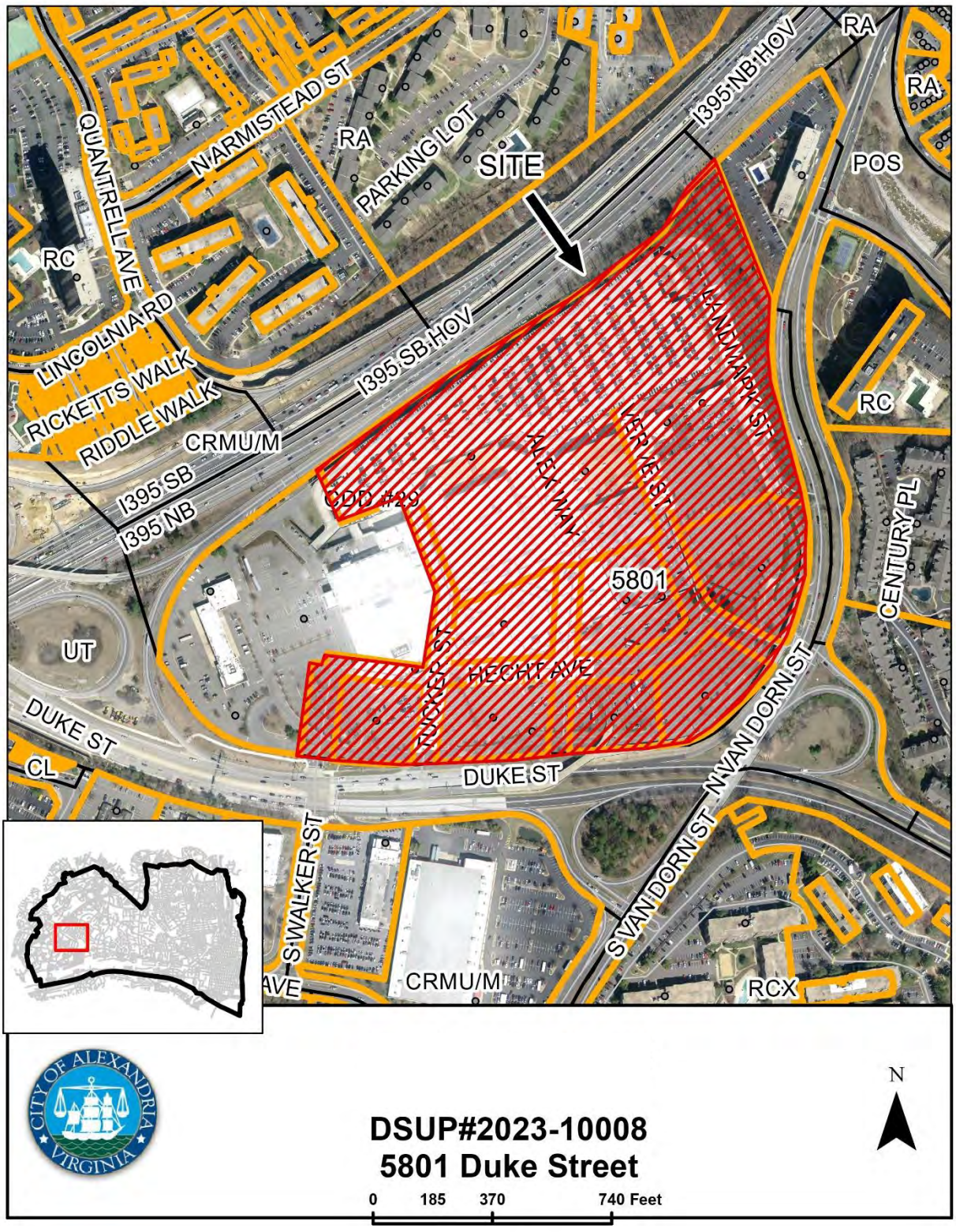
DOCKET ITEM #5

Development Special Use Permit Amendment #2023-10008
West End (Landmark) Blocks E & G

Application	**General Data**	
Project Name: West End (Landmark) Blocks E & G Amendment	PC Hearing:	September 5, 2023
	CC Hearing:	September 16, 2023
	If approved, DSUP Expiration:	November 16, 2027 (50 months)
	Plan Acreage:	Affected area: 0.13 acres (5,788 SF) Total site: 3.91 acres (170,658 SF)
Location: 5801 Duke Street	Existing Zone:	CDD #29 / Coordinated Development District #29
	Existing Use:	Mixed use: multifamily residential, commercial, office
	Dwelling Units:	New units: 0 Existing units: 390 Multi-family units
	Gross Floor Area:	New floor area: 33,392 SF Total floor area: 638,959 SF
	Small Area Plan:	Landmark Van Dorn Corridor Plan
Applicant: Landmark Land Holdings, LLC c/o Foulger-Pratt represented by Kenneth Wire, Attorney	Historic District:	N/A
	Green Building:	2019 Green Building Policy plus CDD #29 requirements

Purpose of Application
Consideration of an amendment request for a Development Special Use Permit to have the option to infill the Block E ground floor courtyard by extending the adjacent commercial space, adding new rooftop open space, and other associated changes to the ground floor layout, amending DSUP #2022-10017.

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Jared Alves, AICP, Urban Planner III, Jared.Alves@AlexandriaVA.gov Maya Contreras, Principal Planner, Maya.Contreras@AlexandriaVA.gov Robert M. Kerns, AICP, Division Chief, Robert.Kerns@AlexandriaVA.gov



PROJECT LOCATION MAP

I. SUMMARY

A. Recommendation

Staff recommends **approval of** Development Special Use Permit (DSUP#2023-10008) to enable the option to infill the ground floor courtyard between the medical office building and residential building on Block E by extending the residential building's adjacent commercial space, adding new rooftop open space, and other associated changes to the ground floor layout, amending DSUP #2022-10017. The original layout approved with DSUP #2022-10017 would remain an option with the final design determined during the Final Site Plan process. The overall Block E & G redevelopment provides several benefits for the community:

- Ongoing redevelopment of the former Landmark Mall site,
- 390 new rental units including 16 committed affordable units,
- 119,630 sq. ft. of new medical office space,
- 113,589 sq. ft. of retail space, including **33,425 additional sq. ft.** beyond the original approval with more capacity for a large retailer and
- 3.24 lbs. of phosphorous removed per year (20% more than required) with new stormwater improvements.

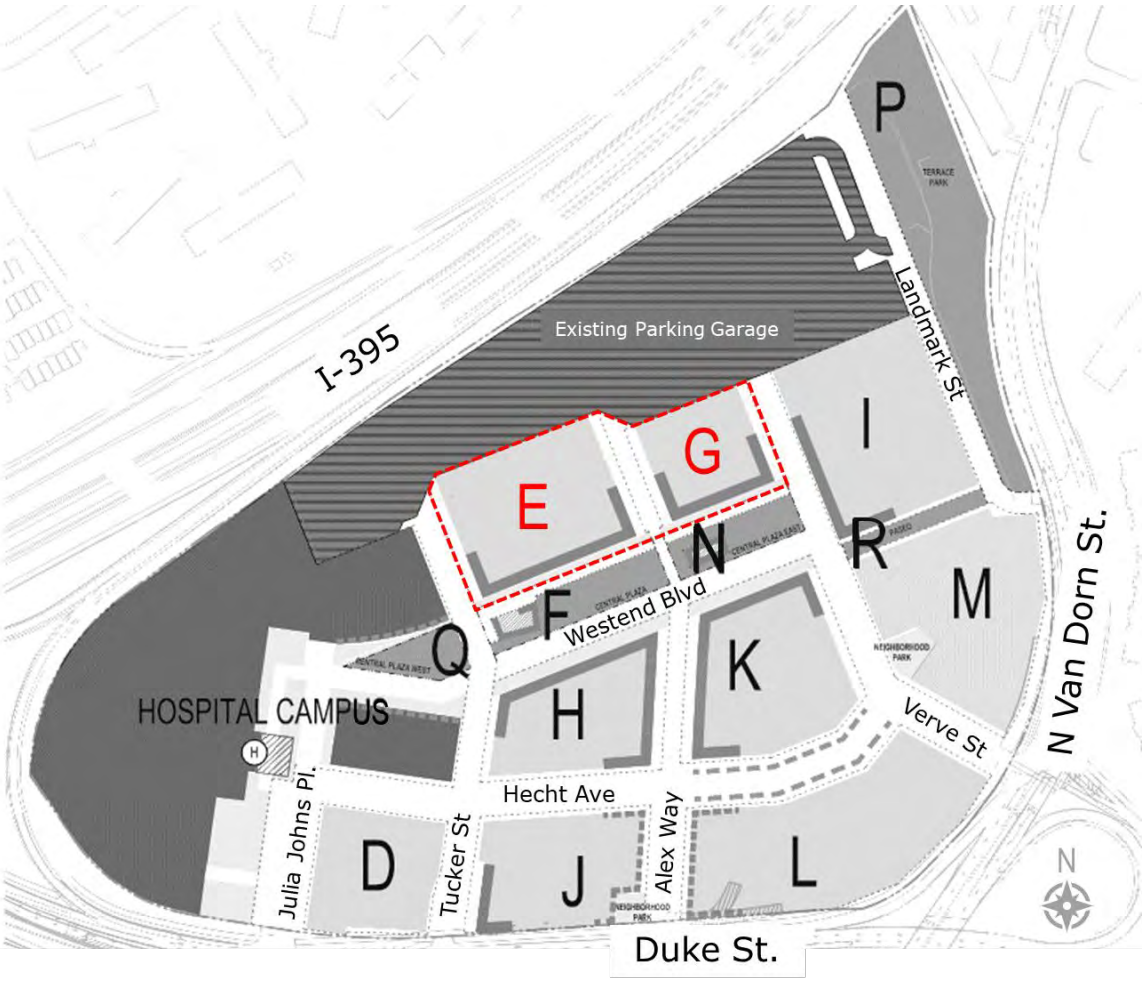
B. Requested Amendments to Previous DSUP #2022-10017

In December 2022, the applicant received approval to construct three new mixed-use buildings with 390 apartments, medical office, and retail. Figure 1 shows Blocks E & G within the site. In May 2022, the applicant team approached Staff with proposed amendments to modify the envelope of the Block E residential building and increase the ground level commercial floor area to suit a prospective tenant. Staff collaborated with the applicant to refine the amendment to ensure that the rooftop of the new retail area provided open space connected to the existing second floor courtyard. This design aligns with the Concept 1 proposal, which Staff had supported prior to the applicant deciding to proceed with a ground floor courtyard separating the medical office building and the Block E residential building as approved with the December 2022 preliminary plan.

As summarized below, these changes focus exclusively on Block E:

- Infill the ground floor courtyard with approximately 5,310 sq. ft. of new commercial floor area in retail units E6 and E7,
- Add a 27,555 sq. ft. mezzanine within the E7 retail area, as permitted by DSUP #2022-10017 Condition 8,
- Merge individual retail bays facing Alex Way/Road 4 with the E7 retail area, and
- Increase the above-grade open space on Block E by 1,880 sq. ft. and the transfer from Block P Terrace Park by 770 sq. ft. as permitted by CDD #2020-00007 condition 69.

Figure 1: Blocks E & G Within the West End Site



II. BACKGROUND

A. Site Context

General Information

The approximately 2.5-acre Block E and 1.4-acre Block G are in the northern middle of the West End (formerly Landmark Mall) site, bounded by the existing garage to north, the Central Plaza to the south, Tucker Street/Road 6 to the west, and Verve Street/Road 5 to the east. Alex Way/Road 4 divides the two blocks. As envisioned by the approved CDD Concept Plan, the hospital campus will be west of Block E and mixed-use multifamily buildings with ground floor retail will be south of both blocks and to the east of Block G (Blocks H, K, and I). The Central Plaza (Block F and N) and Westend Blvd. (formerly Road 1) separates Blocks E & G from Blocks H and K to the south.

A. Project Evolution/Procedural Background

Replanning 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. Subsequently, the Planning Commission and City Council have approved several land use applications:

- **July 2021**, CDD Concept Plan #2020-00007 and associated applications for the 5.6 million sq. ft. redevelopment,
- **June 2022**, Infrastructure Plan DSP #2021-00012 to construct the roads, pipes, wires, and Subdivision #2021-00012 to create the individual blocks,
- **December 2022**, DSUPs #2022-10015, #2022-10016, and #2022-10017 for Blocks I, K, and E & G, respectively; and Street Naming Case #2022-0003, and
- **March 2023**, DSUP #2022-10023 for the Inova Hospital Campus.

III. ZONING

The CDD established the density, setbacks, height, and open space requirements for Blocks E & G. 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. With this major amendment, the applicant is seeking flexibility to modify the ground floor of Block E. If the City Council approve this option and the applicant pursues it instead of the preliminary plan approved in December 2022, then the primary changes would be to the floor area ratio (FAR), maximum commercial parking requirement, and the source of the 25 percent minimum open space for Block E, per Table 1.

Table 1: Block E Zoning Tabulations

Property Address: 5801 Duke Street **Total Site Area:** 108,575 sq. ft. (2.49 acres) **Zone:** CDD #29 / Coordinated Development District #29 **Current Use:** Vacant **Approved/Proposed Use:** Mixed-use: Multifamily residential, office, and retail			
	Permitted/Required	**Approved**	**Proposed Option**
FAR[1]	4.3	3.0	3.6
Setbacks (ft.)			
North (Garage)	0.0 (min.)	0.0	0.0
South (Block F)	35.0 (max.)	33.5	33.5
East (Road 6)	19.5 (min.)	19.5	19.5
West (Road 5)	19.5 (min.)	19.5	19.5
Height (ft.)			
West	70.0 (min.) 180.0 (max.)	91.9	91.9
East	70.0 (min.) 85.0 (max.)	80.0	80.0
Parking (spaces)			
Commercial Use:	270 (max.)	205	205
Residential Use:	228 (max.)	229	229
Office Use	180 (max.)	403	403
TOTAL:[2]	678 (max.)	837	837
Loading spaces:	3	4	4
Open Space[3]	25.0% (27,143 SF)	25.0% (27,143)	25.0% (27,143)
On-site	–	16.4% (17,783)	15.5% (16,840)
Transfer	–	8.6% (9,360)	9.5% (10,303)
Tree Canopy[4]	25.0% (27,143 SF)	13.6% (14,750)	13.6% (14,750 SF)

[1] 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.
[2] SUP granted per § 8-100(A)9 to exceed the off-street parking requirement with DSUP #2022-10017.
[3] Approved plans included a transfer of 9,360 sq. ft. from Terrace Park (Block P) as permitted by CDD condition 69. The proposed option includes a transfer of 10,303 sq. ft.
[4] 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.

IV. STAFF ANALYSIS OF UPDATED ITEMS

A. Consistency with Master Plan

The following sections detail the amendments requested by the applicant to the originally approved site design for Block E per DSUP #2022-10017. Staff have reviewed the requests and find that they are consistent with the Landmark Van Dorn Corridor Plan and CDD Concept Plan.

B. Site and Building Design

Site Design

The proposed major amendment would enable the applicant to modify the layout of the Block E residential building by infilling the ground floor courtyard with a one-story commercial space and modifying the internal layout of the retail area facing Alex Way/Road 4. Figure 1 shows the areas affected by the amendment, with red denoting the current courtyard that applicant could infill under the proposal and blue showing the affected internal areas.

Figure 1 Approved Site Plan

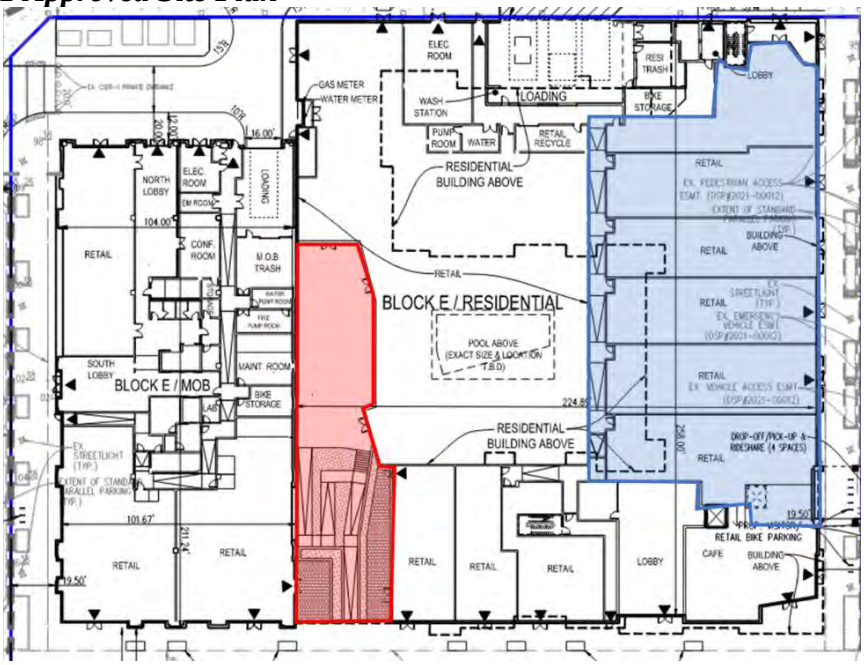
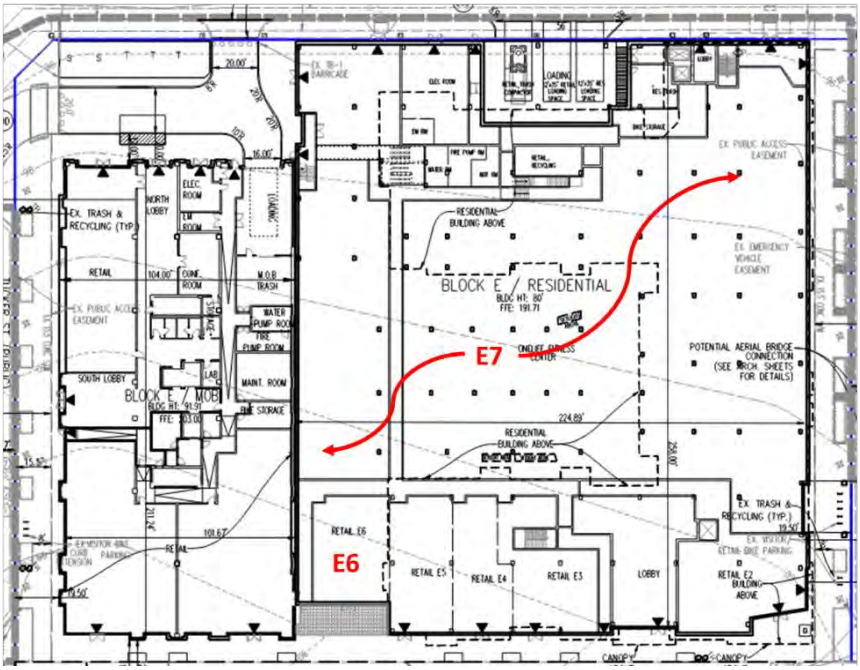


Figure 2 shows that the amendment would create a new retail bay, E6, facing the Central Plaza with the large E7 retail bay occupying the remainder of the new floor area. As noted earlier, E7 will also include a mezzanine, as permitted by DSUP #2022-10017. Staff have proposed Condition 132.e to ensure that the E7 retail bay will have an entrance facing Alex Way/Road 4.

Figure 2 Proposed Optional Site Plan



Building Architecture

The amendment provides flexibility in the architecture to account for the redesign of the Block E residential building ground floor, which enables the applicant to build the space to suit multiple smaller tenants (as approved with DSUP2022-10017) or to accommodate a large format retailer. This flexibility will help to ensure successful leasing of the retail spaces and the ground floor activity envisioned by the CDD. The proposed changes to the Block E residential building are visible along the southern edge facing the laneway/Central Plaza and along the eastern edge facing Alex Way/Road 4. Figures 3 and 4 show the approved and new optional southern facades, respectively. Both versions retain space for outdoor dining along the laneway and the optional version provides a setback of approximately 15-ft. to maintain a break between the residential building and the medical office building. While the approved version had ramps that headed down into the courtyard, this optional version provides new open space atop the retail bay.

Figure 3: Approved Southern Façade

Figure 4 Proposed Optional Southern Façade

Figures 5 and 6 show the approved and proposed eastern facades along Alex Way/Road 4, respectively. Both versions have significant glazing, while this optional version would differ by providing a mezzanine level and views into a single retail bay. Notably, the preliminary plan did not establish the ultimate configuration of the retail bays on this side and the applicant could have combined them to suit tenant needs.

Figure 5 Approved Eastern Façade

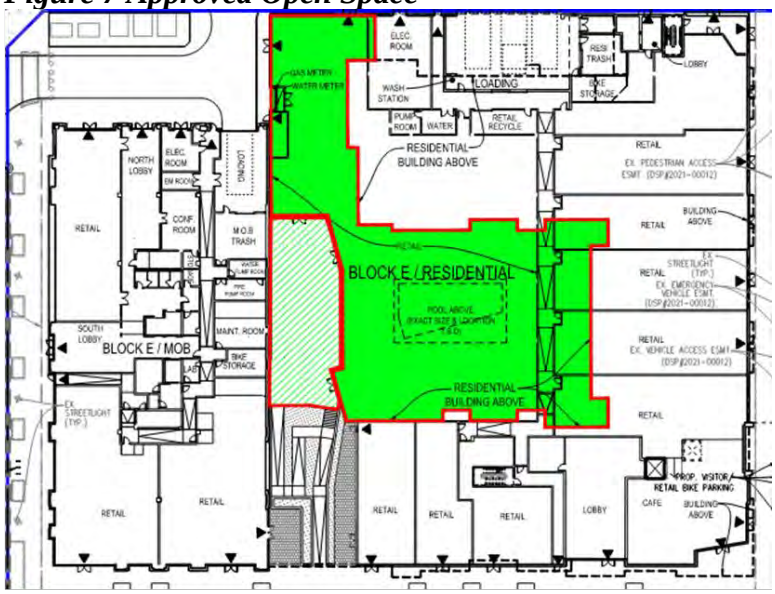
Figure 6 Proposed Optional Eastern Façade

C. Open Space & Amenity Space

The CDD Concept Plan requires a minimum of 25 percent open space, at- or above-grade, for each development block within the site. In addition, CDD condition 69 allows transfers of publicly accessible ground-level open space provided beyond the sitewide minimum 3.5 acres required by the Small Area Plan. The intent is to encourage consolidated publicly accessible open space and ensure an urban form with the development blocks. The approved plan included 2,823 sq. ft. of at-grade open space in the courtyard between the medical office building and Block E residential building. The applicant had planned on making this open space private to accommodate the needs of future tenants, such as a playground for a daycare. With the optional infill, the applicant has nearly replicated the open space square footage by providing 1,880 sq. ft. of open space atop the retail bay. Accounting for this change and minor adjustments to the Block G open space during the Final Site Plan process, the net effect is a 770 sq. ft. increase in the transfer from the Terrace

Park, Block P. Figures 7 and 8 show the locations of the approved and proposed Block E open spaces, respectively.

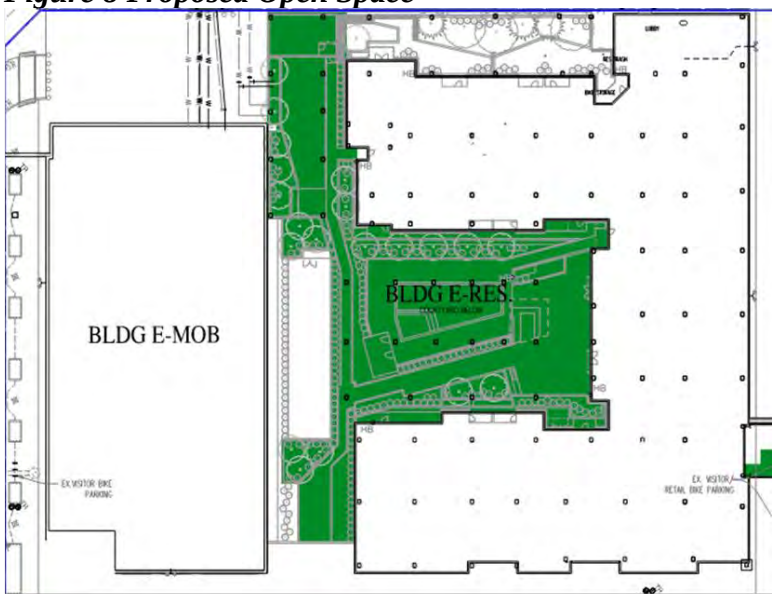
Figure 7 Approved Open Space



At-grade open space

Above grade open space

Figure 8 Proposed Open Space



Above grade open space

Table 2 shows the net effect of the open space changes and distribution for Block E from the proposed major amendment. Staff support the requested change since it consolidates the open space into a larger courtyard and provides residents with an overlook of the Central Plaza.

Table 2: Block E Open Space

	DSUP2022-10017		***Major Amendment***	
	Amount of Land (SF)	Percentage of Site	Amount of Land (SF)	Percentage of Site
Ground-Level Open Space	2,823	2.6	0	0.0
Above Grade Open Space	14,960	13.8	16,840	15.5
Block P transfer[1]	9,360	8.6	10,303	9.5
Total Required	27,143	27,143	27,143	25.0
Total Provided	**27,143**	**27,143**	**27,143**	**25.0**

[1] Minor adjustments to the Block G open space during the Final Site Plan process increased the open space by 1,845 sq. ft. and decreased the Block P transfer to Block G by the same amount. Reconciling this difference with the Block E changes equals the 770 sq. ft. increase in overall Block P transfers across both blocks.

D. Stormwater

As approved, DSUP #2022-10017 would have included one bioretention area within the courtyard between the Medical Office Building and Block E residential building. With the proposed option, the applicant would add a green roof atop the now extended second level courtyard, increase the drainage areas to green roofs, and use the remaining bioretention areas to achieve an additional reduction after stormwater passes through the green roofs. The resulting phosphorous load reduction for Block E would decrease from 2.25 lbs. per year to 1.79 lbs. per year, while still having a requirement of 1.78 lbs. per year. As a result, this option would still exceed the 1.78 lbs. per year requirement as originally approved for Block E.

E. Parking/Loading

Vehicle Parking

As with the original application, the applicant proposes using 1,217 spaces within Levels 1, 2, and 3 of the existing garage. With DSUP #2022-10017, the applicant sought and received approval for a Special Use Permit to exceed the maximum off-street parking requirements. Since this major amendment would increase the commercial floor area, the parking requirement for that use also increases. The total parking required remains far below the amount provided so the net effect is to decrease the magnitude of the SUP relief. Since the major amendment only affects the commercial parking provision, Table 3 only lists the approved and amended requirements.

Table 3: Blocks E & G Commercial Parking Requirement

	Approved Total	Amended Total
Commercial sq. ft.	80,434	113,859
Minimum requirement (0.25 spaces per 1,000 sq. ft.)	21	29
Maximum requirement (3.0 spaces per 1,000 sq. ft.)	242	342
Provided commercial parking	300	297

Beyond the base Zoning Ordinance parking requirement, CDD #2020-00007 condition 59 required the applicant to provide a Parking Management Plan (PMP) for each block. The intent of the PMP is to demonstrate that the applicant is thoughtfully considering the reuse of spaces within the existing garage. The applicant provided a revised PMP with this submission and Staff continues to find that the PMP is comprehensive and articulates a clear strategy for managing the parking demand associated with Blocks E & G.

Bicycle Parking

The applicant would still provide 142 indoor bike parking spaces for residents and office workers and 32 outdoor bike parking spaces for retail employees and residential, office, and retail visitors. The applicant already exceeded this requirement, and they continue to do so with this amendment.

V. COMMUNITY

In addition to the 16 community meetings and public hearings conducted throughout 2021 for the CDD, the applicant held two community meetings, presented at the Alexandria Housing Affordability Advisory Committee, and attended one in-person meeting of the Eisenhower West/Landmark Van Dorn Implementation Advisory Group meeting to present the original plans for Blocks E & G. At these meetings, attendees asked about sustainability features, locations of affordable housing, retail makeup, and the general site redevelopment timeline. The applicant also conducted outreach to 13 civic associations[1] prior to the December hearing. In August 2023, the applicant held an additional virtual community meeting to present the changes, and no attendees had any comments or questions about them. The applicant 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.

[1] Alexandria Federation of Civic Associations, Brookville-Seminary Valley Civic Association, Cameron Station Civic Association, Hillwood Civic Association, Holmes Run Civic Association, Lincolnia Hills-Heywood Glen Civic Association, Seminary Hill Association, Seminary Ridge Civic Association, Seminary West Civic Association, Strawberry Hill Civic Association, Wakefield Tarleton Civic Association, West End Business Owners Association, and the West End Coalition.

Table 4: Community Meetings

Date	Entity
June 16, 2022	Virtual open community meeting*
August 29, 2022	Alexandria Housing Affordability Advisory Committee*
September 22, 2022	Eisenhower West/Landmark Van Dorn Implementation Advisory Group meeting*
November 16, 2022	Hybrid community meeting*
August 8, 2023	Virtual community meeting

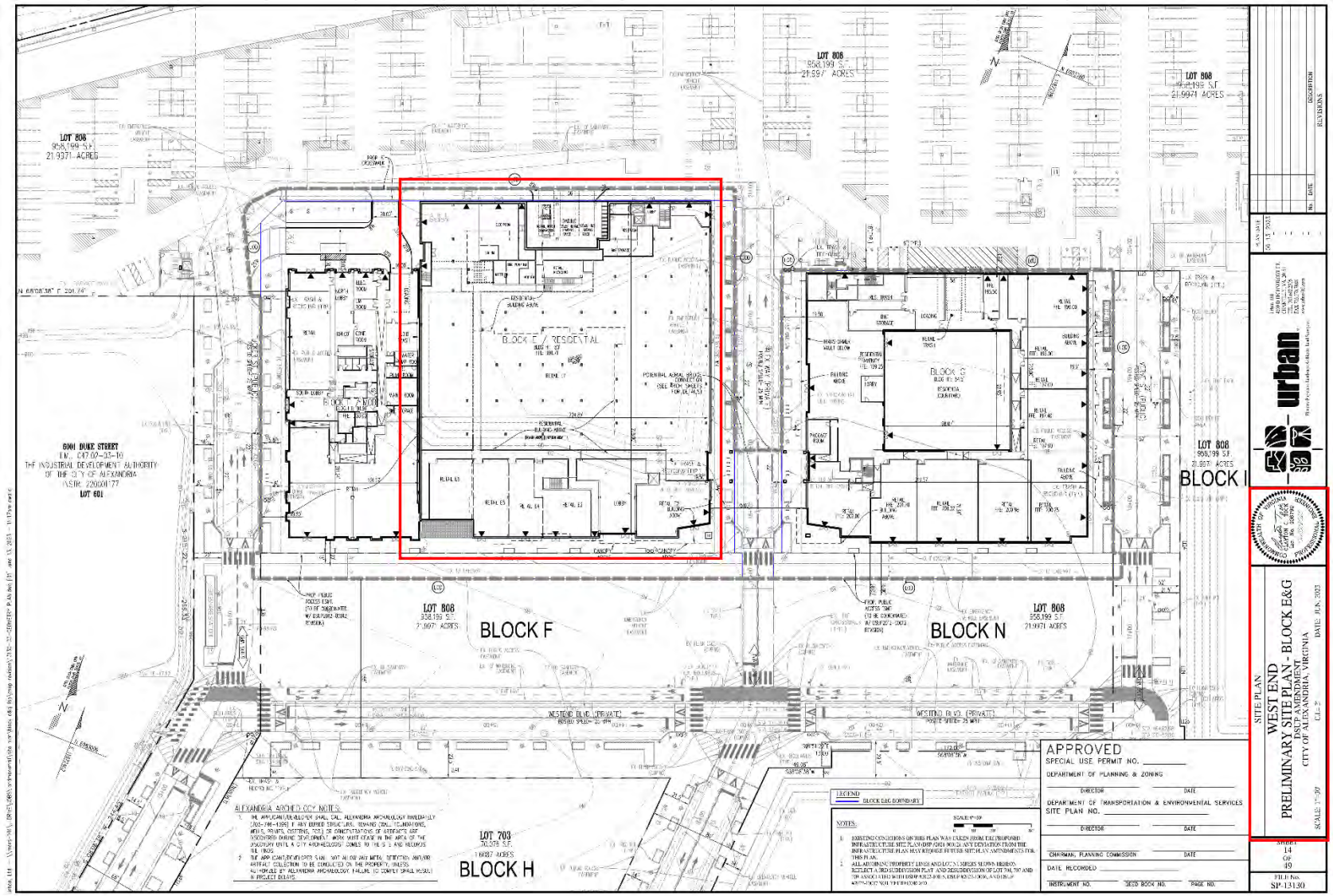
* Meeting to present the original DSUP2022-10017 plans.

VI. CONCLUSION

Subject to the conditions listed in Section VII, Staff recommends approval of the amended Development Special Use Permit.

STAFF: Robert Kerns, AICP, Division Chief, Department of Planning and Zoning
Maya Contreras, Principal Planner
Jared Alves, AICP, Urban Planner

VII. SITE PLAN



VIII. STAFF RECOMMENDATIONS

Note: The following DSUP conditions have been carried forward from the most recent approval, DSUP #2012-10017, as amended. New and revised conditions are **noted**.

1. The Final Site Plan shall conform substantially with the preliminary plan dated September 27, 2022, **OR as amended June 13, 2023,** and comply with the following conditions of approval. **The applicant must confirm the Building E design per DSUP#2022-10017 or DSUP#2023-10008 prior to Final Site Plan release. (P&Z) ***

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 50 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 20 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. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. (P&Z) (T&ES) (RP&CA) *

   a. Provide public easements in accordance with DSUP to the satisfaction of the Directors of P&Z and T&ES.

   b. 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.

   c. Some of the proposed easements on Sheets 3 and 8A (including along eastern side of Tucker St/Road 6 and on Alex Way/Road 4) that are labeled "DSP #2021-00012" are not yet depicted in the material for that DSP. Ensure that all necessary proposed public easements are present to encompass (proposed features) prior to final site plan approval of this DSUP to the satisfaction of the Director of T&ES.

   d. To the extent DSP #2021-00012/SUB #2022-00005 creates public easements prior to approval of the final subdivision plat for this DUSP then the subdivision plat for this DSUP (i.e., preliminary version submitted with this DSUP) shall show these easements as existing and reference the corresponding instrument number. For any other necessary public easements not included with DSP #2021-00012, include them on the plat

for this individual block DSUP and obtain approval for them prior to Final Site Plan release.

e. Change the newly added easement labels "ex. Vehicle access easement" to the typical "Public Access Easement" labels/type on the Final Site Plan (which includes vehicular use).

f. Use of those easements labeled as "pedestrian easements" shall not exclude those uses and mobility devices allowed in City Code on spaces including but not limited to sidewalks and trails to the extent such uses and mobility devices are in accordance with the intended use of the spaces at the determination of the Directors of P&Z and T&ES.

g. Extend the pedestrian easements from back of pedestrian zone to face of building.

h. Provide temporary pedestrian easements for future perimeter sidewalks along Central Plaza Blocks F and N adjacent to Tucker St/Road 6, Alex Way/Road 4, and Verve St/Road 5.

4. Show site utilities in accordance with DSP #2021-00012 compatible with other site conditions on the site plan to the satisfaction of the Directors of P&Z and 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 above ground transformers from the public right-of-way.

5. Provide a lighting plan for areas not already included in the lighting plan approved as part of DSP 2021-00012 with the Final Site Plan for this DSUP, unless otherwise identified below, to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z and T&ES in consultation with the Chief of Police and Code administration shall include: (P&Z) (T&ES) (Code) *

a. The location of all existing and proposed streetlights and site lights, shading back less relevant information.
b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
c. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. 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.

d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
f. Full cut-off lighting as applicable to prevent light spill onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with light spill regulations.
g. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
h. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
i. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
j. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.

6. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan. 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) *

7. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg 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. (P&Z) (DPI) (GIS) *

8. Pursuant to CDD #2020-00007 Condition 11, the applicant may request administrative approval to adjust the floor area for the various uses depicted on the preliminary site plan provided that any increased floor area does not exceed the maximum floor area for the block without also first submitting and receiving approval from the Director of P&Z for a revision to the CDD #2020-00007 Concept Plan floor area in accordance with the Conditions of CDD #2020-00007. Any changes to the floor area (e.g., to add a mezzanine to a double-height floor) must be no larger than 35,000 sq. ft., internal to the building only, and not enlarge the building envelope. (P&Z)

9. The total number of residential units may be increased to 440, as long as the higher unit count does not increase the building envelope, the building is materially as shown in this DSUP, and the total number of units sitewide does not exceed 2,500 as specified in CDD #2020-00007. Minor changes to façade fenestration and details

will be permissible, including but not limited to, window count and alignment. The unit count must be finalized prior to Final Site Plan Release. (P&Z) *

A. BUILDING

10. 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, and (7) fire protection system requirements. (P&Z) (Code) *

11. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated September 27, 2022, **OR as amended June 13, 2023,** and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) *

    a. Samples of actual window glazing, frame, and sash components proposed for each area visible from the public right-of-way 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 frame, sash, and mullion materials.

    b. Provide alternate high-quality materials (e.g., corrugated metal or panels with metal coating) instead of the P5 fiber cement on the E.1 south Central Plaza-facing façade. Fiber cement may be used to accent high-quality materials on these facades.
    c. Coordinate the design of the rooftop screen wall on the Medical Office Building to reflect the pattern of the piers and/or window bays from the floors below, using colors from same.
    d. Coordinate with Staff during the Final Site Plan process to finalize the design of the bridge connecting the residential buildings on Blocks E and G. This design shall be substantially in the form of Exhibit B **per the DSUP2022-10017 staff report**.
    e. Where fiber cement façade panels are permitted, they shall not use a wrap-around trim for mounting to the substructure but may use either a batten system to conceal the joints or a rainscreen type installation. If exposed fasteners are proposed, they may be either concealed or if exposed, shall be finished to match the adjacent panels and their location integrated into the overall design.
    f. The underside of all balconies shall read as a surface and present a visually cohesive appearance. Exposed framing shall not constitute a visually cohesive appearance.
    g. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression.

h. The recessed or projecting depth of brick rustication must be a minimum of one-half an inch.
i. Unless otherwise shown in the Preliminary Plan dated September 27, 2022, **OR as amended June 13, 2023**, where plane changes in facades are proposed, they shall generally not be less than two feet.
j. Unless otherwise shown in the Preliminary Plan dated September 27, 2022, **OR as amended June 13, 2023**, where dissimilar materials meet, they must typically meet at an interior corner; where that is not possible, such transitions shall occur at a significant plane change or reveal.

12. 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 ¼" =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.
d. All structures must remain outside of the public right-of-way (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Code or an encroachment has been obtained.

13. 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.

a. Prior to 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) *, ***
b. 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. *
c. Materials may be modified or substituted if in substantial conformance with the Preliminary Site Plan approval and to the satisfaction of the Director of P&Z. *
d. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the Final Site Plan. *

e. 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 located so that the panel does not face north. Building materials ordered prior to staff approval of the panel is done at the applicant's risk. **

f. The mock-up panel shall remain on-site throughout construction until the issuance of the first Certificate of Occupancy. (P&Z) (Code) ***

B. OPEN SPACE/LANDSCAPING

14. Comply with the current City of Alexandria Landscape Guidelines at the time of DSUP submission to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)

15. Develop a palette of site furnishings in the public ROW for review and approval by Staff prior to Final Site Plan release. Site furnishings may include benches, bicycle racks, trash bins, recycling receptacles, and other associated features. City standard materials are mandatory in all public right-of-way. (P&Z) (T&ES) *

16. 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. 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) *

17. Provide a Sitewide Canopy Coverage Tabulation table to satisfy the Infrastructure DSP #2021-00012 requirement that uses the template provided with the Verification of Completeness comments dated October 12, 2022. (RP&CA) *

18. Outdoor dining on the public right-of-way may be permitted subject to the City's current sidewalk dining regulations and CDD #2020-00007's requirement to provide a minimum eight-foot-wide clear pedestrian zone. The minimum pedestrian zone may be provided with a combination of public right-of-way and private land subject to a pedestrian access easement. Outdoor dining may be adjacent to the building or the curb. (P&Z) (RP&CA)

C. TREE PROTECTION AND PRESERVATION

19. 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. (P&Z) (RP&CA) *

D. ARCHAEOLOGY

20. Call Alexandria Archaeology immediately at (703) 746-4399 if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the discovery area until a City archaeologist comes to the site and records the finds. (Archaeology) *

21. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology) *

22. Include the language from the preceding Archaeology conditions on all Final Site Plan sheets involving any ground disturbing activities (incl. basement/foundation plans, demolition, erosion and sediment control, grading, landscaping, utilities, and sheeting and shoring) so that on-site contractors are aware of the requirements. (Archaeology) *

E. PEDESTRIAN/STREETSCAPE

23. To the extent not already installed, provide the pedestrian improvements per the approved Infrastructure Plan (DSP #2021-00012) to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) ***

24. Finalize the location of crosswalks/curb ramps from the parking garage to the Medical Office Building and residential buildings on Blocks E and G. (P&Z) (T&ES) *

F. PARKING

25. All residential parking shall be unbundled (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)

26. Per CDD #2020-00007 condition 59, provide a final Parking Management Plan that is updated to include each block within the CDD Plan area. The Parking Management Plan shall be updated and approved with each subsequent DSUP submittal within the CDD Plan Area. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the Final Site Plan and comply with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. (P&Z) (T&ES) *

27. The City can request parking utilization and ownership information periodically, up to one time per year, for purposes of confirming the provided parking is consistent with the DSUP requirements, or for analysis to be used for City parking studies. Applicant will provide all available information within 30 days of a request. (T&ES)

28. Any surplus parking spaces within the garage may be made available for the public/off-site. (P&Z) (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 desired after the Signature Set approval. (P&Z) (T&ES) *

30. If not installed with the Infrastructure DSP #2021-00012, provide $7,800 per multi-space 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) *

31. Valet parking operations may be permitted within designated pick-up, drop-off, or loading spaces subject to §11-513(N) of the Zoning Ordinance and the satisfaction of the Director of T&ES. (T&ES)

32. Provide bicycle parking per current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking, and details for allowable locations are available at: www.alexandriava.gov/bicycleparking.

33. Provide details on the locations and types of bicycle parking on the Final Site Plan. Install bicycle parking no later than the final Certificate of Occupancy. (T&ES) *, ***

34. Provide signage, striping, or other means to prevent parking in emergency vehicle easement(s) prior to Final Site Plan release, to the satisfaction of the Director of T&ES. (T&ES) *

35. Comply with CDD#2020-00007 Conditions 100 and 101 for electric vehicle parking.

36. Update parking counts on the cover sheet to indicate the number of electric vehicle charger and electric vehicle charger ready parking spaces and show the location of these spaces prior to Final Site Plan release. (T&ES) *

37. The applicant may apply for and obtain administrative approval for changes to the existing parking garage subject to the satisfaction of the Directors of P&Z and T&ES. These changes may include but are not limited to the layout of parking, loading, and bus layover spaces; drive aisles; cladding; ramp locations; pedestrian and bicyclist accommodations; electrical vehicle charging infrastructure; stormwater BMPs; landscaping; temporary and permanent recreation facilities; and sustainability features. (P&Z) (T&ES)

G. SUSTAINABILITY

38. 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)

39. 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 third-party 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, third-party 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.

40. 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#NewCityofAlexandriasReuseDirectory (T&ES) ***

41. The multifamily residential buildings shall comply with CDD #2020-00007 Condition 106 electricity requirements.

42. 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

43. Repair any of the City's existing public infrastructure directly adjacent to the site that is damaged during construction per the most recent version of the T&ES Design and Construction Standards, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) ****

44. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection Staff and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) *

45. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow

those streets, prior to the issuance of the first Certificate of Occupancy. (T&ES) ***

46. 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) ****

B. TRANSPORTATION MANAGEMENT PLAN

47. According to Article XI, § 11-700 of the City's Zoning Ordinance, a Transportation Management Plan (TMP) is required to implement strategies to encourage residents and employees to take public transportation, walk, bike, or share a ride instead of driving alone. Below are the basic conditions from which other details originate. (T&ES)

48. Inform tenants/owners of the transportation management plan Special Use Permit and conditions therein as part of leasing and purchasing agreements with language subject to review and approval by the City's Transportation Demand Management Program. (T&ES)

49. Integrate into the District Transportation Management Program when it is organized. All TMP holders in the established district will be part of this District TMP. The objective of this district is to optimize transportation resources to benefit residents and employees through economies of scale. No increase in TMP contributions will be required because of participation in the District TMP. (T&ES)

50. An annual TMP fund shall be created and managed by the TMP Coordinator, and the funds shall be used exclusively for approved transportation activities. The annual base assessment rate for this development shall be determined as set forth in § 11-708 (TMP Assessments Schedule and Adjustments). The base assessment rate will be adjusted on an annual basis on July 1 of each year according to the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the issuance of the project's first Certificate of Occupancy permit is the applicable rate when TMP reporting begins. The TMP shall operate on the fiscal year, July 1 to June 30. (T&ES)

51. Designate an on-site TMP Coordinator for the entire project prior to the issuance of the first Certificate of Occupancy. Provide the name, location, email, and telephone number of the coordinator to the City's Transportation Demand Management Coordinator, updating this information as needed. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project. (T&ES) ***

52. The Director of T&ES may require that the funds be paid to the City upon determination that the TMP Coordinator or Association has not made a reasonable effort to use the funds for TMP activities. As so determined, any unencumbered

funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in transportation support activities which benefit the site. (T&ES)

53. Submit to the Mobility Services Division these detailed attachments: biannual fund reports due in July and January of each fiscal year, modes of transportation survey, and a TMP Coordinator survey both due in July of each fiscal year. (T&ES)

54. As set forth in § 11-711(B) in the Zoning Ordinance, civil penalties shall be assessed for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the use may be required to participate in the Citywide TMP Program, may be subject to increased review and reporting requirements, and may be subject to a Staff recommendation for action by the City Council to revoke the TMP SUP pursuant to § 11-205 of the Zoning Ordinance. (T&ES)

C. BUS STOPS AND BUS SHELTERS

55. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) *

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

56. Pay the sewer connection fee prior to Final Site Plan release. (T&ES) *

57. Provide an oil & grease separator connected to the sanitary sewer for the commercial kitchen. Submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to Final Site Plan release. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *

58. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)

B. UTILITIES

59. If a franchise agreement has not been entered into with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)

60. Do not locate transformer and switch gears in the public right-of-way. (T&ES)

61. All new fire hydrants on public streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative. Hydrants must be installed and functional prior to issuance of the Certificate of Occupancy. (T&ES) ***

C. INFORMATION TECHNOLOGY

62. All conduit on private property will be owned and maintained by the property owner. Unless otherwise specified, conduit on public right-of-way will be owned and maintained by the City. (ITS) (T&ES)

63. Provide a minimum of two, 2-inch conduits for each building. Terminate each conduit to a 24-inch by 36-inch installed hand hole within the public right-of-way or at a nearby accessible location. (ITS)

    a. Enable telecommunications providers to install cables in the conduit.
    b. Submit a digital as built in CAD or GIS that details the fiber conduit installation prior to the issuance of the Certificate of Occupancy. ***

D. SOLID WASTE

64. The point of collection shall be as agreed upon between the owner and the private collector duly licensed, provided that such point 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 are required to take their collected trash to the Alexandria waste-to-energy facility (T&ES)

65. To the extent not installed with DSP #2021-00012, provide $1,449 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install four Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. To the extent that the receptacles cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) *

66. To the extent not installed with DSP #2021-00012, provide $1,685 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install four Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. To the extent that the receptacle cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) *

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

67. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: (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. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. Compliance will be determined as shown on the approved Stormwater Master Plan DSP #2021-00017. (T&ES) *

68. 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) *

69. 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) *

70. Design all stormwater Best Management Practices (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) *

71. 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) *

72. 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. Green roof access can be achieved either 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 rood 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)

73. 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) ****

74. 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:

    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. (T&ES) ****

75. 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) ****

76. Submit two originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum as part of the Final Site Plan #2. Executed and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *

77. Submit two originals of the stormwater quality BMP and 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) *

78. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), BID, and/or master association, if applicable, or until sale to a private owner. If so decided and prior to transferring maintenance responsibility for the BMPs to the HOA, master association, BID, and/or owner, the applicant shall:

    a. Execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA, master association, and/or owner.
    b. Include a copy of the contract in the BMP Operation and Maintenance Manual.
    c. Submit a copy of the maintenance contract to T&ES prior to Performance Bond release. (T&ES) ****

79. To the extent responsible for maintenance, provide the Homeowner's Association (HOA), and/or master association, or BID with an Owner's Operation and Maintenance Manual for all on site BMPs. The manual shall include at a minimum:

    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 any 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.

80. For any BMP's not maintained by the BID, provide an Owner's Operation and Maintenance Manual for all BMPs to the owner. The manual shall include at a minimum:

    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. (T&ES)

81. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) ****

82. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations prior 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, provide a description of the maintenance measures performed. (T&ES) ****

B. WATERSHED, WETLANDS, & RPAs

83. 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)

84. 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)

85. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site):

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. (T&ES)

C. CONTAMINATED LAND

86. Indicate on the 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) *

87. 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 soils 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. Include description of 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).

88. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality 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. This shall be included as a note on the Final Site Plan. (T&ES) (Code) *

89. 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. (T&ES) (Code)

D. SOILS

90. 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

91. 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) *

92. 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) *

93. If necessary, to comply with the City noise ordinance, equip all roof top HVAC and other mechanical equipment with noise reducing devices (e.g., silencers, acoustic plenums, louvers, or enclosures). Show the noise reducing specifications and locations prior to Final Site Plan release and install them prior to the issuance of the Certificate of Occupancy. (T&ES) (Code) *, ***

94. Supply deliveries, loading, and unloading activities shall comply with the noise ordinance as appropriate. (T&ES)

95. No vehicles, including construction vehicles, associated with this project shall be permitted to idle for more than 10 minutes when parked, including vehicles in the loading dock. Post at least two no idling for greater than 10 minutes signs in the loading dock area in plain view prior to the issuance of the Certificate of Occupancy. (T&ES) ***

96. Demonstrate that sound-proofing materials will prevent live entertainment from disturbing residents prior to Final Site Plan release. (P&Z) (T&ES) (Code) *

F. AIR POLLUTION

97. Per CDD #2020-00007 condition 106, fire pits or fireplaces installed in amenity spaces may be gas burning if they are designed to support low cost and available conversion to electricity in the future. (T&ES) ***

98. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)

99. 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)

100. Provide an electrical plug and related equipment within loading docks that will have refrigerator vehicle deliveries to limit emissions and noise from idling. Show the plug location prior to Final Site Plan release and install prior to the issuance of the Certificate of Occupancy. (T&ES) *, ***

G. CONSTRUCTION MANAGEMENT

101. Submit a construction phasing plan 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. All the requirements of Zoning Ordinance Article XIII (Environmental Management) for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan must be complied with prior to the partial Final Site Plan release. (T&ES) *

102. 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. No streetlights shall be removed without authorization from the City of Alexandria,
    b. If streetlights are to be removed from the public right-of-way, then temporary lights shall be provided 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 to each subcontractor before they start work. ***

103. 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:

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 workers 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. (P&Z) (T&ES) *

104. Include a chapter on maintaining pedestrian access within the Construction Management Plan. If the West End site opens to pedestrians prior to receiving the Certificate of Occupancy for this DSUP, then 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. (T&ES) **

105. Include a chapter on maintaining bicycle access within the Construction Management Plan. If the West End site opens to pedestrians prior to receiving the Certificate of Occupancy for this DSUP, then 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. (T&ES) **

106. Include a chapter on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at

the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all wastes offsite per all applicable federal, state, and local laws. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)

107. Obtain additional City approvals for any structural elements that extend into the public right-of-way, including but not limited to footings, foundations, and tiebacks, from the Director of T&ES as a part of the Sheeting and Shoring permit. (T&ES) **

108. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. (T&ES) *

109. Conduct 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 excavation 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 permits are issued. This meeting can be combined with the DSUP pre-construction meetings for E/G, Eye, and K. (P&Z) (T&ES) **

110. To the extent the City establishes a quarterly community meeting for the purpose of providing updates on the status of construction projects in the West End, the applicant shall participate in such meetings or provide written updates to City staff while the project is under substantial construction. Such updates may be provided in coordination with meetings hosted by the City. (P&Z)

111. Hold 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. (P&Z) (Code)

112. Identify a community liaison throughout the duration of construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. 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. (P&Z) (T&ES) *, ***

113. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***

114. 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 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 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.

115. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the T&ES Site Plan Coordinator prior to applying for a Certificate of Occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***

116. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) ****

V. CONTRIBUTIONS

117. The applicant shall comply with CDD #2020-00007 contribution condition 93. In the event that the phase one buildings (DSUPs 2022-10015, -10016, and -10017) are constructed concurrently, then the $3,000,000 in 2021 dollars, as adjusted by CPI-U, required by the CDD contribution condition can be assessed proportionally among the phase one buildings at the time of first certificate of occupancy. If the phase one buildings are not constructed concurrently, then the first building and subsequent buildings shall be responsible for the contribution per CDD condition 93. (P&Z) ***

VI. HOUSING

118. Provide 2 efficiency, 9 one-bedroom, 4 two-bedroom, and 1 three-bedroom affordable set-aside rental units, or a mix of units to the satisfaction of the Director of Housing. (Housing)

119. If the residential units are ownership and not rental, then the applicant will provide 15 affordable homeowner units in the first condominium building to be delivered.

CDD #2020-00007 and the Affordable Housing Plan, dated May 3, 2021, stipulate additional conditions for any homeownership units and a new Affordable Housing Plan would be required that outlines the specifics of the units (e.g., size, sales price, etc.). (Housing)

120. Rents for set-aside units shall not exceed the maximum amounts allowed under the Federal Low Income Housing Tax Credit (LIHTC) program for households with incomes at 60 percent of the Washington D.C. Metropolitan Area Median Family Income (including utility allowances and any parking charges) for a 40-year period from the date of initial occupancy of each affordable unit. Recertify the incomes of resident households annually.

121. If at the time of lease up or lease renewal, the differential between the market rent and set-aside rent (as adjusted for utility allowances) for a comparable unit is less than 15 percent of the market rent, then the set-aside rent shall be reduced to maintain a differential of 15 percent for the term of the new lease or lease renewal.

122. Total non-refundable fees, excluding application and pet fees, shall not exceed 15 percent of gross affordable rent.

123. Residents of the set-aside units may be charged a monthly parking fee of up to $50 (in 2022 dollars) adjusted by CPI-U or the standard fee whichever is lower for their first parking space. Any additional parking spaces shall be subject to standard fees.

124. Once an income-eligible household moves into a set-aside unit, that unit shall count as an affordable unit until the household's income increases to more than 140 percent of the then-current income limit. Provide one additional one-year lease term at the affordable rent but notify the household that at the end of one year the household shall not be eligible to continue at the affordable rent. Afterwards, the over-income household may move to a comparable market rate unit. If a comparable unit within the building does not exist (e.g., a three-bedroom unit), then the over-income tenant must vacate the unit for an income-eligible household.

125. Do not deny households receiving Housing Choice Voucher assistance admission based on receiving such assistance. A household is income qualified if the amount of rent it can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent.

126. Provide residents of set-aside units with access to all amenities offered within the entire building.

127. Set-aside units shall be comparable in size and floor plan and have the same finishes as similar units in the development. Clustering of set-aside units shall be avoided.

128. Notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing 90 days prior to leasing. Provide the City with marketing information 45 days prior to leasing, which shall include the affordable rents, fees, property amenities, and contact information for applications. The City shall notify interested

parties of the availability of set-aside units. The applicant shall not accept applications for set-aside units until 45 days after providing written notification to the Office of Housing or until the Office of Housing advises the applicant that the information has been distributed and posted, whichever occurs first.

129. List all set-aside units at Virginia Housing's website: www.VirginiaHousingSearch.com.

130. Provide the City with the records and information necessary for annual compliance monitoring with the Housing conditions for the 40-year affordability period.

VII. PUBLIC ART

131. Comply with the CDD #2020-00007 conditions 121, 122, and 123 for public art. (P&Z) (RP&CA) *

VIII. USES AND SIGNS

A. RETAIL/COMMERCIAL

132. Provide these conditions for the retail/commercial areas, to the satisfaction of the Director of P&Z: (P&Z)

a. Maintain operable entrances along Westend Blvd./Road 1, Alex Way/Road 4, Verve St./Road 5, and Tucker St./Road 6. Include this requirement in each tenant's lease.
b. All ground floor windows shall remain transparent, except as otherwise allowed by the City of Alexandria Zoning Ordinance. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage.
c. Placing or constructing items that block visibility through windows of the interior commercial space from the street and the sidewalk, including but not limited to walls, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited.
d. Window film may be permitted in certain locations for individual retailers to balance the needs of street activation and privacy, subject to these requirements:

i. Film would not be permitted on windows fronting Westend Blvd. or the Central Plaza,
ii. In locations other than "i", film cannot cover more than 50 percent of a window without approval from the Director of P&Z.
iii. Unless the Director of P&Z determines that the window location or film design presents unique circumstances, covering the entire window with film would not be permitted, and

iv. The applicant shall work with City staff during the Final Site Plan process to identify secondary streets where window film may be appropriate. *

e. **Retail E7 shall have an operable entrance facing onto Alex Way/Road 4.**

133. The design of individual retail bays may vary to express the unique characteristics of each tenant subject to the approval of the Director of P&Z and these requirements: (P&Z) ***

a. Subject to the satisfaction of the Director of P&Z, limited decorative and temporary finishes (e.g., plywood) may be permissible on retail bays. Unpainted plywood would not be permissible.
b. Permanent facades must be installed on all retail bays within 36 months of the receipt of the final Certificate of Occupancy.

134. If a Business Improvement District office is located in the building, the building owner will include a provision in the Business Improvement District's lease requiring it to make available a conference room, if one is present, for community use after normal business hours upon reasonable request and at no additional cost to the Business Improvement District. A Memorandum of Understanding covering use of the conference room will be finalized with City Staff prior to the Business Improvement District's receipt of a Certificate of Occupancy for its space. (P&Z) (RP&CA) ***

135. The Director of P&Z shall review administrative Special Use Permits after one year of operation, and shall docket the matter for the Planning Commission and City Council if (1) violations of the permit conditions occurred and were not corrected immediately, constitute repeat violations, or create a direct and immediate adverse zoning effect on the surrounding community; (2) the Director has received a request from any person to docket the permit for review due to a complaint that may be a violation of the permit conditions and the Director has reasonably determined that such violation occurred; or (3) the Director has determined that problems with the operation of the use exist and that new or revised conditions are needed. (P&Z)

136. Encourage employees who drive to use off-street parking. (T&ES)

137. Encourage employees to use public transportation. Contact Go Alex at goalex @alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)

138. Provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material. Contact Go Alex at goalex@alexandriava.gov for more information. (T&ES)

139. Provide information about nearby garages on the business's website to encourage patrons to park off-street. (T&ES)

140. Day care uses must not occupy more than one-half of the total retail square footage of each building. Daycares may not face onto publicly accessible open space (i.e., Paseo and Central Plaza), although daycares may have entrances that open onto publicly accessible open space. (P&Z)

B. SIGNAGE

141. Comply with the CDD #2020-00007 condition 120 for the coordinated sign plan. (P&Z)

CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R - Recommendation F - Finding

A. Planning and Zoning (P&Z)

C - 1 Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) ****

C - 2 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. (P&Z) (T&ES) ****

C - 3 Any parking requirement may be adjusted within five percent of the requirement if the Director of P&Z determines that the physical requirements of the building prevent complying with the specific number of required parking spaces per § 8-200(A)(2)(c)(i) of the Zoning Ordinance. (P&Z) (T&ES

B. Code Administration (Building Code)

F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor at (703) 746-4200 with any questions.

C - 1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code (USBC) in effect when applying for building permit(s).

C - 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).

C - 3 Submit a soils report with the building permit application for all new and existing building structures. **

C - 4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. ***

C - 5 Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. **

C. Archaeology

F - 1. According to an 1865 map, a small farmstead was located in the center of the property, belonging to the Fitzhugh family, and it may have dated back to the early nineteenth century. By 1878 the Edwin Fitzhugh family occupied the farm and by 1894 a C. Ashby owned the property which consisted of 131.5 acres. Although a farmstead once occupied the property, due to the level of development of the subject property, the likelihood that intact archaeological remains are present is low.

F - 2. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

C - 1 All archaeological preservation measures shall comply with § 11-411 of the Zoning Ordinance.

D. Transportation & Environmental Services (T&ES)

F - 1. Prepare the Final Site Plan per the Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at: http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf (T&ES) *

F - 2. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES) *

F - 3. Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotation pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). (T&ES) *

F - 4. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). (T&ES) *, ****

F - 5. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single family residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES) *, ****

F - 6. Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. (T&ES) *, ****

F - 7. Provide at least 18-inches of vertical separation for sanitary sewer and 12-inches for storm sewer when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10-feet on each side of the point of crossing. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. (T&ES) *, ****

F - 8. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When

local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. (T&ES) *, ****

F - 9. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for a distance of 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) *, ****

F - 10. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) *, ****

F - 11. Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. (T&ES) *, ****

F - 12. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. (T&ES) *

F - 13. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) *

F - 14. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) *

F - 15. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry #04-18. (T&ES) *

F - 16. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): (T&ES)

a. Include the statement: “FOR INFORMATION ONLY” on all MOT Sheets. *
b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
c. Contractor shall apply for all necessary permits for uses of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.

F - 17. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES) *

F - 18. Parking for the residential and commercial uses shall match the Zoning Ordinance requirements in effect at approval by the City Council and/or Planning Commission. (P&Z) (T&ES) *

F - 19. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES) *

F - 20. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) *

C - 1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) *

C - 2 Comply with the stormwater quality requirements and provide channel and flood protection per the Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Holmes Run watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. (T&ES) *

C - 3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) *

C - 4 Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) *

C - 5 The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES)

a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. *, ****

b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of

bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, ****

C - 6 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. (T&ES) *, ****

C - 7 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. (T&ES) *

C - 8 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: https://www.alexandriava.gov/ResourceRecovery or by contacting the City's Resource Recovery Division at (703) 746-4410 or commercialrecycling@alexandriava.gov. (T&ES) *

C - 9 Include a note on the Final Site Plan that mandates delivering all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. Stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) *

C - 10 Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: https://www.alexandriava.gov/ResourceRecovery or contact the Resource Recovery Division at (703) 746-4410 or CommercialRecycling@alexandriava.gov. (T&ES) *

C - 11 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) *

C - 12 Post the bond for the public improvements before Final Site Plan release. (T&ES) *

C - 13 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) *

C - 14 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *

C - 15 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005, prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and

NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) ****

C - 16 Design the thickness of sub-base, base, and wearing course using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) *, ****

C - 17 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) *

C - 18 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. (T&ES) *

C - 19 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *

C - 20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)

C - 21 Comply with the City of Alexandria's Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C - 22 Comply with the Alexandria Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours: (T&ES)

i. Monday Through Friday from 7 AM to 6 PM
ii. Saturdays from 9 AM to 6 PM
iii. No construction activities allowed on Sundays and holidays

a. § 11-5-4(b)(19) further restricts pile driving to these hours:

i. Monday through Friday from 9 AM to 6 PM
ii. Saturdays from 10 AM to 4 PM
iii. No pile driving is allowed Sundays and holidays

b. § 11-5-109 restricts excavating work in the right-of-way to:

i. Monday through Saturday 7 AM to 5 PM
ii. No excavation in the right-of-way allowed on Sundays, New Year's Day, Independence Day, Thanksgiving, and Christmas.

C - 23 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Article XIII of the Zoning Ordinance. (T&ES) *

C - 24 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *

C - 25 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: http://alexandriava.gov/tes/info/default.aspx?id=3522. (T&ES) *

C - 26 Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES) *

E. Information Technology

R - 1. Coordinate with the GIS Division for address assignments at tenant fit out for all first-floor bays with a street-facing door as their primary access. These uses may not use the primary building address for their address. Contact the Addressing Coordinator in the GIS Division (703) 746-3823 for each new tenant to receive the address based on the primary entrance door. (GIS)

R - 2. Development cases should not use any addresses in their case name as existing site addresses may change during development. (GIS)

F. Fire Department

C - 1 Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) *

G. Police Department

R - 1. Gate off the section of the underground garage dedicated to residents from the retail section. Control access by electronic means. This design helps prevent tampering with resident's vehicles and other crimes.

R - 2. Provide controlled access for doors in underground garages that have mixed uses and lead to the stairwell. Controlled access must not interfere with the emergency push-bar release located on the inside of the stairwell.

R - 3. Plant shrubbery that achieves a natural growth height of no more than 2.5 to 3 feet with a maximum height of 3 feet when it matures to avoid obstructing the view of patrolling law enforcement officers.

R - 4. Equip all ground floor windows with a device or hardware that enables securing them in a partially open position. This design prevents breaking and entering when the windows are open for air.

R - 5. Install "door-viewers" (commonly known as a peepholes) in all doors on the ground level that lead directly into an apartment to increase security for the occupant.

Asterisks denote:

* Condition must be fulfilled prior to release of the Final Site Plan
** Condition must be fulfilled prior to release of the building permit
*** Condition must be fulfilled prior to issuance of the Certificate of Occupancy
**** Condition must be fulfilled prior to release of the bond

APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

_____	Filing Fee
TBD	Planning Commission Hearing
TBD	City Council

REQUIREMENTS FOR MAILING NOTICES:

Applicants must send written notice to all abutting property owners. See detailed instructions on “Notice Requirements.”

Mail certified or registered notice of hearings between _____ and _____.

Return notice materials to Department of Planning and Zoning by _____.

APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2022-10017 Amendment Project Name: West End Blocks E and G

PROPERTY LOCATION: 5801 Duke Street

TAX MAP REFERENCE: 047.02-03-11 ZONE: CDD #29

APPLICANT:

Name: Landmark Land Holdings LLC

Address: 12435 Park Potomac Ave. Suite 200 Potomac, MD 20854

PROPERTY OWNER:

Name: Same as Applicant

Address:

SUMMARY OF PROPOSAL Amendment to ground floor to allow flexibility for potential large-format retail tenant

MODIFICATIONS REQUESTED None

SUP's REQUESTED

4) Per 6-403(B)(3)(b): SUP to exceed 15' penthouse height on Block G

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

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

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

Kenneth W. Wire, Esq.
Print Name of Applicant or Agent

Signature

700 N. Fairfax Street, Suite 600
Mailing/Street Address

703-677-3129
Telephone #

Fax #

Alexandria, VA 22314
City and State Zip Code

kwire@wiregill.com
Email address

June 13, 2023
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received:

Fee Paid and Date:

Received Plans for Completeness:

Received Plans for Preliminary:

ACTION - PLANNING COMMISSION:

ACTION - CITY COUNCIL:

Development SUP # #2022-10017

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

◉ The Owner ○ Contract Purchaser ○ Lessee or ○ Other: _____ of the subject property.

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

See Attached.

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

X○ Yes. Provide proof of current City business license.

○ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See Attached		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5801 Duke Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. 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 Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, 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 13, 2023	Kenneth W. Wire, Wire Gill LLP	
Date	Printed Name	Signature

West End Blocks E and G
Development Special Use Permit
Disclosure Attachment

Applicant and Owner:

Landmark Land Holdings LLC
12435 Park Potomac Ave.
Suite 200
Potomac, MD 20854

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
   12435 Park Potomac Ave.
   Suite 200
   Potomac, MD 20854

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.

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 an amendment to the recently approved DSUP #2022-10017 to allow for an optional retail plan that includes a large-format retailer, such as a fitness center. Should the large format retailer be pursued, plan changes to the building include an increase in retail floor area, an expansion of floor area into a ground floor courtyard, utilization of a mezzanine and a reduction of open space. Please see enclosed plans. Parking for the retailer will continue to be located in the large existing garage. The Applicant requests the original retail plan per the approved DSUP #2022-10017 remain in place as an option, should the large format retail not be pursued. The Applicant also requests changes to the approved DSUP conditions in furtherance of this request.

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

Typical for the size of the retail proposed.

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

Typical for the size of the retail use proposed.

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

Day	Hours	Day	Hours
Resi: 7 days	24 hours		
Office and Retail:			
set by tenant	business hours		

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Typical for anticipated retail.

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

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 retail

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

Typical for retail

C. How often will trash be collected?

As needed.

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:

Typical retail cleaning supplies.

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 cleaning and building maintenance supplies.

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

Property management.

ALCOHOL SALES

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

☐ Yes. ☑ No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

See DSUP coversheet and revised PMP

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

See DSUP and PMP

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces
_____ Other

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

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

_____

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

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

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 4

B. How many loading spaces are available for the use? 5

C. Where are off-street loading facilities located? On first floor of buildings

D. During what hours of the day do you expect loading/unloading operations to occur?

As permitted by noise ordinance; normal business hours

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

As needed

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

TECHNICAL MEMORANDUM

To: Jay Kelly — Foulger-Pratt
Margaret Kimball
Cassie Schupp
Rudy Knott

From: Michael King
Maria Ponton
Felice Brychta, P.E.
Rob Schiesel, P.E.

Date: June 13, 2023

Subject: Landmark Mall Redevelopment – Blocks E&G – Parking Management Plan

Introduction

This memorandum describes the parking allocation and management of parking facilities associated with Blocks E&G of the Landmark Mall redevelopment located in Alexandria, Virginia. The overall site is bounded by the Henry G. Shirley Memorial Highway (I-395) to the north and west, Duke Street to the south, and N Van Dorn Street to the east. Within the site, Block E is bounded by the existing parking facility to the north, Block F to the south, Public Road 6 to the west, and Private Road 4 to the east; Block G is bounded by the existing parking facility to the north, Block N to the south, Private Road 4 to the west, and Public Road 5 to the east.

The Landmark Mall redevelopment will include a total capacity of 2,701 parking spaces within the existing above-grade parking facility that will be shared by Block E, Block G, Block I, the retail use associated with Block K, the Park pavilions. and the Hospital Campus. Based on plans for the individual blocks, the buildings served by the shared parking facility will consist of the following uses:

- Block E: 146 residential units, 89,971 square feet of retail space, and 119,630 square feet of medical office space
- Block G: 244 residential units, and 23,888 square feet of retail space
- Block I: 390 residential units, and 167,033 square feet of retail space
- Block K: 32,000 square feet of retail space
- Park Pavilions: 11,343 square feet of retail space
- Hospital Campus: 955,000 square feet of hospital space

The existing parking garage consists of three (3) above-grade levels and includes two (2) bus parking bays on the first level (Level 1).

The following narrative, table, and figures describe the planned access, allocation, and quantities of parking spaces.

Project Contact Information

Margaret Kimball

Director, Development

Foulger-Pratt

12435 Park Potomac Avenue

Suite 200

Potomac, MD 20854

(240) 499-7629

Shared Garage

Parking Access

Vehicular access to the existing parking facility is proposed via four (4) entrance/exit access points on the south side of the garage and two (2) entrance/exit access points on the east side of garage. Garage access from the south will be provided via Private Road 4, Public Road 5, Public Road 6, and the future drive area for the medical office building, while access from the east will be provided from Private Road 7.

The four (4) southern access points (from Private Road 4, Public Road 5, Public Road 6, and the future drive area for the medical office building) will provide direct access to the first above-grade level (Level 1) and will be gated. Gate control arms will also be located at the top of the ramp on Level 2 and Level 3, and on the drive aisle to the north of Level 3 in order to nest areas of the garage dedicated to specific uses, including hospital spaces. One of the eastern access points (from Private Road 7) will be dedicated to residential users of the garage and the other will be for visitors, buses, and loading. Both access points from Road 7 will be gated and the residential access point will provide direct access to the second above-grade level (Level 2). The locations of gate controls are shown on Figure 2, Figure 3, and Figure 4. Residents and employees who opt to pay for parking will be allowed access with key fobs or similar transponder.

Parking Management

Parking use types within the garage will be marked for use by residents, employees, patrons, and visitors of the blocks served by the existing parking facility. Spaces will also be marked for compact vehicles, electric vehicles, and for accessibility for persons with disabilities. The drive aisles within the garage provide two-way circulation. The location of each type of parking space is described below and illustrated on Figure 2, Figure 3, and Figure 4 with the quantities for each level summarized in Table 1.

Residential, Commercial, Medical Office, and Hospital Campus Parking Allocation

A total of 2,701 spaces will be provided in the garage, including two (2) bus bay parking spaces. The parking spaces will be distributed among the residential, retail, medical office use, and hospital campus uses. All of the parking spaces for the shared facility will be located within the parking garage including two (2) bus parking bays located on Level 1.

It should be noted that this is an existing garage and not all parking space or drive aisle dimensions meet current standards.

Electric Vehicle Spaces

Sections of Level 1, Level 2, and Level 3 will be designated for electric vehicle parking. The areas designated for electric vehicle spaces on the garage include 34 dual-charging stations, for a total of 68 electric vehicle spaces distributed throughout the garage. The number and location of electric vehicle parking spaces may be refined as the plans for the project progress.

American Disabilities Act Accessible Parking

ADA-compliant accessible parking will be provided within the garage. There will be approximately 22 ADA-compliant standard accessible and eight (8) ADA-compliant van accessible parking spaces in Level 1, and 19 ADA-compliant standard accessible

and 10 ADA-compliant van accessible parking spaces in Level 2. The number and location of ADA parking spaces may be refined as plans for the project progress. The spaces will be clearly marked with the appropriate pavement markings per ADA requirements and are conveniently located near the elevators. The ADA spaces will be available to users with a valid accessible parking permit.

The parking allocation by type for each parking area/level for the shared garage is summarized below in Table 1.

Table 1: Shared Garage Parking Space Allocation by Level

User Group / Space Type	Garage Level			TOTAL	Street	TOTAL	% of Total
	Level 1	Level 2	Level 3				
Overall Garage							
Standard	259	326	420	1005	0	1005	*37%*
Compact	414	608	613	1635	0	1635	*61%*
Accessible	22	19	0	43	0	43	*2%*
Accessible Van	8	10	0	16	0	16	*1%*
TOTAL	**703**	**963**	**1033**	**2699**	**0**	**2699**	***100%***
Bus	2	0	0	2	0	2	0%
ADA-Compliant	30	29	0	59	0	59	3%
Electric Vehicle Equipped	-	-	-	68	0	68	3%

Blocks E&G

Within the Landmark Mall site, Block E is bounded by the existing parking facility to the north, Block F to the south, Public Road 6 to the west, and Private Road 4 to the east; Block G is bounded by the existing parking facility to the north, Block N to the south, Private Road 4 to the west, and Public Road 5 to the east.

Required Parking

Block E consists of 146 residential units, 89,971 square feet of retail space, and 119,630 square feet of medical office space. According to the June 2023 DSUP Amendment, 213 parking spaces are required/permitted for residential use, 270 parking spaces are required/permitted for the retail use, and 180 parking spaces are required/permitted for the medical office use, for a total of 663 parking spaces. Based on the City of Alexandria's Zoning Ordinance, the proposed development is required to provide a minimum of 253 spaces and a maximum of 663 spaces.

Block G consists of 244 residential units and 23,888 square feet of retail space. According to the June 2023 DSUP Amendment, 285 parking spaces are required/permitted for residential use, and 72 parking spaces are required/permitted for the retail use, for a total of 357 parking spaces. Based on the City of Alexandria's Zoning Ordinance, the proposed development is required to provide a minimum of 275 spaces and a maximum of 357 spaces. Detailed parking calculations are provided in Attachment A.

Residential, Retail, and Medical Office Parking Garage Allocation

Block E

Block E will include a total of 834 spaces distributed among all three (3) levels of the garage that will serve the Block E residential, retail, and medical office uses.

The parking spaces allocated to residential uses will be provided on Level 2 and Level 3. The residential spaces include 73 standard spaces, 148 compact spaces, six (6) accessible standard spaces, and two (2) accessible van spaces for a total of 229 parking spaces.

The parking spaces allocated to retail uses will be provided on Level 1, Level 2, and Level 3. The retail spaces include 117 standard spaces, 79 compact spaces, five (5) accessible standard spaces, and one (1) accessible van spaces, for a total of 202 parking spaces.

The parking spaces allocated to medical office uses will be provided on Level 1 and Level 3. The medical office spaces include 192 standard spaces, 202 compact spaces, seven (7) accessible standard spaces, and two (2) accessible van spaces for a total of 403 parking spaces.

Block G

Block G will include a total of 380 spaces distributed among all three (3) levels of the garage that will serve the Block G residential and retail uses.

The parking spaces allocated to residential uses will be provided on Level 2 and Level 3. The residential spaces include 58 standard spaces, 216 compact spaces, nine (9) accessible standard spaces, and two (2) accessible van spaces for a total of 285 parking spaces.

The parking spaces allocated to retail uses will be provided on Level 1 and Level 3. The retail spaces include 59 standard spaces, 32 compact spaces, two (2) accessible standard spaces, and two (2) accessible van spaces for a total of 95 parking spaces.

The number and location of parking spaces may be refined as the plans for the project progress.

The parking allocation by type for each parking area/level for Blocks E&G is summarized below in Table 2 and Table 3, respectively. Preliminary floor level plans showing parking space location and garage access points are provided in Figure 2, Figure 3, and Figure 4. It should be noted that this is an existing garage and not all parking space or drive aisle dimensions meet current standards.

Street Parking

With the development of Blocks E&G, approximately seven (7) on-street spaces will be created on the east side of Public Road 6, 16 on-street spaces will be created along Private Road 4, and seven (7) on-street spaces will be created on the west side of Public Road 5. These spaces may be used for parking or pick-up/drop-off operations. The curbside management plan for Blocks E&G is depicted in Figure 1.

Table 2: Block E Parking Space Allocation by Level

User Group / Space Type	Garage Level			TOTAL	Street	TOTAL	% of Total
	Level 1	Level 2	Level 3				
Block E							
Residential							
Standard	0	26	47	73	0	73	*9%*
Compact	0	74	74	148	0	148	*17%*
Accessible	0	6	0	6	0	6	*1%*
Accessible Van	0	2	0	2	0	2	*0%*
Residential Subtotal	*0*	*108*	*121*	229	*0*	229	*27%*
Retail							
Standard	64	43	10	117	15	132	16%
Compact	38	29	12	79	0	79	9%
Accessible	5	0	0	5	0	5	1%
Accessible Van	1	0	0	1	0	1	0%
Retail Subtotal	*108*	*72*	*22*	202	*15*	217	*26%*
Medical Office							
Standard	86	0	106	192	0	192	23%
Compact	51	0	151	202	0	202	24%
Accessible	7	0	0	7	0	7	1%
Accessible Van	2	0	0	2	0	2	0%
Medical Office Subtotal	*146*	*0*	*257*	403	*0*	403	*47%*
TOTAL	**254**	**180**	**400**	**834**	**15**	**849**	***100%***
Compact	89	103	237	429	0	429	51%
ADA-Compliant	15	8	0	23	0	23	3%
Electric Vehicle Equipped	-	-	-	-	-	-	-

Table 3: Block G Parking Space Allocation by Level

User Group / Space Type	Garage Level			TOTAL	Street	TOTAL	% of Total
	Level 1	Level 2	Level 3				
Block G							
Residential							
Standard	0	42	16	58	15	73	*18%*
Compact	0	150	66	216	0	216	*55%*
Accessible	0	9	0	9	0	9	*2%*
Accessible Van	0	2	0	2	0	2	*1%*
Residential Subtotal	*0*	*203*	*82*	285	*15*	300	*76%*
Retail							
Standard	48	0	11	59	0	59	15%
Compact	19	0	13	32	0	32	8%
Accessible	2	0	0	2	0	2	1%
Accessible Van	2	0	0	2	0	2	1%
Retail Subtotal	*71*	*0*	*24*	95	*0*	95	*24%*
TOTAL	**71**	**203**	**106**	**380**	**15**	**395**	***100%***
Compact	19	150	79	248	0	248	63%
ADA-Compliant	4	11	0	15	0	15	4%
Electric Vehicle Equipped	-	-	-	-	-	-	-

Bicycle Parking

According to the City of Alexandria's current Bicycle Parking Standards, "the residential requirement is three (3) spaces for every 10 residential units, or portion thereof, and one (1) visitor space for every 50 residential units, or portion thereof". For retail, the requirement is "two (2) Class 2 or Class 3 spaces for every 10,000 square feet, or portion thereof, of the first 50,000 square feet of retail floor area; one (1) space for every 12,500 square feet, or portion thereof, of additional retail floor area and one (1) employee space for every 25,000 square feet, or portion thereof, of retail floor area". For office, "the bicycle parking requirement is one (1) employee space for every 7,500 square feet, or portion thereof, of office floor area and one (1) visitor space for every 20,000 square feet, or portion thereof of office floor area".

Bicycle parking for the Landmark Mall redevelopment site will be provided within each building or at ground level for buildings served by the shared parking garage. No bicycle parking will be provided within the shared garage.

Block E

Block E includes 146 residential units, which results in a minimum of 44 bicycle parking spaces required for residents and three (3) bicycle parking spaces required for residential visitors. Block E also includes 89,971 square feet of commercial space reserved for retail, and 119,630 square feet of medical office space, which results in a minimum of 14 spaces required for retail use, four (4) spaces required for retail employee use, 16 spaces required for office employee use, and six (6) spaces required for office visitors.

Residential and medical office long-term bicycle parking will be provided in secure bicycle rooms located on the ground floor level of each building. The secure room for residential use will provide 45 long-term bicycle parking spaces while the secure room for medical office use will provide 24 long-term bicycle parking spaces. No long-term bicycle parking will be provided in the shared garage.

A total of 24 short-term spaces for residential visitors, medical office visitors, and retail use will be provided external to the garage at street level. The short-term spaces will be located along the western frontage of the building on Public Road 6, and along the eastern frontage of the building on Private Road 4.

Residents will have access to the building's secure bicycle storage room on the ground floor level via doors accessible from the residential lobby to the north of the site. Additionally, medical office employees will have access to the building's secure bicycle

storage room on the ground floor level via doors accessible from the medical office lobby to the west of the site. Doors to the bicycle storage rooms will be secured at all times and will be made accessible via proximity card/key fob.

Block G

Block G includes 244 residential units, which results in a minimum of 74 bicycle parking spaces required for residents and five (5) bicycle parking spaces required for residential visitors. Block G also includes 23,888 square feet of commercial space reserved for retail, which results in a minimum of five (5) spaces required for retail use, and one (1) space required for retail employee use.

Long-term bicycle parking will be provided in a secure bicycle room located on the ground floor level of the building. The secure room for residential use will provide 75 long-term bicycle parking spaces. No long-term bicycle parking will be provided in the shared garage.

A total of 10 short-term spaces for residential visitors and retail use will be provided external to the garage at street level. The short-term spaces will be located along the western frontage of the building on Private Road 4, and along the eastern frontage of the building on Public Road 5.

Residents will have access to the building's secure bicycle storage room on the ground floor level via doors accessible from a separate entrance adjacent to the loading facilities north of the site. These doors will be secured at all times and will be made accessible via proximity card/key fob.

Bicycle access to the secure bicycle storage rooms on the ground floor level of each building is shown in Figure 1.

Garage Management

The garage is accessible 24 hours a day. Residential spaces within the garage will be accessible to residents and retail and medical office spaces will be open to the public. Residential parking spaces will be unbundled and will not be dedicated on a per unit basis.

The parking garage will be managed by a third-party operator. There will be garage management onsite during specific hours and days of the week, but the exact schedule is to be determined.

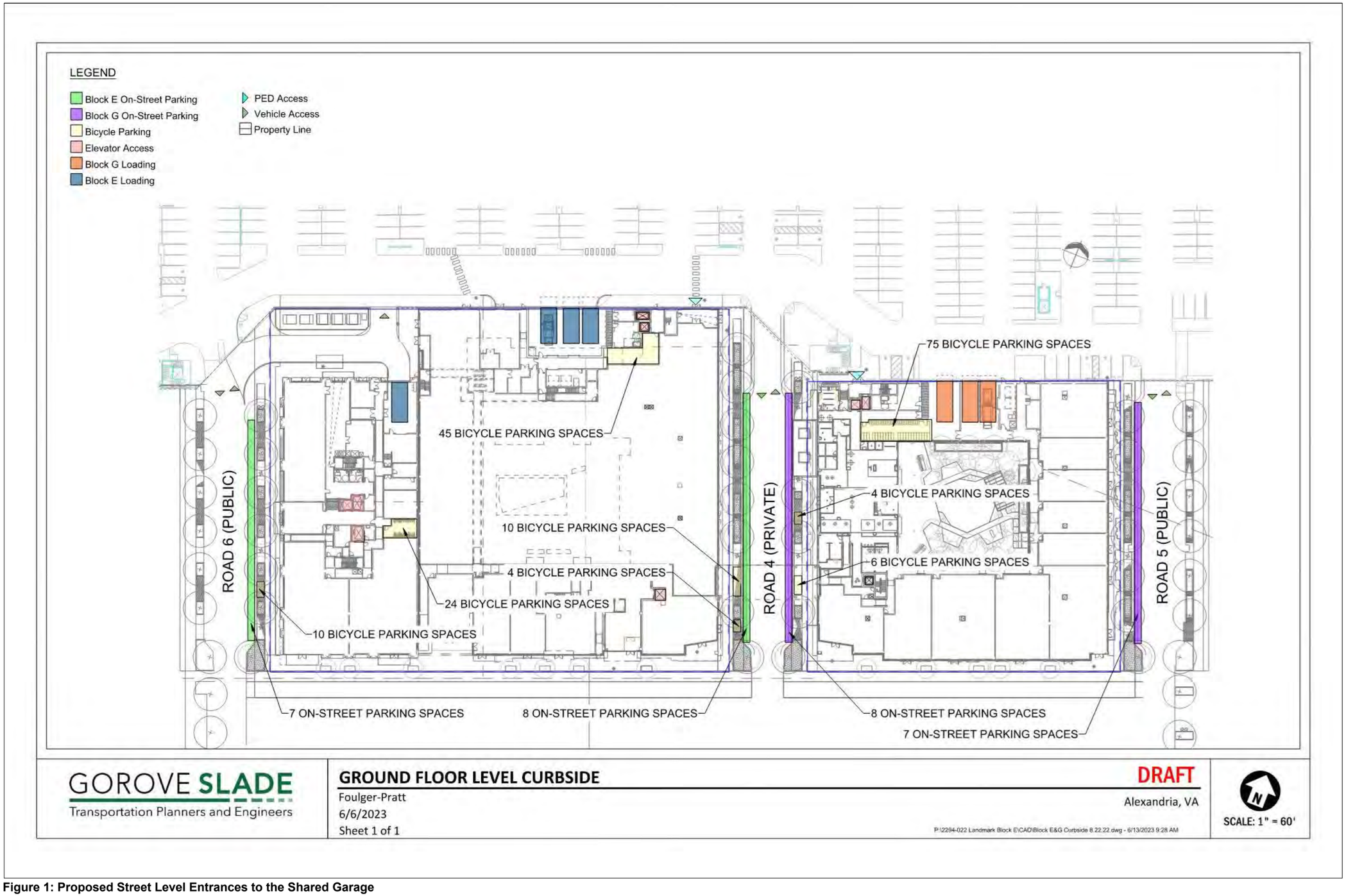


Figure 1: Proposed Street Level Entrances to the Shared Garage

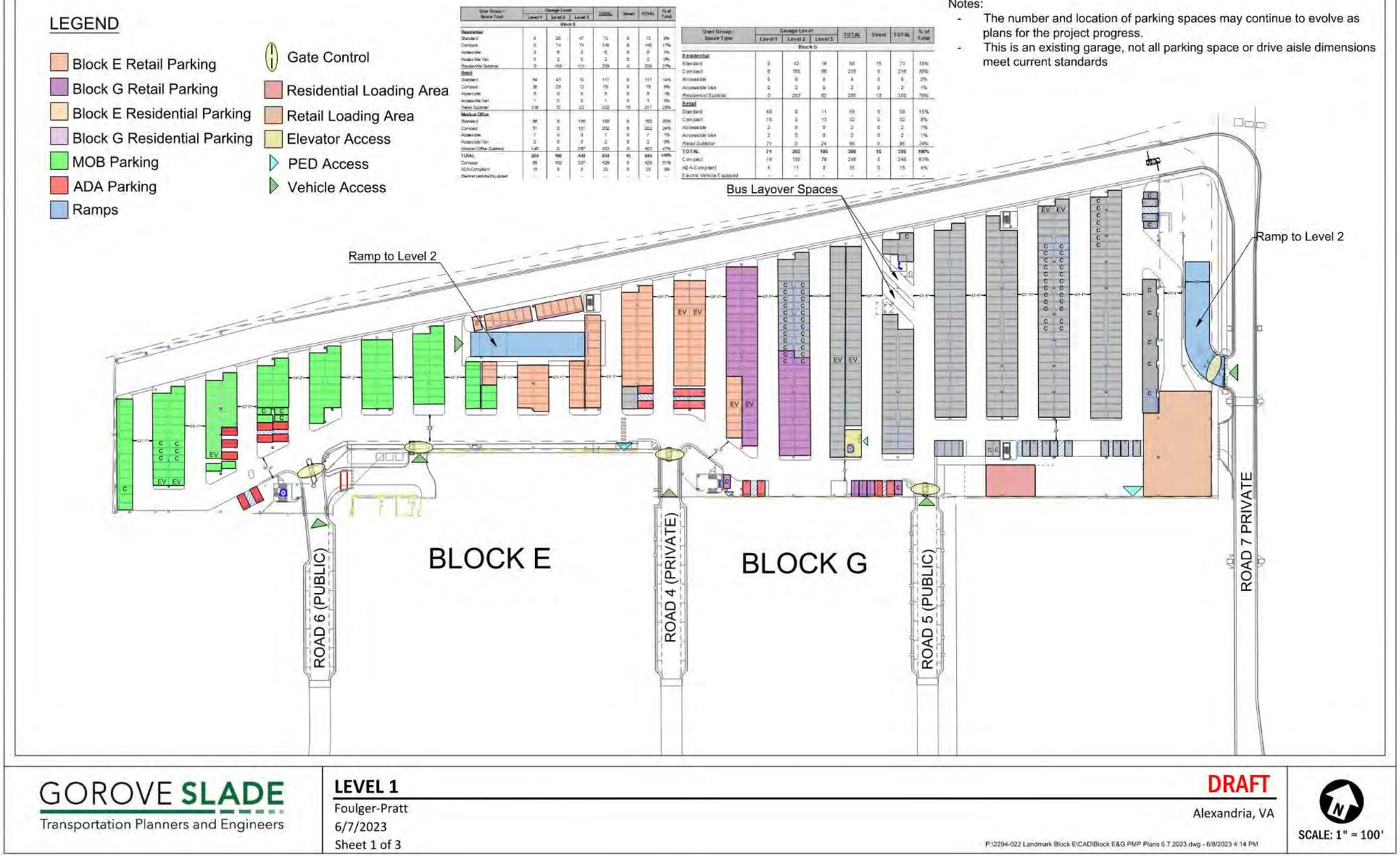


Figure 2: Proposed Parking Allocation for Level 1

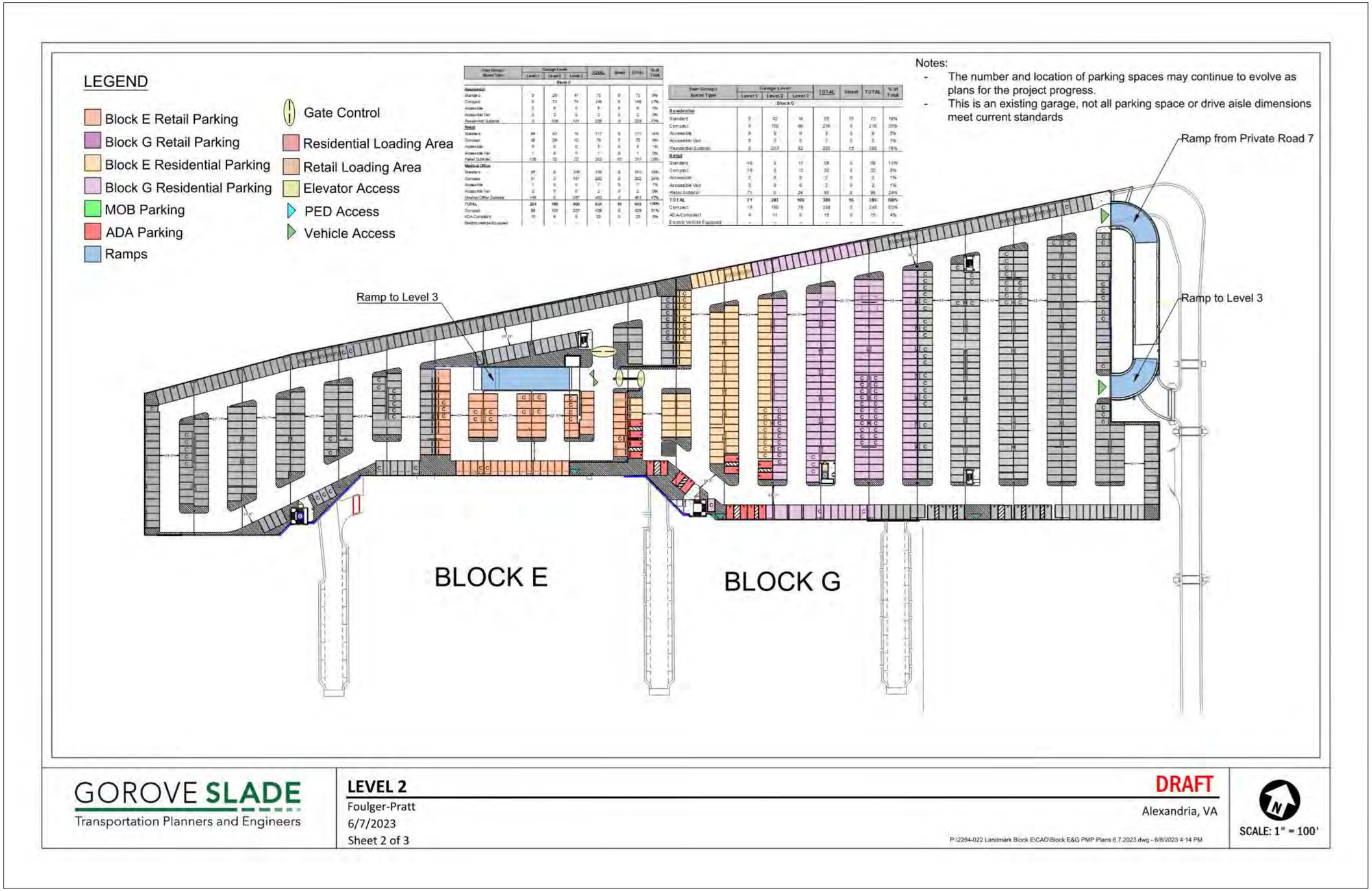


Figure 3: Proposed Parking Allocation for Level 2

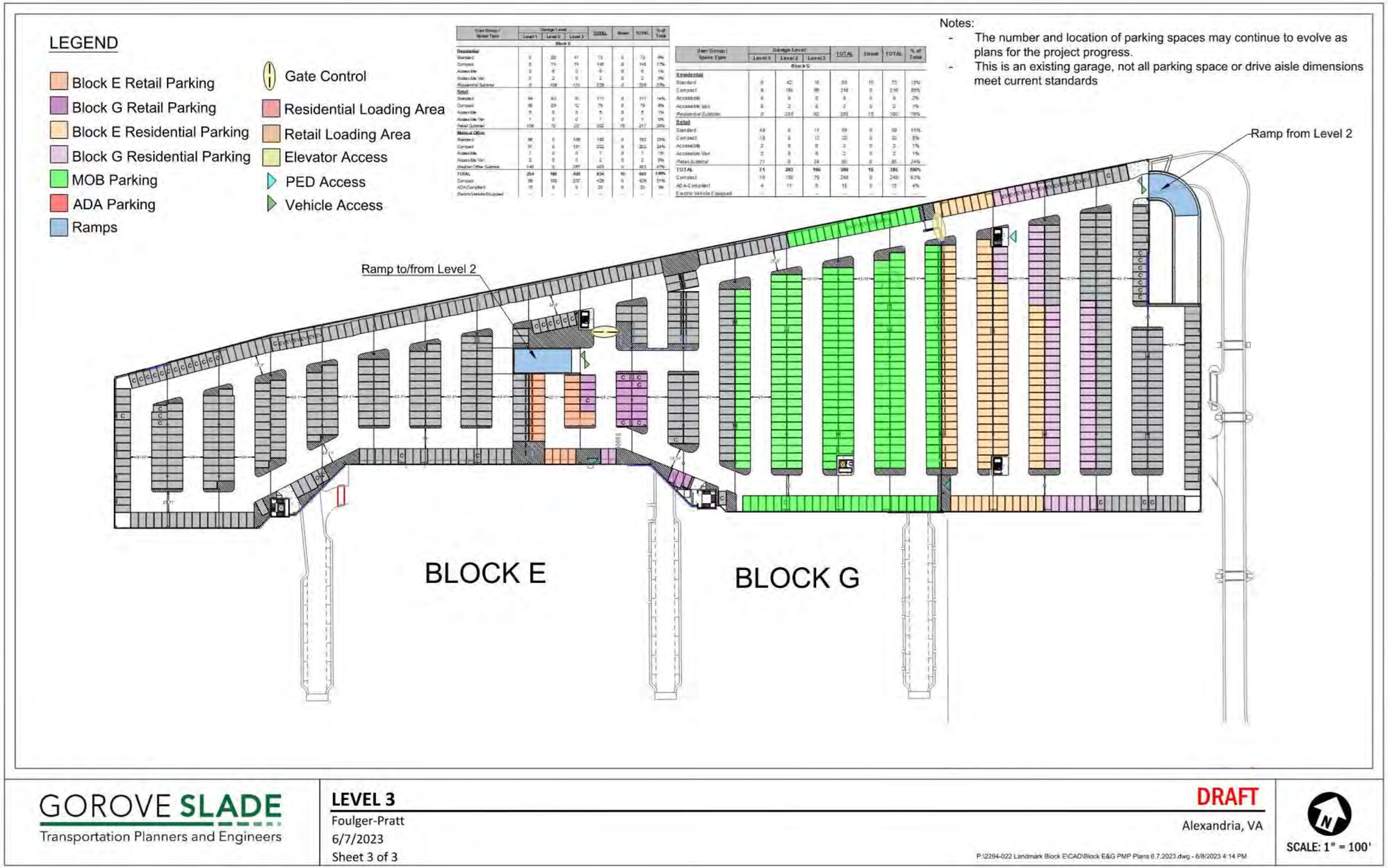


Figure 4: Proposed Parking Allocation for Level 3

ATTACHMENT A:

City of Alexandria's Zoning Ordinance Parking Requirements

Block E

Zoning Requirements Based on Residential Performance-Based City Standards **(Minimums)**

	Baseline Zoning Ratio[1]		Total Credits	Final Zoning Ratio			Development Size		Bedrooms			Minimum Spaces
Residential Rates												
ADUs - 60% AMI	0.75	/unit	5%	0.71	/unit[2]	x	6	units			=	5
ADUs - 50% AMI	0.65	/unit	5%	0.62	/unit[2]	x	0	units			=	0
1 Bedroom	1.00	/bdrm	5%	0.95	/bdrm[3]	x	*76*	*units*	76	bdrms	=	73
2+ Bedroom	1.00	/bdrm	5%	0.95	/bdrm[3]	x	*64*	*units*	128	bdrms	=	122
Residential Subtotal							**146**	**units**				**200**
Allowable Residential Credits (Voluntary):												
Four or more bus routes stop within 0.25 mile of development entrance (5%)												5%
Non-Residential												
Specific Commercial (Retail)[6]				0.25	/ksf	x	90	ksf[8]			=	23
Medical Office[7]				0.25	/ksf	x	120	ksf			=	30
Non-Residential Subtotal												**53**
Total with Zoning Requirements												**253**

1. Residential performance-based ratios based on the Guiding Document for Parking Standards for Multi-Family Residential Development Projects dated February 24, 2016.
2. The ratio shown above includes a reduction to the 0.75 space per unit rate for affordable housing based on units at 60%, and walkability credit.
3. The ratio shown above includes a reduction to the 1.0 space per bedroom rate based on site being within 0.5 mile BRT stop walkshed (10%) and walkability credit.
4. Units with 80% AMI are considered market rate units. Calculations assumed all 80% AMI units are 1-bedroom units.
5. Parking ratio for specific commercial uses is 0.25 spaces per 1,000 sf for a project located inside the Enhanced Transit Area per City of Alexandria's Parking Code dated September 29, 2020.
6. Non-residential uses that have a minimum parking requirement of 2 spaces or less shall be exempt from providing the spaces, per City of Alexandria's parking code dated September 29, 2020.

Zoning Requirements Based on Residential Performance-Based City Standards **(Maximums)**

	Baseline Zoning Ratio		Total Credits	Final Zoning Ratio			Development Size		Bedrooms			Maximum Spaces
Residential												
1 Bedroom	1.00	/bdrm	0%	1.00	/bdrm	x	*79*	*units*	79	bdrms	=	79
2+ Bedroom[2]	1.00	/bdrm	0%	1.00	/bdrm	x	*67*	*units*	134	bdrms	=	134
Residential Subtotal							**146**	**units**				**213**
Non-Residential												
Specific Commercial (Retail)[3]				3	/ksf	x	90	ksf			=	270
Medical Office[4]				2	/ksf	x	120	ksf			=	180
Non-Residential Subtotal												**450**
Total with Zoning Requirements												**663**

Notes:

1. Use of income-restricted affordable housing parking ratios is voluntary.

2. Units with 2 bedrooms or more counted as 2-bedroom units.

3. Parking ratio for specific retail uses is 4 spaces per 1,000 sf for a project located outside the Enhanced Transit Area, per City of Alexandria's Parking Code dated September 29, 2020.

4. Parking ratio for office uses is 2.25 spaces per 1,000 sf for a project located outside the Enhanced Transit Area, per City of Alexandria's Parking Code dated September 29, 2020.

Block G

Zoning Requirements Based on Residential Performance-Based City Standards **(Minimums)**

	Baseline Zoning Ratio[1]		Total Credits	Final Zoning Ratio			Development Size		Bedrooms			Minimum Spaces
Residential Rates												
ADUs - 60% AMI	0.75	/unit	5%	0.71	/unit[2]	x	10	units			=	8
1 Bedroom	1.00	/bdrm	5%	0.95	/bdrm[3]	x	*195*	*units*	195	bdrms	=	186
2+ Bedroom	1.00	/bdrm	5%	0.95	/bdrm[3]	x	*39*	*units*	78	bdrms	=	75
Residential Subtotal							**244**	**units**				**269**
Allowable Residential Credits (Voluntary):												
Four or more bus routes stop within 0.25 mile of development entrance (5%)												5%
Non-Residential												
Specific Commercial (Retail)[4]				0.25	/ksf	x	24	ksf[5]			=	6
Non-Residential Subtotal												**6**
Total with Zoning Requirements												**275**

1. Residential performance-based ratios based on the Guiding Document for Parking Standards for Multi-Family Residential Development Projects dated February 24, 2016.
2. The ratio shown above includes a reduction to the 0.75 space per unit rate for affordable housing based on units at 60%, and walkability credit.
3. The ratio shown above includes a reduction to the 1.0 space per bedroom rate based on site being within 0.5 mile BRT stop walkshed (10%) and walkability credit.
4. Units with 80% AMI are considered market rate units. Calculations assumed all 80% AMI units are 1-bedroom units.
5. Parking ratio for specific commercial uses is 0.25 spaces per 1,000 sf for a project located inside the Enhanced Transit Area per City of Alexandria's Parking Code dated September 29, 2020.
6. Non-residential uses that have a minimum parking requirement of 2 spaces or less shall be exempt from providing the spaces, per City of Alexandria's parking code dated September 29, 2020.

Zoning Requirements Based on Residential Performance-Based City Standards **(Maximums)**

	Baseline Zoning Ratio		Total Credits	Final Zoning Ratio			Development Size		Bedrooms			Maximum Spaces
Residential												
1 Bedroom	1.00	/bdrm	0%	1.00	/bdrm	x	*203*	*units*	203	bdrms	=	203
2+ Bedroom[2]	1.00	/bdrm	0%	1.00	/bdrm	x	*41*	*units*	82	bdrms	=	82
Residential Subtotal							**244**	**units**				**285**
Non-Residential												
Specific Commercial (Retail)[3]				3	/ksf	x	24	ksf			=	72
Non-Residential Subtotal												**72**
Total with Zoning Requirements												**357**

Notes:
1. Use of income-restricted affordable housing parking ratios is voluntary.
2. Units with 2 bedrooms or more counted as 2-bedroom units.
3. Parking ratio for specific retail uses is 3 spaces per 1,000 sf for a project located inside the Enhanced Transit Area, per City of Alexandria's Parking Code dated September 29, 2020.

WEST END

PRELIMINARY SITE PLAN - BLOCK E&G
DSUP AMENDMENT

CITY OF ALEXANDRIA, VIRGINIA

DATE: JUNE 13, 2023

PROJECT TEAM

APPLICANT/OWNER
FOULGER-PRATT DEVELOPMENT, LLC
12435 PARK POTOMAC AVE
SUITE 200
POTOMAC, MD 20854
TEL. 240-499-9684
CONTACT: JAY KELLY

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

LANDSCAPE ARCHITECT
PARKER RODRIGUEZ
101 N UNION ST
SUITE 320
ALEXANDRIA, VA 22314
TEL. 703-548-5010
CONTACT: TRINI RODRIGUEZ, P.L.A

ARCHITECT
TORTI GALLAS + PARTNERS
1923 VERMONT AVENUE NW
2ND FLOOR
WASHINGTON, DC 20001
TEL. 202-232-3132
CONTACT: SARAH ALEXANDER, AIA, LEED AP BD+C

TRAFFIC ENGINEER
GOROVE SLADE
225 REINEKERS LANE
SUITE 750
ALEXANDRIA, VA 22314
TEL. 202-540-1926
CONTACT: ROBERT SCHIESEL, P.E.

UTILITY ENGINEER
DAVIS UTILITY CONSULTING, LLC
3975 FAIR RIDGE DRIVE
SUITE 125-SOUTH
FAIRFAX, VA 22033
TEL. 703-945-9606
CONTACT: DAVID GRAHAM

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

AREA TABULATIONS:

BLOCK E LOT AREA = 2.49 AC. 108,575 SF.
BLOCK G LOT AREA = 1.42 AC. 62,083 SF.
TOTAL DEVELOPMENT AREA = 3.91 AC. 170,658 SF.

TOTAL DISTURBED AREA = 4.05 AC. 176,668 SF.
TOTAL EX. IMPERVIOUS AREA = 4.05 AC. 176,668 SF.
TOTAL PROP. IMPERVIOUS AREA = 4.05 AC. 176,668 SF.

ZONING TABULATIONS:

ON-SITE LOCATIONS / ADDRESSES: T.M. #047.02-03-11 / 5801 DUKE ST. ALEXANDRIA, VA 22304

TOTAL SITE/LOT AREAS: 170,658 SF OR 3.91 ACRES

EXISTING ZONE: CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29)
PROPOSED ZONE: CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29)

OPEN SPACE REQUIREMENTS: 42,663 SF (25% OF DEVELOPMENT AREA AT-OR ABOVE GRADE)

OPEN SPACE PROVIDED: 24,359 SF (AT-GRADE)
18,304 SF (ABOVE-GRADE)
TOTAL OPEN SPACE PROVIDED: 42,663 SF (25.00%)*
*INCLUDES 13,554 SF OF TRANSFERRED AT-GRADE OPEN SPACE FROM BLOCK P.

EXISTING USE: SHOPPING CENTER/CURRENTLY DEMOLISHED
PROPOSED USE: MIXED-USE: - RESIDENTIAL, RETAIL, OFFICE

FLOOR AREA CALCULATION:

BUILDING E	GROSS AREA (SF)	NET AREA (SF)	F.A.R
RETAIL	89,971	89,971	0.83
RESIDENTIAL	177,531	156,197	1.63
MEDICAL OFFICE	119,630	110,236	1.10
BUILDING E SUBTOTAL:	387,132	356,404	3.56

BUILDING G	GROSS AREA (SF)	NET AREA (SF)	F.A.R
RETAIL	23,888	23,888	0.38
RESIDENTIAL	227,939	200,597	3.67
BUILDING G SUBTOTAL:	251,827	224,485	4.06

BUILDING E&G TOTAL	638,959	580,889	3.74

DENSITY:
BLOCK E: 146 UNITS (MULTIFAMILY)
BLOCK G: 244 UNITS (MULTIFAMILY)

PROPOSED DENSITY: 390 D.U/3.91 AC. = 99.74

MIN./MAX BLDG.: BLOCK E: EAST: 70 FT. MIN, 85 FT. MAX.
HEIGHT PERMITTED: WEST: 70 FT. MIN, 180 FT MAX.
BLOCK G: 70 FT. MIN, 85 FT. MAX.

BUILDING HEIGHT PROPOSED: BLOCK E: MOB 91.91 FT; E.1:80 FT.
BLOCK G: 84.5 FT.

BUILDING HEIGHT (STORIES): BLOCK E: MOB 6-STORIES; E.1 6-STORIES
BLOCK G: 7-STORIES

AVG. FINISHED GRADE: BLOCK E: 200.55 FT.
BLOCK G: 198.58 FT.

YARDS: REQUIRED: N/A PROPOSED: N/A

FRONTAGE: REQUIRED: N/A PROPOSED: N/A

PARKING TABULATIONS:

PARKING REQUIRED:

BLOCK E:
BLOCK E (RETAIL): RATIO: 3.0 SP/1,000 SF = 270 SPACES
BLOCK E (MULTIFAMILY): RATIO: 1.0 SP/BEDROOM(213) = 213 SPACES
BLOCK E (OFFICE, MEDICAL): RATIO: 1.5 SP/1,000 SF = 180 SPACES
BLOCK E PARKING REQUIRED: 663 SPACES

BLOCK G:
BLOCK G (RETAIL): RATIO: 3.0 SP/1,000 SF = 72 SPACES
BLOCK G (MULTIFAMILY): RATIO: 1.0 SP/BEDROOM(285) = 285 SPACES
BLOCK G PARKING REQUIRED: 357 SPACES

TOTAL PARKING REQUIRED: 1,020 SPACES

PARKING PROVIDED:

BLOCK E
BLOCK E (RETAIL): 202 SPACES
BLOCK E (MULTIFAMILY): 229 SPACES
BLOCK E (MEDICAL OFFICE): 403 SPACES
ON-STREET PARKING: 15 SPACES
BLOCK E PARKING PROVIDED: 849 SPACES

BLOCK G
BLOCK G (RETAIL): 95 SPACES
BLOCK G (MULTIFAMILY): 285 SPACES
ON-STREET PARKING: 15 SPACES
BLOCK G PARKING PROVIDED: 395 SPACES

TOTAL PARKING PROVIDED: 1,244 SPACES

LOADING SPACES REQUIRED: RATIO: 1/20,000 SF (RETAIL)=6 SPACES
LOADING SPACES PROVIDED: 7 SPACES

BICYCLE REQUIRED PARKING:

BLOCK E REQUIRED PARKING:
BLOCK E (RESIDENTIAL): RATIO: 3.0 SP/10 UNITS = 146 UNITS X 3/10 = 47 SPACES (3 FOR VISITORS)
BLOCK E (RETAIL): RATIO: 2 SP/10,000 SF = 89,971 SF X 2/10,000 = 18 SPACES (4 FOR RETAIL EMPLOYEES)
BLOCK E (OFFICE): RATIO: 1 SP/7,500 SF = 119,630 SF X 1/7,500 = 22 SPACES (6 FOR VISITORS)

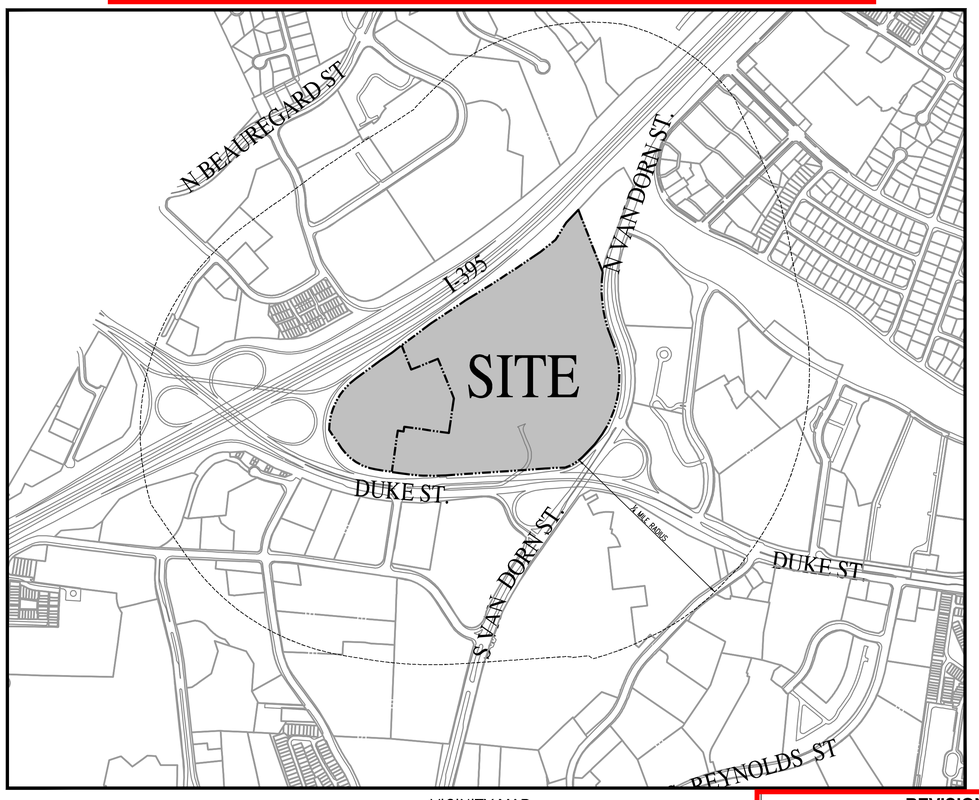
BLOCK G REQUIRED PARKING:
BLOCK G (RESIDENTIAL): RATIO: 3.0 SP/10 UNITS = 244 UNITS X 3/10 = 79 SPACES (5 FOR VISITORS)
BLOCK G (RETAIL): RATIO: 2 SP/10,000 SF = 23,888 UNITS X 2/10,000 = 6 SPACES (1 FOR RETAIL EMPLOYEES)

BICYCLE PROVIDED PARKING:

BLOCK E PROVIDED PARKING:
BLOCK E (RESIDENTIAL): 48 SPACES (3 FOR VISITORS)
BLOCK E (RETAIL): 18 SPACES (4 FOR RETAIL EMPLOYEES)*
BLOCK E (OFFICE): 24 SPACES (6 FOR VISITORS)

BLOCK G PROVIDED PARKING:
BLOCK G (RESIDENTIAL): 80 SPACES (5 FOR VISITORS)
BLOCK G (RETAIL): 6 SPACES (1 FOR RETAIL EMPLOYEES)*

*NOTE: PROPOSED BICYCLE PARKING FOR BLOCK E & G RETAIL WILL BE REVISED AT FINAL SITE PLAN TO PROVIDE AN ADDITIONAL FOUR (4) EXTERIOR BICYCLE PARKING SPACES NOT CURRENTLY SHOWN ON THE PLAN. ALL PROPOSED BICYCLE PARKING WILL COMPLY WITH THE CITY'S BICYCLE PARKING GUIDELINES AND REGULATIONS.



VICINITY MAP
SCALE: 1"=500'

BUILDING CODE ANALYSIS

- SEE SHEET A001.

RESIDENTIAL GROSS FLOOR AREA BY FLOOR AND BUIILDING TABLE

- SEE SHEET A002.

FIRE FLOW CALCULATIONS

- FIRE FLOW CALCULATIONS WILL BE PROVIDED DURING FINAL SITE PLAN FUTURE SUBMISSIONS.

TRIP GENERATION:

BLOCK E:

Land Use	ITE Code	Size	Weekday AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily Total
Total External Residential Trips			6	18	23	16	10	26	318
Total External Retail Trips			22	10	33	67	72	139	2,643
Total External Medical Trips			162	45	207	92	243	335	3,626
OVERALL NON-AUTO MODE TRIPS			-50	-32	-82	-84	-108	-192	-2,737
OVERALL DEVELOPMENT TRIPS			191	72	263	175	325	500	6,587

BLOCK G:

Land Use	ITE Code	Size	Weekday AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily Total
Total External Residential Trips			10	29	39	26	16	43	532
Total External Retail Trips			6	3	9	18	19	37	1,073
OVERALL NON-AUTO MODE TRIPS			-14	-31	-45	-40	-31	-71	-1,255
OVERALL DEVELOPMENT TRIPS			16	32	48	44	35	79	1,665

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A025	DETAIL AT BUILDING G SOUTH BALCONY
A026	DETAIL AT BUILDING G WEST BALCONY
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A028	DETAIL AT MOB WEST WINDOWS
A029	DETAIL AT MOB WEST STOREFRONTS
A030	MATERIAL BOARD
A031	MOCKUP PANEL

REVISION NARRATIVE:

THE RETAIL CONFIGURATION FOR BLOCK E.1 HAS BEEN UPDATED SINCE THE LAST SUBMISSION TO CONSOLIDATE THE INDIVIDUAL RETAIL UNITS ALONG ROAD 4 AND TO INFILL THE PREVIOUSLY SHOWN AT-GRADE, PRIVATE OUTDOOR COURTYARD. THE RESULTING SPACE IS APPROXIMATELY 61,640 SF (INCLUDING A NEW APPROXIMATELY 25,560 SF MEZZANINE), AS SHOWN ON SHEET A004. THE SPACE IS CURRENTLY ANTICIPATED TO BE OCCUPIED BY A FITNESS/GYM CONCEPT THAT WILL SERVE AS AN ANCHOR RETAILER FOR THE WESTEND PROJECT. THE GROUND FLOOR OF THE ANCHOR RETAIL TENANT HAS BEEN LOWERED BY 4 FEET TO ACHIEVE A DOUBLE HEIGHT SPACE.

THE REVISIONS TO THE FIRST-FLOOR PLAN OF BLOCK E.1 AFFECT THE CONFIGURATION OF THE RESIDENTIAL COURTYARD ABOVE, AND THE PLANS HAVE BEEN UPDATED TO REFLECT THIS CHANGE. THE REVISIONS INCLUDE A SCREENED MECHANICAL AREA FOR THE ANCHOR RETAIL TENANT AND A SEATING NOOK OVERLOOKING THE CENTRAL PLAZA. THE EXTENT OF RETAIL SHOWN ON THE SOUTHSIDE OF BLOCK E.1 HAS BEEN REVISED, AND WALKWAYS ORIGINALLY PROVIDED AT-GRADE IN BETWEEN THE MOB AND E1 HAVE BEEN REPLACED WITH ADDITIONAL IN-LINE RETAIL AND AN OUTDOOR SEATING AREA. THIS ADDITIONAL RETAIL SPACE HAS BEEN SET BACK TO PRESERVE THE VISUAL BUILDING BREAK BETWEEN THE MOB AND E.1. AN AT-GRADE BIORETENTION PLANTER LOCATED IN THIS AREA HAS ALSO BEEN REMOVED WITH THIS REVISION, AS SHOWN ON BMP PLAN SHEET.

STOREFRONT CONFIGURATION HAS BEEN REVISED, BRICK PIERS HAVE BEEN ADDED, AND ENTRANCES AND CANOPIES HAVE BEEN REMOVED ON THE EAST ELEVATION OF BLOCK E.1 AS SHOWN ON DRAWING 5/A012. A NEW STOREFRONT HAS BEEN ADDED ALONG THE SOUTH ELEVATION AT BLOCK E.1. THE EAST ELEVATION OF THE MOB HAS BEEN MODIFIED AT THE GROUND LEVEL AS SHOWN ON DRAWING 8/A013.

PROJECT NARRATIVE:

EXISTING SITE CONDITIONS:
THE EXISTING SITE IS UNDER CONSTRUCTION RELATIVE TO THE INFRASTRUCTURE AND GRADING PLAN. THE EXISTING ABOVE GRADE GARAGE REMAINS.

DESCRIPTION OF DEVELOPMENT:
THIS SITE ARE BORDERED TO THE NORTH BY THE EXISTING PARKING GARAGE, TO THE SOUTHWEST BY FUTURE BLOCK A, B AND Q, TO THE SOUTHEAST BY FUTURE BLOCKS F AND N, AND TO THE EAST BY FUTURE BLOCK I.

THE PURPOSE OF THE REDEVELOPMENT FOR BLOCKS E & G IS TO ALLOW FOR A RANGE OF USES ACROSS THE SITE. THESE USES WOULD INCLUDE RETAIL, OFFICE (INCLUDING MEDICAL OFFICE), AND MULTIFAMILY RESIDENTIAL. THESE USES MAY BE IMPLEMENTED ANYWHERE ON THE SITE, SUBJECT TO CAPACITY OF INFRASTRUCTURE. THIS PROJECT IS NOT A FEDERAL UNDERTAKING OR INVOLVES THE USE OF ANY FEDERAL FUNDING, IN COMPLIANCE WITH FEDERAL PRESERVATION LAWS, IN PARTICULAR SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.

LIST OF EXISTING APPROVALS:

- CDD #2020-00007
- DSP #2021-00012
- SUB #2021-00003
- SUB #2022-00005
- GRD #2022-00012
- DSUP #2022-10017

LIST OF REQUESTED APPROVALS:

- DSUP#2022-10017
- SUP TO EXCEED THE MAXIMUM PARKING REQUIREMENT PER 8-100(A)8.
- TMP SUP FOR BLOCKS E&G, I AND K TO CONSTRUCT MORE THAN 349 DWELLING UNITS PER 11-704(A)2.
- SUP TO HAVE MORE THAN THREE PENTHOUSES ON THE MEDICAL OFFICE BUILDING PER 6-403(B)3A.
- SUP TO HAVE A PENTHOUSE EXCEED 15-FT. IN HEIGHT ON THE BLOCK G BUILDING PER 6-403(B)3B.

GREEN BUILDING NARRATIVE:

THE APPLICANT WILL COMPLY WITH THE CITY'S CURRENT GREEN BUILDING POLICY AT THE TIME OF DSUP SUBMISSION. PLEASE SEE LEED SCORECARD/GREEN BUILDING APPROACH ON SHEET 10A.

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
06/13/2023
PROFESSIONAL ENGINEER

PLAN DATE	REVISION
06-13-2023	DSUP AMENDMENT
-	-
-	-
-	-
-	-

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888
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6/13/2023 11:16 AM WALIA, ANKUR \\MARS-101J DRIVE\JOBS\LANDMARK\MALL\SITE PLAN\BLOCK E&G FSP\DSUP REVISION\13130-01-COVER.DWG

BLOCK E&G SITE TABULATIONS

DEVELOPMENT SUMMARY

Use	Floor Area	Residential Units	Hotel Keys	Block E Floor Area	Block E Units	Block G Floor Area	Block G Units
Hospital	-			-	-	-	-
Office	-			-	-	-	-
Medical Office	110,236			110,236	-	-	-
Multifamily	344,544	374 units		150,697	140	193,847	234
Affordable Multifamily	12,250	16 units		5,500	6	6,750	10
Senior Housing (AL/IL)	-	0 units		-	-	-	-
2-over-2 Townhomes	-	0 units		-	-	-	-
Traditional Townhomes	-	0 units		-	-	-	-
Condo Flats	-	0 units		-	-	-	-
Hotel	-		0 keys	-	-	-	-
Retail	113,859			89,971	-	23,888	-
Grocer	-			-	-	-	-
Firestation	-			-	-	-	-
Garage / Loading / Service	-			-	-	-	-
Total	**580,889**	**390 units**	**0 keys**	**356,404**	**146**	**224,485**	**244**

PARKING TABULATIONS

Parking Requirement	Parking Ratio	Totals	Block E REQUIRED	Block E PROPOSED	Block G REQUIRED	Block G PROPOSED
PARKING RATES						
Hospital	1/ 2 BEDS		-	-	-	-
Office	1.5/1000 SF		-	-	-	-
Medical Office	1.5/1000 SF		180	403		
Multifamily	1/BEDROOM		213	229	285	285
Affordable Multifamily	0.8 / unit		-	-	-	-
Senior Housing (AL/IL)	0.7 / unit		-	-	-	-
2-over-2 Townhomes	2.0 / unit		-	-	-	-
Traditional Townhomes	2.0 / unit		-	-	-	-
Condo Flats	1.3 / unit		-	-	-	-
Hotel	0.7 / key		-	-	-	-
Retail	3.0 / 1,000 GSF		270	202	72	95
Grocer	50 spaces		-	-	-	-
Firestation			-	-	-	-
VEHICLE PARKING						
STANDARD PARKING SPACES			-	382	-	117
COMPACT PARKING SPACES			-	429	-	248
ON-STREET PARKING			-	15	-	15
HANDICAP PARKING SPACES (NON-VAN)			-	18	-	11
HANDICAP PARKING SPACES (VAN)			-	5	-	4
TOTAL PARKING PROVIDED:			663	849	357	395
PARKING PROVIDED IN EXISTING GARAGE			-	834	-	380
PARKING PROVIDED IN PROPOSED GARAGE			-		-	
LOADING SPACES			5	4	1	3
BICYCLE PARKING						
Residential			44	45	74	75
Visitor			9	9	5	5
Retail			18	18	6	6
Office			16	16	-	-

ZONING TABULATIONS

Zoning Requirement	Block E REQUIRED	Block E PROPOSED	Block G REQUIRED	Block G PROPOSED
LOT AREA (SQ. FT.)	-	108,575	-	62,083
LOT WIDTH (FT.)	-	-	-	-
FRONT YARD (FT.)	-	-	-	-
SIDE YARD (FT.)	-	-	-	-
REAR YARD (FT.)	-	-	-	-
FLOOR AREA (SQ. FT.)	-	356,404	-	224,485
OPEN SPACE (SF / %)	25.00%	25.00%	25.00%	25.00%
AT-GRADE	-	10,303	-	14,056
ABOVE GROUND	-	16,840	-	1,464
TOTAL OPEN SPACE	27,143	27,143	15,520	15,520
AVERAGE FINISHED GRADE (FT.)	-	200.55	-	199.21
MAX. BUILDING HEIGHT (FT.)	-	91.91/80	-	85
CROWN COVERAGE (SQ. FT.)	-	14750 (13.6%)	-	13500 (21.7%)
MAX. RESI DENTISTY (UNITS/AC.)	-	-	-	-
Dwelling Unit Summary		146		244
STUDIO UNITS	-	1	-	37
JR ONE BEDROOM UNITS				17
ONE BEDROOM UNITS	-	65	-	143
ONE BEDROOM DEN UNITS	-	13	-	6
TWO BEDROOM UNITS	-	46	-	36
TWO BEDROOM DEN UNITS	-	6	-	5
THREE BEDROOM UNITS	-	15	-	-
LOADING SPACES	5	4	1	3
TRIP GENERATION (ADT)	-	6,587		1,605

UNIT MIX TABLE

UNIT MIX - BLOCK E.1

UNIT TYPE	Market	%	Affordable	%	Total	%
Studio	1	0.7%			1	1%
1 Bedroom	62	44.3%	3	50.0%	65	45%
1 Bedroom + Den	13	9.3%		0.0%	13	9%
2 Bedroom	44	31.4%	2	33.3%	46	32%
2 Bedroom + Den	6	4.3%			6	4%
3 Bedroom	14	10.0%	1	16.7%	15	10%
Total Units	140	100%	6	100%	146	100%

UNIT MIX - BLOCK G

UNIT TYPE	Market	%	Affordable	%	Total	%
Studio	35	15.0%	2	20.0%	37	15%
JR 1 Bedroom	17	7.3%			17	7%
1 Bedroom	137	58.5%	6	60.0%	143	59%
1 Bedroom + Den	6	2.6%			6	2%
2 Bedroom	34	14.5%	2	20.0%	36	15%
2 Bedroom + Den	5	2.1%			5	2%
Total Units	234	100%	10	100%	244	100%

SITEWIDE CANOPY COVERAGE TABULATION

DSUP	Block	Area SF	Area AC	Canopy Coverage (SF) Required	Canopy Coverage (SF) Provided
	Private Streets	146,984 SF	3.37 AC	-	106,250 SF
	Block D	60,360 SF	1.39 AC	-	-
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	107,845 SF	2.48 AC	-	14,975 SF
	Block J	80,597 SF	1.85 AC	-	-
DSUP 2022-10016	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	-	30,750 SF
	Block R	10,179 SF	0.23 AC	-	16,750 SF
	Total Site	**1,183,250 SF**	**27.16 AC**	**295,813 SF**	**256,994 SF**

BLOCK E&G TOTAL CROWN COVERAGE PROVIDED: 28,250 SF. OR 17% OF TOTAL SITE AREA

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.

2) SITEWIDE CANOPY COVERAGE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

PLEASE REFER TO DSP#2021-00012 FOR FUTURE UPDATES TO SITEWIDE CANOPY COVERAGE CALCULATIONS .

LEGEND:

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER DIRECTION OF FLOW
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING GAS VALVE
- PROPOSED GAS VALVE
- EXISTING OVERHEAD WIRE
- 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
- PROP. POST LIGHT
- PROP. BUILDING MAIN ENTRANCE
- PROP. BUILDING ENTRANCE
- PROP. UNDERGROUND GARAGE
- PROPERTY LINE
- LOADING SPACE
- INTERSECTION VISIBILITY TRIANGLE
- BRICK PAVE AREA (TO MATCH EXISTING PLAZA)
- PROP. CONCRETE SIDEWALK
- PARKING SPACE COUNT
- (COA) CITY OF ALEXANDRIA
- (AW) AMERICAN WATER
- (CSW) CONC. SIDEWALK
- (ASW) ASPHALT SIDEWALK
- EXISTING TELEPHONE LINE
- PROP. TELEPHONE LINE
- EXISTING VDOT ELECTRIC LINE
- EXISTING ELECTRIC LINE
- EX. VERIZON FIBER
- EX. COMCAST FIBER
- EX. PRIVATE FIBER
- EX. ACF FIBER
- EX. ELECTRIC MANHOLE
- EX. FIBER HANDHOLE
- PROP. ELECTRIC LINE
- PROP. VERIZON FIBER
- PROP. COMCAST FIBER
- PROPOSED PRIVATE FIBER
- PROPOSED ACF FIBER
- PROPOSED ELECTRIC MANHOLE
- PROPOSED FIBER HANDHOLE
- EXISTING CABLE TV LINE
- ROAD SIGN
- EX. POWER POLE
- EXISTING SPOT ELEVATION
- PROP. SPOT ELEVATION
- SPILL AND TRANSITION CURB AND GUTTER
- PROPOSED CURB
- EX. STREET LIGHTS
- PROP. STREET LIGHTS
- PROPOSED CG-12
- EXISTING TREE
- PROPOSED TREE
- WATER FITTING IDENTIFIER
- LOADING AREA
- BENCHMARK
- TEST PIT REQUIRED
- PROJECTED TRAFFIC COUNT
- OVERLAND RELIEF
- PROP. PROPOSED
- EX. EXISTING
- SF SQUARE FEET
- GSF GROSS SQUARE FEET
- NSF NET SQUARE FEET
- T.B.R. TO BE REMOVED
- FF FINISHED FLOOR
- V VISITOR PARKING SPACE
- S, C, HC STANDARD, COMPACT, AND HANDICAP PARKING SPACE DESIGNATOR
- PROP. PERVIOUS AREA
- PROP. PARKING SPACE
- EX. TRASH AND RECYCLING.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE 06-13-2023

Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888
www.urbanltd.com
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COMMONWEALTH OF VIRGINIA CLAYTON C. YOCH Lic. No. 036790 REGISTERED PROFESSIONAL ENGINEER 06/13/2023

GENERAL NOTES & DETAILS

WEST END
PRELIMINARY SITE PLAN - BLOCK E&G
DSUP AMENDMENT
CITY OF ALEXANDRIA, VIRGINIA

DATE: JUN. 2023
C.I.= N/A
SCALE: N/A

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

SHEET 09 OF 49

FILE No. SP-13130

Urban, Ltd. - \\vmars-101\J DRIVE\JOBS\landmarkmall\site plan\block e&g fsp\dsup revision\13130-02-GNOTES.dwg [GNOTES] June 13, 2023 - 11:16am owalla

MASTER SITE TABULATIONS

DEVELOPMENT SUMMARY

Use	Floor Area	Residential Units	Hotel Keys	INOVA HOSPITAL CAMPUS	Building A		Building B		Building C		Block D		Block E		Block G		Block H		Block I		Block F		Block N		Block J		Block K		Block L		Blocks M	
					Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units	Floor Area	Units
Hospital	464,467				464,467	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office	-				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medical Office	280,805				-	-	94,212	-	76,357	-	-	-	110,236	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	1,118,575	1,072 units			-	-	-	-	-	-	-	-	150,697	140	193,847	234	-	-	414,031	375	-	-	-	-	-	-	350,000	323	-	-	-	-
Affordable Multifamily	12,250	45 units			-	-	-	-	-	-	-	-	5,500	6	6,750	10	-	-	-	15	-	-	-	-	-	-	-	14	-	-	-	-
Senior Housing (AL/IL)	-	0 units			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2-over-2 Townhomes	-	0 units			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Traditional Townhomes	296,157	109 units			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	118,915	43	177,242	66
Condo Flats	-	0 units			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel			0 keys		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	237,496				-	-	-	-	-	-	-	-	89,971	-	23,888	-	-	-	91,637	-	7,279	-	4,064	-	-	-	32,000	-	-	-	-	-
Grocer	-				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Firestation	-				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Garage / Loading / Service					298,250 (TOTAL GARAGE)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	80,000	-	-	-	-	-
Total	**2,409,750**	**1,226 units**	**0 keys**		**762,717**	**-**	**94,212**	**-**	**76,357**	**-**	**-**	**-**	**356,404**	**146**	**224,485**	**244**	**-**	**-**	**505,668**	**390**	**7,279**	**-**	**4,064**	**-**	**-**	**-**	**472,000**	**337**	**118,915**	**43**	**177,242**	**66**
FAR over Gross Land Area	**1.0742**																															

PARKING TABULATIONS

Parking Requirement	Parking Ratio	Totals	INOVA HOSPITAL CAMPUS	Building A		Building B		Building C		Block D		Block E		Block G		Block H		Block I		BLOCK F		BLOCK N		Block J		Block K		Block L		Blocks M	
				REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
PARKING RATES																															
Hospital	1/ 2 BEDS			TBD	(SEE BELOW)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office	1.5/ 1000 GSF			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medical Office	1.5/ 1000 GSF			-	-	408	(SEE BELOW)	335	(SEE BELOW)			180	403																				
Multifamily	1/ BEDROOM			-	-	-	-	-	-	-	-	213	229	285	285	-	-	-	483	-	-	-	-	-	-	312	298	-	-	-	-	-	-
Affordable Multifamily	0.8/ UNIT			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12	-	-	-	-	-	-
Senior Housing (AL/IL)	0.7/ UNIT			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2-over-2 Townhomes	2.0/ UNIT			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Traditional Townhomes	2.0/ UNIT			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	86	-	132	-	-
Condo Flats	1.3/ UNIT			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel	0.7/ KEY			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	3.0/ 1000 GSF			-	-	-	-	-	-	-	-	270	202	72	95	-	-	-	375	2**	0	2**	0	-	-	8	63 (SEE SHEET 03A)	-	-	-	-	-	-
Grocer	50 spaces			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Firestation				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VEHICLE PARKING																																	
STANDARD PARKING SPACES				-	TBD	-	TBD	-	TBD	-	-	-	382	-	117	-	-	-	154	-	-	-	-	-	-	-	114	-	86	-	132	-	-
COMPACT PARKING SPACES				-	TBD	-	TBD	-	TBD	-	-	-	429	-	248	-	-	-	683	-	-	-	-	-	-	-	186	-	-	-	-	-	-
ON-STREET PARKING SPACES													15		15												20						
HANDICAP PARKING SPACES (NON-VAN)				-	TBD	-	TBD	-	TBD	-	-	-	18	-	11	-	-	-	12	-	-	-	-	-	-	-	8	-	-	-	-	-	-
HANDICAP PARKING SPACES (VAN)				-	TBD	-	TBD	-	TBD	-	-	-	5	-	4	-	-	-	9	-	-	-	-	-	-	-	2	-	-	-	-	-	-
TOTAL PARKING PROVIDED:		**4,160**			1,510					-	-	663	849	357	395	-	-	-	858	-	-	-	-	-	-	320	330	-	86	-	132	-	-
PARKING PROVIDED IN EXISTING GARAGE					550 (EXISTING GARAGE)					-	-	-	834	-	380	-	-	-	858	-	0	-	0	-	-	-	63 (SEE SHEET 03A)	-	-	-	-	-	-
PARKING PROVIDED IN PROPOSED GARAGE					960 (ABOVE GRADE GARAGE + BELOW GRADE GARAGE)					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	310	-	-	-	-	-	-
LOADING SPACES												5	4	1	3			6	3								2						
BICYCLE PARKING																																	
Residential										-	-	44	45	74	75	-	-	-	129	-	-	-	-	-	-	102	116	-	-	-	-	-	-
Visitor										-	-	9	9	5	5	-	-	-	8	-	15	-	6	-	-	7	7	-	-	-	-	-	-
Retail												18	18	6	6				28		3		2			9	11						
Office										-	-	16	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

ZONING TABULATIONS

Zoning Requirement	INOVA HOSPITAL CAMPUS	Building A	Building B	Building C	Block D		Block E		Block G		Block H		Block I		Block F		Block N		Block J		Block K		Block L		Blocks M	
		PROPOSED			REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
LOT AREA (SQ. FT.)		452,343 (COMBINED INOVA HOSPITAL CAMPUS AREA)			-	-	-	108,575	-	62,083	-	-	-	107,845	-	31,872	-	22,509	-	-	-	98,964	-	77,919	-	122,172
LOT WIDTH (FT.)		-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FRONT YARD (FT.)		-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SIDE YARD (FT.)		-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
REAR YARD (FT.)		-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FLOOR AREA (SQ. FT.)		933,286 (COMBINED FLOOR AREA FOR BUILDINGS A,B,C)			-	-	-	356,404	-	224,485	-	-	-	487,512		7,279	-	4,064	-	-	-	392,578	-	118,915	-	177,242
OPEN SPACE (SF / %)		15%			-	-	25.00%	25.00%	25.00%	25.00%	-	-	-	28.26%	25%	80.75%	25%	87.73%	-	-	25%	25.66%	25%	28.65%	25%	38.92%
GROUND FLOOR		53,530			-	-	-	10,303	-	14,056	-	-	-	1,364	7,968	25,738	5,627	19,748	-	-	24,741	7,248	19,166	22,428	30,492	47,600
ABOVE GROUND		10,000			-	-	-	16,840	-	1,464	-	-	-	29,115	-	-	-	-	-	-	-	18,142	-	-	-	-
TOTAL OPEN SPACE		62,530			-	-	27,143	27,143	15,520	15,520	-	-	-	30,479	7,968	25,738	5,627	19,748	-	-	24,741	25,390	-	22,428	-	47,600
AVERAGE FINISHED GRADE (FT.)		216.34 (PROPOSED)	209.85 (PROPOSED)	212.07 (PROPOSED)	-	-	-	200.55	-	198.58	-	-	-	193.00		208.90	-	201.625	-	-	-	199.21	-	-	-	-
MAX. BUILDING HEIGHT (FT.)		159	52	60	-	-	-	91.90/80	-	85	-	-	-	85	-	38'-0"	-	33'-0"	-	-	-	85	-	50	-	50
CROWN COVERAGE (SQ. FT.)		-	-	-	-	-	-	14750 (13.6%)	-	13500 (21.7%)	-	-	-	-	7,968	38250 (120%)	5,627	28500 (126%)	-	-	24,741	19019 (19.22%)	-	-	-	-
MAX. RESI DENTISTY (UNITS/AC.)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dwelling Unit Summary (ADU)		-	-	-	-	-	-	146	-	244	-	-	-	390	-	-	-	-	-	-	-	337 (14)	-	-	-	-
STUDIO UNITS (ADU)		-	-	-	-	-	-	1	-	37	-	-	-	58	-	-	-	-	-	-	-	4 (1)	-	-	-	-
JR ONE BEDROOM UNITS (ADU)										17												125				
ONE BEDROOM UNITS (ADU)		-	-	-	-	-	-	64	-	143	-	-	-	189	-	-	-	-	-	-	-	119 (10)	-	-	-	-
ONE BEDROOM DEN UNITS (ADU)		-	-	-	-	-	-	14	-	6	-	-	-	50	-	-	-	-	-	-	-	5	-	-	-	-
TWO BEDROOM UNITS (ADU)		-	-	-	-	-	-	46	-	36	-	-	-	68	-	-	-	-	-	-	-	77 (2)	-	-	-	-
TWO BEDROOM DEN UNITS (ADU)		-	-	-	-	-	-	6	-	5	-	-	-	13	-	-	-	-	-	-	-	-	-	-	-	-
THREE BEDROOM UNITS (ADU)		-	-	-	-	-	-	15	-	-	-	-	-	12	-	-	-	-	-	-	-	7 (1)	-	-	-	-
LOADING SPACES		1	1	1	-	-	5	4	1	3	-	-	6	3	-	-	-	-	-	-	-	2	-	-	-	-
TRIP GENERATION (ADT)		5,774	910	3,317	-	-	-	6,587	-	1,605	-	-	-	5,173	-	-	-	-	-	-	-	1,981	-	-	-	-

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

DATE RECORDED _____

_____ INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO.

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE 06-13-2023

Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX. 703.378.7888
www.urbanltd.com

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Planners+Engineers+Landscape Architects+Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038790
REGISTERED PROFESSIONAL ENGINEER
06/13/2023

GENERAL NOTES & DETAILS

PRELIMINARY SITE PLAN - BLOCK E&G

WEST END

DSUP AMENDMENT
CITY OF ALEXANDRIA, VIRGINIA

DATE: JUN. 2023
C.I.=N/A
SCALE: N/A

SHEET 10 OF 49

FILE No. SP-13130

Urban, Ltd. - \\mars-101\J DRIVE\JOBS\landmarkmall\site plan\block e&g tsp\dsup revision\13130-02-GNOTES.dwg [GNOTES1 (2)] June 13, 2023 - 11:16am awalia

LOT 808
958,199 S.F.
21.9971 ACRES

EX. EMERGENCY VEHICLE EASEMENT

EX. 10' WATERLINE EASEMENT

EX. 10' SANITARY EASEMENT

EX. GARAGE WALL

PROP. 8' CROSSWALK

EX. PUBLIC ACCESS EASEMENT

EX. TB-1 BARRICADE

ELEC. ROOM

LOADING 12'x35' RETAIL LOADING SPACE

12'x35' RETAIL LOADING SPACE

RETAIL TRASH COMPACTOR

LOBBY

RES. TRASH

BIKE STORAGE

EM RM

FIRE PUMP RM

WATER RM

MDF RM

RETAIL RECYCLING

RESIDENTIAL BUILDING ABOVE

BLOCK E / RESIDENTIAL
BLDG HT: 80'
FFE: 191.71

RETAIL E7

POTENTIAL AERIAL BRIDGE CONNECTION (SEE ARCH. SHEETS FOR DETAILS)

EX. TRASH & RECYCLING (TYP.)

NORTH LOBBY

ELEC. ROOM

EM ROOM

RETAIL

104.00'

CONF. ROOM

O.B. TASH

WATER PUMP ROOM

FIRE PUMP ROOM

SOUTH LOBBY

LAB

MAIN ROOM

BIKE STORAGE

BLOCK E / MOB
BLDG HT: 91'
FFE: 203.00

EX. R.O.W LINE (TYP.)

TUCKAHOE ST. (PUBLIC) POSTED SPEED= 25 MPH

EX. VISITOR BIKE PARKING

EX. CURB EXTENSION

RETAIL E6

RETAIL E5

RETAIL E4

RETAIL E3

LOBBY

RETAIL E2
BUILDING ABOVE

EX. VISITOR/RETAIL BIKE PARKING

CANOPY ABOVE

EX. 12' LANEWAY

PROP. PUBLIC ACCESS ESMT. (TO BE COORDINATED W/ DSUP2012-00012 REVISION)

EX. 8' CONC. S/W

EX. BIKE LANE

EX. BOLLARDS (TYP.)

EX. SIGN (TYP.)

EX. FLUSH CSCG-1 (COPING)

EX. 29.5' CONC. S/W

EX. TREE PIT (TYP.)

EX. BIKE RACK (TYP.)

DOG RELIEF AREA

EX. 10' CROSSWALK (TYP.)

EXTENT OF STANDARD PARALLEL PARKING (TYP.)

WESTEND BLVD. (PRIVATE)
POSTED SPEED= 25 MPH

ALEXA WAY (PRIVATE) POSTED SPEED= 25 MPH

VERVE ST. (PUBLIC) POSTED SPEED= 25 MPH

BLOCK F

BLOCK N

BLOCK G
BLDG HT: 84.5'
RESIDENTIAL COURTYARD

RES. TRASH

BIKE STORAGE

LOADING

RETAIL TRASH

TRANSFORMER VAULT BELOW

RESIDENTIAL AMENITY
FFE: 199.25

BUILDING ABOVE

LOBBY

PACKAGE ROOM

RETAIL FFE: 195.50

RETAIL FFE: 196.00

RETAIL FFE: 196.00

RETAIL FFE: 197.00

RETAIL FFE: 197.40

RETAIL FFE: 197.90

RETAIL FFE: 202.00

RETAIL FFE: 201.70

RETAIL FFE: 201.32

RETAIL FFE: 200.98

RETAIL FFE: 200.25

EX. PUBLIC ACCESS EASEMENT

EX. TRASH & RECYCLING (TYP.)

LOT 808
958,199 S.F.
21.9971 ACRES
BLOCK F

LOT 808
958,199 S.F.
21.9971 ACRES
BLOCK N

LOT 703
70,076 S.F.
1.6087 ACRES
BLOCK H

6001 DUKE STREET
T.M.: 047.02-03-10
THE INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE CITY OF ALEXANDRIA
INSTR. 220001177
LOT 601

ALEXANDRIA ARCHEOLOGY NOTES:

1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ECT.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
2. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

LEGEND
BLOCK E&G BOUNDARY

NOTES:

SCALE: 1"=30'
0 10' 30' 60'

1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
2. ALL ADJOINING PROPERTY LINES AND LOT NUMBERS SHOWN HEREON REFLECT A 3RD SUBDIVISION PLAT AND RESUBDIVISION OF LOT 704, 707 AND 708 ASSOCIATED WITH DSUP #2022-10015, DSUP #2022-10016, AND DSUP #2022-10017 NOT YET RECORDED .

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
06-13-2023

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
PROFESSIONAL ENGINEER
06/13/2023

SITE PLAN
WEST END
PRELIMINARY SITE PLAN - BLOCK E&G
DSUP AMENDMENT
CITY OF ALEXANDRIA, VIRGINIA

DATE: JUN, 2023
C.I.= 2'
SCALE: 1"=30'

SHEET
14
OF
49

FILE No.
SP-13130

Urban, Ltd. - \\mars-101\V DRIVE\JOBS\Vandmarkmall\site plan\block e&g (sp\dsup revision\13130-03-GEOMETRY PLAN.dwg [01] June 13, 2023 - 11:17am awalo

6001 DUKE STREET
T.M.: 047.02-03-10
THE INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE CITY OF ALEXANDRIA
INSTR. 220001177
LOT 601

LOT 808
958,199 S.F.
21.9971 ACRES

LOT 808
958,199 S.F.
21.9971 ACRES

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958,199 S.F.
21.9971 ACRES

LOT 808
958,199 S.F.
21.9971 ACRES

LOT 808
958,199 S.F.
21.9971 ACRES

LOT 703
70,076 S.F.
1.6087 ACRES

BLOCK E / RESIDENTIAL
BLDG HT: 80'
FFE: 191.71

BLOCK E / MOB
BLDG HT: 91.91'
FFE: 203.00

BLOCK F

BLOCK G
BLDG HT: 84.5'
RESIDENTIAL COURTYARD

BLOCK H

BLOCK I

BLOCK N

WESTEND BLVD. (PRIVATE)
POSTED SPEED= 25 MPH

ALEXANDRIA WAY (PRIVATE)
POSTED SPEED= 25 MPH

VERNE ST. (PUBLIC)
POSTED SPEED= 25 MPH

GREASE INTERCEPTOR BELOW 12'x35' LOADING SPACE

RETAIL TRASH COMPACTOR

LOADING 12'x35' RETAIL LOADING SPACE

RESIDENTIAL BUILDING ABOVE

EXACT HEIGHT TO BE DETERMINED

6" DOMESTIC SERVICE

8" FIRE SERVICE

FDC CONNECTION

ELEC. ROOM

EM RM

FIRE PUMP RM

WATER RM

MDF RM

RETAIL RECYCLING

BIKE STORAGE

LOBBY

NORTH LOBBY

SOUTH LOBBY

CONF. ROOM

O.B TRASH

WATER PUMP ROOM

FIRE PUMP ROOM

MAIN ROOM

BIKE STORAGE

RETAIL

RETAIL E7

RETAIL E6

RETAIL E5

RETAIL E4

RETAIL E3

RETAIL E2 BUILDING ABOVE

CANOPY ABOVE

TRANSFORMER VAULT BELOW

RESIDENTIAL AMENITY FFE: 199.25

BUILDING ABOVE

PACKAGE ROOM

RETAIL TRASH

GREASE INTERCEPTOR BELOW

RETAIL FFE: 196.00

RETAIL FFE: 197.00

RETAIL FFE: 197.40

RETAIL FFE: 197.90

RETAIL FFE: 201.70 BUILDING ABOVE

RETAIL FFE: 202.00

RETAIL FFE: 201.32

RETAIL FFE: 200.98

RETAIL FFE: 200.25

BIKE STORAGE

LOADING

FFE: 195.50

DOG RELIEF AREA

EX. PUBLIC ACCESS EASEMENT

EX. EMERGENCY VEHICLE EASEMENT

EX. 10' WATERLINE EASEMENT

EX. 10' SANITARY EASEMENT

EX. 12' WATERLINE "A" (AW)

EX. BIKE LANE

EXTENT OF STANDARD PARALLEL PARKING (TYP.)

EX. SWM FACILITY VAULT #2 (PRIVATELY MAINTAINED)

PROP. PUBLIC ACCESS ESMT. (TO BE COORDINATED W/ DSUP2012-00012 REVISION)

PROP. 8' CROSSWALK

EX. 12' LANEWAY

EX. 8' CONC. S/W

EX. 29.5' CONC. S/W

EX. GARAGE WALL

EX. PICNIC ACCESS EASEMENT

EX. TREE PIT (TYP.)

EX. FH#2

EX. FH#3

EX. FH#4

EX. FH#6A

EX. FH#12

EX. FH#17

EX. FH#18

EX. 15" RCP (PVT)

EX. 42" RCP (PVT)

EX. 18" RCP (PUBLIC)

EX. 42" RCP (PUBLIC)

EX. 8" SDR-26 PVC (PVT)

EX. 10" SDR-26 PVC (COA)

EX. 12" SDR-26 PVC (COA)

EX. 6" SDR-26 PVC LAT

EX. 8" WATERLINE "A" (AW)

EX. 12" WATERLINE "A" (AW)

EX. 8" SANITARY SEWER

EX. 10" RCP SANITARY SEWER (TO REMAIN)

EX. 12" RCP SANITARY SEWER (TO REMAIN)

EX. 10" RCP SANITARY SEWER (TO REMAIN)

EX. CITY OF ALEX. SAN. SEWER ESMT DB.1291 PG.1319

EX. CITY OF ALEX. SAN. SEWER ESMT DB.1234

EX. EMERGENCY VEHICLE EASEMENT

EX. PUBLIC ACCESS EASEMENT

EX. GARAGE WALL

EX. R.O.W LINE (TYP.)

EX. R.O.W LINE (PVT)

EX. 8' COP (TYP.)

EX. TREE PIT (TYP.)

EX. 42" RCP (PUBLIC)

EX. 18" RCP (PUBLIC)

EX. 8" SDR-26 PVC (PVT)

EX. 6" SDR-26 PVC LAT

EX. 10" WATERLINE EASEMENT

EX. 10' SANITARY EASEMENT

EX. 12' WATERLINE "A" (AW)

EX. BIKE LANE

EXTENT OF STANDARD PARALLEL PARKING (TYP.)

EX. SWM FACILITY VAULT #2 (PRIVATELY MAINTAINED)

EX. EMERGENCY VEHICLE EASEMENT

EX. PUBLIC ACCESS EASEMENT

EX. 12' LANEWAY

EX. 8' CONC. S/W

EX. 29.5' CONC. S/W

EX. TREE PIT (TYP.)

6001 DUKE STREET
T.M.: 047.02-03-10
THE INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE CITY OF ALEXANDRIA
INSTR. 220001177
LOT 601

LOT 808
958,199 S.F.
21.9971 ACRES

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21.9971 ACRES

LOT 703
70,076 S.F.
1.6087 ACRES

BLOCK E / RESIDENTIAL
BLOCK E / MOB
BLOCK F
BLOCK G
BLOCK H
BLOCK I
BLOCK N

WESTEND BLVD. (PRIVATE)
POSTED SPEED= 25 MPH

TUCKER ST. (PUBLIC)
POSTED SPEED= 25 MPH

VERNE ST. (PUBLIC)
POSTED SPEED= 25 MPH

CITY OF ALEXANDRIA
EX. 10" RCP SANITARY SEWER (TO REMAIN)

EX. 12" WATERLINE "A" (AW)

EX. 10" WATERLINE EASEMENT

EX. 10' SANITARY EASEMENT

EX. EMERGENCY VEHICLE EASEMENT

EX. PUBLIC ACCESS EASEMENT

PROP. PUBLIC ACCESS ESMT. (TO BE COORDINATED W/ DSUP2012-00012 REVISION)

PROP. 8' CROSSWALK

BENCHMARK 2
ELEV.: 195.04
N: 6983407
E: 11872497

BENCHMARK 1
ELEV: 198.91
N: 6983327
E: 11873249

N 68°08'38" E, 201.74'

S 21°51'22" E 298.33'

S 68°08'38" W 214.45'

N 68°08'38" W 172.00'

S 21°51'22" E 13.00'

S 68°08'38" W 49.06'

N 6983780
E 11872467

N 6983009
E 11872467

6,696 VPD

6,613 VPD

6,515 VPD

LEGEND

BLOCK E&G BOUNDARY

ALEXANDRIA ARCHEOLOGY NOTES:

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NOTES:

1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
2. ALL ADJOINING PROPERTY LINES AND LOT NUMBERS SHOWN HEREON REFLECT A 3RD SUBDIVISION PLAT AND RESUBDIVISION OF LOT 704, 707 AND 708 ASSOCIATED WITH DSUP #2022-10015, DSUP #2022-10016, AND DSUP #2022-10017 NOT YET RECORDED .

SCALE: 1"=30'
0 10' 30' 60'

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

No.	DATE	DESCRIPTION
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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038780
PROFESSIONAL ENGINEER
06/13/2023

UTILITY PLAN
WEST END
PRELIMINARY SITE PLAN - BLOCK E&G
DSUP AMENDMENT
CITY OF ALEXANDRIA, VIRGINIA

DATE: JUN. 2023
SCALE: 1"=30' C.I.= 2'

SHEET
15A
OF
49

FILE No.
SP-13130

Urban, Ltd. - \\mars-101\J DRIVE_JOBS\landmarkmall\site plan\block e&g fsp\dsup revision\13130-07-UTILITY PLAN.dwg [01] June 13, 2023 - 11:19am owolio

PROPOSED SANITARY SEWER FLOW COMPUTATIONS

Project: West End

From Point	To Point	RESIDENTIAL 300 GPD/UNIT	OFFICE/RETAIL 200 GPD/ 1000 SF	SFA/SFD DWELLINGS 350 GPD/UNIT	HOTEL 130 GPD/UNIT	PEAK FACTOR	INCR q MGD	FLOW q MGD	FLOW q C.F.S.	Invert Elevation Upper End	Invert Elevation Lower End	Length FT.	Slope %	Dia. IN.	Capacity Q MGD	VEL. F.P.S.	Capacity q/Q %	Pipe Coefficient	Pipe Material	BLOCKS TO STR	Remarks
L6	L5		189743			4.0	0.15	0.15	0.23	190.38	190.18	19.83	1.00%	10	1.85	3.22	8.22	0.010	PVC		33.34% Flow from Block A
L5	L4					4.0	0.00	0.15	0.23	190.08	189.84	47.79	0.50%	10	1.31	2.53	11.63	0.010	PVC		
L4	L3					4.0	0.00	0.15	0.23	189.74	189.26	96.24	0.50%	10	1.31	2.53	11.63	0.010	PVC		
L3	L2					4.0	0.00	0.15	0.23	189.16	189.07	17.58	0.50%	10	1.31	2.53	11.63	0.010	PVC		
L2	N1					4.0	0.00	0.15	0.23	188.97	188.53	87.06	0.50%	10	1.31	2.53	11.63	0.010	PVC		
N1	EX.NN					4.0	0.00	0.15	0.23	188.43	188.02	82.58	0.50%	10	1.31	2.53	11.63	0.010	PVC		
EX.NN	EX.MM					4.0	0.10	0.25	0.38	187.92	186.84	223.82	0.48%	10	0.83	[illegible]	29.65	0.015	RCP		100% Flow from Block E1 (MOB)
EX.MM	EX.LL					4.0	0.25	0.49	0.77	186.81	185.94	74.55	1.17%	10	1.33	3.48	37.16	0.015	RCP		100% Flow from Block E (Res.)
EX.LL	EX.KK					4.0	0.00	0.49	0.77	185.71	185.14	122.64	0.46%	10	0.83	[illegible]	59.26	0.015	RCP		
EX.KK	L1					4.0	0.00	0.49	0.77	185.10	184.27	145.48	0.57%	10	0.93	2.67	53.24	0.015	RCP		
L1	EX.JJ					4.0	0.31	0.81	1.25	184.27	184.09	31.95	0.57%	10	0.93	[illegible]	86.80	0.015	RCP		100% Flow from Block G
EX.JJ	EX.II					4.0	0.00	0.81	1.25	184.01	181.16	259.55	1.10%	10	1.29	3.85	62.49	0.015	RCP		
EX.II	EX.HH					4.0	0.54	1.35	2.08	180.96	160.37	165.68	12.37%	10	4.33	[illegible]	31.11	0.015	RCP		
EX.HH	EX. GG					4.0	0.00	1.35	2.08	160.03	134.41	111.27	23.02%	10	5.91	[illegible]	22.81	0.015	RCP		
EX. GG	EX. FF					4.0	0.00	1.35	2.08	134.24	132.08	28.12	7.68%	12	5.55	9.03	24.28	0.015	RCP		
EX. FF	EX. EE					4.0	2.65	3.99	6.18	129.77	119.03	222.04	4.84%	12	4.40	5.61	90.72	0.015	RCP		100% Flow from Landmark Mall
EX. EE	EX.DD					4.0	0.00	3.99	6.18	118.81	97.75	299.39	7.03%	12	5.31	6.76	75.26	0.015	RCP		
EX.DD	D2	184				4.0	0.22	4.22	6.52	97.45	88.48	60.98	14.71%	12	7.68	[illegible]	54.91	0.015	RCP		100% Flow from Broadstone Appt
D2	D3					4.0	0.00	4.22	6.52	88.38	86.95	119.11	1.20%	15	5.96	4.86	70.69	0.010	PVC		
D3	D4					4.0	0.00	4.22	6.52	86.85	86.34	68.07	0.75%	15	4.71	3.84	89.42	0.010	PVC		
D4	EX.CC					4.0	0.00	4.22	6.52	76.45	74.96	74.40	2.00%	15	7.70	9.92	54.76	0.010	PVC		
W1	W		189886			4.0	0.15	0.15	0.23	195.87	195.04	66.50	1.25%	12	3.36	3.35	4.52	0.010	PVC		33.33% Flow from Block A
W	V					4.0	0.00	0.15	0.23	194.94	193.29	132.42	1.25%	12	3.36	3.35	4.52	0.010	PVC		
V	U		-			4.0	0.15	0.30	0.47	193.19	192.28	72.26	1.25%	12	3.36	4.11	9.04	0.010	PVC		
U	L					4.0	0.00	0.30	0.47	192.18	191.00	94.64	1.25%	12	3.36	4.11	9.04	0.010	PVC		
L	K		-			4.0	0.02	0.33	0.50	190.90	189.44	117.14	1.25%	12	3.36	4.23	9.69	0.010	PVC		Flow from Block C
K	J		-			4.0	0.02	0.35	0.54	189.34	188.68	52.56	1.25%	12	3.36	4.23	10.34	0.010	PVC		Flow from Block C
J	I1					4.0	0.00	0.35	0.54	188.58	187.98	47.70	1.25%	12	3.36	4.28	10.33	0.010	PVC		
I1	I					4.0	0.40	0.75	1.16	187.88	184.77	248.57	1.25%	12	3.36	5.33	22.34	0.010	PVC		Flow from Block D
I	H1					4.0	0.55	1.30	2.01	184.67	181.21	276.69	1.25%	12	3.36	6.20	38.76	0.010	PVC		Flow from Block J 50% Flow from Block H
H1	H					4.0	0.32	1.62	2.51	181.11	180.05	85.17	1.25%	12	3.35	6.55	48.41	0.010	PVC		Flow from Block L
H	G					4.0	0.00	1.62	2.51	179.95	178.68	170.85	0.74%	12	2.59	5.38	62.71	0.010	PVC		
G	F					4.0	0.00	1.62	2.51	178.58	177.72	102.02	0.85%	12	2.77	5.66	58.59	0.010	PVC		
F	E					4.0	0.00	1.62	2.51	177.62	176.23	163.39	0.85%	12	2.77	5.66	58.59	0.010	PVC		
E	D					4.0	0.67	2.29	3.55	176.13	173.94	145.68	1.50%	12	3.68	7.63	62.33	0.010	PVC		Flow from Block M Flow from Block K
D	C2					4.0	0.00	2.29	3.55	171.13	170.44	45.86	1.50%	12	3.68	7.63	62.33	0.010	PVC		
C2	C1					4.0	0.36	2.65	4.10	169.79	164.21	279.42	2.00%	12	4.24	8.81	62.40	0.010	PVC		Flows from SSMH C & D
C1	B					4.0	0.00	2.65	4.10	163.69	161.16	101.26	2.50%	12	4.75	9.60	55.78	0.010	PVC		
B	A3					4.0	0.00	2.65	4.10	157.93	156.19	69.56	2.50%	12	4.75	9.60	55.78	0.010	PVC		
A3	A2					4.0	0.00	2.65	4.10	151.41	148.65	110.30	2.50%	12	4.75	9.60	55.78	0.010	PVC		
A2	A1					4.0	0.00	2.65	4.10	144.65	141.91	109.92	2.50%	12	4.75	9.60	55.78	0.010	PVC		
A1	A					4.0	0.00	2.65	4.10	138.91	135.45	138.24	2.50%	12	4.75	9.60	55.78	0.010	PVC		
A	EX. FF					4.0	0.00	2.65	4.10	133.45	132.08	54.80	2.50%	12	4.75	9.60	55.78	0.010	PVC		
R	R1					4.0	0.03	0.03	0.05	196.13	194.56	62.62	2.50%	10	2.92	2.71	1.10	0.010	PVC		Flow from Block B
R1	Q					4.0	0.06	0.09	0.15	194.46	190.91	142.21	2.50%	12	4.75	3.70	1.99	0.010	PVC		Flow from Block B
Q	P					4.0	0.03	0.12	0.19	190.81	188.97	91.68	2.00%	12	4.25	3.68	2.89	0.010	PVC		Flow from Block C and Pav.1
P	O					4.0	0.00	0.12	0.19	188.87	186.01	143.07	2.00%	12	4.25	3.68	2.89	0.010	PVC		
O	N					4.0	0.23	0.35	0.55	185.91	178.40	375.50	2.00%	12	4.25	5.05	8.31	0.010	PVC		50% Flow from Block H
N	M					4.0	0.00	0.36	0.55	178.30	175.93	118.87	2.00%	12	4.25	5.10	8.39	0.010	PVC		Flow from Pav.2
M	C					4.0	0.00	0.36	0.55	175.83	175.43	19.86	2.00%	12	4.25	5.10	8.39	0.010	PVC		
C	C2					5.0	0.00	0.36	0.55	170.62	169.89	36.41	2.00%	12	4.25	5.10	8.39	0.010	PVC		Flow to C2
CO1	I	175	21000			4.0	0.23	0.23	0.35	186.00	185.17	33.00	2.50%	6	0.75	5.22	30.34	0.010	PVC		50% Flow from Block H
CO2	Q		28129			4.0	0.02	0.02	0.03	192.10	191.24	28.85	3.00%	8	1.76	2.76	1.28	0.010	PVC		34% Flow from Block C
CO3	O	175	21000			4.0	0.23	0.23	0.35	187.68	186.41	51.00	2.50%	6	0.75	5.22	30.34	0.010	PVC		50% Flow from Block H
CO4	K		27302			4.0	0.02	0.02	0.03	195.00	189.83	33.00	3.03%	8	1.77	2.67	1.23	0.010	PVC		33% Flow from Block C
CO5	L		27302			4.0	0.02	0.02	0.03	196.00	191.40	33.00	3.03%	8	1.77	2.67	1.23	0.010	PVC		33% Flow from Block C
BLDG K	CO6	337	32000			4.0	0.43	0.43	0.67	176.49	176.04	18.00	2.50%	6	0.75	6.05	57.52	0.010	PVC		100% Flow from Block K
CO6	D					4.0	0.00	0.43	0.67	175.94	175.41	21.12	2.50%	6	0.75	6.05	57.52	0.010	PVC		
CO7	I	235	52000			4.0	0.32	0.32	0.50	186.09	185.17	36.86	2.50%	6	0.75	5.66	43.29	0.010	PVC		100% Flow from Block J
CO8	H1	280	11000			4.0	0.32	0.32	0.50	182.78	181.61	46.81	2.50%	6	0.75	5.61	42.91	0.010	PVC		100% Flow from Block L
CO9	E	200				4.0	0.24	0.24	0.37	185.22	176.63	44.91	2.50%	6	0.75	5.23	32.11	0.010	PVC		100% Flow from Block M
CO10	R		39999			4.0	0.03	0.03	0.05	196.93	196.29	25.44	2.50%	8	1.61	3.00	1.99	0.010	PVC		36.09% Flow from Block B
CO11	I2	336				4.0	0.40	0.40	0.62	190.07	189.47	24.00	2.50%	8	1.61	5.96	25.04	0.010	PVC		100% Flow from Block D
I2	I1					4.0	0.00	0.40	0.62	189.30	188.08	48.93	2.50%	10	2.92	5.85	13.81	0.010	PVC		
BLOCK E	BLDG E (RES)	CO21	146	89971		4.0	0.25	0.25	0.38	188.43	187.93	20.00	2.50%	6	2.00	5.31	12.36	0.010	PVC		100% Flow from Block E (Res.)
	CO21	CO12				4.0	0.00	0.25	0.38	187.83	187.54	11.71	2.50%	6	2.00	5.31	12.36	0.010	PVC		
	CO12	EX.MM				4.0	0.00	0.25	0.38	187.44	187.14	12.00	2.50%	6	2.00	5.31	12.36	0.010	PVC		
BLOCK G	BLDG G	CO13	244	23888		4.0	0.31	0.31	0.48	186.61	186.23	15.00	2.50%	6	2.00	5.64	15.60	0.010	PVC		100% Flow from Block G
	CO13	L1				4.0	0.00	0.31	0.48	186.13	184.60	61.26	2.50%	6	2.00	5.64	15.60	0.010	PVC		100% Flow from Block G
	BLDG I	CO14	390	90141		4.0	0.54	0.54	0.84	182.66	182.41	10.00	2.50%	6	0.75	3.81	72.25	0.010	PVC		100% Flow from Block I
	CO14	EX.II				4.0	0.00	0.54	0.84	182.31	181.49	32.65	2.50%	6	0.75	3.81	72.25	0.010	PVC		
BLOCK E	BLDG E1 (MOB)	CO15		119530		4.0	0.10	0.10	0.15	190.66	190.41	10.00	2.50%	6	0.75	4.03	12.80	0.010	PVC		100% Flow from Block E1 (MOB)
	CO16	EX.NN				4.0	0.00	0.10	0.15	190.31	188.60	68.32	2.50%	6	0.75	4.03	12.80	0.010	PVC		
	CO30	R1		70832		4.0	0.06	0.06	0.09	195.35	194.73	25.11	2.50%	8	1.61	3.19	3.52	0.010	PVC		63.91% Flow from Block B
	V1	V		189886		4.0	0.15	0.15	0.23	194.05	193.38	66.50	1.00%	12	3.00	3.11	5.06	0.010	PVC		33.33% Flow from Block A
	PAV.1	CO40		7279		4.0	0.01	0.006	0.01	194.65	194.47	7.16	2.50%	6	0.75	[illegible]	0.78	0.010	PVC		100% Flow from Pavillion 1 Block F
	CO40	Q		0		4.0	0.00	0.006	0.01	194.37	193.61	30.57	2.50%	6	0.75	[illegible]	0.78	0.010	PVC		100% Flow from Pavillion 1 Block F
	PAV.2	CO41		4064		4.0	0.00	0.003	0.01	183.80	183.43	15.00	2.50%	6	0.75	[illegible]	0.43	0.010	PVC		100% Flow from Pavillion 2 Block N
	CO41	N		0		4.0	0.00	0.003	0.01	183.33	182.05	51.15	2.50%	6	0.75	[illegible]	0.43	0.010	PVC		100% Flow from Pavillion 2 Block N

ADEQUATE OUTFALL ANALYSIS

Blocks		Office Sanitary Flow	Office G.S.F	Retail Sanitary Flow	Retail G.S.F	MFH Sanitary Flow	MFH Units	Total Proposed Sanitary Flow (GPD)
HOSPITAL CAMPUS	A	200GPD/1,000 S.F.	569,114	200GPD/1,000 S.F.		300GPD/UNIT	-	113,823
	B	200GPD/1,000 S.F.	110,831	200GPD/1,000 S.F.	-	300GPD/UNIT	-	22,166
	C	200GPD/1,000 S.F.	82,733	200GPD/1,000 S.F.	-	300GPD/UNIT	-	16,547
Total			762,678		-		-	152,536
				TOTAL FLOW FROM HOSPITAL CAMPUS (MGD)				0.61
LANDMARK	D	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UNIT	336	100,800
	E (MOB & RES.)	200GPD/1,000 S.F.	119,630	200GPD/1,000 S.F.	89,971	300GPD/UNIT	146	85,720
	G	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	23,888	300GPD/UNIT	244	77,978
	H	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	42,000	300GPD/UNIT	350	113,400
	I	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	90,141	300GPD/UNIT	390	135,028
	J	200GPD/1,000 S.F.	52000			300GPD/UNIT	235	80,900
	K	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	32,000	300GPD/UNIT	337	107,500
	L	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	11,000	300GPD/UNIT	260	80,200
	M	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UNIT	200	60,000
	F	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	7,279	300GPD/UNIT	0	1,456
	N	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	4,064	300GPD/UNIT	0	813
Total			171,630		300,343		2,038	843,795
				TOTAL FLOW FROM LANDMARK MALL BLOCKS (MGD)				3.38
EX. BUILDING	MULTI-FAMILY USE	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UNIT	184	55,200.00
				TOTAL FLOW FROM BROADSTONE APPT				0.22
				TOTAL FLOW GOING TO EX. CC (MGD)				4.21

Landmark Mall Breakdown by Manhole

	Block	Lateral #	Lateral Tie In Location	% of Block Flow	MH Flow Enters in
HOSPITAL	A	1	SMH W1	33.33%	W
		2	SMH V1	33.33%	V
		3	L6	33.34%	L5
	B	1	CO10	36.09%	R
		2	CO30	63.91%	R1
	C	1	CO5	33.00%	L
		2	CO4	33.00%	K
	(Garage)	3	CO2	34.00%	Q
LANDMARK	D	1	CO11	100%	I2
	E1 (MOB)	1	CO16	100%	EX. NN
	E (RES.)	1	CO12	100%	EX. MM
	G	1	CO13	100%	EX. JJ
	H	1	CO1	50%	I
		2	CO3	50%	O
	I	1	CO14	100%	EX. II
	J	1	CO7	100%	I
	K	1	CO6	100%	D
	L	1	CO8	100%	H1
	M	1	CO9	100%	E
	F	1	CO40	100%	Q
	N	1	CO41	100%	N

NOTE:

- SEE WESTEND INFRASTRUCTURE (DSP #2021-00012) SHEETS 144A-152 FOR SANITARY SEWER OUTFALL CONTINUATION.

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE 06-13-2023

Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888
www.urbanltd.com
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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038780
PROFESSIONAL ENGINEER
06/13/2023

SANITARY COMPUTATIONS

PRELIMINARY SITE PLAN - BLOCK E&G

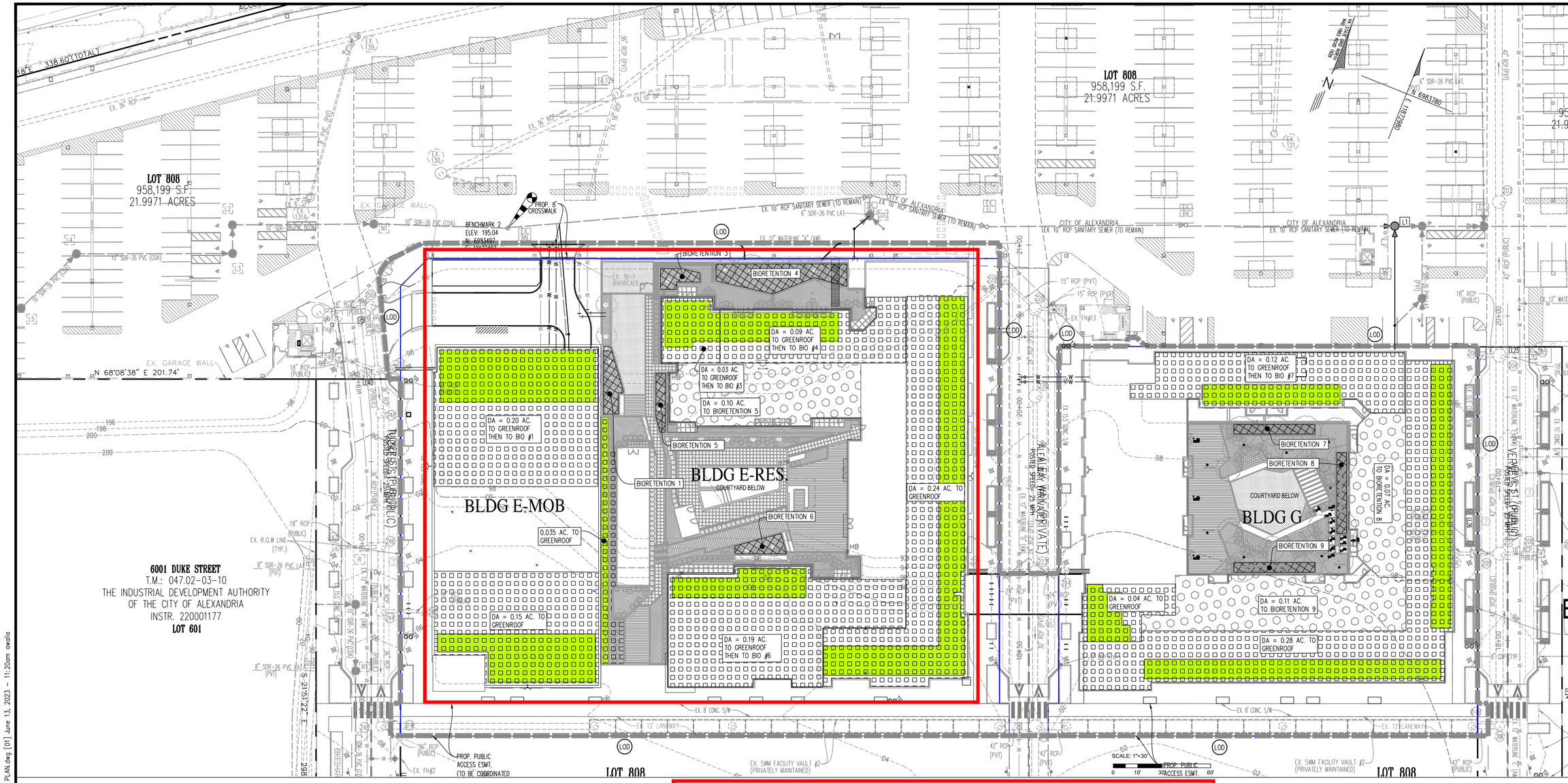
WEST END
DSUP AMENDMENT
CITY OF ALEXANDRIA, VIRGINIA

DATE: JUN, 2023
C.I.= N/A
SCALE: N/A

SHEET 21 OF 49

FILE No. SP-13130

Urban, Ltd. - \\mars-101\J DRIVE_JOBS\landmarkmall\site plan\block e&g fsp\dsup revision\13130-13-SANITARY PROFILES.dwg [COMPS] June 13, 2023 - 11:19am owolo



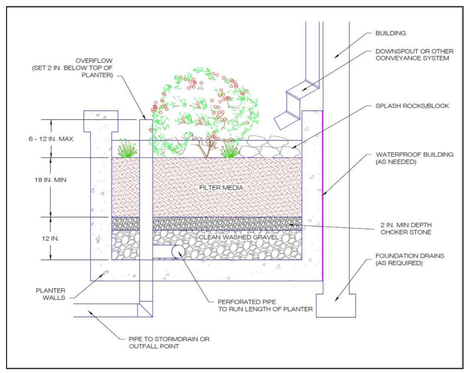


FIGURE 9-A.4. STORMWATER PLANTER CROSS SECTION

EQUATION 9.1. BIORETENTION LEVEL 2 DESIGN STORAGE DEPTH

	Bio #1	Bio #3	Bio #4	Bio #5	Bio #6	Bio #7	Bio #8	Bio #9			
FILTER MEDIA DEPTH	3	3	3	3	4	3	3	3	FT	η=	0.25
GRAVEL DEPTH	1.75	1	1	1.5	2.75	1	1	1	FT	η=	0.4
MAX PONDING DEPTH	1	0.5	0.5	1	1	1	0.5	0.5	FT	η=	1
DESIGN STORAGE DEPTH =	2.45	1.65	1.65	2.35	3.1	2.15	1.65	1.65	FT		

EQUATION 9.4 BIORETENTION LEVEL 2 DESIGN SURFACE AREA

DRAINAGE AREA=	8641	1410	3729	4355	8261	5220	3121	4885	SF	
Rv (COMPOSITE RUNOFF COEFFICIENT)=	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95		from VRRM Site Rv
T_V BMP REQUIRED=	684.08	111.63	295.21	344.77	654.00	413.25	247.09	386.69	CF	
MIN SURFACE AREA =	349	85	224	183	264	240	187	293		
PROPOSED SURFACE AREA =	356	231	1075	198	269	300	300	300	SF	
INSIDE SOIL MEDIA =	356	231	1075	198	269	300	300	300	SF	
OUTSIDE SOIL MEDIA =	0	0	0	0	0	0	0	0	SF	0% OF TOTAL
TOTAL TREATMENT VOLUME PROVIDED	872	381	1774	465	834	645	495	495	CF	

PRETREATMENT CELL SIZING

MIN REQ'D PRETREATMENT CELL VOLUME	103	17	44	52	98	62	37	58	CF	15% of Required
PRO'D PRETREATMENT CELL VOLUME	131	57	266	70	125	97	74	74	CF	15% of Provded

LEGEND

- DRAINAGE AREA TO GREEN ROOF
- DRAINAGE AREA TO BIORETENTION
- GREEN ROOF
- BIORETENTION FACILITY

THIS SHEET REFERENCED FROM INFRASTRUCTURE PLAN (DSP2012-00012). PLEASE SEE SHEETS 106-115D AND 116-119 IN DSP2012-00012.

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PLAN DATE 06-13-2023

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COMMONWEALTH OF VIRGINIA CLAYTON C. TOCK Lic. No. 036790 PROFESSIONAL ENGINEER 06/13/2023

BMP PLAN
WEST END
PRELIMINARY SITE PLAN - BLOCK E&G
DSUP AMENDMENT
CITY OF ALEXANDRIA, VIRGINIA

DATE: JUN, 2023
C.I.= 2'
SCALE: 1"=30'

SHEET 31 OF 49

FILE No. SP-13130

Urban, Ltd. - \\mars-101\J DRIVE\JOBS\landmarkmall\site plan\block e&g (sp)\dsup revision\13130-19-BMP PLAN.dwg [01] June 13, 2023 - 11:20am awalia

Project Name: West End - Block E ONLY
Date: 6/29/2022
Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 2.61

Maximum reduction required: 20%
The site's net increase in impervious cover (acres) is: 0
Post-Development TP Load Reduction for Site (lb/yr): ~~1.13~~ 1.78 LB/YR

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be					0.00
Impervious Cover (acres)				2.61	2.61
					2.61

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be					0.00
Impervious Cover (acres)				2.61	2.61
Area Check	OK.	OK.	OK.	OK.	2.61

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre

Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.00	0.00
Weighted Rv(turf)	0.00	0.00
% Managed Turf	0%	0%
Impervious Cover (acres)	2.61	2.61
Rv(impervious)	0.95	0.95
% Impervious	100%	100%
Total Site Area (acres)	**2.61**	**2.61**
Site Rv	**0.95**	**0.95**

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.00
Weighted Rv (turf)	0.00
% Managed Turf	0%
Impervious Cover (acres)	2.61
Rv(impervious)	0.95
% Impervious	100%
Final Site Area (acres)	**2.61**
Final Post Dev Site Rv	**0.95**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.00
Weighted Rv (turf)	0.00
% Managed Turf	0%
ReDev. Impervious Cover (acres)	2.61
Rv(impervious)	0.95
% Impervious	100%
Total ReDev. Site Area (acres)	**2.61**
ReDev Site Rv	**0.95**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	--

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.2066	0.2066		
Pre-ReDevelopment Treatment Volume (cubic feet)	9,001	9,001		
Pre-ReDevelopment TP Load (lb/yr)	**5.66**	**5.66**		
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.17	2.17		
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*1.07*		
Final Post-Development Treatment Volume (acre-ft)	0.2066		**Post-ReDevelopment Treatment Volume (acre-ft)**	0.2066
Final Post-Development Treatment Volume (cubic feet)	9,001		**Post-ReDevelopment Treatment Volume (cubic feet)**	9,001
Final Post-Development TP Load (lb/yr)	**5.66**		**Post-ReDevelopment Load (TP) (lb/yr)***	**5.66**
Final Post-Development TP Load per acre (lb/acre/yr)	2.17		Post-ReDevelopment TP Load per acre (lb/acre/yr)	2.17
			Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**
			TP Load Reduction Required for Redeveloped Area (lb/yr)	**1.13**

Post-Development Treatment Volume (acre-ft)	--
Post-Development Treatment Volume (cubic feet)	--
Post-Development TP Load (lb/yr)	--
TP Load Reduction Required for New Impervious Area (lb/yr)	**0**

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requriement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr) ~~1.13~~ 1.78 LB/YR

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	40.46
Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	40.46

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)					0.00	0.00
Impervious Cover (acres)				2.61	2.61	0.95
				Total	2.61	

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45		0.03		47	57	103	0		0.06	0.03	0.04	
1.b. Vegetated Roof #2 (Spec #5)	60		0.90		1,862	1,241	3,104	0		1.95	1.17	0.78	None
6. Bioretention (RR)													
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80		0.10	0	279	70	348	50	0.00	0.22	0.20	0.02	

* 0.51 AC BLOCK E GREEN ROOF ROUTED TO BIORETENTION.
* 0.40 LB/YR TP REMOVAL FROM ROUTED GREEN ROOF.

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	2.61	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	1.03	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 9,001

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	2,187	0	0	0	0	2,187
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	5.66	0.00	0.00	0.00	0.00	5.66
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.39	0.00	0.00	0.00	0.00	1.39
TP LOAD REMAINING (lb/yr)	4.26	0.00	0.00	0.00	0.00	4.26
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	10.01	0.00	0.00	0.00	0.00	10.01

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	5.66	
TP LOAD REDUCTION REQUIRED (lb/yr)	~~1.13~~	REQUIRED REDUCTION PER APPROVED (DSP #2021-00017)= 1.78 LB/YR
TP LOAD REDUCTION ACHIEVED (lb/yr)	~~1.39~~	PROPOSED TP REMOVAL: 0.40+1.39 = 1.79 LB/YR
TP LOAD REMAINING (lb/yr):	4.26	TP REMOVAL PER APPROVED (DSP #2021-00017) = 2.11 LB/YR
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00	**

** TARGET TP REDUCTION EXCEEDED BY ~~0.26~~ LB/YEAR ** 0.01 LB/YR

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	40.46
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	10.01
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	30.45

BMP/SWM FACILITIES SUMMARY TABLE

Name of Practice		BIORETENTION #1	BIORETENTION #3	BIORETENTION #4	BIORETENTION #5	BIORETENTION #6	BIORETENTION #7	BIORETENTION #8	BIORETENTION #9
Surface Area (S.F.)		356	231	1,075	198	394	300	300	300
Total Area Treated(A.C.)		0.18	0.03	0.09	0.06	0.19	0.12	0.07	0.11
Pervious Area Treated(A.C.)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Impervious Area Treated(A.C.)		0.18	0.03	0.09	0.06	0.19	0.12	0.07	0.11
Phosphorous Removal Efficiency(%)		50	50	50	50	50	50	50	50
Phosphorous Removed by Practice (lb)		0.14	0.02	0.07	0.12	0.15	0.09	0.14	0.22
Geographic Coordinates	Decimal Degrees Latitude	38.8169	38.8171	38.8171	38.8169	38.8167	38.8172	38.8171	38.8170
	Decimal Degrees Longitude	-77.1323	-77.1323	-77.1321	-77.1322	-77.1319	-77.1309	-77.1307	-77.1308

BMP NARRATIVE

STORMWATER BEST MANAGEMENT PRACTICE FOR THE SUBJECT SITE IS BEING PROVIDED IN ACCORDANCE WITH VA DEQ AND CITY OF ALEXANDRIA STANDARDS BY USING THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) TO MEET THE WATER QUALITY CRITERIA. THE EXISTING SITE IN UNDER CONSTRUCTION RELATIVE TO THE INFRASTRUCTURE AND GRADING PLAN. THE PROPOSED DEVELOPMENT CONSTRUCT A MIXED USE BUILDING WHICH WOULD INCLUDE RETAIL, OFFICE (INCLUDING M.O.B), AND MULTIFAMILY RESIDENTIAL. THE SUBJECT SITE BMP SYSTEM DRAINS TO THE EXISTING STORM SYSTEM, THEN DRAIN TO THE EXISTING CHANNEL WHICH DISCHARGES INTO THE HOLMES RUN WATERSHED WHERE THE RECEIVING BODY OF WATER IS HOLMES RUN. AN OUTFALL ANALYSIS FOR THE OVERALL DEVELOPMENT HAS BEEN PROVIDED ON SHEETS 39-43.

THE PHOSPHOROUS LOAD REDUCTION REQUIRED BY THE VRRM WILL BE SATISFIED WITH THE UTILIZATION OF TWO (2) STORMWATER BEST MANAGEMENT PRACTICE (BMP) FACILITIES IN CONFORMANCE WITH THE STORMWATER BMP CLEARINGHOUSE WEBSITE. THE TWO (2) BMP FACILITIES PROPOSED ARE:

- VEGETATED ROOF (LEVEL 2)
- URBAN BIORETENTION - BIORETENTION FACILITY (LEVEL 2)

BASED ON THE SUBJECT SITE'S PROPOSED LAND COVER, AND THE OVERALL SITE ANALYSIS AS OUTLINED IN THE MASTER SWM PLAN (SWM#2021-00017) THE TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED TO BE REMOVED IS 1.78 LB/YR. THE TOTAL PHOSPHOROUS LOAD REDUCTION ACHIEVED IS 2.25 LBS/YEAR, THEREFORE THE TOTAL PHOSPHOROUS LOAD REDUCTION IS EXCEEDED BY 0.47 LBS/YEAR.

THIS SHEET REFERENCED FROM INFRASTRUCTURE PLAN (DSP2012-00012). PLEASE SEE SHEETS 106-115D AND 116-119 IN DSP2012-00012.

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CHAIRMAN, PLANNING COMMISSION _____ DATE _____
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FAX. 703.378.7888
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BMP COMPS & NARRATIVE

WEST END - PRELIMINARY SITE PLAN - BLOCK E&G

DSUP AMENDMENT
CITY OF ALEXANDRIA, VIRGINIA

DATE: JUN, 2023
C.I.= N/A
SCALE: N/A

SHEET 32 OF 49

FILE No. SP-13130

Urban, Ltd. - \\mars-101\J DRIVE_JOBS\landmarkmall\site plan\block e&g (sp)\dsup revision\13130-19-BMP PLAN.dwg [COMPS] June 13, 2023 - 11:21am owalla

LANDMARK MASTER OPEN SPACE CALCULATIONS

DSUP	Block	Lot Area SF	Lot Area AC	Publicly Accessible	Onsite At Grade	Onsite Above Grade	Onsite Transferred Block Open Space (1)	Onsite Mandatory Open Space Blocks	Onsite Transferred Mandatory Open Space (SF)	Onsite Remaining Mandatory Open Space (AC.)	Onsite Total	Onsite Percent OS/Block	Sitewide Open Space SF	Sitewide Open Space AC	Notes
CDSP 2022-00011	Hospital Campus (A,B,C)	416,577 SF	9.56 AC	No	62,500 SF	10,000 SF	0 SF	0 SF	0 SF	1.66	72,500 SF	17.40%	72,500 SF	1.66 AC	
	Block D	60,360 SF	1.39 AC	No			-	-	0 SF	0.00	0 SF	0.00%	0 SF	0.00 AC	
DSUP 2022-10017	Block E	108,575 SF	2.49 AC	No		16,840 SF	-	-	10,303 SF	0.15	27,143 SF	25.00%	27,143 SF	0.62 AC	10,303 SF Transfer from Block F
CDSP-2022-00007	Block F	31,872 SF	0.73 AC	Yes	25,738 SF	0 SF	-	-	0 SF	0.59	25,738 SF	80.75%	25,738 SF	0.59 AC	
DSUP 2022-10017	Block G	62,083 SF	1.43 AC	No	10,805 SF	1,464 SF	-	-	3,251 SF	0.21	15,520 SF	25.00%	15,520 SF	0.36 AC	3,251 SF Transfer from Block P
	Block H	89,320 SF	2.05 AC	No			-	-	0 SF	0.00	0 SF	0.00%	0 SF	0.00 AC	
DSUP 2022-10015	Block I	107,845 SF	2.48 AC	No	1,364 SF	29,115 SF	-	-	0 SF	0.70	30,479 SF	28.26%	30,479 SF	0.70 AC	
	Block J	80,597 SF	1.85 AC	No			-	-	0 SF	0.00	0 SF	0.00%	0 SF	0.00 AC	
DSUP 2022-10016	Block K	98,964 SF	2.27 AC	No	7,248 SF	18,142 SF	-	-	0 SF	0.58	25,390 SF	25.66%	25,390 SF	0.58 AC	
	Block L	133,629 SF	3.07 AC	No			-	-	0 SF	0.00	0 SF	0.00%	0 SF	0.00 AC	
	Block M	120,815 SF	2.77 AC	No			-	-	0 SF	0.00	0 SF	0.00%	0 SF	0.00 AC	
CDSP-2022-00007	Block N	22,509 SF	0.52 AC	Yes	20,390 SF	0 SF	-	-	0 SF	0.47	20,390 SF	90.59%	20,390 SF	0.47 AC	
CDSP-2022-00007	Block P	128,715 SF	2.95 AC	Yes	126,291 SF	0 SF	-	-	(13,554)	2.59	112,737 SF	87.59%	112,737 SF	2.59 AC	13,544 SF Transfer to Block E&G
	Block Q	14,581 SF	0.33 AC	Yes	14,581 SF	0 SF	-	-	0 SF	0.33	14,581 SF	100.00%	14,581 SF	0.33 AC	
CDSP-2022-00007	Block R	21,009 SF	0.48 AC	PARTIAL	11,763 SF	0 SF	-	-	0 SF	0.27	11,763 SF	55.99%	11,763 SF	0.27 AC	
	Road 7 Bridge	-	-	Yes	662 SF	0 SF	-	-	0 SF	0.02	662 SF	100.00%	662 SF	0.02 AC	
									TOTAL	7.57			356,903 SF	8.19 AC	

1. See sheet L002 for Block Parks Public and Private open space locations.
2. See "Notes" column for explanation of where open space was transferred from or to.
3. Per condition 69 of CDD 2020-00007, if development Blocks D, E, G, H, I, J, K, L and M cannot meet their individual open space requirements, then the unmet portion may be accommodated as publicly accessible ground-level open space on adjacent blocks within the CDD Plan Area. Area in excess of the required 3.5 acres of publicly accessible open spaces provided on Blocks F, N, P, Q, and R may contribute towards the unmet portions of development blocks outside the Hospital Campus, as determined through the DSUP process.
4. Mandatory OS AC. cannot fall below 3.5 Acres.

LEGEND

- BLOCK E&G BOUNDARY
- OPEN SPACE PROVIDED FOR RESPECTIVE BLOCKS
- PUBLICLY ACCESSIBLE OPEN SPACE

HENRY G. SHIRLEY MEMORIAL HIGHWAY (INTERSTATE 395 / HAMMERHEAD MAINLINE / PUBLIC STREET)

INOVA HOSPITAL CAMPUS

BLOCK E — LOT 708 — 966,615 S.F. — 21.1903 ACRES

BLOCK F — 31,872 S.F. — 0.7318 ACRES

BLOCK G — 62,083 S.F. — 1.4253 ACRES

BLOCK I — LOT 708 — 966,615 S.F. — 21.1903 ACRES

BLOCK P — TERRACE PARK

BLOCK Q — 14,581 S.F. — 0.3347 ACRES

BLOCK H — 70,076 S.F. — 1.6087 ACRES

BLOCK K — LOT 704 — 90,089 S.F. — 2.0819 ACRES

BLOCK R — PASEO — 21,009 S.F. — 0.4823 ACRES

BLOCK M — LOT 707 — 130,369 S.F. — 2.9929 ACRES

BLOCK D — 63,315 S.F. — 1.4535 ACRES

BLOCK J — 79,901 S.F. — 1.8343 ACRES

BLOCK L — 61,205 S.F. — 1.4051 ACRES — 77,919 S.F. — 1.7888 ACRES

WESTEND BLVD (PRIVATE) — WESTEND BLVD (PRIVATE)

HECHT AVE (PUBLIC) — HECHT PLACE (PRIVATE) — HECHT AVE (PUBLIC)

ALEX WAY (PRIVATE) — VERNE ST (PUBLIC) — NORTH WALKER STREET — SOUTH WALKER STREET — DUKE STREET — NORTH VAN DORN STREET — HOLMES RUN PARKWAY

SCALE: 1"=100'
0 50' 100' 200'

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CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX. 703.378.7888
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COMMONWEALTH OF VIRGINIA — CLAYTON C. TOCK — Lic. No. 038790 — PROFESSIONAL ENGINEER — 04/19/2023

OPEN SPACE MASTER PLAN

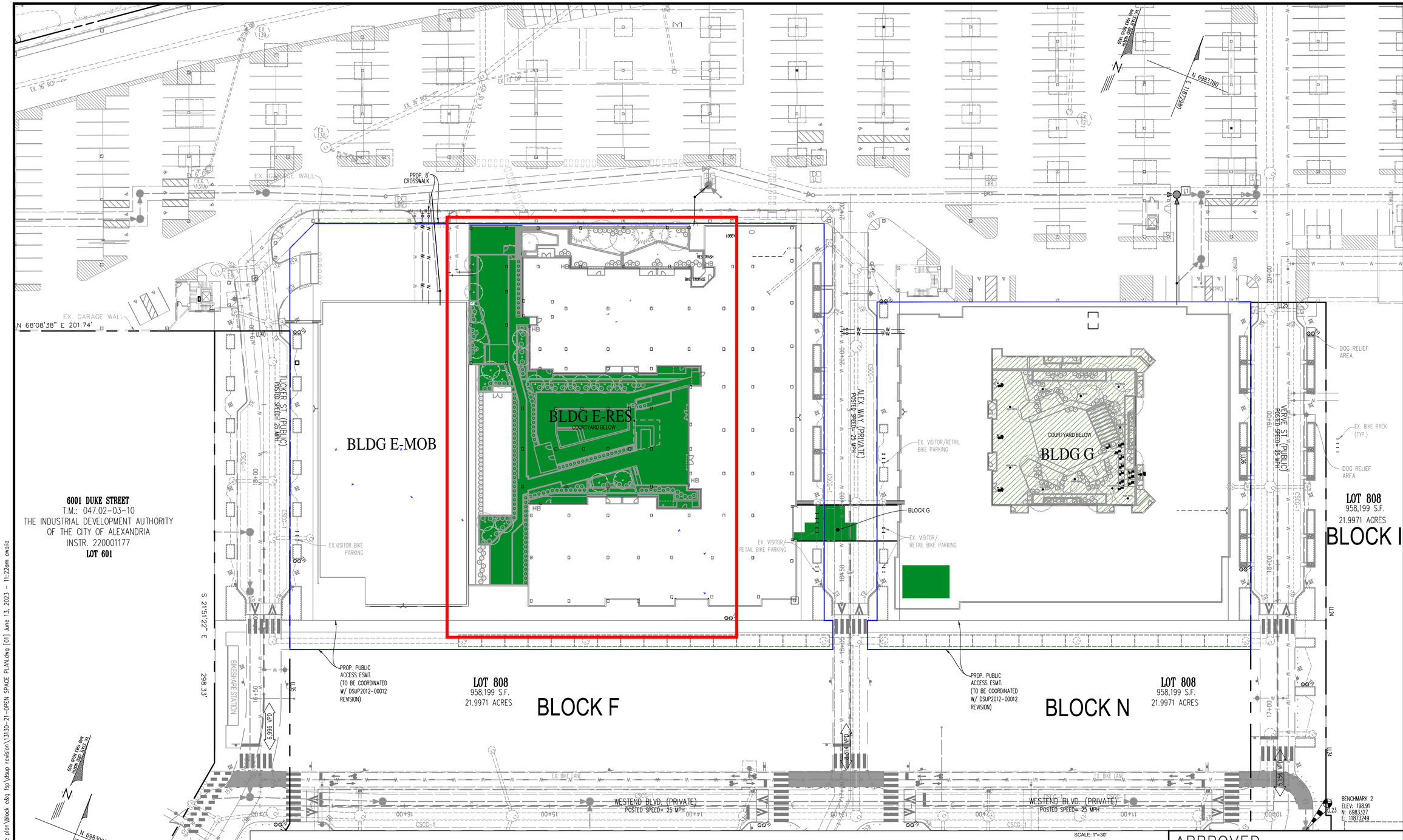
WEST END
PRELIMINARY SITE PLAN - BLOCK E&G
DSUP AMENDMENT
CITY OF ALEXANDRIA, VIRGINIA

DATE: JUN, 2023
SCALE: 1"=100' — C.I.= N/A

SHEET 45 OF 49

FILE No. SP-13130

Urban, Ltd. – \\mars-101\VJ DRIVE\JOBS\landmarkmall\site plan\block e&g fsp\dsup revision\13130-20-OPEN SPACE MASTER.dwg [01] June 13, 2023 – 11:21am owolo



OPEN SPACE CALCULATION:

BLOCK E SITE AREA: 2.49 AC.
REQUIRED OPEN SPACE: .62 AC. OR 27,143 SF (25% OF SITE AREA)

PROVIDED:
ABOVE-GRADE OPEN SPACE : 16,840 SF
AT-GRADE OPEN SPACE TRANSFER FROM BLOCK P (TERRACE PARK): 10,303 SF
TOTAL OPEN SPACE PROVIDED: .62 AC. OR 27,143 SF (25.00%)

BLOCK G SITE AREA: 1.43 AC.
REQUIRED OPEN SPACE: .35 AC. OR 15,520 SF (25% OF SITE AREA)

PROVIDED:
AT-GRADE OPEN SPACE : 10,805 SF
ABOVE-GRADE OPEN SPACE : 1,464 SF
AT-GRADE OPEN SPACE TRANSFER FROM BLOCK P (TERRACE PARK): 3,251 SF
TOTAL OPEN SPACE PROVIDED: .63 AC. OR 15,520 SF (25.00%)

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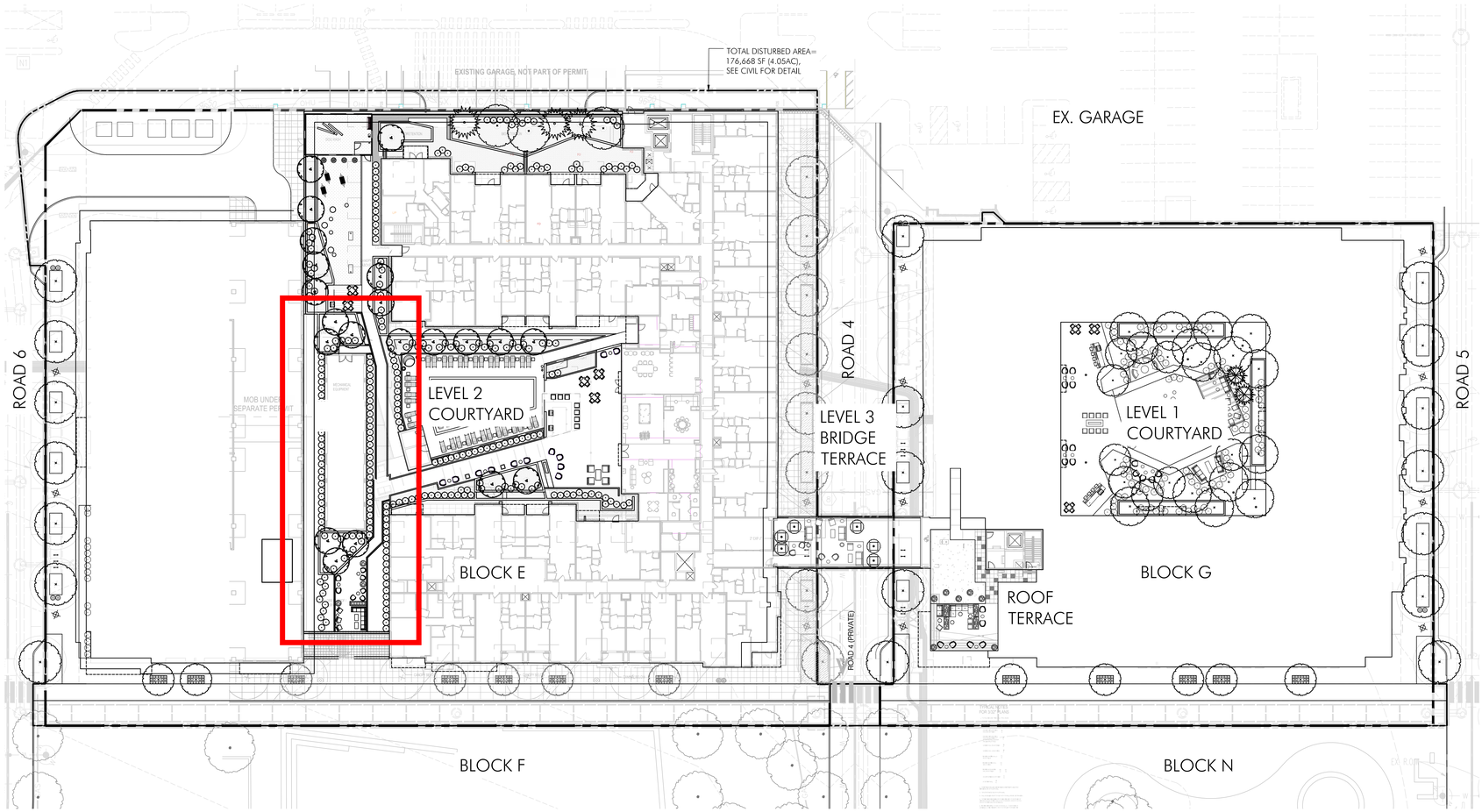
CLAYTON C. TOCK
Lic. No. 038780
PROFESSIONAL ENGINEER
06/13/2023

OPEN SPACE PLAN
WEST END
PRELIMINARY SITE PLAN - BLOCK E&G
DSUP AMENDMENT
CITY OF ALEXANDRIA, VIRGINIA
DATE: JUN, 2023
C.I.= N/A
SCALE: 1"=30'

SHEET 46 OF 49

FILE No. SP-13130

Urban, Ltd. - \\mars-101\J DRIVE\JOBS\landmarkmall\site plan\block e&g fsp\dsup revision\13130-21-OPEN SPACE PLAN.dwg [01] June 13, 2023 - 11:22am awalia



01 OVERALL LANDSCAPE PLAN

1"=30'-0"

FEET 0 15 30 60

LANDSCAPE DRAWING INDEX

L1.01	OVERALL LANDSCAPE PLAN
L1.10	LANDSCAPE PLAN - BLOCK E LEVEL 1
L1.11	LANDSCAPE PLAN - BLOCK E LEVEL 2 & BRIDGE TERRACE
L1.12	LANDSCAPE PLAN - BLOCK G LEVEL 1 & ROOF TERRACE
L3.01	PLANTING PLAN - BLOCK E
L3.02	PLANTING PLAN - BLOCK G
L3.03	PLANTING PLAN - BLOCK E COURTYARD
L3.04	PLANTING PLAN - BLOCK G COURTYARD & BRIDGE TERRACE
L3.10	LANDSCAPE NOTES & SCHEDULE - BLOCK E
L3.11	LANDSCAPE NOTES & SCHEDULE - BLOCK G
L3.12	SOIL VOLUME PLAN
L3.13	LANDSCAPE WATER MANAGEMENT PLAN
L5.01	HARDSCAPE DETAILS ON GRADE - PAVING
L5.02	HARDSCAPE DETAILS ON GRADE - FIXTURE
L6.01	HARDSCAPE DETAILS ON GRADE - PAVING
L7.01	PLANTING DETAILS ON STRUCTURE - ON GRADE
L7.02	PLANTING SCHEDULES AND DETAILS - ON STRUCTURE

Narrative:
1. Revise Block E Level 2 courtyard terrace with extension to the MOB building.
2. Remove the ramp and steps, which originally connects the streetscape to Block E Level 1 outdoor open space.
3. Revise Planting Schedules, Soil Volume Calculation, and Water Management per the updated Block E Level 2 courtyard terrace, and Level 1 open space design.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

LANDMARK
BLOCK E & G

City of Alexandria
Alexandria, Virginia

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria, VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
LANDSCAPE ARCHITECT

CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22
FSP	02.03.23
FSP	02.24.23
FSP	05.05.23
DSUP AMENDMENT	06.13.23

OVERALL LANDSCAPE PLAN

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

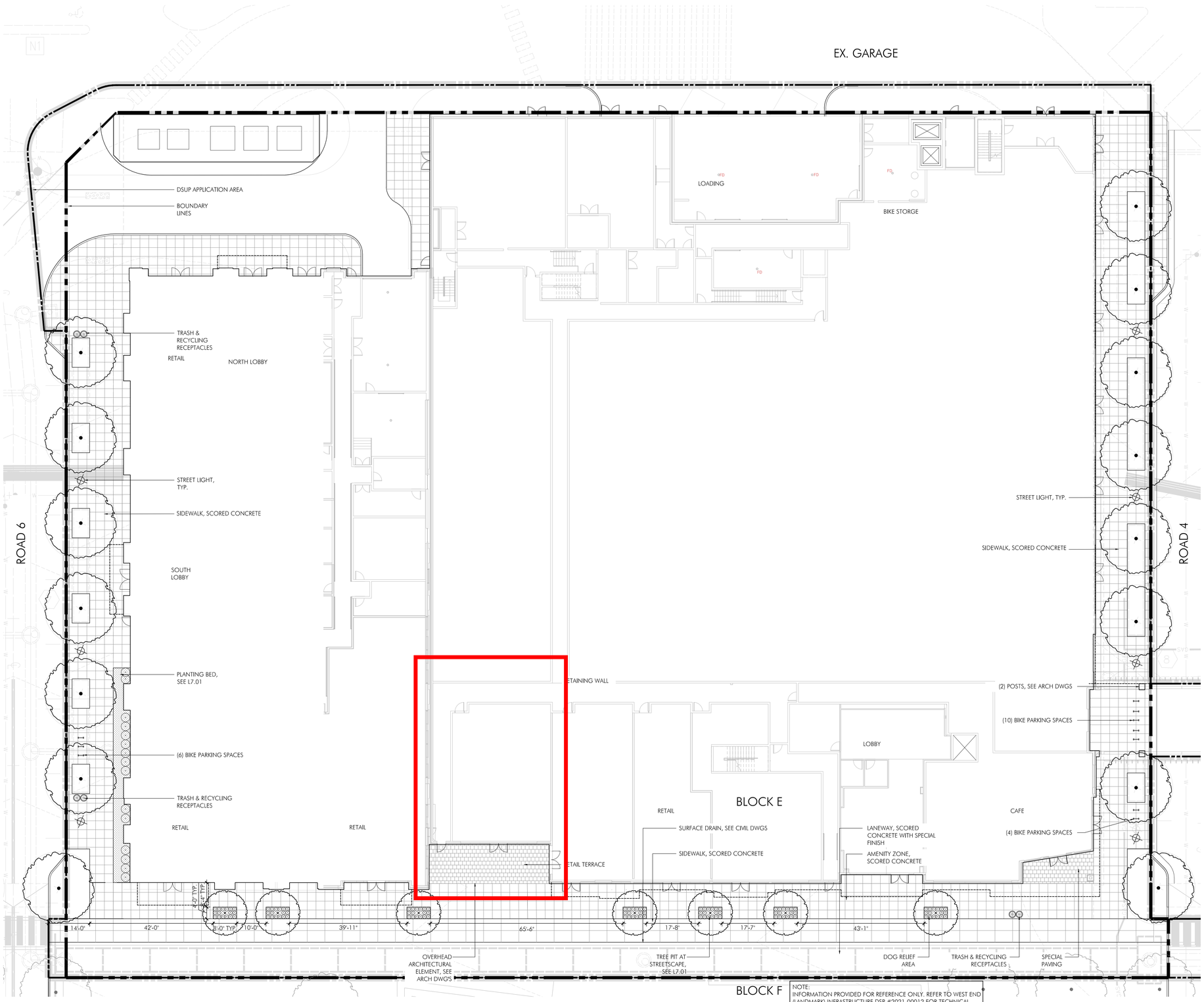
DRAWN BY

CHECKED BY

NORTH

SCALE
1"=30'-0"
0 15 30 60
FEET

L1.01



NOTE:
INFORMATION PROVIDED FOR REFERENCE ONLY. REFER TO WEST END (LANDMARK) INFRASTRUCTURE DSP #2021-00012 FOR TECHNICAL INFORMATION AND FINAL DOG RELIEF AREA LOCATIONS.

01 LANDSCAPE PLAN - BLOCK E LEVEL 1

1/16"=1'-0"

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LANDSCAPE PLAN - BLOCK E LEVEL 1

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

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NORTH

SCALE
1/16" = 1'-0"
0 8 16 32
FEET

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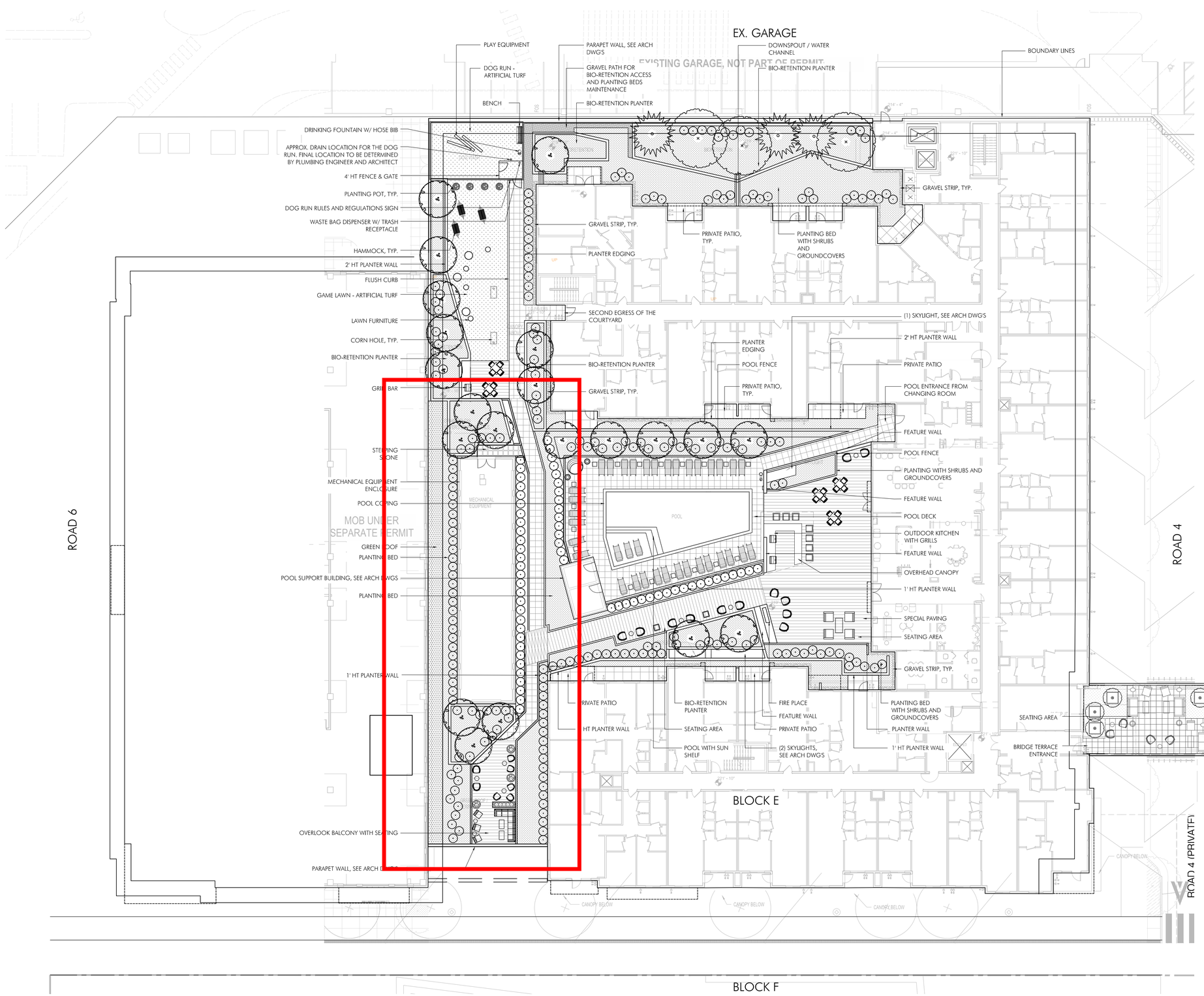

01 LANDSCAPE PLAN - BLOCK E LEVEL 2 & BRIDGE TERRACE

1/16"=1'-0"

FEET 0 8 16 32

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DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — DATE

LANDMARK BLOCK E & G

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FSP	05.05.23
DSUP AMENDMENT	06.13.23

LANDSCAPE PLAN - BLOCK E LEVEL 2 & BRIDGE TERRACE

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

CHECKED BY

NORTH

SCALE
1/16" = 1'-0"
0 8 16 32 FEET

L1.11

SEE PLAN ENLARGEMENT SHEET L3.03

DSUP APPLICATION AREA

BOUNDARY LINES

NOTE:
STREET TREES SHOWN FOR REFERENCE ONLY, REFER TO DSP #2021-00012 FOR DETAILED INFORMATION

NOTE:
STREET TREES SHOWN FOR REFERENCE ONLY, REFER TO DSP #2021-00012 FOR DETAILED INFORMATION

ROAD 6

ROAD 4

RES AMENITY

BLOCK E

BLOCK F

14| DV
14| AMS
35| GER
28| EPP
98| CAF
03| CK
03| CF
01| PS

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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

FEET
0 8 16 32

01 PLANTING PLAN - BLOCK E
1/16"=1'-0"

LANDMARK
BLOCK E & G

City of Alexandria
Alexandria, Virginia

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PLANTING PLAN - BLOCK E

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

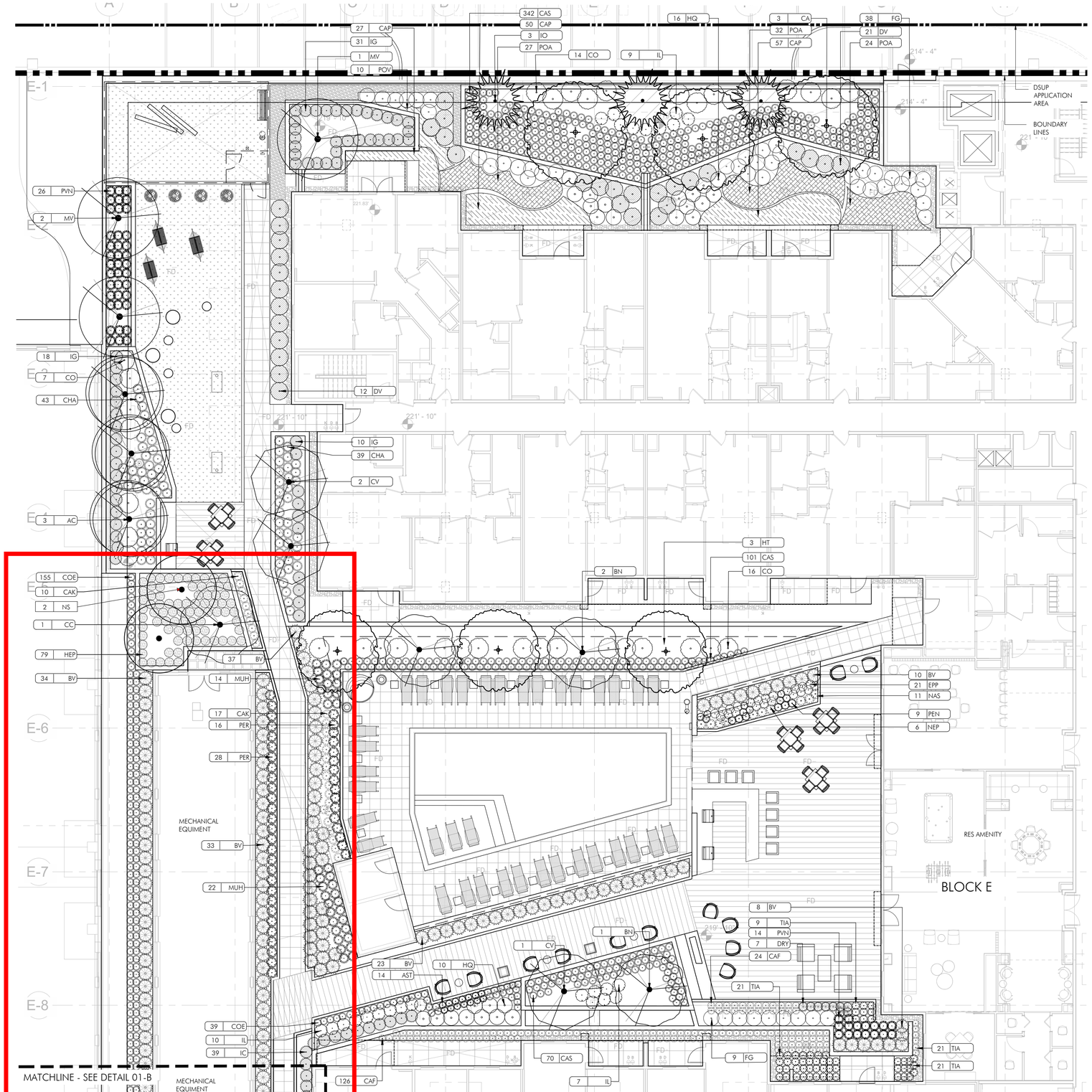
DRAWN BY

CHECKED BY

NORTH

SCALE
1/16"=1'-0"
0 8 16 32 FEET

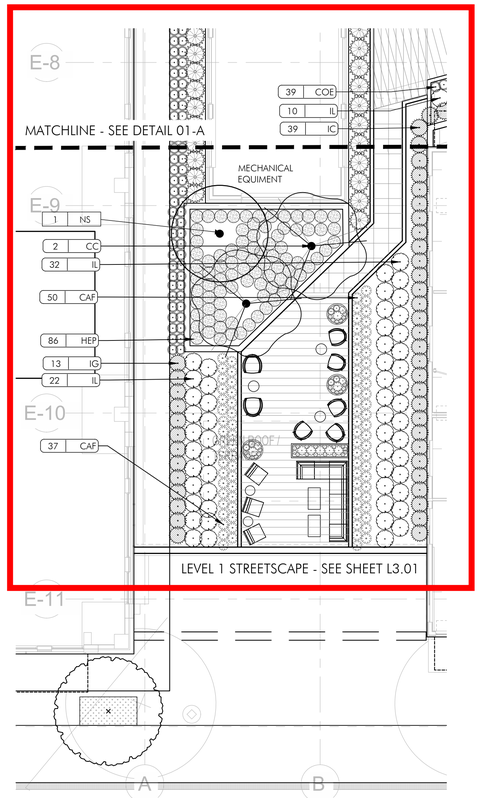
L3.01



A. PLANTING PLAN - BLOCK E

01 PLANTING PLAN - BLOCK E

1"=10'-0"



B. PLANTING PLAN - BLOCK E - CONTINUOUS

LEGEND

- ARTIFICIAL TURF
- SHRUBS & GROUNDCOVERS
- BIO-RETENTION PLANTING

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

FEET 0 5 10 20

LANDMARK BLOCK E & G

City of Alexandria
Alexandria, Virginia

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
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Alexandria, VA 22314
703.548.5010

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FSP	02.24.23
FSP	05.05.23
DSUP AMENDMENT	06.13.23

PLANTING PLAN - BLOCK E COURTYARD

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

CHECKED BY

NORTH

SCALE
1/16"=1'-0"
0 8 16 32
FEET

L3.03

BLOCK E PLANT SCHEDULE

PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED			ONSITE / OFF-SITE
									CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
STANDARD TREES	AC	3	Amelanchier	canadensis	Autumn Brilliance	Autumn Brilliance Serviceberry	10-12' ht.	B&B, multistem - 3 stems min; full branching	500	1,500	3		3	Onsite (within property line)
	BN	3	Betula	nigra	Dura Heat	Dura Heat River Birch	3" cal.	B&B, multistem - 3 stems min; full branching	750	2,250	3		3	Onsite (within property line)
	CA	3	Carpinus	caroliniana		American Hornbeam	3" cal.	B&B, single leader; full branching	500	1,500	3		3	Onsite (within property line)
	CC	3	Cercis	canadensis	Forest Pansy	Forest Pansy Eastern Redbud	8-10' ht.	B&B, multistem - 3 stems min; full branching	500	1,500	2		2	Onsite (within property line)
	CF	3	Cornus	florida	Appalachian Spring	Appalachian Spring Dogwood	3" cal.	B&B, single leader; full branching	250	750	3		3	Onsite (within property line)
	CK	3	Cornus	kousa		Kousa Dogwood	3" cal.	B&B, single leader; full branching	250	750			0	Onsite (within property line)
	CV	3	Chionanthus	virginicus		White Fringe Tree	3" cal.	B&B, single leader; full branching	500	1,500	3		3	Onsite (within property line)
	HT	3	Halesia	tetraptera		Carolina Silverbell	3" cal.	B&B, single leader; full branching	250	750		3	3	Onsite (within property line)
	IO	3	Ilex	opaca		American Holly	8-10' ht.	B&B, heavy; matched; symmetrical	250	750	3		3	Onsite (within property line)
	MV	3	Magnolia	virginiana		Sweetbay Magnolia	3" cal.	B&B, single leader; full branching	250	750	3		3	Onsite (within property line)
	NS	3	Nyssa	sylvatica		Black Gum	3" cal.	B&B, single leader; full branching	750	2,250	3		3	Onsite (within property line)
	PS	1	Prunus	sargentii		Sargent Cherry	3" cal.	B&B, single leader; full branching	500	500			0	Onsite (within property line)
	TOTALS	34							STANDARD TREE CCA	14,750	26	3	29	
											76.5%	8.8%	85.3%	
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
EVERGREEN SHRUBS	BV	32	Buxus	microphylla		Littleleaf Boxwood	18" ht.	Cont., full branching to ground	2	64	0		0	
	BX	18	Buxus	x	SB 300	New Gen Boxwood	18" ht.	Cont., full branching to ground	2	36			0	
	DV	53	Distylium	x	Vintage Jade	Vintage Jade Distylium	2' ht.	Cont., full branching to ground	2	106	0		0	
	IG	40	Ilex	glabra	Densa	Strongbox Inkberry Holly	5 Gal.	Cont., full branching to ground	25	1,000	40		40	
	IN	24	Ilex	vomitoria	Nana	Dwarf Yaupon Holly	2' ht.	Cont., full branching to ground	25	600	24		24	
	RC	34	Rhododendron	x	Conlee	Autumn Amethyst Azalea	18" ht.	Cont., full branching to ground	2	68			0	
	TH	33	Taxus	x	media 'Hicksii'	Hicks Yew	18" ht.	Cont., full branching to ground	2	66			0	
	TOTALS	234							EVERGREEN SHRUB CCA:	1,940	40	0	64	
											17.1%	0.0%	27.4%	
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
DECIDUOUS SHRUBS	CE	9	Cornus	alba	Elegantissima	Variegated Dogwood	3' Ht.	Cont., full branching					0	
	CO	22	Cephalanthus	occidentalis	Smcoss	Sugar Shack Buttonbush	2' ht.	Cont., full branching	10	220	22		22	
	HB	21	Hydrangea	paniculata	ILVOBO®	Bobo Hydrangea	2' ht.	Cont., full branching					0	
	HQ	26	Hydrangea	quercifolia	Munchkin	Oakleaf Hydrangea	2.5' ht	Cont., full branching	25	650	26		26	
	HW	15	Hydrangea	quercifolia	Peewee	Peewee Hydrangea	2' ht.	Cont., full branching	10	150		15	15	
	FG	38	Fothergilla	gardenii	Blue Mist	Blue Mist Dwarf Fothergilla	2' ht.	Cont., full branching	2	76		38	38	
	IL	29	Itea	virginica	Little Henry	Virginia Sweetspire	24" ht.	Cont., full branching	10	290	29		29	
	RG	40	Rhus	glabra	Gro-Low	Gro Low sumac	2' ht.	Cont., full branching	10	400			0	
	VA	36	Viburnum	acerifolium		Mapleleaf Viburnum	4' ht.	Cont., full branching to ground	10	360	36		36	
	TOTALS	236							DECIDUOUS SHRUB CCA:	1,386	113	53	166	
											47.9%	22.5%	70.3%	
									TOTAL PROPOSED CCA (SF):	18,173				
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	SIZE/CONT.				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
GROUNDCOVERS									N/A		0		0	
											0		0	
	TOTALS	0									0	0	0	
											0.0%	0.0%	0.0%	
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	SIZE/CONT.				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	AMS	65	Amsonia	hubrichtii		Arkansas Bluestar	1 gal.	Cont.				65	65	
	AST	23	Astilbe	Chinensis	Visions	Visions Chinese Astilbe	1 gal.	Cont.					0	
	COR	44	Coreopsis	x	Moonbeam	Moonbeam Tickseed	1 gal.	Cont.					0	
	EPP	49	Echinacea	purpurea	Prairie Splandor	Prairie Splendor Coneflower	1 gal.	Cont.			49		49	
	GER	84	Geranium	macrorhizum	Bevans Variety	Bevans Variey Bigroot Geranium	1 gal.	Cont.					0	
	HB2	47	Hosta	x	Blueberry Muffin	Hosta	1 gal.	Cont.					0	
	HEU	204	Heuchera	villosa	Autumn Bride	Autumn Bride Heuchera	1 gal.	Cont.				119	119	
	HEP	83	Heuchera	x	Pink Panther	Pink Panther Heuchera	1 gal.	Cont.					0	
	HKR	6	Hosta	x	Krossa Regal	Krossa Regal Hosta	1 gal.	Cont.					0	
	NAS	37	Nassella	tenuissima		Mexican Feather Grass	1 gal.	Cont.					0	
	NEP	47	Nepeta	x faassenii	Walker's Low	Walker's Low Catmint	1 gal.	Cont.					0	
	PER	14	Perovskia	atriplicifolia	Blue Spires	Blue Spires Russian Sage	1 gal.	Cont.					0	
PERENNIALS, FERNS, ORNAMENTAL GRASSES	PHU	33	Phlox	paniculata	Utraviolet'	Ultraviolet Garden Phlo	1 gal.	Cont.					0	
	RUB	41	Rudbeckia	fulgida	sullivantii 'Goldstrum'	Goldstrum rudbeckia	1 gal.	Cont.	N/A				0	
	TIA	78	Tiarella	cordifolia	Oakleaf	Oakleaf Foam Flower	1 gal.	Cont.			78		78	
	CAK	31	Calamagrostis	arundinacea	Karl Forester	Karl Forester Feather Reed Grass	1 gal.	Cont.					0	
	CAL	78	Calamagrostis	arundinacea	brachytricha	Korean Feather Reed Grass	1 gal.	Cont.					0	
	CAF	397	Carex	flacca	Blue Zinger	Blue Zinger Sedge	1 gal.	Cont.					0	
	COE	3	Carex	oshimensis	Everlime	Evercolor Everlime Japanese Sed	1 gal.	Cont.					0	
	CPL	86	Carex	plantaginea		Plantain Sedge	1 gal.	Cont.			86		86	
	CAS	413	Carex	stricta		Tussock Sedge	1 gal.	Cont.			413		413	
	CHA	83	Chasmanthium	latifolium		Wood Oats	1 gal.	Cont.			83		83	
	MUH	36	Muhlenbergia	x	Pink Flamingo	Pink Flamingo Muhly	1 gal.	Cont.					0	
	POV	47	Polygonatum	odoratum	variegatum	Variegated Solomon's Seal	1 gal.	Cont., 20" o.c.					0	
	POA	49	Polystichum	acrostichoides		Christmas Fern	1 gal.	Cont., 24" o.c.			49		49	
	PVN	64	Panicum	virgatum	Northwind	Switch Grass	2 gal.	Cont.			64		64	
	TOTALS	2142									822	184	1006	
											38.4%	8.6%	47.0%	

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 – JANUARY 1, 2020 REQUIRED	MARCH 2, 2019 – JANUARY 1, 2020 PROVIDED		JANUARY 2, 2020 – JANUARY 1, 2024 REQUIRED	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED		BEGINNING JANUARY 2, 2024 REQUIRED	BEGINNING JANUARY 2, 2024 PROVIDED	
			%	QTY.	%	%	QTY.	%	%	QTY.	%
Urban Trees	0	Regional/Local	10%	-	-	15%	-	-	20%		
		Total Natives	25%	-	-	25%	-	-	50%		
Standard Trees	34	Regional/Local	15%	26	76.5%	25%	26	76.5%	40%		
		Total Natives	40%	29	85.3%	60%	29	85.3%	80%		
Evergreen Shrubs	234	Regional/Local	5%	-	-	8%	40	17.1%	10%		
		Total Natives	20%	-	-	30%	64	27.4%	40%		
Deciduous Shrubs	236	Regional/Local	10%	-	-	15%	113	47.9%	20%		
		Total Natives	40%	-	-	60%	166	70.3%	80%		
Groundcovers	0	Regional/Local	5%	-	-	10%	0	0.0%	10%		
		Total Natives	10%	-	-	20%	0	0.0%	20%		
Perennials, Ferns, Ornamental Grasses	2142	Regional/Local	10%	-	-	15%	822	38.4%	25% (perennials) 30% (ferns & grasses)		
		Total Natives	25%	-	-	40%	1006	47.0%	60% (perennials) 80% (ferns & grasses)		

TOTALS

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
2646	1001	1265
	37.8%	47.8%

NOTES:
1) Percentages apply to the total quantity of each plant type specifed on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specifed on the plans for each plant type.
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

BIODIVERSITY TABULATIONS

TREES (URBAN AND STANDARD)
TOTAL NUMBER OF TREES PROPOSE 34

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Amelanchier	3	8.8%	33%	canadensis	3	8.8%	10%
Betula	3	8.8%	33%	nigra	3	8.8%	10%
Carpinus	3	8.8%	33%	caroliniana	3	8.8%	10%
Cercis	3	8.8%	33%	canadensis	3	8.8%	10%
Chionanthus	3	8.8%	33%	virginicus	3	8.8%	10%
Cornus	6	17.6%	33%	florida	3	8.8%	10%
				kousa	3	8.8%	10%
Halesia	3	8.8%	33%	tetraptera	2	5.9%	10%
Ilex	3	8.8%	33%	opaca	3	8.8%	10%
Magnolia	3	8.8%	33%	virginiana	3	8.8%	10%
Nyssa	3	8.8%	33%	sylvatica	3	8.8%	10%
Prunus	1	2.9%	33%	sargentii	3	8.8%	10%

SHRUBS
TOTAL NUMBER OF SHRUBS PROPOS 470

GENUS	QTY.	PERCENT OF TOTAL	MAXIMUM PERCENT	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT
Buxus	50	10.6%	33%	x	28	6.0%	10%
				microphylla	32	6.8%	10%
Cornus	9	1.9%	33%	alba	9	1.9%	10%
Distylium	46	10.0%	33%	x	46	10.0%	10%
Fothergilla	38	8.1%	33%	gardenii	38	8.1%	10%
Hydrangea	62	13.2%	33%	quercifolia	41	8.7%	10%
				paniculata	21	4.5%	10%
Ilex	64	13.6%	33%	glabra	44	9.4%	10%
				vomitoria	20	4.3%	10%
Itea	29	6.2%	33%	virginica	29	6.2%	10%
Rhododendron	34	7.2%	33%	x Conlee	34	7.2%	10%
Rhus	40	8.5%	33%	glabra	40	8.5%	10%
Taxus	33	7.0%	33%	x media	33	7.0%	10%
Viburnum	36	7.7%	33%	davidii	38	8.1%	10%
Cephalanthus	22	4.7%	33%	occidentalis	22	4.7%	10%

CROWN COVER TABULATIONS BLOCK E

TOTAL SITE AREA (SF)	108,575
25% CROWN COVER REQUIRED (SF)	27,144
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	14,750
Crown Cover from Proposed Shrubs	3,423
TOTAL CROWN COVER PROVIDED (%)	16.7%
TOTAL CROWN COVER PROVIDED (SF)	18,173

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

LANDMARK
BLOCK E & G

City of Alexandria
Alexandria, Virginia

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria, VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
LANDSCAPE ARCHITECT

CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22
FSP	02.03.23
FSP	02.24.23
FSP	05.05.23
DSUP AMENDMENT	06.13.23

LANDSCAPE NOTES & SCHEDULE - BLOCK E

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

CHECKED BY

SCALE
NTS

L3.10

PLANT SCHEDULE

PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED			ONSITE / OFF-SITE
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
STANDARD TREES	AC	3	Amelanchier	canadensis	Autumn Brilliance	Autumn Brilliance Serviceberry	10-12' ht.	B&B, multistem - 3 stems min; full branching	500	1,500	3		3	Onsite (within property line)
	BN	3	Betula	nigra	Dura Heat	River Birch	10-12' ht.	B&B, multistem - 3 stems min; full branching	750	2,250	3		3	Onsite (within property line)
	CC	3	Cercis	canadensis	Forest Pansy	Forest Pansy Redbud	10-12' ht.	B&B, multistem - 3 stems min; full branching	500	1,500	3		3	Onsite (within property line)
	CF	3	Cornus	florida	Appalachian Spring	Flowering Dogwood	3" cal.	B&B, single leader; full branching	250	750	3		3	Onsite (within property line)
	CT	2	Chamaecyparis	thyoides		Atlantic White Cedar	10-12' ht.	B&B, single leader; full branching	250	500	2		2	Onsite (within property line)
	CV	3	Chionanthus	virginicus		Fringe Tree	3" cal.	B&B, single leader; full branching	500	1,500	3		3	Onsite (within property line)
	GB	2	Ginkgo	biloba		Maidenhair Tree	3" cal.	B&B, single leader; full branching	750	1,500			0	Onsite (within property line)
	HT	3	Halesia	tetraptera		Carolina Silverbell	3" cal.	B&B, single leader; full branching	250	750	3		3	Onsite (within property line)
	MV	3	Magnolia	virginiana		Sweetbay Magnolia	10-12' ht.	B&B, multistem - 3 stems min; full branching	250	750	3		3	Onsite (within property line)
	OA	2	Oxydendron	arborea		Sourwood	3" cal.	B&B, single leader; full branching	500	1,000	2		2	Onsite (within property line)
	PS	3	Prunus	sargentii		Sargent Cherry	3" cal.	B&B, single leader; full branching	500	1,500			0	Onsite (within property line)
	TOTALS	30							STANDARD TREE CCA:	13,500	25	0	25	
											83.3%	0.0%	83.3%	
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
EVERGREEN SHRUBS	BV	11	Buxus	x	Green Velvet	Boxwood	18" ht.	Cont., full branching to ground	2	22			0	
	DV	8	Distylium	x	Vintage Jade	Vintage Jade Distylium	2' ht.	Cont., full branching to ground	10	80			0	
	IG	11	Ilex	glabra	Densa	Strongbox Inkberry Holly	5 Gal.	Cont., full branching to ground	25	275	11		11	
	IN	8	Ilex	vomitoria	Nana	Dwarf Yaupon Holly	2' ht.	Cont., full branching to ground	25	200		8	8	
	PM	4	Pinus	mugo		Mugo Pine	24 -30" ht.	Cont., full branching to ground	25	100			0	
	RC	7	Rhododendron	x	Conlee	Autumn Amethist	24" ht.	Cont., full branching to ground	10	70			0	
	VD	11	Viburnum	davidii		David Viburnum	24" ht.	Cont., full branching to ground	10	70			0	
	TOTALS	60							EVERGREEN SHRUB CCA:	817	11	8	19	
											18.3%	13.3%	31.7%	
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
DECIDUOUS SHRUBS	BK	6	Betula	nigra	Little King	Fox Valley Dwarf River Birch	6' ht.	B&B., full branching, symmetrical	50	300	6		6	
	CE	6	Cornus	alba	Elegantissima	Variegated Dogwood	4' ht.	Cont., full branching to ground	25	150			0	
	FG	11	Fothergilla	gardenii	Blue Mist	Blue Mist Dwarf Fothergilla	2' ht.	Cont., full branching to ground	25	275		11	11	
	HB	3	Hydrangea	paniculata	ILVBO	Bobo Hydrangea	2' ht	Cont., full branching to ground	25	75			0	
	HQ	11	Hydrangea	quercifolia	Munchkin	Oakleaf Hydrangea	2.5' ht	Cont., full branching to ground	25	275	11		11	
	IL	11	Itea	virginica	Little Henry	Virginia Sweetspire	2' ht.	Cont., full branching to ground	10	110	11		11	
	IV	11	Ilex	verticillata	Red Sprite	Red Sprite Winterberry	2' ht.	Cont., full branching to ground	25	275	11		11	
	TOTALS	59							DECIDUOUS SHRUB CCA:	1,460	39	11	50	
											66.1%	18.6%	84.7%	
									TOTAL PROPOSED CCA (SF):	15,777				
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	SIZE/CONT.				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
GROUNDCOVERS									N/A		0		0	
	TOTALS	0									0	0	0	
											0.0%	0.0%	0.0%	
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	SIZE/CONT.				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
PERENNIALS, FERNS, ORNAMENTAL GRASSES	AMS	21	Amsonia	hubrichtii		Arkansas Blue-star	2 gal.	Cont.				21	21	
	AST	19	Astilbe	Chinensis	Visions	Visions Chinese Astilbe	1 gal.	Cont.					0	
	DRY	20	Dryopteris	erythrosora	Brilliance	Brilliance Autumn Fern	1 gal.	Cont.					0	
	EPP	30	Echinacea	purpurea	Prairie Splandor	Prairie Splendor Coneflower	1 qt.	Cont.			30		30	
	GB2	59	Geranium	magrorrhizum	Bevans Beauty	Bevans Bigroot Geranium	1 gal.	Cont.					0	
	HCL	30	Heuchera	x	Citronelle	Citronelle Coral Bells	1 gal.	Cont.					0	
	HEU	111	Heuchera	villosa	Autumn Bride	Autumn Bride Heuchera	1 gal.	Cont.			111		111	
	HEP	29	Heuchera	x	Pink Panther	Pink Panther Coral Bells	1 gal.	Cont.					0	
	HKR	17	Hosta	x	Krossa Regal	Blue Mouse Ears Hosta	1 gal.	Cont.					0	
	NEP	16	Nepeta	x	faassenii	Walkers Low	1 gal.	Cont.	N/A				0	
	TIA	119	Tiarella	cordifolia	Oakleaf	Foam Flower	1 gal.	Cont.			119		119	
	CAL	18	Calamagrostis	arundinacea	Brachytricha	Korean Feather Reed Grass	3 gal.	Cont.					0	
	CAF	151	Carex	flacca	Blue Zinger	Blue Zinger Sedge	1 gal.	Cont.					0	
	COE	72	Carex	oshimensis	Everlime	Evercolor Everlime Japanese Sedge	1 gal.	Cont.					0	
	CAS	176	Carex	stricta		Tussock Sedge	1 gal.	Cont.			176		176	
	HAK	42	Hakonechloa	macra	All Gold	Japanese Forest Grass	1 gal.	Cont.					0	
	NAS	241	Nassella	tenuissima		Mexican Feather Grass	1 gal.	Cont.					0	
	PER	14	Perovskia	atriplicifolia	Blue Spires	Blue Spires Russian Sage	1 gal.	Cont.					0	
	POA	41	Polystichum	acrostichoides		Christmas Fern	2 gal.	Cont.			41		41	
	TRV	31	Tradescantia	virginiana		Virginia Spiderwort	1 gal.	Cont.			31		31	
	TOTALS	1257									508	21	529	
											40.4%	1.7%	42.1%	

BIODIVERSITY TABULATIONS

TREES (URBAN AND STANDARD)
TOTAL NUMBER OF TREES PROPOSED: 30

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Amelanchier	3	10.0%	33%	canadensis	3	10.0%	10%
Betula	3	10.0%	33%	nigra	3	10.0%	10%
Cercis	3	10.0%	33%	canadensis	3	10.0%	10%
Chamaecyparis	2	6.7%	33%	thyoides	2	6.7%	10%
Chionanthus	3	10.0%	33%	virginicus	3	10.0%	10%
Cornus	3	10.0%	33%	florida	3	10.0%	10%
Ginkgo	2	6.7%	33%	biloba	2	6.7%	10%
Halesia	3	10.0%	33%	tetraptera	3	10.0%	10%
Magnolia	3	10.0%	33%	virginiana	3	10.0%	10%
Oxydendron	2	6.7%	33%	arborea	1	6.7%	10%
Prunus	3	10.0%	33%	sargentii	3	10.0%	10%

SHRUBS
TOTAL NUMBER OF SHRUBS PROPOSED: 119

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Buxus	11	9.2%	33%	x	11	9.2%	10%
Cornus	6	5.0%	33%	alba	6	5.0%	10%
Distylium	8	6.7%	33%	x	8	6.7%	10%
Fothergilla	11	9.2%	33%	gardenii	11	9.2%	10%
Hydrangea	14	11.8%	33%	paniculata	3	2.5%	10%
				quercifolia	10	8.4%	10%
Ilex	30	25.2%	33%	glabra	11	9.2%	10%
				verticillata	11	9.2%	10%
				vomitoria	8	6.7%	10%
Itea	11	9.2%	33%	virginica	11	9.2%	10%
Pinus	4		33%	mugo	4	3.4%	10%
Rhododendron	7	5.9%	33%	x	7	5.9%	10%
Betula	6	5.0%	33%	nigra	6	5.0%	10%
Viburnum	11	9.2%	33%	davidii	11	9.2%	10%

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 – JANUARY 1, 2020 REQUIRED %	PROVIDED QTY.	PROVIDED %	JANUARY 2, 2020 – JANUARY 1, 2024 REQUIRED %	PROVIDED QTY.	PROVIDED %	BEGINNING JANUARY 2, 2024 REQUIRED %	PROVIDED QTY.	PROVIDED %
Urban Trees	0	Regional/Local	10%	-	-	15%	-	-	20%		
		Total Natives	25%	-	-	25%	-	-	50%		
Standard Trees	30	Regional/Local	15%	25	83.3%	25%	25	83.3%	40%		
		Total Natives	40%	25	83.3%	60%	25	83.3%	80%		
Evergreen Shrubs	60	Regional/Local	5%	-	-	8%	11	18.3%	10%		
		Total Natives	20%	-	-	30%	19	31.7%	40%		
Deciduous Shrubs	59	Regional/Local	10%	-	-	15%	39	66.1%	20%		
		Total Natives	40%	-	-	60%	50	84.7%	80%		
Groundcovers	0	Regional/Local	5%	-	-	10%	0	0.0%	10%		
		Total Natives	10%	-	-	20%	0	0.0%	20%		
Perennials, Ferns, Ornamental Grasses	1257	Regional/Local	10%	-	-	15%	508	40.4%	25% (perennials) 30% (ferns & grasses)		
		Total Natives	25%	-	-	40%	529	42.1%	60% (perennials) 80% (ferns & grasses)		

TOTALS

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
1406	583	623
	41.5%	44.3%

NOTES:
1) Percentages apply to the total quantity of each plant type specifed on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specifed on the plans for each plant type.
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

CROWN COVER TABULATIONS BLOCK G

TOTAL SITE AREA (SF)	62,083
25% CROWN COVER REQUIRED (SF)	15,521
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	13,500
Crown Cover from Proposed Shrubs	2,277
TOTAL CROWN COVER PROVIDED (%)	25.4%
TOTAL CROWN COVER PROVIDED (SF)	15,777

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BLOCK E & G

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DSUP RESUBMISSION	09.27.22
FSP	02.03.23
FSP	02.24.23
FSP	05.05.23
DSUP AMENDMENT	06.13.23

LANDSCAPE NOTES & SCHEDULE - BLOCK G

ORIGINAL ISSUE DATE 07.30.2021
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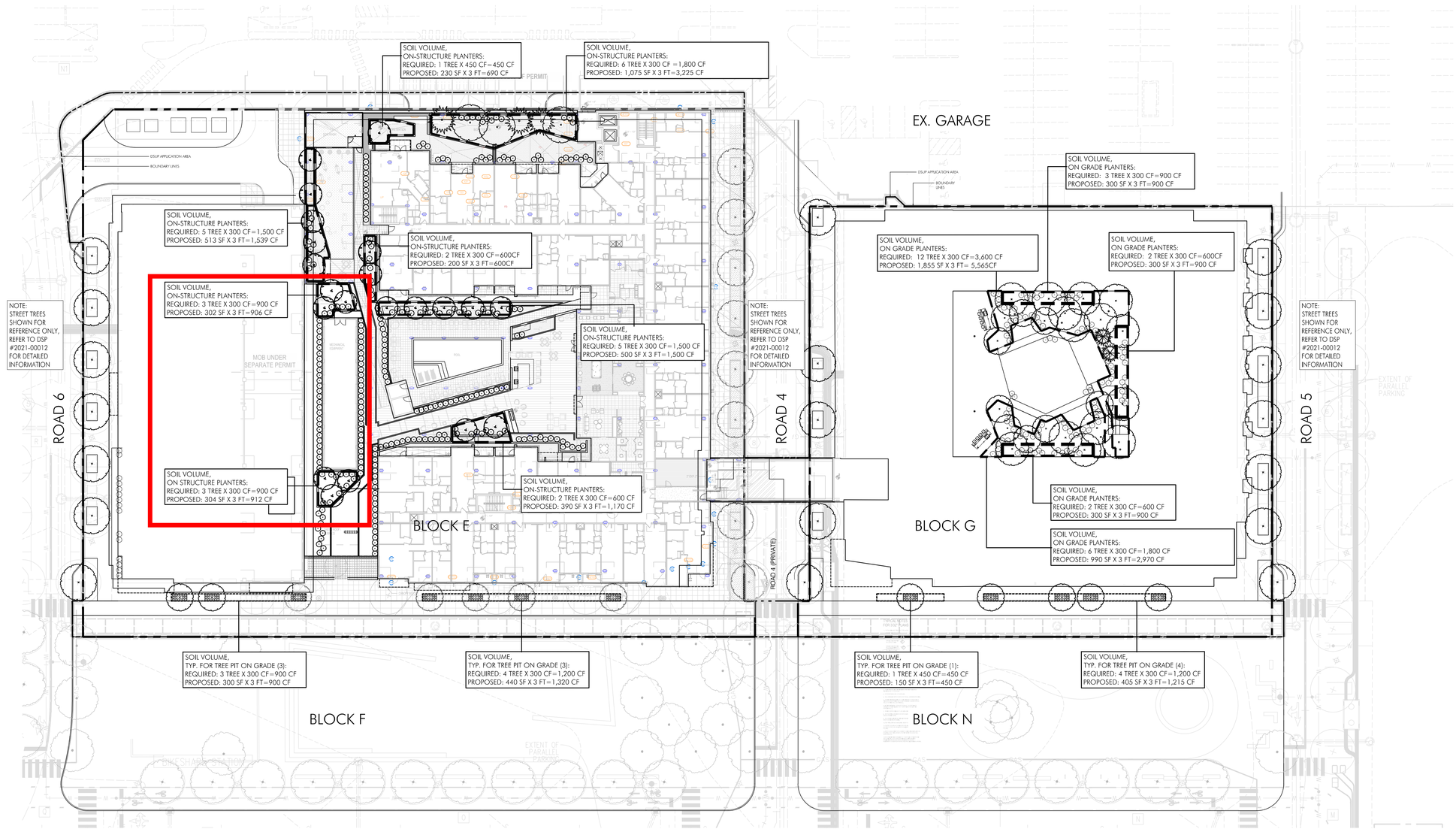

01 SOIL VOLUME PLAN
1"=30'-0"

FEET
0 15 30 60

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LEGEND
- ARTIFICIAL TURF
- SHRUBS & GROUNDCOVERS
- BIO-RETENTION PLANTING

LANDMARK BLOCK E & G

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SOIL VOLUME PLAN

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07.30.2021
DESIGNED BY
DRAWN BY
CHECKED BY
NORTH
SCALE
1"=30'-0"
0 15 30 60
FEET

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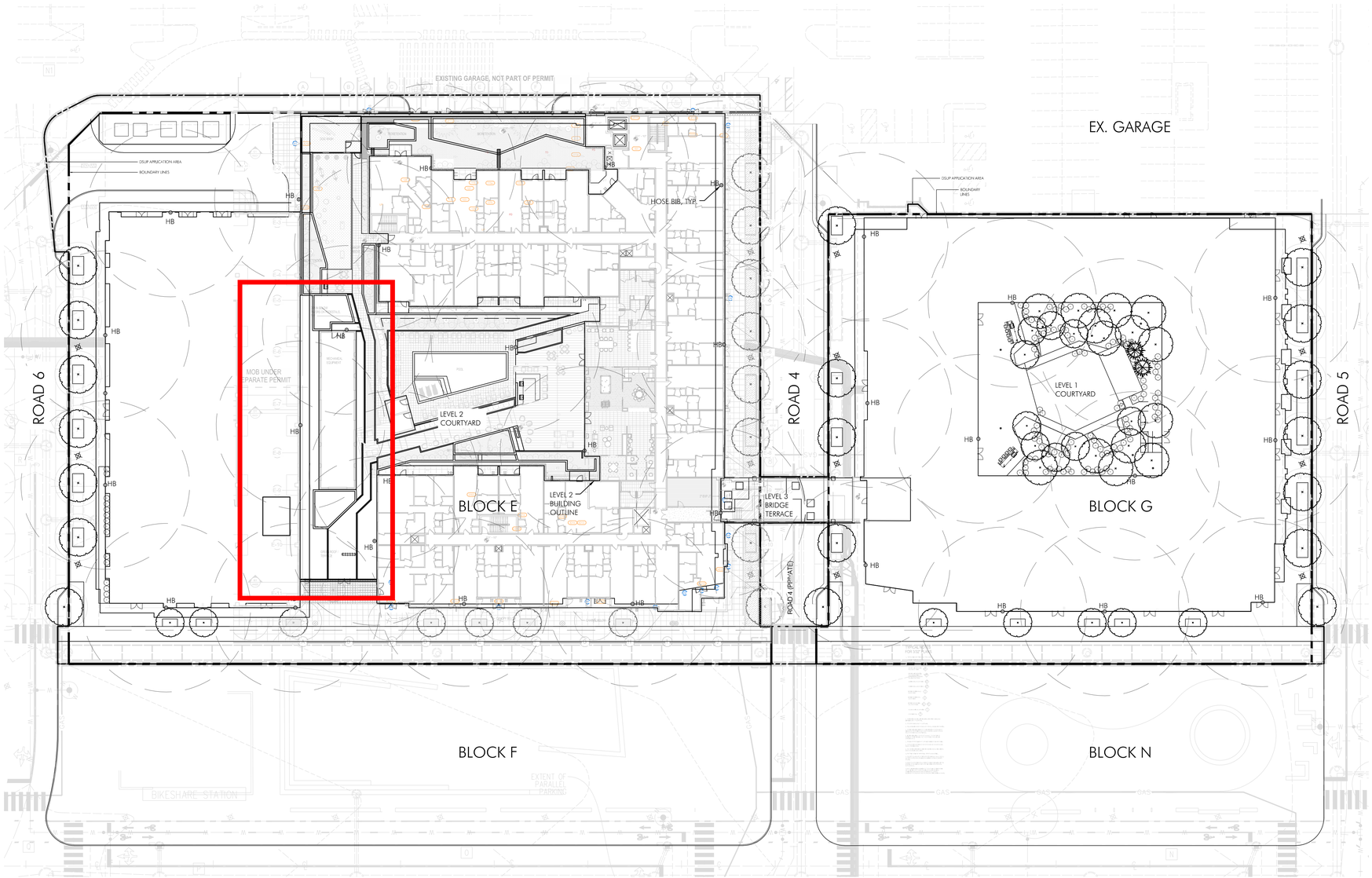

01 LANDSCAPE WATER MANAGEMENT PLAN

1"=30'-0"

FEET 0 15 30 60

LEGEND

HB — HOSE BIB AT CENTER OF 90' DIAMETER CIRCLE

IRRIGATION METHOD NOTES:

1. IRRIGATION TO BE HAND (MANUAL) WATERING WITH HOSE. PROVIDE HOSE BIBS ALONG THE BUILDING PERIMETERS WITH 90' (MAX.) ON-CENTER SPACING.
2. IF THE OWNER DECIDE TO USE AUTOMATED IRRIGATION SYSTEM, CONTRACTOR TO PROVIDE DESIGN-BUILT SHOP DRAWINGS AND SPECIFICATIONS PREPARED AND SEALED BY CERTIFIED IRRIGATION DESIGNER FOR THE OWNER AND PROJECT LANDSCAPE ARCHITECT TO REVIEW AND APPROVAL. IRRIGATION SYSTEM WITHIN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A MAINTENANCE AGREEMENT WITH THE CITY.

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LANDSCAPE WATER MANAGEMENT PLAN

ORIGINAL ISSUE DATE
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DESIGNED BY

DRAWN BY

CHECKED BY

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SCALE
1"=30'-0"
0 15 30 60
FEET

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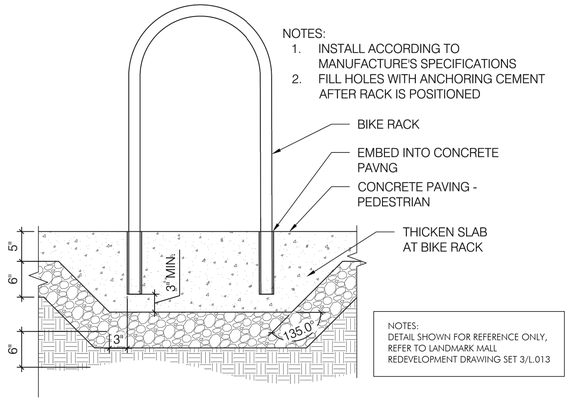

01 BIKE RACK

SCALE: 1" = 1' - 0"

TRASH AND RECYCLING RECEPTACLE NOTES:

1. TRASH RECEPTACLE IN BLACK POWDER COAT FINISH (CITY OF ALEXANDRIA STANDARD).
2. RECYCLING RECEPTACLE IN BLUE POWDER COAT FINISH (CITY OF ALEXANDRIA STANDARD).
3. TRASH RECEPTACLE FIXTURES ARE N.I.C. - TO BE PROVIDED BY THE CITY OF ALEXANDRIA CONTRACTOR TO INSTALL ON SITE

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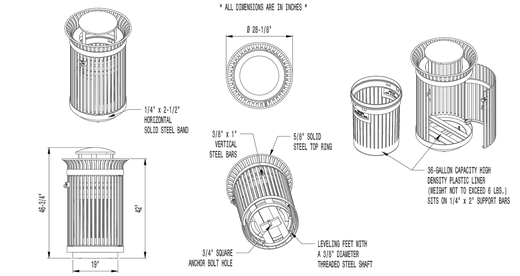

AVAILABLE OPTIONS:

POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)

CUSTOM PLAQUES & DECALS
AVAILABLE WITH STEEL PLAQUES IN VARIOUS SIZES AND PRESSURE SENSITIVE VINYL OUTDOOR DECALS.

LIDS
STANDARD TAPERED FORMED LID. AVAILABLE WITH OPTIONAL DOME LID (AS SHOWN), DOME LID WITH STAINLESS STEEL ASHTRAY, CONVEX LID, CONVEX LID WITH SELF-CLOSING DOOR, RAIN BONNET LID, RAIN BONNET LID WITH STAINLESS STEEL ASHTRAY, AND RECYCLE LIDS. ASHTRAYS AVAILABLE WITH OPTIONAL ASHTRAY COVER.

SECURITY
STANDARD WITH LOCKABLE LATCH, AVAILABLE WITH OPTIONAL KEYED LOCK BOX, OPTIONAL TRIANGLE LOCK BOX. LID BOLTED IN PLACE, AVAILABLE WITH OPTIONAL MOUNT WITH 3 IN-LINE ANCHOR HOLES AND OPTIONAL BOTTOM PLATE COVER.

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. OIL IMPREGNATED BRONZE BUSHINGS AND STAINLESS STEEL PIVOT PINS FOR DOOR MOVEMENT, STANDARD 5/16" SOLID STEEL LATCH ASSEMBLY OR OPTIONAL PATENTED STAINLESS STEEL KEYED LOCK ASSEMBLY.
4. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
6. ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
7. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
8. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
9. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

SD-42
IRONSITES® SERIES
36-GALLON SIDE-DOOR-OPENING LITTER RECEPTACLE
SHOWN: OPTIONAL DOME LID

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REV. 7/18/14 DRAWN R.G.D. 2014-824

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sales@victorstanley.com
www.victorstanley.com

Drawn By: AVP
Rev: 11/20/2013
Layout ID: 4088-01e

Client Layout for SD-42 Band Decal
Client: City of Alexandria

Customer Approval

Date:_____/_____/_____

Graphics Application: The graphics will be digitally printed onto a pressure sensitive vinyl and applied to the top steel band of the receptacle.
Product Color: Blue
Decal Size: 37.5" x 2.25" (2 decals per band)
Decal Material Color: White
Image Color: Pantone 295 (dark blue), black and green

Approximate Size of text on decal

Specifications are subject to change at manufacturer's discretion to ensure proper fit and/or optimum output.

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Drawn By: CLB
Rev: 06/11/2013
Layout ID: 4088-02a

Client Layout for VSI SD-42 Dome Lid Decal
Client: City of Alexandria

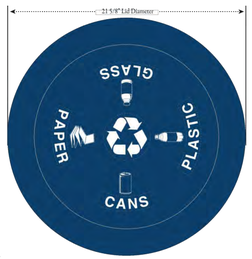
Customer Approval

Date:_____/_____/_____

Graphics Application: The graphics will be digitally printed onto a pressure sensitive vinyl decal and applied to the lid.
Lid Size: 21 5/8"
Lid Color: Blue
Decal Size: Approx. 13 1/2" Outer Diameter
Decal Material Color: Clear
Image Color: White

Approximate size of text on decal

21 5/8" Lid Diameter



Specifications are subject to change at manufacturer's discretion to ensure proper fit and/or optimum output.

02 TRASH & RECYCLING RECEPTACLES (STREETSCAPE)

NOT TO SCALE

General Note:
Site furnishings to comply with City Standards.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

LANDMARK
BLOCK E & G

City of Alexandria
Alexandria, Virginia

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria, VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
LANDSCAPE ARCHITECT

CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22
FSP	02.03.23
FSP	02.24.23
FSP	05.05.23
DSUP AMENDMENT	06.13.23

HARDSCAPE DETAILS ON GRADE -FURNITURE

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

CHECKED BY

SCALE
AS NOTED

0 FEET

L5.02

LANDMARK BUILDINGS E, G & MOB

5801 DUKE ST,
ALEXANDRIA, VA 22304

REVISION NARRATIVE

The retail configuration for Block E.1 has been updated since the last submission to consolidate the individual retail units along Road 4 and to infill the previously shown at-grade, private outdoor courtyard. The resulting space is approximately 61,640 SF (including a new approximately 25,560 SF mezzanine), as shown on Sheet A004. The space is currently anticipated to be occupied by a fitness/gym concept that will serve as an anchor retailer for the WestEnd project. The ground floor of the anchor retail tenant has been lowered by 4 feet to achieve a double height space.

The revisions to the first-floor plan of Block E.1 affect the configuration of the residential courtyard above, and the plans have been updated to reflect this change. The revisions include a screened mechanical area for the anchor retail tenant and a seating nook overlooking the Central Plaza. The extent of retail shown on the southside of Block E.1 has been revised, and walkways originally provided at-grade in between the MOB and E1 have been replaced with additional in-line retail and an outdoor seating area. This additional retail space has been set back to preserve the visual building break between the MOB and E.1.

Storefront configuration has been revised, brick piers have been added, and entrances and canopies have been removed on the East Elevation of Block E.1 as shown on Drawing 5/A012. A new storefront has been added along the south elevation at Block E.1. The East Elevation of the MOB has been modified at the ground level as shown on Drawing 8/A013.

PRELIMINARY SITE PLAN - BLOCKS E & G
DSUP AMENDMENT
JUNE 13TH, 2023

INDEX OF DRAWINGS - DSUP

SHEET NUMBER	DRAWING TITLE
Architectural	
A000	Cover Sheet
A001	Code Analysis
A002	Building Areas / Unit Mix
A004	First Floor Plan
A005	Second Floor Plan
A006	Third Floor Plan
A007	Typical Floor Plan
A008	Roof Plan
A009	Building Sections
A010	Building Sections
A011	Facades Diagram
A012	Building Elevations
A013	Building Elevations
A014	Facade Material Calculations
A015	Perspective Views
A016	Perspective Views
A017	Perspective Views
A018	Perspective Views
A019	Perspective Views
A020	Green Roof Calculation
A021	Retail Precedent Images / Fiber Cement Panel Details
A022	Detail at Building E Corner Balcony
A023	Detail at Building E South Balcony
A024	Detail at Building G Southwest Balcony
A025	Detail at Building G South Balcony
A026	Detail at Building G West Balcony
A027	Detail at MOB SW Storefront
A028	Detail at MOB West Windows
A029	Detail at MOB West Storefronts
A030	Material Board
A031	MOCKUP

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MSA INTERIORS INC.
410.332.4444

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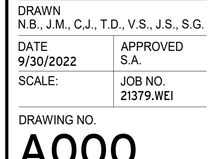
703.970.2890

Key Plan



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Cover Sheet

PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C.J., T.D., V.S., J.S., S.G.

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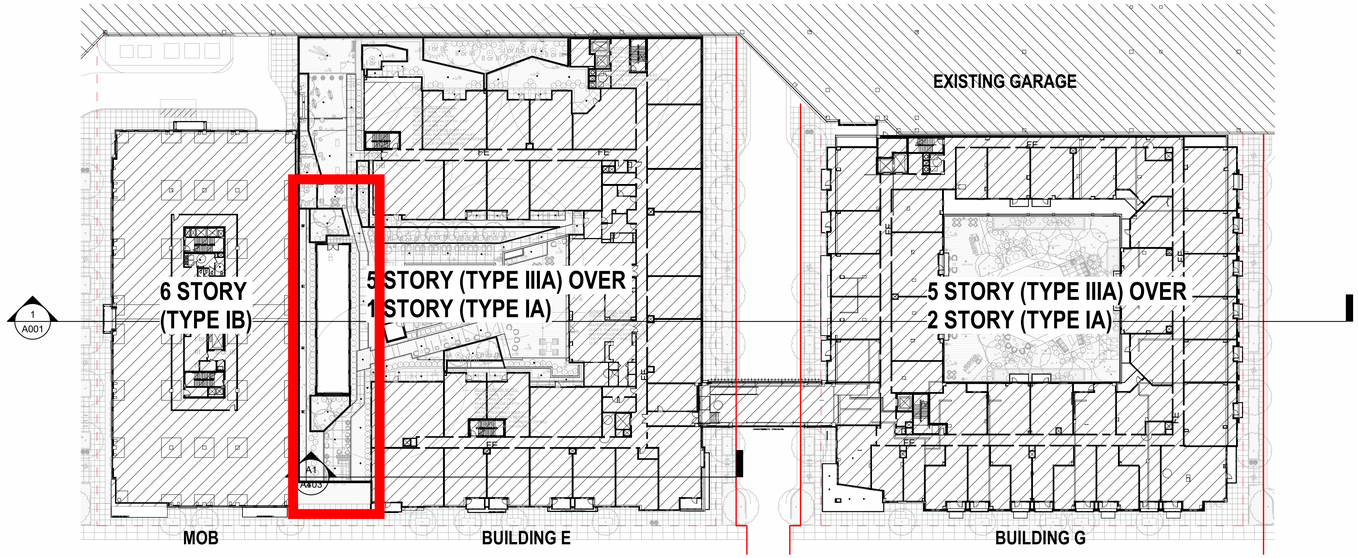
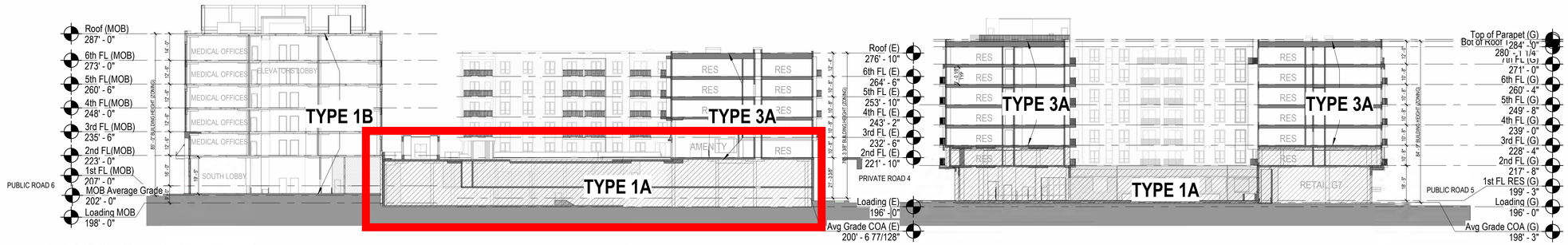


2 MOB, E.1 & G - CODE DIAGRAM

1" = 40'-0"



1 MOB, E.1 & G - Section

1" = 30'-0"

BUILDINGS E & G - CODE ANALYSIS

APPLICABLE CODES:

2018 Virginia Construction Code,
2018 International Building Code,
2018 Virginia Statewide Fire Prevention Code,
2018 Virginia Plumbing Code,
2018 Virginia Mechanical Code,
2018 Virginia Fuel Gas Code,
2018 Virginia Energy Conservation Code,
2018 Virginia Maintenance Code, International Swimming Pool and Spa Code 2018 (ISPSC 2018),
2017 National Electrical Code,
ANSI/ASHRAE/IES STANDARD 90.1-2016 "Energy Standard For Buildings Except Low-Rise Residential Buildings".
2009 ICC ANSI A117.1
Fair Housing Act Design Manual

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

MERCANTILE:	GROUP M	GROUND LEVEL
RESIDENTIAL:	GROUP R-2	MAIN USE GROUP
STORAGE:	GROUP S-2	STORAGE
ASSEMBLY:	GROUP A-2	GROUND LEVEL
ASSEMBLY:	GROUP A-3	AMENITY AREAS AND COURTYARDS, CROUND LEVEL
BUSSINESS:	GROUP B	CROUND LEVEL, AMENITY AREAS,COURTYARDS

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

503.1 - ALLOWABLE BUILDING HEIGHTS AND AREAS, INCLUDING MODIFICATIONS PER SECTIONS 504 AND 506 WHEN APPLIED

BUILDING ID	USE GROUPS	# OF STORIES PROVIDED	AREA PROVIDED	CONST TYPE	SPRINKLER SYSTEM	HEIGHT ALLOWED	HEIGHT PROVIDED	# OF STORIES ALLOWED	AREA ALLOWED
BLDG E AT PODIUM 1ST FL & MEZZANINE	M, A-2 (RETAIL), B, R-2(RES)	1	83,173 SF	I A	NFPA 13	UNLIMITED	21'-3"	UNLIMITED	UNLIMITED
BLDG E ABOVE PODIUM 2RD-ROOF	R-2 (RES), A-3 (AMENITY)	5	170,489 SF	III A		85'-00"	55'-0"	5	216,000 SF
BLDG E OVERAL		6					76'-3"		
BLDG G AT PODIUM 1ST & 2ND FLOOR	M, A-2 (RETAIL), R-2 (RES),A-3 (AMENITY)	2	73,656SF	I A		UNLIMITED	29'-9"	UNLIMITED	UNLIMITED
BLDG G ABOVE PODIUM 3RD-ROOF	R-2 (RES)	5	178,411 SF	III A		85'-00"	54'-8"	5	216,000 SF
BLDG G OVERAL		7					84'-5"		

MEDICAL OFFICE BUILDING - CODE ANALYSIS

APPLICABLE CODES:

2018 Virginia Construction Code,
2018 Virginia Statewide Fire Prevention Code,
2018 Virginia Plumbing Code,
2018 Virginia Mechanical Code,
2018 Virginia Fuel Gas Code,
2018 Virginia Energy Conservation Code,
2018 Virginia Maintenance Code, International Swimming Pool and Spa Code 2018 (ISPSC 2018),
2017 National Electrical Code,
2018 Guidelines for Design and Construction of Outpatient Facilities.
ANSI/ASHRAE/IES STANDARD 90.1-2013 "Energy Standard For Buildings Except Low-Rise Residential Buildings".
City of Alexandria 2019 Green Building Policy

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

NON SEPARATED OCCUPANCIES

MERCANTILE:	GROUP M	RETAIL
BUSINESS:	GROUP B	MEDICAL OFFICES
STORAGE:	GROUP S-2	STORAGE

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

503.1 - ALLOWABLE BUILDING HEIGHTS AND AREAS, INCLUDING MODIFICATIONS PER SECTIONS 504 AND 506 WHEN APPLIED

BUILDING ID	USE GROUPS	# OF STORIES PROVIDED	AREA PROVIDED	CONST TYPE	SPRINKLER SYSTEM	HEIGHT ALLOWED	HEIGHT PROVIDED	# OF STORIES ALLOWED	AREA ALLOWED
BLDG MOB 1ST	M, (RETAIL), S-2(STORAGE)	1	20000 SF	I B	NFPA 13	180'	85'-00"	UNLIMITED	UNLIMITED
BLDG MOB 2ND-6TH	B (BUSINESS), S-2 (STORAGE)	5	20000 SF	I B					

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Key Plan

Issue
NO. DATE

Revisions
NO. DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015624
ARCHITECT

Code Analysis

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S.A.
PROJECT ARCHITECT
S.A.
DRAWN
N.B., J.M., C.J., T.D., V.S., J.S., S.G.
DATE 9/30/2022 | APPROVED S.A.
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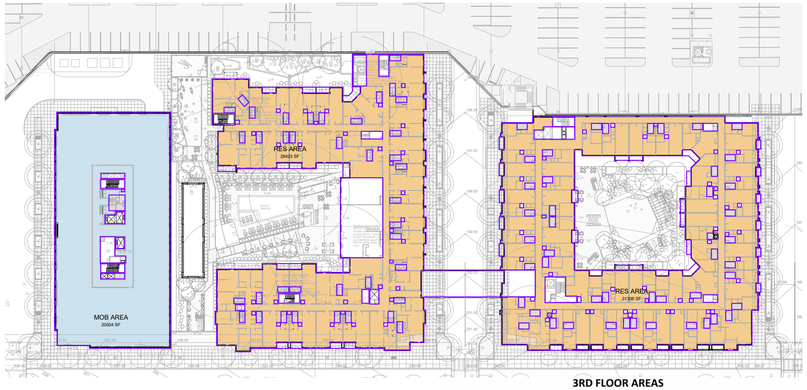
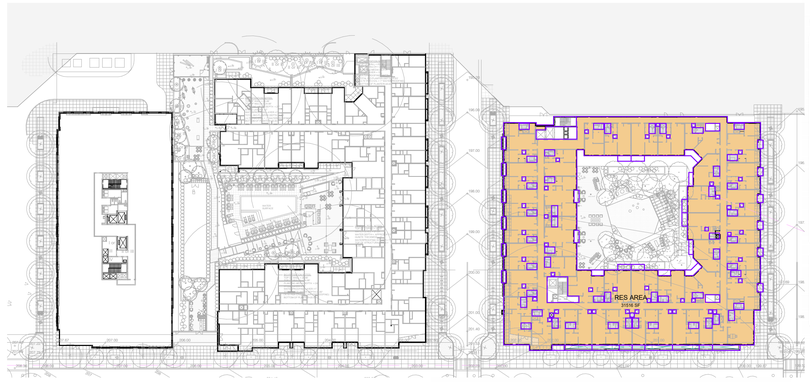


3RD FLOOR AREAS

	MOB	BUILDING E	BUILDING G
Total Gross Area	**21,852**	**31,976**	**35,376**
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	1,148	1,603	1,720
Area Exclusions (Lavatories)	200	1,950	2,350
Net Floor Area - After Exclusions	**20,504**	**28,423**	**31,306**

3 3rd Floor - Areas
1/64" = 1'-0"



7TH FLOOR AREAS

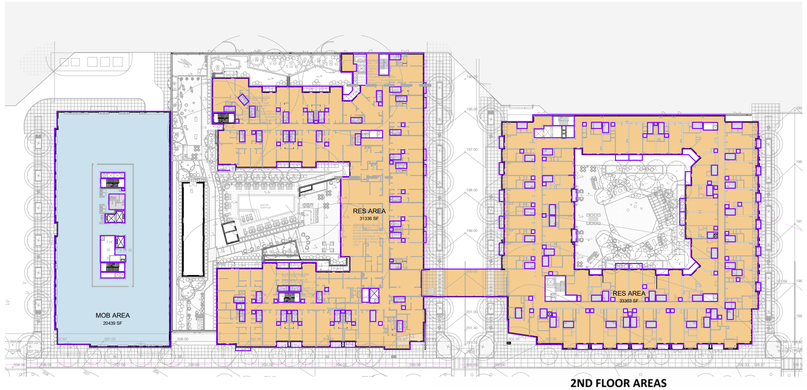
	MOB	BUILDING E	BUILDING G
Total Gross Area	-	-	**35,443**
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	-	-	1,527
Area Exclusions (Lavatories)	-	-	2,400
Net Floor Area - After Exclusions	-	-	**31,516**

6 7th Floor - Areas
1/64" = 1'-0"

TOTAL AREAS

	MOB	BUILDING E	BUILDING G
Res Gross Area		177,531	227,939
Retail Gross Area	10,881	79,090	23,888
MOB Gross Area	119,630		
Total Gross Area	**130,511**	**256,621**	**251,827**
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	8,294	10,884	13,042
Area Exclusions (Lavatories)	1,100	10,450	14,300
Retail Net Floor Area - After Exclusions	10,881	79,090	23,888
MOB Net Floor Area - After Exclusions	110,236		
Net Floor Area - After Exclusions	**121,117**	**235,287**	**224,485**

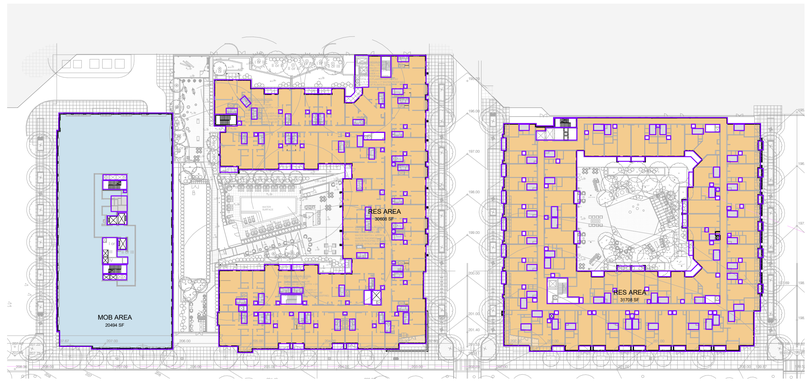
Total Gross Area (By Block)	**387,132**	**251,827**
Net Floor Area - After Exclusions (By Block)	**356,404**	**224,485**



2ND FLOOR AREAS

	MOB	BUILDING E	BUILDING G
Total Gross Area	**21,788**	**34,751**	**37,275**
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	1,149	1,515	1,622
Area Exclusions (Lavatories)	200	1,900	2,350
Net Floor Area - After Exclusions	**20,439**	**31,336**	**33,303**

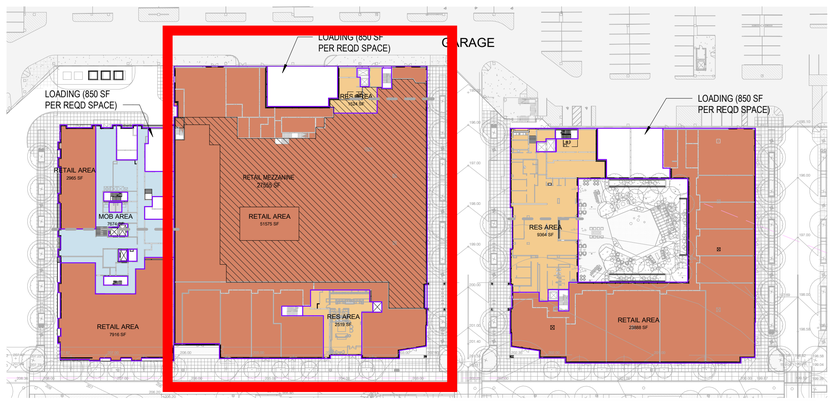
2 2nd Floor - Areas
1/64" = 1'-0"



6TH FLOOR AREAS

	MOB	BUILDING E	BUILDING G
Total Gross Area	**21,852**	**34,579**	**35,823**
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	1,158	1,774	1,715
Area Exclusions (Lavatories)	200	2,200	2,400
Net Floor Area - After Exclusions	**20,494**	**30,605**	**31,708**

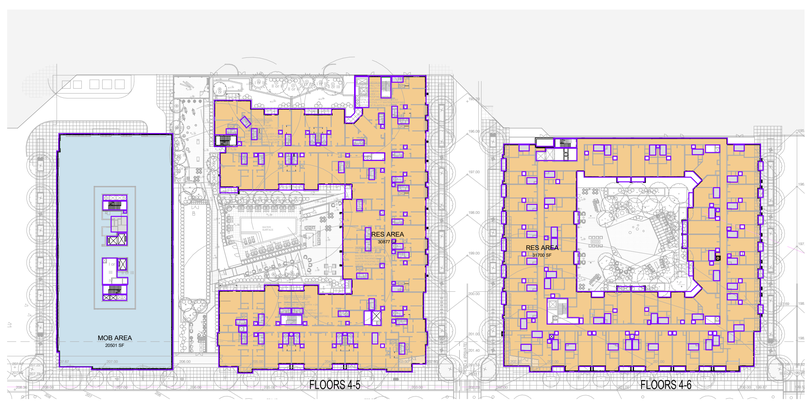
5 6th Floor - Areas
1/64" = 1'-0"



1ST FLOOR AREAS

	MOB	BUILDING E		BUILDING G
		1st Floor	Mezzanine	
Total Gross Area	**21,315**	**58,362**	**27,555**	**36,268**
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	2,530	2,744		3,016
Area Exclusions (Lavatories)	100			
Net Floor Area - After Exclusions	**18,685**	**55,618**	**27,555**	**33,252**
Retail Gross Area / Net Floor Area	*10,881*		*79,090*	*23,888*

1 1st Floor - Areas
1/64" = 1'-0"



TYPICAL FLOOR AREAS

	MOB	BUILDING E	BUILDING G
Total Gross Area	**21,852**	**34,699**	**35,821**
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	1,151	1,624	1,721
Area Exclusions (Lavatories)	200	2,200	2,400
Net Floor Area - After Exclusions	**20,501**	**30,875**	**31,700**

4 Typical Floors - Areas
1/64" = 1'-0"

UNIT MIX - BLOCK E.1

UNIT TYPE	Market	%	Affordable	%	Total	%
Studio	1	0.7%			1	1%
1 Bedroom	62	44.3%	3	50.0%	65	45%
1 Bedroom + Den	13	9.3%		0.0%	13	9%
2 Bedroom	44	31.4%	2	33.3%	46	32%
2 Bedroom + Den	6	4.3%			6	4%
3 Bedroom	14	10.0%	1	16.7%	15	10%
Total Units	140	100%	6	100%	146	100%

UNIT MIX - BLOCK G

UNIT TYPE	Market	%	Affordable	%	Total	%
Studio	35	15.0%	2	20.0%	37	15%
JR 1 Bedroom	17	7.3%			17	7%
1 Bedroom	137	58.5%	6	60.0%	143	59%
1 Bedroom + Den	6	2.6%			6	2%
2 Bedroom	34	14.5%	2	20.0%	36	15%
2 Bedroom + Den	5	2.1%			5	2%
Total Units	234	100%	10	100%	244	100%

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Key Plan

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NO. DATE
04/27/2022

Revisions
NO. DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015624
ARCHITECT

Building Areas / Unit Mix

PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
S.A.

DRAWN
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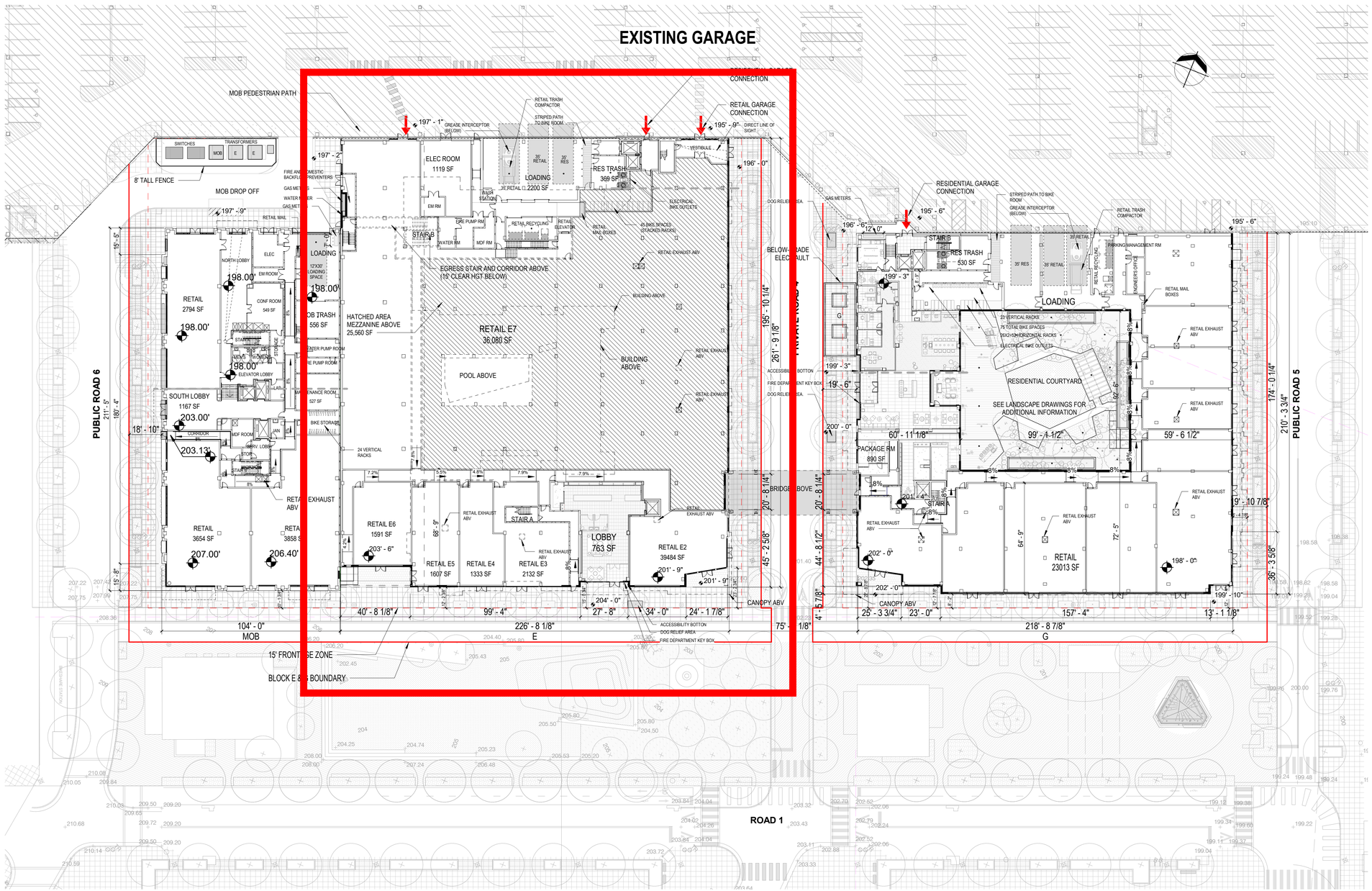

NOTE: RETAIL STOREFRONTS, DEMISING, ENTRANCE LOCATIONS, ENTRANCE QUANTITIES, SIGNAGE AND ASSOCIATED FEATURES AT GROUND FLOOR RETAIL FRONTAGES ARE SUBJECT TO CHANGE BASED ON LEASE CONFIGURATION AND INDIVIDUAL RETAILER MODIFICATIONS. APPLICANT REQUESTS FLEXIBILITY TO MAKE CHANGES TO THE GROUND FLOOR RETAIL FRONTAGES AS NEEDED FOR A SUCCESSFUL RETAIL ENVIRONMENT, SUBJECT TO COMPLIANCE WITH APPLICABLE REGULATIONS.

NOTE: THE LANEWAY LIGHTING LOCATIONS ARE APPROXIMATE AND WILL BE FINALIZED AS THE PARK DESIGN IS FINALIZED.

1 1st Floor

1" = 30'-0"

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

DSUP AMENDMENT 6/13/2023

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SUSTAINABLE BUILDING PARTNERS
703.970.2890

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015624
ARCHITECT

First Floor Plan

PRINCIPAL IN CHARGE
S.A.

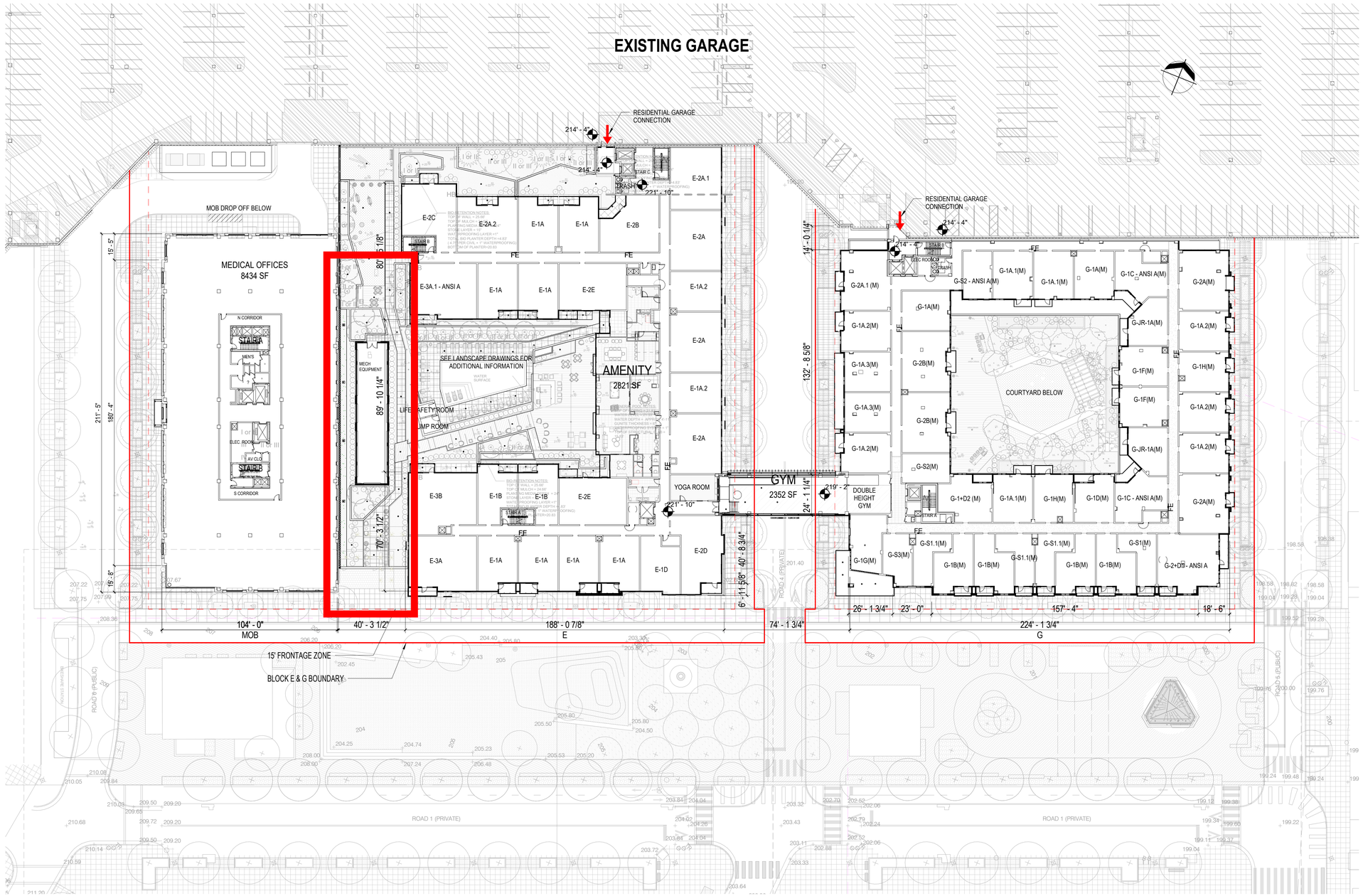
PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C.J., T.D., V.S., J.S., S.G.

DATE	APPROVED
9/30/2022	S.A.
SCALE: 1" = 30'-0"	JOB NO. 21379.WEI

DRAWING NO.
A004

6/13/2023 12:00:22 PM



1 2nd Floor

1" = 30'-0"

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Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015624
ARCHITECT

Second Floor Plan

PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C.J., T.D., V.S., J.S., S.G.

DATE	APPROVED
9/30/2022	S.A.
SCALE: 1" = 30'-0"	JOB NO. 21379.WEI

DRAWING NO.
A005

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

DSUP AMENDMENT 6/13/2023

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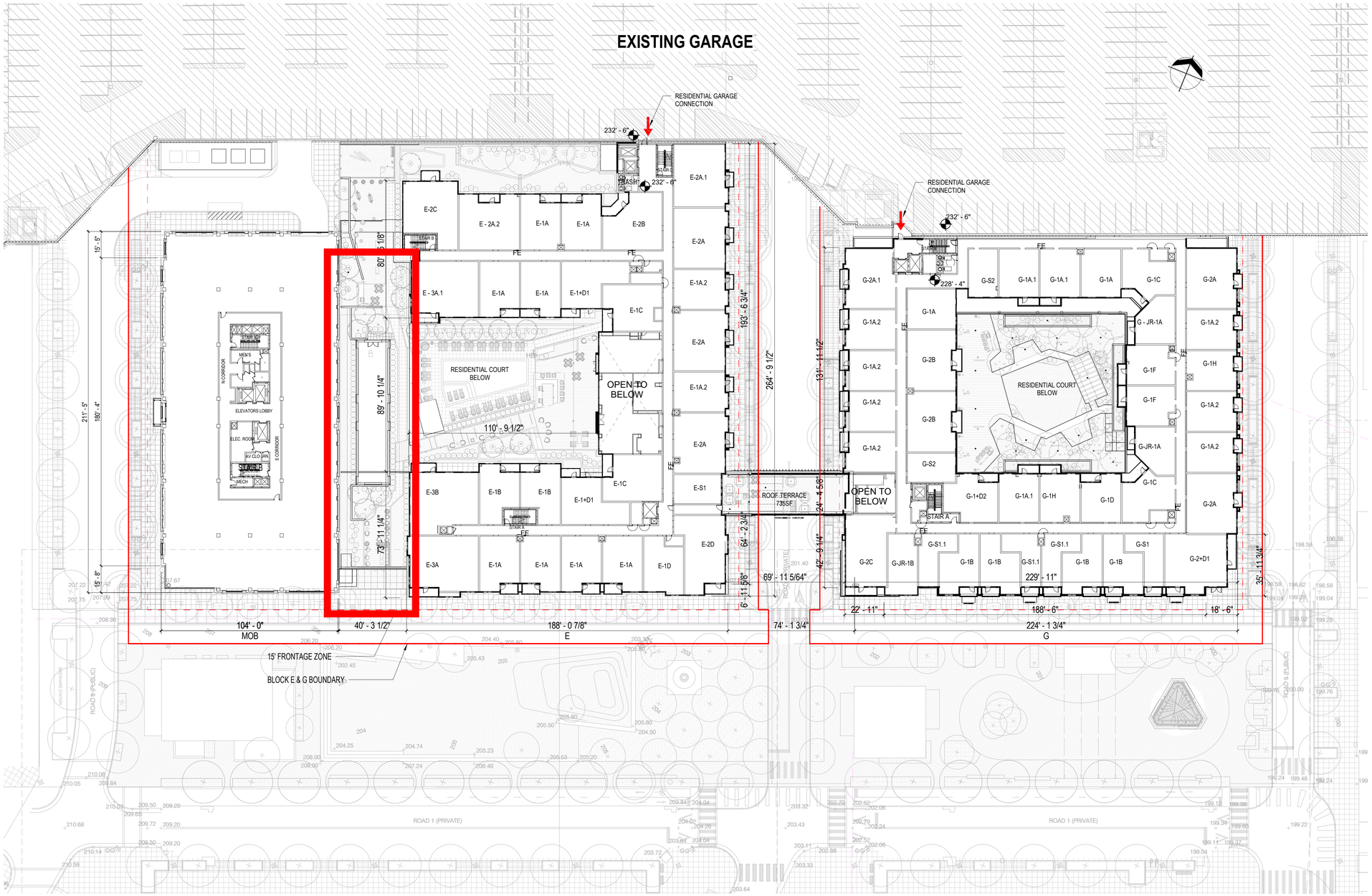

1 3rd Floor

1" = 30'-0"

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

_____ _____

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

_____ _____

DIRECTOR DATE

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CHAIRMAN, PLANNING COMMISSION DATE

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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Key Plan

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Revisions

NO.	DATE

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Lic. No. 0401015634
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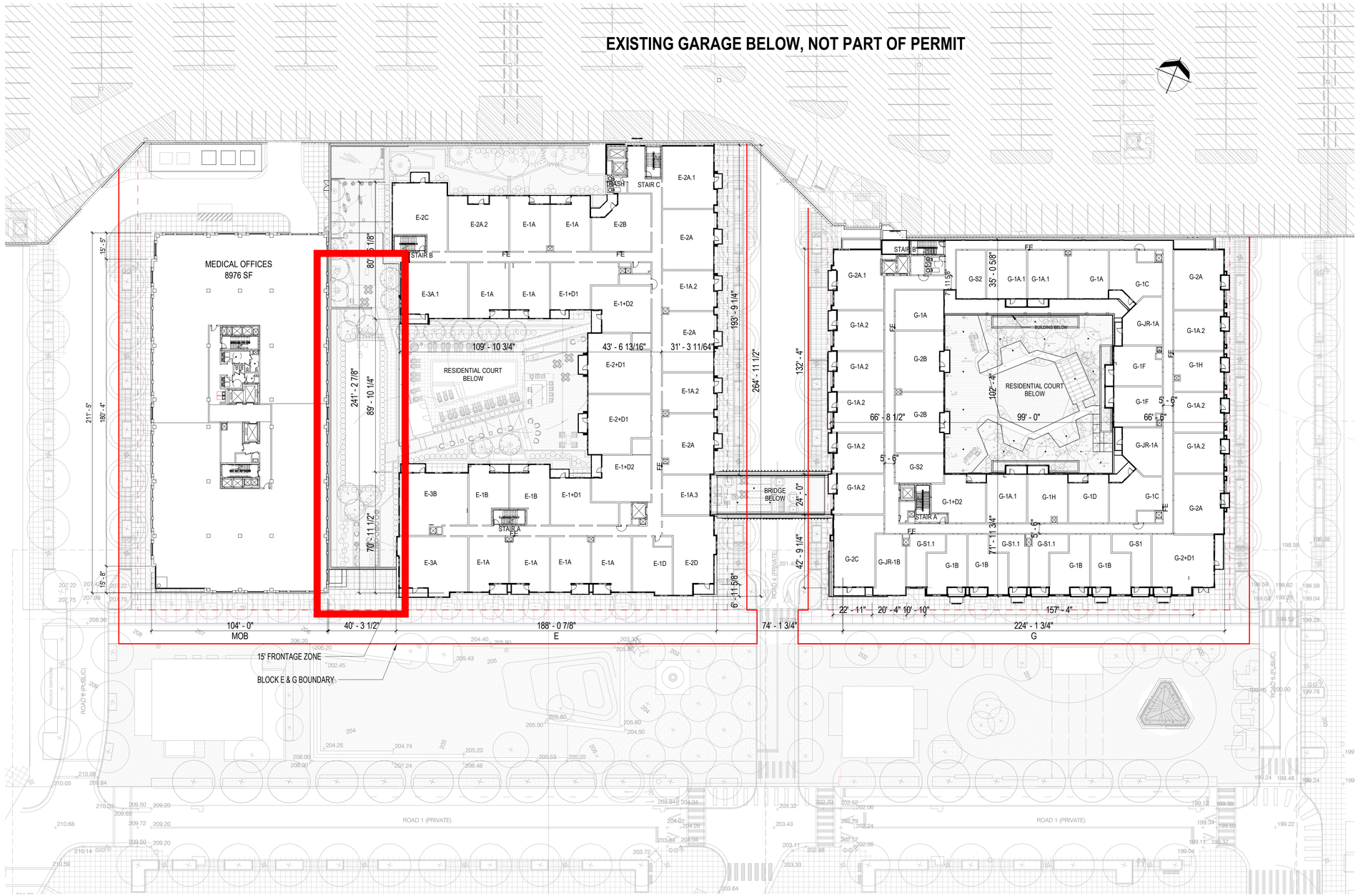
Third Floor Plan

PRINCIPAL IN CHARGE S.A.	
PROJECT ARCHITECT S.A.	
DRAWN N.B., J.M., C.J., T.D., V.S., J.S., S.G.	
DATE 9/30/2022	APPROVED S.A.
SCALE: 1" = 30'-0"	JOB NO. 21379.WEI

DRAWING NO.

A006

6/5/2023 1:57:57 PM



1 Typical Floor

1" = 30'-0"

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

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Key Plan

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NO. DATE

Revisions
NO. DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015624
ARCHITECT

Typical Floor Plan

PRINCIPAL IN CHARGE
S.A.

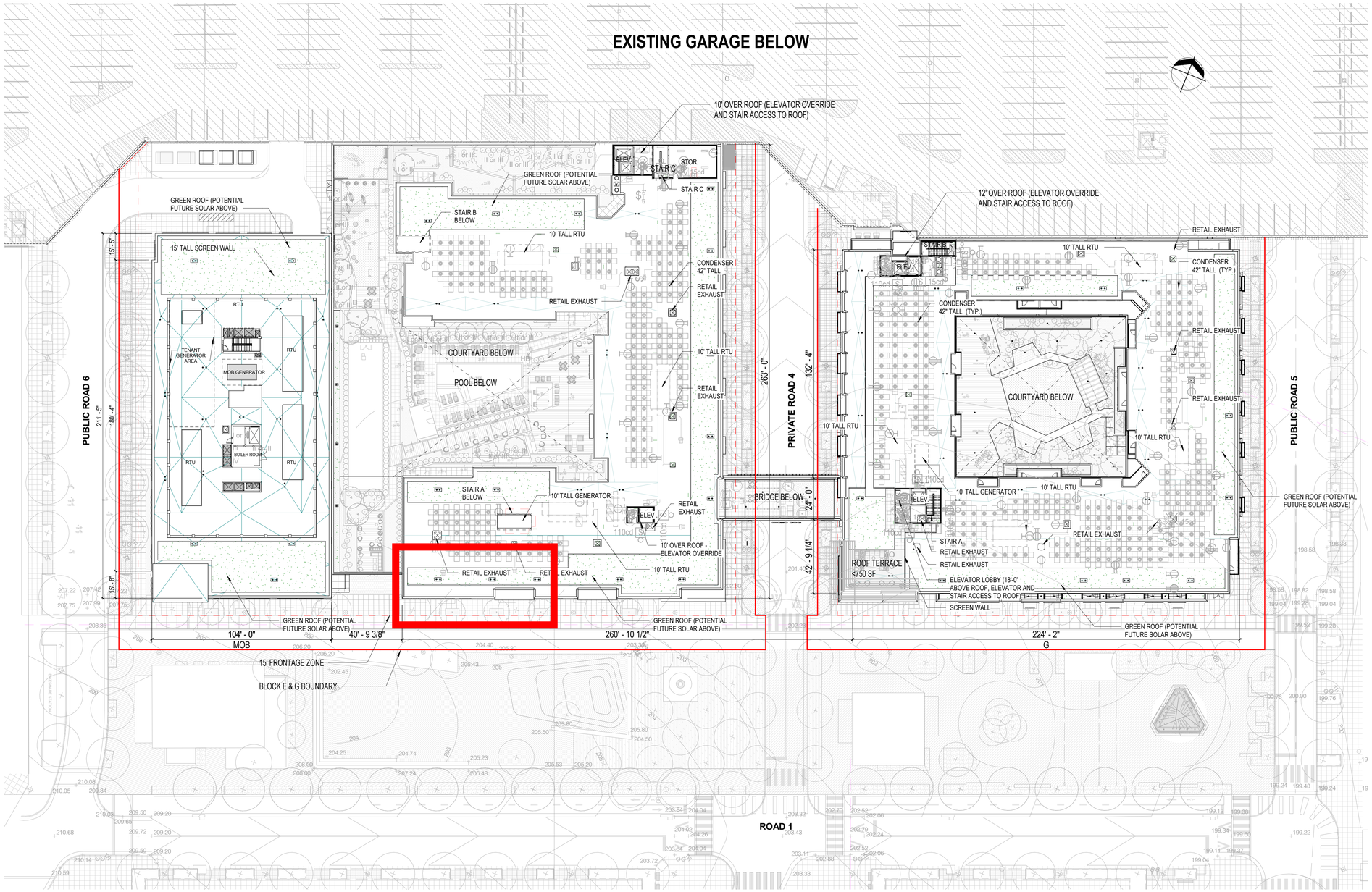
PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C.J., T.D., V.S., J.S., S.G.

DATE	APPROVED
9/30/2022	S.A.
SCALE: 1" = 30'-0"	JOB NO. 21379.WEI

DRAWING NO.
A007

6/5/2023 1:58:00 PM



1 Roof Plan

1" = 30'-0"

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Key Plan

Issue
NO. DATE

Revisions
NO. DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015624
ARCHITECT

Roof Plan

PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C,J., T.D., V.S., J.S., S.G.

DATE	APPROVED
9/30/2022	S.A.
SCALE: 1" = 30'-0"	JOB NO. 21379.WEI

DRAWING NO.
A008

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
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DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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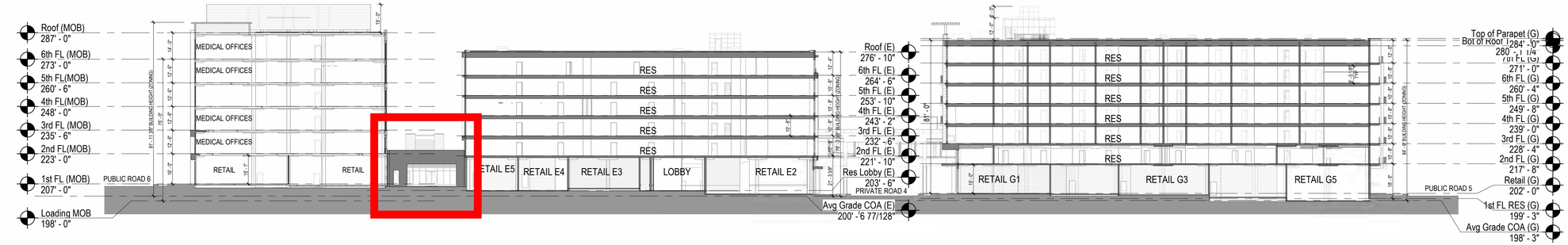
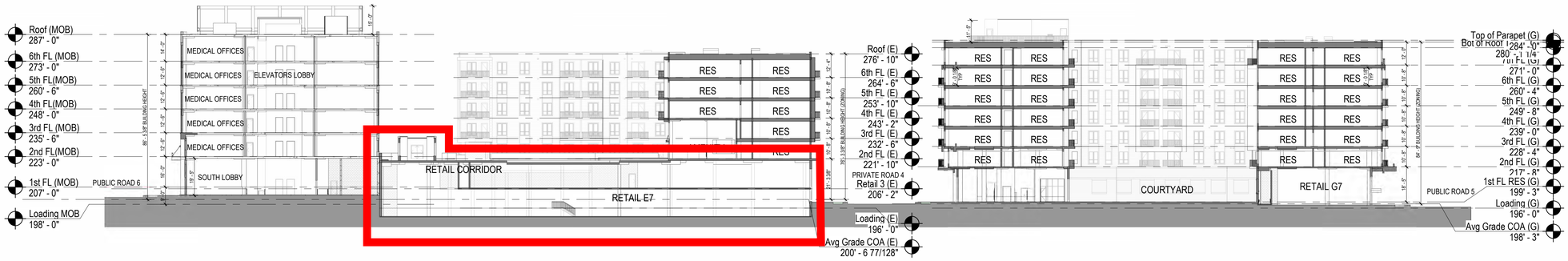
6/5/2023 10:47:54 AM



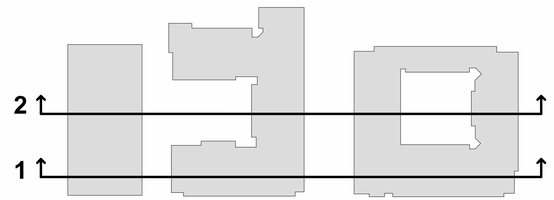
1 Section - MOB, E.1, G

1" = 30'-0"



2 Section - MOB, E.1, G

1" = 30'-0"



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SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

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CHAIRMAN, PLANNING COMMISSION DATE

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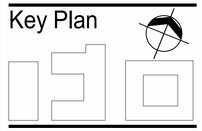
Key Plan



Issue

NO.	DATE

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015624
ARCHITECT

Building Sections

PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C.J., T.D., V.S., J.S., S.G.

DATE	APPROVED
9/30/2022	S.A.
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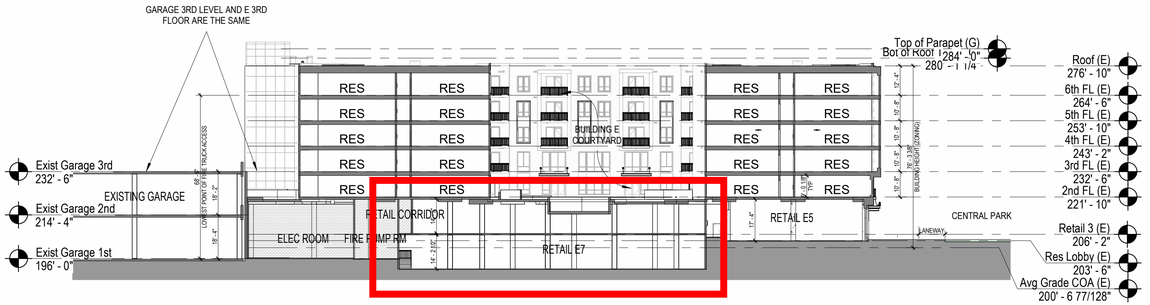
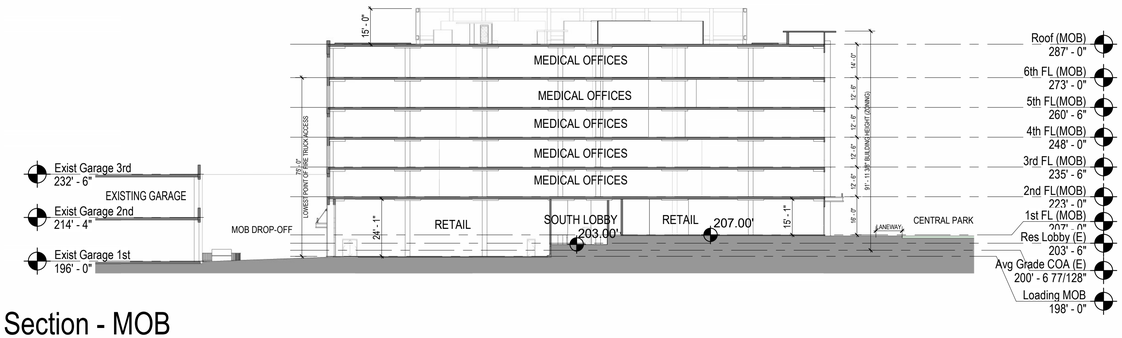
A009

6/5/2023 10:48:07 AM



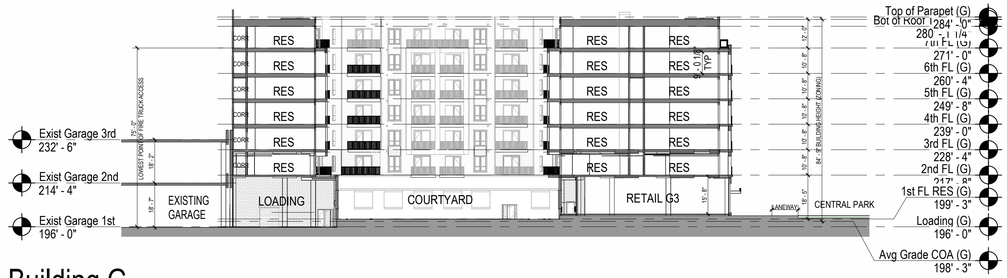
1 Section - Building

1" = 30'-0"



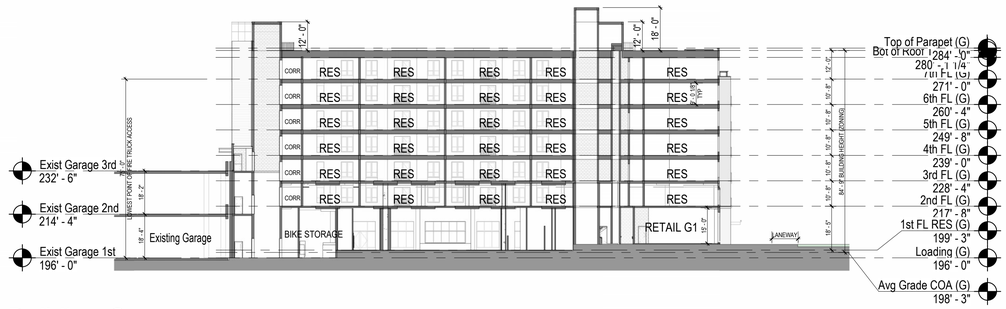
2 Section - MOB

1" = 30'-0"



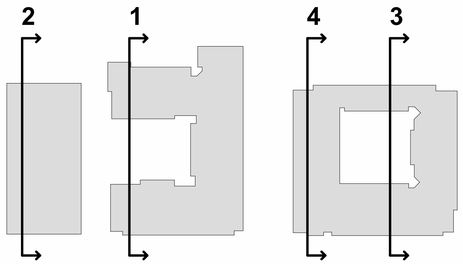
3 Section - Building G

1" = 30'-0"



4 Section - Building G

1" = 30'-0"



APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

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Key Plan

Issue
NO. DATE

Revisions
NO. DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015624
ARCHITECT

Building Sections

PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C.J., T.D., V.S., J.S., S.G.

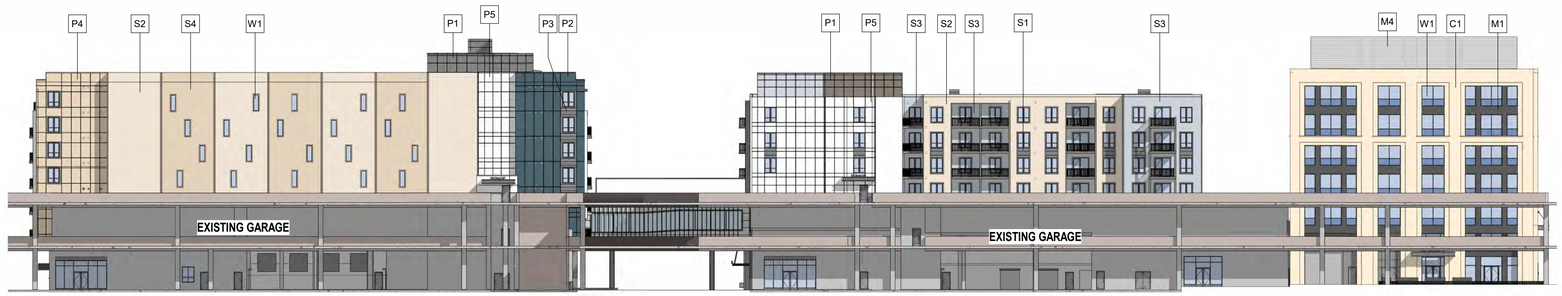
DATE	APPROVED
9/30/2022	S.A.
SCALE: As indicated	JOB NO. 21379.WEI

DRAWING NO.
A010

6/5/2023 10:48:19 AM

1 MOB, E and G - South Elevation

1" = 30'-0"



2 MOB, E and G - North Elevation

1" = 30'-0"

3 Building G - West Elevation

1" = 30'-0"

4 Building G - East Elevation

1" = 30'-0"

5 Building E - East Elevation

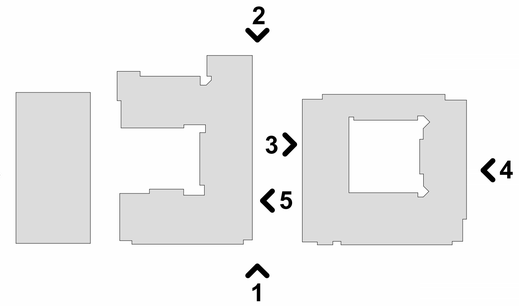
1" = 30'-0"

6 MOB - West Elevation

1" = 30'-0"

MATERIAL LEGEND	
NUMBER	MATERIAL
A1	ALUMINUM CANOPY
B1	BRICK - COLOR #1 (CREAM)
B2	BRICK - COLOR #2 (LIGHT GRAY)
B3	BRICK - COLOR #3 (DARK GRAY)
C1	PRECAST PANEL
C2	CAST STONE
M1	METAL PANEL - COLOR #1 (DARK GRAY)
M2	METAL PANEL - COLOR #2 (MEDIUM GRAY)
M3	METAL PANEL - COLOR #3 (LIGHT GRAY)
M4	MECHANICAL SCREEN WALL - COLOR #4
M5	METAL PANEL - COLOR #5 (DARK BLUE)
M6	METAL PANEL - COLOR #6 (WHITE)
P1	FIBER CEMENT PANEL - COLOR #1 (DARK GRAY)
P2	FIBER CEMENT PANEL - COLOR #2 (DARK BLUE)
P3	FIBER CEMENT PANEL - COLOR #3 (LIGHT GRAY)
P4	FIBER CEMENT PANEL - COLOR #4 (MEDIUM CREAM)
P5	FIBER CEMENT PANEL - COLOR #5 (WHITE)
R1	ALUMINUM RAILING
R2	GLASS RAILNIG
S1	FIBER CEMENT SIDING - COLOR #1 (DARK GRAY)
S2	FIBER CEMENT SIDING - COLOR #2 (LIGHT CREAM)
S3	FIBER CEMENT SIDING - COLOR #3 (LIGHT GRAY)
S4	FIBER CEMENT SIDING - COLOR #4 (MEDIUM CREAM)
S6	ALUMINUM SIDING - FAUX WOOD
W1	VINYL WINDOW
W2	STOREFRONT

NOTE: RETAIL STOREFRONTS, DEMISING, ENTRANCE LOCATIONS, ENTRANCE QUANTITIES, SIGNAGE AND ASSOCIATED FEATURES AT GROUND FLOOR RETAIL FRONTAGES ARE SUBJECT TO CHANGE BASED ON LEASE CONFIGURATION AND INDIVIDUAL RETAILER MODIFICATIONS. APPLICANT REQUESTS FLEXIBILITY TO MAKE CHANGES TO THE GROUND FLOOR RETAIL FRONTAGES AS NEEDED FOR A SUCCESSFUL RETAIL ENVIRONMENT, SUBJECT TO COMPLIANCE WITH APPLICABLE REGULATIONS.



APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

_____ _____

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

_____ _____

DIRECTOR DATE

_____ _____

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DSUP AMENDMENT 6/13/2023

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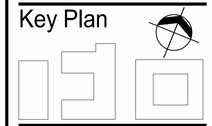
Key Plan



Issue

NO.	DATE

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015624
ARCHITECT

Building Elevations

PRINCIPAL IN CHARGE S.A.	
PROJECT ARCHITECT S.A.	
DRAWN N.B., J.M., C.J., T.D., V.S., J.S., S.G.	
DATE 9/30/2022	APPROVED S.A.
SCALE: As indicated	JOB NO. 21379.WEI

DRAWING NO.

A012

6/5/2023 10:49:12 AM

1 Building G - West Court Elevation
1" = 30'-0"

2 Building G - East Court Elevation
1" = 30'-0"

3 Building G - South Court Elevation
1" = 30'-0"

4 Building G - North Court Elevation
1" = 30'-0"

MATERIAL LEGEND	
NUMBER	MATERIAL
A1	ALUMINUM CANOPY
B1	BRICK - COLOR #1 (CREAM)
B2	BRICK - COLOR #2 (LIGHT GRAY)
B3	BRICK - COLOR #3 (DARK GRAY)
C1	PRECAST PANEL
C2	CAST STONE
M1	METAL PANEL - COLOR #1 (DARK GRAY)
M2	METAL PANEL - COLOR #2 (MEDIUM GRAY)
M3	METAL PANEL - COLOR #3 (LIGHT GRAY)
M4	MECHANICAL SCREEN WALL - COLOR #4
M5	METAL PANEL - COLOR #5 (DARK BLUE)
M6	METAL PANEL - COLOR #6 (WHITE)
P1	FIBER CEMENT PANEL - COLOR #1 (DARK GRAY)
P2	FIBER CEMENT PANEL - COLOR #2 (DARK BLUE)
P3	FIBER CEMENT PANEL - COLOR #3 (LIGHT GRAY)
P4	FIBER CEMENT PANEL - COLOR #4 (MEDIUM CREAM)
P5	FIBER CEMENT PANEL - COLOR #5 (WHITE)
R1	ALUMINUM RAILING
R2	GLASS RAILNIG
S1	FIBER CEMENT SIDING - COLOR #1 (DARK GRAY)
S2	FIBER CEMENT SIDING - COLOR #2 (LIGHT CREAM)
S3	FIBER CEMENT SIDING - COLOR #3 (LIGHT GRAY)
S4	FIBER CEMENT SIDING - COLOR #4 (MEDIUM CREAM)
S6	ALUMINUM SIDING - FAUX WOOD
W1	VINYL WINDOW
W2	STOREFRONT

NOTE: RETAIL STOREFRONTS, DEMISING, ENTRANCE LOCATIONS, ENTRANCE QUANTITIES, SIGNAGE AND ASSOCIATED FEATURES AT GROUND FLOOR RETAIL FRONTAGES ARE SUBJECT TO CHANGE BASED ON LEASE CONFIGURATION AND INDIVIDUAL RETAILER MODIFICATIONS. APPLICANT REQUESTS FLEXIBILITY TO MAKE CHANGES TO THE GROUND FLOOR RETAIL FRONTAGES AS NEEDED FOR A SUCCESSFUL RETAIL ENVIRONMENT, SUBJECT TO COMPLIANCE WITH APPLICABLE REGULATIONS.

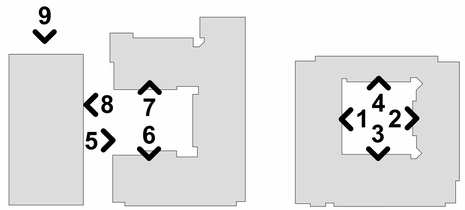
5 Building E - West Elevation
1" = 30'-0"

6 Building E - South Court Elevation
1" = 30'-0"

7 Building E - North Court Elevation
1" = 30'-0"

8 MOB - East Elevation
1" = 30'-0"

9 MOB - North Elevation
1" = 30'-0"



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Key Plan

Issue
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Revisions
NO. DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015624
ARCHITECT

Building Elevations

PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C.J., T.D., V.S., J.S., S.G.

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SOUTH ELEVATIONS

	MOB		E.1		G		E.1 & G		Total	
	Area	%	Area	%	Area	%	Area	%	Area	%
Brick		0%	1,395	9%	5,504	26%	6,899	19%	6,899	15%
Accent Faux Wood		0%	1,160	8%	799	4%	1,959	5%	1,959	4%
Metal Panel	1,172	14%	7,253	49%	6,772	32%	14,025	39%	15,197	34%
Fiber Cement Panel		0%		0%		0%		0%	0	0%
Fiber Cement Siding		0%		0%		0%		0%	0	0%
Precast Panels	3,488	41%		0%		0%		0%	3,488	8%
Windows	3,930	46%	5,084	34%	7,954	38%	13,038	36%	16,968	38%
Total	8,590	100%	14,892	100%	21,029	100%	35,921	100%	44,511	100%

1 MOB, E, and G - South Elevation
1" = 30'-0"

G - WEST ELEVATION

	Area	Percentage
Brick	1,618	9%
Accent Faux Wood	1,399	8%
Metal Panel	796	5%
Fiber Cement Panel	6,742	39%
Fiber Cement Siding	389	2%
Precast Panels		0%
Windows	6,169	36%
Total	17,113	100%

2 Building G - West Elevation
1" = 30'-0"

E.1 - EAST ELEVATION

	Area	Percentage
Brick	2,877	14%
Accent Faux Wood	1,361	7%
Metal Panel	1,435	7%
Fiber Cement Panel	7,445	37%
Fiber Cement Siding		0%
Precast Panels		0%
Windows	7,123	35%
Total	20,241	100%

3 Building E - East Elevation
1" = 30'-0"

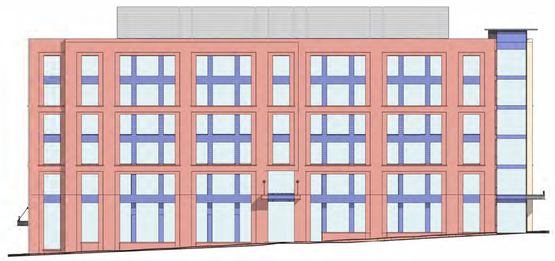
MATERIAL LEGEND

- BRICK
- ACCENT FAUX WOOD
- METAL PANEL
- FIBER CEMENT PANEL
- FIBER CEMENT SIDING
- PRE-CAST PANEL
- WINDOWS

G - EAST ELEVATION

	Area	Percentage
Brick	1,251	7%
Accent Faux Wood		0%
Metal Panel	1,720	10%
Fiber Cement Panel	8,388	47%
Fiber Cement Siding	395	2%
Precast Panels		0%
Windows	6,218	35%
Total	17,972	100%

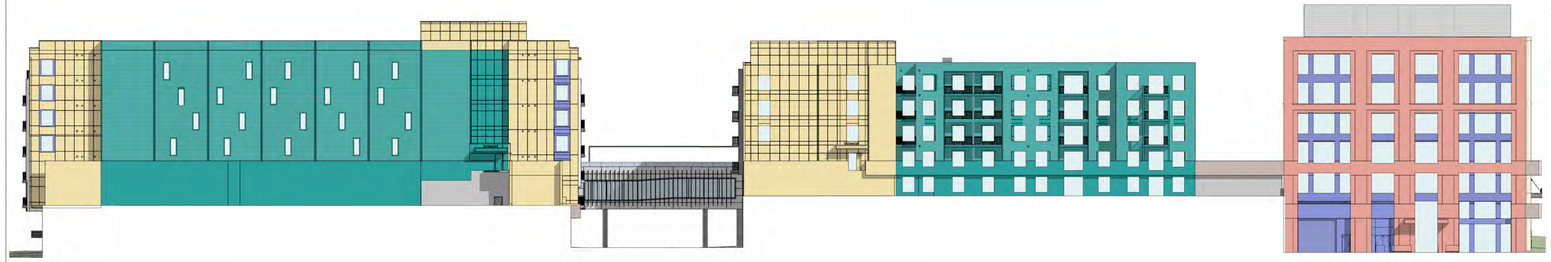
4 Building G - East Elevation
1" = 30'-0"



MOB - WEST ELEVATION

	Area	Percentage
Brick		0%
Accent Faux Wood		0%
Metal Panel	2,348	13%
Fiber Cement Panel		0%
Fiber Cement Siding		0%
Precast Panels	9,174	49%
Windows	7,057	38%
Total	18,579	100%

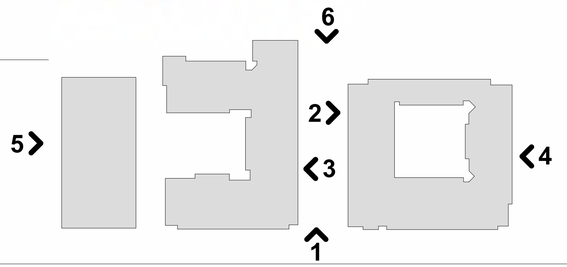
5 MOB - West Elevation
1" = 30'-0"



NORTH ELEVATIONS

	MOB		E.1		G		E.1 & G		Total	
	Area	%	Area	%	Area	%	Area	%	Area	%
Brick		0%		0%		0%		0%	0	0%
Accent Faux Wood		0%		0%		0%		0%	0	0%
Metal Panel	1,809	20%		0%	216	1%	216	1%	2,025	6%
Fiber Cement Panel		0%	3,918	36%	4,122	26%	8,040	30%	8,040	22%
Fiber Cement Siding		0%	4,647	43%	10,963	69%	15,610	59%	15,610	43%
Precast Panels	4,466	48%		0%		0%		0%	4,466	12%
Windows	2,942	32%	2,230	21%	584	4%	2,814	11%	5,756	16%
Total	9,217	100%	10,795	100%	15,885	100%	26,680	100%	35,897	100%

6 MOB, E, and G - North Elevation
1" = 30'-0"



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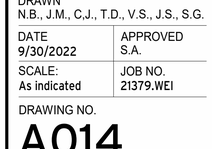

Issue
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Revisions
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COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015624
ARCHITECT

Facade Material Calculations

PRINCIPAL IN CHARGE S.A.	
PROJECT ARCHITECT S.A.	
DRAWN N.B., J.M., C.J., T.D., V.S., J.S., S.G.	
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1. VIEW FROM SE

2. VIEW FROM SW

NOTE:
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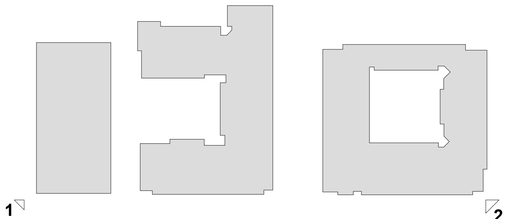

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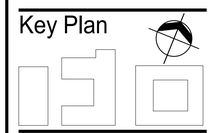

Issue
NO. DATE

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Perspective Views

PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C.J., T.D., V.S., J.S., S.G.

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1. VIEW FROM ROAD 4

2. VIEW FROM CENTRAL PARK

3. VIEW FROM ROAD 4 LOOKING NORTH

4. VIEW FROM ROAD 4 LOOKING SOUTH

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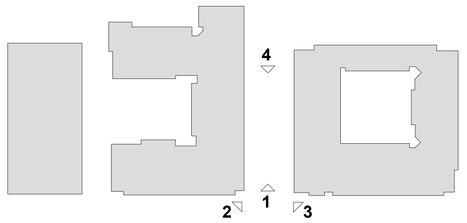

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Lic. No. 0401015624
ARCHITECT

Perspective Views

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1. VIEW OF BUILDING G WEST FACADE

2. VIEW OF BUILDING E EAST FACADE

3. VIEW OF BUILDING G EAST FACADE

4. VIEW OF RETAIL COURT & BUILDING E

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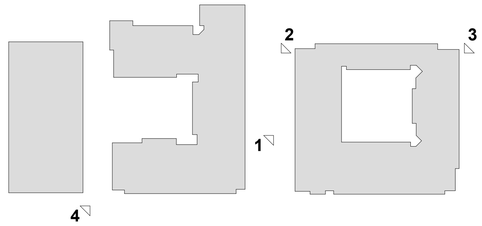

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S.A.

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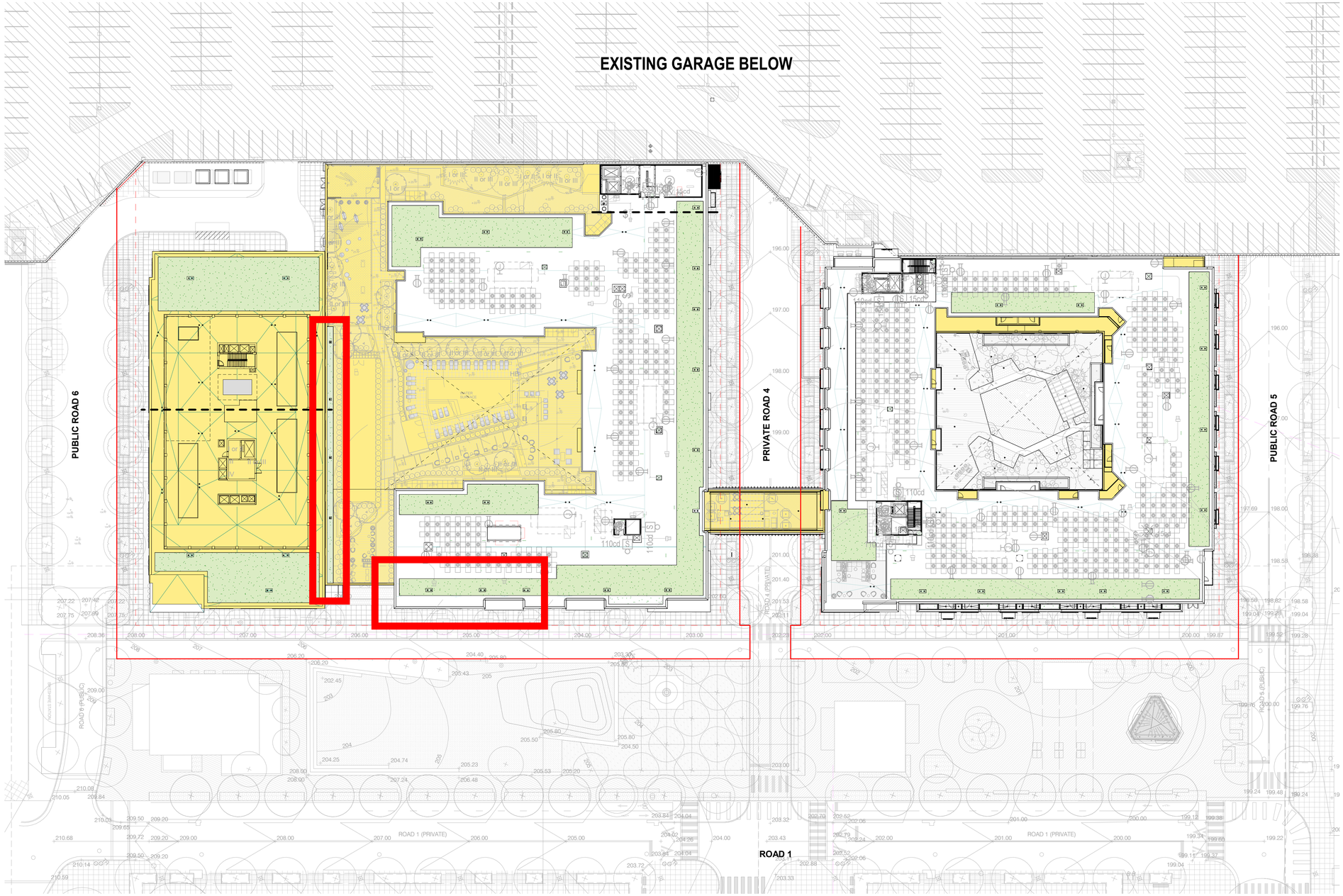

1 Green Roof Area

1" = 30'-0"

	Medical Office Building	
	Area (sf)	Percentage
Roof of the Podium	21,854	100%
Green Roof	5,174	24%

	Building E	
	Area (sf)	Percentage
Roof of the Podium	23,745	100%
Green Roof	9,890	42%

	Building G	
	Area (sf)	Percentage
Roof of the Podium	3,638	100%
Green Roof	5,840	161%

	Building E & G	
	Area (sf)	Percentage
Roof of the Podium	27,383	100%
Green Roof	15,730	57%

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Green Roof Calculation

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