



City of Alexandria

# The View

## DSUP2025-10003

**Planning Commission Meeting**

June 4, 2025



# Agenda



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



# Summary

## Request

- Redevelop the site to add a 257-unit age-restricted building with independent and assistant living and nursing/memory care
- Retain the 6-story, 126-unit building and replace the 5-story nursing home building

## Action

- Planning Commission recommendation of approval of the DSUP

## Key Elements

- Land use classification – multi-unit residential vs. continuum of care
- Bonus density for committed affordable housing
- Parking reduction





# Project Location

## Zone:

- RC / High density apartment zone

## Small Area Plan:

- AlexWest

## Surrounding Uses:

- Residential & institutional





# Land Use Requests

## DSUP

- To construct a new senior housing, multi-unit residential building with 257 dwelling units\*

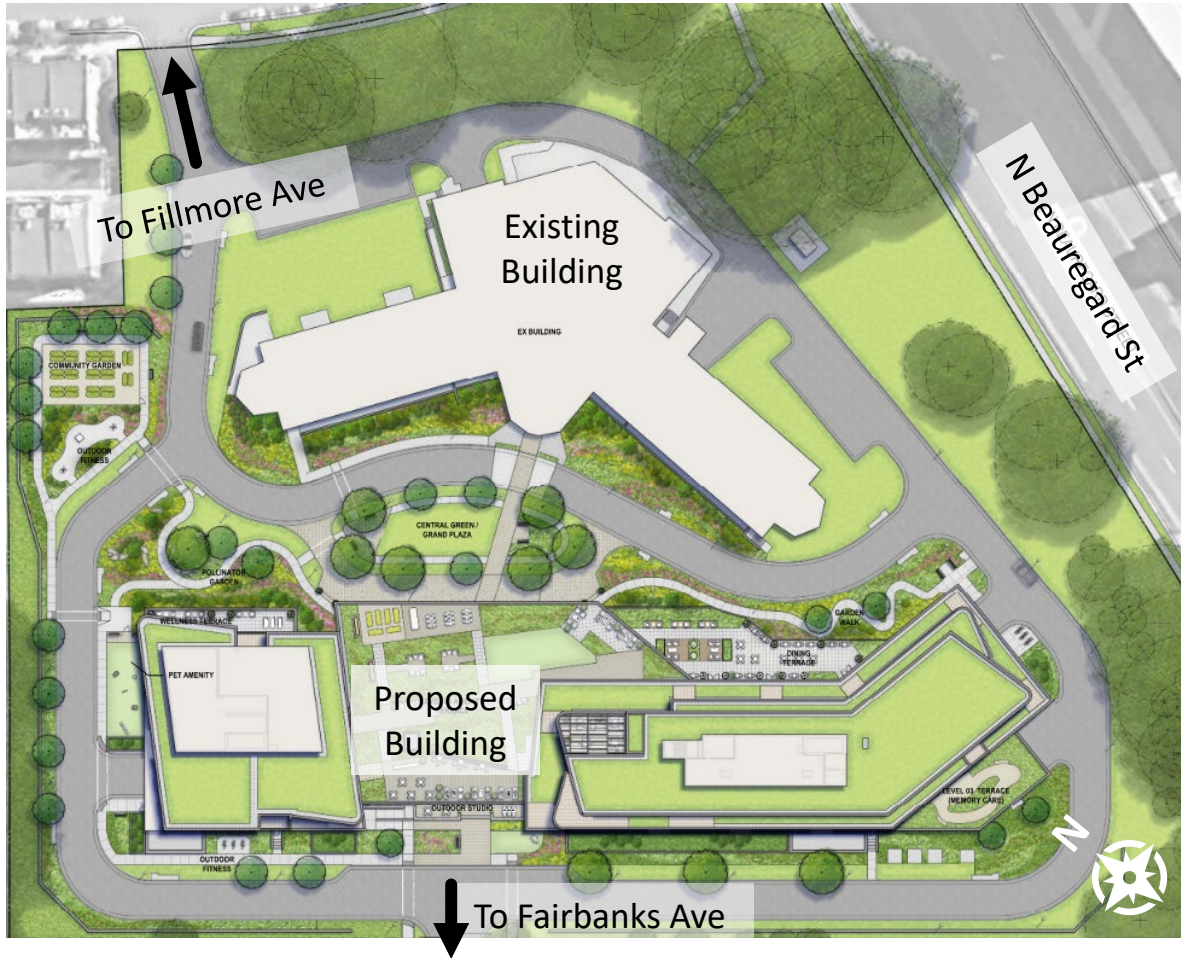
## SUPs

- For bonus density associated with § 7-700
- For a parking reduction | 1.15 spaces/unit
- For mechanical penthouses taller than 15-ft.





# Layout and Architecture





# Community

## Community Meetings

- March 12, 2025 (applicant led)
- April 24, 2025 (P&Z virtual meeting)

## AHAAC

- April 3, 2025
- May 14, 2025

## Commission on Aging

- Feb. 24, 2025\*
- May 8, 2025





# Highlights & Benefits

## Highlights

- **Schools:** no anticipated impact as senior housing
- **Transportation:** improved Fillmore Ave streetscape
- **Stormwater management:** 14.6% more phosphorous removed than required

## Benefits

- 257 new apartments incl. 7 committed affordable
- \$30K Capital Bikeshare contribution
- \$75K Public Art contribution (or on-site equivalent)





**Staff recommend approval of  
DSUP2025-10003**





# APPENDIX





# Eastern Elevation







# Bonus Density

- 7-702(A)(1) Units equal to at least one-third (1/3) of the increase achieved by the bonus or equivalency as determined by the Director of Housing
- Request: 30% bonus density (114K+ SF)
- Equivalency proposal:
  - Seven, one-bedroom IL units
  - Reduced buy-in, \$175K
  - Monthly services payment equal to 60% of AMI
  - Affordability for 40 years or 5 turnovers of the unit\*



# Parking Reduction

## Existing conditions:

- Max. requirement = 545 spaces
- Min. requirement = 517 spaces

## When West End Transitway is active:

- Min. requirement = 463 spaces

## If Continuum of Care:

- Requirement = 190 spaces

## Provided:

- **441** spaces (+ agreement with NVCC)