



Department of
**PLANNING &
ZONING**

5050 Mark Center Drive Extension Request DSUP #2026-10005

Planning Commission Public Hearing

May 5, 2026

Agenda



1. Summary
2. Project Location
3. Site Plan and Architecture
4. Highlights and Benefits
5. Community and Recommendation



Summary

Request

- ▶ DSUP for three-year extension of previous approval* for 367-unit residential building
- ▶ SUPs for penthouses that exceed 15 ft and a parking reduction

Action

- ▶ Planning Commission recommendation of approval

Key Elements

- ▶ Project design and benefits
- ▶ No changes since original approval



Night view from Mark Center Drive

DSUP= Development Special Use Permit

SUP = Special Use Permit

*DSUP #2022-10027



Project Location

Zone:

- ▶ CDD#4

Small Area Plan:

- ▶ Alex West

Surrounding Uses:

- ▶ Residential, government, hotel, office, park, transit hub



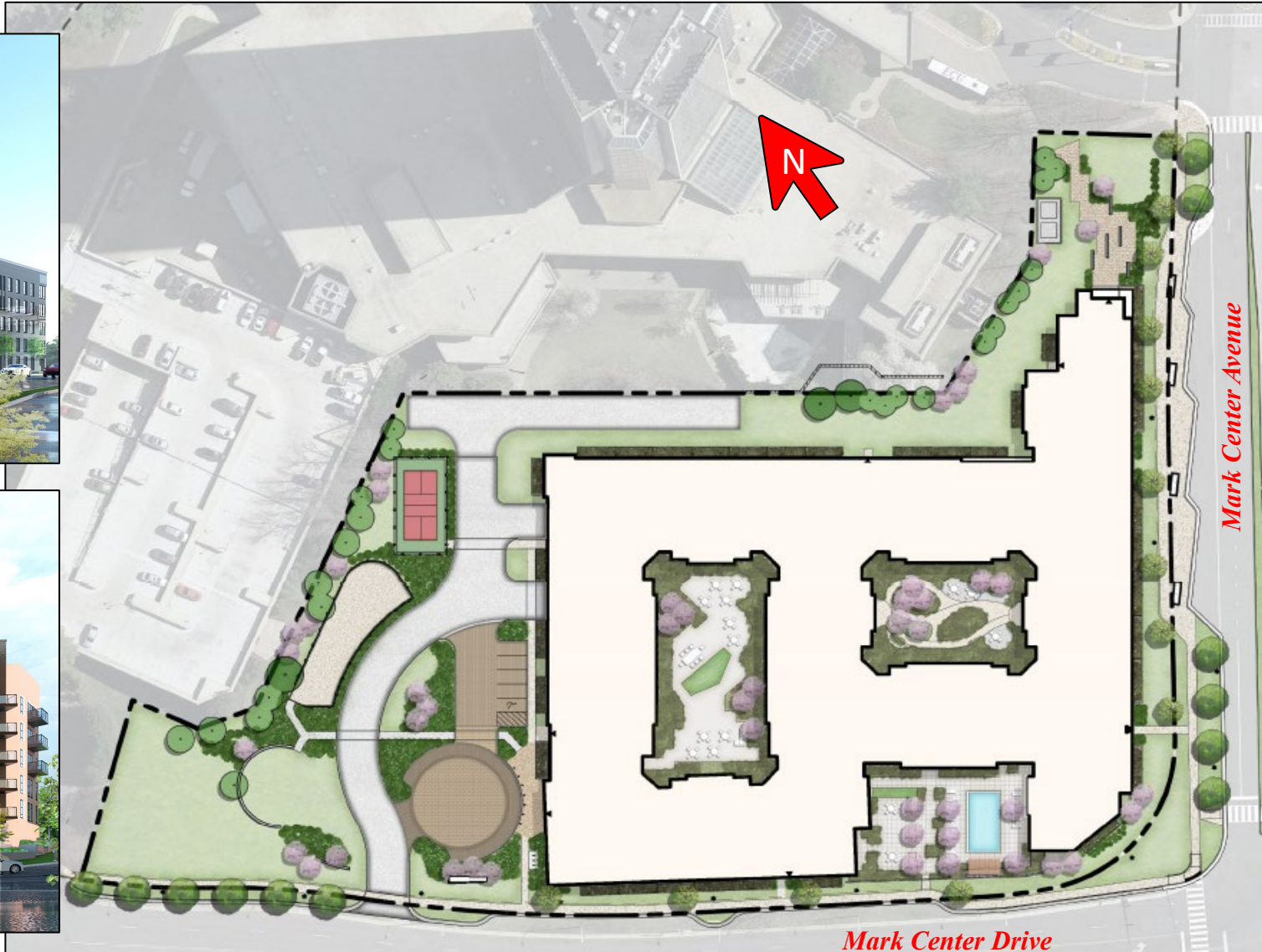


Site Plan and Architecture

View from intersection



View from Mark Center Drive





Highlights & Benefits

Highlights

- ▶ **Stormwater management:** 25% phosphorous load reduction from pre-development condition, 10% over required reduction
- ▶ **Transit:** Provision of land and infrastructure towards expansion of West End Transit facility
- ▶ **Schools:** 35 new students anticipated*

Benefits

- ▶ 25 committed affordable units, \$1 million Housing Trust Fund contribution
- ▶ Approximately 1100' of new sidewalk and street trees
- ▶ In-kind developer contributions through land dedication and transit construction
- ▶ Meets City Policies for Public Art, Green Building, Capital Bikeshare

*Schools: Ferdinand T. Day Elementary School, Francis C. Hammond Middle School, and Alexandria City High School



Staff recommend approval of DSUP #2026-10005

