

***Special Use Permit #2024-00034***  
***Parcel Address: 4800 Kenmore Avenue***  
***The Alante Apartments***

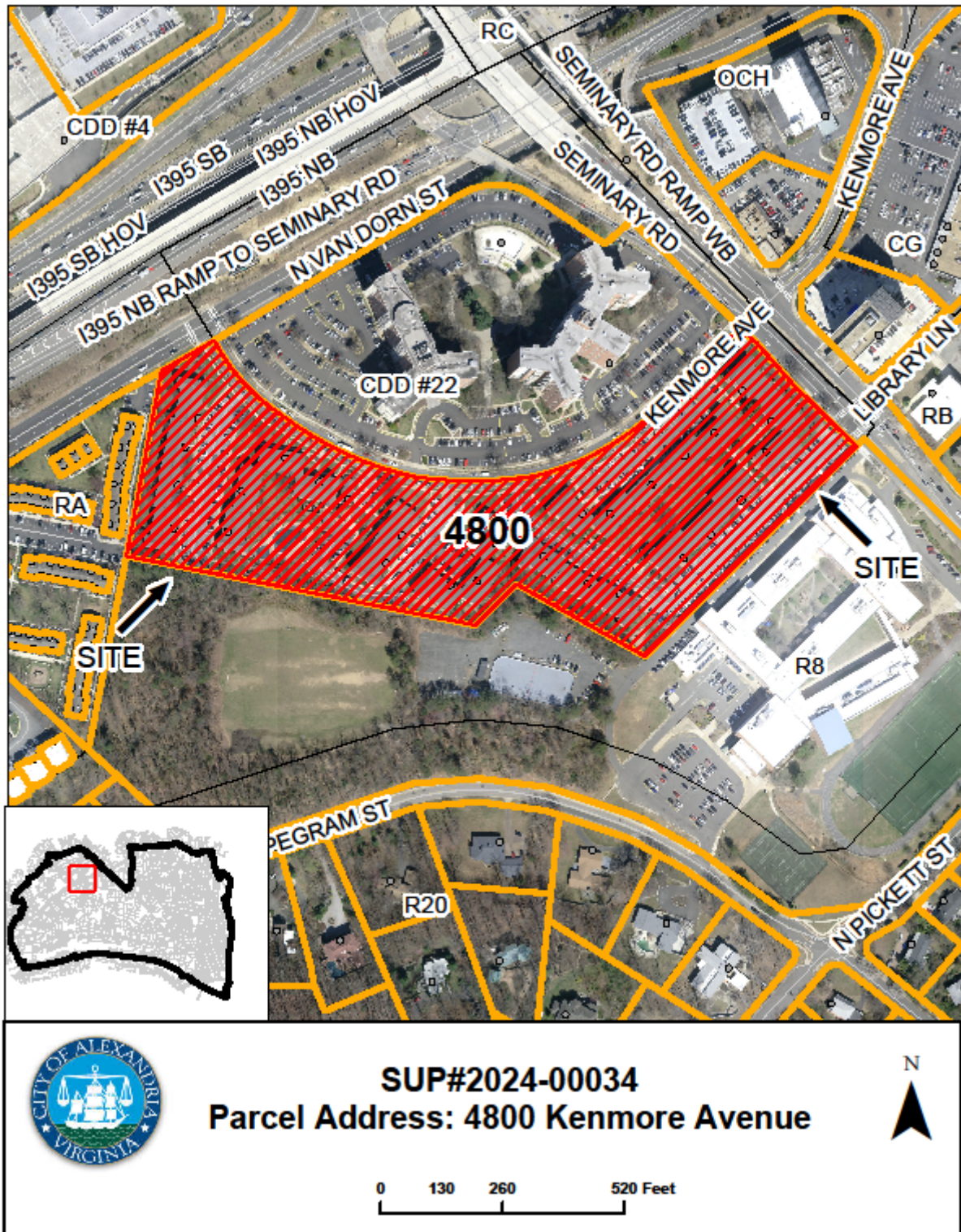
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Application	General Data	
Public hearing and consideration of a request for a parking reduction.	Planning Commission Hearing:	May 6, 2025
	City Council Hearing:	May 17, 2025
Addresses: 4700, 4704, 4708, 4714, 4718, 4722, 4728, 4732, 4736, 4740, 4744, 4750, 4754, 4758, 4800, 4804, 4808, 4814, 4818, 4820, 4824, 4826, 4832, 4836, 4842, 4846, 4850 and 4854 Kenmore Avenue (Parcel Address: 4800 Kenmore Avenue)	Zone:	CDD #22
Applicant: KMF XI Seminary Hill, LLC, represented by M. Catharine Puskar, attorney	Small Area Plan:	AlexWest

**Staff Recommendation:** *APPROVAL* subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewers:** Daniel Welles, [daniel.welles@alexandriava.gov](mailto:daniel.welles@alexandriava.gov)  
Maya Contreras, [maya.contreras@alexandriava.gov](mailto:maya.contreras@alexandriava.gov)  
Robert Kerns, AICP, [robert.kerns@alexandriava.gov](mailto:robert.kerns@alexandriava.gov)

**PLANNING COMMISSION ACTION, MAY 6, 2025:** On a motion by Vice Chair Koenig, seconded by Commissioner Dubé, the Planning Commission voted to recommend approval of SUP2024-00034 on the Consent Agenda. The motion carried on a vote of 7-0.



## **I. DISCUSSION**

The applicant, KMF XI Seminary Hill, LLC, requests Special Use Permit approval for a 50-space reduction in the off-street parking requirements, in order to provide 19 additional apartments within eight existing multi-unit residential buildings.

### **SITE DESCRIPTION**

The subject site is one lot of record, totaling 532,077 square feet of lot area. The curved lot fronts Seminary Road, North Van Dorn Street, and Kenmore Avenue, a private street. The site is developed with 296 apartments (two studio, 86 1-bedroom, 161 2-bedroom, 47 three-bedroom) across eight garden-style apartment buildings, totaling 321,906 square feet.

To the north, opposite Kenmore Avenue, are the 13-story Seminary Towers apartment buildings, to the south is the Francis C. Hammond Middle School, to the west is the garden-style Parkside at Alexandria condominiums, and to the east, opposite Seminary Road, are the Alexandria Professional Center, Ellen Coolidge Burke Branch Library, the Courtyard Alexandria Pentagon South hotel, and the Seminary Plaza shopping center.

### **BACKGROUND**

The garden apartment complex was constructed in 1961. Subsequently, the Planning Commission approved SIT97-030 to add parking for Seminary Hills and Seminary Towers (4801 Kenmore Avenue). In April 2013, the City Council approved a rezoning and Coordinated Development District (CDD) concept plan (REZ #2021-00005 and CDD #2012-00005) to rezone the site from RA / Multi-Unit zoning district to CDD #22.

In June 2014, the City Council approved Development Special Use Permit #2013-00026 for four multi-unit residential buildings, in accordance with the CDD concept plan. This DSUP expired in June 2017. Without a CDD Special Use Permit, the underlying RA / Multi-Unit zoning district regulations, including off-street parking requirements, continue to apply to this property.

The applicant acquired the property in 2018 and undertook a building renovation. As part of that work, they updated each unit to include in-unit laundry, leaving the former laundry rooms underutilized.

### **PARKING**

The applicant proposes to convert the former common laundry rooms into 19 new apartments (2 studio, 17 one-bedroom) for a new total count of 315 units. The units would be entirely within the existing buildings and would not require any new square footage.

To facilitate the additional units, the applicant is requesting a Special Use Permit per Zoning Ordinance Section §8-100(A)(4) to reduce the off-street parking requirement for the 315 units by 50 parking spaces, accommodating all units within the existing 447 surface parking spaces.

Currently, the site does not comply with the off-street parking requirement, with 32 fewer spaces than the minimum 479 spaces required by the Zoning Ordinance. With the additional units, this difference increases to 497, a difference of 50 spaces. Table 1 below lists the current and proposed off-street parking. As detailed further in the Staff Analysis section, the applicant has provided a proposed parking management plan and parking counts to justify the requested parking reduction Special Use Permit.

***Table 1: Off-Street Parking***

	Current	Proposed
Bedrooms <sup>1</sup>		
Minimum	504	523
Maximum	551	570
Base Ratio (Per bedroom)	1.00	1.00
Credits		
Proximity to Metrorail/BRT	-	-
Walkability Index	-	-
4 or more bus routes	5%	5%
20% or more studios	-	-
Total Credits	5%	5%
Adjusted Ratio	0.95	0.95
Minimum Parking Requirement	479	497
Maximum Parking Requirement	551	570
Provided Residential Parking	447	447
<sup>1</sup> The maximum includes all three bedrooms in three-bedroom units, while the minimum only counts two of the bedrooms in three-bedroom units		

## ZONING/MASTER PLAN DESIGNATION

The site is zoned CDD#22, with underlying RA/Multi-unit. This zone is intended to provide and maintain medium density residential neighborhoods where apartments predominate. The associated Small Area Plan is AlexWest, which the City Council approved in November 2024. The plan identifies the site as within the Focus Area, which prioritizes new residential development to occur without displacing existing residential uses.

Increasing the number of residential units at the site is consistent with the designated land use envisioned by the plan. As proposed, this site does not utilize provisions of the plan for new construction, increase building height or floor area and is therefore not responsible for implementing plan recommendations (e.g., for transportation, open space, or affordable housing).

## **II. STAFF ANALYSIS**

Staff supports the applicant's Special Use Permit request for a parking reduction and the associated additional apartments at this location. Following the Zoning for Housing text amendment, the units per acre limitation in the RA zoning district was removed, which allows the additional units to be compliant with zoning. Based on the current parking requirement range, which is calculated on

the number of bedrooms and proximity to transit access, this development would need 497-551 spaces, so, at 447 spaces, it would be considered underparked at present, regardless of the additional units.

The site currently has 296 apartments and 447 parking spaces, with a parking ratio of 1.51 spaces per unit. The complex was constructed in the early 1960's and has maintained approximately the same number of parking spaces since that time. With an additional 19 units, there would be 315 units, 447 parking spaces, and a parking ratio of 1.41 spaces per unit, which is in line with what is being proposed with similar new residential developments in the West End.

Based on the proposed parking ratios, the existing and future transit options, discussed below, along with the information applicant has provided a Parking Management Plan (PMP), staff is supportive of the proposed parking reduction and find that the parking levels will continue to adequately accommodate the current and future tenants of the complex.

#### *Parking Management Plan*

The applicant has submitted a Parking Management Plan (PMP) which provides parking utilization data that further justifies support for the proposed parking reduction. Currently, the site includes ten units whose residents do not own vehicles and the property averages a 4.5% vacancy rate.

Each unit is guaranteed one parking space for \$25/month, and units that do not need a parking space will get a \$50/month discount on rent. Units other than studios may request a second space for an additional \$50/month, subject to availability, and no unit may lease more than two spaces. Residents of the property are issued Residential Parking Permits as well as single-use guest passes. The property management company monitors parking daily between 7am and 7pm, and tows vehicles that do not have parking passes.

A parking survey was included in the PMP to determine the concentration of the parking space vacancy and is provided in Table 2 below.

***Table 2: Parking Vacancy Survey***

<b>Time of Day</b>	<b>Tuesday</b>	<b>Thursday</b>	<b>Friday</b>
<b>8:00am</b>	163 vacant spaces	180 vacant spaces	196 vacant spaces
<b>2:00pm</b>	200 vacant spaces	266 vacant spaces	290 vacant spaces
<b>7:00pm</b>	150 vacant spaces	101 vacant spaces	180 vacant spaces
<b>11:00pm</b>	65 vacant spaces	96 vacant spaces	84 vacant spaces

#### *Transportation Options*

This site is directly served by six WMATA bus routes (7A, 8W, 21C, 28A, 36A & B) and DASH line 102. These provide one-seat connections to the Van Dorn, Pentagon, Pentagon City, King St, and Tysons Metro stations, as well as WestEnd (Landmark), Skyline, and Eden Center, among

other locations. Route headways range from 12 minutes during rush hour to 30 minutes, with more limited service overnight and on weekends.

This site is .7 miles, or a 15-minute walk, from Southern Towers and the Mark Center Transit stations, both of which will be served by the West End Transitway, the City's Bus Rapid Transit (BRT) line, anticipated to begin construction next year. An eight-dock Capital Bikeshare station is located across the street at Kenmore Avenue and Seminary Road. Additional station locations are being planned, and the site is within the use area for Capital Bikeshare's electric bikes, which are not required to be docked at a station.

Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit request.

### **III. RECOMMENDED CONDITIONS**

Staff recommends approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The applicant shall be compliant with the Parking Management Plan (PMP) and be consistent with the parking tabulations, utilization data, and parking management information provided in the PMP.
3. The Director of Planning and Zoning shall review the Special Use Permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if:
  - a. There have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community;
  - b. The Director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation; or
  - c. The Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

**STAFF:** Robert Kerns, AICP, Division Chief, Development, Department of P&Z  
 Maya Conteras, Principal Planner  
 Daniel Welles, Urban Planner

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**Staff Note:** In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.





## APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2024-00034

**PROPERTY LOCATION:** 4718 Kenmore Avenue (4800 Kenmore Ave. - Parcel Address)

**TAX MAP REFERENCE:** 030.01-01-02

**ZONE:** CDD #22

**APPLICANT:**

Name: KMF XI Seminary Hill, LLC

Address: \_\_\_\_\_

**PROPOSED USE:** Parking Reduction

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ 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 IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

KMF XI Seminary Hill, LLC By: M. Catharine Puskar Agent/Attorney

Print Name of Applicant or Agent

\_\_\_\_\_

Mailing/Street Address

Arlington, VA

City and State

22201

Zip Code

MCPuskar

Signature

Date

\_\_\_\_\_

Telephone #

Fax #

\_\_\_\_\_

Email address

**PROPERTY OWNER'S AUTHORIZATION    N/A**

As the property owner of N/A, I hereby  
(Property Address)  
grant the applicant authorization to apply for the \_\_\_\_\_ use as  
(use)  
described in this application.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Please Print

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

- 2.** The applicant is the (check one):

☒ 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

See Attachment

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# 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
<sup>1</sup> KMF XI Seminary Hill, LLC		See Attachment
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 4718 Kenmore Avenue (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
<sup>1</sup> KMF XI Seminary Hill, LLC		See Attachment
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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 the 12-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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.)
<sup>1</sup> KMF XI Seminary Hill, LLC	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.

4-18-2024

Date

KMF XI Seminary Hill, LLC By: M. Catharine Puskar Agent/Attorney

Printed Name

*MCPuskar*

Signature

KMF XI Seminary Hill, LLC

San Francisco, CA 94111

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22304

Re: Authorization to File for a Special Use Permit  
4718 Kenmore Avenue, Tax Map No. 030.01-01-02(the "Property")

Dear Mr. Moritz:

KMF XI Seminary Hill, LLC, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation for a Special Use Permit of the Property and any related requests.

Very truly yours,

KMF XI Seminary Hill, LLC

By:

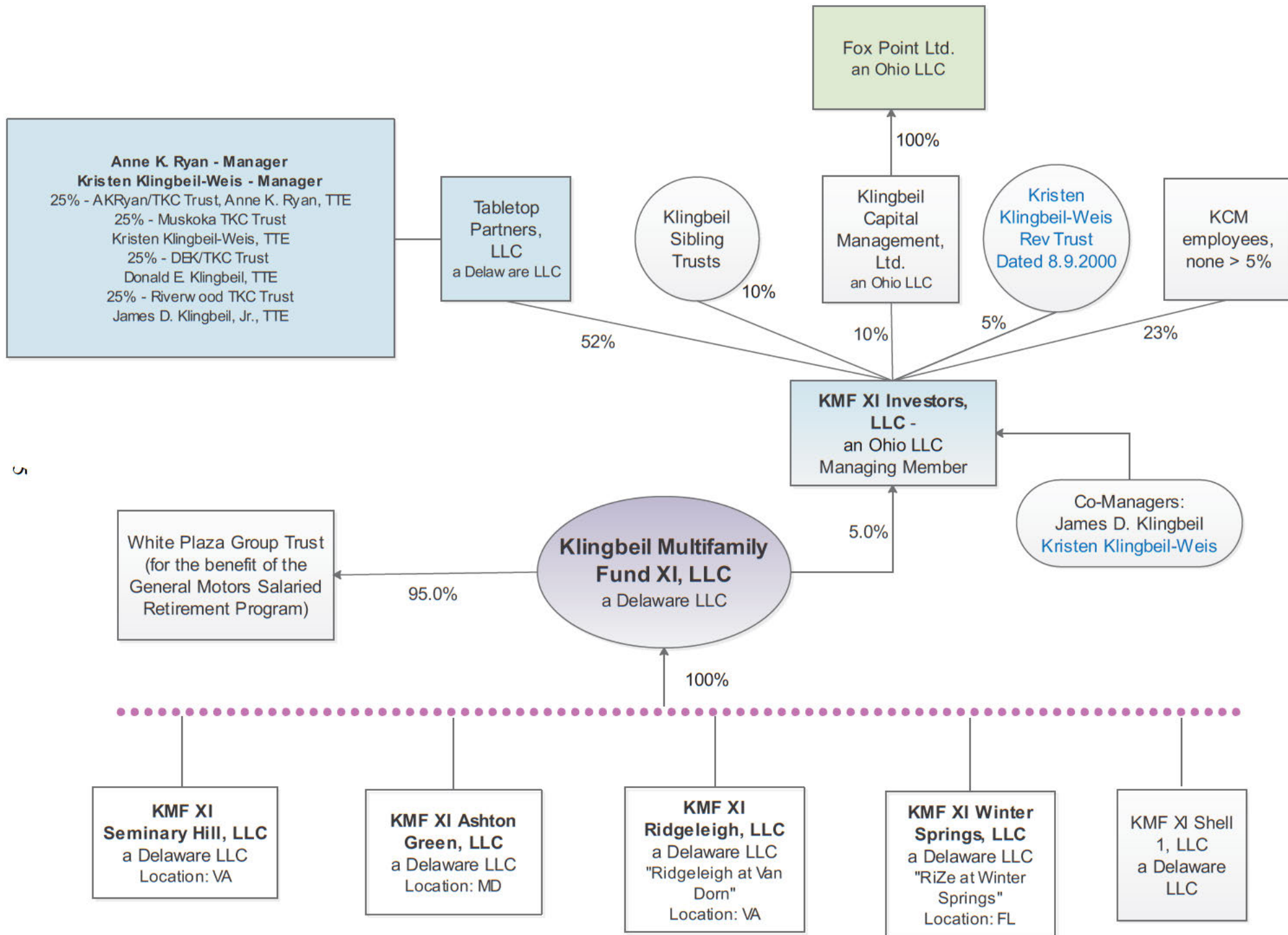


Its:

V.P.

Date:

4/18/24





## Narrative Description

The Applicant, KMF XI Seminary Hill, LLC, is the owner of The Alante in Alexandria, a garden style apartment complex located at 4718 Kenmore Avenue (the "Property"). The Property was developed in the early 1960's and includes seven buildings with a total of 296 units and 447 surface parking spaces. The Applicant acquired the Property in April 2018 and has renovated the buildings and units, including adding personal washers and dryers in every unit, thereby obviating the need for the older common laundry areas.

At the time the Property was developed, it was zoned RA/Multifamily zone, which permitted development at a .75 FAR and 27 units per acre. With City Council's adoption of the Zoning for Housing Initiative, the RA zone has been relabeled RA/Multi-unit zone and the unit per acre limitation is no longer applicable to the Property. As such the Applicant is in the process of converting former common laundry areas and storage spaces in the existing buildings to create nineteen (19) additional units, thereby advancing the goal of the Zoning for Housing Initiative to create more housing in the City. While the conversion of the spaces to residential units can be accomplished administratively, unfortunately, the Applicant needs to request a special use permit for a parking reduction, as neither the existing 296 unit mix nor the proposed 315 unit mix, meet the current parking standards, which are more onerous given the specifics of this particular development in this location.

The Alante currently includes 2 studios, 86 one-bedroom, 161 two-bedroom and 47 three-bedroom units. The minimum parking requirement for the existing 296 units under the current Zoning Ordinance parking standards is 479 spaces. There are only 447 existing parking spaces on site for a ratio of 1.51 spaces per unit. With the addition of the 19 units (2 studios and 17 one-bedroom units), the parking requirement is 497 spaces. Given the 447 existing parking spaces, the proposed parking ratio with the parking reduction special use permit is 1.42 parking spaces per unit.

The Applicant has put a Parking Management Plan in place to ensure sufficient parking is available to residents and their visitors (see attached Parking Management Plan). The Applicant monitored the property at various times throughout the day (8 am, 2 pm, 7 pm and 11 pm) on three days (Tuesday, Thursday and Friday) and counted a minimum of 65 spaces available at 11 pm on Tuesday to a maximum of 290 spaces available at 2pm on a Friday. In addition, the Property is within walking distance to retail, restaurants, a middle school, medical offices, a library and other commercial uses and is also served by various free bus lines within a quarter mile of the Property. As such, the proposed parking ratio of 1.42 spaces per unit is sufficient, consistent with other similarly situated properties, and is appropriate for the Property given the current parking ratio and the minimal impact of the units being added.

The conversion of spaces such as storage rooms and laundry rooms in older multi-unit buildings should be encouraged and facilitated as an economically viable, creative approach to meeting the City's housing goals. The parking reduction needed to facilitate the creation of additional units will have a negligible impact on the existing parking supply and should be supported.

## USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,  
☐ an expansion or change to an existing use without a special use permit,  
☐ an expansion or change to an existing use with a special use permit,  
☒ other. Please describe: Parking reduction

5. Please describe the capacity of the proposed use:

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

N/A

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

N/A

6. Please describe the proposed hours and days of operation of the proposed use:

Day:  
N/A

Hours:  
N/A

7. Please describe any potential noise emanating from the proposed use.

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

Noise levels will be in compliance with the noise ordinance.

B. How will the noise be controlled?

N/A



8. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

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9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

N/A

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- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

N/A

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- C. How often will trash be collected?

N/A

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- D. How will you prevent littering on the property, streets and nearby properties?

N/A

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10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☐ No. **N/A**

If yes, provide the name, monthly quantity, and specific disposal method below:

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- 11.** 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. **N/A**

If yes, provide the name, monthly quantity, and specific disposal method below:

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- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?  
N/A

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## **ALCOHOL SALES**

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes      ☐ No **N/A**

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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## PARKING AND ACCESS REQUIREMENTS

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

435 Standard spaces  
           Compact spaces  
12 Handicapped accessible spaces.  
           Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A <u>          </u></p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
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- B. 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?

\_\_\_\_\_

**PLEASE NOTE:** 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.

- C. 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.

**☒ Parking reduction requested; see attached supplemental form**

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? N/A

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 <u>          </u></p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
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B. Where are off-street loading facilities located? N/A

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

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

**16.** 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?

Street access to the site is adequate.

## **SITE CHARACTERISTICS**

**17.** Will the proposed uses be located in an existing building? ☐ Yes ☒ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? N/A square feet.

**18.** What will the total area occupied by the proposed use be?

N/A sq. ft. (existing) + N/A sq. ft. (addition if any) = N/A sq. ft. (total)

**19.** The proposed use is located in: (check one)

☐ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: \_\_\_\_\_

☐ an office building. Please provide name of the building: \_\_\_\_\_

☒ other. Please describe: Surface parking spaces

**End of Application**



## APPLICATION - SUPPLEMENTAL

### PARKING REDUCTION

***Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).***

- 1. Describe the requested parking reduction.** (e.g. number of spaces, stacked parking, size, off-site location)  
See attachment.

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- 2. Provide a statement of justification for the proposed parking reduction.**

Please see the statement of justification provided with the use permit application.

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- 3. Why is it not feasible to provide the required parking?**

See attachment.

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- 4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?**

\_\_\_\_\_ Yes.      ☒ No.

- 5.** If the requested reduction is for more than five parking spaces, the applicant must submit a ***Parking Management Plan*** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction. See attached survey and parking management plan.

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

## **The Alante (SUP2024-00034) Supplemental Parking Request**

1. Describe the requested parking reduction.
  - a. **The Applicant requests a parking reduction to facilitate the conversion of laundry areas and storage space to residential units. The existing property contains 296 units and 447 parking spaces, consistent with the parking requirements at the time it was built. The minimum parking requirement for the 296 units under the current parking requirement is 479 and an additional 18 spaces are required to facilitate the conversion, for a total of 497 spaces. Given that there are only 447 spaces to serve the existing buildings, the Applicant requests a 50-space parking reduction to permit the conversion of spaces to units and bring the Property into compliance with today's parking standards.**
2. Provide a statement of justification for the proposed parking reduction.
  - a. **Please see the statement of justification provided with the use permit application.**
3. Why is it not feasible to provide the required parking?
  - a. **The Applicant proposes to convert spaces within the existing buildings to residential units. The Property, which was constructed in the 1960's cannot accommodate any additional parking spaces. However, the parking that is provided has been sufficient to serve the existing buildings and will be sufficient to serve the additional units as well given the location of the building, parking demand, and the parking management plan that is in place.**



SCHEDULE B EXCEPTIONS

First American Title Insurance Company Commitment No. NCS-896500-SA1, DATE: MARCH 15, 2018 AT 8:00 A.M.

3. Easement and reservation contained in Deed dated July 16, 1959 and recorded July 23, 1959 in Deed Book 496, Page 66. --PLOTTED ON SURVEY.
4. Easement contained in Agreement dated November 4, 1959 and recorded December 3, 1959 in Deed Book 504, Page 34. --PLOTTED ON SURVEY.
5. Easements contained in Deed of Easement dated November 4, 1959 and recorded December 3, 1959 in Deed Book 504, Page 39. --PLOTTED ON SURVEY.
6. Easement granted to the Virginia Electric and Power Company, a Virginia corporation, contained in Agreement dated December 15, 1959 and recorded February 15, 1960 in Deed Book 507, Page 482. --PLOTTED ON SURVEY.
7. Easement granted to the Virginia Electric and Power Company, a Virginia corporation, contained in Agreement dated May 3, 1960 and recorded June 8, 1960 in Deed Book 514, Page 1. --PLOTTED ON SURVEY.
8. Easements granted to The City of Alexandria, Virginia contained in Deed of Easement dated December 1, 1960 and recorded January 30, 1961 in Deed Book 527, Page 461. --PLOTTED ON SURVEY.
9. Conditions, easements and provisions for assessments contained in Declaration and Agreement dated January 27, 1961 and recorded January 30, 1961 in Deed Book 527, Page 471. --PLOTTED ON SURVEY.
10. Conditions and easements contained in Declaration and Agreement dated January 27, 1961 and recorded January 30, 1961 in Deed Book 527, Page 475. --PLOTTED ON SURVEY.
11. Terms, conditions and provisions for maintenance costs contained in Declaration and Agreement dated January 27, 1961 and recorded January 30, 1961 in Deed Book 527, Page 480, as rerecorded February 23, 1961 in Deed Book 528, Page 584. --NOT PLOTTED ON SURVEY. BLANKET IN NATURE.
12. Terms, conditions and easements granted to The City of Alexandria, Virginia, a Virginia municipal corporation, contained in Deed of Easement dated February 16, 2001 and recorded February 20, 2001 as Instrument No. 010003179. --PLOTTED ON SURVEY.
13. Terms, conditions and easements contained in Services Agreement dated January 1, 2011; as evidenced by Memorandum of Agreement dated January 1, 2011 and recorded May 11, 2012 as Instrument No. 120009858. --NOT PLOTTED ON SURVEY. BLANKET IN NATURE.

LEGAL DESCRIPTION

All of those lots or parcels of land located in the City of Alexandria, Commonwealth of Virginia, and more particularly described as follows:

TRACT 1:

PARCEL 3332-01-02 OF THE DIVISION OF PARCEL "A" OF THE LAND OF RUTH BARKLEY MAJOR, AS THE SAME IS SHOWN ON A PLAT PREPARED BY EDWARD S. HOLLAND, PROFESSIONAL CIVIL ENGINEER AND CERTIFIED LAND SURVEYOR, DATED JULY 16, 1959 AND ATTACHED TO A DEED RECORDED AMONG THE LAND RECORDS OF SAID CITY IN DEED BOOK 496, PAGE 66 AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF NORTH VAN DORN STREET (60 FEET WIDE), SAID POINT ALSO BEING THE NORTHERLY CORNER OF THE LAND OF D.D. DUNTON, AND RUNNING THENCE WITH THE SAID LINE OF NORTH VAN DORN STREET WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 20,656.48 FEET AND WHOSE CHORD BEARING AND CHORD ARE NORTH 59 DEGREES 15 MINUTES 18 SECONDS EAST AND 127.99 FEET, RESPECTIVELY FOR A DISTANCE OF 127.99 FEET TO A POINT; THENCE LEAVING THE SAID LINE OF NORTH VAN DORN STREET AND RUNNING THROUGH THE LAND OF WHICH THE PARCEL HEREIN DESCRIBED IS A PART THE FOLLOWING COURSES AND DISTANCES: SOUTH 30 DEGREES 34 MINUTES 03 SECONDS EAST 48.24 FEET; THENCE WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 360.00 FEET AND WHOSE CHORD BEARING AND CHORD ARE SOUTH 45 DEGREES 59 MINUTES 31 SECONDS EAST AND 191.50 FEET, RESPECTIVELY; A DISTANCE OF 193.83 FEET; SOUTH 61 DEGREES 25 MINUTES 09 SECONDS EAST 114.46 FEET; WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 597.00 FEET AND WHOSE CHORD BEARING AND CHORD ARE NORTH 82 DEGREES 05 MINUTES 00 SECONDS EAST AND 710.22 FEET, RESPECTIVELY; A DISTANCE OF 760.63 FEET; AND NORTH 45 DEGREES 35 MINUTES 00 SECONDS EAST 217.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SEMINARY ROAD (80 FEET WIDE); THENCE WITH THE SAID LINE OF SEMINARY ROAD SOUTH 44 DEGREES 24 MINUTES 59 SECONDS EAST 349.00 FEET TO A POINT IN THE NORTHERLY LINE OF THE LAND OF THE CITY OF ALEXANDRIA; THENCE WITH THE NORTHERLY LINES OF THE SAID LAND OF THE CITY OF ALEXANDRIA THE FOLLOWING COURSES AND DISTANCES: SOUTH 45 DEGREES 16 MINUTES 00 SECONDS WEST 632.20 FEET; NORTH 59 DEGREES 38 MINUTES 00 SECONDS WEST 309.83 FEET; SOUTH 45 DEGREES 16 MINUTES 00 SECONDS WEST 126.50 FEET; AND NORTH 79 DEGREES 04 MINUTES 00 SECONDS WEST 759.54 FEET TO A POINT IN THE AFOREMENTIONED LINE OF THE LAND OF D.D. DUNTON; AND THENCE WITH SAID LINE NORTH 10 DEGREES 55 MINUTES 38 SECONDS EAST 404.14 FEET TO THE POINT OF BEGINNING.

TRACT 2:

TOGETHER WITH THE APPURTENANT EASEMENTS CONTAINED IN DEED DATED JULY 16, 1959 AND RECORDED JULY 23, 1959 IN DEED BOOK 496, PAGE 66 AND AGREEMENT DATED NOVEMBER 4, 1959 AND RECORDED DECEMBER 3, 1959 IN DEED BOOK 504, PAGE 34, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

SAME AS TITLE COMMITMENT PREPARED BY First American Title Insurance Company Commitment No. NCS-896500-SA1, DATE: MARCH 15, 2018 AT 8:00 A.M.

ZONING INFORMATION

The subject property is zoned "RA" Townhouse and Multifamily District.

Front: 20' minimum  
Side: Each structure containing multifamily dwelling shall provide two side yards each based on a setback ratio of 1:2 and a minimum size of 16 feet. (Required: 15.5 feet about west property line, 16.25 feet along the south property line.  
Rear: Each residential use shall provide a rear yard based on a setback ratio of 1:1 and a minimum yard of 8 feet.  
Maximum building height: 45'  
Minimum lot area: 1,600 sq. ft. per dwelling unit (473,600 sq. ft. based on 296 units)  
Minimum lot width: 50'  
Minimum lot depth: No requirement noted  
Maximum lot coverage: No requirement noted  
Maximum floor area ratio: 0.75  
Maximum density: 27 dwelling units per acre  
Parking formula: 1 space per unit  
Total Parking Required: 551 total spaces including 9 handicap spaces.

The zoning information shown above was taken from zoning report number 512-1, prepared by Countryside Zoning Consultants, LLC, dated April 9, 2018, revised April 12, 2018.

Parking Requirements					
Unit Type	Existing Units	Proposed New Units	Total units	Existing Required Parking under current Zoning Ordinance*	Total Required Parking under current Zoning Ordinance*
Studio	2	2	4	2 x .95 = 1.9	4 x .95 = 3.8
1-Bedroom	86	17	103	86 x .95 = 81.7	103 x .95 = 97.85
2-Bedroom	161		161	322 x .95 = 305.9	322 x .95 = 305.9
3-Bedroom	47		47	94 x .95 = 89.3	94 x .95 = 89.3
Total	296	19	315	479	497

\*1 space/bedroom up to 2 bedrooms with a 5% reduction for property within ¼ mile of four or more active bus routes.

Parking proposed with parking reduction SUP - 447 (435 standard and 12 Accessible)

SYMBOLS

- MONUMENT FOUND

MONUMENT SET

P.K. NAIL FOUND

P.K. NAIL SET

FND X MARK

SET X MARK

R.R. SPIKE FOUND

R.R. SPIKE SET

BENCHMARK

RECORD DATA

MEASURED DATA

SURVEYED DATA

R/W RIGHT OF WAY

BSL BACK SET LINE

RCP REINFORCED CONC PIPE

PVC CORRUGATED METAL PIPE

MTL METAL

AGL ABOVE GROUND LEVEL

L/S LANDSCAPING

TREE

MCO METAL TANK COVER
- POWERPOLE

GUY WIRE

LIGHT POLE

STREET LIGHT POLE

ELEC. TRANSFORMER

AIR CONDITIONER

BURIED ELECTRIC

OVERHEAD ELECTRIC

ELEC. MANHOLE

ELECTRIC METER

WATER LINE

WATER MANHOLE

WATER VALVE

WATER METER

HYDRANT

BACK FLOW PREVENTOR

GAS VALVE

GAS METER

UNDERGROUND GAS MARKER

GAS MANHOLE

GAS LINE

BOLLARD

BORE HOLE

MONITORING WELL

MAIL BOX

UNKNOWN MANHOLE

SQUARE METAL LID

FUEL TANK LID

FLAG POLE
- SEWER MANHOLE

CLEAN OUT

STORM DRAIN MANHOLE

STORM INLET

CURB INLET

PAY PHONE

TELEPHONE BOX

TELEPHONE MANHOLE

TELEPHONE POLE

TELEPHONE LINE

UNDERGROUND TELEPHONE MARKER

CABLE TELEVISION

CABLE BOX

UNDERGROUND CABLE MARKER

TRAFFIC POLES

TRAFFIC SIGNAL

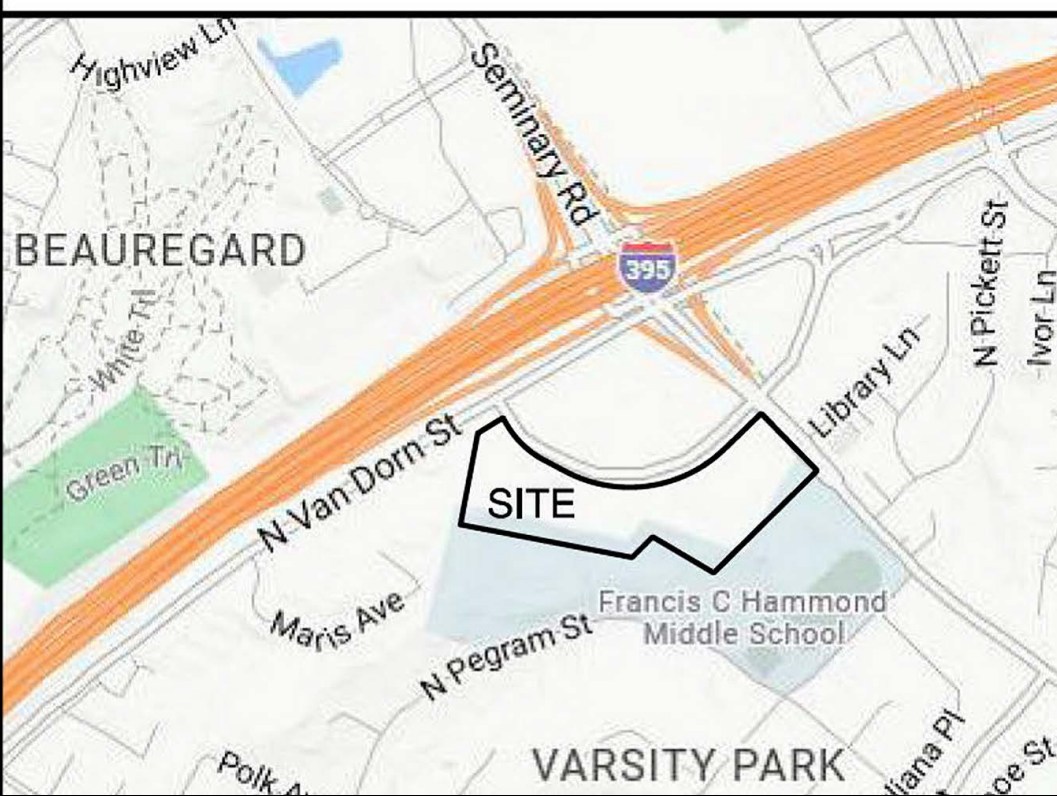
TRAFFIC MANHOLE

TRAFFIC SIGNAL BOX

STOP SIGN

SIGN

VICINITY MAP NOT TO SCALE



SITE DATA

- PROPERTY IS KNOWN AS TAX MAP NO. 030.01-01-02 IN THE INDEPENDENT CITY OF ALEXANDRIA, VIRGINIA.
- LOT AREA = 532,043 S.F. OR 12.2140 AC.
- NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AS-BUILT PLANS AND UTILITY MARK-OUT DO NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
- THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.
- DATE OF FIELD SURVEY = APRIL 3, 2018
- THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH A RAISED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- COPYRIGHT ©2018, FIRST ORDER, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION SEAL ARE NOT VALID.
- THERE IS ACCESS OVER KENMORE AVENUE TO NORTH VAN DORN STREET AND SEMINARY ROAD AND DIRECT ACCESS TO SEMINARY ROAD.
- IN RESPONSE TO ALTA\NSPS TABLE A ITEM 10G, THERE ARE NO PARTY WALLS AFFECTING THE PROPERTY BOUNDARY.
- IN RESPONSE TO ALTA\NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- IN RESPONSE TO ALTA\NSPS TABLE A ITEM 19, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY AS DISCLOSED BY THE TITLE COMMITMENT PROVIDED FOR THIS SITE.
- PARKING TOTALS:  
435 REGULAR SPACES  
12 HANDICAP SPACES  
447 TOTAL PARKING SPACES

FLOOD NOTE

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 515519 0028 E WHICH HAS AN EFFECTIVE DATE OF JUNE 16, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY

TYPE OF SURVEY: ALTA / NSPS SURVEY

First Order LLC

Professional Land Surveyors

4383 Hecktown Road  
Bethlehem, PA 18020  
Phone (610) 365-2907 Fax (610) 365-2958

SITE ADDRESS: 4920 KENMORE AVENUE  
CITY OF ALEXANDRIA  
VIRGINIA 22304

DATE: JULY 19, 2024

JOB NO: 6152

DATE: July 19, 2024

REVISIONS:

No.	DATE	DESCRIPTION
1	12/16/24	NETWORK COMMENT
2	-	-
3	-	-
4	-	-
5	-	-

SHEET 1 OF

2

POSSIBLE ENCROACHMENTS

(A) NONE OBSERVED

SURVEYOR'S CERTIFICATION

TO: PNC Bank, National Association, a national banking association, its successors and/or assigns; Federal Home Loan Mortgage Corporation, its successors and/or assigns; First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 10(a), 13, 16 and 19 of Table A thereof.

Surveyor's Signature  
Jack W. Shoemaker  
Professional Land Surveyor 0403 002186  
in the Commonwealth of Virginia  
Date of Survey: July 18, 2024  
Date of Last Revision: December 16, 2024  
Network Project No. Alexandria, VA Site

Survey Performed By:  
First Order, LLC  
4383 Hecktown Road, Suite B  
Bethlehem, PA 18020  
Phone 610-365-2907  
Fax 610-365-2958  
Email: jshoemaker@firstorderllc.net  
Project No. R240105

21



SYMBOLS

- MONUMENT FOUND

○

 MONUMENT SET

■

 P.K. NAIL SET

×

 FND X MARK

×

 SET X MARK

▲

 R.R. SPIKE FOUND

△

 R.R. SPIKE SET

+

 BENCHMARK

(R)

 RECORD DATA

(M)

 MEASURED DATA

(S)

 SURVEYED DATA

R/W

 RIGHT OF WAY

BSL

 BACK SET LINE

RCP

 REINFORCED CONC PIPE

CMP

 CORRUGATED METAL PIPE

PVC

 PLASTIC PIPE

MTL

 METAL

AGL

 ABOVE GROUND LEVEL

L/S

 LANDSCAPING

●

 TREE

○

 METAL TANK COVER
-  POWERPOLE

 GUY WIRE

 LIGHT POLE

 STREET LIGHT POLE

 ELEC. TRANSFORMER

 AIR CONDITIONER

 BURIED ELECTRIC

 OVERHEAD ELECTRIC

 ELEC. MANHOLE

 ELECTRIC METER

 WATER LINE

 WATER MANHOLE

 WATER VALVE

 WATER METER

 HYDRANT

 BACK FLOW PREVENTOR

 GAS VALVE

 GAS METER

 UNDERGROUND GAS MARKER

 GAS MANHOLE

 GAS LINE

 BOLLARD

 BORE HOLE

 MONITORING WELL

 MAIL BOX

 UNKNOWN MANHOLE

 SQUARE METAL LID

 FUEL TANK LID

 FLAG POLE

 SEWER MANHOLE

 CLEAN OUT

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 STORM INLET

 CURB INLET

 PAY PHONE

 TELEPHONE BOX

 TELEPHONE MANHOLE

 TELEPHONE POLE

 TELEPHONE LINE

 UNDERGROUND TELEPHONE MARKER

 CABLE TELEVISION

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 UNDERGROUND CABLE MARKER

 TRAFFIC POLES

 TRAFFIC SIGNAL

 TRAFFIC MANHOLE

 TRAFFIC SIGNAL BOX

 STOP SIGN

 SIGN

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Fax 610-365-2958  
Email: jshoemaker@firstorderllc.net  
Project No. R240105

TYPE OF SURVEY: ALTA / NSPS SURVEY

**FIRST ORDER, LLC**  
4383 HECKTOWN ROAD  
BETHLEHEM, PA 18020  
Phone (610) 365-2907 Fax (610) 365-2958

SITE ADDRESS: 4820 KENMORE AVENUE  
CITY OF ALEXANDRIA  
VIRGINIA  
CLIENT: WALSH COLUCCI LUBELEY & WALSH PC

JOB NO: R240105

DATE: July 19, 2024

REVISIONS:		DESCRIPTION
No.	DATE	
1	00-00-24	XXXXXXXXXXXXXX
2		
3		
4		
5		

SHEET 2 OF

2

22



SCHEDULE B EXCEPTIONS

First American Title Insurance Company Commitment No. NCS-896500-SA1, DATE: MARCH 15, 2018 AT 8:00 A.M.

3. Easement and reservation contained in Deed dated July 16, 1959 and recorded July 23, 1959 in Deed Book 496, Page 66. --PLOTTED ON SURVEY.
4. Easement contained in Agreement dated November 4, 1959 and recorded December 3, 1959 in Deed Book 504, Page 34. --PLOTTED ON SURVEY.
5. Easements contained in Deed of Easement dated November 4, 1959 and recorded December 3, 1959 in Deed Book 504, Page 39. --PLOTTED ON SURVEY.
6. Easement granted to the Virginia Electric and Power Company, a Virginia corporation, contained in Agreement dated December 15, 1959 and recorded February 15, 1960 in Deed Book 507, Page 482. --PLOTTED ON SURVEY.
7. Easement granted to the Virginia Electric and Power Company, a Virginia corporation, contained in Agreement dated May 3, 1960 and recorded June 8, 1960 in Deed Book 514, Page 1. --PLOTTED ON SURVEY.
8. Easements granted to The City of Alexandria, Virginia contained in Deed of Easement dated December 1, 1960 and recorded January 30, 1961 in Deed Book 527, Page 461. --PLOTTED ON SURVEY.
9. Conditions, easements and provisions for assessments contained in Declaration and Agreement dated January 27, 1961 and recorded January 30, 1961 in Deed Book 527, Page 471. --PLOTTED ON SURVEY.
10. Conditions and easements contained in Declaration and Agreement dated January 27, 1961 and recorded January 30, 1961 in Deed Book 527, Page 475. --PLOTTED ON SURVEY.
11. Terms, conditions and provisions for maintenance costs contained in Declaration and Agreement dated January 27, 1961 and recorded January 30, 1961 in Deed Book 527, Page 480, as rerecorded February 23, 1961 in Deed Book 528, Page 584. --NOT PLOTTED ON SURVEY. BLANKET IN NATURE.
12. Terms, conditions and easements granted to The City of Alexandria, Virginia, a Virginia municipal corporation, contained in Deed of Easement dated February 16, 2001 and recorded February 20, 2001 as Instrument No. 010003179. --PLOTTED ON SURVEY.
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SAME AS TITLE COMMITMENT PREPARED BY First American Title Insurance Company Commitment No. NCS-896500-SA1, DATE: MARCH 15, 2018 AT 8:00 A.M.

ZONING INFORMATION

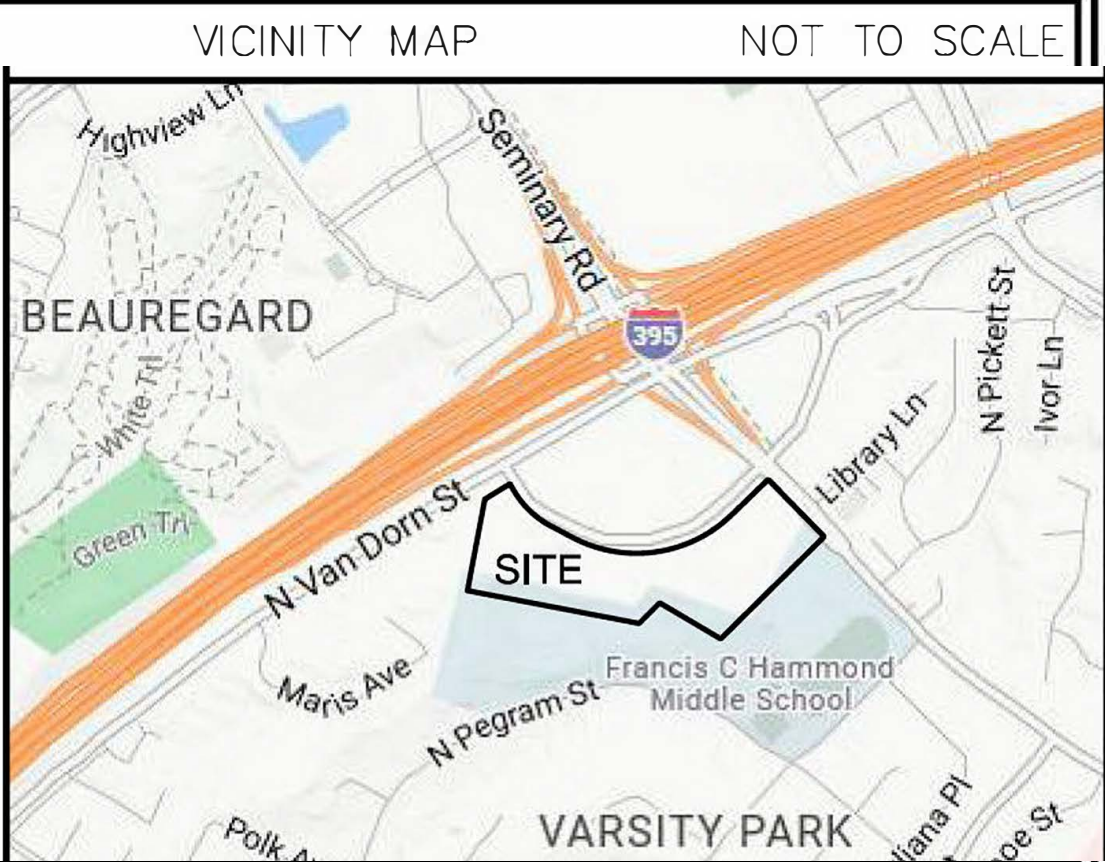
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Total Parking Required: 551 total spaces including 9 handicap spaces.

The zoning information shown above was taken from zoning report number 512-1, prepared by Countrywide Zoning Consultants, LLC, dated April 9, 2018, revised April 12, 2018.

SYMBOLS

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MONUMENT SET  
P.K. NAIL FOUND  
P.K. NAIL SET  
FND X MARK  
SET X MARK  
R.R. SPIKE FOUND  
R.R. SPIKE SET  
BENCHMARK  
RECORD DATA  
MEASURED DATA  
SURVEYED DATA  
R/W RIGHT OF WAY  
BSL BACK SET LINE  
RCP REINFORCED CONC PIPE  
CMP CORRUGATED METAL PIPE  
PVC PLASTIC PIPE  
MTL METAL  
AGL ABOVE GROUND LEVEL  
L/S LANDSCAPING  
TREE  
METAL TANK COVER  
POWERPOLE  
GUY WIRE  
STREET LIGHT POLE  
ELEC. TRANSFORMER  
AIR CONDITIONER  
BURIED ELECTRIC  
OVERHEAD ELECTRIC  
ELEC. MANHOLE  
ELECTRIC METER  
WATER LINE  
WATER MANHOLE  
WATER VALVE  
WATER METER  
HYDRANT  
BACK FLOW PREVENTOR  
GAS VALVE  
GAS METER  
UNDERGROUND GAS MARKER  
GAS MANHOLE  
GAS LINE  
BOLLARD  
BORE HOLE  
MONITORING WELL  
MAIL BOX  
UNKNOWN MANHOLE  
SQUARE METAL LID  
FUEL TANK LID  
FLAG POLE  
SEWER MANHOLE  
CLEAN OUT  
STORM DRAIN MANHOLE  
STORM INLET  
CURB INLET  
PAY PHONE  
TELEPHONE BOX  
TELEPHONE POLE  
TELEPHONE LINE  
UNDERGROUND TELEPHONE MARKER  
CABLE TELEVISION  
CABLE BOX  
UNDERGROUND CABLE MARKER  
TRAFFIC POLES  
TRAFFIC SIGNAL  
TRAFFIC MANHOLE  
TRAFFIC SIGNAL BOX  
STOP SIGN  
SIGN



SITE DATA

- PROPERTY IS KNOWN AS TAX MAP NO. 030.01-01-02 IN THE INDEPENDENT CITY OF ALEXANDRIA, VIRGINIA.
- LOT AREA = 532,043 S.F. OR 12.2140 AC.
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- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
- THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.
- DATE OF FIELD SURVEY = APRIL 3, 2018
- THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH A RAISED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
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- THERE IS ACCESS OVER KENMORE AVENUE TO NORTH VAN DORN STREET AND SEMINARY ROAD AND DIRECT ACCESS TO SEMINARY ROAD.
- IN RESPONSE TO ALTA\NSPS TABLE A ITEM 10c, THERE ARE NO PARTY WALLS AFFECTING THE PROPERTY BOUNDARY.
- IN RESPONSE TO ALTA\NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- IN RESPONSE TO ALTA\NSPS TABLE A ITEM 19, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY AS DISCLOSED BY THE TITLE COMMITMENT PROVIDED FOR THIS SITE.
- PARKING TOTALS:  
435 REGULAR SPACES  
12 HANDICAP SPACES  
447 TOTAL PARKING SPACES

FLOOD NOTE

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 515519 0028 E WHICH HAS AN EFFECTIVE DATE OF JUNE 16, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY

TYPE OF SURVEY: ALTA / NSPS SURVEY

**FIRST ORDER, LLC**  
4383 HECKTOWN ROAD  
BETHLEHEM, PA 18020  
Phone (610) 365-2907 Fax (610) 365-2958

**Professional Land Surveyor**  
SITE ADDRESS: 4920 KENMORE AVENUE  
CITY OF ALEXANDRIA  
VIRGINIA 22304

No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

0' 60' 120' 180'  
SCALE: 1" = 60'

SHEET 1 OF 2

NORTH VAN DORN STREET  
(60' WIDE PUBLIC RIGHT-OF-WAY)

SEMINARY ROAD  
(80' WIDE PUBLIC RIGHT-OF-WAY)

KENMORE AVENUE  
(PRIVATE RIGHT-OF-WAY)

SURVEYOR'S CERTIFICATION

TO: PNC Bank, National Association, a national banking association, its successors and/or assigns; Federal Home Loan Mortgage Corporation, its successors and/or assigns; First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA\NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 10(a), 13, 16 and 19 of Table A thereof.

Surveyor's Signature  
Jack W. Shoemaker  
Professional Land Surveyor 0403 002186  
in the Commonwealth of Virginia  
Date of Survey: July 18, 2024  
Date of Last Revision: October 22, 2024  
Network Project No. Alexandria, VA Site

Survey Performed By:  
**First Order, LLC**  
4383 Hecktown Road, Suite B  
Bethlehem, PA 18020  
Phone 610-365-2907  
Fax 610-365-2958  
Email: jshoemaker@firstorderinc.net  
Project No. R240105

POSSIBLE ENCROACHMENTS

(A) NONE OBSERVED



SYMBOLS

- MONUMENT FOUND

○

 MONUMENT SET

■

 P.K. NAIL SET

×

 FND X MARK

×

 SET X MARK

▲

 R.R. SPIKE FOUND

△

 R.R. SPIKE SET

+

 BENCHMARK

(R)

 RECORD DATA

(M)

 MEASURED DATA

(S)

 SURVEYED DATA

R/W

 RIGHT OF WAY

BSL

 BACK SET LINE

RCP

 REINFORCED CONC PIPE

CMP

 CORRUGATED METAL PIPE

PVC

 PLASTIC PIPE

MTL

 METAL

AGL

 ABOVE GROUND LEVEL

L/S

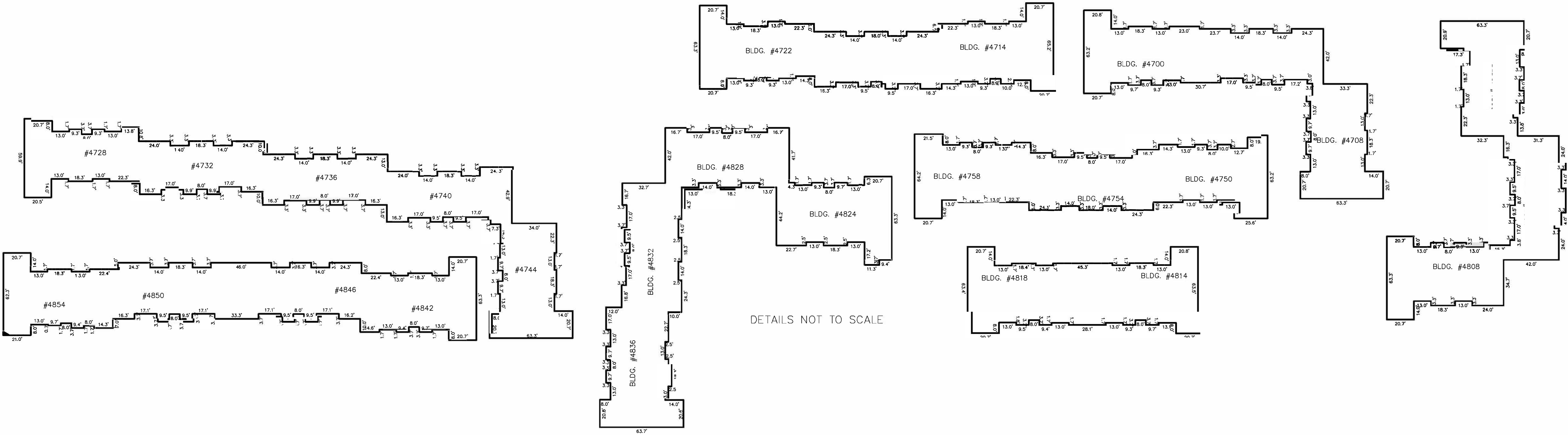
 LANDSCAPING

●

 TREE

○

 METAL TANK COVER
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- AIR CONDITIONER
- BURIED ELECTRIC
- OVERHEAD ELECTRIC
- ELEC. MANHOLE
- ELECTRIC METER
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- HYDRANT
- BACK FLOW PREVENTOR
- GAS VALVE
- GAS METER
- UNDERGROUND GAS MARKER
- GAS MANHOLE
- GAS LINE
- BOLLARD
- BORE HOLE
- MONITORING WELL
- MAIL BOX
- UNKNOWN MANHOLE
- SQUARE METAL LID
- FUEL TANK LID
- FLAG POLE

 SEWER MANHOLE CLEAN OUT STORM DRAIN MANHOLE CURB INLET PAY PHONE TELEPHONE BOX TELEPHONE MANHOLE TELEPHONE POLE TELEPHONE LINE UNDERGROUND TELEPHONE MARKER CABLE TELEVISION CABLE BOX UNDERGROUND CABLE MARKER TRAFFIC POLES TRAFFIC SIGNAL TRAFFIC MANHOLE TRAFFIC SIGNAL BOX STOP SIGN SIGN

Surveyor's Signature  
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Email: jshoemaker@firstorderllc.net  
Project No. R240105

TYPE OF SURVEY: ALTA / NSPS SURVEY



**FIRST ORDER, LLC**  
4383 HECKTOWN ROAD  
BETHLEHEM, PA 18020  
Phone (610) 365-2907 Fax (610) 365-2958

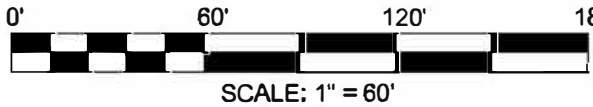
SITE ADDRESS: 4820 KENMORE AVENUE  
CITY OF ALEXANDRIA  
VIRGINIA  
CLIENT: WALSH COLUCCI LUBELEY & WALSH PC

JOB NO: R240105

DATE: July 19, 2024

REVISIONS:

No.	DATE	DESCRIPTION
1	00-00-24	XXXXXXXXXXXXXXXX
2		
3		
4		
5		



SHEET 2 OF

2



6 May 2025

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYs of Northern Virginia, we are excited to see several opportunities, both policy changes and individual developments, to add much-needed homes to Alexandria, and we ask you to vote yes on all of them.

First, we'd like to share our enthusiastic support for the zoning text amendments in docket item 12 that will make it faster and easier to build ADUs in Alexandria. ADUs are a great way to add more housing to Alexandria, and removing the redundant ADU permit requirement will remove time and cost from the ADU-building process. Removing the ownership requirement and three-person occupancy limit will also make building and living in ADUs possible for more Alexandrians.

The Special Use Permit for the Alante and Oliver apartments, in docket items 5 and 6, will add 30 much-needed homes to Alexandria West. These docket items are a perfect case study of how Zoning for Housing has made a positive impact, but more changes are needed. Zoning for Housing removed the "units per acre" requirement in the RA zone, allowing the property owner to convert unused space in the building to additional homes. However, due to Alexandria's parking minimum policies, this change requires a parking reduction, even though surveys showed that these properties have plenty of vacant parking spaces to accommodate additional residents. If it weren't for Alexandria's parking mandates, these renovations would not require an SUP, and we hope you'll consider eliminating these unnecessary requirements so that we can end the housing shortage faster.

The Carlyle Block P development, in docket item 7, will add 186 much-needed senior living homes to a currently empty lot in the walkable Carlyle neighborhood.

The Westridge Towns development, in docket item 11, will create 19 net new homes close to the transportation improvements coming with the Duke Street in Motion project, including one committed affordable homeownership opportunity. Considering the urgency of adding more committed affordable homes to our city, Section 7-700 should be modified to allow these requests to be approved by Planning Commission, rather than requiring a Council vote.

Today's docket also contains important opportunities to increase our housing supply one home at a time, via subdivisions and an approval of a home without public street frontage. Every new home we add to Alexandria helps to mitigate skyrocketing price increases on existing homes, and we hope you will consider eliminating minimum lot sizes to make more of these home-building opportunities possible.

We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city better for everyone.

Phoebe Coy, Alex Goyette, Peter Sutherland, and Stephanie Elms  
YIMBYs of Northern Virginia Alexandria leads

## The Alante – Parking Management Plan

10/30/24

### **Background:**

- Existing Parking Spaces: 447 Parking Spaces
  - 435 standard spaces
  - 12 accessible parking spaces
- Existing Parking Ratio: 1.51 spaces/unit
  - 447 parking spaces total
  - 296 units (2 studios, 86 one-bedroom, 161 two-bedroom, 47 three-bedroom)
- Proposed Parking Ratio: 1.42 spaces/unit
  - 447 parking spaces total
  - 315 units (current mix plus 2 additional studios and 17 additional 1-bedroom)

### **Parking Utilization:**

- There are currently 10 units whose residents do not own cars.
- Property averages 4.5% vacancy.
- A parking survey was conducted to determine the number of vacant spaces:

ALANTE	Tuesday	Thursday	Friday
8am	163	180	196
2pm	200	266	290
7pm	150	101	180
11pm	65	96	84

### **Parking Management:**

- Resident Parking Permits:
  - Proof of vehicle registration and ID must be provided to property management.
  - Permits are only issued to leaseholders with proof that the vehicle is registered in their name.
  - Each unit is guaranteed a single parking spot for \$25/month if they choose.
  - A \$50 monthly rent discount will be offered to renters who do not have a vehicle. Current residents without vehicles can receive this new discount upon renewal of their lease.
  - 3-bedroom, 2-bedroom and 1-bedroom apartments are offered a second spot (if available) for \$50/month.
  - Studios do not have the option to purchase an additional spot.
  - No more than two permits may be issued per unit, regardless of unit size.



- Guest Parking Permits:
  - Guests must obtain a visitor pass at the office in order to park at the Property.
  - Visitor passes are valid for one-time use.
  - Visitor passes are issued based on parking availability.
- Parking Enforcement:
  - Property management has a contract with a towing company that monitors the Property between 7 pm – 7 am and tows vehicles without a valid Resident or Visitor pass.
- Alternative Transportation Options:
  - Buses:
    - There are multiple Dash/Metro bus stops located in close proximity to the Property as well as the Mark Center Transit Area located a ½ mile away, offering ample connection to various destinations, including the Metro and VRE, via several bus lines.
  - Walking:
    - There is a grocery store, pharmacy and a number of retail and entertainment uses located right across the street from the Property in Seminary Plaza.
  - Bicycles:
    - The Applicant will provide include free, secure bike storage for residents on site.
    - Infrastructure and streetscape improvements are planned along Seminary Road and surrounding streets within the new Alexandria West Small Area Plan. A planned off-road multi-use path and a planned on-road bike facility is planned for Kenmore Avenue and Seminary Road in the future, which will enhance the safety for bicyclists in the area.