Land Holdings LLC



The following individuals own more than a 3% interest in the Applicant/Owner entity:

Bryan F. Foulger Clayton F. Foulger Brent K. Pratt

Entities with Ownership interest in Applicant and Owner:

1) Foulger-Pratt



2) Landmark Mall LLC

Landmark Mall LLC is wholly owned by the Howard Research and Development Corporation. The Howard Research and Development Corporation is wholly owned by Howard Hughes Corporation, a publicly traded corporation listed on the New York Stock Exchange.

3) Seritage SRC Finance LLC

Seritage SRC Finance LLC is wholly owned by Seritage SRC Mezzanine Finance LLC. Seritage SRC Mezzanine Finance LLC is wholly owned by Seritage Growth Properties, L. P. which is a publicly traded real estate investment trust company traded on the New York Stock Exchange.

Development SUP #	

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.)

The Applicant requests approval of a Development Special Use Permit to construct an work force housing multifamily residential building with 275 units on the property known as West End Block D. The Applicant agrees to provide 80% of the units between 80% and 120% AMI. All the unit will be income restricted. Workforce housing is called for in the Landmark Van Dorn SAP and development agreement as part of the redevelopment of Landmark Mall. The Applicant's proposal is consistent with this plan guidance and development agreement.

Development SUP #	
-	

3.	How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift). Typical number of residents for a 275 multifamily building				
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 24 hour residential				
6.	Describe any potential noise emanating from the proposed use: A. Describe the noise levels anticipated from all mechanical equipment and patrons. Typical for a 275-unit multifamily building				
	B. How will the noise from patrons be controlled? Property management				
7.	Describe any potential odors emanating from the proposed use and plans to control them: None anticipated				

Development SUP #	
-	

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 for a 275-unit multifamily building
	B. How much trash and garbage will be generated by the use?
	Typical for a 275-unit multifamily building
	C. How often will trash be collected?
	As needed; one to two times per week.
	D. How will you prevent littering on the property, streets and nearby properties? Property management.
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 retail and residential cleaning and building maintenance supplies.

Development SUP #	
-	·

11.	What methods are proposed	o e sure the safety of reside	s, employees
	and patrons?		

Property management.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed dr
--

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

Standard spaces
 Compact spaces
 Handicapped accessible spaces
 Other

C.	Where is required parking located? (check one) von-site off-site
	If the required parking will be located off-site, where will it be located?
	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
	*Parking reduction supplemental application filed under
Provi	separate cover* de 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? On ground floor of building
D.	During what hours of the day do you expect loading/unloading operations to occur?
As pe	ermitted by noise ordinance
E.	How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
After	initial lease up, the loading space use will be infrequent

Development SUP #

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?

Site access determined as adequate in CDD approval

14.

SUP#	



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).

,
The Applicant requests a parking reduction in order to provide 210 parking spaces where 327 are required. See DSUP Plans. 2. Provide a statement of justification for the proposed parking reduction. The Applicant requests a parking reduction of approximately 117 residential parking spaces. The Applicant is not able to build underground parking due to the small size of the site and requirements of the approved CDD. The Applicant also seeks to right-size parking in consideration of the future West End Transitway BRT and the urban/walkable nature of the CDD development. If the West End Transitway were operational, 292 parking spaces would be required. Additionally, there is adequate street parking and a shared commercial parking garage at Blocks-E/G. 3. Why is it not feasible to provide the required parking? The Applicant cannot build an additional level of underground parking due to development and site constraints. 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
The Applicant requests a parking reduction in order to provide 210 parking spaces where 327 are required. See DSUP Plans. 2. Provide a statement of justification for the proposed parking reduction. The Applicant requests a parking reduction of approximately 117 residential parking spaces. The Applicant is not able to build underground parking due to the small size of the site and requirements of the approved CDD. The Applicant also seeks to right-size parking in consideration of the future West End Transitway BRT and the urban/walkable nature of the CDD development. If the West End Transitway were operational, 292 parking spaces would be required. Additionally, there is adequate street parking and a shared commercial parking garage at Blocks E/G 3. Why is it not feasible to provide the required parking? The Applicant cannot build an additional level of underground parking due to development and site constraints. 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
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availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

Last updated: 11.4.2019

surrounding neighborhood.

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

WEST END

PRELIMINARY SITE PLAN - BLOCK D

CITY OF ALEXANDRIA, VIRGINIA

DATE: AUGUST 28, 2025

NA THE

PROJECT TEAM

APPLICANT/OWNER

LANDMARK LAND HOLDINGS LLC 12435 PARK POTOMAC AVE SHITE 200 POTOMAC, MD TEL. 240-750-6881 CONTACT: RUDY KNOTT

CIVIL ENGINEER

4200D TECHNOLOGY COURT CHANTILLY VA 20151 TEL. 703-376-4221 CONTACT: CLAYTON TOCK, P.E.

TRAFFIC ENGINEER

GOROVE SLADE

225 REINEKERS LANE SUITE 750 ALEXANDRIA, VA 22314 CONTACT: ROBERT SCHIESEL, P.E.

LANDSCAPE ARCHITECT

WASHINGTON, D.C. 20036

ATTORNEY

WIRE GILL LLP 700 NORTH FAIRFAX STREET SUITE 600 ALEXANDRIA, VA 22314 TE. 703-677-3129 CONTACT: KENNETH WIRE

ARCHITECT

PARKFOWLER PLUS 625 W ADAMS ST, 19TH FLOOR CHICAGO, IL 60661 (312)374-2060 CONTACT: BRAD FOWLER

UTILITY ENGINEER

DAVIS UTILITY CONSULTING, LLC 3975 FAIR RIDGE DRIVE SUITE 125-SOUTH FAIRFAX VA 22033 CONTACT: DAVID GRAHAM

1025 CONNECTICUT AVENUE, NW SUITE 1000 TEL. 202-857-9720 CONTACT: BRUNO P. CARVALHO, ASLA, AICP

PARKING TABULATIONS:

	PARKING TA	ABULATION	S	
	REQUIRED*		PROPOSED	
	0.95 SP/2BR (207) = 197 SPACES		210 SPACES	
	0.95 SP/1BR (136) = 130 SPACES	(124 STAN	IDARD, 81 COMPACT,	
	TOTAL REQUIRED: 327 SPACES	11	I/C VAN, 4 H/C)	
	*SEE PARKING REQUIREMENTS T.	ABLE ON SH	IEET 02C	
	LOADING TA	BULATION	S	
4	REQUIRED		PROPOSED	
	N/A		2 SPACES	
	BICYCLE	PARKING T.	ABULATIONS	
	REQUIRED		PROPOSE	D
	LONG-TERM(3 SP/10 UNITS) = 83	SPACES	95 SPACES	•
	SHORT-TERM (1 SP/50 UNITS) = 1	(83 LONG-TERM, 12 SHORT-TE		
	TOTAL REQUIRED: 89 SPA	CES	(83 LUNG-TERM, 12 SI	HORI-TERM

VICINITY MAP SCALE: 1"=500'

S

	NEW	UPGRADED
CROSSWALKS (NUMBER)		0
STANDARD	1	0
HIGH VISIBILITY		0
CURB RAMPS	2	
SIDEWALKS (LF)	527	0
BICYCLE PARKING (NUMBER SPACES)	96	
PUBLIC/VISITOR	IS	
PRIVATE/GARAGE	83	
BICYCLE ON-STREET FACILITIES (LF)	0	0
NULTI-USE TRAILS (LF)	0	0
PEDESTRIAN SIGNALS	0	

N BEAURECHEE

AREA TABULATIONS:

BLOCK D (LOT 702) LOT AREA = 1.45 AC. 63.315 SF TOTAL DEVELOPMENT AREA = 1.45 AC. 63,315 SF.

TOTAL DISTURBED AREA = 1.59 AC. 69,243 SF.

ZONING TABULATIONS:

ON-SITE LOCATIONS / ADDRESSES: T.M. #047.02-03-12 / 5801 DUKE ST. ALEXANDRIA, VA 22304 TOTAL SITE/LOT AREAS: 63,315 SF OR 1.45 ACRES

CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29)
CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29) EXISTING ZONE: PROPOSED ZONE: OPEN SPACE REQUIREMENTS: 15,829 SF (25% OF DEVELOPMENT AREA AT OR ABOVE-GRADE)
OPEN SPACE PROVIDED: 15,833 SF (25% OF DEVELOPMENT AREA AT-GRADE)

PROPOSED USE:

275 UNITS 275 UNITS/ 1.45 AC = 189.65.

362,254 GSF 315,601 SF BUILDING HEIGHT PERMITTED: BUILDING HEIGHT PROPOSED:

AVERAGE FINISHED GRADE: FRONTAGE REQUIRED: FRONTAGE PROVIDED:

TRIP GENERATION:

			BLOC	KD						
	ITE						Weekda			
Land Use	Code		Size	А	M Peak H	our	P	M Peak Ho	our	Daily
					Out	Total		Out	Total	Total
Proposed Development Program										
Residential										
Multifamily Housing (Mid-Rise) (Apartments,	221	275	Dill	24	68	92	71	46	117	1.497
Townhomes, Condo; max 10 floors)	221	210	00	24	00	92	1.1	40	117	1,497
Total Residential w/o Reductions				24	68	92	71	46	117	1,497
Internal Trip Capture Reduction				-1	-3	-5	-13	-9	-22	-299
Total Residential w/ Internal Capture Reductions				23	65	87	58	37	95	1,198
Non-Auto Mode Share Reduction ¹		50%		-11	-32	-44	-29	-18	-48	-599
Subtotal (Residential Trips with Internal Capture and				11	32	43	29	18	48	599
Non-Auto Mode Share Reduction)				- 11	32	*3	23	10	+0	333
Total External Residential Trips				11	32	43	29	18	48	599
OVERALL NON-AUTO MODE TRIPS				-11	-32	-44	-29	-18	-48	-599
OVERALL DEVELOPMENT TRIPS				- 11	32	43	29	18	48	599

SHEET INDEX

CIVIL			ARCHITECTURE			
Sheet Number	Sheet Title	Sheet Number	Sheet Title			
01	COVER SHEET	A001	CODE ANALYSIS			
02	GENERAL NOTES & DETAILS	A100	LEVEL P1 FLOOR PLAN			
02A-02C	GENERAL NOTES & DETAILS	A101	LEVEL 01 FLOOR PLAN			
03	PROPERTY EXHIBIT	A102				
04	CONTEXTUAL PLAN		LEVEL 02 FLOOR PLAN			
05	OVERALL EXISTING CONDITIONS	A103	LEVEL 03 FLOOR PLAN			
06	EXISTING CONDITIONS	A104	TYPICAL FLOOD PLAN (04-07)			
07	OVERVIEW PLAN	A105	ROOF PLAN			
08	GEOMETRY PLAN	A106	BIKE STORAGE LAYOUT			
A80	SITE PLAN	A107	AREA PLANS			
09	UTILITY PLAN	A108	AREA PLANS			
10	GRADING PLAN					
11	OPEN SPACE PLAN	A300	BUILDING ELEVATIONS			
12	MASTER OPEN SPACE PLAN	A301	BUILDING ELEVATIONS			
13A	SWM PRE DEVELOPMENT PLAN	A302	GARAGE SCREENING EXHIBIT			
13A 14-15	SWM POST DEVELOPMENT PLAN SWM COMPS & NARRATIVE	A400	BUILDING SECTIONS			
16	BMP PLAN	A500	PERSPECTIVES			
17	BMP COMPS & NARRATIVE	LIGHTING				
18	WQVD BMP DATA BLOCKS	Sheet Number	Sheet Title			
19-22	OUTFALL ANALYSIS					
23	SANITARY SEWER PLAN	LT01	AMENITY DECK - LIGHTING LAYOUT			
24	SANITARY SEWER COMPUTATIONS	LT02	AMENITY DECK - PHOTOMETRICS			
25-28A	AUTOTURN EXHIBIT	LT03	AMENITY DECK - LUMINARE SCHEDULE			
29	PEDESTRIAN EXHIBIT		& SPECIFICATIONS			
30	FIRE SERVICE PLAN	LT04-LT05	SITE LIGHTING LAYOUT			
31	SITE DISTANCE PROFILES	LT06-LT07	SITE - LUMINAIRE SCHEDULE &			
32	GIS DIMENSION PLAN		SPECIFICATIONS			
LANDSCA	PE					
Sheet Number	Sheet Title					
L1.0	LANDSCAPE PLAN					
L1.1	REFERENCE PLAN					
L1.2	HARDSCAPE PLAN					
L1.3	TREE PLANTING PLAN					
L1.4	SHRUBS AND GROUNDCOVERS PLANTING PLAN					
L2.0	PLANTING DETAILS					
L2.1	HARDSCAPE DETAILS					

ADQUITECTURE

PROJECT NARRATIVE:

OSSORPTION OF DEVELOPMENT.
THE BLOOK OF PARKEL IS BERDERED TO THE NORTH BY HEART AVE. (PUBLIC), JULIA JOHNS PL. (PUBLIC) TO THE WEST, TUDGER ST. (PUBLIC) TO THE EAST, AND BY DUKE ST. (Public) To the south.

The purpose of the redeal drught for block d is to allow for resobnital uses on the site which may be implemented anymetre on the site, subject to clearly of approximations.

CHEMIL ANY ADJUSTITE PROPERTIES ARE SEPARATED FROM THE SITE BY MAJOR ROADWAYS, AND IN COMBINATION WITH STEPS PROPOSED BELOW, THE APPLICANT DOES NOT ANTIOPANE ROKIESE EFFECTS FOR THOSE PROPERTIES AS A RESULT OF THE PROPOSED DEVELOPMENT. ADJACENT PROPERTIES SHALL BE PROTECTED FROM ADJESS; BEFELTS VA. STANDARD BROSON AND SEDMENT CONTROL MEASURES, ALCINSOS ESFORTS TO REDUCE THE OREALT, RANDET FROM THE SHE, IN ADDITION, BOTH ON AND OFFSITE MEROCACHISTS MICROTION THE ADVECT OF ADDITIONAL TRAFFIC SHALL BE PROVIDED AS PART OF THE APPROPRIATE TO PHASES OF DEPORTANT AND AS OF REPRIMED BY TRAFFICE PROVIDED TO THE TRAFFIC SHALL BE PROVIDED AS PART OF THE APPROPRIATE TO PHASES OF DEPORTANT AND AS OF REPRIMED BY TRAFFICE PROVIDED TO THE TRAFFIC SHALL BE PROVIDED AS PART OF THE

AS PART OF THE OVERALL PROPOSED LANDWAY DEVELOPMENT FOR THE STIE, THE APPLICANT PROPOSES TO PROVIDE SPECIAL AMENTES NOLLONG A MINIMAN OF 3.5 ACRES
OF OPEN SPACE NETWORN TO NOLLOIC A CONTROL PARK, PASCA, AND TORRACE AS WELL AS NOD-RECORD PARKS COLLECTION, THESE PARKS MILL PROVIDE A MIX OF
ACTION AND PROPERTY AS YES ALL WILL AS COMPANION OF IMPROVEMENT AND REPORT FOR PETSTAN AND VISITIES AND VI

IN ACCITION TO THE PARKS, THE SITE SHALL ALSO FEATURE A FIRE STATION AND A CENTRALLY LOCATED TRANSIT HUB TO PROVIDE BUS TRANSIT SERVICES TO BOTH RESIDENT. AND THE SURROLADING COMMANITY.

THE COD CONDITIONS OUTLINED THE AMENITIES REQUIRED WITH THE INFRASTRUCTURE PLAN.

LIST OF EXISTING APPROVALS:

- C002020-00007
 SUB2021-00003
 DSP2021-00012
 SUB2022-00005
 GRO #2022-00012

GREEN BUILDING NARRATIVE:

THS APPLICATION WILL COMPLY WITH THE CITY'S GREEN BUILDING POLICY, PLEASE SEE GREEN BUILDING NARRATIVE AND SCORECARD PROVIDED ON SHEET OZC.

MODIFICATIONS REQUESTED:

1) MODIFICATION TO REDUCE CROWN COVER REQUIREMENTS FROM 25% TO 20%

BUILDING CODE ANALYSIS:

SEE SHEET A001 FOR BUILDING CODE ANALYSIS.



SHEET 01 OF 32

APPROVED SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DATE

CHAIRMAN, PLANNING COMMISSION DATE RECORDED INSTRUMENT NO. DEED BOOK NO. PAGE NO.

BLOCK D SITE TABULATIONS

Jse	Floor	Residential	Hotel	Block D		
	Area	Units	Keys	Floor Area	Units	
Hospital	464,467			-		
Office				-	-	
Medical Office	596,406			315,601	275	
Multifamily	1,118,397	1,072 units		-		
Affordable Multifamily	12,250	45 units		-	-	
Senior Housing (AL/IL)		0 units		-	-	
2-over-2 Townhomes		0 units		-		
Traditional Townhomes	300,458	110 units		-		
Condo Flats		0 units				
Hotel			0 keys	-		
Retail	236,146			-		
Grocer	-			-		
Firestation				-		
Garage / Loading / Service				-		
Total	2,728,124	1,227 units	0 keys	315,601	275	
AR over Gross Land Area	1.2161					

PARKING TABULATIONS

Parking Requirement	Parking Ratio	Block D	
		REQUIRED	PROPOSE
PARKING RATES			
Hospital	1/ 2 BEDS	-	-
Office	1.5/ 1000 GSF		-
Medical Office	1.5/ 1000 GSF		
Multifamily	1/ BEDROOM	327	218
Affordable Multifamily	0.8/ UNIT		
Senior Housing (AL/IL)	0.7/ UNIT		- 4
2-over-2 Townhomes	2.0/ UNIT	-	
Traditional Townhomes	2.0/ UNIT	-	-
Condo Flats	1.3/ UNIT	-	-
Hotel	0.7/ KEY	-	
Retail	3.0/ 1000 GSF	-	-
Grocer	50 spaces	-	
Firestation			- 4
/EHICLE PARKING			
STANDARD PARKING SPACES			124
COMPACT PARKING SPACES		-	81
ON-STREET PARKING SPACES			
HANDICAP PARKING SPACES (NON-VAN)		-	1
HANDICAP PARKING SPACES (VAN)			4
	TOTAL PARKING PROVIDED:	-	210
			_
PARKING PROVIDED IN EXISTING GARAGE			- 0
PARKING PROVIDED IN PROPOSED GARAGE			210
.OADING SPACES			2
BICYCLE PARKING			
Residential			83
Visitor		-	12
Retail			
Office		-	- 1

SITEWIDE CANOPY COVERAGE TABULATION

DSUP	Block	Area		Canopy Coverage (SF)		
DSUP	вюск	SF	AC	Required	Provided	
	Private Streets	146.984 SF	3.37 AC		106.250 S	
CDSP-2025-		210,00101	0.07.7.0		200,200.0	
00012	Block D	63,315 SF	1.45 AC		14,210 SF	
DSUP 2022-						
10017	Block E	108,575 SF	2.49 AC		14,750 SF	
	Block F	22,739 SF	0.52 AC	-	41,000 SF	
DSUP 2022-						
10017	Block G	62,083 SF	1.43 AC	-	13,500 SF	
	Block H	89,320 SF	2.05 AC	-		
DSUP 2022-						
10015	Block I	107,644 SF	2.47 AC		22,062 SF	
	Block J	80,597 SF	1.85 AC	-	-	
DSUP 2022-				111		
10016	Block K	98,964 SF	2.27 AC		19,019 SF	
	Block L	133,629 SF	3.07 AC	-		
	Block M	120,815 SF	2.77 AC	-		
	Block N	17,699 SF	0.41 AC	(4)	30,750 SF	
				-		
	Block Q	14,581 SF	0.33 AC	-	-	
	Block R	10,179 SF	0.23 AC	1.0	16,750 SF	
	Total Site	1,077,124 SF	24.73 AC	295,813 SF	278,291 SF	

NOTE:

1) SITEWIDE CANOPY COVERAGE CALCULATION EXCLUDES PUBLIC STREET TREES, THE HOSPITAL CAMPUS, EXISTING PARKING GARAGE (BLOCK S), TERRACE PARK (BLOCK P), AND PUBLIC RIGHTS-OF-WAY.

SITEWIDE CANOPY COVERAGE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
 PLEASE REFER TO DSP#2021-00012 FOR FUTURE UPDATES TO SITEWIDE CANOPY COVERAGE CALCULATIONS:

UNIT MIX TABLE

	TOTAL: 275 UNIT	rs
THREE BEDROOM UNITS (ADU)		
TWO BEDROOM DEN UNITS (ADU)	5	2%
TWO BEDROOM UNITS (ADU)	63	239
ONE BEDROOM DEN UNITS (ADU)	35	13%
ONE BEDROOM UNITS (ADU)	109	399
JR ONE BEDROOM UNITS (ADU)	22	8%
STUDIO UNITS (ADU)	41	15%
Dwelling Unit Summary (ADU)		

______ EXISTING WATER LINE PROP. FIRE HYDRANT EXISTING WATER METER wм ⊕ PROPOSED WATER METER FXISTING WATER VALVE PROPOSED WATER VALVE EXISTING STORM DRAIN PROPOSED STORM DRAIN PROPOSED SANITARY SEWER DIRECTION OF FLOW EXISTING GAS LINE ---GAS---- PROPOSED GAS LINE FYISTING GAS VALVE — GYO — PROPOSED GAS VALVE EXISTING LIGHTING PROPOSED LIGHTING EXISTING FENCE PROPOSED FENCE EXISTING TREE LINE EXISTING CONTOURS PROPOSED CONTOURS PROPOSED PHASE LINE @---PROPOSED LIMITS OF CLEARING & GRADING EXISTING WETLANDS PROP. RET. WALL

EX. RET. WALL

BLOCK E&G BOUNDARY

INTERSECTION VISIBILITY TRIANGLE

BRICK PAVE AREA (TO MATCH EXISTING PLAZA)

PROP. CONCRETE SIDEWALK

INSTRUMENT NO.

PARKING SPACE COUNT

LOADING SPACE

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EXISTING ELECTRIC LINE PROP. ELECTRIC LINE —___PVT—__ PROPOSED PRIVATE FIBER ACF — PROPOSED ACF FIBER 0 0 PROPOSED ELECTRIC MANHOLE ш оо PROPOSED FIBER HANDHOLE --- CATV--EXISTING CABLE TV LINE ROAD SIGN EX. POWER POLE X 25.60 EXISTING SPOT FLEVATION +25 60 PROP. SPOT ELEVATION CG-6R SPILL AND TRANSITION CURB AND GUTTER PROPOSED CURB 0-0 EX. STREET LIGHTS PROP. STREET LIGHTS Λ PROPOSED CG-12 0 EXISTING TREE PROPOSED TREE Ã WATER FITTING IDENTIFIER LOADING AREA BENCHMARK **4** TEST PIT REQUIRED PROJECTED TRAFFIC COUNT ???? VPD O.R. OVERLAND RELIEF PROP. EX. SF EXISTING SQUARE FEET PROP. BUILDING MAIN ENTRANCE GROSS SQUARE FEET GROSS SQUARE FEET
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----T---- EXISTING TELEPHONE LINE

T PROP TELEPHONE LINE

LEGEND:

PROP. PERVIOUS AREA PROP PARKING SPACE

CITY OF ALEXANDRIA AMERICAN WATER

ASPHALT SIDEWALK

CONC. SIDEWALK

(COA)

(AW) (CSW)

(ASW)

Q

CITY OF ALEXANDRIA, VIRGINIA

SHEET 02

AL NOTES & DETAILS
VEST END
Y SITE PLAN - BLOCK I

ZONING TABLILATIONS

Zoning Requirement	Blo	Block D		
	REQUIRED	PROPOSED		
LOT AREA (SQ. FT.)	-	63,315		
LOT WIDTH (FT.)		-		
FRONT YARD (FT.)	181			
SIDE YARD (FT.)				
REAR YARD (FT.)	100	-		
FLOOR AREA (SQ. FT.)		315,601		
OPEN SPACE (SF / %)	25.00%	25.00%		
GROUND FLOOR	1.0	10,843		
ABOVE GROUND		4,990		
TOTAL OPEN SPACE	15,829	15,833		
AVERAGE FINISHED GRADE (FT.)		209.84		
MAX. BUILDING HEIGHT (FT.)		82		
CROWN COVERAGE (SQ. FT.)		14,210		
MAX. RESI DENTISTY (UNITS/AC.)	1.0	-		
Dwelling Unit Summary (ADU)		275		
STUDIO UNITS (ADU)	140	41		
JR ONE BEDROOM UNITS (ADU)		22		
ONE BEDROOM UNITS (ADU)		109		
ONE BEDROOM DEN UNITS (ADU)	-	35		
TWO BEDROOM UNITS (ADU)	14	63		
TWO BEDROOM DEN UNITS (ADU)	191	5		
THREE BEDROOM UNITS (ADU)				
LOADING SPACES		2		
TRIP GENERATION (ADT)	Tel	599		

WE PRELIMINARY S APPROVED SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. CHAIRMAN, PLANNING COMMISSION DATE RECORDED _ FILE No. RZ-13127

DEED BOOK NO. PAGE NO.

GENERAL NOTES

- GENERAL NOTES

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- MAINTANCE PRIVATELY

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 9. ALL WHITE FACILITY CORPITATIONS SHALL COMPOSITION TO WISCINA AMERICAN WHITE (WAS) STANDARDS

 AND STCOTALORISMS. IN ORDIC AND EXECUTED TO INSTRUM AND PRIPAGOD HARTE FACILITY.

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TRAFFIC MAINTENANCE

ALL EXISTING ROADS ADJACENT TO THE SUBJECT SITE WILL REMAIN OPEN FOR USE DURING CONSTRUCTION PHASES.

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- PER MEMORANDUM TO INDUSTRY, JULY 20, 2005; THE PLAN SHALL BE PREPARED PER MEMONADOM IN INNOSER'S JULY ZOZOCE RE PARA PORLE DE PEREN UNING MERONIA STATE PLANE (MORTHZONE) COORMANTES BASED ON NADBS AND NAVIDBE, HOWEVER, IF THE CURRENT DEMANCES ARE PERPENDED USING NORTH AMERICAN DATUM OF 1927 (MONZY) AND NORTHICECOETIC VERTICAL DATUM OF 19 (NGVICES) HEN THE AS-BUILT DRAWNING SHALL PROVIDE A CONVERSION TABLE O SANITARY AND STORM SCHEP THAT HE MADES AND NAVIDED ADMINISTRATION.

ENVIRONMENTAL SITE ASSESSMENT

- THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION. AND ENVIRONMENTAL SERVICES, CFFEC OF ENVIRONMENTAL CUALITY MUST BE NOTIFIED IF UNUSUAL OR UNMATICHATED CONTINAMATION OR UNDERCROUND STORAGE TRANS, DEMONS, AND CONTINENS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC ASSETT OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA RISE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY
- SEQUATIONS. THE PROJUMENT OF THE PROPERTY OF THE PROJUMENT OF THE PROJUMEN

TO OCCUR

RETWEEN THE FOLLOWING HOURS:
MONDAY THROUGH FROM 7 FROM 7 AM TO 6 PM AND
SATURDAYS FROM 9 AM TO 6 PM.
OCHISTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.
PLE DRIVING IS TRIBERER RESTRICTED TO THE FOLLOWING HOURS:
MONDAY THROUGH FROM 7 FROM 9 AM TO 6 PM AND
SATURDAYS FROM 10 AM 10 4 PM.

SANITARY FLOW COMPUTATIONS

TOTAL FLOW FROM BUILDING D= 300 GPD/LINIT * 275 UNITS = 82,500 GPD PEMF FACTOR FLOW FROM BUILDING = 82,500 GPD * 4.0 = 330,000 OR 0.33 MGD

THE TOTAL ESTIMATED FLOW EXCEEDS 10,000 GPD AND IS THEREFORE SUBJECT MEMORAND TO INDUSTRY NO. 06–14, WHICH STATES THAT AT THE TIME OF THE FINAL SITE PLAN,

- HE FORKE ESTANTED FOR EXCITED FLOOD OF MO IS INTERFORE SURCE MEMORANDOM ONDISTRY DO CHAIN, WHICH STATES SHALL AND REST OF THE MAN STEP AND THE ADMINISTRY WHICH STATES SHALL AND THE MAN STEP AND THE ADMINISTRY WHICH STATES SHALL AND THE ADMINISTRY WHICH STATES SHALL AND THE ADMINISTRY WHICH STATES SHALL AND THE CONTROLLED FOR SHALL AND THE ADMINISTRY WHICH STATES AND THE CONTROLLED FOR SHALL AND THE ADMINISTRY WHICH STATES AND THE ADMINISTRY WHICH SHALL AND THE ADMINISTRY WHICH AND T
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- CITY OF ALEXANDRIA.
 SANITARY SEVER SYSTEMS THAT SERVE OVER 400 PEOPLE REQUIRE THE APPROVAL OF
 THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEO). THEREFORE, THE
 APPLICANT SHALL COMPLY WITH ALL THE REQUILATORY REQUIREMENTS OF THE STATE OF WRONIA. THE INSTALLATION OF PLUMBING FIXTURES THROUGHOUT THE CITY SHALL BE GOVERNED B LOCATION. IN THE AREAS A AND B SHOWN IN THE ATTACHED MAP, THE SANITARY SENET
- PLUMBING FIXTURES AND DRAINS LOCATED BELOW THE FIRST FLOOR (INCLUDING PARKING STRUCTURES) SHALL HAVE IN-STRUCTURE OR ON-SITE PLUNPED DISCHARGE TO THE STRECTIESS SHALL HANK RE-STRECTIES OF UNIT-TIES FLUTTED DESCRIPTION TO THE PROPERTY OF SHALL RE-PROPERTY SHALL RE-PROPERTY OF SHALL RE-PROPERTY OF GORGANOSIS.

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ADDITIONAL NOTES

- CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5. CHAPTER 6. ARTICLE B.
- DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXBENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXBENEW? PRETREATMENT COORDINATOR AT 703-721-3500 X2020.

DEMOLITION

A SPARATE PERMIT IS ROUBED FOR BOUNDING HORSER, NO DEMOLITION SHALL BEGIN HILL ALL PRODUCED FOR BOUNDING HORSER, NO DEMOLITION SHALL BEGIN HILL ALL PRODUCE AND STOLEN AND THE PROTECTION CONTRICTS. ARE IN PLACE AND ALL PRODUCED HIS PROTECTION OF THE ALL PROPERTY OF T

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RODENT ABATEMENT NOTE

MARINE CLAY STATEMENT MARINE CLAYS EXISTS ON SITE FOR BLOCK D.

AIR POLLUTION

F FIREPLACES ARE UTILIZED IN THE DEVELOPMENT, THE APPLICANT IS REQUIRED TO NSTALL GAS FIREPLACES TO REDUCE AIR POLLUTION AND ODORS, ANIMAL SCREENS MUS F FREPACS NE UNIQUE TO POLICE AR POLUTION AND WORKS ASSISTED AS SERVICE AS REPORT OF THE AND WORKS AS THE SERVICE AS THE AND WORKS AS THE SERVICE AS THE AND PRESENT OF THE YEARS AS THE AND PRESENT HE FROM LEVING LIKE OFFICER FOR OFFRANCE AT THE SET AND PRESENT HE FROM LEVING LIKE OFFICER FOR THE BECOME AT THE SERVICE AND AND THE SERVICE AS THE SERVI

SOLID WASTE MANAGEMENT

SINCE THE APPLICANT IS NOT RECOURTED. BY SECTION 5—1—51 OF THE CITY CHARTER AND CODE THILE 5: TRANSPORTATION AND ENVIRONMENTAL SERVICES, TO USE THE CITY OF ALEXANDRA'S MAN AND DISPOSAL SERVICES SHALL BE PROVIDED BY THE APPLICANT PRIVATE COLLECTIONS AND SHALL BE PASSED ON 10 THE RAW OWNER IN CASE, OF A SALE OF THE PROPERTY SUBSEQUENT TO THE DEVELOPMENT.

SITE ACCESSIBILITY NOTES

ALL BULDINGS WHEN THE BOUNDARY OF THIS SITE SMALL HAVE AT LEAST ONE
"ACCESSED ROUTE" THAT CONFORMS TO "ADA"—"ACCESSED ROUTE" STANDARDS.
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BOUNDARY SHE STANDARD ROUTINE STANDARD THE STANDARD THE
MANUAL PROPERTY SPECTED ON THESE CRAMMING SHOUTER STANDARD THE ARCHITECTURAL
PLANS.

ALL "ACCESSIBLE" PARKING SPACES SHALL BE DESIGNATED WITH APPROPRIATE SIGNAGE THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN

ARCHAEOLOGY NOTES

ARCHAEULOGY NOTES

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DISCHARGE NOTES

CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TILLE 5, CHAPTER 6, ARTICLE 8. DEWALTERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REQULATED BY ALEXBENEW PRETREATMENT, CONTRACTOR IS REQUIRED TO CONTRACTOR IS TO SHAD

EXISTING CONDITIONS NOTE

EXISTING CONDITIONS REFLECTED IN THIS SET ARE BASED ON THE DSP WORK AS PROPOSE

CONSTRUCTION NOTES

CONSTRUCTION NOTES

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STORMWATER BMP AND DETENTION FACILITIES MAINTENANCE AGREEMENT
THE APPLICANT SHALL SUBMIT TO THE CITY OF ALEXANDRIA A STORNWATER BMP
AND DETENION FACILITIES MANYTENANCE AGREEMENT WITH FINAL SUBMISSION
MAINTENANCE AGREEMENT SHALL BE REGISTERED WITH ALEXANDRIA LAND RECORDS.

FLOODPLAIN NOTES

THE SITE DOES NOT LIE WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION (WSE) PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

RESOURCE PROTECTION AREA NOTES IE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE ROTECTION AREA (RPA).

ALL CONTAMENTS DOLL SET SET SHARED IN ACCORDANCE WITH THE MASS TOO BE SUBJECT SHE.

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E&S NOTE WELLS

THERE ARE NO KNOWN WELLS ON SITE.

AFFORDABLE HOUSING

UTILITY WORKS

- UNDERSOON UTILITY THAT AND THE SAME BE REFULDED ALCORANCE WITH THE FOLLOWING UNDERSOON THE THE FOLLOWING UNDERSOON THE THE FOLLOWING UNDERSOON THE THE FOLLOWING UNDERSOON TO SEMENT CONTINUE THE PRICE PRICE TO FOLLOWING UNDER THE PRICE PRICE THE FOLLOWING UNDER THE PRICE PRICE THE FOLLOWING UNDERSOON THE PRICE P

- C. ALL THE CUSTING AND PROVISED PRIESE AND PRAYER UTILITIES AND LESSIONS SHALL BE REPORTED ON THE SERONA AND A DESCRIPTION AND PROVIDED SHALL BE REPORTED ON THE SERONA AND A DESCRIPTION AND PROVIDED SHALL BE REPORTED ON THE SERONA AND A DESCRIPTION AND A DESCRIPTI

UTILITY COLOR CODES COLOR CODES RED CAUTION BURIED ELECTRIC POWER LINES, CABLES, CONDUITS, AND LIGHTING CABLES CAUTION GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS OPANGE CALITION COMMUNICATIONS ALARM OR SIGNAL LINES CARLES OR CONDUITS

CALITION DECLAIMED WATER IRRIGATION AND SLURRY LINES

CAUTION SEWER DRAIN LINES AND FORCE MAIN

EMERGENCY VEHICLE EASEMENTS NOTE

DUDDLE

GREEN

ALL EMERGENCY VEHICLE EASEMENTS ARE TO BE PROVIDED UNDER A SEPARATE APPLICATION WITH THE FINAL SITE PLAN. ALL EASEMENTS ARE TO BE RECORDED WITH ALEXANDRIA LAND RECORDS.

MOSQUITO CONTROL NOTES

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CONSTRUCTION LIASON: ROBERT ABT WITH FOULGER-PRATT 240-499-9609

UTILITY CONTACTS:

WASHINGTON GAS	VERIZON
MIKE GOFFUS	TONY ASHBY
6801 INDUSTRIAL ROAD	4242 DUKE STREET
SPRINGFIELD, VA 22151	ALEXANDRIA, VA 22304
(703) 750-4881	703-212-5292
DOMINION VIRGINIA POWER	VIRGINIA AMERICAN WATER COMPANY
DAN KOCIOLA	STEVEN CHEN
3072 CENTREVILLE RD, HERNDON, VA 2017	2225 DUKE STREET
571-203-5278	ALEXANDRIA, VA 22314
	(703) 706-3863
COMCAST CABLE	OTY OF ALEXANDRIA DEPARTMENT OF
MELVIN YERBY	TRANSPORTATION & ENVIRONMENTAL SERVICES
3900 WHEELER AVE, ALEXANDRIA, VA 22304	301 KING STREET, ROOM 4100
804-221-8492	ALEXANDRIA, VA 22314
	(703) 7AC-A005

APPROVED SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. __

DIRECTOR DATE CHAIRMAN, PLANNING COMMISSION DATE RECORDED

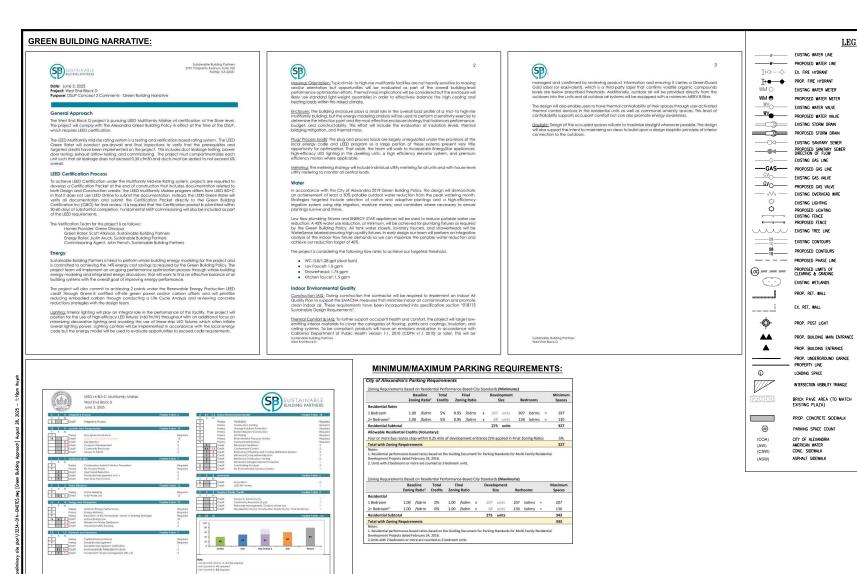
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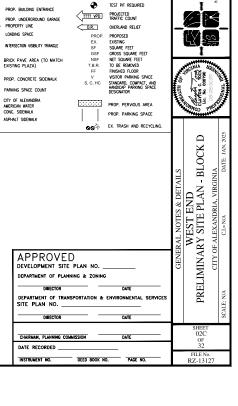
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LEGEND:

____T____ EXISTING TELEPHONE LINE

T PROP. TELEPHONE LINE

EX. ELECTRIC MANHOLE

THE THE FY FIRES HANDHOLE

PROP. ELECTRIC LINE

VZN- PROP. VERIZON FIBER

ACF PROPOSED ACF FIBER

CG-6R SPILL AND TRANSITION CURB AND GUTTER

PROPOSED CURB

FX. STREET LIGHTS

PROP. STREET LIGHTS

PROPOSED CG-12

EXISTING TREE

PROPOSED TREE

LOADING AREA
BENCHMARK

WATER FITTING IDENTIFIER

O O PROPOSED ELECTRIC MANHOLE

PROPOSED FIBER HANDHOLE

ROAD SIGN

EX. POWER POLE

EXISTING SPOT ELEVATION

PROP. SPOT ELEVATION

PROPOSED PRIVATE FIBER

3888

____PVT____

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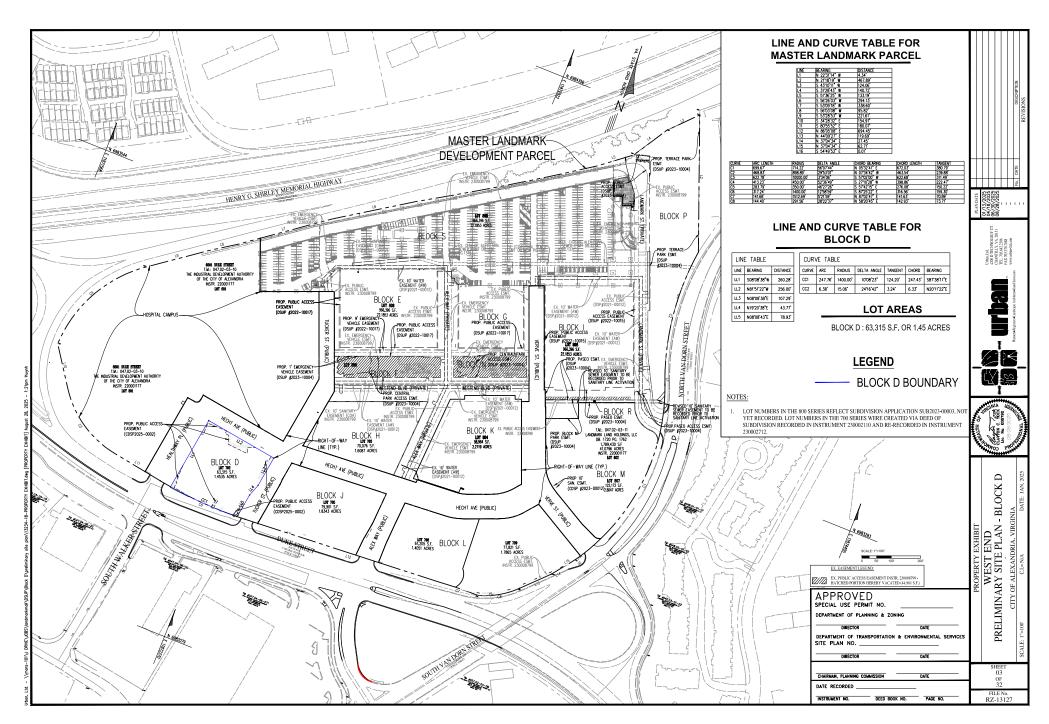
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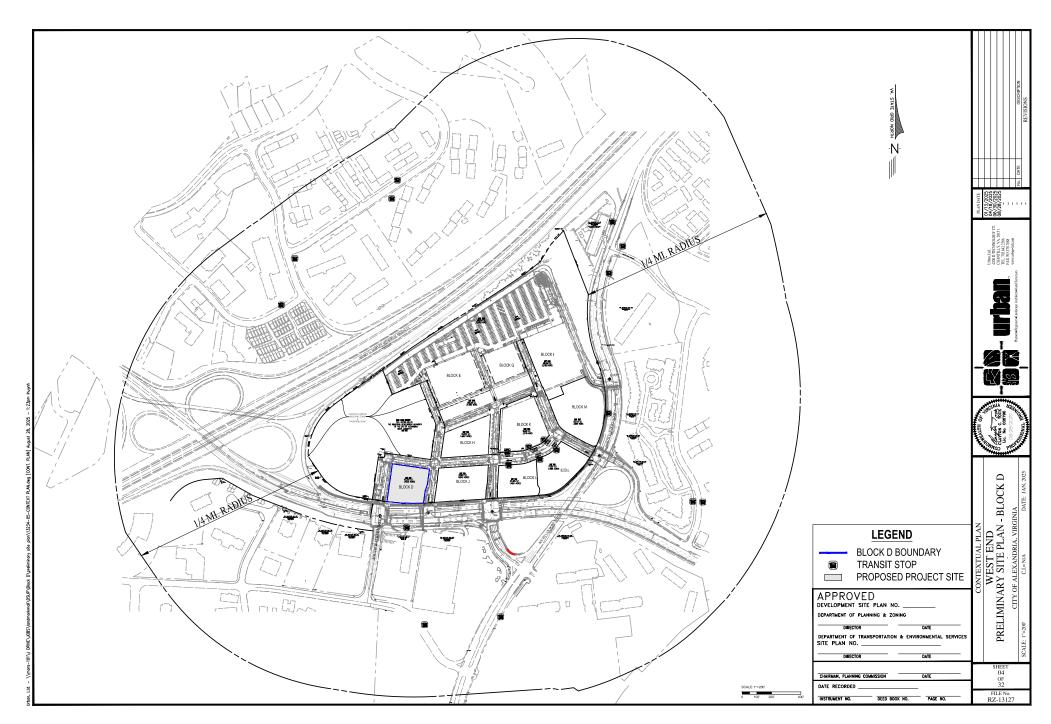
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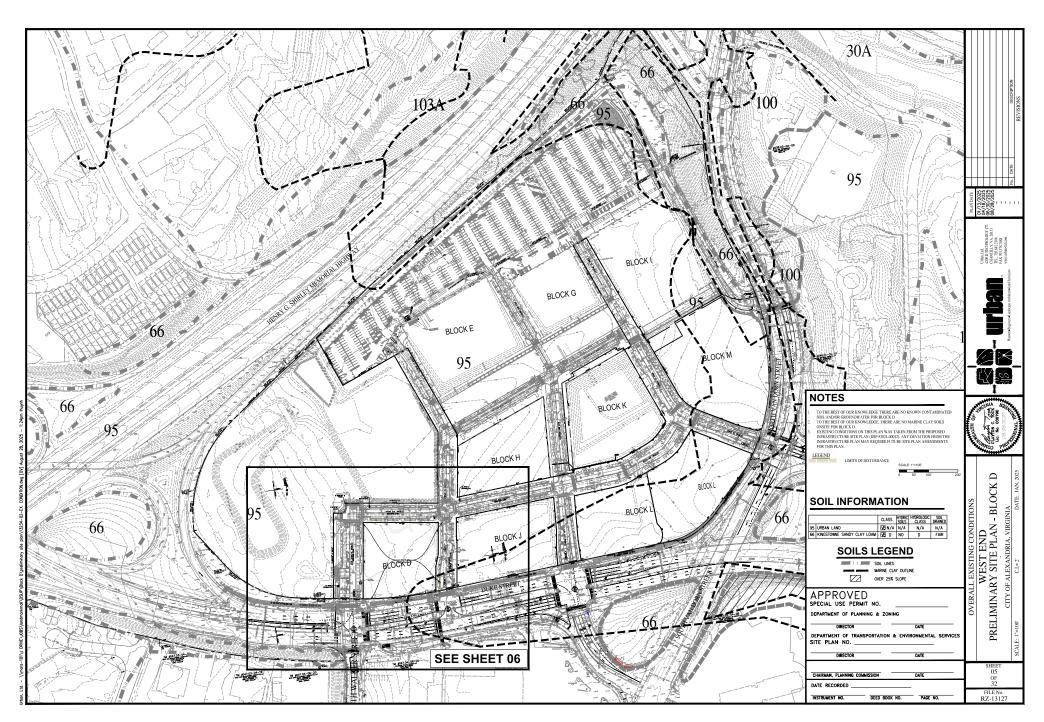
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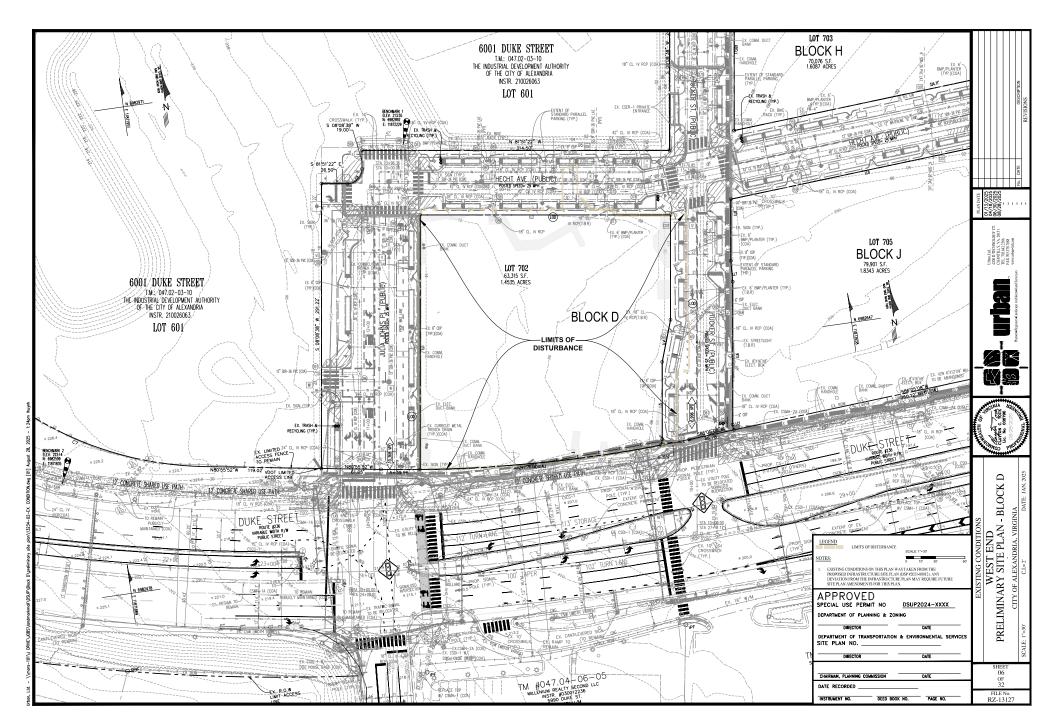
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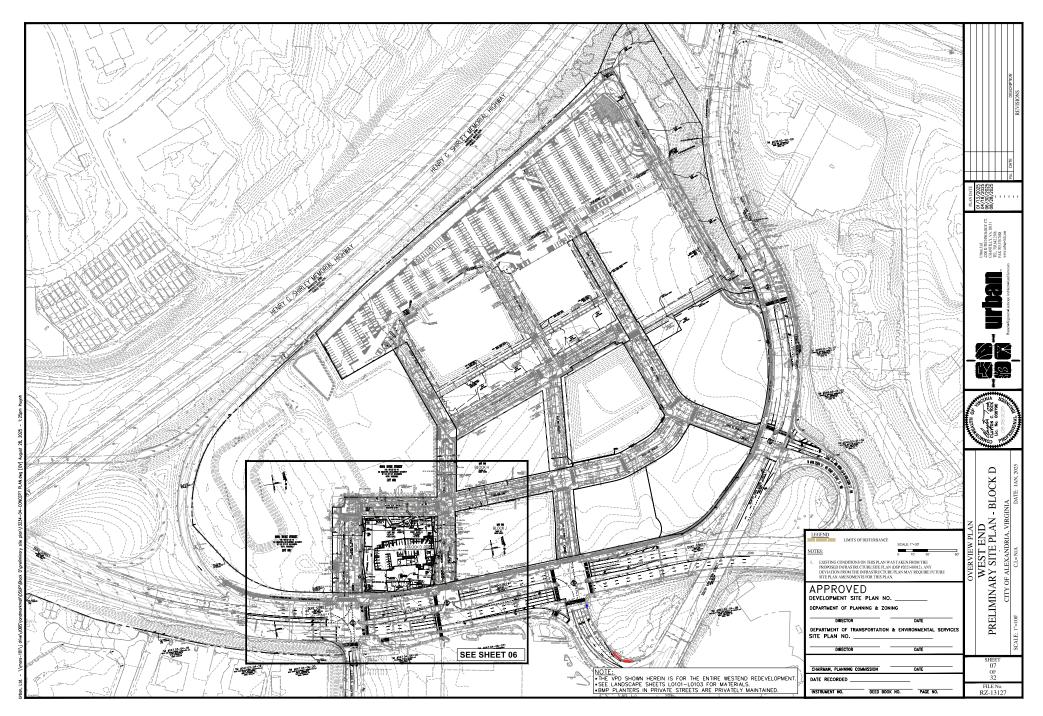
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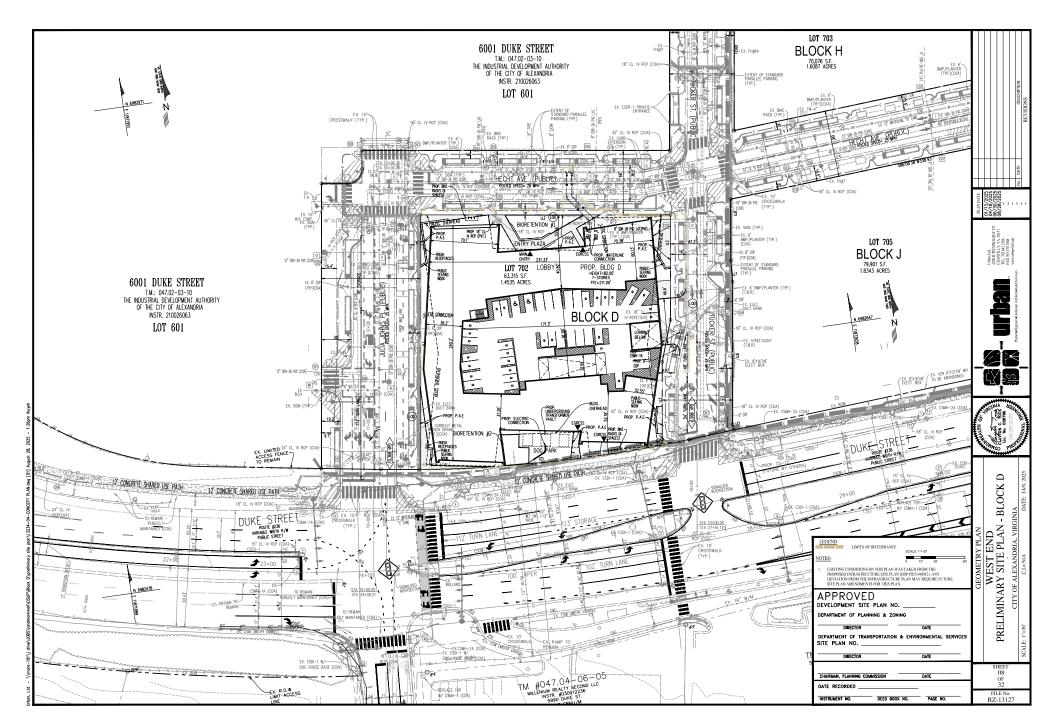


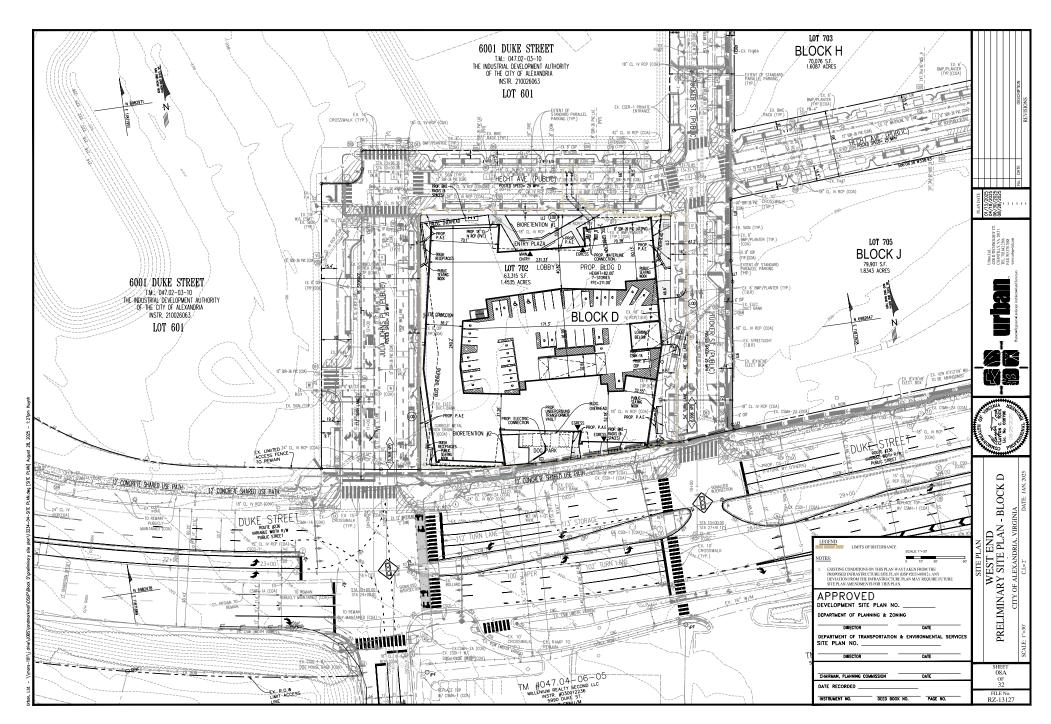


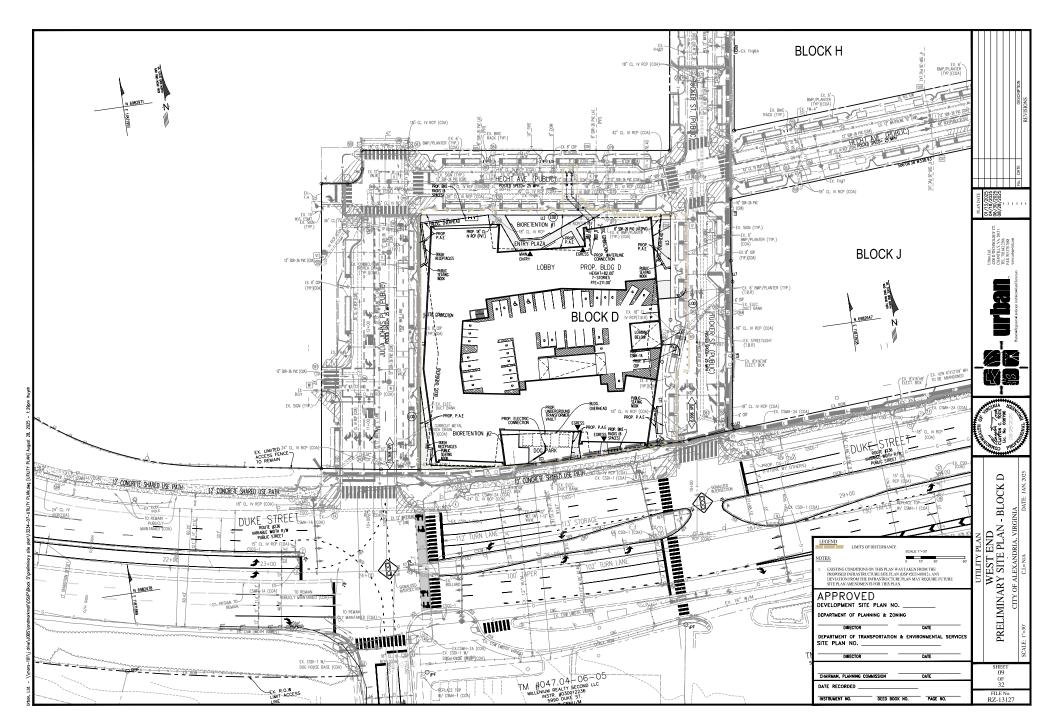


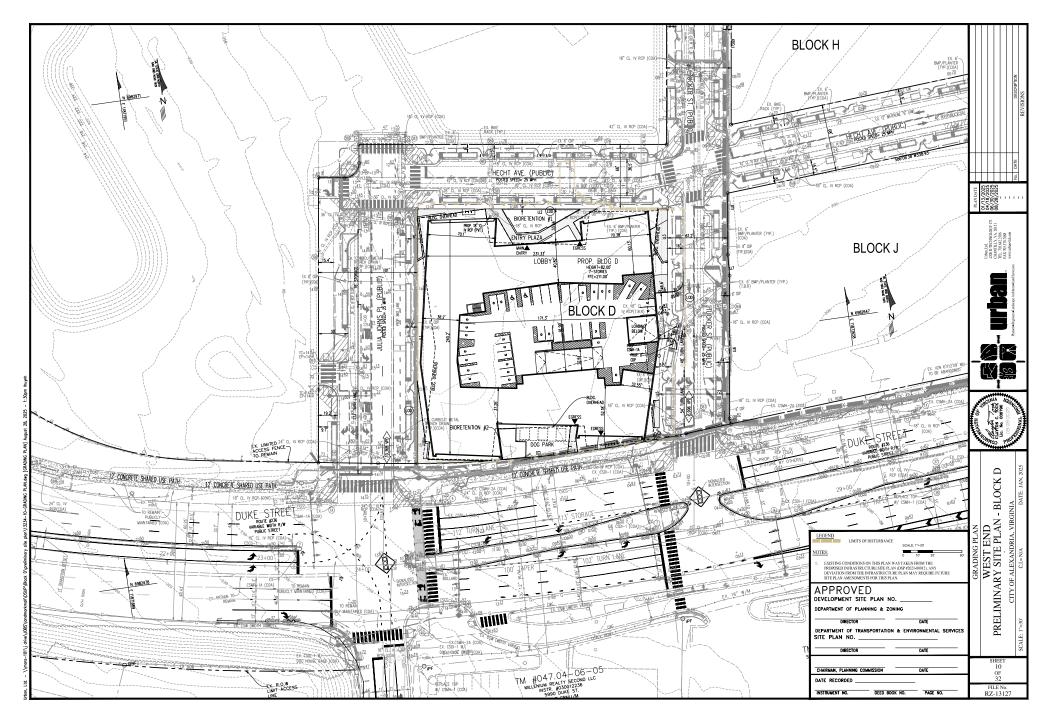


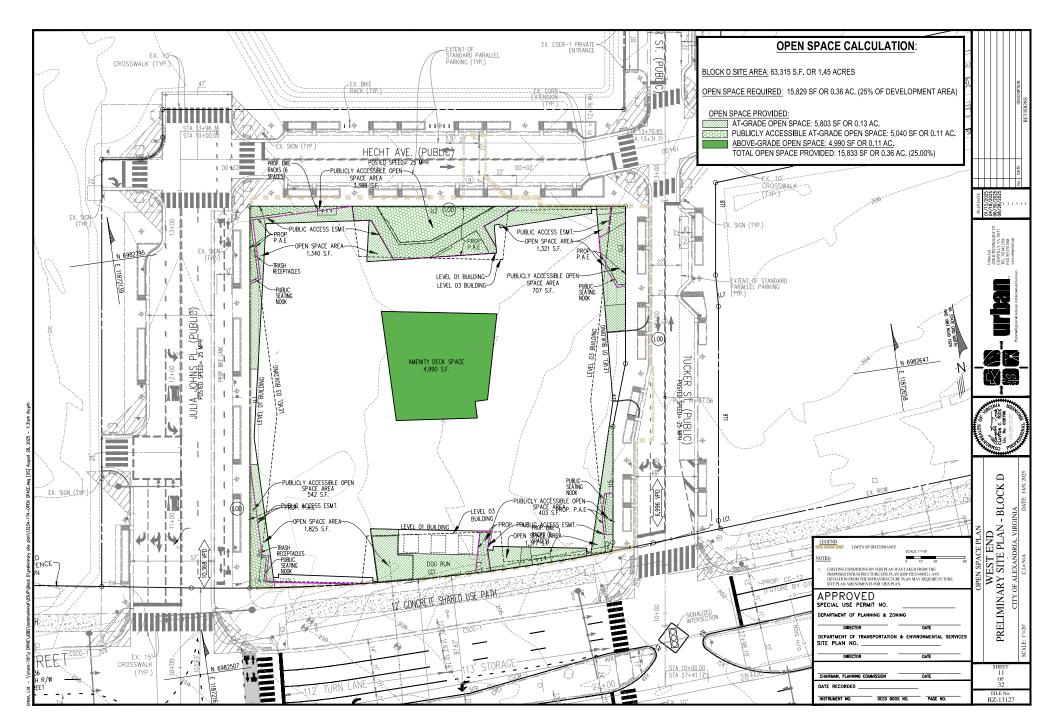


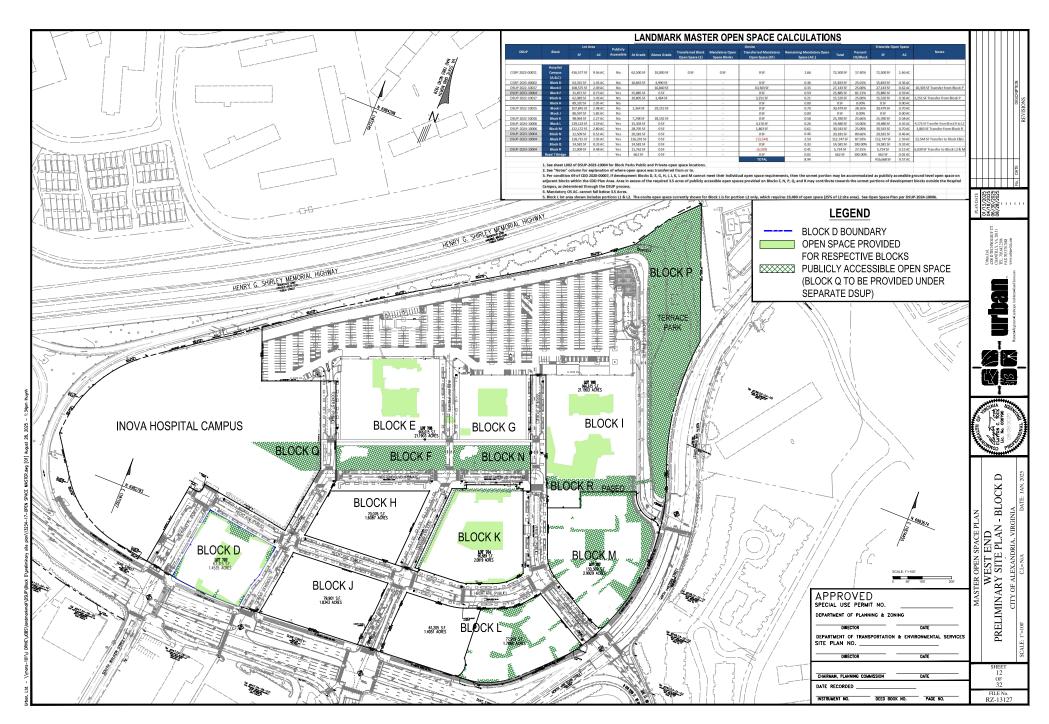


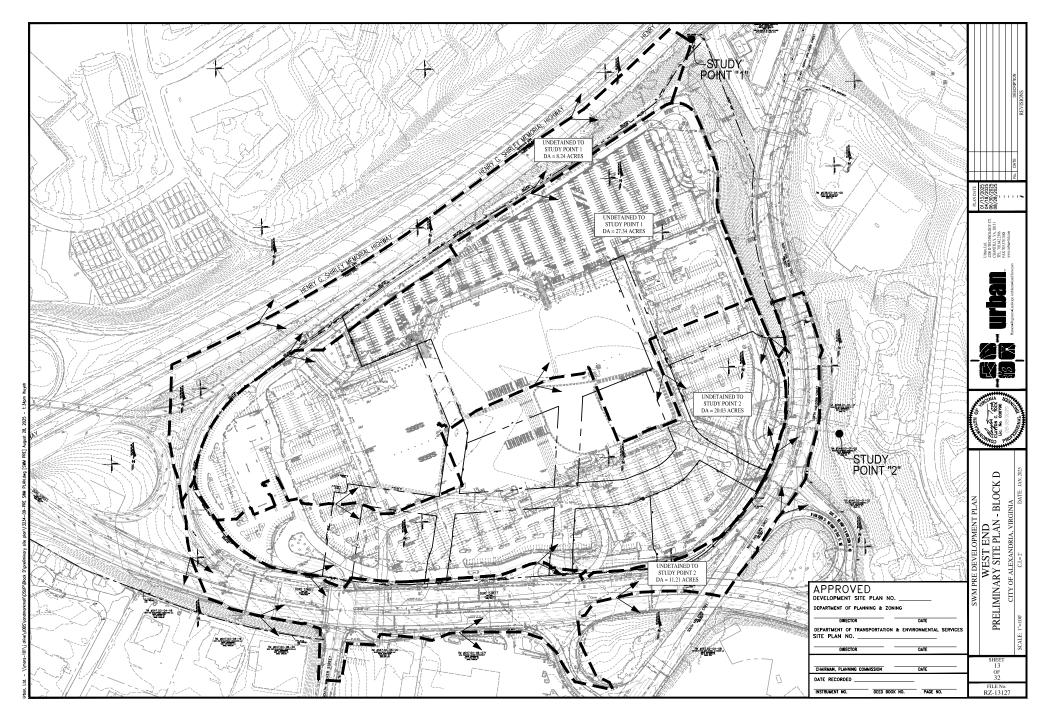


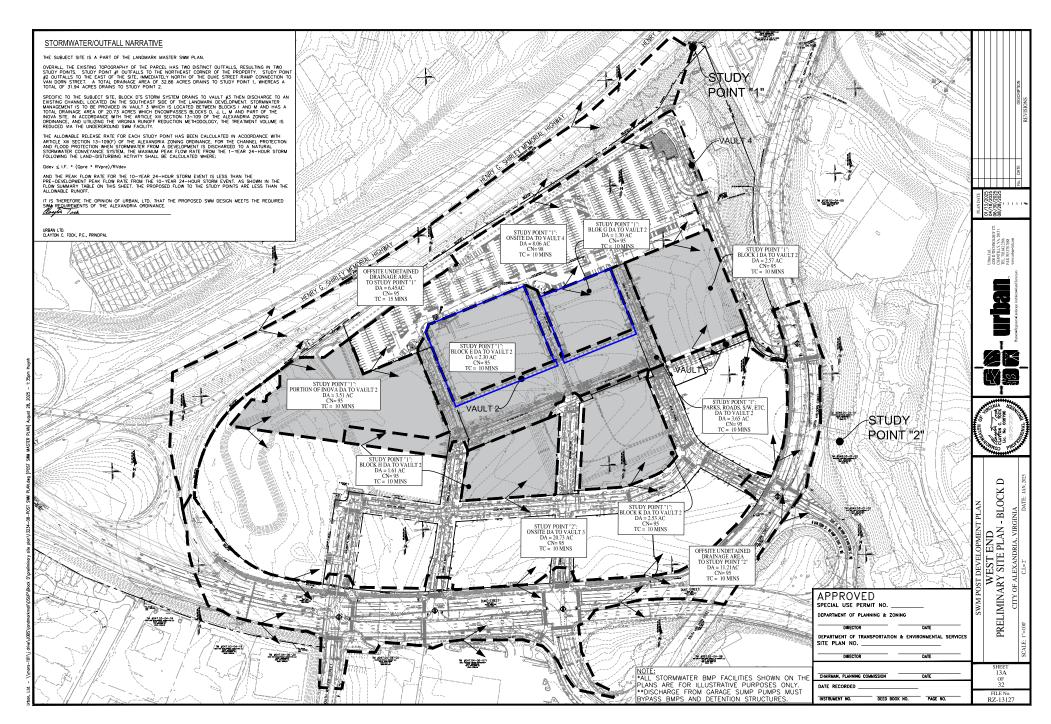












SWM POST - Study Point "2"

Elevation	Surface	Storage	
(feet)		(cubic-feet)	(cfs)
167.90	7,254	0	0.00
168.20	7,254	2,176	0.44
168.50	7,254	4,352	1.24
168.80	7,254	6,529	2.24
169.10	7,254	8,705	2.92
169.40	7,254	10,881	3.46
169.70	7,254	13,057	3.92
170.00	7,254	15,233	4.33
170.30	7,254	17,410	4.70
170.60	7,254	19,586	5.05
170.90	7,254	21,762	5.37
171.20	7,254	23,938	5.67
171.50	7,254	26,114	5.96
171.80	7,254	28,291	6.24
172.10	7,254	30,467	6.50
172.40	7,254	32,643	6.75
172.70	7,254	34,819	7.00
173.00	7,254	36,995	7.23
173.30	7,254	39,172	7.46
173.60	7,254	41,348	7.68
173.90	7,254	43,524	7.90
174.20	7,254	45,700	8.11
174.50	7,254	47,876	8.31
174.80	7,254	50,053	8.51
175.10	7,254	52,229	8.71
175.40	7,254	54,405	8.90
175.70	7,254	56,581	9.08
176.00	7,254	58,757	9.27
176.30	7,254	60,934	9.45
176.60	7,254	63,110	9.62
176.90	7,254	65,286	9.80
177.20	7,254	67,462	9.97
177.50	7,254	69,638	11.46
177.80	7,254	71,815	15.11
178.10	7,254	73,991	19.99
178.40	7,254	76,167	26.86
178.70	7,254	78,343	37.51
179.00	7,254	80,519	50.53
179.30	7,254	82,696	65.19
179.60	7,254	84,872	76.27
179.90	7,254	87,048	85.28

Volume	Inve	ert Avail.St	orage Storage	Description	
#1	167.9	0' 87,0	48 cf Custom	Stage Data (Pr	rismatic) Listed below (Recalc)
Elevation		Surf.Area	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	
(fee		(sq-ft)		(cubic-reet)	
167.9		7,254	. 0	0	
179.9	30	7,254	87,048	87,048	
Device	Routing	Invert	Outlet Devices	3	
#1	Primary	167.90'	36.0" Round	Culvert	
			L=46.8' RCP	, grooveend w/h	neadwall, Ke=0.200
					66.49' S= 0.0301'/' Cc= 0.900
			n= 0.011 Con	crete pipe, straig	ght & clean, Flow Area=7.07 sf
#2	Device 1	167.90'	10.0" W x 10.0	" H Vert. Orific	e/Grate C= 0.600
			Limited to weir	flow at low hea	ds
#3	Device 1	177.28'	48.0" W x 24.0	" H Vert. Orific	e/Grate C= 0.600
			Limited to weir	flow at low hea	ds
#4	Device 1	178.24	60.0" W x 12.0	" H Vert. Orific	e/Grate C= 0.600
			Limited to weir	flow at low hea	ds

SWM POST OFFSITE Undetained Runoff Calculations					
Curve Number Calculations					
Area (ac)	CN	Description			
11.210	95	Urban commercial, 85% imp, HSG D			

85.00% Impervious Area Time of Concentration Calculations

To Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs)

10.0 Direct Entry.

1 Year Flow Calculations

Runoff = 30.45 cfs@ 12.08 hrs, Volume= 82,745 cf Depth>2.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 1-yr Rainfall=2.70*

2 Year Flow Calculations

Runoff = 36.77 cfs@ 12.08 hrs, Volume= 101,658 cf Depth>2.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

10 Year Flow Calculations

Runoff = 55.39 cfs@ 12.08 hrs, Volume= 177,387 cf Depth>4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

SWM POST Onsite DETAINED Runoff Calculations

Area (ac) CN Description 20.730 95

Time of Concentration Calculations

Tc Length Slope Velocity Capacity Description (min) (feet) (ft/ft) (ft/sec) (cfs)

1 Year Flow Calculations

Runoff = 56.31 cfs @ 12.08 hrs, Volume= 153,015 cf, Depth> 2.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hr Landmark Mall 24-hr S1 1-yr Rainfall=2.70"

2 Year Flow Calculations

Runoff = 68.00 cfs @ 12.08 hrs, Volume= 187,991 cf, Depth> 2.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 2-yr Rainfall=3.20"

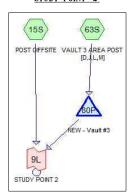
10 Year Flow Calculations

Runoff = 102.42 cfs @ 12.08 hrs, Volume= 328,031 cf, Depth> 4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs Landmark Mall 24-hr S1 10-vr Rainfall=5.20*

VAULT #3

POST DEVELOPMENT ROUTING SCHEMATIC STUDY POINT '2'



Inflow Area =	902,999 st	0.00% Impervious	Inflow Depth > 2.03"	for 1-vr event	
Inflow =	56.31 cfs@ 12	.08 hrs, Volume=	153,015 cf	•	
Outflow =	10.01 cfs@ 12	.63 hrs, Volume=	149,754 cf, Atte	en= 82% Lag= 32.8 min	
Primary =	10.01 cfs@ 12	.63 hrs, Volume=	: 149,754 cf	_	
	ink 9L : STUDY Po				
Routing by Sto	or-Ind method, Time	e Span= 0.00-20.	00 hrs, dt= 0.01 hrs		
Peak Elev= 17	7.28@ 12.63 hrs	Surf.Area= 7,254	sf Storage= 68,019 cf		
Plug-Flow detention time=81.3 min calculated for 149,679 cf (98% of inflow)					
Center-of-Mas	s det. time=72.4 mi	n (828.9 - 756.5)		

Center-or-hass oct uner4-24 min (2-82 - 7-95-5) Phinary OutFlow Max=1-0.01 cfs@ 12.63 hrs HW=177.28' (Free Discharge)
Phinary OutFlow Max=1-0.01 cfs of 119.40 cfs potential flow)
Phinary OutFlow Max=1-0.01 cfs of 119.40 cfs potential flow)
Phinary OutFlow Max=1-0.01 cfs of 119.40 cfs of 14.41 fps)
Phinary OutFlow Max=1-0.01 cfs of 119.41 fps
Phinary OutFlow Max=1-0.01 fps
Phinary OutFlow M

1 YEAR EVENT SUMMARY

187,991 cf 184,345 cf Atten= 67% Lag= 18.6 min 184,345 cf

Plug-Flow detention time=75.7 min calculated for 184,253 cf (98% of inflow) Center-of-Mass det. time=67.5 min (819.3 - 751.8)

Lemma-1-Aviass dut. Limevr / 5 min (1913-5 - 761.8) Primary OutFlow Max=22.55 die 21.39 hrs HW-178.24 (Free Discharge)

1-1-Culvert (Passes 22.55 ds of 128.47 cts potential flow)

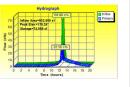
-2-Orifica(Grate (Orifice Controls 10.53 ds & β1.51 fb fs)

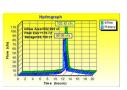
-3-Orifica(Grate (Orifice Controls 10.50 ds & 3.14 fps)

4-Orifica(Grate (Orifice Controls 12.02 ds & 3.14 fps)

328,031 cf 322,649 cf Atten= 22% Lag= 5.0 min Outlind — 80.08 c5@ (2.17 hrs, Volume — 322,649 cf Au Primary = 80.08 c5@ (2.17 hrs, Volume = 322,649 cf Au Routled to Link 9t. : STUDY POINT 2 Routling by Stor-Ind method, Time Span = 0.00-20.00 hrs, dt= 0.01 hrs Peak Elev= 179.72@ 12.17 hrs Surf.Area= 7.254 sf Storage= 85,759 cf

Plug-Flow detention time=60.3 min calculated for 322.649 cf (98% of inflow) Center-of-Mass det time=53.0 min (791.7 - 738.7) Primary OutFlow Max=80.07 cfs@ 12.17 hrs HW=179.72' (Free Discharge)
1=Culvert (Passes 80.07 cfs of 136.68 cfs potential flow) -2=Orifice/Grate (Orifice Controls 11.29 cfs @ 16.26 fps) -3=Orifice/Grate (Orifice Controls 45.20 cfs @ 5.65 fps) -4=Orifice/Grate (Orifice Controls 23.57 cfs @ 4.71 fps)





STUDY POINT 2 SWM POST FLOWS

1 Year Flow Calculations

 Inflow Area =
 1,391,306 st. 29.83% impervious, Inflow Depth > 2.01* for 1-yr event inflow =
 37.59 cfs@ 12.09 hrs, Volume=
 232,499 cf. Atten=0% Lag= 0.0 min

 Primary =
 37.59 cfs@ 12.09 hrs, Volume=
 232,499 cf. Atten=0% Lag= 0.0 min
 Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

2 Year Flow Calculations

 Inflow Area =
 1,391,306 st
 29.83% impervious
 Inflow Depth > 2.47° for 2-yr event inflow

 Inflow =
 44.82 cfs@ 12.09 hrs, Volume=
 286,003 cf
 Atten=0% Lag= 0.0 min

 Primary =
 44.82 cfs@ 12.09 hrs, Volume=
 286,003 cf
 Atten=0% Lag= 0.0 min
 Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

10 Year Flow Calculations

1,391,306 st 29.83% Impervious, Inflow Depth > 4.31" for 10-yr event Inflow Area = Inflow = 1.26.23 ds @ 12.14 hrs, Volume= 500,036 df Primary = 128.23 ds @ 12.14 hrs, Volume= 500,036 df Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dl= 0.01 hrs

ENERGY BALANCE METHOD TO STUDY POINT "2"



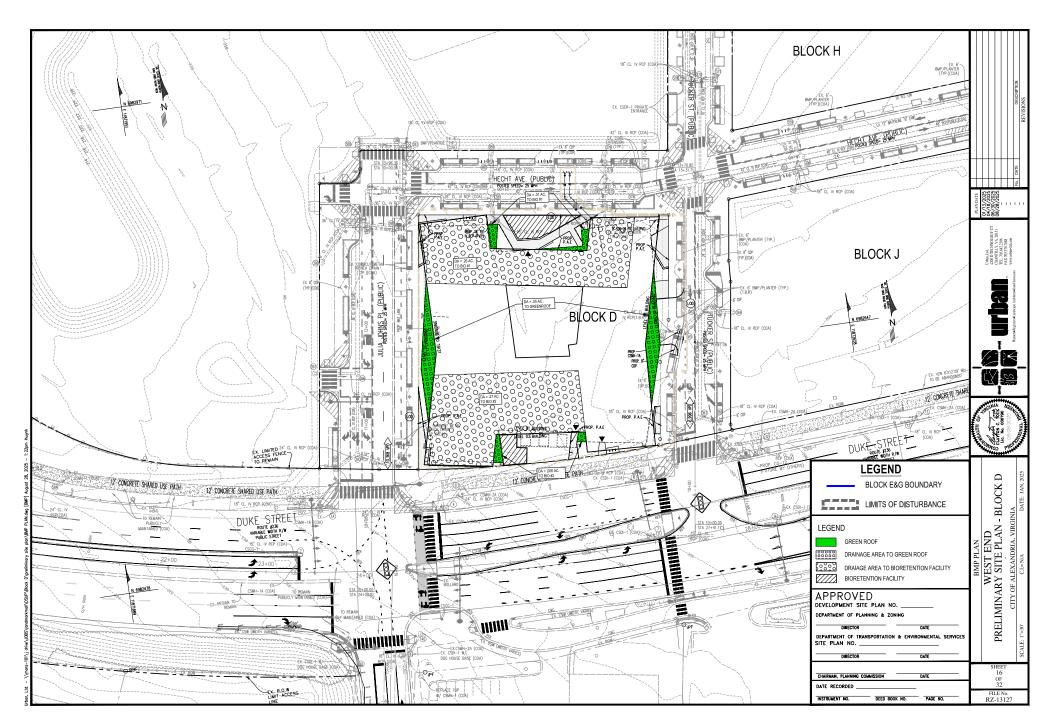


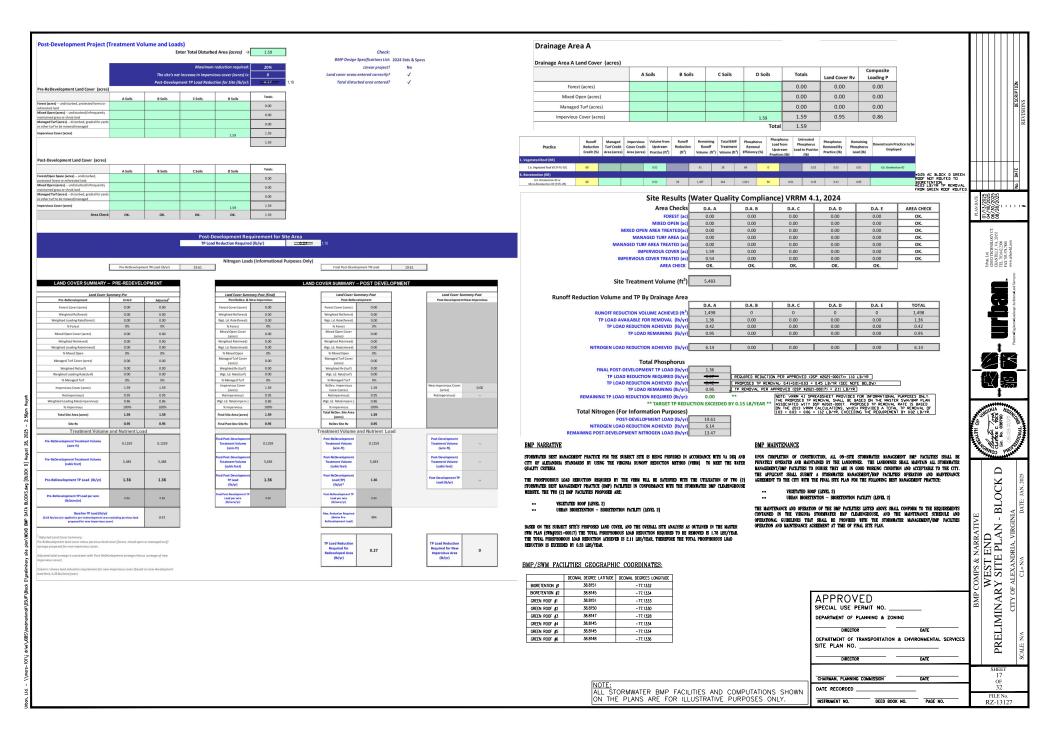
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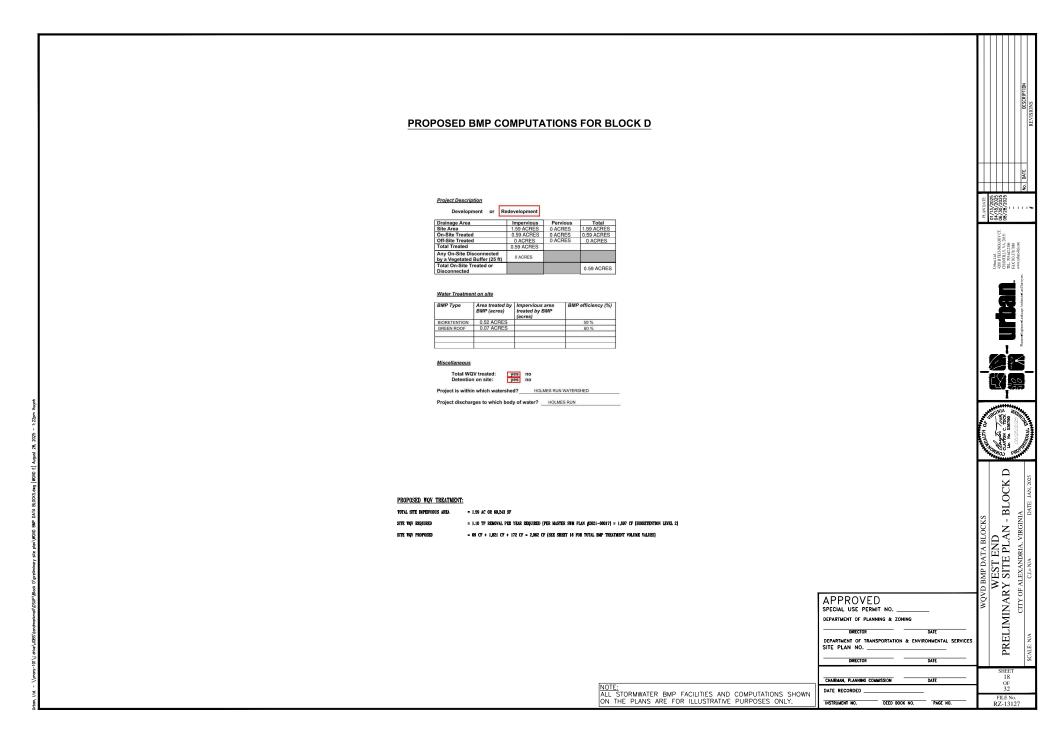
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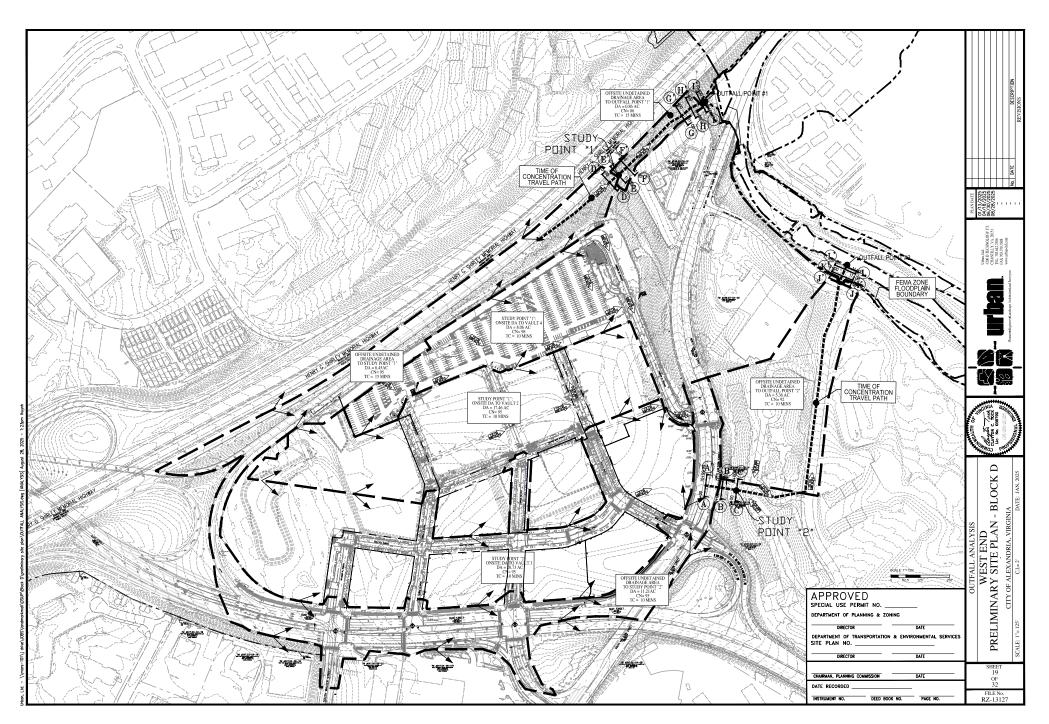
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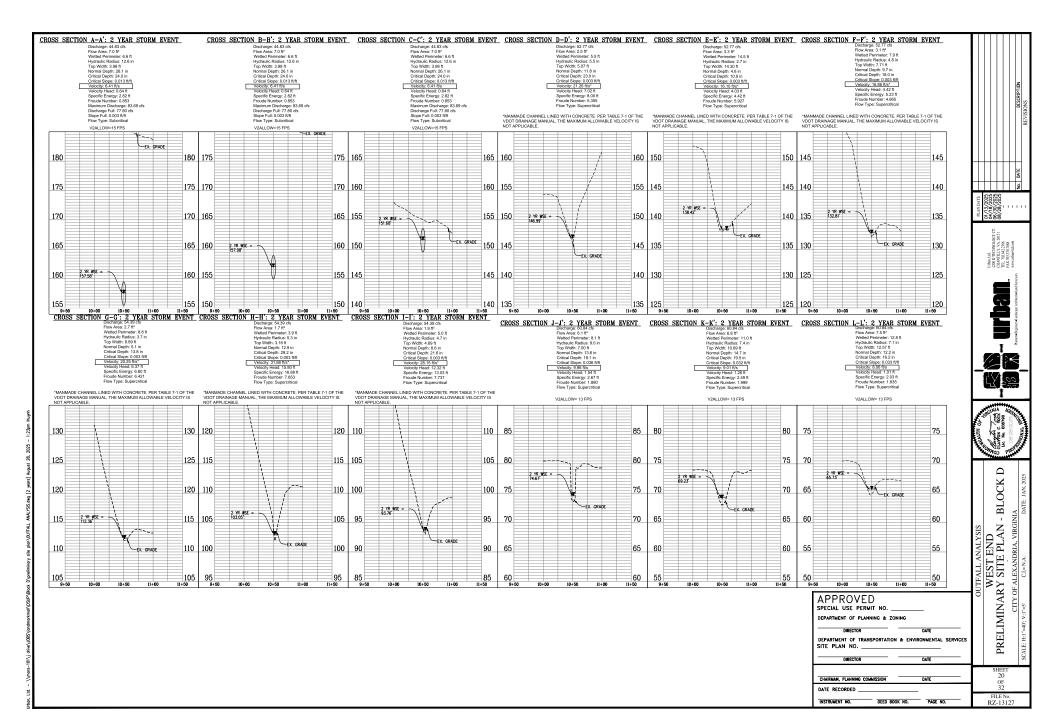
END PLAN - BLOCK

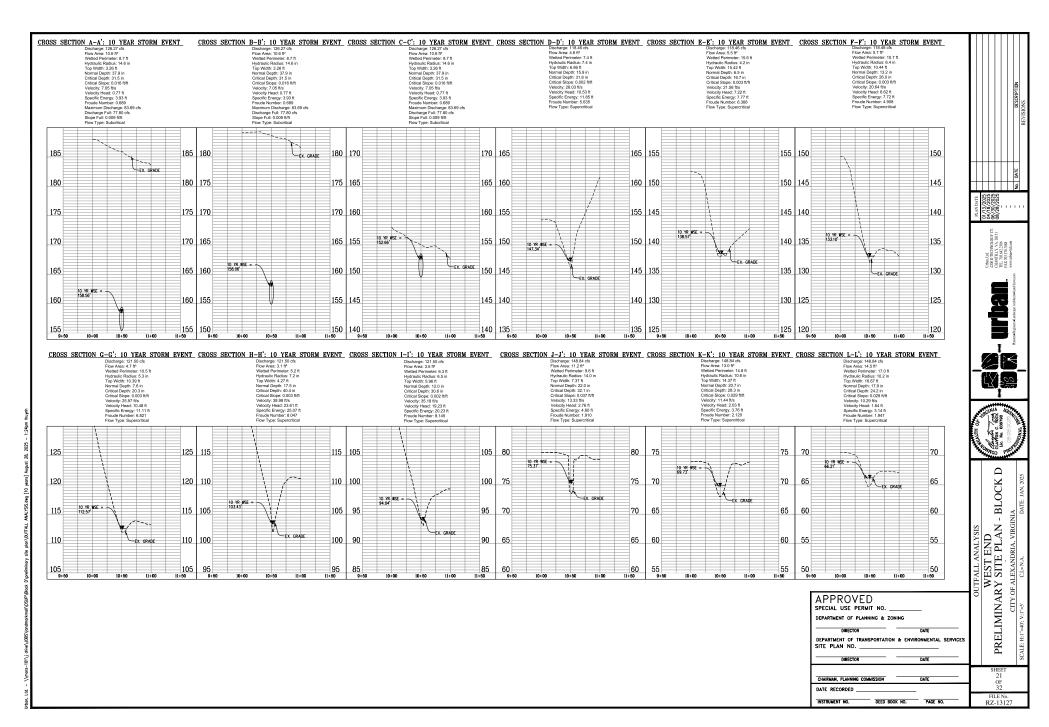












SWM ADEQUATE OUTFALL NARRATIVE:

THE EXISTING TOPOGRAPHY OF THE PARCEL HAS TWO DISTINCT OUTFALLS, RESULTING IN TWO STUDY POINTS, STUDY POINT #1 OUTFALLS TO THE NORTH-EAST CORNER OF THE PROPERTY. STUDY POINT #2 OUTFALLS TO THE EAST OF THE STEE, MANDEATEV NORTH OF THE OUNDER STREET RAMP COONECTION TO VAN DORN STREET. A TOTAL PRE-DEVELOPMENT DRAINAGE AREA OF 3.558 AGRES DRAINS TO STUDY POINT I, WHILE A TOTAL PRE-DEVELOPMENT DRAINAGE AREA OF 3.54 AGRES DRAINS TO STUDY POINT I, WHILE A TOTAL PRE-DEVELOPMENT DRAINAGE AREA OF 3.124 AGRES DRAINS TO STUDY POINT I.

STORMWATER MANAGEMENT IS TO BE PROVIDED IN THREE SEPARATE STORMWATER MANAGEMENT VAULTS; VAULT 2, 3, AND 4, AULT 2 IS LOCATED IMMEDIATELY SOUTH OF BLOCKS EAG AND HAS A DRANAGE AREA OF 17.46 ACRES, VAULT 3 IS LOCATED SOUTH OF BLOCK I AND HAS A DRANAGE AREA OF 20.37 ACRES. VAULT 4 IS LOCATED EACH OF THE EXISTING PARKING STRUCTURE AND HAS A DRANAGE AREA OF 60.76 AG ACRES. IN ACCORDANCE WITH THE ARTICLE WILL SECTION 13-109 OF THE ALEXHADRA ZOWNED OFBOMANICE, AND UTLINIOR THE HIGH RATION F REQUESTION AND THE HIGH REATMENT VOLUME IS REDUCED VAR HUDGERGRAND SIMM FACULTES.

THE ALLOWABLE RELEASE RATE FOR EACH STUDY POINT HAS BEEN CALCULATED IN ACCORDANCE WITH ARTICLE XII SECTION 13 -100(F) OF THE ALLAMADRIA ZONING ORDINANCE. FOR THE CHAINCE PROTECTION AND FLOOD PROTECTION HEN STORWAITER FROM A DEVLICAMENT 15 DISCHARGED TO A NATURAL STORWAITER CONVETANCE SYSTEM, THE MAXIMUM PEAR FLOOR RATE FROM THE THEAT 24-HOUR STORM FOLLOWING THE LAND-DISTURBING ACTIVITY SAILS DE CALCULATED WHERE:

Qdev ≤ I.F. * (Qpre * RVpre)/RVdev

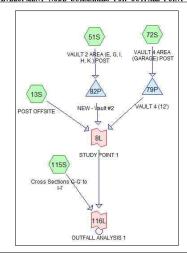
AND THE PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS LESS THAN THE PRE-DEVILOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT. AS SHOWN IN THE FLOW SUMMARY TABLE ON IMPRASTRUCTURE STE PLAM (SOB) 2021-2021) SHEET 123. THE PROPOSED FLOW TO THE STUDY POINTS ARE LESS THAN THE ALLOWABLE RUNOFF.

IT IS THEREFORE THE OPINION OF URBAN, LTD. THAT THE PROPOSED SWM DESIGN MEETS THE REQUIRED SWM REQUIREMENTS OF THE ALEXANDRIA ORDINANCE.



URBAN LTD. CLAYTON C. TOCK, P.E., PRINCIPLE

POST-DEVELOPMENT NODE SUMMARIES FOR OUTFALL POINT #1



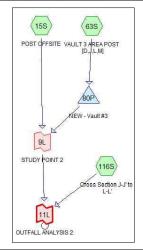
POST-DEVELOPMENT 2-YEAR OUTFALL POINT #1

POST-DEVELOPMENT 10-YEAR OUTFALL POINT #1

 Inflow Area =
 1,429,944 sf , 41,25% Impervious , Inflow Depth > 4,37* for 10-yr event Inflow = 121,50 cfs @ 12,15 hrs , Volume= 520,368 cf , Atten= 0% , Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

POST-DEVELOPMENT NODE SUMMARIES FOR OUTFALL POINT #2



POST-DEVELOPMENT 2-YEAR OUTFALL POINT #2

 Inflow Area =
 1,624,676 sf , 34.88% Impervious , Inflow Depth >
 2.46* for 2-yr event Inflow =

 Inflow =
 60.84 cf sig 12.09 hrs , Volume=
 332,597 cf

 9 finary =
 60.84 cf sig 12.09 hrs , Volume=
 32,597 cf

POST-DEVELOPMENT 10-YEAR OUTFALL POINT #2

1,624,676 sf., 34,88% Impervious , Inflow Depth > 4,30" for 10-yr event 148,84 cfs @ 12,13 hrs , Volume= 582,638 cf , Atten= 0% , Lag= 0.0 min Inflow Area =

Primary outflow = Inflow, Time Span= 0.00-20.00 hrs, dt= 0.01 hrs

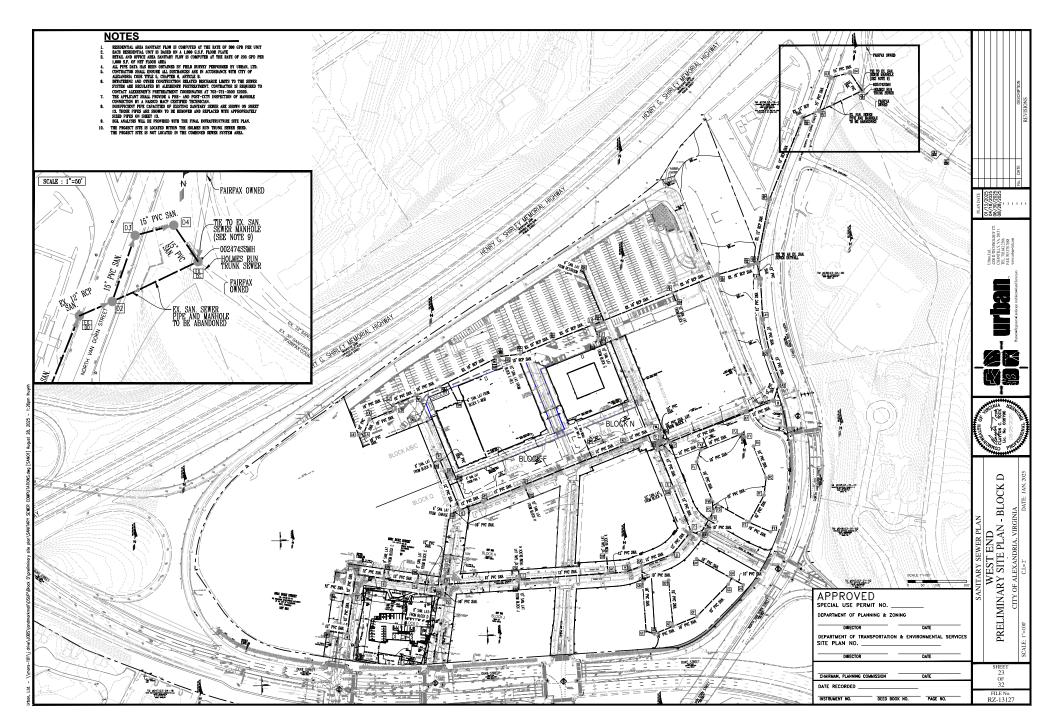
OUTFALL ANALYSIS COMPUTATION SUMMARY 2 YEAR FLOW 10 YEAR FLOW (CFS): D-D' 0.10% 31.97 96 10* 0.013 52.77 21.26 0.98 118.46 26.03 1.33 EX. CONCRETE E-E 0.14% 31.97 96 10* 0.013 52.77 16.10 0.40 118.46 21.56 LINING EXISTING MANMADE CHANNEL-OFFSITE EX. CONCRETE LINING 10* F-F 0.08% 31.97 96 0.013 52.77 16.86 0.81 118.46 20.64 1.10 G-G' 0.15% 32.83 86 15* 0.013 54.39 20.25 0.43 121.50 25.97 0.23% 32.83 86 15* 0.013 54.39 31.88 1.08 121.50 38.98 1.46 1-1" EXISTING MANMADE CHANNEL-OFFSITE 86 15* 0.72 EX. CONCRETE 0.21% 32.83 0.013 54.39 28.15 121.50 35.18 1.00 EXISTING MANMADE CHANNEL-OFFSITE 1-1" 0.13% 37.30 92 10* 0.045 60.84 9.96 1.13 148.84 13.33 1.83 EX DID DAD UN EXISTING MANMADE CHANNEL-OFFSITE 10* K-K' 0.14% 37.30 92 0.045 60.84 9.01 1.23 148.84 11.44 1.73 FX. RIP RAP LIN SPE EXISTING MANMADE CHANNEL-OFFSITE 0.12% 37.30 10* 0.045 60.84 8.06 1.02 148.84 10.29 1.49 EX. RIP RAP LIS

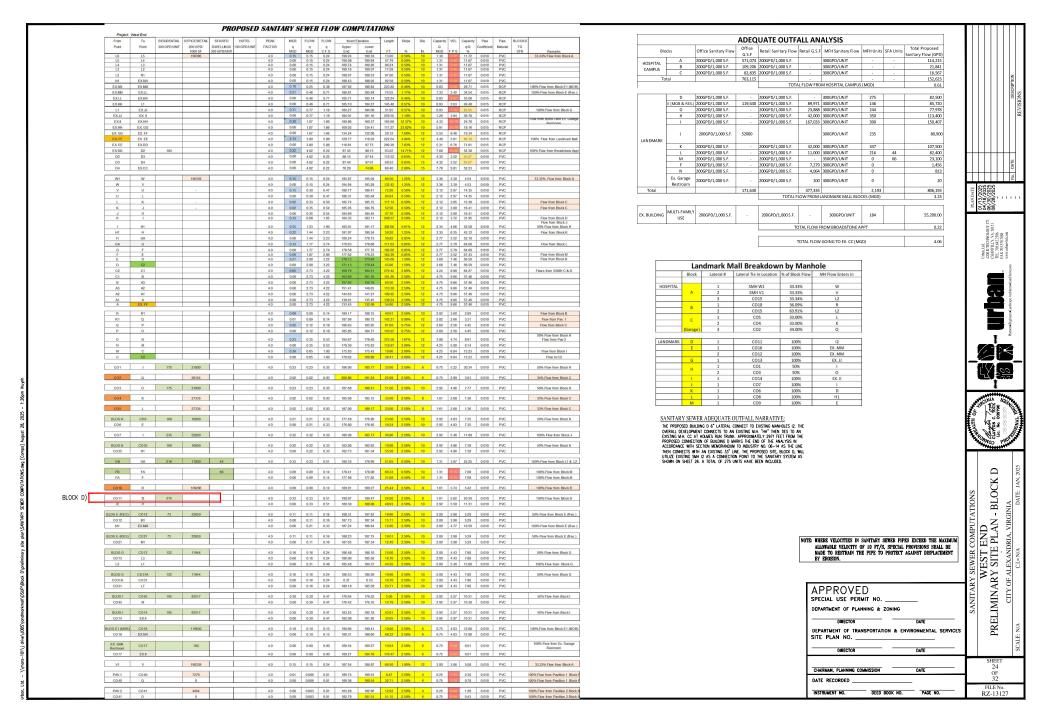
APPROVED SPECIAL USE PERMIT NO. DEPATTMENT OF PENNING & ZONING DIRECTOR DATE DEPATTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DIRECTOR DATE	OUTFALL ANALYSIS WEST END PRELIMINARY SITE PLAN - I CITY OF ALEXANDRIA, VIRGINIA CLENA, D
DIRECTOR	SHEET
CHAIRMAM, PLANNING COMMISSION DATE DATE RECORDED	22 OF 32
INSTRUMENT MO. DEED BOOK NO. PAGE NO.	FILE No. RZ-13127

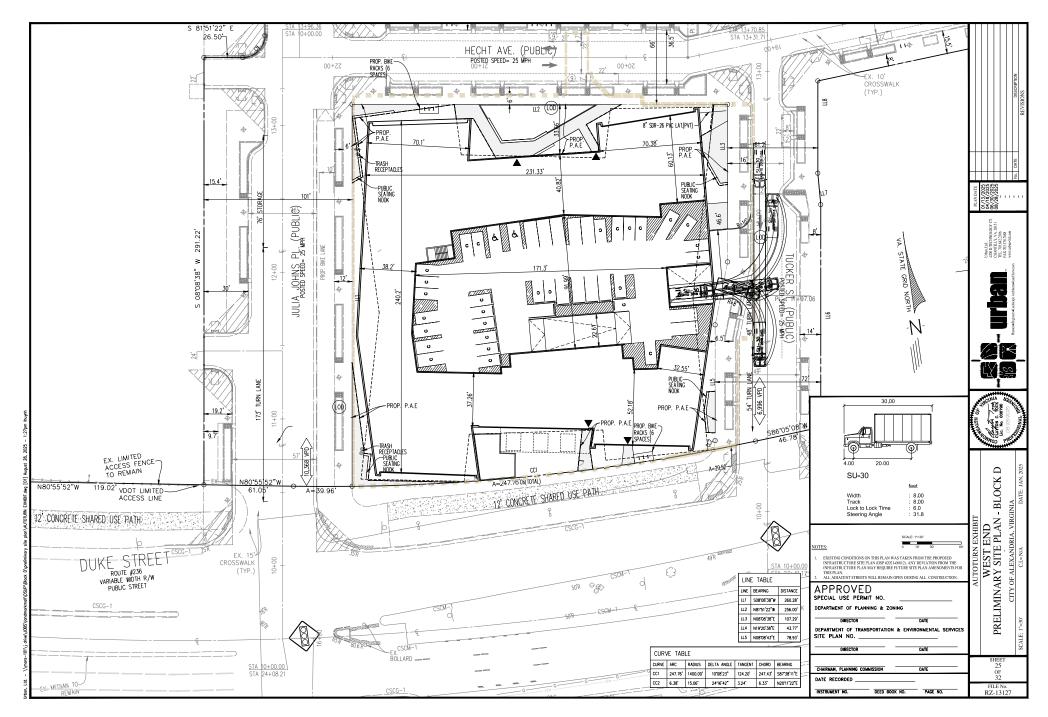
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BLOCK

73

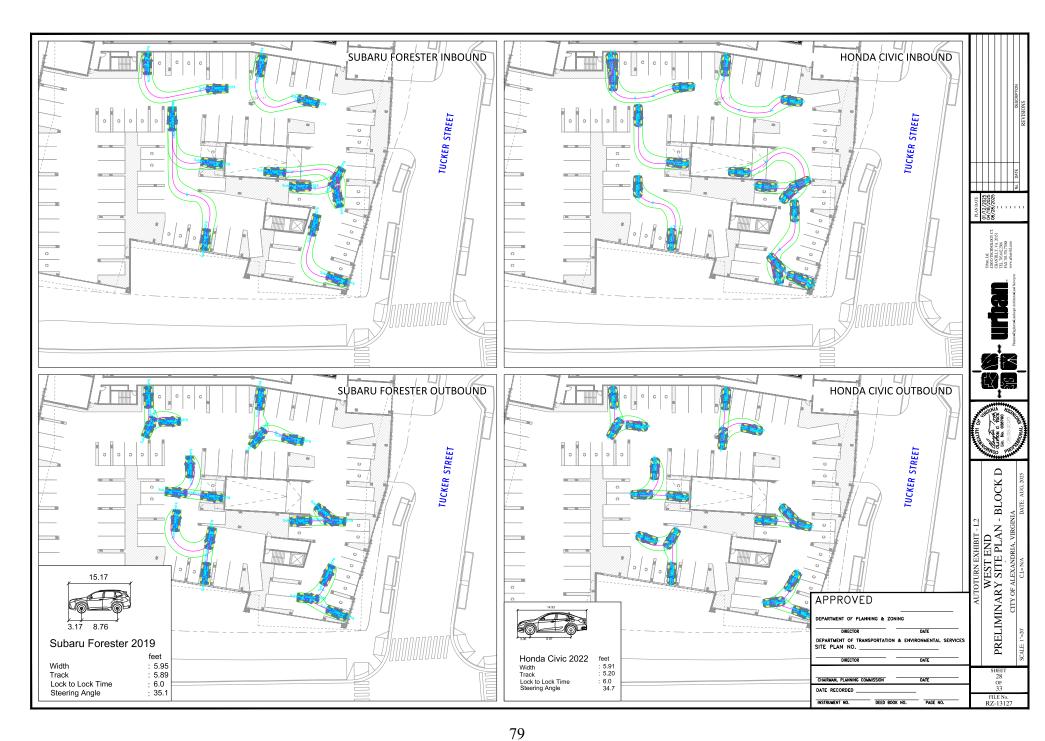


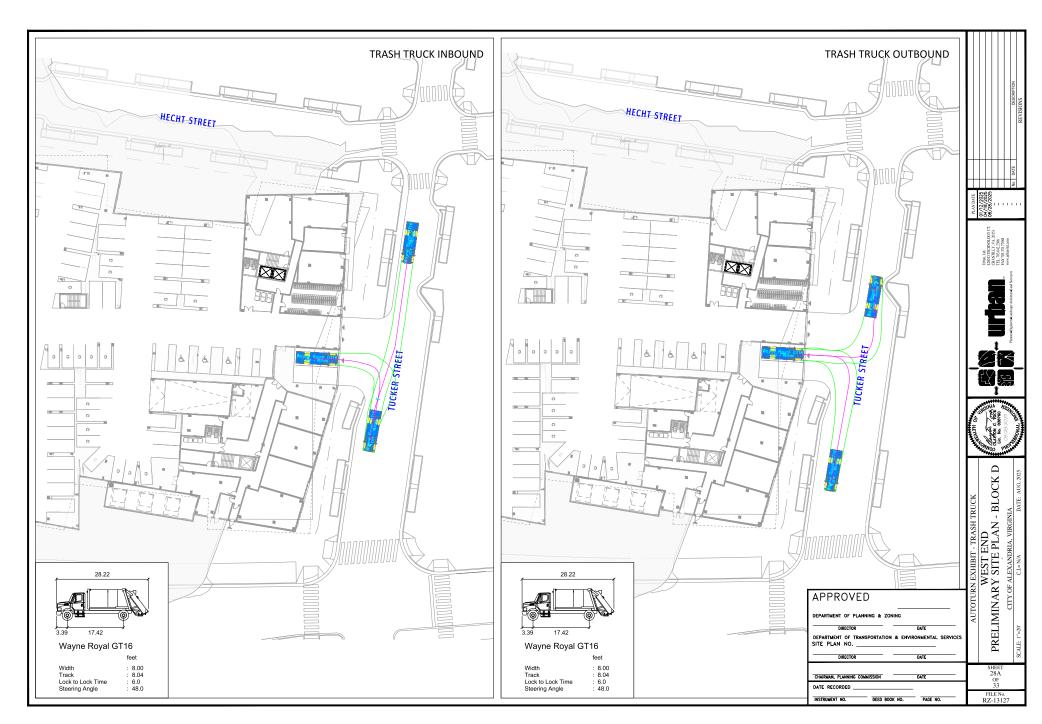


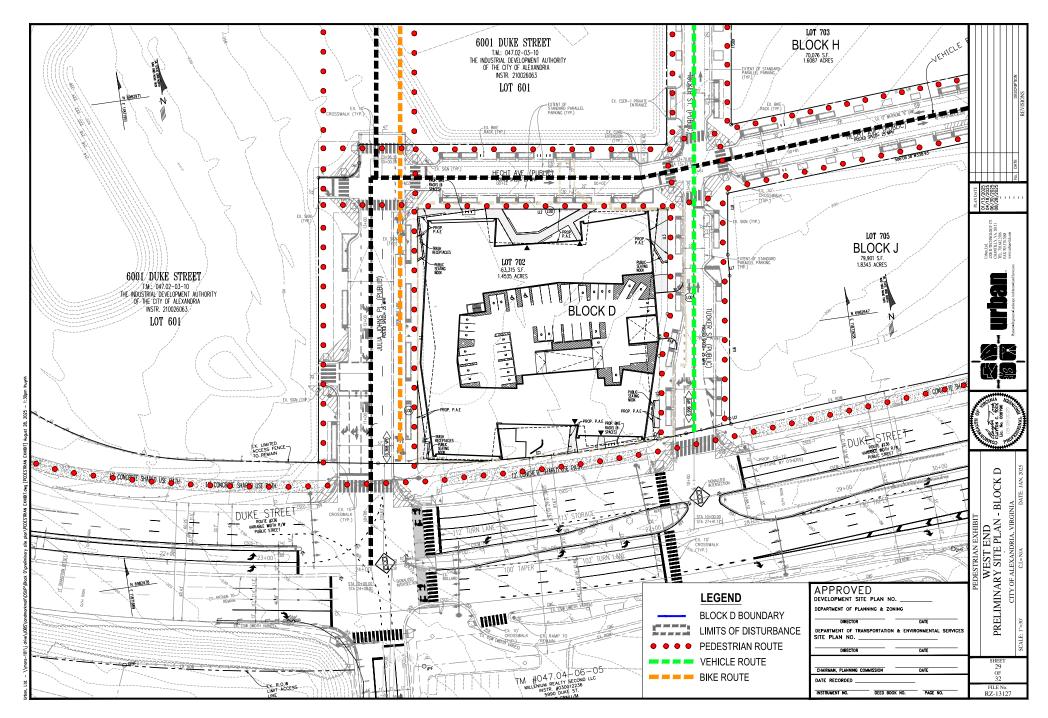


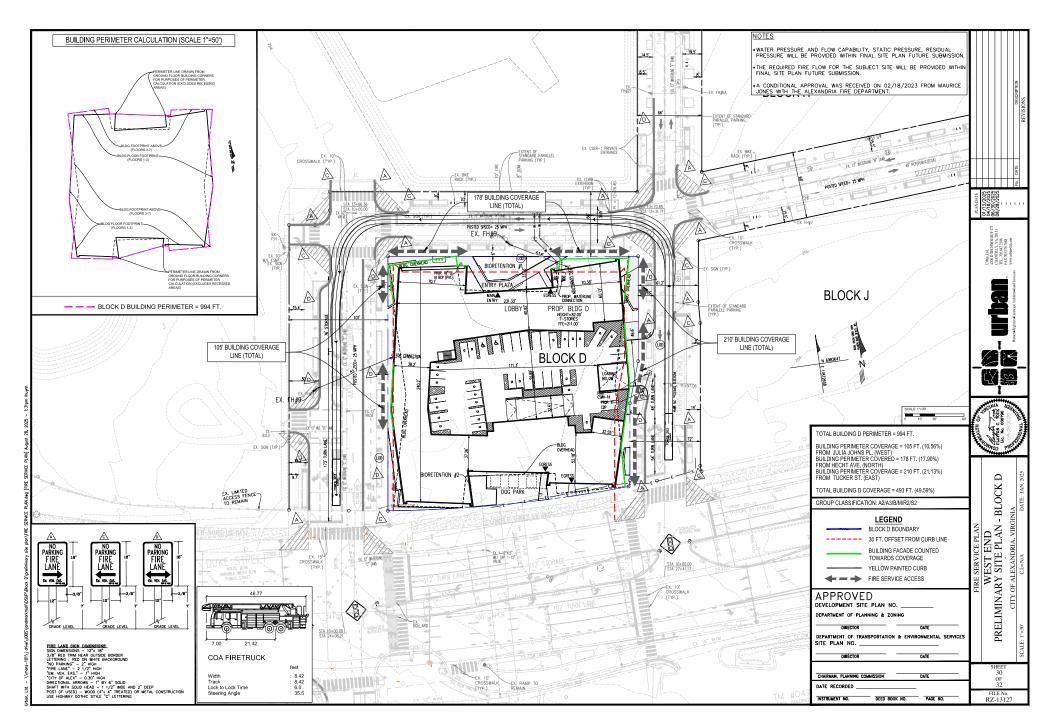


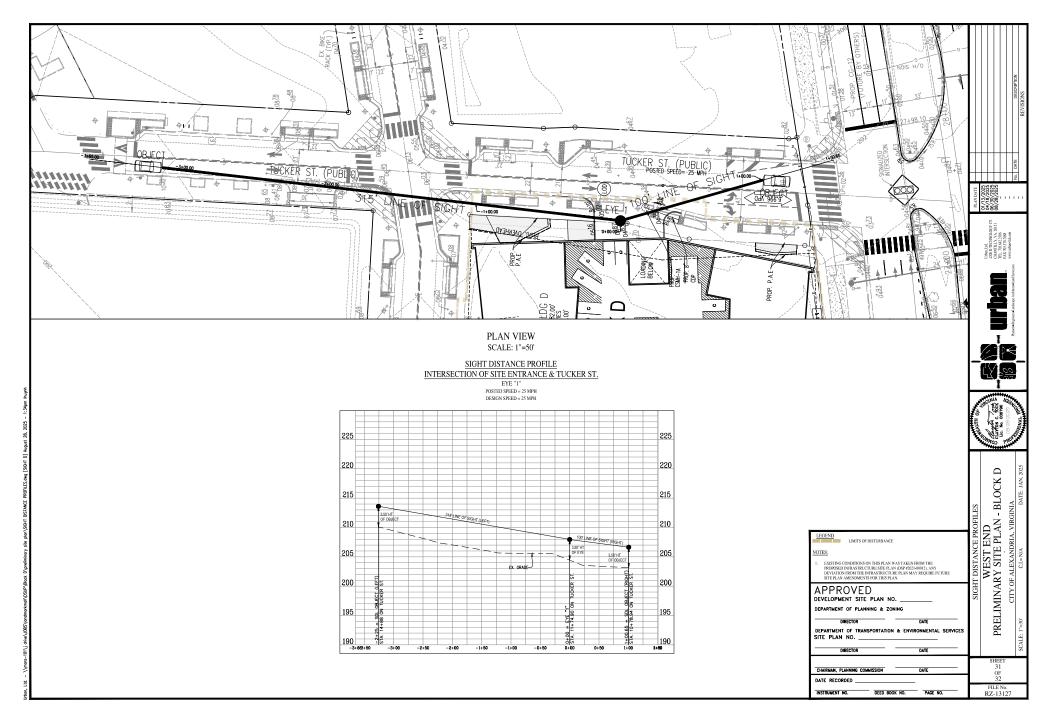


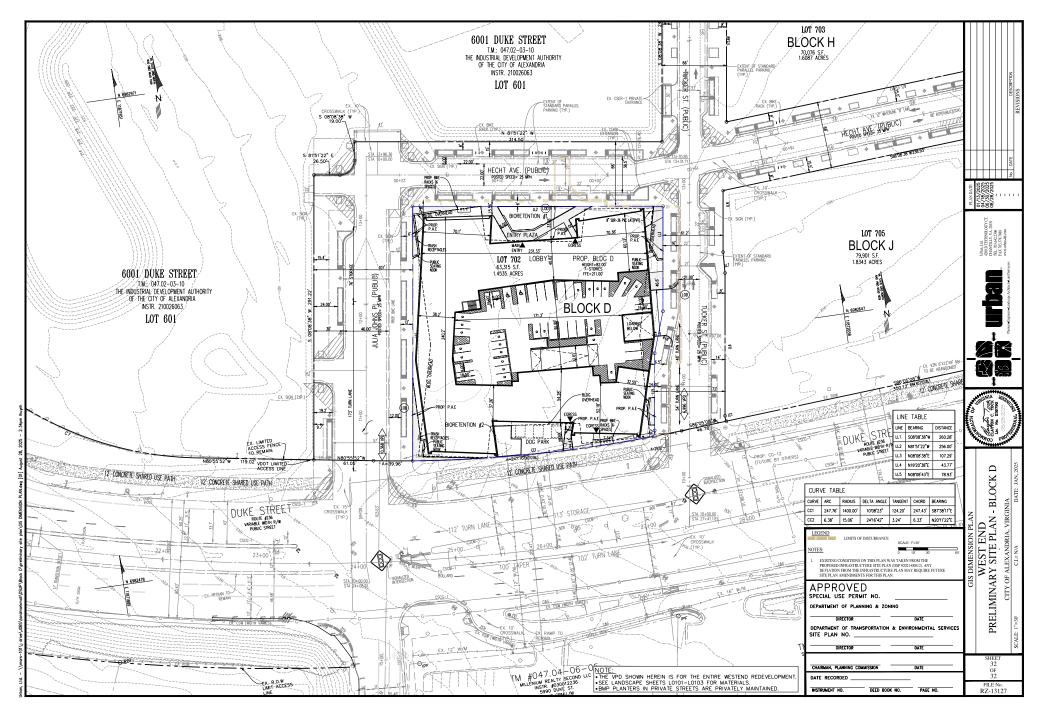


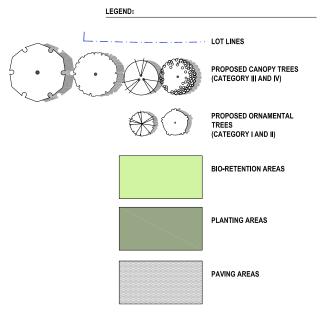


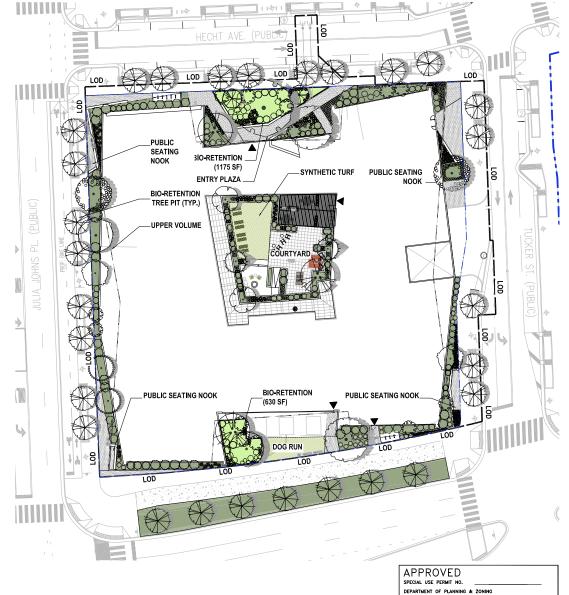












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LANDSCAPE ARCHITECT:



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08/28/25 WEST END BLOCK D -PRELIMINARY SITE PLAN

LANDMARK - BLOCK D

Landmark Land Holdings, LLC

5801 Duke Street, Block D Alexandira, Virginia 22304

DIRECTOR

DATE RECORDED _

INSTRUMENT NO.

SCALE: 1"=20'

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____

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LANDSCAPE PLAN

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LANDMARK - BLOCK D

Landmark Land Holdings, LLC 24009

5801 Duke Street, Block D Alexandira, Virginia 22304

REFERENCE PLAN

APPROVED SPECIAL USE PERMIT NO.

CHAIRMAN, PLANNING COMMISSION DATE RECORDED _

INSTRUMENT NO.

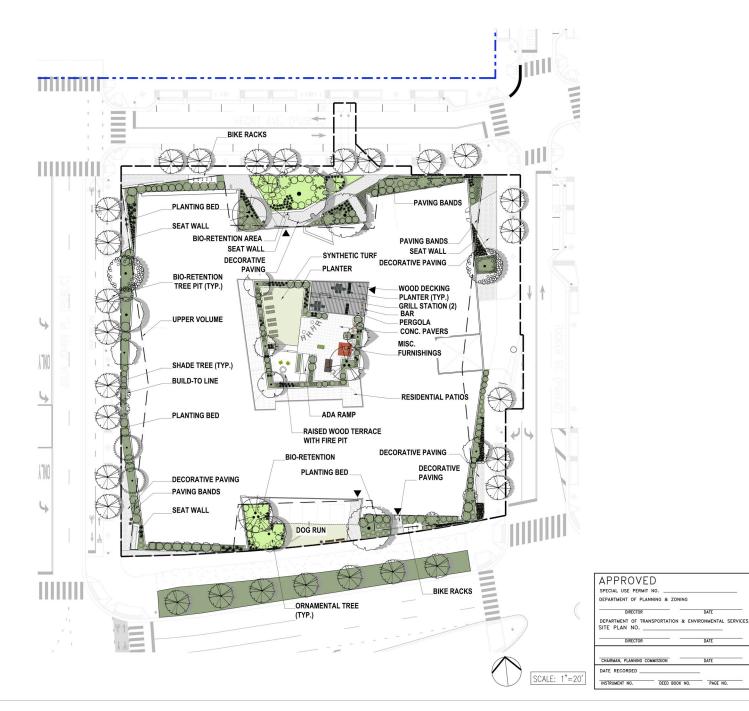
SCALE: 1"=80'

DEPARTMENT OF PLANNING & ZONING DIRECTOR

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____

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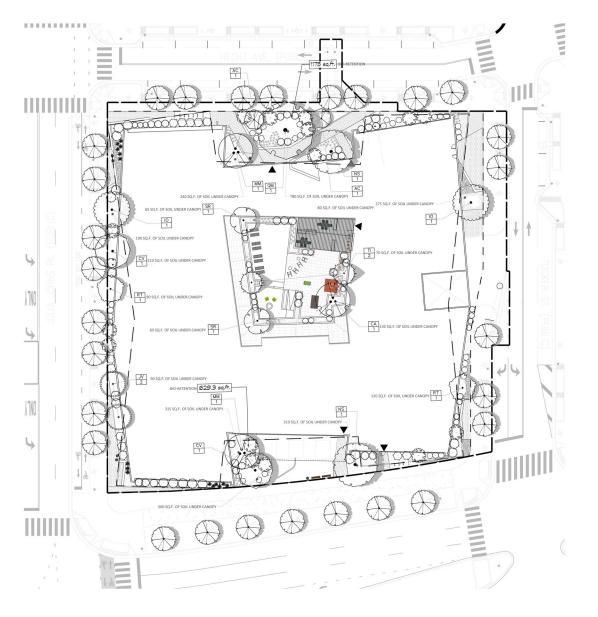
Landmark Land Holdings, LLC

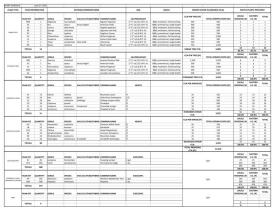
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HARDSCAPE PLAN

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PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (PER TREE)	IMPERVIOUS AREA UNDER CANOPY (PER TREE)	IMPERVIOUS AREA GREATER THAN 50% O PROJECTED 20 YR. CANOPY? (Y/N)
AC	2	BIO-RETENTION	500	500	N
QM	1	BIO-RETENTION	1,250	780	N
MM	1	BIO-RETENTION	500	315	N
MM	1	SITE	500	240	Y
10	1	SITE	500	275	N
10	1	SITE	500	190	Y
NS	2	SITE	750	310	Y
CA	1	COURTYARD	500	115	Y
SR	2	COURTYARD	250	80	Y
RT	2	SITE	250	110	Y
TI	2	COURTYARD,SITE	250	80	Y
JV	2	SITE	250	90	у
CV	1	SITE	500	110	Y
CV	1	BIO-RETENTION	500	500	N
		тот	AL URBAN TREES		

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LANDMARK - BLOCK D

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TREE PLANTING PLAN

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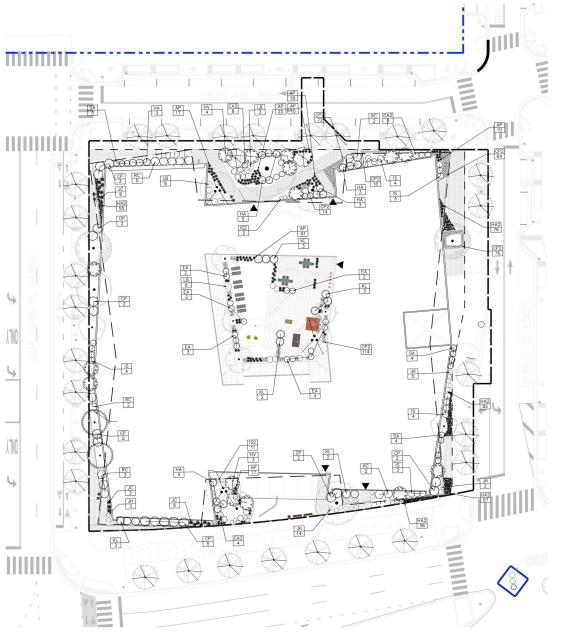


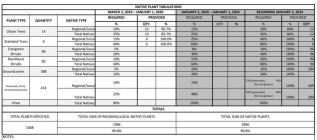
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DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DEED BOOK NO. PAGE NO.





CROWN COVER TABU	LATIONS	
TOTAL SITE AREA (SF)	63,315	
25% CROWN COVER REQUIRED (SF)	15,829	
EXISTING CROWN COVER (SF)	0	
REMOVED CROWN COVER (SF)	0	
PRESERVED CROWN COVER (SF)		
Crown Cover from Preserved Trees	0	
Crown Cover from Preserved Shrubs	0	
PROPOSED CROWN COVER (SF)		
Crown Cover from Proposed Trees	10,250	
Crown Cover from Proposed Shrubs	3,960	
TOTAL CROWN COVER PROVIDED (%)	22.4%	
TOTAL CROWN COVER PROVIDED (SF)	14,210	

			BIODIVERSITY	TABULATIONS			
TREES (URBAN AND	STANDARD)						
TOTAL NUMBER OF	TREES PROPOSED	0:18					
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Magnolia	2	9.5%	33%	macrophylla	2	9.5%	10%
llex	2	9.5%	33%	opaca	2	9.5%	10%
Cornus	1	4.8%	33%	alternifolia	1	4.8%	10%
Syringa	2	9.5%	33%	reticulata	2	9.5%	10%
Rhus	2	9.5%	33%	typinha	2	9.5%	10%
Thuja	2	9.5%	33%	occidentalis	2	9.5%	10%
Nyssa	2	9.5%	33%	sylvatica	2	9.5%	10%
Quercus	1	4.8%	33%	michauxii	1	4.8%	10%
Amalanchier	2	9.5%	33%	canadensis	2	9.5%	10%
Juniperus	2	9.5%	33%	virginiana	2	9.5%	10%
Chionanthus	2	9.5%	33%	virginicus	2	9.5%	10%
SHRUBS							
TOTAL NUMBER OF	SHRUBS PROPOS	ED: 186					
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Kalmia	15	8.10%	33%	latifolia	15	8.10%	10%
Clethra	15	8.10%	33%	alternifolia	15	8.10%	10%
Itea	14	7.56%	33%	virginica	14	7.56%	10%
llex	18	9.70%	33%	vomitoria	18	9.70%	10%
Castanea	18	9.70%	33%	Chinkapin	18	9.70%	10%
Rhododendron	14	7.56%	33%	canescens	14	7.56%	10%
Euonymus	16	8.64%	33%	americanus	16	8.64%	10%
Hamamelis	15	8.10%	33%	virginiana	15	8.10%	10%
Symphoricarpos	13	7.02%	33%	albus	13	7.02%	10%
Juniperus	15	8.10%	33%	communis	15	8.10%	10%
Lindera	15	8.10%	33%	benzoin	15	8.10%	10%
Hydrangea	18	9.70%	33%	arborescens	18	9.70%	10%

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LANDMARK - BLOCK D

Landmark Land Holdings, LLC 24009

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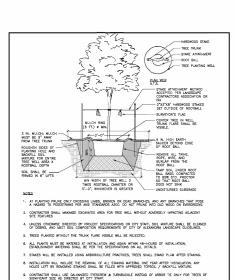
SHRUBS AND GROUNDCOVERS PLANTING PLAN



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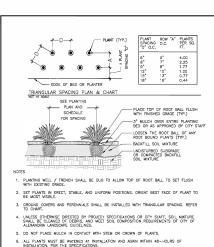
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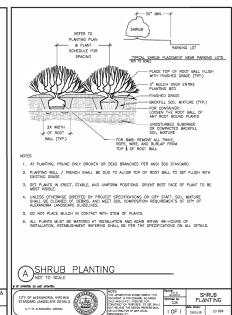
(A) DECIDUOUS TREE PLANTING

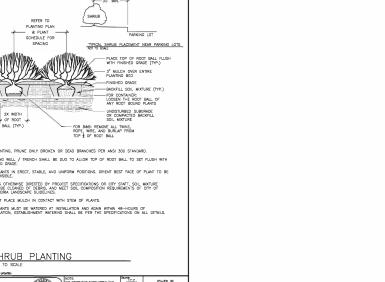
CITY OF ALEXANDRIA VIRGINIA STANDARD LANDSCAPE DETAILS

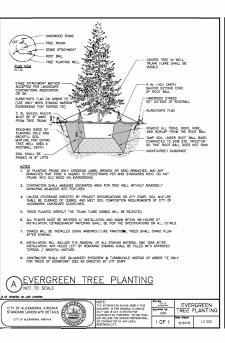


A GROUNDCOVER & PERENNIAL PLANTING NOT TO SCALE

LOFI

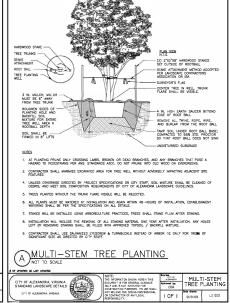






DECIDUOUS TREE PLANTING

LOFI





08/28/25 WEST END BLOCK D -

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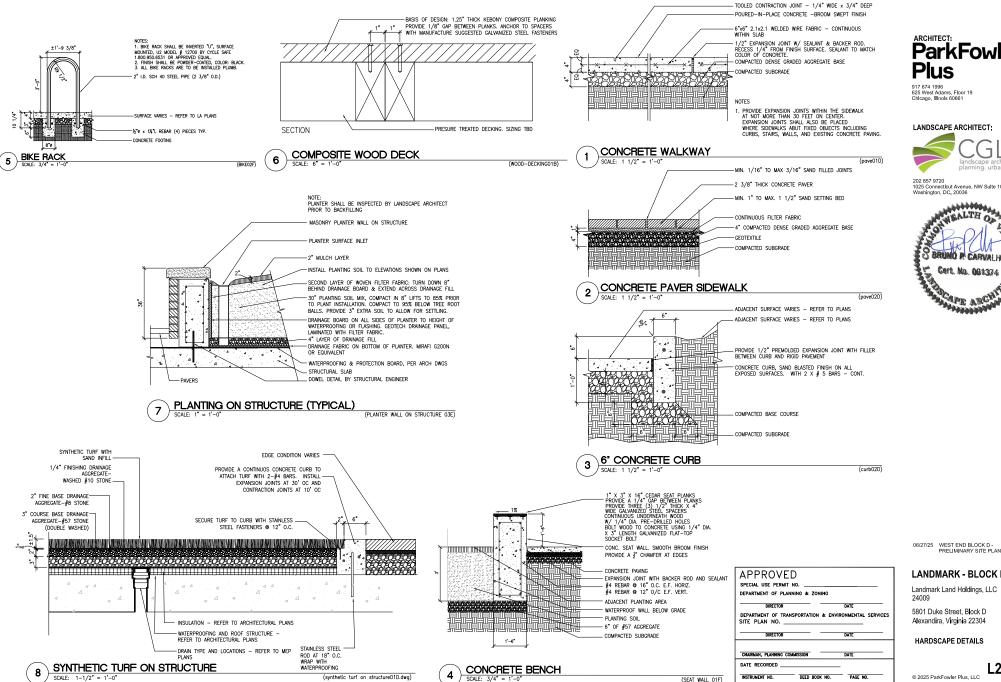
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PLANTING DETAILS



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06/27/25 WEST END BLOCK D -

LANDMARK - BLOCK D

Landmark Land Holdings, LLC

5801 Duke Street, Block D

HARDSCAPE DETAILS





36" 3-burner built-in

Natural Gas Grill





Grill Island Countertops Material: Fabricated Stone Finish: "Benton" Thickness: 12mm (.47") Manufacturer: Neolyth



Litter receptacles by Landscape forms



Cornhole by Ledge Loungers



Foosball by Kettler





24" Bevarage



36" 3-burner built-in





24" Bevarage



Pool table by Hathaway



Ping Pong table by Cornilleau

08/28/25 WEST END BLOCK D -PRELIMINARY SITE PLAN

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LANDMARK	- BLOCK D
LANDINAKK	- DLOCK D

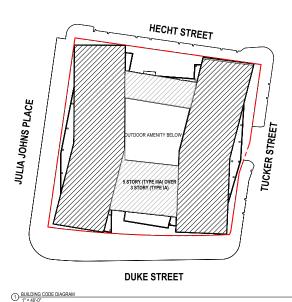
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FURNISHINGS

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BUILDING CODE ANALYSIS

APPLICABLE CODES (CITY OF ALEXANDRIA)

2021 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2021 International Code Council Family of Codes w/ incorporated USBC ammendments)

FLOOR	Area (SF)	Use Group	Type(s) of	Allowable No.	Allowable	Allowable	Fire Protection
			Construction	of Stories	Height (FT)	Area per Floor (SF)**	
LEVEL 7	43,741	R2	IIIA	5*	85'	72,000	NFPA 13
LEVEL 6	43,741	R2	IIIA	5*	85'	72,000	NFPA 13
LEVEL 5	43,741	R2	IIIA	5*	85'	72,000	NFPA 13
LEVEL 4	43,741	R2	IIIA	5*	85'	72,000	NFPA 13
LEVEL 3	43,741	R2	IIIA	5*	85'	72,000	NFPA 13
		HOR	IZONTAL BUILDING	SEPARATION (3 HO	UR RATED)		
LEVEL 2	45,059	R2/S2	IA	UL	UL	UL	NFPA 13
LEVEL 1	50,040	R2/S2/A3/B	IA	UL	UL	UL	NFPA 13
LEVEL P1	50,779	R2/S2	IA	UL	UL	UL	NFPA 13
ALLOWABLE HEIGHT	IS INCREASED BY	20 FEET AND THE NUM	MBER OF STORIES IN	CREASES BY 1 FOR A	BUILDING EQUIP	PED WITH A NFPA13 SPRINI	KLER SYSTEM
ALLOWADLE ADEA	INCREASE OF 300	W/ DED LICE OF NEDA 12	CODININI ED CHETER				

BUILDING USE AND OCCUPANCY Business Residential Storage (Loading) Non-Separated Mixed Uses Storage (Parking Garage Uses)

APPLICABLE BUILDING CODES:
2021 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL PLU ENROY CONSERVATION CODE
2021 INTERNATIONAL FUE AND GAS CODE
2021 INTERNATIONAL FUE AND GAS CODE
2021 RATIONAL ELECTRIC CODE
FAIR RIOLISMIC GUIDELING
2021 OCCAPASIS ALIZI FOR ACCESSIBILITY STANDARDS



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	UNIT	COF			UNIT	COF	UNIT	1			13.0	ų	
	UNIT	COF			UNIT	COR	UNIT	7	T		10 - 8"	STORY	٤
	UNIT	COF			UNIT	COR		1			8.8	4	DB OF BO
	UNIT	COF			UNIT	COR	UNIT			256' - 1" LEVEL 04 245' - 5"	10.8	STORY 74 - 11" TW - 11" OW POINT ON SITE TO TOP FLOOR	AVS GRADE PLANE TO TOP OF ROOF
	UNIT	COF	AMENITY DEC	к	UNIT	COR	UNIT	1	↓ .	245' - 5" U LEVEL 03 234' - 9" U	÷ .	74" - 11" DN SITE TO	GRADE
]	- LOBBY -		COR	PARKING					_		10.8	3 STORY I OW POINT	W W
ENTRY GARDEN				PARKING		COR	UNIT		DOG PARK		6 8 :	PE IA-38	
		_		PARKING						WERAGE GRADE	55 i	-	+
(2) N/S CODE SECTION								VAULT		209' - 10" LEVEL P1 204' - 9" LOW POINT 202' - 6"		- *	

APPROVED SPECIAL USE PERMIT DEPARTMENT OF PLANNING & ZO	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION SITE PLAN NO	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE

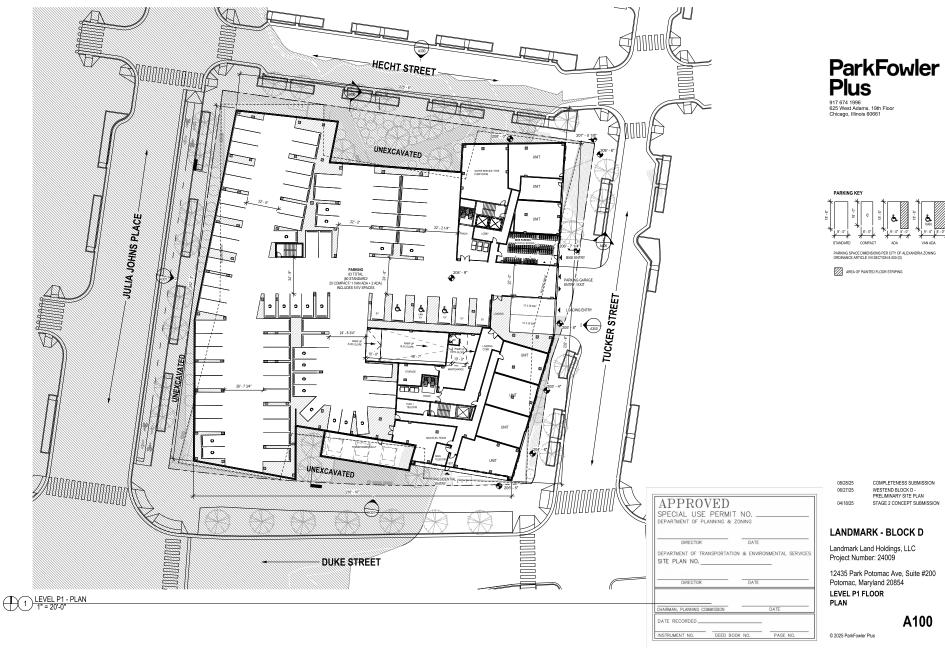
COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION 06/27/25 LANDMARK - BLOCK D Landmark Land Holdings, LLC Project Number: 24009

12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854

A001

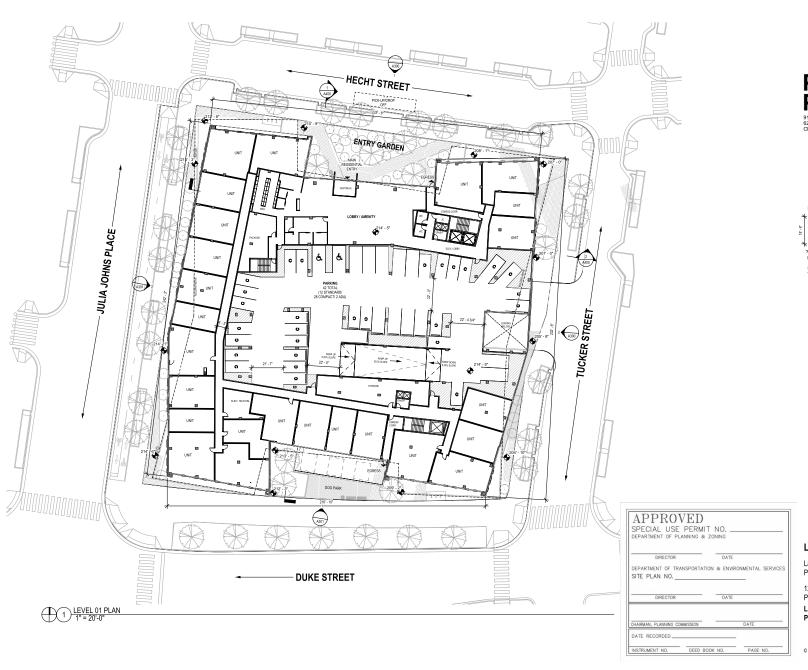
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CODE ANALYSIS



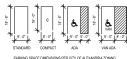
COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION

A100



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PARKING KEY



AREA OF PAINTED FLOOR STRIPING

08/28/25 06/27/25

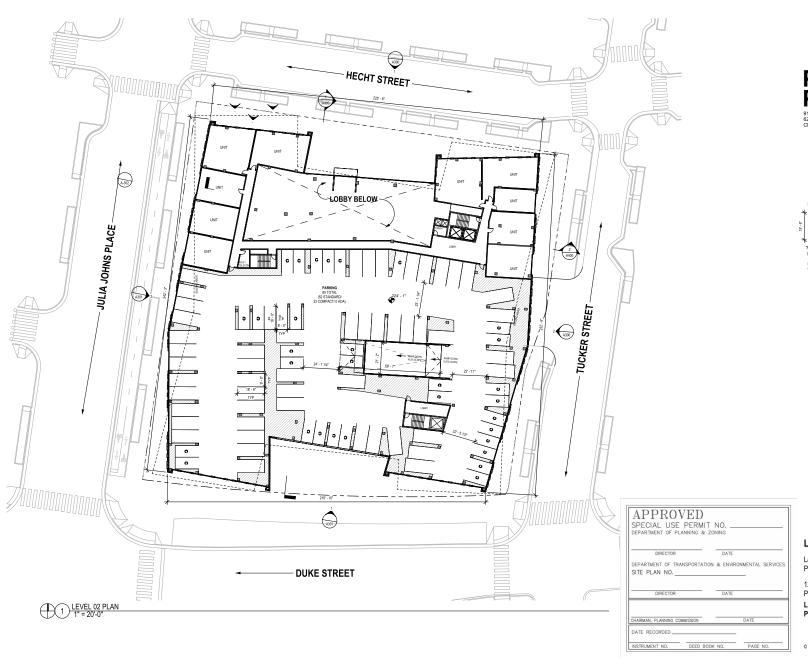
COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION

LANDMARK - BLOCK D

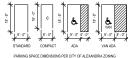
Landmark Land Holdings, LLC Project Number: 24009

12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854 LEVEL 01 FLOOR PLAN

A101



PARKING KEY





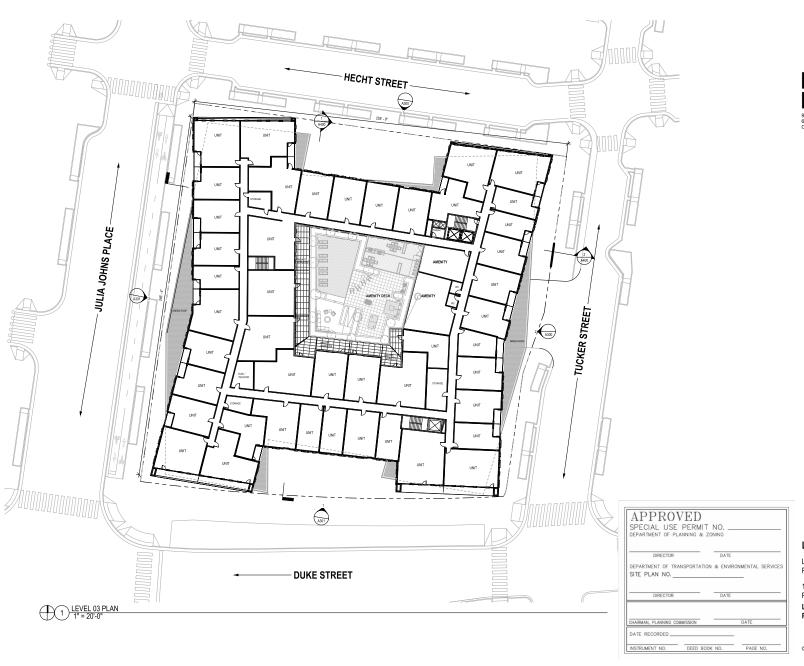
08/28/25 06/27/25 COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION

LANDMARK - BLOCK D

Landmark Land Holdings, LLC Project Number: 24009

12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854 LEVEL 02 FLOOR PLAN

A102



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06/27/25

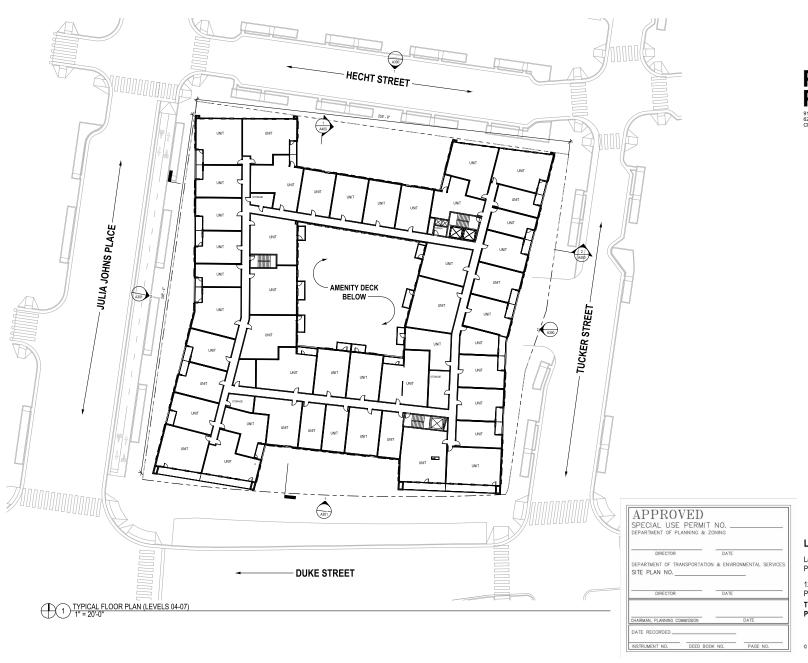
COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION

LANDMARK - BLOCK D

Landmark Land Holdings, LLC Project Number: 24009

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A103



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06/27/25

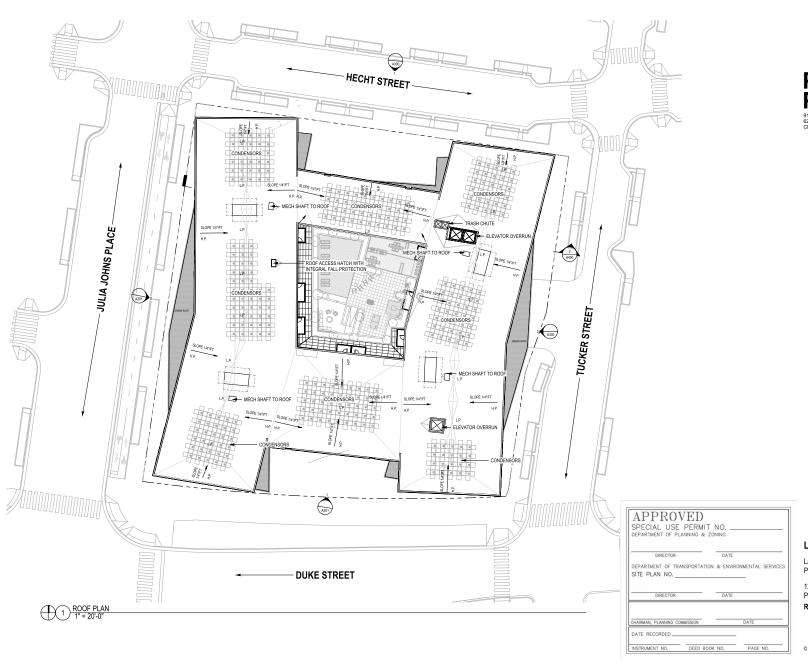
COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION

LANDMARK - BLOCK D

Landmark Land Holdings, LLC Project Number: 24009

12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854 TYPICAL FLOOR PLAN (04-07)

A104



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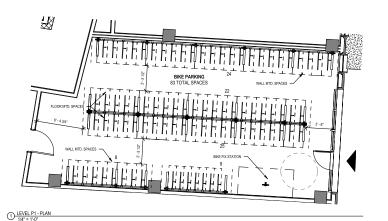
COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION

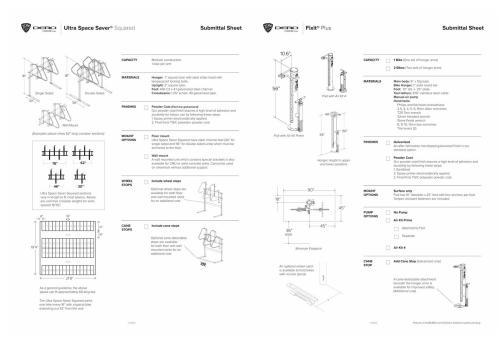
LANDMARK - BLOCK D

Landmark Land Holdings, LLC Project Number: 24009

12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854 ROOF PLAN

A105





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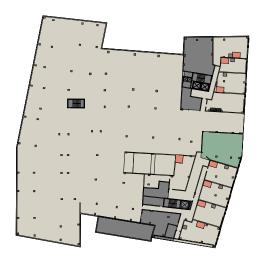
COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION 08/28/25 06/27/25

LANDMARK - BLOCK D

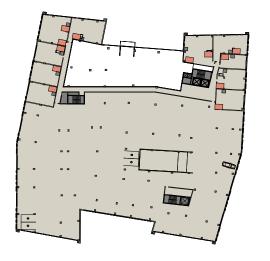
Landmark Land Holdings, LLC Project Number: 24009

12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854 BIKE STORAGE LAYOUT

A106



1/32" = 1'-0"



3 AREA DIAGRAM_LEVEL 2



2 AREA DIAGRAM_LEVEL

				AREA DIAGRAI	ч			
	LEVEL							
AREA		CIRCULATION/ MECH	BALCONY	LAVATORY	LOADING	TOTAL EXCLUDED	GROSS TOTAL	REMAINING
	P1	5360	0	426	1490	7276	50810	43534
	LEVEL 1	1659	0	1706	0	3365	49395	46030
	LEVEL 2	1141	0	606	0	1747	44389	42642
	LEVEL 3	1833	1782	3094	0	6709	43552	36843
	LEVEL 4	2025	1782	3107	0	6914	43552	36638
	LEVEL 5	2025	1782	3107	0	6914	43552	36638
	LEVEL 6	2025	1782	3107	0	6914	43552	36638
	LEVEL 7	2025	1782	3107	0	6914	43552	36638
	TOTAL	18093	8910	18260	1490	46753	362354	315601

- BALCONY: Area Exclusions per City of Alexandria Zoning Ordinance 2-145
- CIRCULATION SHAFT MECHANICAL ROOMS: Area Exclusions per City of Alexandria Zoning Ordinance 2-145
- LAVATORY: Area Exclusions per City of Alexandria
 Zoning Ordinance 2-145 (50 SF max. of area excluded per lavatory)
- LOADING DOCK: Area Exclusions per City of Alexandria Zoning Ordinance 2-145 (850 SF of area excluded per required space)
- REMAINING NET FLOOR AREA: Per City of Alexandria Zoning Ordinance 2-145



06/27/25

COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION

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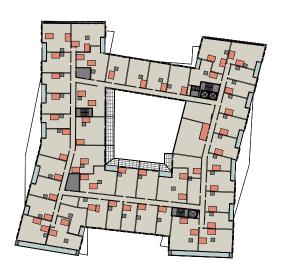
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LANDMARK - BLOCK D

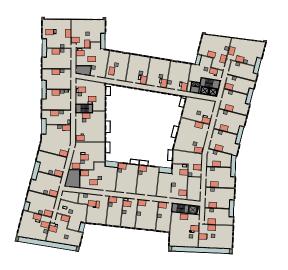
Landmark Land Holdings, LLC Project Number: 24009

12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854 AREA PLANS

A107



AREA DIAGRAM_LEVEL 3



2 AREA DIAGRAM_LEVEL 4-7 1/32" = 1'-0"

				AREA DIAGRAI	ч			
	LEVEL							
AREA		CIRCULATION/ MECH	BALCONY	LAVATORY	LOADING	TOTAL EXCLUDED	GROSS TOTAL	REMAINING
	P1	5360	0	426	1490	7276	50810	43534
- 1	LEVEL 1	1659	0	1706	0	3365	49395	46030
- 1	LEVEL 2	1141	0	606	0	1747	44389	42642
- 1	LEVEL 3	1833	1782	3094	0	6709	43552	36843
- 1	LEVEL 4	2025	1782	3107	0	6914	43552	36638
- 1	LEVEL 5	2025	1782	3107	0	6914	43552	36638
- 1	LEVEL 6	2025	1782	3107	0	6914	43552	36638
- 1	LEVEL 7	2025	1782	3107	0	6914	43552	36638
- 1	TOTAL	18093	8910	18260	1490	46753	362354	315601

- **BALCONY:** Area Exclusions per City of Alexandria Zoning Ordinance 2-145
- **CIRCULATION SHAFT MECHANICAL ROOMS:** Area Exclusions per City of Alexandria Zoning Ordinance 2-145
- **LAVATORY:** Area Exclusions per City of Alexandria Zoning Ordinance 2-145 (50 SF max. of area excluded per lavatory)
- LOADING DOCK: Area Exclusions per City of Alexandria Zoning Ordinance 2-145 (850 SF of area excluded per required space)
- REMAINING NET FLOOR AREA: Per City of Alexandria Zoning Ordinance 2-145

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SITE PLAN NO			_
SITE PLAN NO		DATE	
DIRECTOR		DATE	
	MISSION	DATE	DATE

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COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN 06/27/25 STAGE 2 CONCEPT SUBMISSION

LANDMARK - BLOCK D

Landmark Land Holdings, LLC Project Number: 24009

12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854 AREA PLANS

A108



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COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN STAGE 2 CONCEPT SUBMISSION

LANDMARK - BLOCK D

Landmark Land Holdings, LLC Project Number: 24009

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BUILDING ELEVATIONS

A300

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	MATERIAL PERCENTAGE BY ELEVATION									
	MATERIAL									
ELEVATION		А	В	С	D	TOTAL %				
	RED PLANK	21%	35%	22%	36%	28%				
	GRAY PLANK	9%	15%	9%	11%	11%				
	GLASS	40%	44%	36%	47%	41%				
	LARGE FORMAT	31%	5%	32%	6%	20%				
	TOTAL					100%				

2 Elevation B - East 1/16* = 1'-0"

GRAY CEMENTITIOUS PLANKS

RED CEMENTITIOUS PLANKS

LARGE FORMAT CEMENTITIOUS PLANKS

GLASS

OP 48

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SITE PLAN NO.

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SPECIAL USE PERMIT NO.

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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08/28/25 COMPLETENESS SUBMISSION
06/27/25 WESTEND BLOCK D PRELIMINARY SITE PLAN
04/18/25 STAGE 2 CONCEPT SUBMISSION

LANDMARK - BLOCK D

Landmark Land Holdings, LLC Project Number: 24009

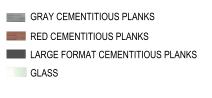
12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854

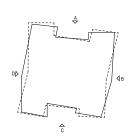
BUILDING ELEVATIONS

A301

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	MATERIAL PERCENTAGE BY ELEVATION									
	MATERIAL									
ELEVATION		А	В	С	D	TOTAL %				
	RED PLANK	21%	35%	22%	36%	28%				
	GRAY PLANK	9%	15%	9%	11%	11%				
	GLASS	40%	44%	36%	47%	41%				
	LARGE FORMAT	31%	5%	32%	6%	20%				
	TOTAL					100%				





APPROVED

DIRECTOR

SITE PLAN NO.

DATE RECORDED

SPECIAL USE PERMIT NO.

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

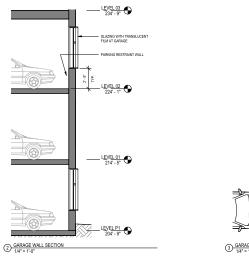
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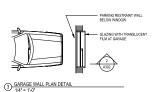
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GARAGE ELEVATION

1/4" = 1'-0"





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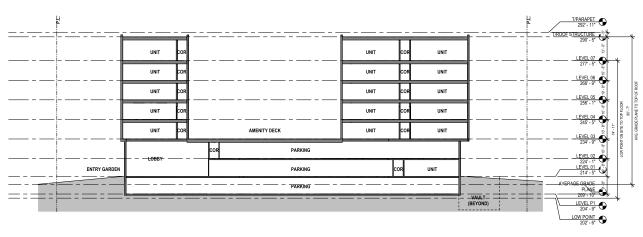
LANDMARK - BLOCK D

Landmark Land Holdings, LLC Project Number: 24009

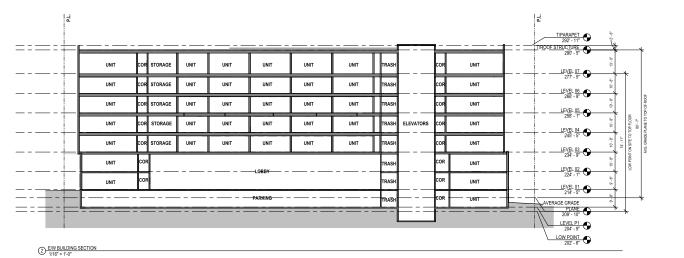
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A302

GARAGE SCREENING **EXHIBIT**



N/S BUILDING SECTION 4



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APPROVED SPECIAL USE PERMIT DEPARTMENT OF PLANNING & Z	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
CHAIRMAN, PLANNING COMMISSION DATE RECORDED	

COMPLETENESS SUBMISSION WESTEND BLOCK D -PRELIMINARY SITE PLAN 08/28/25 06/27/25 STAGE 2 CONCEPT SUBMISSION

LANDMARK - BLOCK D

Landmark Land Holdings, LLC Project Number: 24009

12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854 BUILDING

A400

SECTIONS



PERSPECTIVE - NORTHEAST CORNER



PERSPECTIVE - SOUTHEAST CORNER



PERSPECTIVE - NORTHWEST CORNER



PERSPECTIVE - SOUTHWEST CORNER

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SITE PLAN NO		DATE	
DIRECTOR		DATE	DATE
DIRECTOR CHAIRMAN, PLANNING CO DATE RECORDED	DMMISSION		DATE

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06/27/25

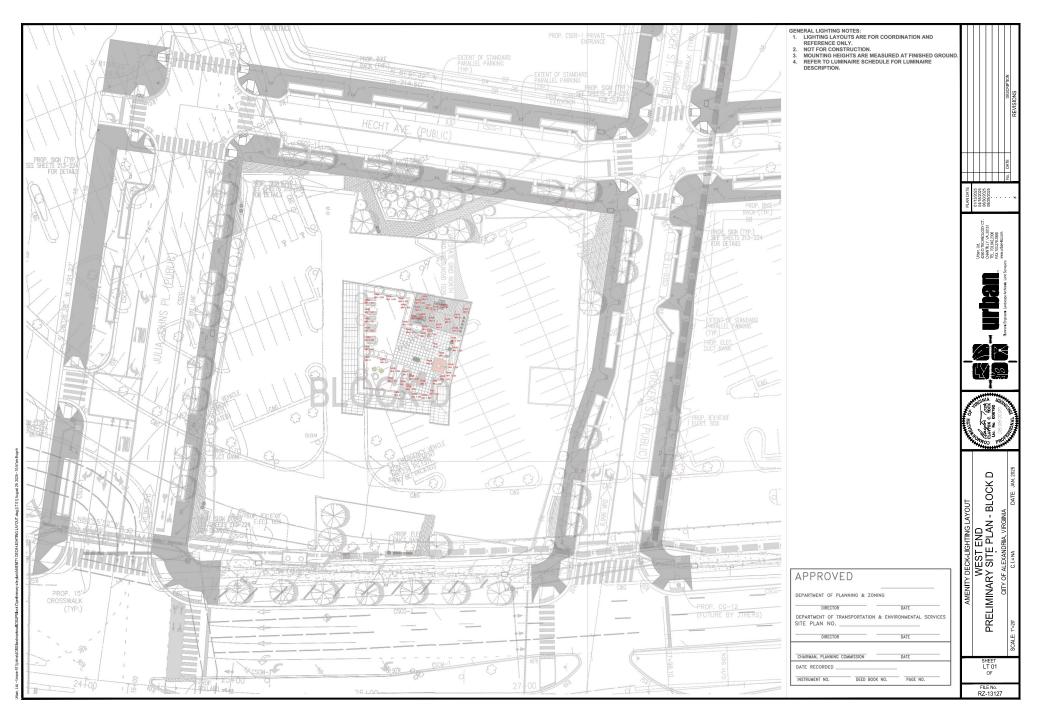
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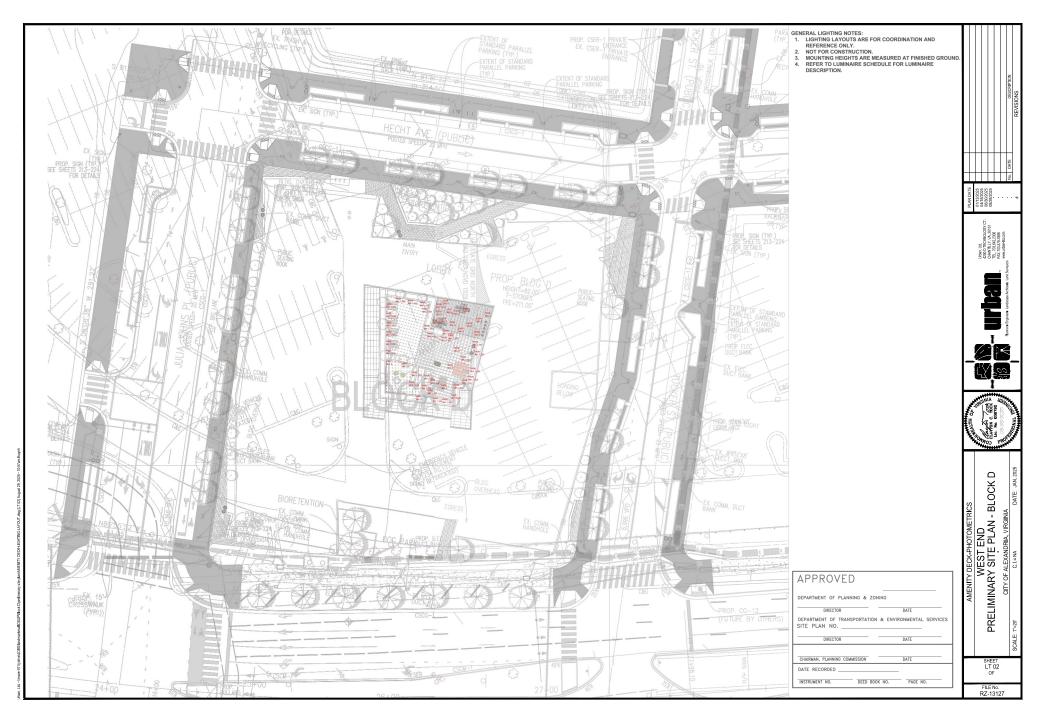
LANDMARK - BLOCK D

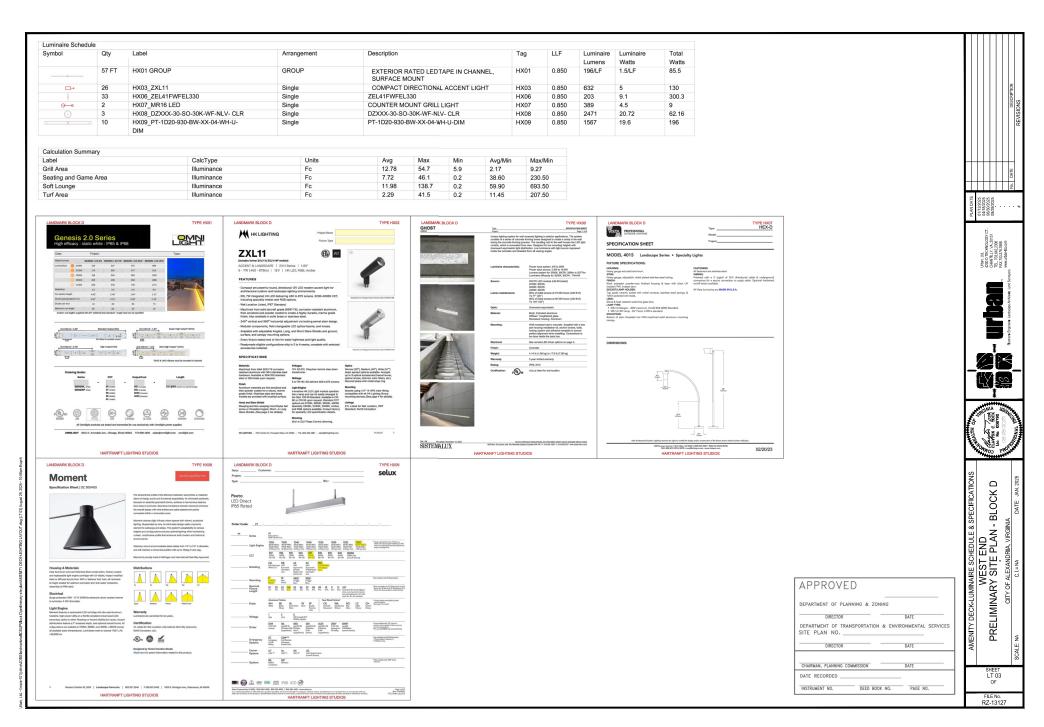
Landmark Land Holdings, LLC Project Number: 24009

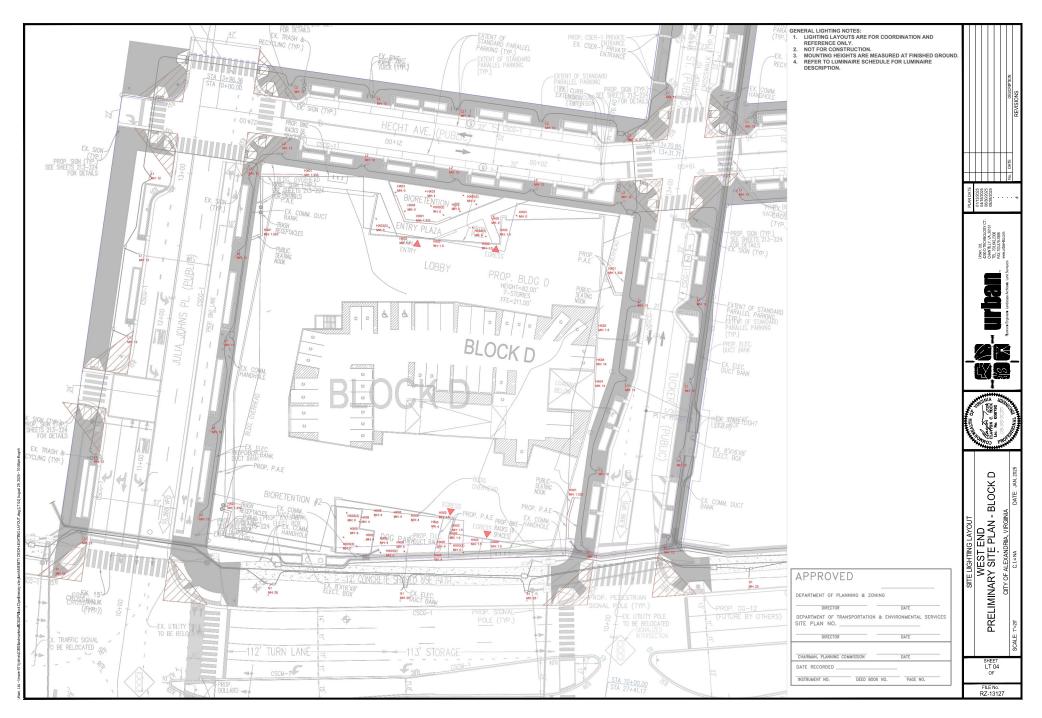
12435 Park Potomac Ave, Suite #200 Potomac, Maryland 20854 PERSPECTIVES

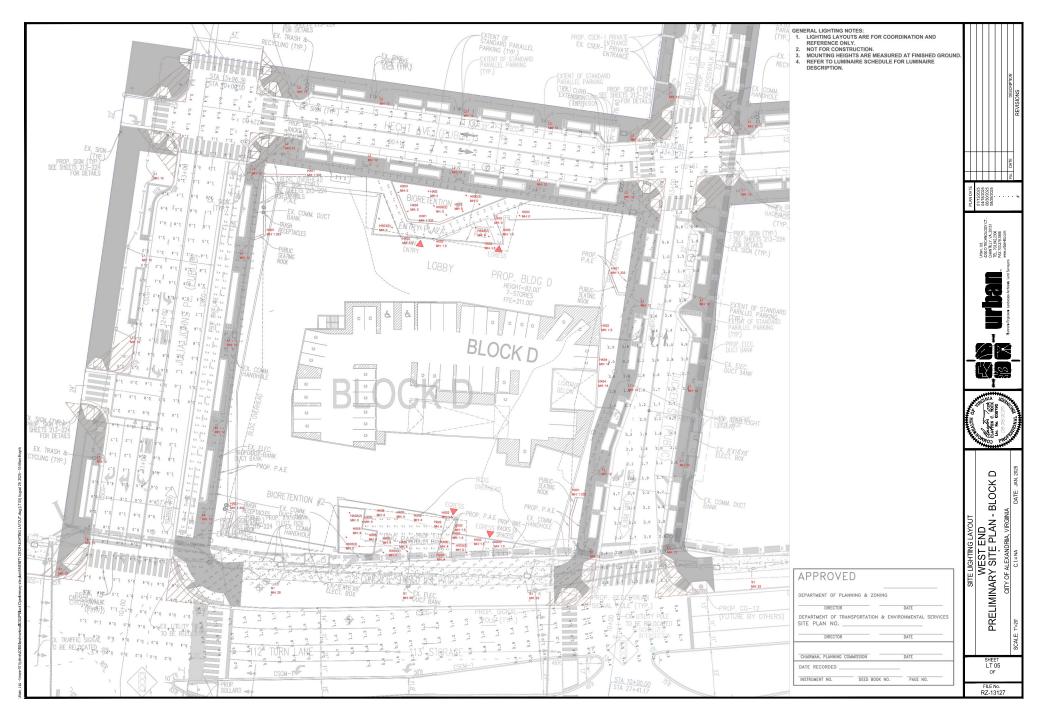
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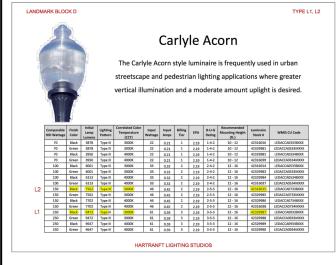


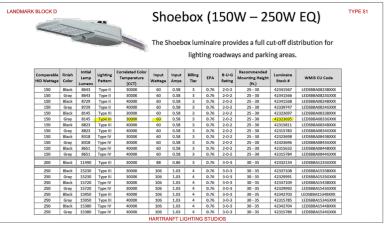


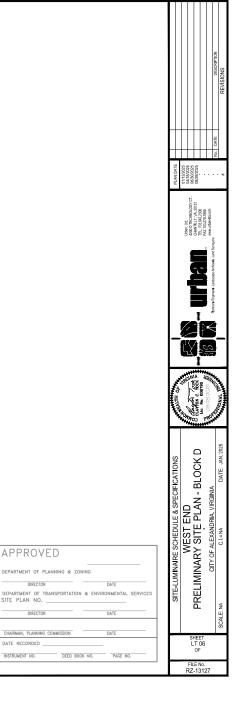




Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bike Lane	Illuminance	Fc	3.14	4.8	1.6	1.96	3.00
Dog Park	Illuminance	Fc	1.22	6.9	0.1	12.20	69.00
Egress_N	Illuminance	Fc	1.34	4.2	0.4	3.35	10.50
Egress_S	Illuminance	Fc	5.90	49.4	0.2	29.50	247.00
Egress_S2	Illuminance	Fc	3.30	10.6	0.2	16.50	53.00
Main Entry	Illuminance	Fc	4.53	52.9	0.3	15.10	176.33
Road Intersection_NE	Illuminance	Fc	2.78	4.2	1.2	2.32	3.50
Road Intersection_NW	Illuminance	Fc	1.57	4.4	0.2	7.85	22.00
Road Intersection_SE	Illuminance	Fc	0.93	2.4	0.3	3.10	8.00
Road Intersection_SW	Illuminance	Fc	0.78	3.0	0.2	3.90	15.00
Road_Duke St	Illuminance	Fc	1.08	1.8	0.2	5.40	9.00
Road_Hecht St	Illuminance	Fc	2.52	4.1	1.4	1.80	2.93
Road_Julia Johns Place	Illuminance	Fc	1.64	4.9	0.4	4.10	12.25
Road_Tucker St	Illuminance	Fc	2.38	5.3	0.6	3.97	8.83
Sidewalk_Duke Street	Illuminance	Fc	0.48	2.3	0.1	4.80	23.00
Sidewalk_Hecht St	Illuminance	Fc	1.46	2.6	0.8	1.83	3.25
Sidewalk_Julia Johns Place	Illuminance	Fc	1.54	2.8	0.8	1.93	3.50
Sidewalk Tucker St	Illuminance	Fc	1.26	2.7	0.4	3.15	6.75







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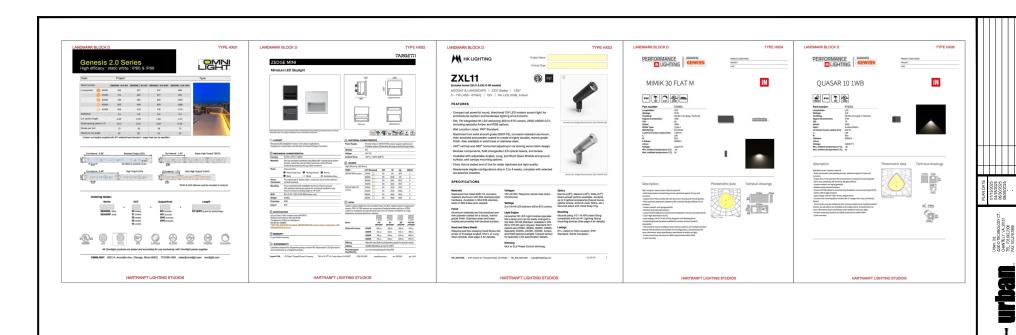
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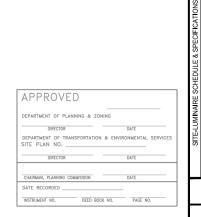
INSTRUMENT NO.

CHAIRMAN, PLANNING COMMISSION

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DEPARTMENT OF PLANNING & ZONING DIRECTOR





WEST END PRELIMINARY SITE PLAN - BLOCK CITY OF ALEXANDRIA, VIRGINIA

> SHEET LT 07

FILE No. RZ-13127