



City of Alexandria

4880 Mark Center Dr. DSUP2025-10007

City Council

November 15, 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

- Approval

Key Elements

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



4880 Mark Center Drive
DSUP2025-10007

DSUP = Development Special Use Permit
CDD= Coordinated Development District



Project Location



Zone:

- CDD #4

Small Area Plan:

- AlexWest

Surrounding Uses:

- Residential, office, hotel, school, park



4880 Mark Center Drive
DSUP2025-10007



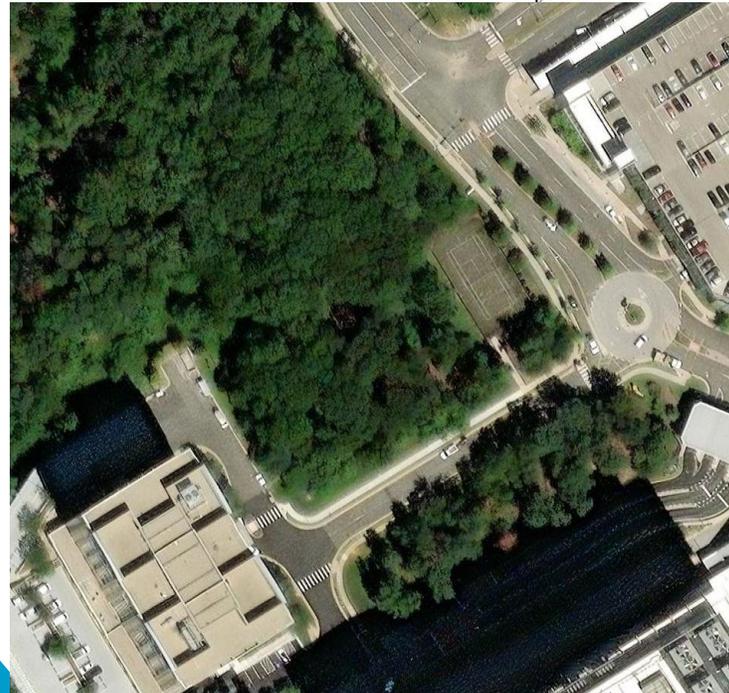
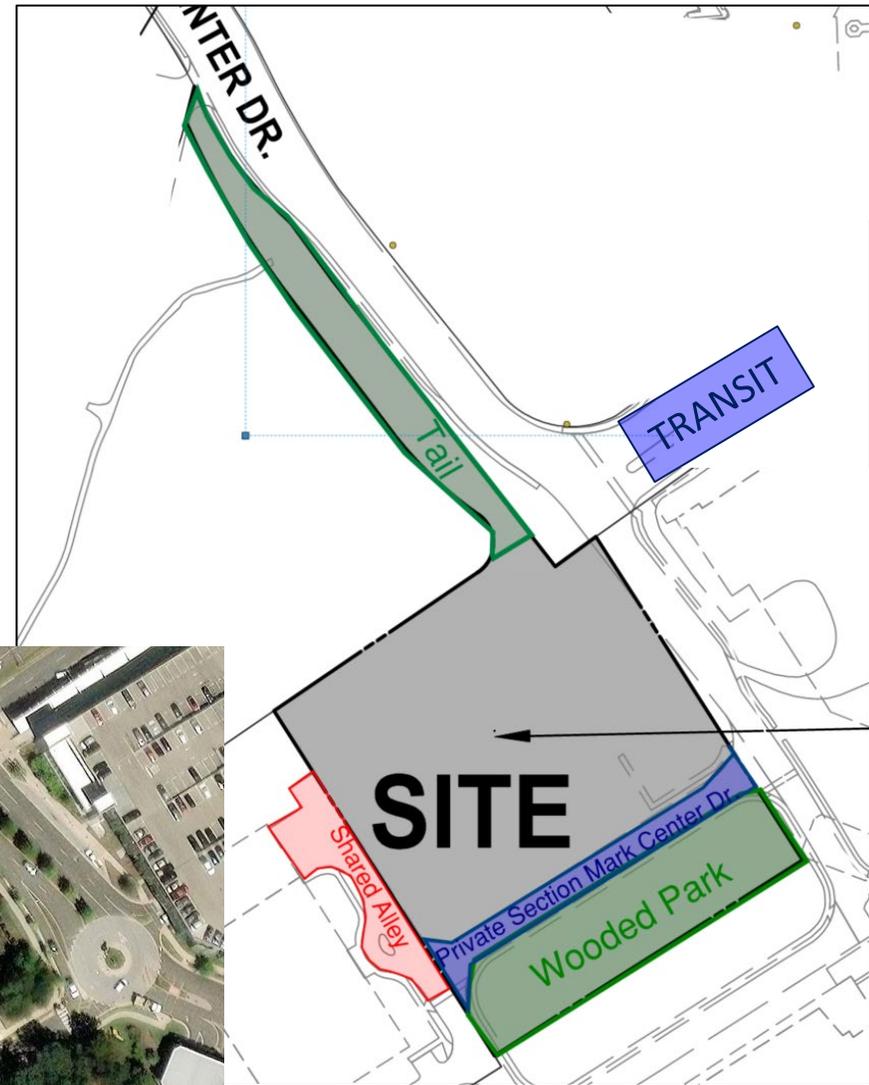
Land Use Requests

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

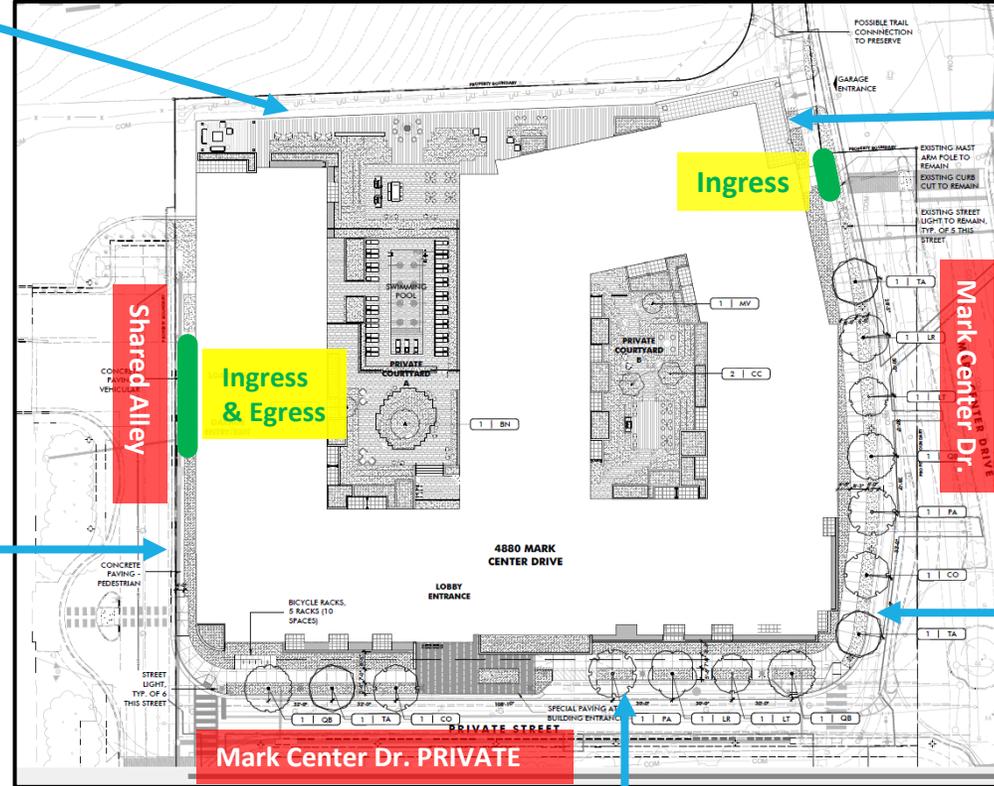


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CDD= Coordinated Development District
 DSUP = Development Special Use Permit
 SUP = Special Use Permit



Site Plan and Architecture



4880 Mark Center Drive
DSUP2025-10007



Highlights & Benefits

Highlights

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

Benefits

- 402 new apartments adjacent to a West End Transit facility
- Compliance with City Policies
 - ▶ \$50K Capital Bikeshare contribution, \$75K Public Art contribution (or on-site equivalent), Green Building
 - ▶ 49% open space & 26% crown coverage
 - ▶ Affordable Housing= 1 CAU & \$1,296,798 voluntary monetary contribution



Community

Date	Meeting	Public Attendees
October 7, 2025	Community meeting (virtual, applicant-led)	1
October 15, 2025	AHAAC	7
October 30, 2025	P&Z Development Bi-monthly update (Virtual)	17
November 6, 2025	Planning Commission	

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DSUP2025-10007

AHAAC = Alexandria Housing Affordability Advisory Committee
P&Z = Department of Planning & Zoning



**Planning Commission
recommend approval of
DSUP2025-10007.**





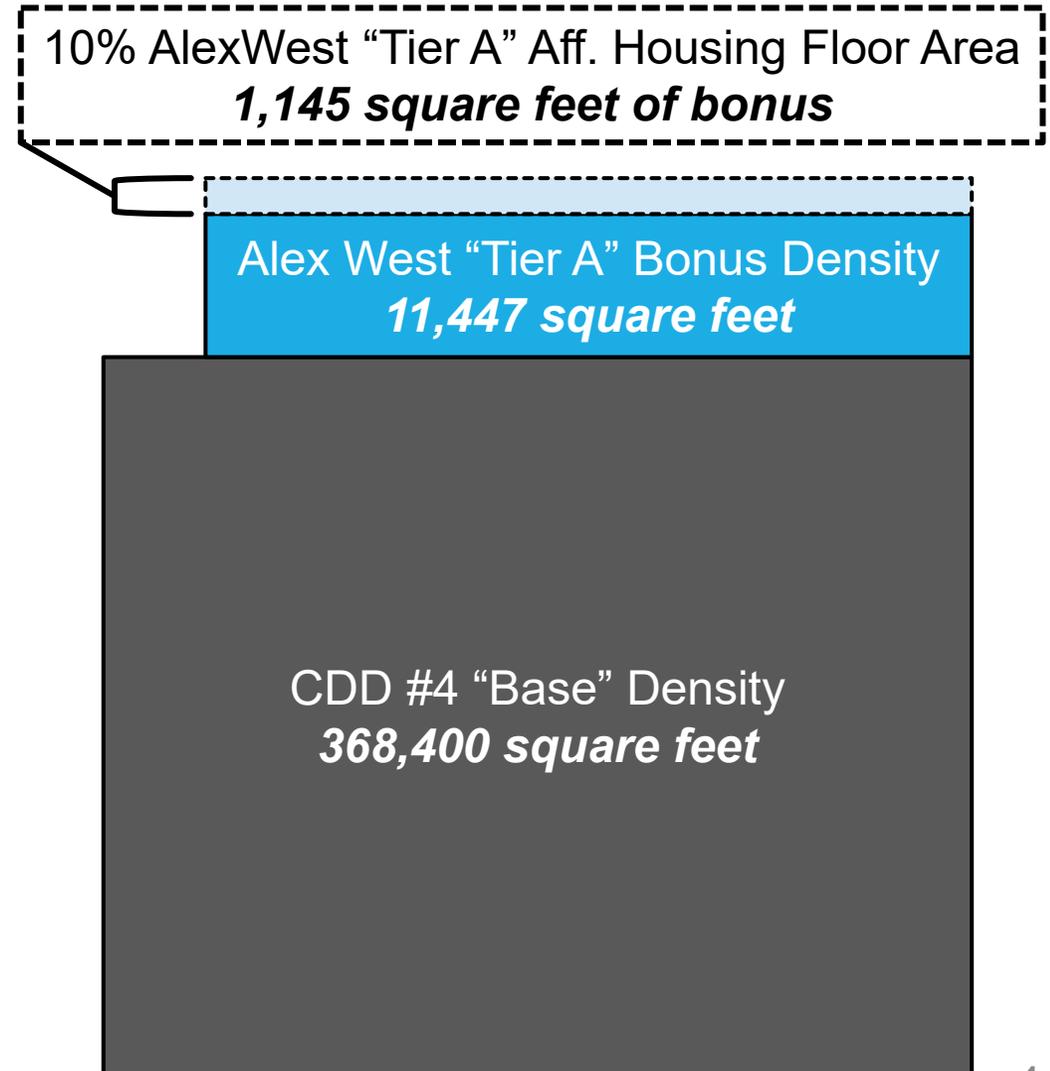
Affordable Unit Calculation

CDD #4 “Base” Density

- DSUP #2007-0027 permitted 368,400 sf of base **office density**
- 2021 CDD #4 amendment **expanded uses to include residential**

AlexWest Small Area Plan

- **Tier A:** Addt'l residential development allowed **over the development base**
- **10%** of addt'l residential req. affordable





Proposed Condition Update

3. Submit the plats and associated deeds for all applicable easements identified in the Preliminary Plan dated 8/20/2025. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. Provide proof of recordation with the first application for a building permit. (P&Z) (T&ES) *, **

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

i. The AlexWest Small Area Plan recommends a future pedestrian connection between Mark Center Drive and the Winkler Preserve. If/when Northern Virginia Regional Park Authority (NOVA Parks), the owner of the Winkler Preserve, wants to move forward with an entrance along Mark Center Drive, the property owner will allow a connection through the tail of the property that is generally consistent with the AlexWest Small Area Plan. This could be accomplished through an easement or a future dedication of the property. (P&Z) (T&ES)*