



City of Alexandria

4880 Mark Center Dr. DSUP2025-10007

Planning Commission

November 6, 2025



Agenda



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



Summary

Request

- DSUP for new multi-unit building with 402 units
- SUP for 99-space parking reduction

Action

- Planning Commission recommendation of approval

Key Elements

- Collaboration with multi-faceted neighbors
- Consistency with CDD #4



Project Location



Zone:

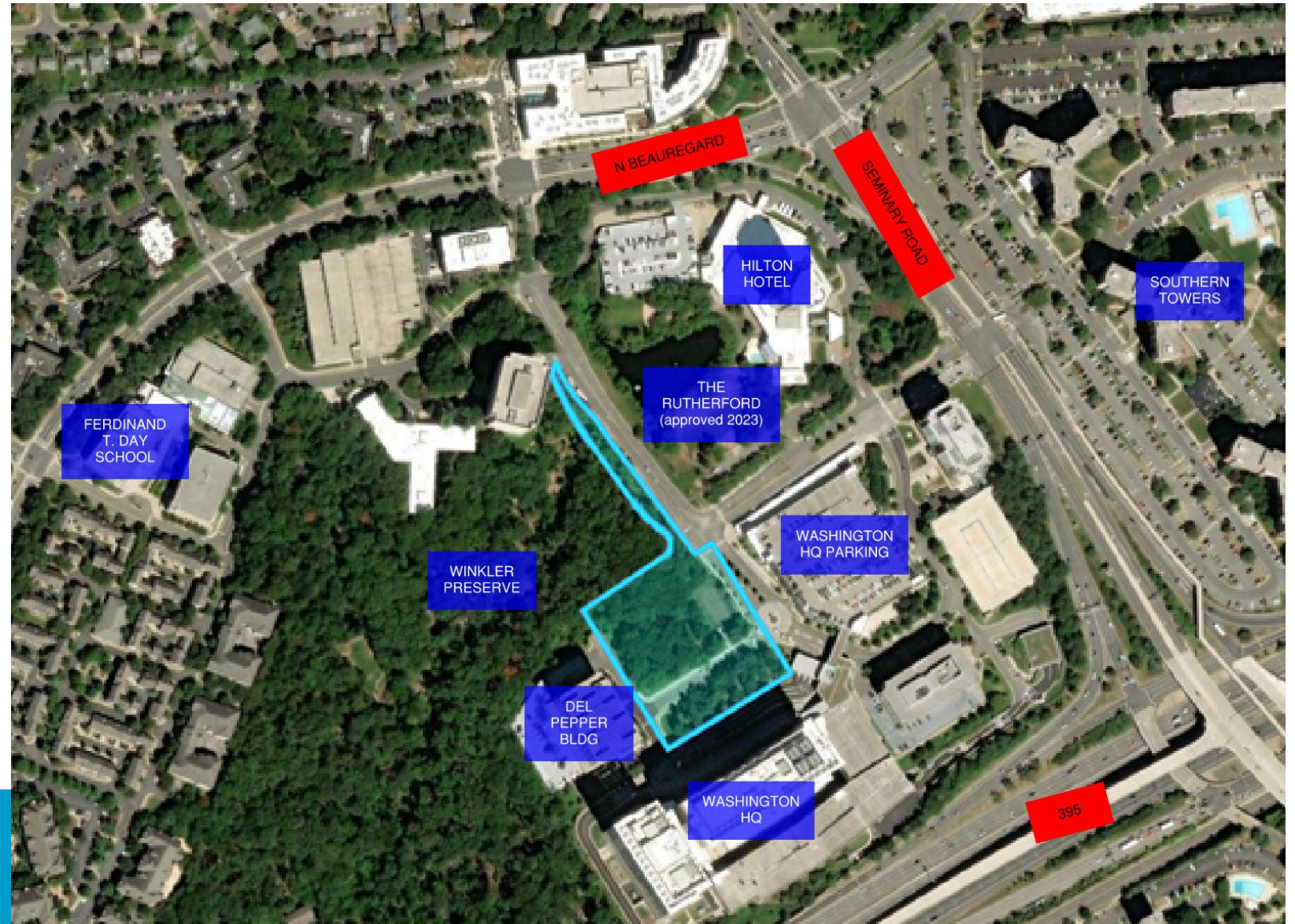
- CDD #4

Small Area Plan:

- AlexWest

Surrounding Uses:

- Residential, office, hotel, school, park



4880 Mark Center Drive
DSUP2025-10007



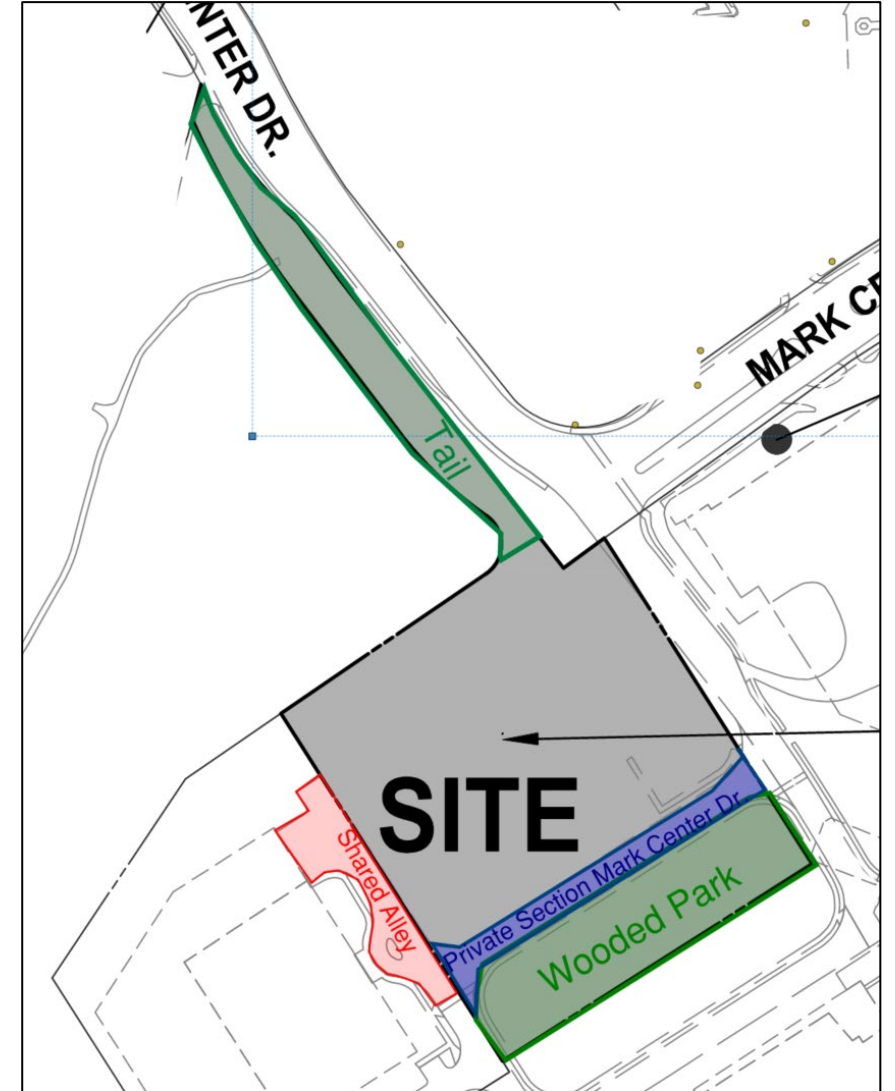
Land Use Requests

Previous Approvals:

- CDD Concept Plan Amendment 2021-00006

Current Requests:

- **DSUP** Construct a new multi-unit residential building with 402 dwelling units
- **SUP** 99 space parking reduction | 419 provided; 518 required



4880 Mark Center Drive
DSUP2025-10007

CDD= Coordinated Development District
DSUP = Development Special Use Permit
SUP = Special Use Permit



Highlights & Benefits

Highlights

- **Schools:** 18 new students
- **Stormwater management:** 60% reduction of phosphorous (9% more than required)

Benefits

- 402 new apartments adjacent to West End Transit facility
- City Policies
 - ▶ \$50K Capital Bikeshare contribution, \$75K Public Art contribution (or on-site equivalent), Green Building
 - ▶ Affordable Housing= 1 CAU and \$1,296,798 voluntary monetary contribution



Community

Community Meetings

- October 7, 2025 (applicant led virtual meeting)
- October 30, 2025 (P&Z virtual meeting)

AHAAC

- October 15, 2025





Staff recommend approval of DSUP2025-10007

