



APPLICATION

☒ **Master Plan Amendment MPA#** _____
☐ **Zoning Map Amendment REZ#** _____

PROPERTY LOCATION: 601 E Glebe Road, 2601 & 2901 Main Line Boulevard, and 2900 Potomac Avenue

APPLICANT

Name: MTV Holdco, L.L.C.

Address: _____

PROPERTY OWNER:

Name: 601 E. Glebe Road, L.L.C., PY Landbay H, L.L.C., 2900 Potomac Avenue, L.L.C., and 2901 Main Line Boulevard, L.L.C.

Address: _____

Interest in property:

☐ Owner ☐ Contract Purchaser
☒ Developer ☐ Lessee ☐ Other _____

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

☐ Yes: If yes, provide proof of current City business license.
☐ No: If no, said agent shall obtain a business license prior to filing application.

Not Applicable

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

MC Puskar

Signature

Telephone #

Fax #

7/16/2025

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

MPA # _____

REZ # _____

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use		Master Plan Designation		Zoning Designation		Frontage (ft.)
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Land Area (acres)
1 601 E. Glebe Rd 025.01-05-11	vacant	CDD #10 Residential Component	Mixed-use	Mixed-use	CDD #10	CDD #10	452.04 .55 acres
2 2601 Main Line Blvd 025.03-03-01	vacant	CDD #10 Residential Component	Mixed-use	Mixed-use	CDD #10	CDD #10	1,660.16 FT 4.3 acres
3 2900 Potomac Ave & 2901 Main Line Blvd 025.01-05-07 & 025.01-05-12	vacant	CDD #10 Residential/ Retail Component	mixed-use & mixed-use predominantly residential	mixed-use & mixed-use predominantly residential	CDD #10	CDD #10	1,545.56 3.12 acres
4 _____	_____	_____	_____	_____	_____	_____	_____

Note: Master Plan Amendment needed to update proposed density by use on page 71.

PROPERTY OWNERSHIP

[] Individual Owner

[x] Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 3% interest in such corporation or partnership.

1. Name: see attached Extent of Interest: _____

Address: _____

2. Name: _____ Extent of Interest: _____

Address: _____

3. Name: _____ Extent of Interest: _____

Address: _____

4. Name: _____ Extent of Interest: _____

Address: _____

MPA # _____
REZ # _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

- 1.** Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:
See attached narrative.
- 2.** Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:
See attached narrative.
- 3.** Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.
See attached narrative.
- 4.** If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):
Not applicable.



APPLICATION

CDD DEVELOPMENT CONCEPT PLAN

CDD # _____

[must use black ink or type]

PROPERTY LOCATION: 601 E Glebe Road, 2601 & 2901 Main Line Boulevard, and 2900 Potomac Avenue

TAX MAP REFERENCE: 025.01-05-11, 025.03-03-01, 025.01-05-07, and 025.01-05-12 **ZONE:** CDD #10

APPLICANT'S NAME: MTV Holdco, L.L.C.

ADDRESS: _____

PROPERTY OWNER NAME: 601 E. Glebe Road, L.L.C., PY Landbay H, L.L.C., 2900 Potomac Avenue, L.L.C., and 2901 Main Line Boulevard, L.L.C.

ADDRESS: _____

REQUEST: CDD Concept Plan for the four remaining vacant parcels within the CDD#10 zone.

THE UNDERSIGNED hereby applies for CDD Development Concept Plan approval in accordance with the provisions of Section 5-600 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 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 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 Planning Commission or City Council in the course of public hearings 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.

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

Mailing/Street Address

MC Puskar

Signature

Telephone #

Fax #

Email address

DO NOT WRITE IN THIS SPACE OFFICE USE ONLY

Application Received: _____

Date and Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

☐ the Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: master developer 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?

☐ **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.

Not applicable

Narrative Description
Master Plan Amendment and Coordinated Development District #10 Concept Plan
Potomac Yard Landbay G Block G, Landbay G Blocks B & E, and Landbay H
601 E Glebe Road, 2601 & 2901 Main Line Boulevard, and 2900 Potomac Avenue, Tax Map
Nos. 025.01-05-11, 025.03-03-01, 025.01-05-07, and 025.01-05-12

MTV Holdco, L.L.C. (the “Applicant”) requests approval of a Master Plan Amendment to the Potomac Yard/Potomac Greens Small Area Plan (the “SAP”), a new Coordinated Development District (CDD) Concept Plan for CDD #10 and a Text Amendment to Section 5-600 of the Zoning Ordinance to reflect the proposed mix of uses on the four remaining vacant parcels within CDD #10, which include Landbay G Block G, Landbay G Blocks B/E, and Landbay H.

Originally adopted in 1992, the Small Area Plan has been amended numerous times to provide updated guidance for the Potomac Yard/Potomac Greens Coordinated Development District (CDD #10) as it has evolved from its original adoption in 1992 to the most recent CDD Concept Plan Amendment in 2020. While the CDD zoning was established in 1992, the CDD Concept Plan for Potomac Yard/Potomac Greens (CDD#99-01) was first approved by City Council on September 8, 1999, which allowed for an Alternative Concept Plan that was approved by amendment on January 25, 2003.

The long-range vision for the anticipated build out of this portion of Potomac Yard was 25 years, as evidenced by Condition #40 of the original CDD. The SAP recommendations and the vision for development anticipated in the CDD #10 Concept Plan have largely been realized, as evidenced by the existing improvements, including:

- Major infrastructure (the realignment and widening of Route 1 to facilitate BRT, removal of the Monroe Avenue bridge and construction of a new Route 1 bridge, complete street grid with sidewalks, lighting and street trees, below grade utilities, bike facilities, a sanitary trunk sewer and pump station, storm water ponds and filters etc, demolition of Bridge deck B over four mile run, dedication of rail park to the City, monetary contributions toward Metro in lieu of a pedestrian bridge, etc)
- Major open spaces including Monroe Avenue Fields, Potomac Greens Park, Potomac Yard Linear Park, a dog park, finger parks, and neighborhood parks and playgrounds.
- Mixed-use development of a variety of building types and heights, including residential (townhouses, stacked-townhouses, and multi-unit buildings), office, retail, continuum of care, and a fire station, with the highest density of commercial uses adjacent to the Potomac Yard Metro station.

The Applicant and its development partners are now prepared to finish the build out of CDD #10. However, as has been done over the past 25 years in response to ever changing economic development conditions and considerations, the Applicant requests amendments to the Master Plan, a text amendment, and a new CDD Concept Plan to permit the development of 88 affordable multi-unit rental dwellings on Landbay G Block G, 431 multi-unit rental dwellings on Landbay G Block B/E and 120 for sale townhouses on Landbay H. The proposed coordinated development of these remaining blocks maintains and fulfills the SAP vision for a mix of

housing types and uses in Potomac Yard and meets the CDD Concept Plan standards in section 5-604 of the Zoning Ordinance that “the proposed development provide adequate recreational amenities and a substantial amount of residential units, including an affordable housing component”. The proposal is also consistent with the concept of concentrating the highest density near metro, as it shifts density from Landbay H to Landbay G Block B/E to maximize residential density to the extent possible, while still retaining enough area for a high-quality, activated “town center” open space framed by 12,000 sf of retail to serve the neighborhood and general public.

The significant level of office density (1.9 million square feet) contemplated in the original CDD Concept Plan was never realized due to a variety of factors. Initially, in addition to the office density anticipated in other Landbays, 292,000 square feet of office density was planned for Landbay L and 473,000 square feet of office density was planned for Landbay J. Marketing efforts for those Landbays quickly revealed that, given the distance from the Braddock Road Metro and the lack of surrounding amenities, development of office density in those Landbays was not viable. With that background, in 2008, the City and owner of Landbay H worked together to transfer the 765,000 sf of office density from Landbays L and J to Landbay H/I to position that property to compete for development of an office campus for a large GSA tenant, which never materialized.

Over the past 15 years (with the exception of the few years it was used for a construction staging area for the new Potomac Yard Metro), Landbay H has been available and marketed for office development without success. The viability of office in Landbay H was further compromised by the 2010 approval of the North Potomac Yard CDD (CDD #19), which planned for significant office density immediately adjacent to the new Metro station where it is most marketable and, most recently, by COVID-19, which not only had a severe impact on the overall economy in terms of construction costs, labor costs and interest rates, but also in the demand for office density given the increase in teleworking which started as a necessity and continues today as a convenience and cost savings measure. Furthermore, with the delivery of the new Virginia Tech Innovation Campus, recent marketing efforts have shown that new office users want to be in proximity not only to the Metro, but to this new academic hub.

It is important to note that the stated densities for Potomac Yard are specifically listed in the Master Plan, Zoning Ordinance, and original Concept Plan as “Maximum Development Levels,” not minimums. That being said, the Applicant understands the desire to maximize value and housing in Potomac Yard, given the City’s obligation to pay off bonds for the new Metro Station and given the City’s commitment to its regional partners in the Metropolitan Washington Council of Governments to help address the regional housing crisis. Both of these factors have been taken into account when developing the plan for the last undeveloped parcels in this portion of Potomac Yard.

The comprehensive proposal includes 639 housing units that provide a desirable diversity of housing choice (for sale, market rate rental and affordable rental) to supplement the existing mix of uses in Potomac Yard and attract a variety of customers in search of housing near metro. In addition, in response to staff and community input, the Applicant has included additional open space to serve the townhomes in Block H, incorporated quality, programmable “town center”

open space in Landbay G Block B/E to supplement the large regional Potomac Yard Park, and added 12,000 sf of retail adjacent to the “town center” open space to serve the neighborhood and general public. Note that the viability of the original “town center” level of retail was compromised with the approval of North Potomac Yard CDD #19 in 2010, which envisions 900,000 sf of retail, thereby shifting the true Town Center of Potomac Yard to the north. While the original amount of retail and associated amount of open space is no longer realistic in Landbay G, given the changing landscape within Potomac Yard and North Potomac Yard over time, the 12,000 sf of retail and the adjacent programmable open space have been strategically located along Potomac Avenue across from the Potomac Yard Park and the southern entrance to the Potomac Yard Metro to ensure visibility and convenient access for neighboring residents, office workers, metro riders, park users and those passing by.

The transfer of density and value associated with Block H and Block B/E enables the Applicant to contribute the land in Landbay G Block G to an affordable housing developer, who in turn, will be able to finance the affordable housing project without requiring the typical necessary City investment of approximately \$11 million from the City Housing Opportunities Fund (based on other comparable projects in the City over the past few years). In addition, barring any unforeseen issues, with the diversity of housing types and the proposed construction type, the three remaining blocks will be well-positioned to move forward to final site plan and construction, as each development block has been designed to be economically viable in today’s environment and will serve a different type of customer, thereby eliminating competing absorption risk. The sooner the housing gets built, the sooner more people will have homes in Alexandria and the sooner the additional value will inure to the City in both the form of increased real estate tax payments to the general fund and increased special tax district payments to pay off the bonds for the new Metro station.

The proposed SAP and CDD #10 Concept Plan amendments will facilitate development of the existing vacant parcels, which will generate significant tax revenue for the City, increase Metro ridership, provide additional open space and retail options, and provide public programmable open space for the neighborhood. It is time to complete the vision of Potomac Yard CDD #10 and set our sights on development of North Potomac Yard CDD #19.

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.} MTV Holdco, L.L.C.		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 601 E Glebe Road, 2601 & 2901 Main Line Boulevard, and 2900 Potomac 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
^{1.} 601 E. Glebe Road, L.L.C.		see attached
^{2.} 2901 Main Line Boulevard, L.L.C.		see attached
^{3.} 2900 Potomac Avenue, L.L.C.		see attached

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 require 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 indicated 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.)
^{1.} MTV Holdco, L.L.C.	None	None
^{2.} 601 E. Glebe Road, L.L.C.	None	None
^{3.} 2901 Main Line Boulevard, L.L.C.	None	None

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.

7/7/2025

Taylor Lawch

Date

Printed Name

Taylor Lawch

Signature

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.		
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 601 E Glebe Road, 2601 & 2901 Main Line Boulevard, and 2900 Potomac 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
1. PY Landbay H, L.L.C.		see attached
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 require 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 indicated 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.)
1. 2900 Potomac Avenue, L.L.C.	None	None
2. PY Landbay H, L.L.C.	None	None
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.

7/7/2025

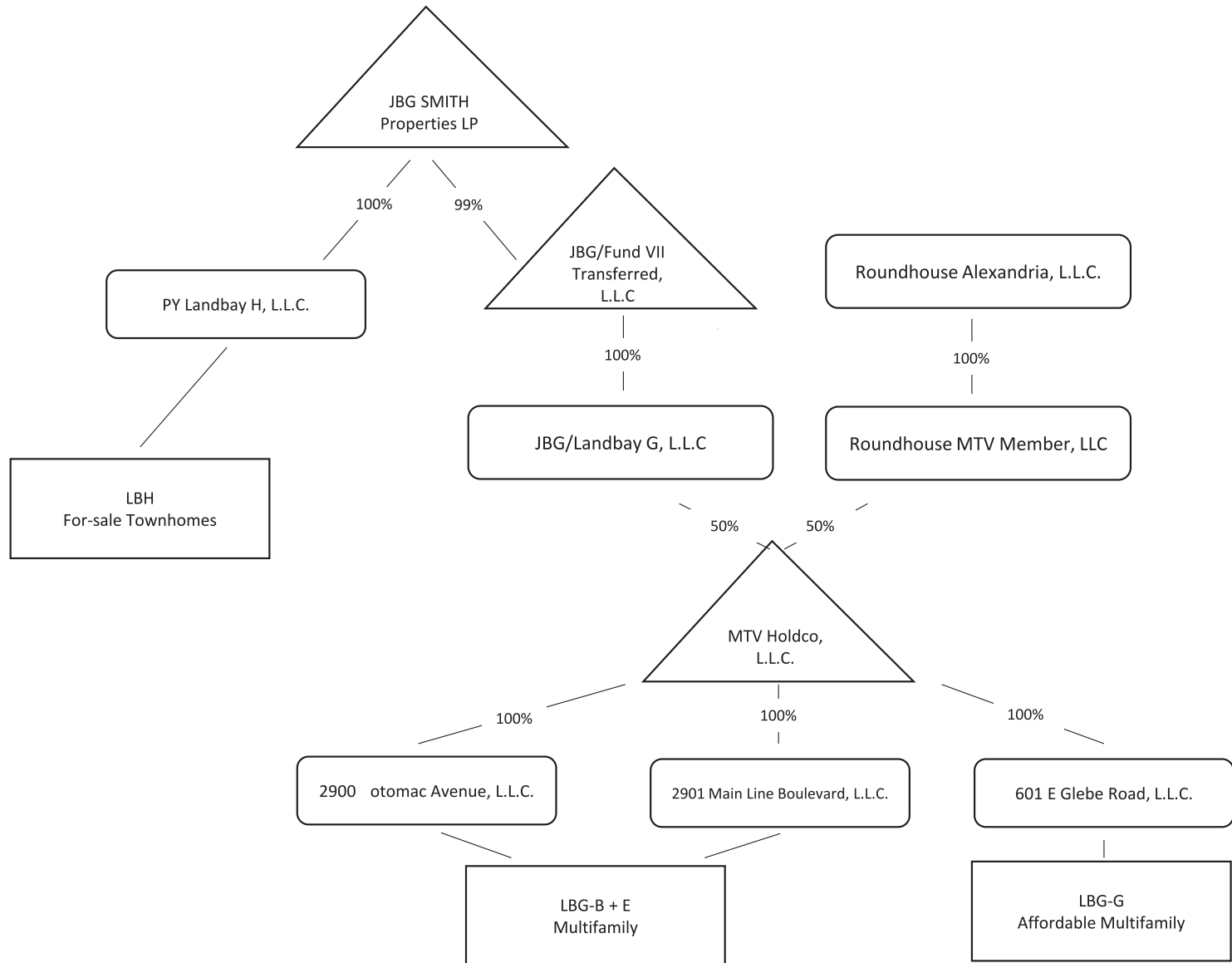
Taylor Lawch

Date

Printed Name

Taylor Lawch

Signature



MTV Holdco, L.L.C.

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File a CDD Amendment Application and a Master Plan
Amendment Application
601 E Glebe Road, 2601 & 2901 Main Line Boulevard, and 2900 Potomac
Avenue, Alexandria, VA 22301 and 22305, Tax Map Nos. 025.01-05-11, 025.03-
03-01, 025.01-05-07, and 025.01-05-12 (the "Property")

Dear Mr. Stoddard:

MTV Holdco, L.L.C. hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as
agent on its behalf for the filing and representation of a CDD Amendment Application and a Master
Plan Amendment Application for the Property.

Very truly yours,

MTV Holdco, L.L.C.

By: Taylor Lawler

Its: Director

Date: 7/1/2025

601 E. Glebe Road, L.L.C.

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File a CDD Amendment Application and a Master Plan Amendment Application
601 E Glebe Road, Alexandria, VA 22301, Tax Map No. 025.01-05-11 (the "Property")

Dear Mr. Stoddard:

601 E. Glebe Road, L.L.C., the owner of the above-referenced Property, hereby consent to the filing of a CDD Amendment Application and a Master Plan Amendment Application for the Property by MTV Holdco, L.L.C.

Very truly yours,

601 E. Glebe Road, L.L.C.

By: Taylor Lawch

Its: Director

Date: 7/1/2025

PY Landbay H, L.L.C.



Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File a CDD Amendment Application and a Master Plan Amendment Application
2601 Main Line Boulevard, Alexandria, VA 22301, Tax Map No. 025.03-03-01
(the "Property")

Dear Mr. Stoddard:

PY Landbay H, L.L.C., the owner of the above-referenced Property, hereby consent to the filing of a CDD Amendment Application and a Master Plan Amendment Application for the Property by MTV Holdco, L.L.C.

Very truly yours,

PY Landbay H, L.L.C.

By: Taylor Lawler

Its: Director

Date: 7/1/2025

2900 Potomac Avenue, L.L.C.



Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File a CDD Amendment Application and a Master Plan Amendment Application
2900 Potomac Avenue, Alexandria, VA 22301, Tax Map No. 025.01-05-12 (the "Property")

Dear Mr. Stoddard:

2900 Potomac Avenue, L.L.C., the owner of the above-referenced Property, hereby consent to the filing of a CDD Amendment Application and a Master Plan Amendment Application for the Property by MTV Holdco, L.L.C.

Very truly yours,

2900 Potomac Avenue, L.L.C.

By: Taylor Lawch

Its: Director

Date: 7/1/2025

2901 Main Line Boulevard, L.L.C.

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File a CDD Amendment Application and a Master Plan Amendment
Application
2901 Main Line Boulevard, Alexandria, VA 22301, Tax Map No. 025.01-05-07
(the "Property")

Dear Mr. Stoddard:

2901 Main Line Boulevard, L.L.C., the owner of the above-referenced Property, hereby consent to the filing of a CDD Amendment Application and a Master Plan Amendment Application for the Property by MTV Holdco, L.L.C.

Very truly yours,

2901 Main Line Boulevard, L.L.C.

By: Taylor Lawch

Its: Director

Date: 7/1/2025

COORDINATED DEVELOPMENT DISTRICT #10 VERIFICATION PLAN

CITY OF ALEXANDRIA, VIRGINIA

GENERAL NOTES

1. THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP NUMBERS FOR THESE SITES ARE 02501-05-12, 02501-05-07, 02501-09-11, & 02503-03-01.
2. THE SITES CONTAIN APPROXIMATELY 7.96 ACRES.
3. THE BOUNDARY SURVEY WAS PREPARED BY R.C. FIELDS & ASSOCIATES IN JULY OF 2024.
4. THE TOPOGRAPHIC SURVEY WAS OBTAINED BY A FIELD SURVEY DATED JULY 26, 2024.
5. THE SITES ARE CURRENTLY UNOCCUPIED. THERE ARE NO NATURAL FEATURES ON THE SITES THAT NEED TO BE PRESERVED OR PROTECTED; THERE ARE NO RESOURCE PROTECTION AREAS ONSITE.
6. ANY POTENTIAL NEGATIVE IMPACT ON ADJACENT PROPERTIES BY THIS PROPOSED PROJECT WILL BE MITIGATED BY PROVIDING ADEQUATE IMPROVEMENTS AND MINIMIZING TRAFFIC IMPACTS. THE PROPOSED PROJECT WILL UTILIZE THE EXISTING SANITARY SEWER INFRASTRUCTURE THAT WAS DESIGNED TO SUPPORT THE PROPOSED DEVELOPMENT. THE SANITARY SEWER NEEDS OF THE SITES, SECOND, THE PROPOSED TRAFFIC VOLUMES WILL BE REDUCED FROM THE VEHICLES PER DAY UTILIZED TO ESTABLISH THE DESIGN PARAMETER OF THE EXISTING ROADWAY INFRASTRUCTURE; DECREASING THE TRAFFIC LOAD AND IMPACT ON THE SURROUNDING AREA.
7. PER THE POTOMAC YARD / POTOMAC GREENS SMALL AREA PLAN THE MAXIMUM HEIGHT IN LBG-01 WILL NOT EXCEED 82' AND THE MAXIMUM HEIGHT IN LBG-07/E & LBN WILL NOT EXCEED 110'.
8. THE TOTAL GROSS SQUARE FOOTAGE OF THE VERIFICATION PLAN DEVELOPMENT IS 1,010,334 SF, 904,252 SF OF NET FLOOR AREA, AND 2.61 HAI.
9. THE CDD VERIFICATION PLAN REFLECTS APPROXIMATELY 640 RESIDENTIAL UNITS. THE UNITS ARE CURRENTLY PROPOSED TO INCLUDE 24R STUDIOS, 524R 1 BEDROOMS, 258R 2 BEDROOMS, 33R 3 BEDROOMS, AND 109R TOWNHOMES. THE FINAL NUMBER OF UNITS IS SUBJECT TO CHANGE THROUGH THE 2R PROCESS.
10. THE TOTAL NUMBER OF OFF STREET PARKING SPACES FOR THE VERIFICATION PLAN SHALL BE 562. THE REQUIRED PARKING SPACES ARE WITHIN PARKING STRUCTURES. THERE ARE 77 SUPPLEMENTAL ON-STREET PUBLIC PARKING SPACES.
11. IN ADDITION TO PRIVATE OPEN SPACE WITHIN EACH PHASE, A IN-BUILDING VERIFICATION IN LBG, THE SPECIAL AGENCIES WILL INCLUDE A TOWN CENTER OPEN SPACE ON LBG-02/E AND A CENTRAL OPEN SPACE IN LBN TO SERVE THE NEIGHBORHOOD AND GENERAL PUBLIC. THE VERIFICATION PLAN WILL CONTINUE THE EXISTING NORTH/SOUTH PEDESTRIAN CONNECTIONS FROM THE SOUTH (LBN) TO LBG. THE SPECIAL AGENCIES WILL BE CONSTRUCTED WITH THE DEVELOPMENT OF EACH ASSOCIATED PARCEL.
12. THE APPLICANT HAS ENGAGED SPECIALIZED DEVELOPMENT PARTNERS FOR EACH PROPOSED USE WITHIN THE CDD APPLICATION TO ENSURE THE NEAR-TERM DEVELOPMENT OF EACH ASSOCIATED COMPONENTS. THE INVOLVEMENT OF DEVELOPMENT PARTNERS FOR EACH PROPOSAL ENABLES EACH PROJECT TO PROCEED TO CONSTRUCTION AT THE EARLIEST PRACTICAL OPPORTUNITY, SUBJECT TO THE AVAILABILITY OF FINANCING AND THE VIRGINIA HOUSING LOW-INCOME HOUSING TAX CREDIT (LHIC) PROGRAM. THE APPLICANT WILL WORK WITH STAFF ON FINANCING MODIFICATIONS AS THE ENTITLEMENT PROCESS ADVANCES.
13. THE OWNER/DEVELOPER SHALL BE PERMITTED TO SUBMIT A DUMP PURSUANT TO SECTION 5-605 OF THE ZONING ORDINANCE, FOR ANY OR ALL BLOCK(S) WITHIN THE DEVELOPMENT AND IN ANY ORDER AND IN CONJUNCTION WITH AN OVERALL INFRASTRUCTURE PLAN.
14. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE.
15. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CONTAMINATED SITES THAT MAY INCLUDE ARSENIC WITH ZONES OF ELVATED PETROLEUM COMPOUNDS AND/OR LEAD. ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, & CITY REGULATIONS.
16. THE PROJECT WILL BE SERVED BY ADEQUATE EXISTING PUBLIC UTILITIES AND SERVICES.
17. STORMWATER MANAGEMENT AS DEFINED BY THE CITY OF ALEXANDRIA WILL BE REQUIRED AND PROVIDED BY THE EXISTING NET POND P-2 ENLARGEMENT AND BAYSEPARATOR #8.
18. SANITARY SEWER COLLECTION, CONVEYANCE, AND TREATMENT WILL BE PROVIDED BY THE CITY OF ALEXANDRIA AND ALEXANDRIA REVENUE ENTERPRISES. THE DEVELOPER IS PROPOSING TO IMPLEMENT WATER CONSERVATION MEASURES IN EACH BUILDING TO MINIMIZE DOMESTIC WATER USE AND WASTE. IT IS EXPECTED THAT THESE MEASURES WILL REDUCE DOMESTIC WATER DEMAND AND REDUCE WATER WASTE.

VICINITY MAP



0' 300' 600'

TAX PARCEL NUMBER: #025.01-05-12,
025.01-05-07,
025.01-05-11,
& 025.03-03-01

PROJECT DESCRIPTION NARRATIVE

MTV HOLDCO, L.L.C. (THE "APPLICANT") REQUESTS APPROVAL OF A MASTER PLAN AMENDMENT TO THE POTOMAC YARD/POTOMAC GREENS SMALL AREA PLAN (THE "SAP"), A NEW COORDINATED DEVELOPMENT DISTRICT (CDD) VERIFICATION PLAN FOR CDD #10, AND A TEXT AMENDMENT TO SECTION 5-600 OF THE ZONING ORDINANCE TO REFLECT THE PROPOSED MIX OF USES ON THE FOUR REMAINING VACANT PARCELS WITHIN CDD #10 WHICH INCLUDES LANDBAY G BLOCK G, LANDBAY G BLOCKS B/E, AND LANDBAY H.

THE PROPOSED CDD VERIFICATION PLAN COMPLETES CDD #10 THROUGH THE DEVELOPMENT OF THE REMAINING VACANT PARCELS ON LAMBDA G & LAMBDA H (TAX MAPS #025.01-05-12, 025.01-05-07, 025.01-05-11, & 025.03-03-01). THE COMPREHENSIVE PROPOSAL INCLUDES 640 HOUSING UNITS THAT PROVIDE A DESIRABLE DIVERSITY OF HOUSING CHOICE (FOR SALE, MARKET RATE RETAIL, AND AFFORDABLE RENTAL) TO SUPPLEMENT THE EXISTING MIX OF USES IN POTOMAC YARD AND ATTRACT A VARIETY OF CUSTOMERS IN SEARCH OF HOUSING NEAR METRO. IN ADDITION, THE APPLICANT HAS INCLUDED A CENTRAL OPEN SPACE IN BLOCK H, A PROGRAMMABLE "TOWN CENTER" OPEN SPACE IN LAMBDA G BLOCK B/E, AND 13,000 SF OF RETAIL ADJACENT TO THE "TOWN CENTER" OPEN SPACE TO SERVE THE NEIGHBORHOOD AND GENERAL PUBLIC.

OWNER/DEVELOPER

OWNER: 2900 POTOMAC AVENUE LLC (PARCEL G-B)
2901 MAINLINE BOULEVARD LLC (PARCEL G-E)
PY LANDBAY H LLC (PARCEL H)
601 E GLEBE ROAD LLC (PARCEL G-G)
4747 BETHESDA AVE
BETHESDA, MD 20814
(240) 333-3600
CONTACT: ROBBIE SACLARIDES | RSACLARIDES@JBSMITH.COM

APPLICANT: MTV HOLDCO L.L.C.
4747 BETHESDA AVE
BETHESDA, MD 20814
(240) 333-3600
CONTACT: ROBBIE SACLARIDES | RSACLARIDES@JBSMITH.COM

<p>ATTORNEY: WALSH, COLUCCI, LUBELEY & WALSH, P.C. 2200 CLARENDON BLVD, SUITE 1300 ARLINGTON, VIRGINIA 22201 (703) 528-4700 CONTACT: M. CATHERINE PUSKAR CPUSKAR@THELANDLAWYERS.COM</p>	<p>CIVIL ENGINEER: R.C. FIELDS & ASSOCIATES, INC. 825 N. WASHINGTON STREET, SUITE 250 ALEXANDRIA, VA 22314 (703) 549-6422 CONTACT: TAYLOR DOYLE TDOYLE@RCFASDDC.COM</p>
---	---

SHEET INDEX:

COVER SHEET		C1
EXISTING CONDITIONS LBC	B&E	C2-C3
EXISTING CONDITIONS LBC	G	C4
EXISTING CONDITIONS LBH		C5
CONTAMINATED SOILS MAP LBC	B&E	C6-C7
CONTAMINATED SOILS MAP LBC	G	C8
CONTAMINATED SOILS MAP LBH		C9
POTOMAC YARD CONCEPT PLAN		C10

COORDINATED DEVELOPMENT DISTRICT #10

VERIFICATION PLAN

CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME:

COVER SHEET

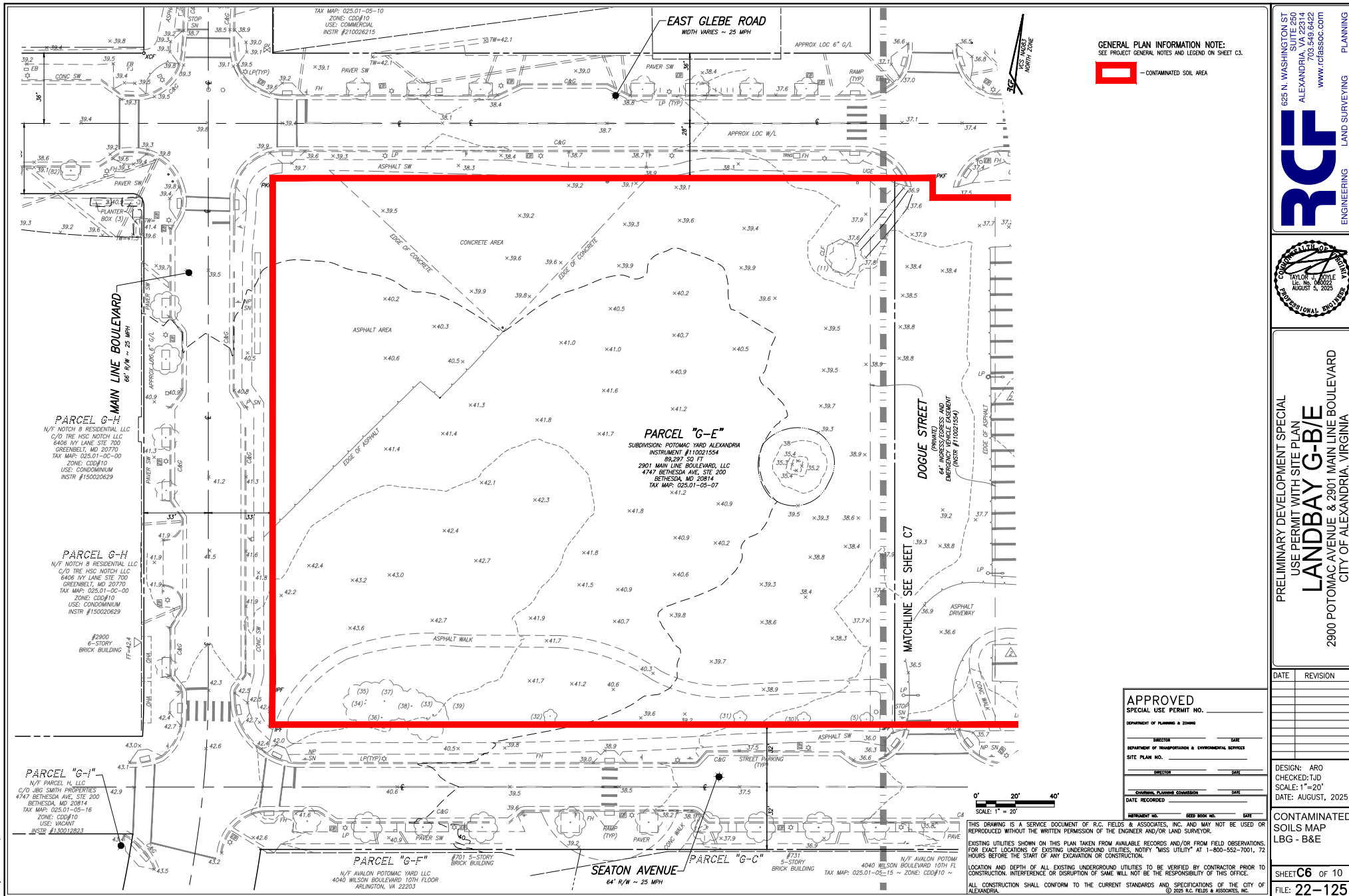
RCF
 625 N. WASHINGTON ST.
 SUITE 250
 ALEXANDRIA, VA 22314
 (703) 546-0422
www.rcfassoc.com

ENGINEERING LAND SURVEYING PLANNING

PROJ. MANAGER: TAYLOR DOYLE
 EMAIL: TD@RCFASASSOC.COM

CALE: AS NOTED DATE/AUGUST, 2025 DRAWS: ARO

[illegible]



GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET C3.

- CONTAMINATED SOIL AREA

625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22304
703.548.6422
WWW.RCFCLASSOC.COM

RCF

ENGINEERING
LAND SURVEYING
PLANNING



PRELIMINARY DEVELOPMENT SPECIAL
USE PERMIT WITH SITE PLAN
LANDBAY G-B/E
2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
DATE: AUGUST, 2025

CONTAMINATED
SOILS MAP
LBG - B&E

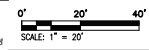
SHEET **C6** OF 10
FILE: **22-125**

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHIEF PLANNING SUPERVISOR _____ DATE _____
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DAY _____

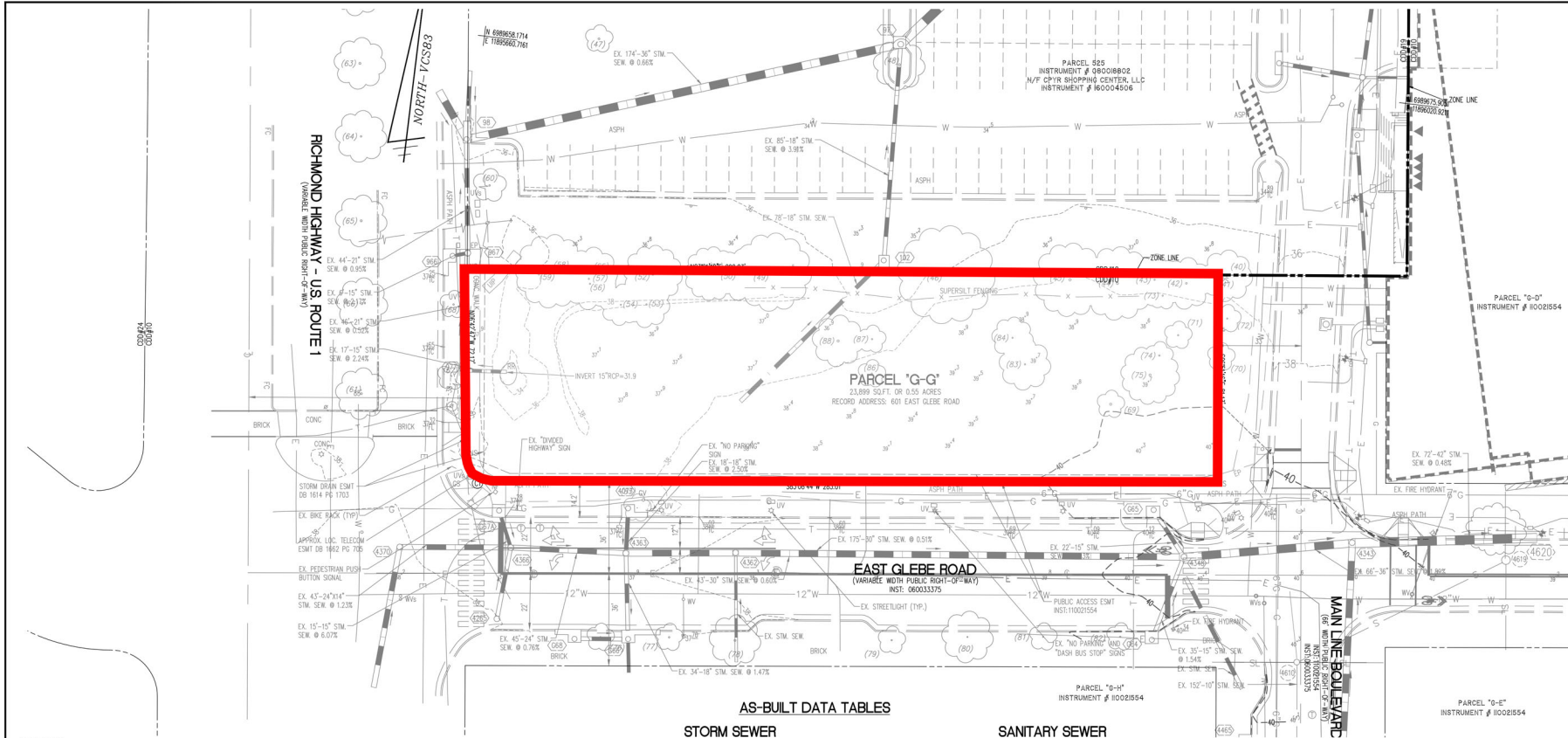


EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

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

© 2025 R.C. FIELDS & ASSOCIATES, INC.



NOTES

- THE PROPERTY DELINEATED HEREON APPEARS ON THE CITY OF ALEXANDRIA TAX MAP AS NUMBER 025.01-05-11 AND IS ZONED CD0410.
- THE PROPERTY IS NOW IN THE NAME OF 601 E. GLEBE ROAD LLC, AS RECORDED IN INSTRUMENT NUMBER 210011710 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
- THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINES SIZES ARE FROM RECORD INFORMATION.
- THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM AND SUPPLEMENTED WITH RECORD INFORMATION AND GIS INFORMATION.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190033E, EFFECTIVE DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 16-03036, DATED DECEMBER 5, 2016.
- THE PROPERTY SHOWN HEREON IS REFERENCED TO VIRGINIA STATE GRID NORTH AS SHOWN ON THE PLAT RECORDED IN INSTRUMENT NUMBER 110021554. THE VERTICAL DATUM WAS FURNISHED BY CHRISTOPHER CONSULTANTS AND APPEARS ON THEIR PLANS AS "MATA VERT." CONTOUR INTERVAL IS TWO FEET.
- THERE ARE NO BUILDINGS, NO MARKED PARKING SPACES AND NO POSTED ADDRESS ON THE PROPERTY. THE RECORD ADDRESS IS 601 EAST GLEBE ROAD.
- TOTAL AREA OF THE PROPERTY IS 23,899 SQUARE FEET OR 0.54865 ACRES.

SD 102	
THREAT INLET TOP +	34.16
15" RCP IN (SOUTH) +	33.31
18" RCP IN (S.WEST) +	28.73
18" RCP OUT (SD 97) +	28.51
SD 977	
MANHOLE TOP +	37.77
15" RCP IN (EAST) +	31.52
21" RCP OUT (SD 967) +	28.14
SD 966	
CURB INLET TOP +	37.45
4" FLEX IN (S.WEST) +	34.79
15" RCP OUT (SD 967) +	30.77
SD 967	
MANHOLE TOP +	37.54
15" RCP IN (SD 966) +	30.64
21" RCP IN (SD 976) +	27.90
21" RCP OUT (SD 98) +	27.84
SD 98	
CURB INLET TOP +	34.72
21" RCP IN (NORTH) +	29.41
21" RCP IN (SD 967) +	27.42
33" RCP IN (N.WEST) +	26.49
36" RCP OUT (SD 97) +	26.34
SD 97	
YARD INLET TOP +	35.70
THREAT IN (WEST) +	32.78
THREAT IN (EAST) +	32.71
18" RCP IN (SD 102) +	27.07
36" RCP IN (SD 96) +	25.19
42" RCP OUT (N.EAST) +	25.12
SD 667A	
CURB INLET TOP +	37.44
15" RCP OUT (SD 4366) +	34.98

STORM SEWER

SD 4077	
CURB INLET TOP +	37.78
15" RCP OUT (SD 4363) +	32.66
SD 4365	
MANHOLE TOP +	37.86
15" RCP OUT (SD 4366) +	33.16
SD 668	
CURB INLET TOP +	37.49
18" RCP OUT (SD 666) +	33.29
SD 666	
CURB INLET TOP +	37.51
15" RCP IN (SOUTH) +	32.77
18" RCP IN (SD 668) +	32.69
18" RCP OUT (SD 4363) +	32.66
SD 4363	
MANHOLE TOP +	37.66
18" RCP IN (SD 4077) +	32.21
18" RCP IN (SD 666) +	32.16
24" RCP IN (SD 4366) +	31.56
30" RCP OUT (SD 4362) +	31.49
SD 4362	
MANHOLE TOP +	38.11
15" RCP IN (SOUTH) +	31.66
30" RCP IN (SD 4363) +	31.23
30" RCP OUT (SD 4348) +	31.11
SD 664	
CURB INLET TOP +	40.41
15" RCP OUT (SD 4348) +	36.36
SD 665	
CURB INLET TOP +	40.37
15" RCP OUT (SD 4348) +	36.42

SANITARY SEWER

SD 4348	
MANHOLE TOP +	40.37
15" RCP IN (SD 664) +	35.82
15" RCP IN (SD 665) +	35.71
30" RCP IN (SD 4362) +	30.22
36" RCP OUT (SD 4345) +	30.17
SD 4465	
CURB INLET TOP +	40.28
18" RCP OUT (SD 4533) +	36.33
SD 4533	
CURB INLET TOP +	40.53
18" RCP IN (SD 4465) +	35.86
30" RCP IN (SD 4607) +	35.16
30" RCP OUT (SD 4345) +	35.14
SD 4343	
MANHOLE TOP +	40.27
30" RCP IN (SD 4533) +	35.97
36" RCP IN (SD 4348) +	28.92
42" RCP OUT (EAST) +	28.82
SD 4370	
MANHOLE TOP +	37.93
23" X14" RCP IN (SOUTH) +	34.07
23" X14" RCP OUT (SD 4366) +	33.93
SD 4366	
MANHOLE TOP +	37.20
15" RCP IN (SD 667A) +	34.07
15" RCP IN (SD 4263) +	32.57
23" X14" RCP IN (SD 4370) +	33.40
24" RCP OUT (SD 4363) +	31.90



CONTAMINATED SOIL AREA

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	10.00'	15.73'	90°08'29"	10.02'	14.16'	N51°47'01"W

EXISTING TREE TABLE

12' 4" TREE	68' 7" TREE
40' 6" TREE	69' 10" TREE
41' 7" TREE	70' 10" TREE
42' 8" TREE	71' 6" TREE
43' 6" TREE	72' 6" TREE
44' 10" TREE	73' 6" TREE
45' 10" TREE	74' 7" TREE
46' 12" TREE	75' 10" TREE
47' 8" TREE	76' 7" TREE
48' 10" TREE	77' 7" TREE
49' 8" TREE	78' 9" TREE
50' 6" TREE	79' 6" TREE
51' 6" TWIN	80' 5" TREE
52' 7" TREE	81' 6" TREE
53' 6" CLUSTER	82' 6" TREE
54' 6" TREE	83' 6" TWIN
55' 6" TREE	84' 6" TREE
56' 6" TWIN	85' 3" TWIN
57' 6" TREE	86' 6" TREE
58' 6" TREE	87' 6" TREE
59' 6" TREE	88' 10" TREE
60' 7" TREE	
61' 8" TREE	
62' 9" TREE	
63' 9" TREE	
64' 9" TREE	
65' 9" TREE	
66' 8" TREE	
67' 6" TREE	



WALTER L. PHILLIPS
INCORPORATED
Engineers • Surveyors • Planners • Landscape Architects • Architects
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 524-8163 Fax (703) 533-1301 www.WLPHINC.com

DATE: 06/06/25
DRAWN: JAY
CHECKED: JAY

DATE: 05/10/25
CONCEPT: 1

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED

POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
STAGE 2 CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

CONTAMINATED SOILS MAP LBG - G

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. _____

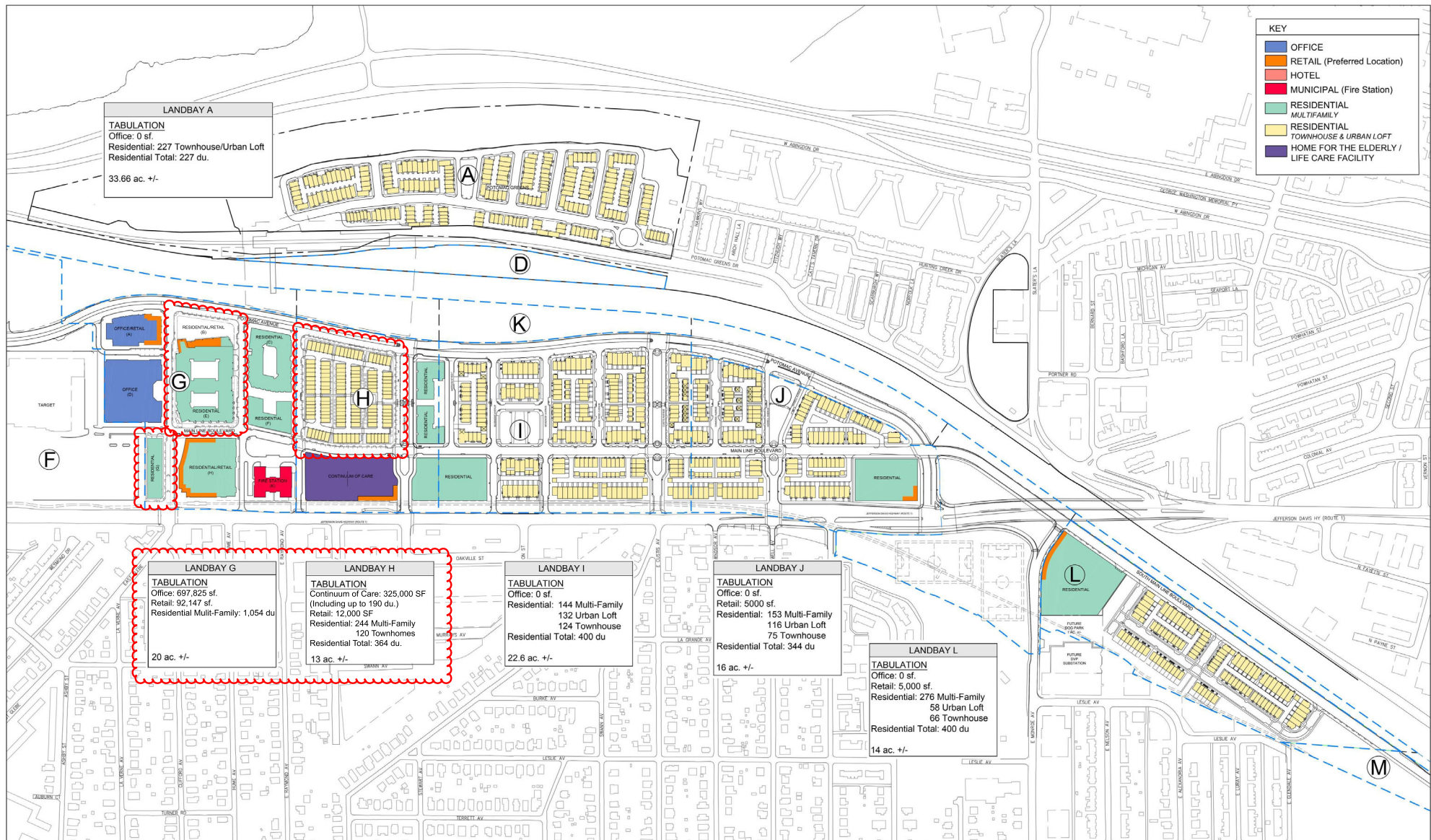
DEED BOOK NO. _____

PAGE NO. _____

File No: ALEX Tax Map No. 25.01 Job No. 17-004 Cust Dwg. File: Q:\sdg\p\17004\dwg\Planning\Concept\2017004P-0302.dwg

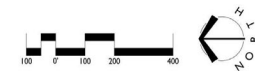
24

C8 of 10 SHEET: P-0302



LandDesign

Potomac Yard Concept Plan



JULY 3, 2025 | LD#2024019