



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

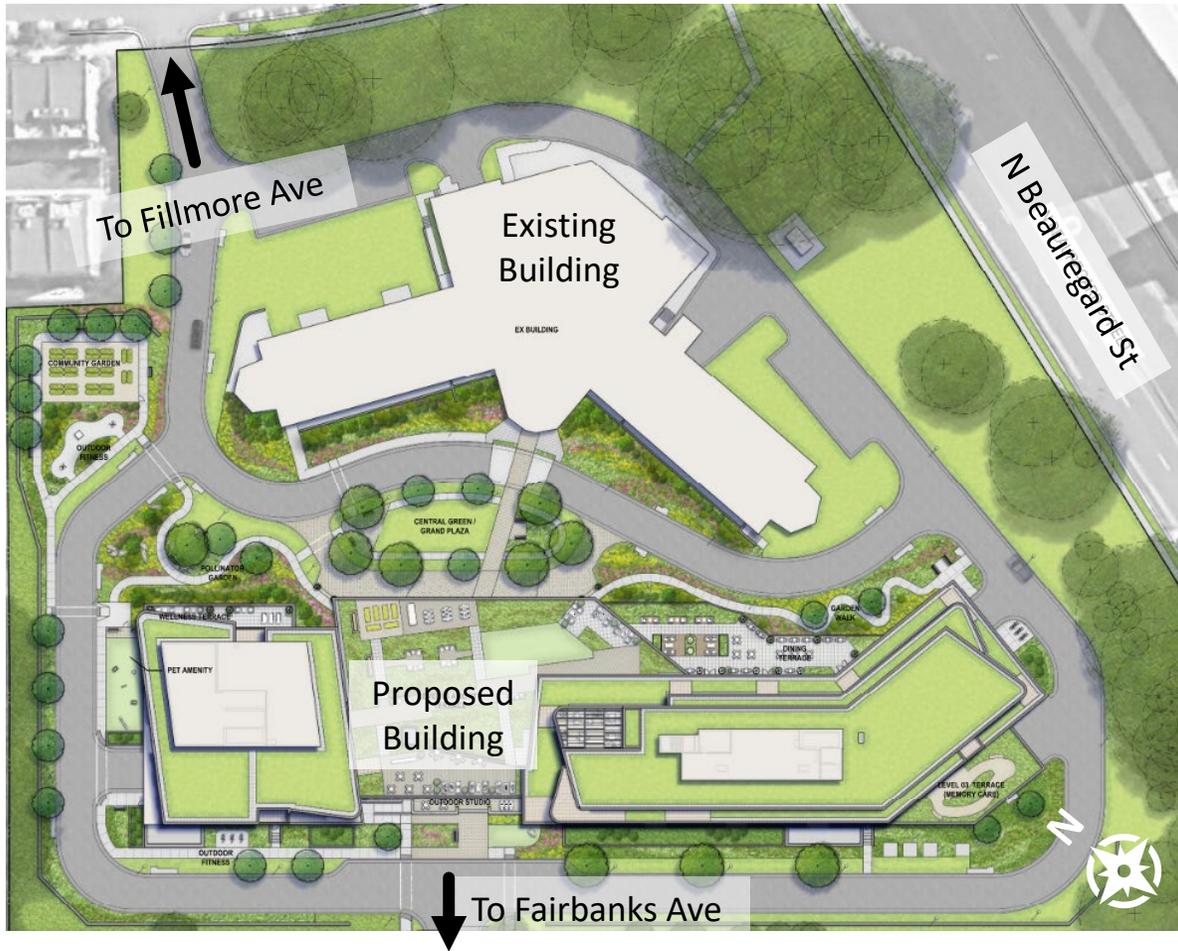
- To construct a new senior housing, multi-unit residential building with 257 dwelling units*

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



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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



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



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



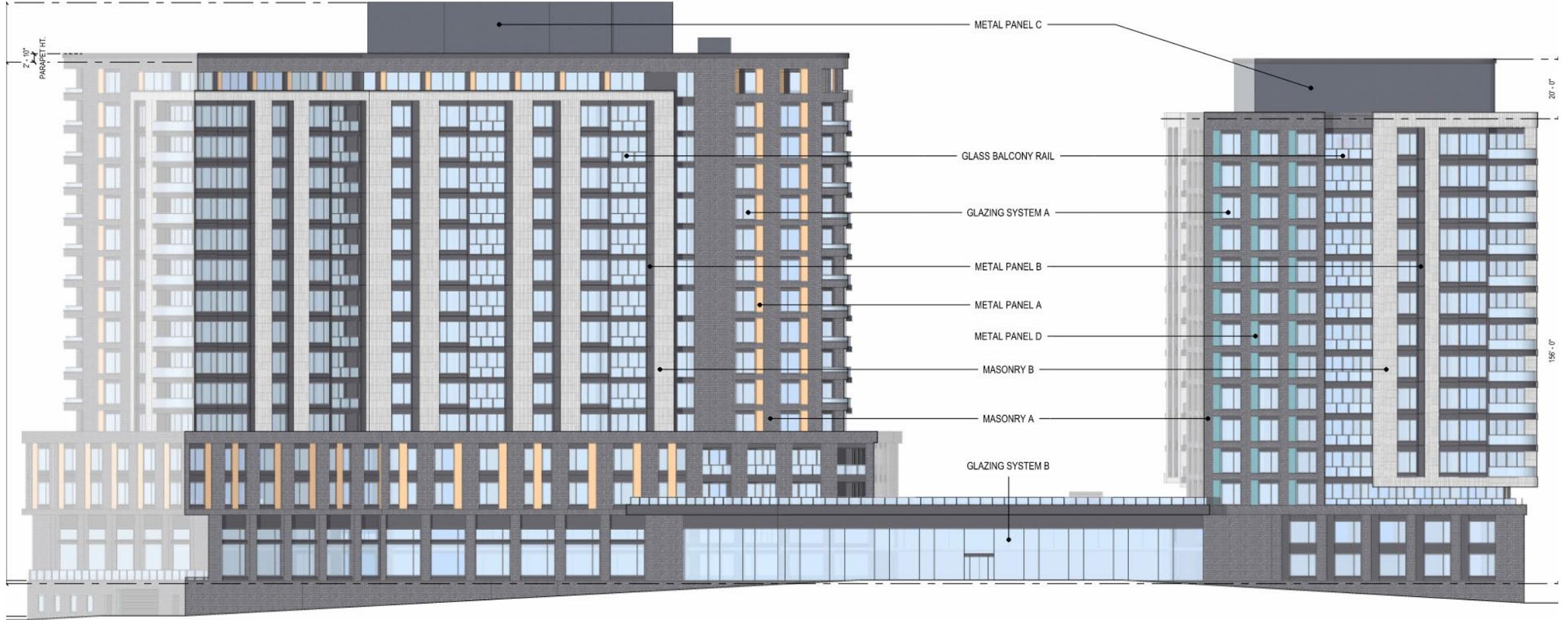


APPENDIX





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)