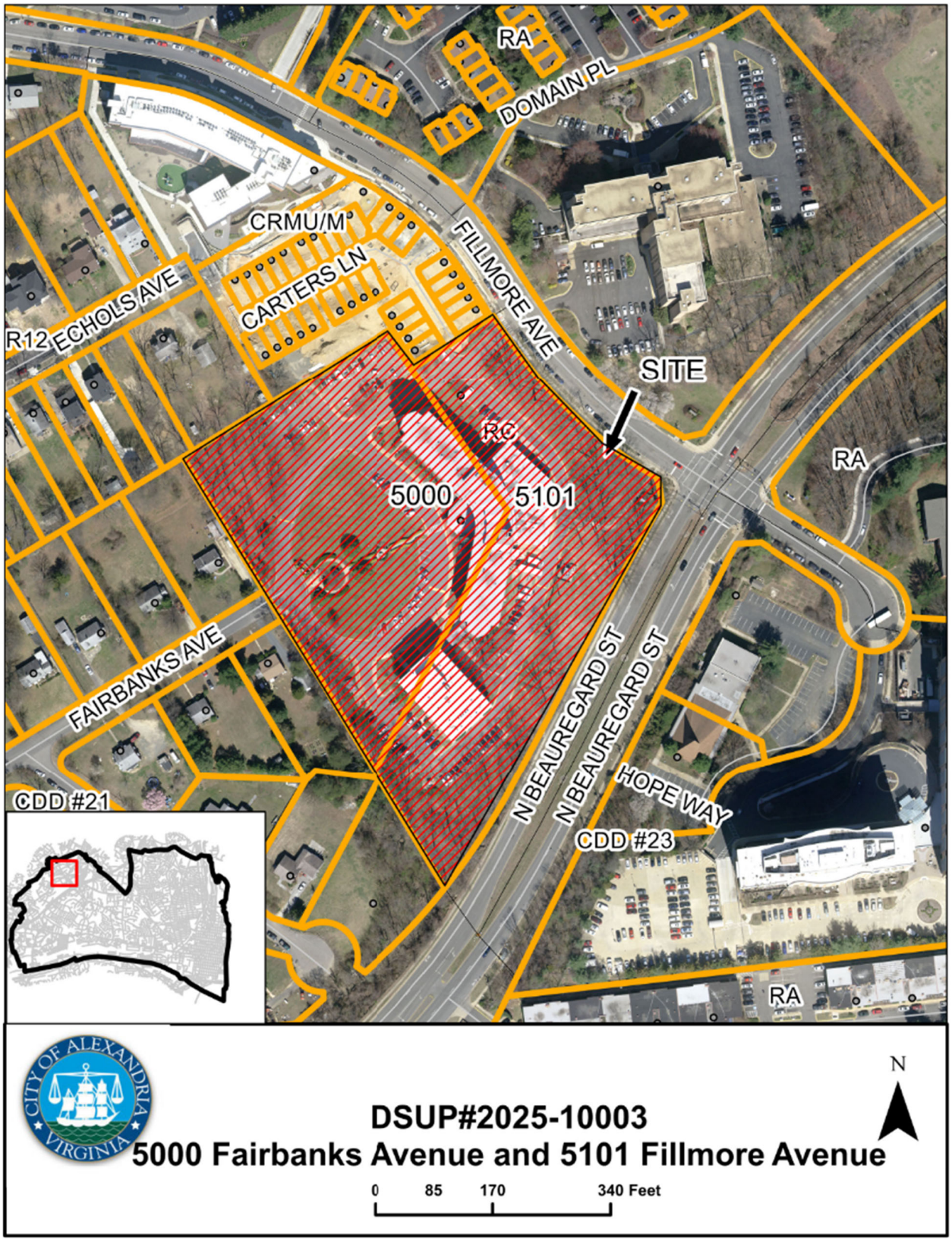
Docket Item #9
Development Special Use Permit #2025-10003
The View

Application	**General Data**	
Project Name: The View	PC Hearing:	June 4, 2025
	CC Hearing:	June 14, 2025
	If approved, DSUP Expiration:	June 14, 2028
	Plan Acreage:	305,291 SF (7.01 ac)
Location: 5000 Fairbanks Ave. & 5101 Fillmore Ave.	Zone:	RC/High Density Apartment
	Proposed Use:	Multi-Unit Residential
	Current Dwelling Units:	126
	Proposed Dwelling Units:	257
	Total Dwelling Units:	383
	Current Gross Floor Area:	161,549
	Total Gross Floor Area:	860,948
Applicant: Goodwin Living, represented by M. Catharine Puskar, attorney	Small Area Plan:	AlexWest Small Area Plan
	Historic District:	N/A
	Green Building:	2019 Green Building Policy

Purpose of Application
The applicant requests approval of a Development Special Use Permit to demolish the existing five-story nursing home building and construct a new senior living multi-unit residential building with 257 dwelling units. The proposal would retain the existing six-story multi-unit residential building.
Special Use Permits and Modifications Requested:
1. Development Special Use Permit with site plan to construct a new multi-unit residential building with 257 units with: a. A Special Use Permit for bonus density associated with § 7-700 b. A Special Use Permit for a parking reduction c. A Special Use Permit for mechanical penthouses taller than 15-ft.

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Robert M. Kerns, AICP, Division Chief, Robert.Kerns@AlexandriaVA.gov Maya Contreras, Principal Planner, Maya.Contreras@AlexandriaVA.gov Jared Alves, AICP, Urban Planner, Jared.Alves@AlexandriaVA.gov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CITY OF ALEXANDRIA VIRGINIA
DSUP#2025-10003
5000 Fairbanks Avenue and 5101 Fillmore Avenue
N
0 85 170 340 Feet

I. SUMMARY

Recommendation

Staff recommend **approval** of Development Special Use Permit (DSUP #2025-10003) for the proposed redevelopment of The View, to include demolishing the existing nursing home building, constructing a new multi-unit residential building, and retaining the existing multi-unit residential building, subject to compliance with the staff recommendations. The proposal would provide several benefits for the City, including:

- 257 new apartments intended for older adults, including seven affordable units
- Green Building & high-quality architecture
- Public art contribution/on-site public art ($75,000)
- Capital bikeshare contribution ($30,000)
- 1.40 lbs. of phosphorous removed (14.6% more than the required reduction of 1.21 lbs.)
- Improved streetscape on Fillmore Avenue

General Project Description

The applicant, Goodwin Living, seeks to redevelop The View Alexandria, a senior living community. The redevelopment would preserve the existing six-story multi-unit residential building, demolish the five-story nursing home building, and construct a new 257-unit residential building with a pair of 14 and 16-story towers connected by a 2-story podium. While the existing and new buildings would continue to operate as a senior living community with independent living, assisted living, and skilled nursing/memory care services, Staff classified the use as multi-unit residential instead of continuum of care due to the square footage dedicated to independent living.[1]

Key issues to consider that this report addresses include:

- Consistency with the master plan
- Site layout and building design
- Special Use Permit (SUP) requests

II. BACKGROUND

I. *Site Context*

The project site comprises two lots totaling 305,291 sq. ft. (7.01 acres). To the north is Fillmore Place of West Alexandria, a townhouse community built in 2019, and detached homes on Echols Ave. To the east is the future site of the Upland Park neighborhood, including an approved plan to construct townhomes and a public park (DSUP #2020-00006), with a future multi-unit residential building anticipated to abut the subject property. To the south, opposite N Beauregard Street, are The Episcopal Church of the Resurrection and The Spire, a committed affordable housing building, both constructed in 2020 (DSUP #2016-00044). To the east, opposite Fillmore Ave is Cogir of

[1] Per § 3-909 a continuum of care facility may have 50% of its floor area for independent living or up to 70% with a special use permit. Residents would age into higher levels of care (i.e., assisted living and/or skilled nursing), and the maximum square footage dedicated to independent living at any time would be 77.22%.

Alexandria Fillmore, a nine-story continuum of care facility built in 1972. The subject property slopes downward to the east toward the intersection of Fillmore Avenue and N Beauregard Street, with a steep, forested berm along the N Beauregard Street and Fillmore Avenue property lines. Fairbanks Avenue and Fillmore Avenue provide entrances to the site. Currently, the site has a six-story, multi-unit residential building operated for older adults and a five-story nursing home. Both buildings face a central green with a gazebo with surface parking and access drives ringing the buildings and the green.

Site History

In March 1960, the City Council approved SUP #390 to construct a health center and home for the aged. Concurrently, the Board of Zoning Appeals approved BZA #481 to permit a variance to the floor area ratio (FAR) requirements. In September 1966, the Board of Zoning Appeals approved another FAR variance to allow a screened-in porch. In 2022, the applicant acquired the property, formerly known as Hermitage Northern Virginia, from Pinnacle Living and subsequently rebranded it as The View Alexandria.

Detailed Project Description

The applicant proposes to demolish the existing five-story nursing home building and construct a new 257-unit residential building with a pair of 14 and 16-story towers connected by a 2-story podium within the footprint of the nursing home building and partially within the footprint of the central open space (per Figure 1). The applicant would retain the existing six-story, multi-unit residential building and the applicant is not proposing any modifications to that building with this submission. Although classified as multi-unit residential due to the square footage dedicated to independent living, the applicant has stated that the buildings would operate as housing for older adults, including provisions for assisted living and memory care. The proposal would replace 104 surface parking spaces with spaces provided within the below grade garage of the new building, with parking shared between the existing and proposed buildings.

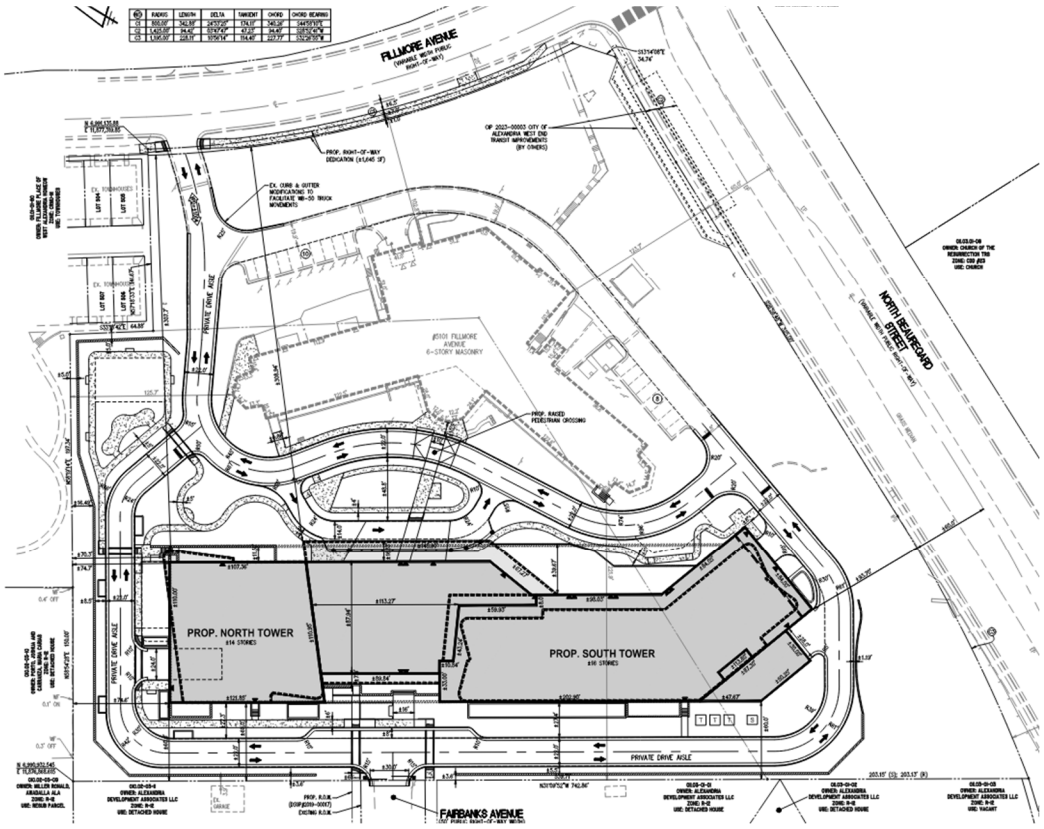


Figure 1: Site Plan

III. ZONING

Table 1: Zoning Tabulations

Property Address:	5000 Fairbanks Ave., 5101 Fillmore Ave.	
Total Site Area:	305,291 SF (7.01 acres)	
Zone:	RC/High Density Apartment	
Current Use:	Continuum of Care	
Proposed Use:	Multi-unit Residential	
	Permitted/Required	**Proposed**
FAR[1]	1.25 (by-right max.) 1.625 (with SUP)	1.625
Height[1]	150-ft. (by-right max.) 175-ft. (with SUP)	175-ft.
Frontage	50-ft.	648-ft. (N Beauregard St.) 343-ft. (Fillmore Ave.)
Setbacks ***Front (N Beauregard St)*** ***Side (northwest)*** ***Side (southwest)***	 80.0-ft. 52.0-ft. 58.3-ft.	 153.7-ft. 70.3-ft. 60.0-ft.
Parking[3]	517	441
Open Space	106,277 SF (35%)	123,000 (40%)
Tree Canopy	75,912 SF (25%)	91,676 SF (30%)

[1] SUP for bonus density and height for affordable housing requested per § 7-700
[3] SUP to reduce the off-street parking requirement requested per § 8-100(A)4

IV. STAFF ANALYSIS

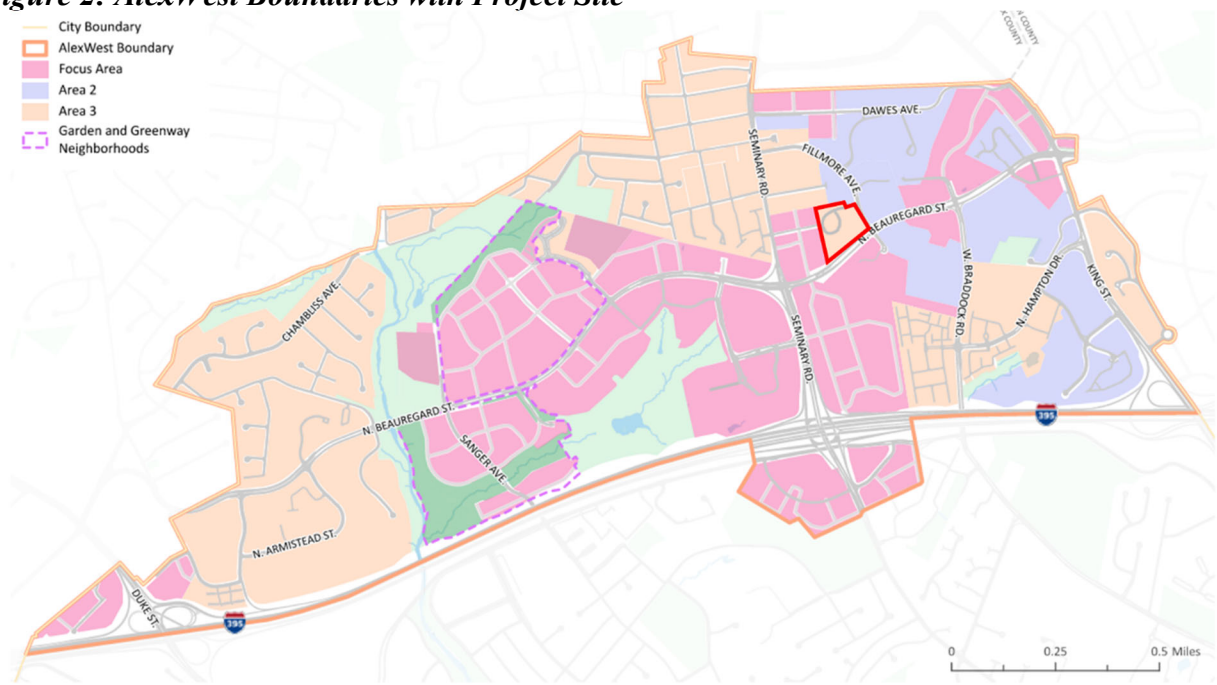
A. Conformance to the Small Area Plan

The AlexWest Small Area Plan chapter of the City's Master Plan identifies the site as Area 3 (per Figure 2, outlined in red below), which specifies that development may occur subject to "*City policies and regulations in place at the time of development*."

Staff have determined that the proposal satisfies this recommendation for an Area 3 project. In particular, the applicant is not requesting any master plan amendments or a rezoning, and the proposed land use (residential or commercial), density, height, and open space are consistent with the Zoning Ordinance requirements for the RC/High Density Apartment zoning district.

As discussed further in this report, the proposal also conforms to all other relevant City policies, including affordable housing, green building, stormwater management, and transportation and mobility. In addition, the proposal represents a significant investment in, and expansion of, the existing use, which will provide more opportunities for seniors to remain in Alexandria.

Figure 2: AlexWest Boundaries with Project Site



B. Building Design/Architecture

The proposed building presents as two towers connected by a two-story podium. The larger, L-shaped tower is in the southern portion of the site and overlaps with the footprint of the former nursing home building. During the Concept review, Staff encouraged the applicant team to locate the larger tower here so that it would be opposite the multi-unit residential building anticipated for Upland Park and further from the shorter Upland Park and Fillmore Place townhouses.

This design leaves the smaller, square tower on the northern side of the site and provides a clear visual east-west connection into the site from Fairbanks Avenue, with the avenue lining up between the two towers, as shown below in Figure 3. In addition, this design helps to avoid visually

walling off the site, which the two-story atrium reinforces by connecting the entrance facing the central green to the upper grade entrance facing Fairbanks Avenue (central green entrance shown in Figure 4).

The applicant proposes a materials palette of glass, metal, and masonry to achieve the contemporary high-rise building design. Notable features include the curved towers-within-towers of glass that exist in one corner of the square tower and opposite sides of the L-shaped shower. The applicant also proposes a variety of embedded and protruding balconies. The roof of the atrium offers additional open space for residents and their guests. Finally, the design hides four levels of below grade parking, with the initial level tucked into the slope of the hill.

Figure 3: Aerial View of the Existing and Proposed Buildings from Fillmore Ave.

Figure 4: View of the Entrance to the Proposed Building from the Central Green

Mechanical Penthouses

The applicant is requesting a special use permit to provide a 20-ft. mechanical penthouse on each tower, which exceeds the 15-ft. height limit. This penthouse height is necessary to accommodate the elevators serving the building and utility systems. Staff do not have any concerns with the proposed penthouse heights, as they will have limited visibility from the ground and support the proposed high-quality building and site design.

C. Affordable Housing

Bonus Density

The applicant is requesting a SUP under § 7-700 for bonus density and height in return for providing on-site committed affordable units. In particular, the applicant is requesting 30% bonus density, nearly 114,500 sq. ft. (0.375 FAR), plus an additional increase of 6 feet and 25 feet, respectively, to the heights of the north and south towers (i.e., above the 150-ft. height limit in the RC zoning district). Per the Zoning Ordinance, the applicant must provide at least one-third of the requested increase in density as committed affordable units, which is equal to about 38,100 sq. ft. unless the Director of the Office of Housing determines that the value of the unit mix and/or financial contribution is equivalent to the value of the bonus density otherwise required to be on-site committed affordable units.

As detailed further in this section and in Table 2, the applicant is proposing to provide seven affordable one-bedroom units with a reduced entry fee and discounted monthly service fees. Staff have determined that this proposal (which provides discounted housing, care, and services) is equivalent to the value of the 26 units that would have been required in a traditional market-rate rental project that benefited from the SUP for bonus density.

Proposal Details

The proposed building would operate as an age-restricted life plan model community. Under a life plan model, residents pay an entry fee and a monthly service fee, which includes utilities, building amenities, and select services. The entry fee acts as an insurance-like payment to stabilize residents' monthly service fees if/when residents progress to higher levels of care (i.e., assisted living and/or memory care/skilled nursing), such that residents in each level of care have the same service fee. Similar to residents of market-rate units, residents of affordable units will enter the community in independent living units with the guaranteed ability to transition to assisted living and/or skilled nursing/memory care as their needs progress.

The seven units would be single-occupancy one-bedroom/one-bath independent living units. The reduced entry fee would be $175,000, approximately a 50 percent discount compared to market-rate units. The reduced monthly service fee would be set to be affordable at 60 percent of the Area Median Income (AMI), an estimated 56 percent discount compared to the approximately $4,200 monthly service fee for market-rate units. The seven units will remain affordable for 40 years or five turnovers per unit (based on an eight-year average occupancy), whichever comes first. In addition, if a resident of the affordable unit moves out or passes away within a predetermined length of time of initial residency, a prorated portion of the entry fee would be refunded.

Table 2: Affordability Breakdown

Unit Type	Total Affordable Units	Entry Fee[1]	Monthly Service Fee (2025 Dollars)[2]	2025 Income Limits
One-bedroom	7	$175,000	$1,845	Up to $91,840 for a 1-person household (with priority given to 1-person households up to $68,800)

[1] The entry fee may increase by 1.5 percent annually starting one year after the initial occupancy of a set-aside unit.
[2] Monthly service fees shall not exceed the equivalent of maximum amounts allowed for rent under the Federal Low Income Housing Tax Credit program for households with incomes at 60 percent of the Washington D.C. Metropolitan Area Median Family Income (including utility allowances).

The View's on-site unit contribution would help to expand housing plus care options for Alexandria seniors who have more moderate incomes up to 60-80 percent of AMI and some savings and assets, but who cannot afford existing market-rate options.[2] Seniors with incomes up to 60 percent AMI would be prioritized for the affordable units; should a unit not be able to be filled within a reasonable period, the unit would be opened to seniors with incomes up to 80 percent AMI. If approved, the terms outlined above will be memorialized in a memorandum of understanding between the applicant and the City prior to the release of the Final Site Plan.

Commission Meetings

The applicant presented to the Commission on Aging (COA) and the Alexandria Housing Affordability Advisory Committee (AHAAC). For the COA, the applicant briefed the Chair on February 14, 2025, the housing subcommittee on February 24, 2025, and the full commission on

[2] Other recent senior housing projects have substantially increased the number of deeply affordable auxiliary grant funded units in the City to support the housing and care needs of low-income seniors.

May 8, 2025. At their meetings, the members discussed topics including leasing and marketing, access to amenities for residents in affordable units, and the function of the entry fee.

For AHAAC, the applicant provided a development preview during their April 3, 2025, meeting and presented the Affordable Housing Plan at the Committee's May 14, 2025, meeting. Discussion topics included whether the applicant would accept cohabitating couples (the applicant declined citing operational challenges including tracking and modifying fee structures), challenges in applying § 7-700 to senior projects, market demand for the affordable units, and an affordable housing contribution separate from the § 7-700 requirements (as detailed below). The COA's representative on AHAAC shared that the Commission supported the project and noted the need for discounted housing plus care units in the city.

Based on the City's affordable housing policies, Staff calculated that the project would be eligible to provide a contribution of $932,862 to the Housing Trust Fund (HTF). At the May meeting, the applicant declined to commit to the contribution, noting that the amount would be applied to the City's request to underground existing power lines. The Committee conducted two separate votes on the Affordable Housing Plan; the first vote regarding the seven set-aside units and associated discounts was approved nine to two, with two members abstaining and one member not present. For the second vote, the Committee voted 13 to 0, with one abstention, against supporting the applicant's $0 contribution to the HTF. The Committee then voted to provide a letter to the Planning Commission and City Council to outline their decision.

Subsequent to the meeting, staff continued to review the particulars of the site and the proposed project and ultimately withdrew the request to underground the existing power lines. The applicant agreed to provide the Housing Trust Fund contribution, and this change was communicated to AHAAC.

D. Green Building and Sustainable Design

The applicant is pursuing LEED Silver plus performance points certification to comply with the City's 2019 Green Building Policy. Primary design elements to achieve this certification level include solar orientation to maximize useful daylight hours, a compact shape to minimize thermal bridging, optimized window-to-wall ratios to meet energy targets, and solar shades to reduce glare.

The HVAC basis of design currently includes a centralized and decoupled HVAC plant which will allow significant energy reduction and will reduce greenhouse gas emissions. A Direct Outside Air System (DOAS) unit with energy recovery will be paired with a vertical water source heat pump system to provide heating, cooling, and ventilation. The central HVAC plant will also reduce the amount of penetrations through the building envelope and therefore reduce air leakage through the façade. This will allow for better systems performance and increased thermal comfort.

Biophilia – the incorporation of natural textures, patterns, and spaces into building design – will play a significant role in the design of the project. Access to vegetated terraces, and rooftops, visual connections to surrounding landscapes, and gardens where users can have direct contact with nature are a few of the project's biophilic design details.

The applicant will also provide a mix of electric vehicle chargers and charger ready spaces: Level 2 chargers equal to two percent of the required spaces, a Level 3 DC Fast Charger accessible to residents, employees, and guests; and three percent of the remaining spaces will be charger ready. Finally, the roofs of the new building will be solar ready.

E. Stormwater and Wastewater

Stormwater

The applicant proposes to install several best management practice (BMP) facilities, including bioretention planters, a green roof, permeable pavement, and a manufactured treatment device. Combined these BMP systems will improve water quality by reducing 1.4 pounds of phosphorus per year, 14.6 percent more than required. In addition, the project will reduce stormwater peak flow rate during 10-year and 24-hour storms compared to existing conditions. Since they are only redeveloping a portion of the site, the applicant estimates that they will treat 65% of the required water quality volume, with a mandatory contribution required for any remaining percentage, as determined during the final site plan process.

Wastewater

The applicant proposes to demolish an existing building of 80 units and construct a multi-unit building of 257 units, resulting in a net increase of 177 residential units. The sanitary flow from this site will be conveyed to the existing city sewer network traveling northeast along N Beauregard Street and ultimately be treated at the Arlington County wastewater treatment facility.

The applicant determined that the 177 net new units will increase the peak sanitary flow by 212,400 gallons per day, which necessitated a preliminary study of the downstream sewer system to ensure adequate outfall. As a result of this study, it's determined that sanitary infrastructure upgrades will be required to serve the development. Given that Upland Park (DSP2019-00017) and Newport Village (DSUP2023-10018) off N Beauregard Street are also being redeveloped and will connect to the same city sewer mains, the applicant developed, and staff concurs with, infrastructure improvements as outlined in the attached exhibits for four development scenarios to achieve adequate sanitary sewer outfall.

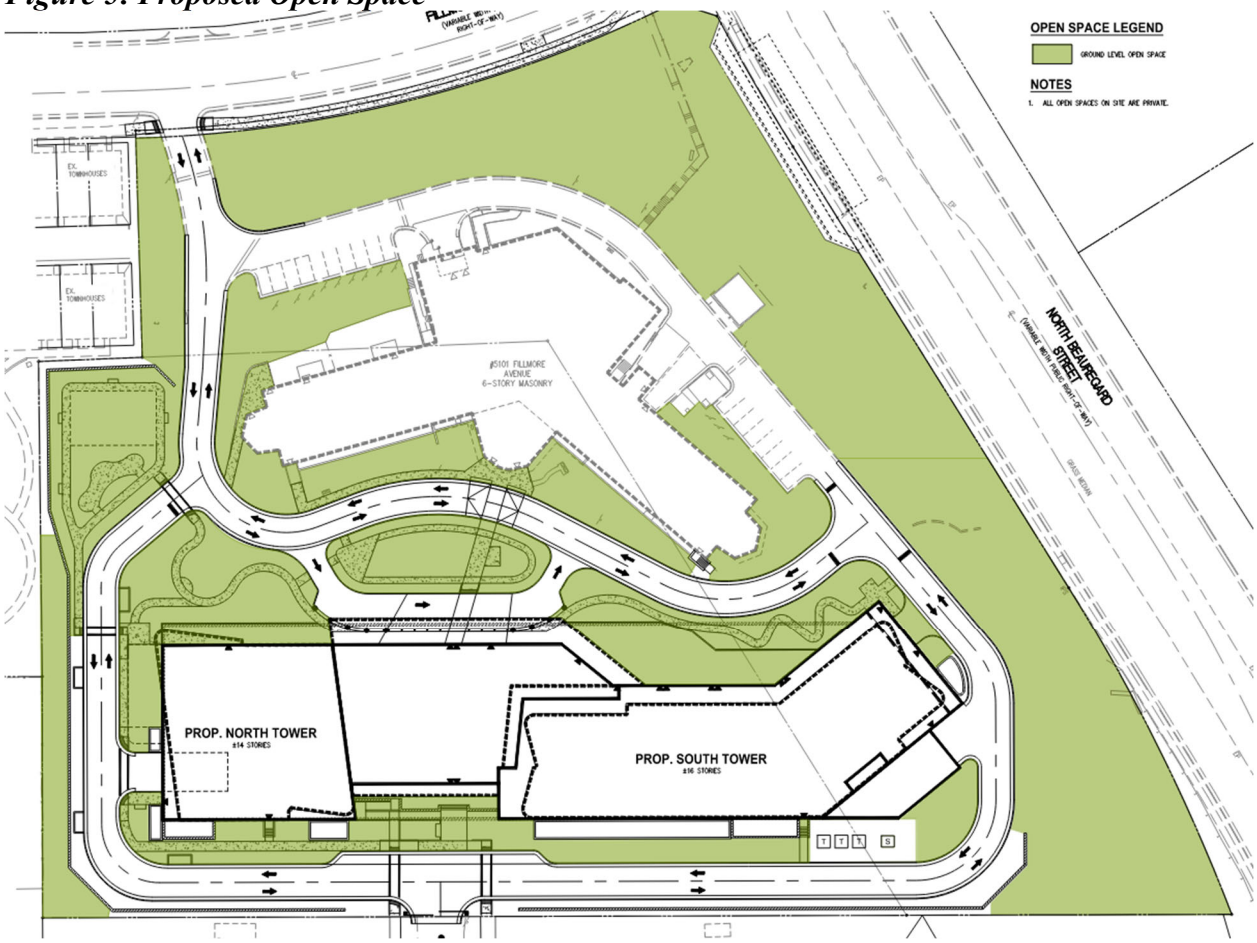
F. Open Space & Amenity Space

The proposal includes a mix of at- and above-grade private open space, although, as shown in Figure 5, the applicant only explicitly includes the at-grade open space as this area already exceeds the 35% requirement. At-grade, the applicant would provide a fitness loop, dog park, community garden, pollinator garden, outdoor seating and dining. These spaces, along with existing forested areas along Fillmore Avenue and N Beauregard Street contribute 123,000 sq. ft. of at-grade open space, which equals 40% of the site.

Although the applicant has not asked to count above-grade areas as open space, two terraces would function as additional open space. Above the atrium connecting the two towers would be outdoor seating and amenity spaces. A separate terrace for the residents of the memory care wing of the L-shaped tower would also be above grade. Indoors, the applicant is proposing a range of community living, activity, dining, and arts rooms, plus a wellness studio that would include an aquatic space.

Staff worked with the applicant team to maximize the size of the central green between the existing and proposed building, provide the fitness loop/walking path, and on the uses within the open spaces. Residents would also be a short walk away from the approved public park in the Upland Park neighborhood, which would include a playground that residents could visit with their grandchildren.

Figure 5: Proposed Open Space



Tree Canopy

Consistent with the City's Landscape Guidelines, the applicant must provide tree canopy coverage equal to 25% of the site. Through a combination of new and preserved trees, the applicant proposes to exceed this requirement by providing tree canopy totaling 91,676 sq. ft. (30.2%). Construction will lead to the removal of trees clustered along the property line with the Upland Park neighborhood and central green, but the site design will preserve significant canopy along N. Beauregard Street and Fillmore Avenue. As part of the project, the applicant will need to provide a tree protection and preservation plan, which will include identifying and removing all invasive species on the site. Most trees impacted by the construction are in the western and southern portions of the site.

G. Parking

The applicant proposes to replace 104 surface parking spaces (18 spaces would remain) and construct a four-level garage beneath the proposed building to serve both buildings on the site. As noted in the Parking Management Plan, 65 and 120 spaces within the garage would be reserved for visitors and staff, respectively, with the remainder for residents. In total, the site would provide 443 spaces. As noted below in Table 3 and in the subsequent section, the applicant is requesting an SUP to reduce the off-street parking requirement.

Table 3: Residential Parking Requirements

	Market Rate	Affordable	Total
Number Bedrooms/Units[1]	538	7	-
Base Ratio	1.0	0.75	-
Maximum Parking Requirement[2]	538	6	541
Credits			
Proximity to BRT	-	-	-
Walkability Index	-	-	-
4 or more bus routes	5%	5%	-
20% or more studios	-	-	-
Total Credits	5%	5%	-
Adjusted Ratio	0.95	0.7125	-
Minimum Parking Requirement	512	5	517
Provided Parking	-	-	441

[1] Ratio based on *bedrooms* for market rate units, and *units* for affordable units
[2] Since the affordable housing parking ratios are voluntary, the maximum requirement is 545, i.e., the seven affordable bedrooms plus the 535 market rate bedrooms at 1.0 base ratio.

Parking Reduction SUP

While requesting a reduction of 76 spaces may seem large, Staff support this request due to the planned use of the existing and proposed buildings for senior living, including assisted living and memory care, as these residents are less likely to drive. The Zoning Ordinance classifies this property as a multi-unit residential building due to the square footage dedicated to independent living, but residents will have the opportunity to transition through to higher levels of care.

As a result, the requested independent living square footage is a maximum to enable flexibility for residents based on their evolving needs. Per the parking management plan, the applicant has an existing agreement with the nearby Northern Virginia Community College (NVCC) for employees to use their offsite garage spaces if the onsite spaces are full during periods of peak demand. Goodwin House operates a shuttle from the NVCC garage to the site.

If the use was continuum of care, the parking requirement would be one space per each two market rate units plus one space for each two guest rooms, and one space per each four committed affordable units. In that scenario, the parking requirement would be 190 spaces, which is substantially less than the proposed parking. The Zoning Ordinance also provides a 10% credit for proximity to a bus rapid transit line, and this property will be adjacent to the future West End Transitway stations on N Beauregard Street and Fillmore Avenue. If the Transitway were active, then the parking requirement as a multi-unit residential use would be 463 spaces,[3] which would further reduce the magnitude of the special use permit request.

Bicycle Parking

The applicant proposes 78 indoor bicycle parking spaces within the new garage plus six outdoor spaces for visitors. The number and types of spaces equal the recommended amounts for the new

[3] Projects within 0.5 miles of a bus rapid transit walkshed (e.g., the West End Transitway) are eligible for a further 10% reduction in their off-street parking requirement.

building per the City's 2024 Bike Parking Guidelines. Similar to the garage parking, residents of the existing building will also have access to the new bicycle parking spaces.

H. Transportation and Streetscape

Pedestrian

Staff worked with the applicant team to provide sidewalks along the internal access drives to enable residents, visitors, and employees convenient walking routes to and through the site. The sidewalks also offer an additional benefit of a leisurely walking/exercise route, including a direct connection to the future Upland Park neighborhood and the public park that will be provided with that development. Staff also collaborated with the applicant on a condition to replace the existing walkway from the site to the bus stops and intersection of Fillmore Avenue and N. Beauregard Street with an ADA-compliant connection. This enhanced walkway will ensure that residents, visitors, and employees will have convenient access to the future West End Transitway stop. Finally, Staff worked with the applicant to improve the streetscape on Fillmore Avenue with a wider sidewalk, street trees, and lighting.

Transit

Ten DASH and WMATA buses stop within one-quarter mile of the site, including six buses that stop adjacent to the site at the intersection of N Beauregard Street. and Fillmore Avenue. These six routes connect the site to Ballston, Braddock, Bradlee Shopping Center, Fairlington, Falls Church, King Street Metro, Old Town, Park Center, Pentagon and Pentagon Metros, Shirlington, Tysons, Van Dorn Metro, and WestEnd (formerly Landmark). The future West End Transitway will also stop at this intersection on N Beauregard Street. The City is undertaking improvements to the stop on N Beauregard Street. for the transitway and other buses, and the applicant is relocating a concrete bus pad on Fillmore Ave per a City request during the Concept review.

Traffic

Per the City's Transportation Administrative Guidelines, the applicant completed a Transportation Scoping Worksheet and provided a supplementary memorandum using the Institute of Transportation Engineer's Trip Generation, 11 Edition, manual. The applicant found, and Staff concur, that the project does not trigger the requirement to prepare a transportation study, as it will not generate 50 or more net new trips during the morning or evening peak travel periods.

However, the new building will provide 257 net new units and will be subject to the City's Transportation Management Program (TMP) as a tier two use (i.e., more than 99 but no more than 349 units). As a tier two use, the applicant will have the option of participating in the citywide TMP or operating a standalone TMP. During the Concept review, Staff encouraged the applicant to preserve private vehicular access to the site from the Fairbanks Ave entrance, such that motorists will continue to access the site from both Fairbanks and Fillmore avenues.

V. <u>COMMUNITY</u>

Staff and the applicant hosted or attended seven meetings to present the project, including with existing residents of The View, the wider community, the Commission on Aging, and the Alexandria Housing Affordability Advisory Committee (AHAAC), as listed in Table 4.

Community members supported the project as appropriate in scale for the site and helping to meet the need for additional senior housing in the city.

Table 4: Community Meetings

Meeting	Date
Commission on Aging Housing Subcommittee	Feb. 24, 2025
Existing residents	Feb. 28, 2025
Virtual community meeting	Mar. 12, 2025
AHAAC*	Apr. 3, 2025
P&Z virtual community meeting*	Apr. 24, 2025
Commission on Aging	May 8, 2025
AHAAC	May 14, 2025

*Staff-led meeting

VI. CONCLUSION

Staff recommend approval of the Development Special Use Permit and associated Special Use Permits subject to compliance with all applicable codes and the recommended conditions included in this report.

Staff: Robert M. Kerns, AICP, Division Chief, Development
Maya Contreras, Principal Planner
Jared Alves, AICP, Urban Planner

VII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated April 21, 2025, and comply with the following conditions of approval.

I. SITE PLAN

2. Per § 11-418 of the Zoning Ordinance, the Development Special Use Permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)

3. Submit the plats and associated deeds for all applicable dedications and emergency vehicle easements identified in the Preliminary Plan dated April 21, 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) *, **

4. Emergency Vehicle Easement(s) (EVE) shall not be painted (excepting the curb line adjacent to the pull-off by the south tower). When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)

5. Make all fee simple conveyances to the City with General Warranty of title (unless not available) or provide the current ALTA survey and Title Report that includes the areas to be dedicated to City. Include the City as an authorized user of the ALTA survey for any purposes that the City deems necessary, including obtaining title insurance. Submit the ALTA survey and Title Report for review prior to approval of subdivision plat and deed by City. (T&ES) *

6. Show site utilities compatibly with other conditions on the site plan to the satisfaction of the Directors of P&Z, T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *

    a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
    b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.

c. Excluding above grade utilities from dedicated open space areas and tree wells.
d. Screening all utilities from the public right-of-way.

7. Provide a lighting plan prior to Final Site Plan release, unless otherwise identified below, to verify that lighting meets the City's Design and Construction Standards. The plan shall be to the satisfaction of the Directors of P&Z, T&ES, Code, and the Climate Action Officer of OCA and shall include: (P&Z) (T&ES) (OCA) (Code) *

   a. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
   b. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
   c. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
   d. A minimum of 5.0-foot candle-maintained lighting for underground/ structured parking garages. When unoccupied, the lighting may turn off and on using motion sensors. Without motion sensor lighting, unoccupied lighting levels may be no less than 1.5-foot candles. **
   e. Light fixtures for the open canopies and underground/structured parking garages shall be recessed into the ceiling for any areas visible from the public right-of-way. **

8. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg or greater format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. If proposing a subdivision, include the existing and new parcels and neighboring parcels. Identify legal lot numbers for each lot and document the square footage. Show adjacent lots and their Tax Map numbers on the subdivision plat. (GIS) *

A. BUILDING

9. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, (7) fire protection system requirements, and (8) accessible routes. (P&Z) (Code) *

10. Provide a unit numbering plan for each floor of a multi-unit building prior to Final Site Plan release. The unit numbers shall comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor,

and continue in this scheme for the remaining floors. Indicate the use of each unit (i.e., residential, retail, office). (GIS) *

11. The total number of residential units may be adjusted higher or lower so long as the new unit count does not increase the building envelope, parking is provided per the Zoning Ordinance and Parking reduction SUP, and the building is in substantial conformance with the preliminary plan to the satisfaction of the Director of P&Z. (P&Z) *

    a. Minor changes to the façade fenestration and details will be permissible, including but not limited to, window count and alignment, to be coordinated with sustainability envelope attributes and energy performance submission.
    b. The Sanitary Adequate Outfall Analysis must reflect the actual number of units.
    c. The unit count must be finalized prior to Final Site Plan release. (P&Z) *

12. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated April 21, 2025, and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) (OCA) *

    a. Where fiber cement façade panels are permitted, they shall not use a wrap-around trim for mounting to the substructure but may use either a batten system to conceal the joints or a rainscreen type installation. If exposed fasteners are proposed, they may be either concealed or if exposed, shall be finished to match the adjacent panels and their location integrated into the overall design.
    b. The underside of all balconies shall be finished and present a visually cohesive appearance.
    c. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression. Roof surfaces must be light-colored with green roofs encouraged as an alternative.
    d. The recessed or projecting depth of brick rustication must be a minimum of 3/4 inches.
    e. Where plane changes in facades are proposed, they shall generally not be less than two feet.
    f. Where dissimilar materials meet, they must typically meet at an interior corner; where that is not possible, such transitions shall occur at a significant plane change or reveal.

g. The applicant may propose limited additional color variations to differentiate between the two towers (e.g., window accents, balcony trims, and/or bands).

13. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) *

    a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at ¼" =1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
    b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.
    c. When warranted by the three-dimensional complexity of the design, the applicant shall provide isometric vignettes of special conditions or building areas to the satisfaction of the Director of P&Z.

14. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission. (P&Z) (Code)

    a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling). *

        i. Window sizes and types.
        ii. Window mullion dimensions and projection in front of face of glass.
        iii. Window frame, sash, and mullion materials.

    b. Before ordering final building materials, provide a materials board that includes all proposed materials and finishes prior to Final Site Plan release. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) *, ***
    c. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights.
    d. Materials may be modified or substituted only if in substantial conformance with the Preliminary Site Plan approval and to the satisfaction of the Director of P&Z. *

e. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the Final Site Plan. *

f. An on-site mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. **

g. The mock-up panel shall remain on-site, in the same location, and visible from the drive aisle without entering the site throughout construction until the issuance of the first Certificate of Occupancy. ***

B. OPEN SPACE/LANDSCAPING

15. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. (P&Z) (T&ES) *

16. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. The design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *

17. Provide a Tree and Vegetation Protection Plan per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the duration of construction. When the Applicant is responsible for the protection and preservation of City-owned trees (within right-of-way, park, etc.), the applicant shall provide signage indicating that the trees are under private management and maintenance for the period of construction and maintenance bond. (P&Z) *

C. ARCHAEOLOGY

18. Call Alexandria Archaeology immediately at 703.746.4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

19. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or

excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

D. PEDESTRIAN/STREETSCAPE

20. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) *, ***

    a. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be five feet.
    b. Sidewalks must comply with the City's Green Streets and Sidewalks guidance.
    c. A 7-ft wide sidewalk and 6-ft landscape buffer with street trees (to the extent which does not interfere with safe bus operations) along Fillmore Avenue to the intersection of N Beauregard Street.

21. Provide sidewalks, crosswalks, and curb ramps per the City's Memo to Industry 23-01, Design and Construction Standards, the City's Complete Streets Design Guidelines, and these requirements. Sidewalks shall be flush across all driveway crossings. (P&Z) (T&ES) *, ***

22. A sidewalk that wraps around the south tower of the new building may be installed as part of the Final Site Plan process or a future minor site plan amendment to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)

23. The applicant/owner shall provide an ADA accessible walkway from the site to the future West End Transitway stop at Fillmore Avenue and N. Beauregard Street. Show the walkway design prior to Final Site Plan release and install the walkway prior to receipt of the final Certificate of Occupancy, to the satisfaction of the Director of T&ES. (T&ES) *, ***

E. PARKING / CURB MANAGEMENT

24. Provide wheel stops for all 90-degree and angled vehicle parking spaces adjacent to a sidewalk if the back of the sidewalk is less than 7 feet from the curb. (T&ES).

25. Wall-mounted obstructions at the wall end of a parking space shall be no more than 24 inches extended from the wall and at least 48 inches from the garage floor. Areas with obstructions that exceed this requirement will not count as parking spaces. (T&ES) ***

26. Share hourly parking occupancy, and if available, counts of entries and exits for parking facilities for weekdays and weekends with the City upon request. (T&ES)

27. The applicant may make garage parking spaces, which are required to comply with zoning requirements, available for public/off-site users if the applicant can demonstrate excess parking to the satisfaction of the Directors of P&Z and T&ES. If parking is available to the public, then the applicant shall provide signage visible from the entrance directing motorists to those spaces. (P&Z) (T&ES)

28. Provide bicycle parking per current Bicycle Parking Standards, available at: www.alexandriava.gov/bicycleparking. (T&ES) *, ***

    a. Include details on the locations and types of bicycle parking prior to Final Site Plan release. Install bicycle parking prior to the issuance of the first Certificate of Occupancy.
    b. Provide signage, striping, or other means to direct people to indoor and covered bicycle parking areas within the private property. Show the proposed signage, etc. prior to release of the Final Site Plan and install the signage, etc. prior to issuance of the Final Certificate of Occupancy.
    c. Residents of the existing building may use bicycle parking in the new building if/when space permits.

29. Update parking counts on the cover sheet to state the number of electric vehicle chargers and electric vehicle charger ready parking spaces, show the location of these spaces, and detail the signage, striping, or similar used to direct people to these spaces prior to Final Site Plan release. Install the signage, etc. prior to release of the final Certificate of Occupancy. (OCA) *, ***

30. Provide these electric vehicle chargers: (1) Level 2 chargers equal to at least two percent of the required parking spaces rounded up to the next whole number parking space and (2) one Level 3 DC Fast Charger (minimum 30kW charger) in a location accessible to residents, employees, and guests. (OCA) *, ***

31. At least three percent of the required parking spaces shall be electric vehicle charger ready per these requirements: (OCA) *, ***

    a. Size and install the conduit correctly based on the number and location of future chargers. A combination of Level 1, Level 2, and DCFCs may be used; based on the estimated demand for charging and planned usage.
    b. Label parking space location junction box for the future electric vehicle charger.

c. Provide available physical space within the utility closet for future cabinetry required to add vehicle chargers to the electrical panel.
d. Additional conduit does not need to account for transformer sizing.
e. EV chargers may encroach in the required parking space dimension.

F. SUSTAINABILITY

32. The project shall comply with the requirements of the City of Alexandria Green Building Policy that is in effect at the time of DSUP approval. (OCA) *, **, ***, ****

33. The applicant shall provide these items to comply with the Green Building Policy at Final Site Plan: (OCA) *

    a. Evidence of the project's registration with LEED, Green Globes, EarthCraft, NGBS, or equivalent.
    b. A copy of the draft certification scorecard which indicates the project will meet the required performance points as outlined in the Green Building Policy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

34. The applicant shall provide these items to comply with the Green Building Policy with the Building Permit: (OCA) **

    a. An updated copy of the draft certification scorecard/checklist prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
    b. A draft commissioning plan and verification, if required by the Green Building Rating System and the building code, from a certified third-party reviewer that includes items "i" through "iii" below, prior to receiving building permits for above-grade construction.

        i. A narrative describing the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
        ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed, to include, but are not limited to, calibrations and economizer controls, conditions under which the test will be performed. The testing shall affirm winter and summer design conditions and full outside air conditions.
        iii. Measurable criteria for performance; the plan should match the project's submitted plans and sustainability certification scorecard.

c. Water efficiency and indoor environmental quality documentation for the priority performance points in the Green Building Policy prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

35. The applicant shall provide these items to comply with the Green Building Policy at with requests for Certificates of Occupancy: (OCA) ***

    a. Evidence that design phase credits (for the certifying party) have been submitted by Temporary Certificate of Occupancy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
    b. A commissioning report verified by a certified third-party reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests to match scorecard and approved permit plans prior to issuance of the final Certificate of Occupancy.
    c. Evidence showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for Design Phase credits for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
    d. If the project fails to achieve the required certification level and priority performance points, then demonstrate a good faith, reasonable, and documented effort to achieve the certification level to the satisfaction of the Climate Action Officer.

36. The applicant shall provide the following to comply with the Green Building Policy at Release of Performance Bond: (OCA) ****

    a. Documentation of applicable green building certification showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

37. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Building Permit. (OCA) **

38. At the Final Site Plan, demonstrate that the building will be fully electric including all mechanical systems, except for a backup gas DOAS and emergency generator. For limited accessory elements, if using gas, food and beverage uses in the commercial kitchen spaces and outdoor grills, must be controlled with occupancy sensors, timers not to exceed two hours, or other technology to prevent the accessory element from using natural gas when not being used by an occupant of the building. (OCA) *

II. TRANSPORTATION

A. STREETS/TRAFFIC

39. Repair any of the City's existing public infrastructure that construction damages per the most recent version of the T&ES Design and Construction Standards Memo to Industry 23-01, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) ****

40. Slopes on parking ramps to garage entrances and exits shall not exceed 15 percent. For slopes 10 percent or greater, provide trench drains connected to a storm sewer to eliminate or diminish the possibility of ice forming. The slope on a ramp with parking or used for egress shall not exceed 6.5 percent. For non-parking ramps with slopes of 10 percent and greater, provide a minimum of 10 feet in length transition slopes at the top and bottom of the ramp. The transition slope shall be half the difference in slope between two adjacent sections. Provide final design prior to Final Site Plan release subject to the satisfaction of the Director of T&ES. (T&ES) *

41. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) ****

42. Provide these construction and maintenance details for non-standard emergency vehicle easement/landings within the site prior to Final Site Plan release subject to the satisfaction of the Director of T&ES. (T&ES) *

    a. Prioritize the selection of ground stabilized, permeable materials to the greatest extent possible.
    b. Show any non-standard materials in the site plan and landscape plan sheets.
    c. Confirm that the landing will not compromise any existing underground utilities.
    d. Manufacturer's data sheets and specifications with engineering details describing the materials, installation method, loading capabilities (minimum 80,000 lbs.), and maintenance requirements.
    e. A maintenance agreement with the abutting property owner(s) responsible for maintaining the landing.

43. Finalize street names and addresses for mail delivery (addressed per the front door); for loading docks and entrances (addressed per the loading dock/loading entrance), and, for emergency services (addressed per street access), prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

44. The applicant may propose vehicular access controls (e.g., barrier arm or similar) at the Fairbanks entrance consistent with the needs of the City's

emergency services and to the satisfaction of the Directors of P&Z and T&ES prior to Final Site Plan release. (P&Z) (T&ES) *

B. TRANSPORTATION MANAGEMENT PLAN

45. Contribute to the Citywide Transportation Management Plan (TMP) at the rate specified by the current TMP policy. Unless the upfront payment or partial upfront payment option is chosen as described below, payments are due once per year no later than September 30 for 30 years with rates adjusted annually for inflation based on the April-to-March Consumer Price Index change reported by the Bureau of Labor Statistics. (T&ES) ***

    a. Projects that obtain their first Certificate of Occupancy prior to July 1, will have their first year of assessment in the current calendar year. Projects that obtain their first Certificate of Occupancy on July 1 or later will have their first year of assessment in the next calendar year. ***
    b. A development may receive a 35% discount for paying the entire 30-year amount (unadjusted for inflation) prior to receipt of the first Certificate of Occupancy. Under this option, no further TMP payments are required. ***
    c. A development may receive a 25% discount for paying one quarter of the entire 30-year amount (unadjusted for inflation) before receipt of the final Certificate of Occupancy and five standard subsequent payments over the next five years. The five annual payments will be made no later than September 30 each year. After these payments are made, no further TMP payments are required. ***

46. The applicant/owner may request permission to manage its own TMP fund subject to the approval of the Director of T&ES. The property must have achieved specific single occupancy vehicle targets for at least three years in a row, as specified in the current TMP policy, and have provided the City with detailed information about how the applicant/owner will manage the TMP for the development. Development would retain the annual TMP contributions and must spend it exclusively on transportation-related activities approved by the Director of T&ES or designee. (T&ES)

47. Designate an on-site TMP Coordinator prior to the issuance of the first Certificate of Occupancy. Provide the name, address, email, and telephone number of the coordinator to the City's Mobility Services Division, updating this information annually or as needed. This person will be the City's point of contact for the development and will be responsible for paying invoices and coordinating with staff on TMP-related activities as needed. (T&ES) ***

C. BUS STOPS AND BUS SHELTERS

48. Show all existing and proposed transit stops and improvements on the Final Site Plan. All proposed facilities shall be ADA compliant and shall comply with the City's most current Transportation Planning Administrative Guidelines. (T&ES) (Code) *

49. The relocated bus stop on Fillmore Ave shall follow the WMATA Guidelines for the Design and Placement of bus stops current at the time of preliminary plan approval, including the DASH-specific requirement that bus stop boarding pads must be at least 35-ft. wide, to the satisfaction of the Directors of P&Z and T&ES. Submit the locations and designs for review and approval prior to Final Site Plan release and install the bus stop improvement prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) *, ***

50. Purchase and install one public bench, one public space trash receptacle, and one public space recycling receptacle at the bus stop on Fillmore Avenue to the satisfaction of the Director of T&ES prior to Performance Bond. (T&ES) ****

    a. The trash receptacle shall be Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid.
    b. The recycling receptacle shall be Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection.
    c. The public bench shall be Victory Stanley CR 10 (8') black.

51. Any street trees located near bus stops should use the following guidelines to avoid conflicts with buses serving bus stops and other vehicles per the City's Landscape Guidelines, specifically: (P&Z) (T&ES) *

    a. No trees should be planted within three feet of the curb line and within 10-ft. of the pad for a bus stop.
    b. Ensure vertical clearance of at least 15-ft to the tree canopy and prune branches out of the vehicle lanes as well as the bus stop zone which shall include the bus stop no parking zone.

III. <u>PUBLIC WORKS</u>

A. WASTEWATER/SANITARY SEWERS

52. Connect discharge from pool(s) to the sanitary sewer. (T&ES)

53. As indicated on the Preliminary Site Plan dated April 23, 2025, there's inadequacy in sewer capacity to serve this development project. Given that Upland Park (DSP2019-00017) and Newport Village (DSUP2023-10018)

off N Beauregard Street are also being redeveloped and will connect to the same city sewer mains, the applicant shall complete sanitary upgrades as part of this development project based on the order of site plan release as described in the scenarios below. (T&ES)

a. Scenario A - (per Attachment C) the site plan of this development project gets released after the site plans of Upland Park and Newport Village projects.

    i. Perform CIPP lining of approximately 773 LF of sewer mains between manhole 000566SSMH and manhole 000758SSMH, and between manhole 000776SSMH and 000699SSMH.

b. Scenario B – (per Attachment D) the site plan of this development project gets released ahead of site plans of Upland Park and Newport Village projects.

    i. Perform cured-in-place pipe (CIPP) lining of approximately 1,276 LF of sewer mains between manhole 000566SSMH and manhole 000759SSMH, and between manhole 000697SSMH and manhole 000699SSMH.

c. Scenario C - (per Attachment E) the site plan of this development project gets released after the site plan of Upland Park project only.

    i. Perform CIPP lining of approximately 544 LF of sewer mains between manhole 000566SSMH and manhole 000758SSMH, and between manhole 000697SSMH and 000699SSMH.
    ii. Upgrade 246 LF of 12-inch reinforced concrete pipe (RCP) between manhole 000759SSMH and manhole 000762SSMH to a 15-inch polyvinyl chloride (PVC) pipe.

d. Scenario D - (per Attachment F) the site plan of this development project gets released after the site plan of Newport Village project only.

    i. Perform CIPP lining of approximately 1,335 LF of sewer mains between manhole 000566SSMH and manhole 000562SSMH, and between manhole 000776SSMH and manhole 000699SSMH

B. UTILITIES

54. If the applicant does not have a franchise agreement with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)

55. Do not locate transformers and switch gears in the public right-of-way. (T&ES)

56. The City shall own and maintain all new fire hydrants on public streets. The applicant or their representative shall own, inspect, test, and maintain all hydrants on private streets. Install hydrants prior to issuance of the first Certificate of Occupancy. (T&ES) ***

57. The applicant shall provide two wet-stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to ensure adequate water supply for the new building. The fire flow analysis shall be based on ISO *Guide for Determination of Needed Fire Flow Edition* 06-2014. Percentage reductions in the calculated needed fire flow may be applied at the direction of the fire official or designee for these systems: NFPA 13 systems – 50%; NFPA 13R Systems – 33%; NFPA 13D Systems – 25%. Provide the copies prior to Final Site Plan release to the Alexandria Fire Department, C/O Fire Protection Systems Supervisor Raymond Overkott, 900 Second St., Alexandria, VA 22314. (Fire) *

IV. <u>ENVIRONMENTAL</u>

A. STORMWATER MANAGEMENT

58. The City of Alexandria's stormwater management regulations for water quality are: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. Treat the Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area, in a Best Management Practice (BMP) facility. (T&ES) *

59. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *

60. Design all stormwater (BMPs to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *

61. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *

62. All BMP's must be accessible for regular maintenance and inspections. The final building design must include access points and maintenance accessibility for the green roof and any other BMPs. Access to green roofs may be by a door on the same level as the green roof, an interior elevator, interior stairway with door through a penthouse, or by an alternating tread device with a roof hatch or trap door not less than 16 square feet in area and with a minimum dimension of 24 inches. Access to any portion of the green roof of other BMP shall not be solely through a private residence. (T&ES) (OCA)

63. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by the City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) ****

64. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are: (T&ES) ****

    a. Constructed and installed as designed and in accordance with the released Final Site Plan.
    b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized.

65. Submit the stormwater quality BMP and/or Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the Final Site Plan #2. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *

66. Provide an Owner's Operation and Maintenance Manual for all BMPs to the owner. The manual shall include at a minimum: (T&ES)

    a. An explanation of the functions and operations of the BMP(s),
    b. Drawings and diagrams of the BMP(s) and any supporting utilities,
    c. Catalog cuts on maintenance requirements including mechanical or electrical equipment,
    d. Manufacturer contact names and phone numbers,
    e. A copy of the executed maintenance service contract, and
    f. A copy of the maintenance agreement with the City.

67. The applicant/owner shall install and maintain stormwater BMPs. The applicant/owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all BMPs on the project. The manual shall include at a minimum: (T&ES) ****

    a. An explanation of the functions and operations of the BMP(s),
    b. Drawings and diagrams of the BMP(s) and any supporting utilities,
    c. Catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names, and phone numbers,
    d. A copy of the executed maintenance service contract, and
    e. A copy of the maintenance agreement with the City. Include a copy of the contract in the BMP Operation and Maintenance Manual. Submit a copy of the maintenance agreement to the City prior to Performance Bond release.

68. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) ****

69. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not affected adversely by construction operations prior to Performance Bond release to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, describe the maintenance measures performed. (T&ES) ****

B. WATERSHED, WETLANDS, & RPAs

70. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)

71. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)

72. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site): (T&ES)

    a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
    b. Highly erodible and highly permeable soils,
    c. Steep slopes greater than 15 percent in grade,
    d. Known areas of contamination; springs, seeps, or related features, and
    e. A listing of all wetlands permits required by law.

73. Provide documentation on the source of onsite wetland delineation and detail actions to minimize and/or mitigate the effect of the development on existing wetlands as required by Article XIII of the Zoning Ordinance. (T&ES)

74. Prepare a Water Quality Impact Assessment per Article XIII of the Zoning Ordinance to the satisfaction of the Director of T&ES. (T&ES)

75. The applicant may propose an encroachment into the 50-ft. vegetated buffer of the intermittent stream during the final site plan process, if the applicant also improves the intermittent stream channel (e.g., channel restoration, enhanced onsite vegetation, and trail connections) to the satisfaction of the Director of T&ES and implements these improvements prior to performance bond release. (T&ES) *, ****

C. CONTAMINATED LAND

76. Indicate on the site plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *

77. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *

    a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated

quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.

b. A Risk Assessment indicating any risks associated with the contamination.

c. A Remediation Plan detailing any contaminated soil and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with "clean" soil. Describe the environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).

d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.

e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).

78. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Development Site Inspector and Office of Environmental Quality and the Fire Marshall's Office immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in "a" through "e" above are submitted and approved at the discretion of the Director of T&ES. Include the preceding text as a note on the Final Site Plan. (T&ES) (Code) (Fire) *

79. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. If a vapor barrier and ventilation system is

required, the schematic shall be signed by a professional engineer and included in the Final Site Plan. (T&ES) (Code) *

80. If a Soils Management Plan is required by the Site Characterization report, then the plan shall be included in the Final Site Plan. (T&ES) *

D. SOILS

81. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site plan release. (T&ES) *

E. NOISE

82. During construction no trucks or other vehicles, including construction equipment, associated with this project shall be permitted to idle for more than 10 minutes when parked. (T&ES) ***

F. AIR POLLUTION

83. Provide an electrical plug and related equipment within loading docks that will have refrigerator vehicle deliveries to limit emissions and noise from idling. Show the plug location prior to Final Site Plan release and install prior to the issuance of the Certificate of Occupancy. (T&ES) *, ***

V. CONSTRUCTION MANAGEMENT

84. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval, and partial release of Erosion and Sediment Control for the Final Site Plan. Complete all the requirements of Zoning Ordinance Article XIII (Environmental Management) for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan prior to the partial Final Site Plan release. (T&ES) *

85. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)

    a. Do not remove streetlights without authorization from the City of Alexandria,
    b. If streetlights are to be removed from the public right-of-way, then provide temporary lights until the installation and commissioning of new lights, *
    c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *

d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
e. Include an overall proposed schedule for construction, *
f. Include a plan for temporary pedestrian circulation, *
g. Include the location and size of proposed construction trailers, if any, *
h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
i. Post copies of the plan in the construction trailer and give it to each subcontractor before they start work. ***

86. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall: (P&Z) (T&ES) *

a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
b. Post information on transit schedules and routes, *
c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
d. If the off-street construction worker parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected.

87. In the construction management plan, include chapters on: (T&ES) *

a. **Maintaining pedestrian access.** Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry 04-18 throughout the construction of the project.
b. **Maintaining access to transit stops.** Stops shall remain open to the extent feasible for the duration of construction. If construction requires closing a stop at Fillmore Avenue, then install a temporary

ADA accessible stop. Coordinate with the T&ES Transportation Planning Division at 703.746.4088 as well as the transit agency serving the stop. Install signs noting the closure and the location of the temporary stop prior to ending service at the current stop.

c. **Waste control program.** This program shall control waste (e.g., discarded building materials, concrete truck washout, chemicals, litter or trash, sanitary waste) and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment. Dispose of all waste offsite per all applicable federal, state, and local laws. Provide documentation as required per the City's Green Building Policy and conditions therein.

88. Conduct these pre-construction meetings: (P&Z) (T&ES) (Code) *, **

a. Walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection and Code Administration staff to document existing conditions prior to Final Site Plan release.
b. An in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any building or grading permits are issued.
c. An in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work.

89. Identify these individuals prior to Final Site Plan release: (P&Z) (T&ES) *

a. Certified Land Disturber (CLD) in a letter to the Division Chief of Permits & Inspections prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets. If the CLD changes during the project, then note the change in a letter to the Division Chief.
b. Community liaison for the duration of the project. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes.

90. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when

below-grade construction reaches the proposed finished grade. Ensure the wall check shows: (P&Z) **

a. Key dimensions of the building as shown on the approved Final Site Plan,
b. Key dimensions from the future face of finished wall above to the property line and any adjacent structures on the property,
c. Extent of any below-grade structures,
d. Foundation wall in place, and
e. Future face of finished wall above.

91. Submit a stamped electronic copy of an as-built development site plan survey, per the *As-Built Development Site Plan Survey Checklist* prior to applying for a Certificate of Occupancy permit. A registered architect, engineer, or surveyor shall prepare the as-built plan. (P&Z) (T&ES) ***

92. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) ****

VI. CONTRIBUTIONS

93. Contribute $30,000 to the City prior to receipt of the first Certificate of Occupancy for a Capital Bikeshare Station, for additional bicycles, and/or systems operations. Make all payments to the City of Alexandria and submit them to the Department of Transportation & Environmental Services with a cover letter to include the project name, case number, and explanation of the contribution amount in the payment submittal. (T&ES) ***

94. Contribute $932,862 to the City's Housing Trust Fund prior to receipt of a Certificate of Occupancy. Make all payments to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. (Housing) ***

VII. HOUSING

95. Provide seven (7) one-bedroom/one-bath affordable set-aside units or a unit mix to the satisfaction of the Director of Housing. (Housing)

96. The entry fee for each of the set-aside units shall be $175,000 at the time of initial occupancy and the monthly service fee for the set-aside units shall not exceed the maximum amount allowed under the Federal Low Income Housing Tax Credit program for households with incomes at 60 percent of the Washington D.C. Metropolitan Area Median Family Income (including utility allowances) for a 40-year period from the date of initial occupancy of each set-aside unit or five turnovers per unit, whichever occurs first. The entry fee includes the cost of one parking space per unit. The entry fee may increase annually by 1.5 percent beginning one year after initial occupancy of the first set-aside unit. (Housing)

97. Provide prorated entry fee refunds for the set-aside units at the time of resident move out or end of life under the same terms that apply to the market-rate units. (Housing)

98. Provide residents of set-aside units with access to all amenities, parking (and any associated parking discounts), and services offered within the entire development available to residents of market-rate units. (Housing)

99. Set-aside units shall be comparable in size and floor plan and have the same finishes as similar one-bedroom/one-bath units in the new building. Clustering of set-aside units shall be avoided. (Housing)

100. List all set-aside units at www.VirginiaHousingSearch.com, or an alternative website as identified by the Office of Housing at the time of lease up. (Housing)

101. Develop a Memorandum of Understanding (MOU) with the City to be approved prior to the release of the Final Site Plan. Issues to be addressed in the MOU may include, but are not limited to, how the set-aside units will be marketed in collaboration with the City; how admissions, vacancies, waitlists, and next level of care will be administered; and how financial eligibility will be determined. (Housing) *

102. Provide the City with records and information necessary for annual compliance monitoring with the Housing conditions and the terms of the MOU. (Housing)

103. Annual increases in monthly service fees of current residents of the set-aside units shall comply with the City's Rent Guidelines Policy. (Housing)

VIII. PUBLIC ART

104. Work with City Staff to incorporate on-site public art elements or provide an equivalent monetary contribution for public art within the Small Area Plan per the City's Public Art Policy, adopted December 13, 2014, to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)

105. Identify the location, type, and goals for public art in the Final Site Plan. Select the artist, finalize locations and medium, and provide a schedule for the art installation prior to Final Site Plan release. (P&Z) (RP&CA) *

106. Install the art prior to issuance of the first Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. (P&Z) (RP&CA) ***

107. The in-lieu contribution shall be $0.30 per gross square foot, with a maximum contribution of $75,000 per building prior to issuance of the first Certificate of Occupancy. On-site public art shall be of equivalent value to the contribution. (P&Z) (RP&CA) ***

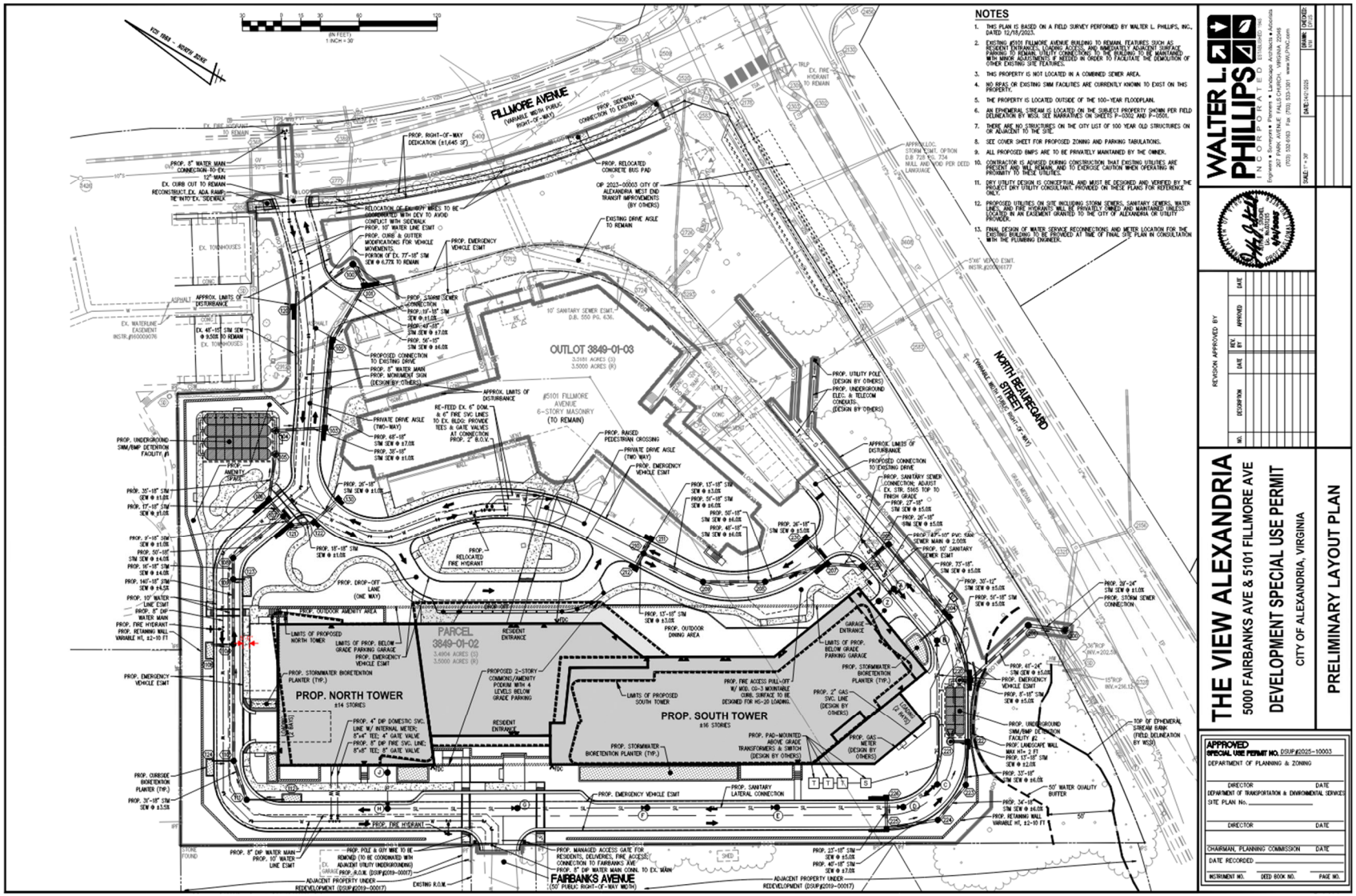
Asterisks denote:

* Condition must be fulfilled prior to release of the Final Site Plan
** Condition must be fulfilled prior to the release of the building permit
*** Condition must be fulfilled prior to the issuance of the Certificate of Occupancy
**** Condition must be fulfilled prior to release of the bond

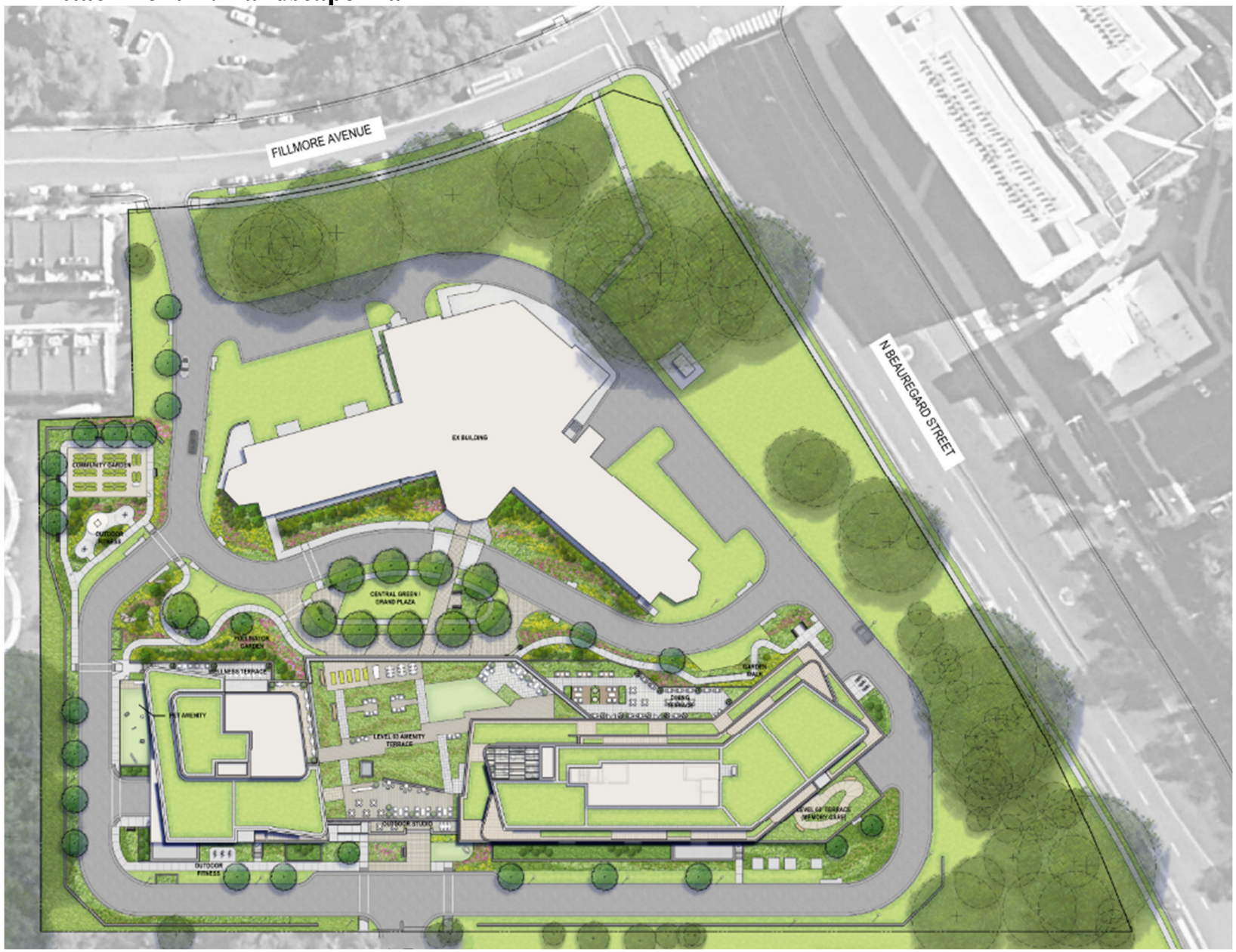
VIII. ATTACHMENTS

1. Attachment A – Site Plan
2. Attachment B – Landscape Plan
3. Attachment C – Preliminary Sanitary Sewer Outfall Analysis, Scenario A
4. Attachment D – Preliminary Sanitary Sewer Outfall Analysis, Scenario B
5. Attachment E – Preliminary Sanitary Sewer Outfall Analysis, Scenario C
6. Attachment F – Preliminary Sanitary Sewer Outfall Analysis, Scenario D

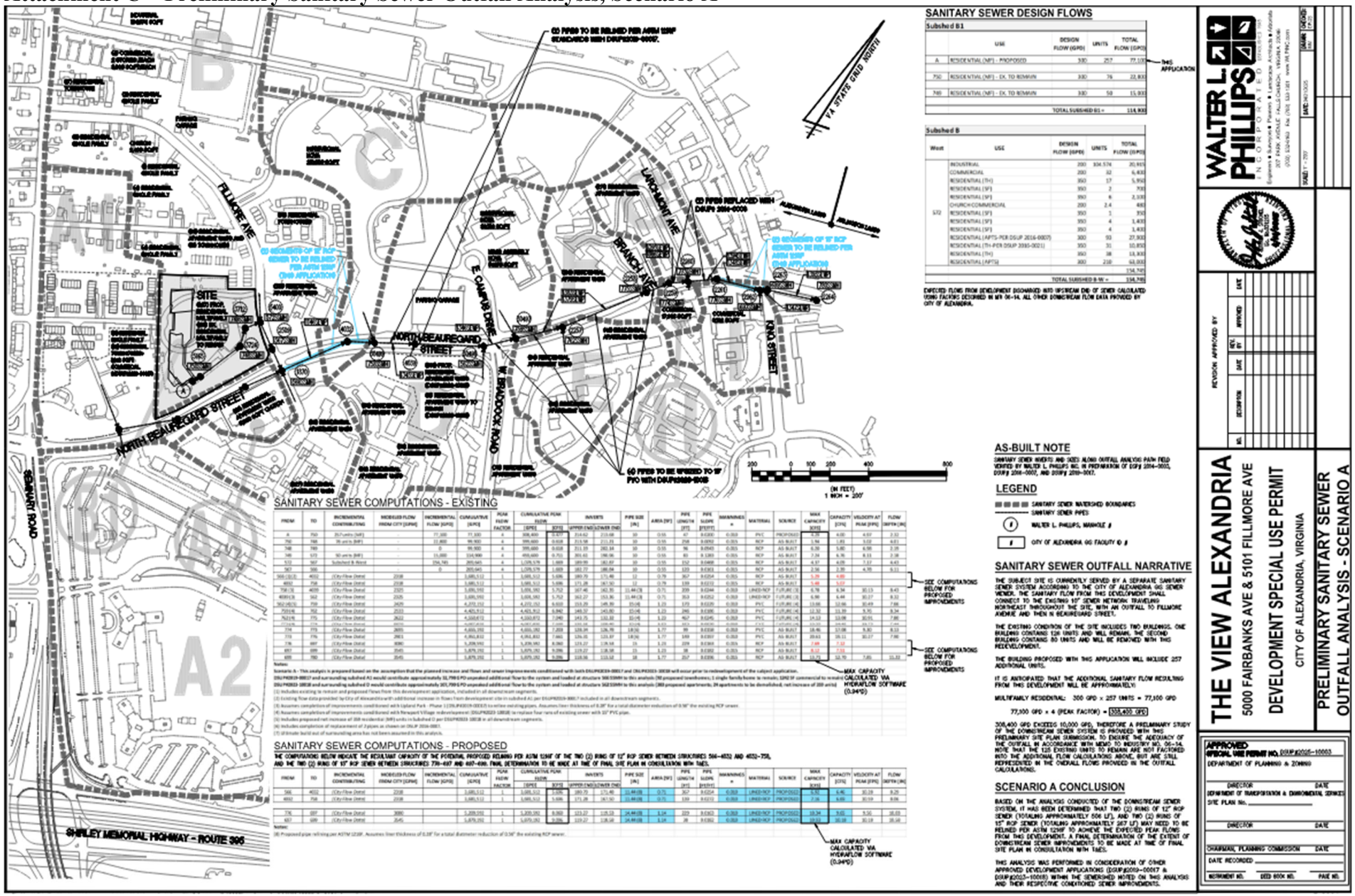
Attachment A: Site Plan



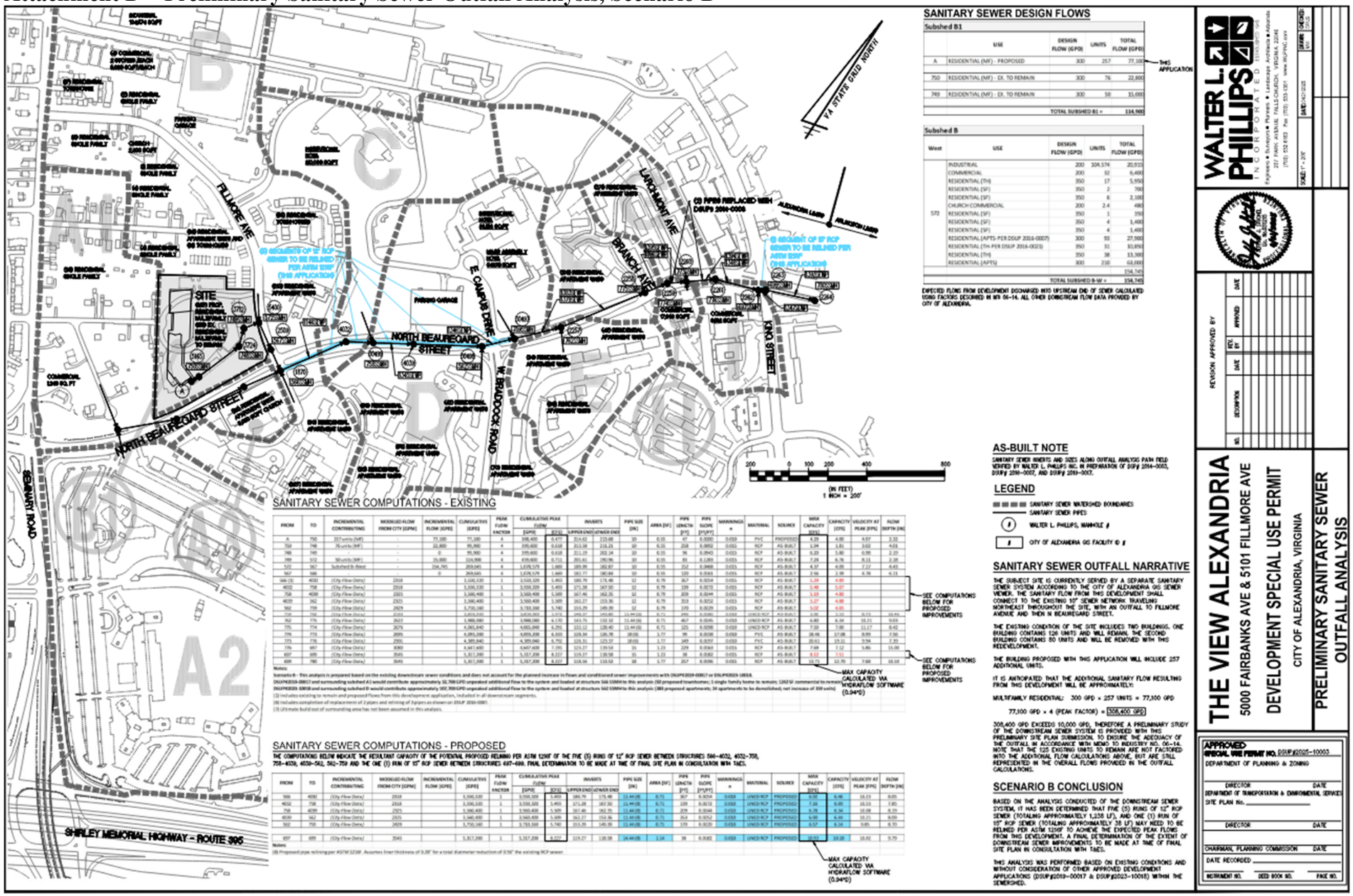
Attachment B: Landscape Plan



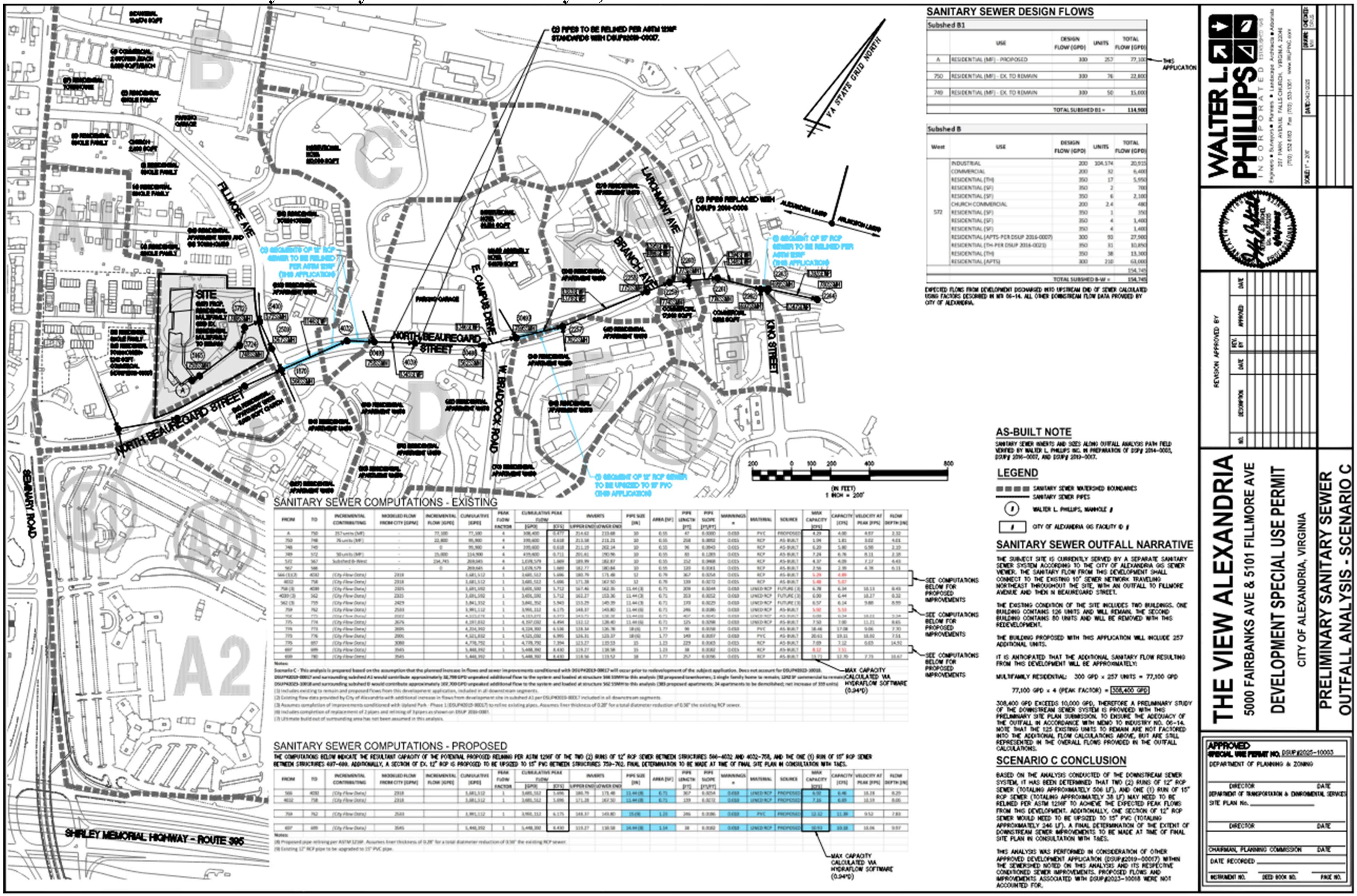
Attachment C – Preliminary Sanitary Sewer Outfall Analysis, Scenario A



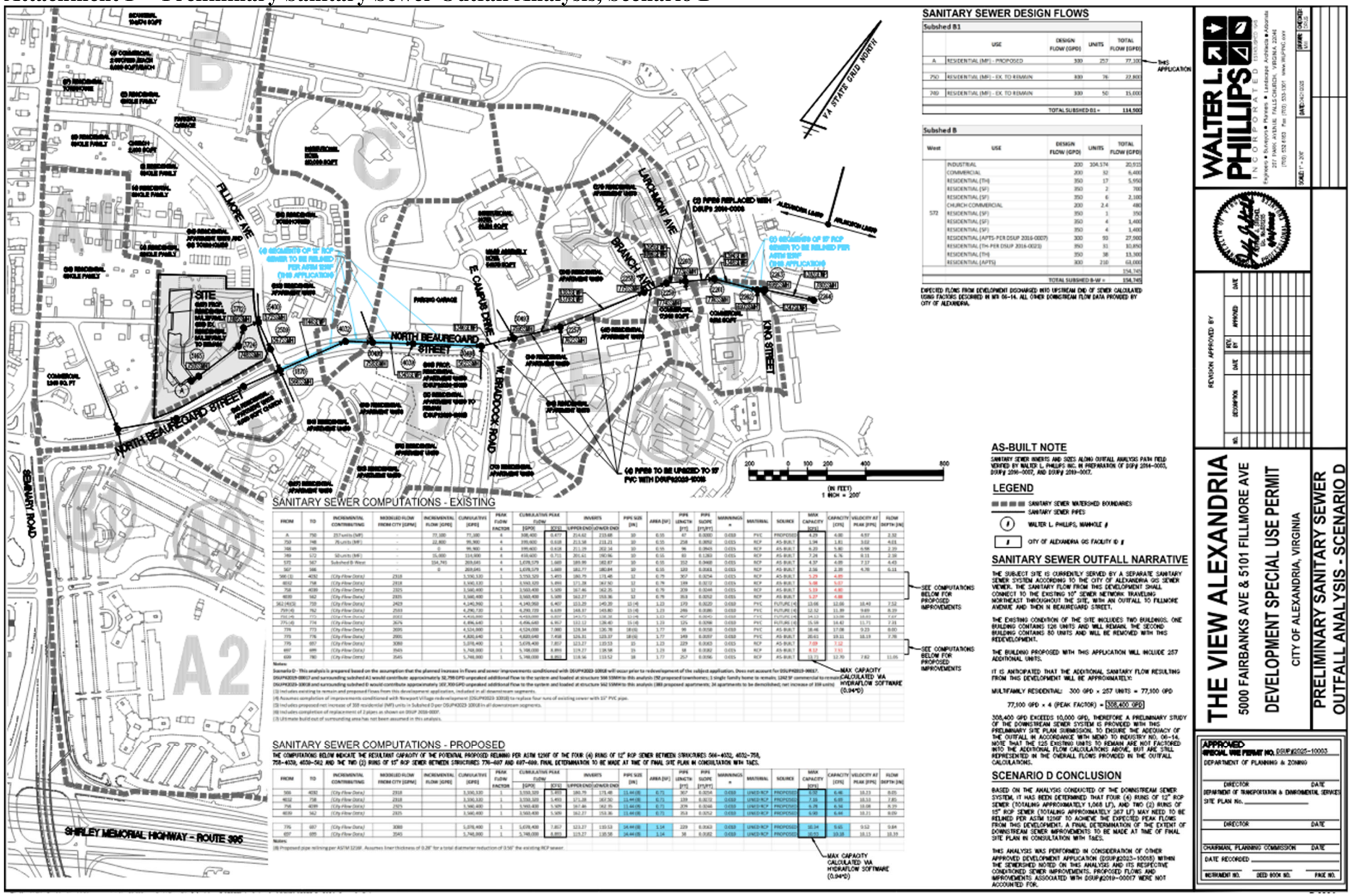
Attachment D – Preliminary Sanitary Sewer Outfall Analysis, Scenario B



Attachment E – Preliminary Sanitary Sewer Outfall Analysis, Scenario C



Attachment F – Preliminary Sanitary Sewer Outfall Analysis, Scenario D



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2025-10003 **Project Name:** The View Alexandria

PROPERTY LOCATION: 5000 Fairbanks Avenue and 5101 Fillmore Avenue

TAX MAP REFERENCE: 011.01-01-03 and -04 **ZONE:** RC

APPLICANT:

Name: The View at Goodwin Living, LLC

Address: 4800 Fillmore Avenue Alexandria, VA 22311

PROPERTY OWNER:

Name: The View at Goodwin Living, LLC

Address: 4800 Fillmore Avenue Alexandria, VA 22311

SUMMARY OF PROPOSAL Multi-unit building with 257 independent, assisted living, and skilled nursing/ memory care units and below grade parking.

MODIFICATIONS REQUESTED

SUP's REQUESTED 1) Bonus height and density for the provision of affordable housing, 2) penthouse height greater than 15 feet, and 3) parking reduction

☑ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the 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** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

M. Catharine Puskar, Attorney/Agent
Print Name of Applicant or Agent

MC Puskar
Signature

[redacted]
Mailing/Street Address

04/21/2025
Telephone #

[redacted]
Fax #

[redacted]
City and State

[redacted]
Zip Code

[redacted]
Email address

4/21/2025
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Received Plans for Completeness: _____

Fee Paid and Date: _____ Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development SUP # 2025-10003

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

○ The 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, 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.

◉ **N/A**

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. The View at Goodwin Living, LLC	see attached	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 5101 Fillmore Avenue and 5000 Fairbanks 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. The View at Goodwin Living, LLC	see attached	see attached
2.		
3.		

3. BusinessorFinancialRelationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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 the12-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.

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. The View at Goodwin Living, LLC	see attached	see attached
2. Goodwin House Incorporated	see attached	see attached
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.

3/20/2025	Timothy Smith	DocuSigned by: Timothy Smith 80A7611E836243B...
Date	Printed Name	Signature

Docusign Envelope ID: E0BF3FB9-8F7A-4448-8E69-928067C0F623

Ownership & Disclosure Attachment

Title Owner of 5101 Fillmore Avenue and 5000 Fairbanks Avenue (Tax Map ID 011.01-01-03, -04)

The View at Goodwin Living, LLC
[redacted]

Sole Member: Goodwin House Incorporated

A non-stock corporation with no shareholders

*None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance

Docusign Envelope ID: E0BF3FB9-8F7A-4448-8E69-928067C0F623

The View at Goodwin Living, LLC
[redacted]

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Application for Development Site Plan and Special Use Permit Requests
5000 Fairbanks Avenue and 5101 Fillmore Avenue, Tax Map ID 011.01-01-03 and 011.01-01-04 (the "Property")

Dear Mr. Moritz:

The View at Goodwin Living, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Development Site Plan application, Special Use Permit applications, and any other related requests for the Property.

Very truly yours,

The View at Goodwin Living, LLC

By: DocuSigned by: Timothy Smith 80A7611E836243B...

Its: Chief Financial Officer

Date: 3/20/2025

2. **Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

See attached.

Narrative Description
5000 Fairbanks Avenue and 5101 Fillmore Avenue; Tax Map Nos. 011.01-01-03 and -04
The View at Goodwin Living, LLC (the "Applicant")

The Applicant is the owner of property located at 5000 Fairbanks Avenue and 5101 Fillmore Avenue (the "Property"). The Property is located at the northwest corner of N. Beauregard Street and Fillmore Avenue and comprises seven acres of site area zoned to the RC/ High Density Apartment Zone. Currently, the Property is improved with a 5-story medical building, a six-story multi-unit building with 126 units providing independent and assisted living care, and surface parking.

The Applicant proposes to demolish the medical building on the Property and construct a new 14 to 16 story senior living building with four levels of below-grade parking. The existing 126-unit senior living building will remain, and the new building will contain 257 age-restricted units for independent living, assisted living, and skilled nursing/memory care. Given that more than 70% of the buildings' floor area may be occupied by independent living, the project is deemed to be muti-unit residential for purposes of zoning. However, the Property will operate as a continuum of care community.

In order to achieve the proposed infill development, the Applicant requests approval of the following; 1) A Development Site Plan for a new 257 multi-unit building, 2) a Special Use Permit ("SUP") for bonus density and height pursuant to Section 7-700 of the Zoning Ordinance, 3) a SUP for penthouse height greater than 15 feet, and 4) a SUP for a parking reduction.

Proposed Development

The Applicant is a non-profit senior living and healthcare organization with extensive experience serving older adults in the City of Alexandria and surrounding jurisdictions. In order to meet the increasing demand for senior housing within the City, the Applicant proposes a new infill multi-unit residential building with 257 units that will be available to residents who are 55 or older. The proposed building will consist of 217 independent living units (68 one-bedroom and 149 two-bedroom), 16 assisted living units (14 one-bedroom and two two-bedroom), and 24 skilled nursing and memory care units. Residents will have access to a wide range of amenities and on-site staff support, which is typical of continuum of care communities.

The Applicant requests a SUP for additional height and density pursuant to Section 7-700 of the Zoning Ordinance to facilitate the proposed project and deliver necessary housing for the City's aging population. Accordingly, the Applicant requests 30% bonus density, or an additional 0.375 floor area ratio, and an additional six feet in height on the North Tower and 25 feet in height on the South Tower. Please see the enclosed Affordable Housing Plan for more information on the proposed affordable units in the new building.

The proposed building will consist of two towers (North and South) connected by a two-story podium. The building amenities and administrative areas will be located on the first two levels of the building, with an outdoor terrace on the roof of the podium connector. In addition to the proposed infill building, the Applicant will also reconfigure the internal roadway network to

facilitate necessary access to the new building while also maximizing the amount of ground-level open spaces.

Access to the parking garage will be provided on the southern façade of the South Tower and loading access will be provided within loading docks at both the southern façade of the South Tower and the northern façade of the North Tower. The main vehicular entrance will be on Fillmore Avenue and a secondary controlled-access entrance for residents and emergency vehicles will be provided from Fairbanks Avenue.

Parking Reduction

Under the multi-unit residential regulations, 517 parking spaces are required for the project. With the proposed development, the Applicant will retain 18 surface parking spaces adjacent to the existing building to remain and create 423 new parking spaces in four levels of below-grade garage in the new building. As such, the Applicant requests a SUP for a parking reduction from the required 517 spaces to the proposed total 441 spaces. Given the parking utilization for the existing building (less than 0.5 space per unit) and the parking requirement for continuum of care communities, which is 1 space per two units, the proposed parking is adequate to support the project. Please see the enclosed Parking Management Plan for additional information.

In summary, the proposed project will deliver new age-restricted housing for the City's growing aging population in a thoughtfully designed building with high-quality architecture and resident amenity spaces. The proposed project will also allow the Applicant to further its mission to support, honor, and uplift the lives of older adults in the community.

Development SUP # 2025-10003

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

N/A

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

N/A

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
7 days/week	24 hours/day		

6. 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 City Code.

B. How will the noise from patrons be controlled?

N/A

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

No odors are anticipated. Trash will be located internal to the building.

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Typical for the proposed uses.

B. How much trash and garbage will be generated by the use?

Typical for the proposed uses.

C. How often will trash be collected?

Trash will be collected as often as necessary.

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

N/A

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

☐ Yes. ☑ No.

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

N/A

10. 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.

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

Typical household cleaning products.

Development SUP # _____

11. What methods are proposed to ensure the safety of residents, employees and patrons?

Access to the property will be secure and new lighting will be installed along the frontage.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

☐ **Yes.** ☑ **No.**

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

517

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

276 Standard spaces
135 Compact spaces
12 Handicapped accessible spaces
_____ Other

C. 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?

_____

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.

D. 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.**

14. Provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? None

B. How many loading spaces are available for the use? 4 spaces

C. Where are off-street loading facilities located? within the proposed garage structure

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

Between 7:00 a.m. and 11:00 p.m.

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

As often as necessary.

15. 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 is adequate.

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)

As such, the Applicant requests a SUP for a parking reduction from the required 517 spaces to the proposed total 441 spaces.

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

See attached narrative and Parking Management Plan.

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

See attached narrative and Parking Management Plan.

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 Parking Management Plan submitted under separate cover.

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

WELLS + ASSOCIATES

MEMORANDUM

1420 Spring Hill Road,
Suite 610,
Tysons, VA 22102
703-917-6620
WellsandAssociates.com

The View Alexandria

Parking Management Plan

City of Alexandria, Virginia

April 18, 2025

Prepared by:

Wells + Associates
(703) 917-6620

Jake R. Tufts, EIT
Michael A. Zurita

Narrative

This memorandum presents a Parking Management Plan (PMP) for The View Alexandria project. The site is located with N. Beauregard St to the south, apartments to the north, Filmore Ave to the east, and single-family residential to the west. The subject property is currently developed with a 126-unit senior housing building to remain and a five-story medical office building to be razed.

The new building will be developed as a senior housing residential development containing 257-units in total, including independent living, assisted living, and skilled nursing/memory units. Parking for the site will be provided via a four-level below grade garage with a single access point on the south of the new building to be access from an internal roadway, as shown in Figure 1. The parking garage includes a total of 423 parking spaces, comprised of a combination of standard, compact, and accessible spaces. There are 18 existing surface-level parking spaces located near the existing senior housing building that will continue to serve the existing building.

The parking spaces will be managed as outlined in the following sections.

Bicycle Parking.

In total, the proposed redevelopment will contain 84 total bicycle parking spaces. Long-term bicycle parking is proposed to have a supply of 78 spaces, meeting bicycle parking requirements for the development. These spaces are shown on Figure 1. Additionally, 6 surface bicycle spaces will be provided for visitors to the site. This supply satisfies the overall required 84 bicycle parking spaces on the site per the Bicycle Parking Requirements. Bicycle parking is split between two bicycle rooms on Level P1 of the new building. Cyclists utilizing the bike parking would enter the storage area via either an entrance from the exterior of the new building or an entrance on Level P1 of the building next to the elevator lobby, only accessible to residents.

Parking Supply.

Based on the multifamily residential rate for parking, a minimum of 517 parking spaces are required for the development. The applicant is requesting a parking reduction based on the function of the site as described by the submitted trip generation memo. The on-site parking supply is summarized below and is also shown on Figure 5.

Site Parking

Standard:	276 spaces
Compact:	135 spaces
Handicapped Accessible:	9 spaces
Handicapped Accessible Van:	3 spaces
Total Garage Vehicular Parking Supply:	***423 spaces***
Surface Parking:	18 spaces
Total On-Site Vehicular Parking Supply:	***441 spaces***

Site Plans

Figures 1 through 5 provide detailed mark-ups of the garage plans and parking space information.

Management Details

As discussed earlier, the new building will include containing 257-units. Parking for the building will be contained in a below-grade parking garage accessed via the internal street connection on the southern portion of the site.

A rolldown door at the entrance to the garage from street access will remain open during normal operating hours, with residents using a provided keyfob or proximity sensor to gain access to the garage during times in which it is closed.

In the garage, there is a pool of 423 parking spaces provided, which is inclusive of residential, employee, and visitor use. On the first level of the parking garage, a minimum of 65 spaces are allocated for visitor parking, with van accessible spaces being available for residents that require that accommodation. On the bottom two levels of the garage, a minimum of 233 spaces are reserved for residential uses. The residential levels will be separated from the upper levels by a gate, with a location to be determined during final design steps. The second floor with 121 parking spaces would serve as a flex space for employees to use for parking, and for visitors or residential parking if demand overflows over the minimum reserved. These parking distributions are consistent with utilization at other applicant properties.

Parking during core hours will be periodically monitored by the property owner. The front desk of the building (generally between the hours of 7:00 AM and 11:00 PM) and/or the property management office (24 hour a day) will be staffed, and will be able to provide access, if required.

Visitors will be required after parking in visitor spaces to check in at the front desk for a parking pass. The development point of contact for this property is:

Title: Executive Director
Phone Number: 703-797-3810

The loading will occur at the loading dock at the northern and southern sides of the development. On-street parking is located along the site's Filmore Avenue frontage. The trash compactor will be contained within the building and be rolled out into the street from the loading bay when trash collection is occurring.

Pricing and Payment Details

One space per independent living unit in the new building will be included with the price of the unit. Residents in the existing building can also request a space in the new garage based on availability. Residents with a vehicle will be required to register their vehicle with the management office. If a resident does not have a car, that space can be made available to other residents as demand requires. This is consistent with the function of the existing building on the site.

Peak Period Contingency Plan

As stated previously, the second floor parking would serve as a flex space for employees to use for parking, and for visitors or residential parking if demand exceeds the minimum reserved for the respective use. If this happens to the extent the demand of existing residential and visitor parking reduces the available parking for employees, those employees may park in Garage AP2 at Northern Virginia Community College on N. Beauregard Street, pursuant to an existing agreement between the applicant and Northern Virginia Community College.

As indicated previously, the garage will remain open during operational hours and will be closed during the night, with access available to residents and employees using either a keyfob or calling a number provided by the development. Residents will be equipped with a keyfob to gain access in and out of the residential portion of the garage.

Queueing Analysis

Based on the access type and size of the garage, no queueing is anticipated for the subject site.

Off-site Agreements

The applicant has an existing lease with Northern Virginia Community College for employee parking in the Beauregard Street Parking Garage (AP2), located north-east of the site long N. Beauregard Street. Employees use a shuttle that runs during peak hours for transport to and from the site, and during off-hours, employees may call a number to request a pick-up.

Shared Parking Analysis and Management – Not Applicable

Valet Parking Plan – Not Applicable

The Owner reserves the right to change the Parking Management Plan at any time with prior approval from the City of Alexandria.

Questions regarding this document should be directed to the Owner or Operator of the building.

LEVEL P1

PARKING CLASSIFICATION TOTALS

TYPE	
STANDARD	47
COMPACT	18
ACCESSIBLE	1
ACCESSIBLE VAN	3
TOTAL	69

BICYCLE CLASSIFICATION TOTALS

RESIDENTIAL BICYCLE STORAGE	80 BIKES

CLASSIFICATION KEY

- STANDARD
- COMPACT
- ACCESSIBLE
- ACCESSIBLE VAN
- BICYCLE STORAGE
- LOADING BAY
- PARKING GARAGE ENTRANCE

Figure 1
Parking Management Plan
Level P1

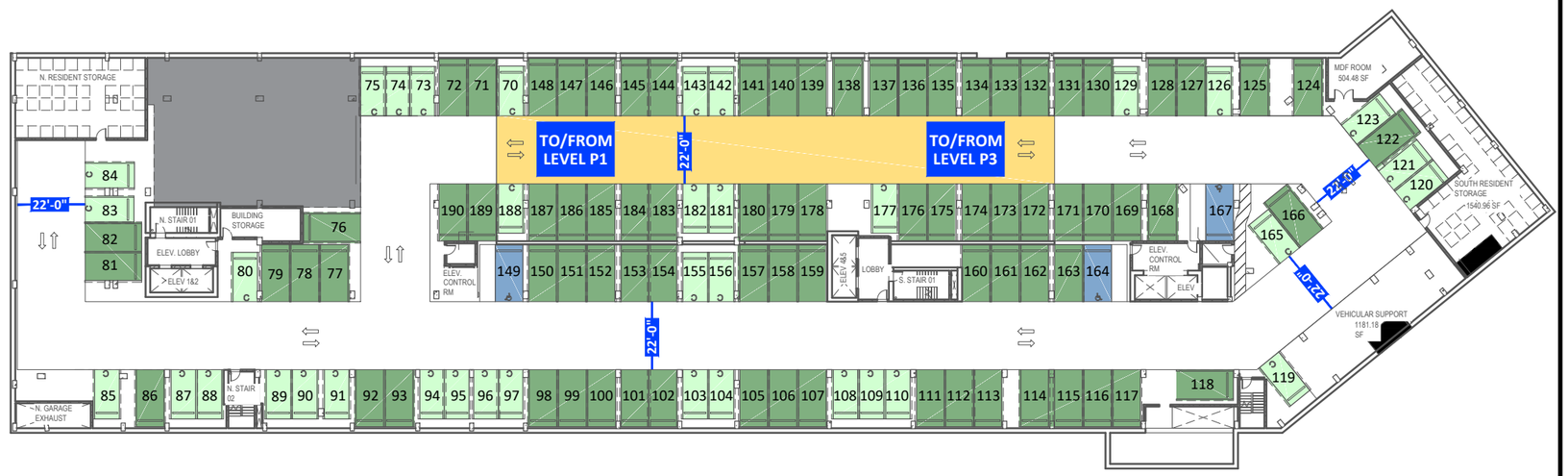
NORTH

The View Alexandria
City of Alexandria, Virginia

LEVEL P2

PARKING CLASSIFICATION TOTALS

TYPE	
STANDARD	81
COMPACT	37
ACCESSIBLE	3
ACCESSIBLE VAN	0
TOTAL	121



CLASSIFICATION KEY

- STANDARD
- COMPACT
- ACCESSIBLE
- PARKING GARAGE ENTRANCE

Figure 2
Parking Management Plan
Level P2

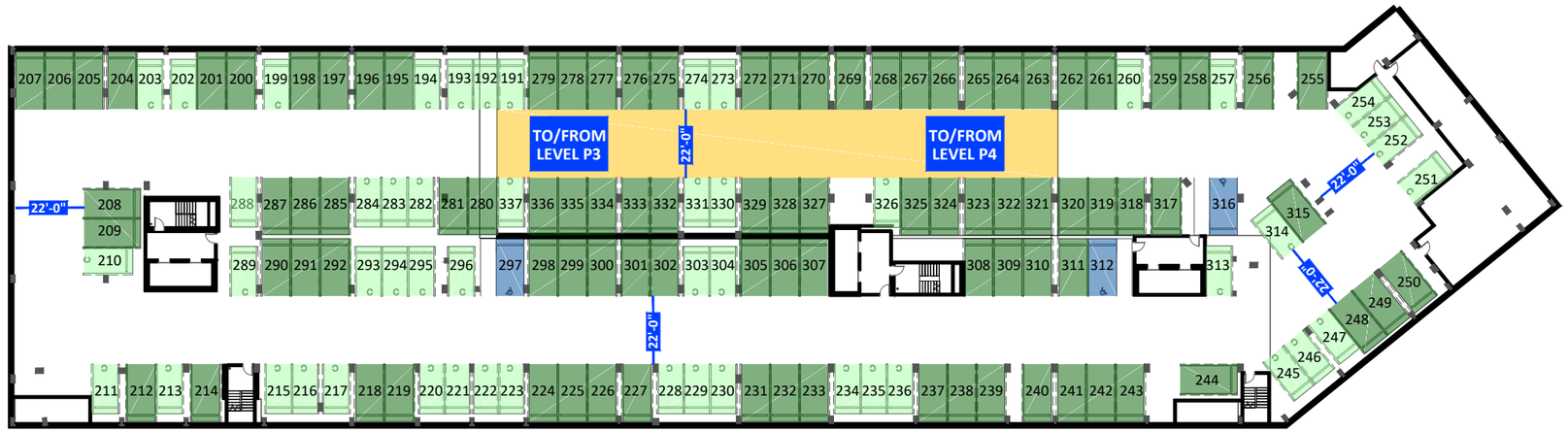
NORTH

The View Alexandria
City of Alexandria, Virginia

LEVEL P3

PARKING CLASSIFICATION TOTALS

TYPE	
STANDARD	93
COMPACT	51
ACCESSIBLE	3
ACCESSIBLE VAN	0
TOTAL	147



CLASSIFICATION KEY

- STANDARD
- COMPACT
- ACCESSIBLE
- PARKING GARAGE ENTRANCE

Figure 3
Parking Management Plan
Level P3

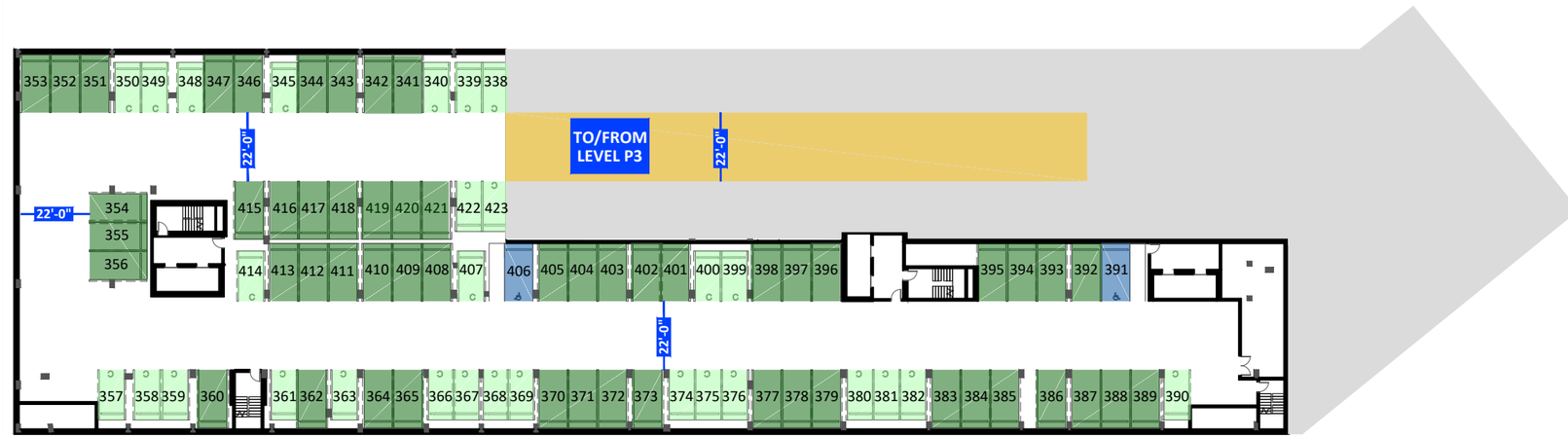
NORTH

The View Alexandria
City of Alexandria, Virginia

LEVEL P4

PARKING CLASSIFICATION TOTALS

TYPE	
STANDARD	55
COMPACT	29
ACCESSIBLE	2
ACCESSIBLE VAN	0
TOTAL	86



CLASSIFICATION KEY

- STANDARD
- COMPACT
- ACCESSIBLE
- PARKING GARAGE ENTRANCE

Figure 4
Parking Management Plan
Level P4

NORTH

The View Alexandria
City of Alexandria, Virginia

O:\PROJECTS\9001-9500\9335 THE VIEW ALEXANDRIA\GRAPHICS\25.0325 - THE VIEW ALEXANDRIA PMP.DWG

LEVEL P1

PARKING CLASSIFICATION TOTALS

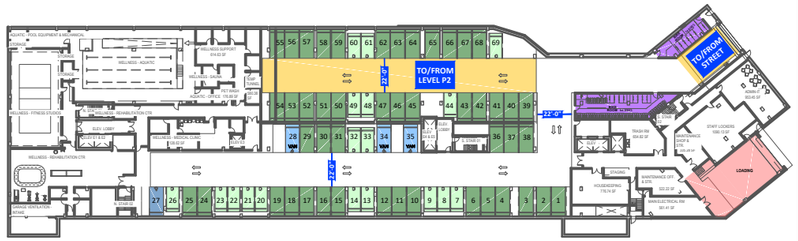
TYPE	
STANDARD	47
COMPACT	18
ACCESSIBLE	1
ACCESSIBLE VAN	3
TOTAL	69

BICYCLE CLASSIFICATION TOTALS

RESIDENTIAL BICYCLE STORAGE	80 BIKES

CLASSIFICATION KEY

- STANDARD
- COMPACT
- ACCESSIBLE
- ACCESSIBLE VAN
- BICYCLE STORAGE
- LOADING BAY
- PARKING GARAGE ENTRANCE



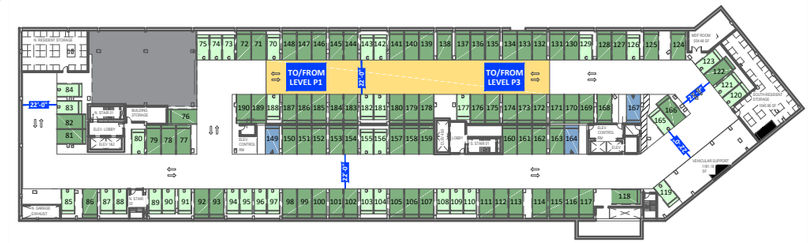
LEVEL P2

PARKING CLASSIFICATION TOTALS

TYPE	
STANDARD	81
COMPACT	37
ACCESSIBLE	3
ACCESSIBLE VAN	0
TOTAL	121

CLASSIFICATION KEY

- STANDARD
- COMPACT
- ACCESSIBLE
- PARKING GARAGE ENTRANCE



SUMMARY

PARKING CLASSIFICATION TOTALS

TYPE	
STANDARD	276
COMPACT	135
ACCESSIBLE	9
ACCESSIBLE VAN	3
TOTAL	423

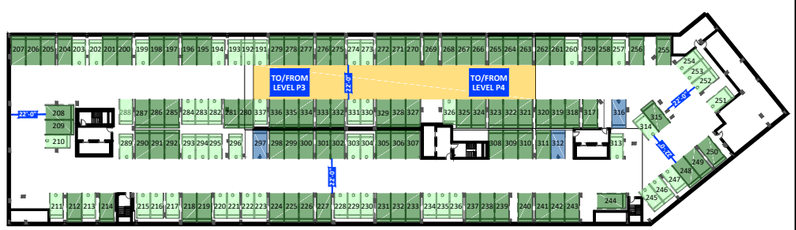
LEVEL P3

PARKING CLASSIFICATION TOTALS

TYPE	
STANDARD	93
COMPACT	51
ACCESSIBLE	3
ACCESSIBLE VAN	0
TOTAL	147

CLASSIFICATION KEY

- STANDARD
- COMPACT
- ACCESSIBLE
- PARKING GARAGE ENTRANCE



LEVEL P4

PARKING CLASSIFICATION TOTALS

TYPE	
STANDARD	55
COMPACT	29
ACCESSIBLE	2
ACCESSIBLE VAN	0
TOTAL	86

CLASSIFICATION KEY

- STANDARD
- COMPACT
- ACCESSIBLE
- PARKING GARAGE ENTRANCE

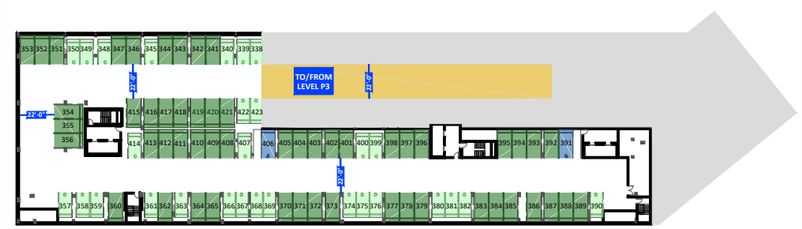


Figure 5
Parking Management Plan
Summary

NORTH

The View Alexandria
City of Alexandria, Virginia

DEVELOPMENT SPECIAL USE PERMIT

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE & 5101 FILLMORE AVE

AREA TABULATIONS

TOTAL SITE AREA =	7.01 AC OR 305,291 SF (SURVEYED); 7.00 AC OR 304,920 SF (RECORD)
TOTAL EXISTING IMPERVIOUS AREA =	2.06 AC OR 89,826 SF
TOTAL PROPOSED IMPERVIOUS AREA =	2.92 AC OR 126,987 SF
TOTAL DISTURBED AREA =	±4.60 AC OR ±200,274 SF
TOTAL DISTURBED AREA (SWM) =	±4.41 AC OR ±191,907 SF
TAX PARCEL IDENTIFICATION =	011.01-01-03 & 011.01-01-04 (ZONE: RC)
ADDRESS:	5000 FAIRBANKS AVENUE, ALEXANDRIA, VA 22311 5101 FILLMORE AVENUE, ALEXANDRIA, VA 22311

PARKING TABULATION

PARKING REQUIRED
RATE: MULTIFAMILY RESIDENTIAL (MARKET) = 1.0 SPACES/BEDROOM
CREDIT: 4+ BUS ROUTES WITHIN 0.25 MILES, 5% REDUCTION
ADJUSTED RATE: 0.95 SPACES/BEDROOM

RATE: MULTIFAMILY RESIDENTIAL (60% AMI) = 0.75 SPACES/UNIT
CREDIT: 4+ BUS ROUTES WITHIN 0.25 MILES, 5% REDUCTION
ADJUSTED RATE: 0.7125 SPACES/UNIT

EXISTING BUILDING (TO REMAIN)
137 BEDROOMS @ 0.95 SPACES/BEDROOM = 130.2 SPACES

PROPOSED BUILDING
401 BEDROOMS @ 0.95 SPACES/BEDROOM = 380.0 SPACES
7 UNITS @ 0.7125 SPACES/UNIT = 4.9 SPACES

TOTAL REQUIRED PARKING = 130.2 + 380.0 + 4.9 = 516.1 = 517 SPACES [MINIMUM]

PARKING PROVIDED

SURFACE PARKING	=	±18 SPACES
GARAGE PARKING		
STANDARD	=	±276 SPACES
COMPACT	=	±135 SPACES
ACCESSIBLE	=	±9 SPACES
VAN ACCESSIBLE	=	±3 SPACES
TOTAL	=	±423 SPACES
TOTAL PARKING PROVIDED		±441 SPACES *

BEDROOM TABULATION
EXISTING BUILDING
115 1-BR UNITS = 115 BEDROOMS
11 2-BR UNITS = 22 BEDROOMS

PROPOSED BUILDING
106 1-BR UNITS = 106 BEDROOMS
151 2-BR UNITS = 302 BEDROOMS

TOTAL BEDROOMS = 545 BEDROOMS

(1-BR UNITS INCLUDES STUDIO UNITS)

LOADING

EXISTING BUILDING (TO REMAIN)

LOADING REQUIRED: N/A

LOADING PROVIDED: 2 SPACES (TO REMAIN)

PROPOSED BUILDING

LOADING REQUIRED: N/A

LOADING PROVIDED: 4 SPACES

BICYCLE PARKING REQUIRED

PROPOSED BUILDING - RESIDENTIAL
LONG TERM (CLASS 1 OR 2): 3 SPACES/10 UNITS
257 UNITS @ 3 SPACES/10 UNITS = 78 SPACES

SHORT TERM (CLASS 2 OR 3): 1 SPACE/50 UNITS
257 UNITS @ 1 SPACE/50 UNITS = 6 SPACES

BICYCLE PARKING PROVIDED

PROPOSED BUILDING
LONG TERM (CLASS 1 OR 2)

HORIZONTAL	=	30 SPACES
VERTICAL	=	48 SPACES
TOTAL	=	78 SPACES

SHORT TERM (CLASS 2 OR 3)
6 SPACES ON SITE

EXISTING BUILDING
BIKE PARKING FACILITIES IN THE EXISTING BUILDING TO REMAIN AS CURRENTLY PROVIDED.

ARCHAEOLOGY NOTES

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-746-4399.
2. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, RPA'S, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ACCORDING TO THE CITY'S MAPS, THERE IS AN EPHEMERAL STREAM WITHIN THE SOUTHEAST CORNER OF THE PROPERTY, AS DELINEATED BY WSSI. WITH THE EXCEPTION OF LINEAR UTILITY INSTALLATION, THE PROPOSED LIMITS OF DISTURBANCE ARE OUTSIDE THE ASSOCIATED 50-FOOT WATER QUALITY BUFFER.
2. THERE ARE KNOWN AREAS OF MARINE CLAY DEPOSITS ONSITE, ACCORDING TO THE CITY MARINE CLAYS MAP. SEE SHEET P-0201.
3. THIS SITE IS NOT WITHIN A COMBINED SEWER AREA.
4. A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT WAS PREPARED BY CBRE, INC. DATED MARCH 18, 2022 FOR THE SUBJECT PARCEL. BASED ON THE CONCLUSIONS OF THAT REPORT, NO RECS WERE IDENTIFITED, HOWEVER THE PRESENCE OF ON-SITE USTS PROMPTED ADDITIONAL INVESTIGATION. A LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT WAS PREPARED BY CBRE, INC. DATED AUGUST 16, 2022 AND INCLUDED SEVERAL SOIL BORINGS WITHIN THE VICINITY OF THE USTS. NO OBVIOUS INDICATIONS OF CONTAMINATION WERE OBSERVED AND LAB RESULTS DID NOT INDICATE CONCENTRATIONS OF VOCS OR SVOCS ABOVE REPORTED DETECTION LIMITS.

DEVELOPMENT TEAM INFORMATION

1. APPLICANT/OWNER:
THE VIEW AT GOODWIN LIVING, LLC
4800 FILLMORE AVENUE
ALEXANDRIA, VA 22311

2. CIVIL ENGINEER:
WALTER L. PHILLIPS, INC.
207 PARK AVENUE
FALLS CHURCH, VA 22046
ATTN: DANIEL PIETROPAOLI

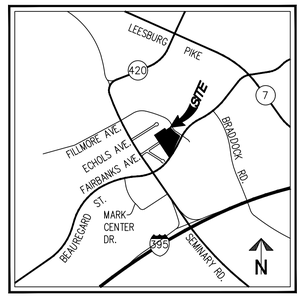
3. ARCHITECT:
PERKINS EASTMAN ARCHITECTS
ONE THOMAS CIRCLE NW, SUITE 200
WASHINGTON, DC 20005
ATTN: DAENA TAMBORINI PADILLA

4. LAND USE ATTORNEY:
WALSH, COLUCCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BOULEVARD, SUITE 1300
ARLINGTON, VA 22201
ATTN: M. CATHARINE PUSKAR

5. TRANSPORTATION ENGINEER:
WELLS + ASSOCIATES
650 MASSACHUSETTS AVENUE NW, SUITE 600
WASHINGTON DC, 20001
ATTN: MICHAEL WORKOSKY

6. LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
101 N UNION STREET, SUITE 320
ALEXANDRIA, VA 22314
ATTN: BRIAN BOLEN

VICINITY MAP



SCALE: 1"=2000'

PROJECT DESCRIPTION

THE APPLICANT PROPOSES TO DEMOLISH THE EXISTING 5-STORY MEDICAL BUILDING AND CONSTRUCT A NEW MULTI-UNIT BUILDING ON THE SITE FEATURING A MIX OF INDEPENDENT LIVING, ASSISTED LIVING, AND SKILLED NURSING/MEMORY CARE UNITS, WITH BELOW GRADE PARKING. THE EXISTING 6-STORY MULTI-UNIT BUILDING AND A PORTION OF THE EXISTING SURFACE PARKING WILL REMAIN. A LOT CONSOLIDATION IS PROPOSED.

COMPLETE STREETS TABLE

COMPLETE STREETS POLICY TABLE	NEW	UPGRADED
CROSSWALKS (NUMBER)	5	1
STANDARD	5	–
HIGH VISIBILITY	–	–
CURB RAMPS	11	2
SIDEWALKS (LF)	1180	475
BICYCLE PARKING (# OF SPACES)	84	–
PUBLIC/VISITOR	6	–
PRIVATE/GARAGE	78	–
BICYCLE PATHS (LF)	–	–
PEDESTRIAN SIGNALS	–	–

REQUESTED LAND USE APPROVALS

1. A DEVELOPMENT SITE PLAN (DSP) FOR MULTI-UNIT DWELLINGS.
2. A SPECIAL USE PERMIT FOR BONUS HEIGHT AND DENSITY FOR THE PROVISION OF AFFORDABLE HOUSING (PER Z.O. SECTION 7-700).
3. A SPECIAL USE PERMIT FOR A PARKING REDUCTION.
4. A SPECIAL USE PERMIT FOR PENTHOUSE HEIGHT GREATER THAN 15 FT

BUILDING CODE ANALYSIS

(PROVIDED BY PERKINS EASTMAN; PRELIMINARY & SUBJECT TO CHANGE AT FINAL DESIGN)

OCCUPANCY CLASSIFICATION
NON-SEPARATED MIXED USE
- A-2: Assembly (Residential dining facilities)
- A-3: Assembly (Residential Amenities)
- B: Business (Business areas)
- I-1, C2 Institutional (Skilled nursing and memory care, sleeping areas)
- I-2, C1 Institutional (Assisted living, sleeping areas)
- R-2: Residential (Independent living)
- S-1: Accessory Storage and service closets
- S-2: Enclosed Parking Garage, Utility Spaces

CONSTRUCTION TYPES
- Construction Type I-A with Automatic sprinkler system
  - Columns: 3 hr typ. / 2 hr when supporting roof
  - Floor construction: 2 hr min.
- Non-separated horizontal mixed-use occupancies per 508.3
- Separated vertical mixed-use occupancies per 508.4
- No Separation required between accessory and main occupancies.

BUILDING HEIGHT
- North Tower: Fourteen (14)-Stories [156'-0] + Mechanical Penthouse [20' -0"] above the average finished grade
- South Tower: Sixteen (16)-Stories [175'-0] + Mechanical Penthouse [20' -0"] above the average finished grade

FIRE PROTECTION SYSTEM
- Building fully protected throughout by NFPA 13 automatic sprinkler system.

HIGH-RISE
- The building is a High-Rise and will meet the requirements outlined in 403

GROSS FLOOR AREA PER FLOOR

LEVEL 16:	14,494 SF
LEVEL 15:	23,081 SF
LEVEL 14:	30,703 SF
LEVEL 13:	30,703 SF
LEVEL 12:	30,703 SF
LEVEL 11:	30,703 SF
LEVEL 10:	30,703 SF
LEVEL 9:	30,703 SF
LEVEL 8:	30,703 SF
LEVEL 7:	30,703 SF
LEVEL 6:	30,703 SF
LEVEL 5:	30,703 SF
LEVEL 4:	36,220 SF
LEVEL 3:	36,083 SF
LEVEL 2:	24,251 SF
LEVEL 1:	47,727 SF
PARKING L1:	58,752 SF
PARKING L2:	57,576 SF
PARKING L3:	57,575 SF
PARKING L4:	35,403 SF

GREEN BUILDING NARRATIVE

THIS APPLICATION WILL COMPLY WITH THE CITY OF ALEXANDRIA'S 2019 GREEN BUILDING POLICY. A GREEN BUILDING SUMMARY IS PROVIDED SEPARATELY.

TRIP GENERATION ANALYSIS

(PRELIMINARY, PROVIDED BY WELLS + ASSOCIATES)
NOTE: PER SCOPING MEETING, NURSING HOME/CONTINUUM OF CARE USE IS BEING USED FOR TRIP GENERATION ANALYSIS.

Trip Generation			AM Peak Hour			PM Peak Hour			Weekday
	ITE Code	DU/SF	In	Out	Total	In	Out	Total	ADT
Existing Uses									
1. Nursing Home	620	24	2	1	3	-	3	3	73
2. General Office	710	34,000	58	8	66	12	56	68	454
3. Continuing Care Retirement Community	255	126	25	13	38	28	44	72	479
20% Non-Auto Reduction [3]			*(17)*	*(5)*	*(22)*	*(8)*	*(21)*	*(29)*	*(202)*
Total Existing Trips			*68*	*17*	*85*	*32*	*82*	*114*	*804*
Proposed Uses									
1. Continuing Care Retirement Community	255	257	36	19	55	35	54	89	778
2. Existing Continuing Care Retirement Community	255	126	25	13	38	28	44	72	479
20% Non-Auto Reduction [3]			*(13)*	*(7)*	*(20)*	*(13)*	*(20)*	*(33)*	*(252)*
Total Proposed Trips			*48*	*25*	*73*	*50*	*78*	*128*	*1,005*
Net New Site Trips			**(20)**	**8**	**(12)**	**18**	**(4)**	**14**	**201**

(1) Trip generation calculations based on Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition.
(2) Existing includes 126-unit continuing care building as well as a 44,000 sf office building that includes 24-bed nursing facility occupying approximately 10,000sf, with remaining building occupied by office.
(3) Non-Auto reduction was estimated using the City of Alexandria Demographics and Statistics Dashboard and census data.

ZONING TABULATIONS

ZONING:	EXISTING ZONE: RC PROPOSED ZONE: RC
MASTER PLAN:	ALEX WEST SMALL AREA PLAN
SITE AREA (SQ. FT) (ACRES):	7.01 AC OR 305,291 SF (SURVEYED); 7.00 AC OR 304,920 SF (RECORD)
USE:	EXISTING: MULTI-UNIT DWELLINGS PROPOSED: MULTI-UNIT DWELLINGS

	ZONING ORDINANCE	PROVIDED
ZONE	RC	RC
FAR	BASE: 1.25; BONUS: 0.375 [TOTAL: 1.625]	±1.625 (±495,999 SF / 305,291 SF) [SEE TABLE BELOW]
GROSS FLOOR AREA - TOTAL	N/A	860,948 SF
EXISTING BUILDING	N/A	161,549 SF
PROPOSED BUILDING	N/A	699,399 SF
RESIDENTIAL	N/A	525,933 SF
PARKING	N/A	173,466 SF
NET FLOOR AREA - TOTAL	381,614 SF MAX.	495,999 SF*
EXISTING BUILDING	N/A	116,596 SF
PROPOSED BUILDING	N/A	379,403 SF
RESIDENTIAL	N/A	379,403 SF
PARKING	N/A	0 SF
TOTAL UNITS	N/A	383 UNITS
EXISTING BUILDING	N/A	126 UNITS
IL/AL FLEX UNITS	N/A	126 UNITS
PROPOSED BUILDING	N/A	257 UNITS
IL UNITS	N/A	217 UNITS
AL UNITS	N/A	16 UNITS
SN/MC UNITS	N/A	24 UNITS
DENSITY	N/A	54.6 DU/AC (383 DU/7.01 AC)
LOT AREA (SF)	N/A	305,291 SF (SURVEYED)
AVERAGE FINISH GRADE		
EXISTING BUILDING	N/A	228.35 FT
PROPOSED BUILDING	N/A	239 FT
BUILDING HEIGHT		
EXISTING BUILDING	150 FT MAX.	70 FT
PROPOSED BUILDING	150 FT MAX.	N. TOWER: 156 FT; S. TOWER: 175 FT*
FRONTAGE		
N. BEAUREGARD ST.	50 FT MIN.	647.54 FT
FILLMORE AVE.	50 FT MIN.	342.88 FT
SETBACKS - EXISTING BUILDING		
FRONT - N. BEAUREGARD ST.	80 FT MIN. FROM BEAUREGARD ℄	183.7 FT FROM BEAUREGARD ℄
FRONT - FILLMORE AVE.	N/A	102.8 FT
SIDE - NORTHWEST	1:1; 25 FT MIN.	125.7 FT
SIDE - SOUTH	1:1; 25 FT MIN.	221.9 FT
SETBACKS - PROPOSED BUILDING		
FRONT - N. BEAUREGARD ST.	80 FT MIN. FROM BEAUREGARD ℄	153.7 FT FROM BEAUREGARD ℄
FRONT - FILLMORE AVE.	N/A	307.7 FT
SIDE - NORTHWEST	1:3=52.0 FT (16 FT MIN.)	70.3 FT
SIDE - SOUTH	1:3=58.3 FT (16 FT MIN.)	60.0 FT
OPEN SPACE	35% MIN. (106,277 SF)	40% MIN. (123,000 SF)
PARKING TAB (# SPACES)	517 SPACES	441 SPACES

* SUP REQUESTED FOR BONUS HEIGHT AND DENSITY FOR THE PROVISION OF AFFORDABLE HOUSING PER Z.O. SECTION 7-700.

TOTAL PERMITTED DENSITY:	496,097 SF
BASE DENSITY:	381,613.75 SF
BONUS DENSITY:	114,484.13 SF

UNIT MIX KEY
IL: INDEPENDENT LIVING
AL: ASSISTED LIVING
SN: SKILLED NURSING
MC: MEMORY CARE

SHEET INDEX

CIVIL
P-0101 COVER SHEET
P-0201 GENERAL NOTES
P-0301 SITE CONTEXT PLAN
P-0302 EXISTING CONDITIONS PLAN
P-0303 EXISTING CONDITIONS NOTES
P-0401 PRELIMINARY LAYOUT PLAN
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P-0403 PRELIMINARY OPEN SPACE PLAN
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P-0502 PRELIMINARY AVERAGE FINISH GRADE
P-0701 PRELIMINARY STORMWATER OUTFALL ANALYSIS
P-0702 PRELIMINARY SWM COMPUTATIONS
P-0703 PRELIMINARY BMP COMPUTATIONS
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P-1101 PRELIMINARY WB-50 LOADING TRUCK MOVEMENT PLAN
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P-1202 TREE PRESERVATION PLAN
P-1203 EXISTING TREE INVENTORY
P-1204 EXISTING TREE INVENTORY
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L002 LANDSCAPE ILLUSTRATIVE PLAN - GROUND FLOOR
L003 LANDSCAPE SCHEDULES & NOTES
L100 LANDSCAPE PLAN - GROUND FLOOR - SECTOR-01
L101 LANDSCAPE PLAN - GROUND FLOOR - SECTOR-02
L102 LANDSCAPE PLAN - GROUND FLOOR - SECTOR-03
L103 LANDSCAPE PLAN - LEVEL 03
L104 LANDSCAPE PLAN - LEVEL 05
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A14 BUILDING SECTIONS C-C & D-D
A15 BUILDING MASSING VIEWS

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: AS NOTED | DATE: 04/21/2025 | DRAWN: MM | CHECKED: DP/JS

COMMONWEALTH OF VIRGINIA
Daniel P. Pietropaoli
DANIEL P. PIETROPAOLI
Lic. No.031215
4/21/2025
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE VIEW ALEXANDRIA
5000 FAIRBANKS AVE & 5101 FILLMORE AVE
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

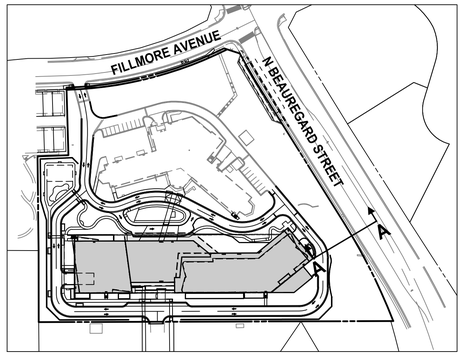
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

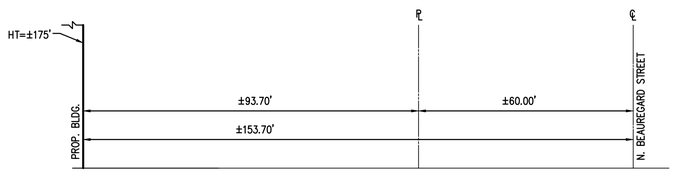
SHEET: P-0101

KEY MAP



NOTE:
SECTIONS PROVIDED TO SHOW COMPLIANCE WITH SECTION 6-403 OF THE ZONING ORDINANCE

SCALE: 1"=150'



SECTION A-A
NOT TO SCALE

RESOURCE PROTECTION AREA NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO MAPPED RPA'S ON THIS PROPERTY.

FLOOD PLAIN NOTE

THE SITE DOES NOT LIE WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION (WSE) PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

CEMETERY AND/OR BURIAL GROUNDS

TO THE BEST OF OUR KNOWLEDGE THERE IS NO OBSERVABLE, HISTORICAL OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

UTILITY CONTACTS

ELECTRIC:
VIRGINIA DOMINION POWER
907 WEST GLEBE ROAD
ALEXANDRIA, VA 22305
(703) 838-2437

NATURAL GAS:
WASHINGTON GAS
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
(703) 750-5953

WATER:
VIRGINIA AMERICAN WATER COMPANY
2223 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3889

TELEPHONE:
VERIZON
2980 FAIRVIEW PARK N., 6TH FLOOR
FALLS CHURCH, VA 22042
(703) 204-5068

CATV/HS INTERNET:
COMCAST
3900 WHEELER AVENUE
ALEXANDRIA, VA 22304
(703) 567-4449

GEOTECHNICAL REPORT NOTE

A SITE SPECIFIC GEOTECHNICAL REPORT WILL BE PREPARED FOR THIS PROPERTY AND PROVIDED UNDER SEPARATE COVER.

ALEXRENEW NOTES

1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B
2. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020. (ALEXRENEW)

FEDERAL UNDERTAKING NOTE

THIS PROJECT IS NOT A FEDERAL UNDERTAKING.

MASTER LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
GV	GAS VALVE	GV
RD	ROOF DRAIN	RD
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
TRLP	LIGHT POLE WITH SIGNALS	TRLP
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	COMBINED SEWER	
	FLOW DIRECTION	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
T	COMMUNICATION	T
G	GAS MAIN	G
E	UNDERGROUND ELECTRIC	E
	TRANSFORMER	
	HANDICAP RAMP	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	TEST PIT	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	
40 44	CONTOURS	40 44
+44 50	SPOT ELEVATION	+44 50
	DRAINAGE FLOW DIRECTION	
	BELOW GRADE GARAGE	
	BUILDING	

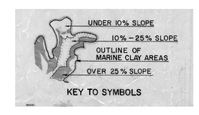
MARINE CLAY SOILS MAP

* THERE ARE KNOWN AREAS OF MARINE CLAY DEPOSITS ONSITE, ACCORDING TO THE CITY'S MARINE CLAY MAP

SCALE: 1"=500'

N

LIMITS OF SITE



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COMMONWEALTH OF VIRGINIA
PETER A. STUCHEL
Lic. No.031215
4/21/2025
PROFESSIONAL ENGINEER

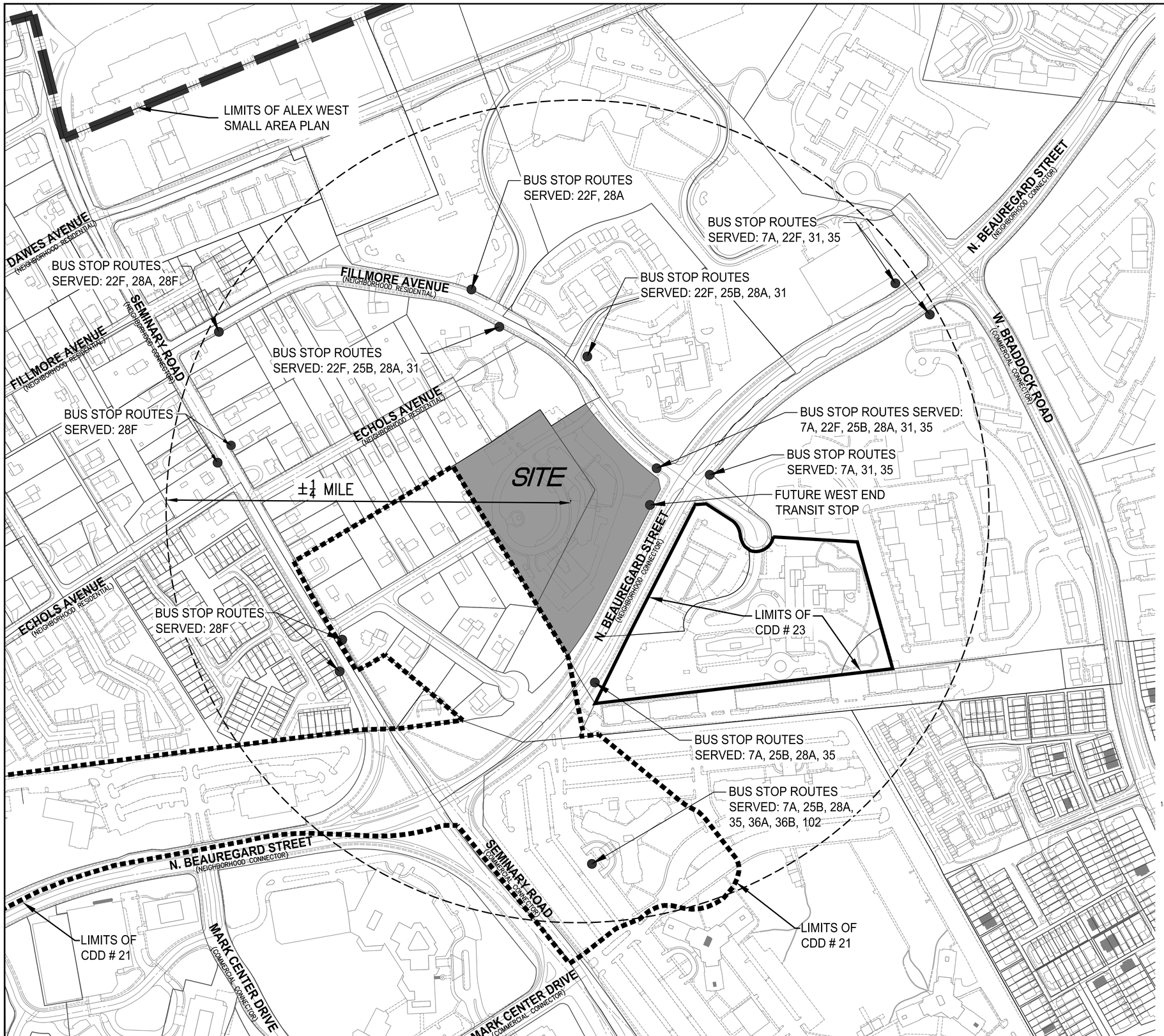
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE VIEW ALEXANDRIA
5000 FAIRBANKS AVE & 5101 FILLMORE AVE
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

GENERAL NOTES

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
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.



LEGEND

- LIMITS OF ALEX WEST SMALL AREA PLAN
- LIMITS OF CDD # 23
- LIMITS OF CDD # 21
- ¼ MILE RADIUS
- SITE AREA

NOTE:
EXISTING SITE FEATURES TAKEN FROM RECORD INFORMATION AND GIS DATA PROVIDED BY THE CITY OF ALEXANDRIA.

150 0 75 150 300 600
(IN FEET)
1 INCH = 150'

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SCALE: 1" = 150' | DATE: 04/21/2025 | DRAWN: MM | CHECKED: DPJS

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SITE CONTEXT PLAN

APPROVED
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DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
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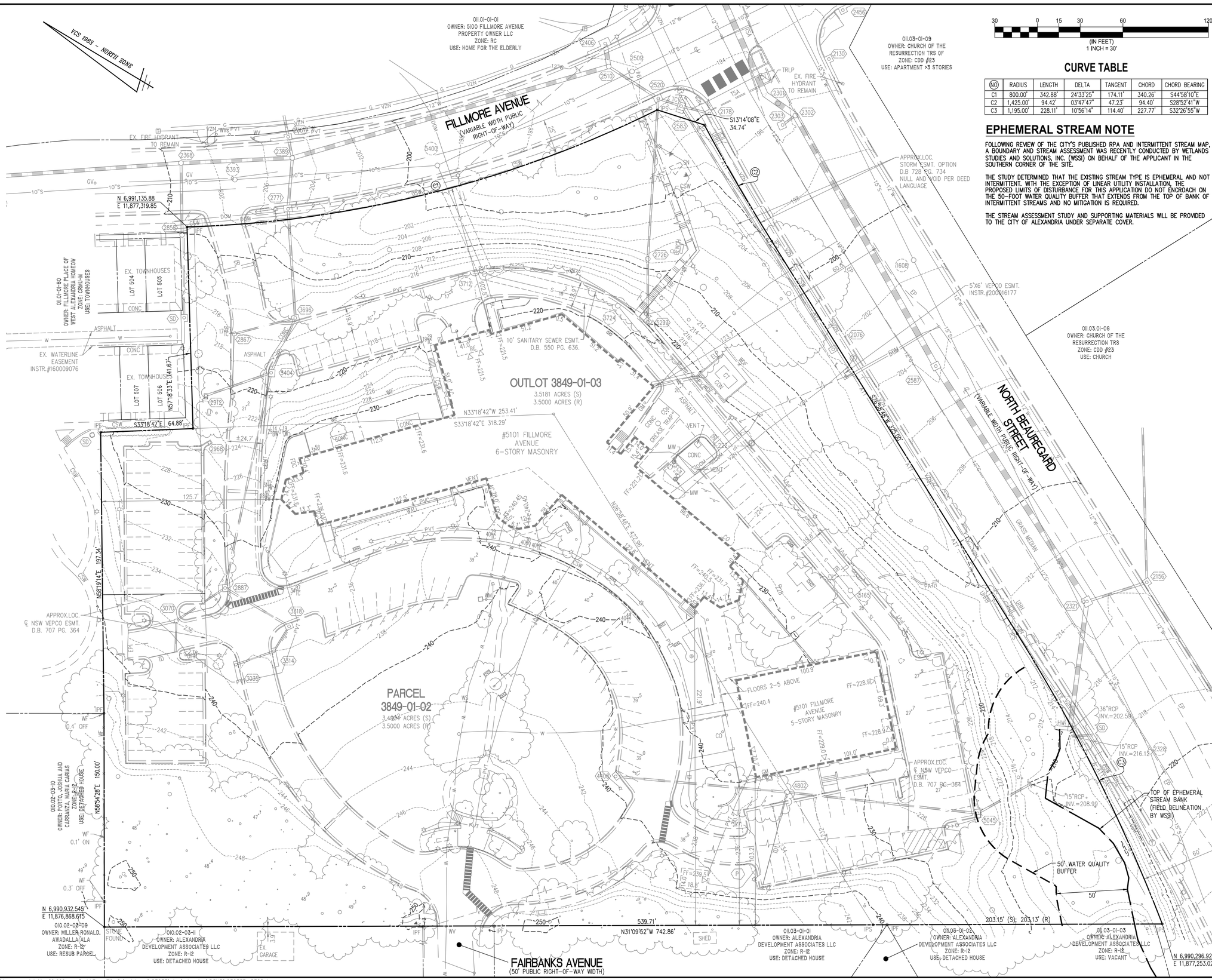
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 11.01 Job No. 23-033 Cadd Dwg. File: Q:\sdskproj\23033\dwg\planning\DSUP\23033P-0301.dwg

SHEET: P-0301



30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

CURVE TABLE

NO	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	800.00'	342.88'	24°33'25"	174.11'	340.26'	S44°58'10"E
C2	1,425.00'	94.42'	03°47'47"	47.23'	94.40'	S28°52'41"W
C3	1,195.00'	228.11'	10°56'14"	114.40'	227.77'	S32°26'55"W

EPHEMERAL STREAM NOTE

FOLLOWING REVIEW OF THE CITY'S PUBLISHED RPA AND INTERMITTENT STREAM MAP, A BOUNDARY AND STREAM ASSESSMENT WAS RECENTLY CONDUCTED BY WETLANDS STUDIES AND SOLUTIONS, INC. (WSSI) ON BEHALF OF THE APPLICANT IN THE SOUTHERN CORNER OF THE SITE.

THE STUDY DETERMINED THAT THE EXISTING STREAM TYPE IS EPHEMERAL AND NOT INTERMITTENT. WITH THE EXCEPTION OF LINEAR UTILITY INSTALLATION, THE PROPOSED LIMITS OF DISTURBANCE FOR THIS APPLICATION DO NOT ENCROACH ON THE 50-FOOT WATER QUALITY BUFFER THAT EXTENDS FROM THE TOP OF BANK OF INTERMITTENT STREAMS AND NO MITIGATION IS REQUIRED.

THE STREAM ASSESSMENT STUDY AND SUPPORTING MATERIALS WILL BE PROVIDED TO THE CITY OF ALEXANDRIA UNDER SEPARATE COVER.

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REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE & 5101 FILLMORE AVE

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
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. 11.01 Job No. 23-033 Cadd Dwg. File: Q:\sdskproj\23033\dwg\planning\DSUP\23033P-0302.dwg

SHEET: P-0302

LEGEND

AC............ AIR CONDITIONER
APPROX.LOC..... APPROXIMATE LOCATION
CMP............ CORRUGATED METAL PIPE
CO............. CLEANOUT
CONC........... CONCRETE
CSW............ CONCRETE SIDEWALK
CT............. COOLING TOWER
DB............. DEED BOOK
ELP............ ELECTRIC PANEL
EM............. ELECTRIC METER
EP............. EDGE OF PAVEMENT
ESMT........... EASEMENT
FDC............ FIRE DEPARTMENT CONNECTION
FF............. FIRST/FINISH FLOOR ELEVATION
FP............. FLAG POLE
GFC............ GAS FILLER CAP
GM............. GAS METER
GV............. GAS VALVE
HR............. HAND RAIL
HW............. HEAD WALL
INV............ INVERT
IPF............ IRON PIN FOUND (PROPERTY CORNER)
IPS............ IRON PIN SET (PROPERTY CORNER)
MW............. MONITORING WELL
N/F............ NOW OR FORMERLY
NSW............ NON-SPECIFIC WIDTH
P.............. PLANTER
PG............. PAGE
RCP............ REINFORCED CONCRETE PIPE
PVC............ PLASTIC PIPE
(R)............ AS RECORDED
RE............. RECESSED ENTRANCE
(S)............ AS SURVEYED
SB............. SPEED BUMP
SD, (123)........ STORM SEWER STRUCTURE
SMH, (123)........ SANITARY SEWER STRUCTURE
SN............. SIGN
SQ.FT.......... SQUARE FEET
TCV............ TRAFFIC CONTROL VAULT
TD............. TRAC DRAIN
TRLP........... TRAFFIC LIGHT/SIGNAL POLE
UHH............ UHH HANDHOLE
WDF............ WOODEN FENCE
WF............. WIRE FENCE
WIF............ WROTH IRON FENCE
WM............. WATER METER
WS............. WATER SPIGOT
WV............. WATER VALVE
.... FIRE HYDRANT
.... DOORWAY/ENTRANCE
Ø .... UTILITY POLE
.... LIGHT POLE
.... GROUND LIGHT
—X—.... FENCE
..... GUY WIRE
.... OVERHEAD WIRE(S)
—S—.... UNDERGROUND SANITARY LINE
—SL—.... UNDERGROUND SANITARY LATERAL LINE
.... UNDERGROUND STORM SEWER LINE
—W—.... UNDERGROUND WATER LINE
—DOM—.... DOMINION POWER
—CAW—.... CITY OF ALEXANDRIA WATER
—VZN—.... VERIZON COMMUNICATION
—WGL—.... WASHINGTON GAS
—PVT—.... PRIVATE POWER LINE
—VDOT—.... VDOT POWER LINE
—ATT—.... ATT COMMUNICATION
—CMC—.... COMCAST COMMUNICATION
.... TREE
LIMITS OF TREE CANOPY/VEGETATION
.... CURB AND GUTTER
.... BOLLARD
123+4 .... SPOT ELEVATION
.... SIGN
(T)............ TELECOMMUNICATIONS MANHOLE
(U)............ UTILITY MANHOLE
(W)............ WATER MANHOLE
.... BENCH

NOTES

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBERS 011.01-01-03 AND 011.01-01-04, BOTH ZONED RC.
2. THE PROPERTIES ARE NOW IN THE NAME OF VIRGINIA UNITED METHODIST HOMES, INC., AS RECORDED IN DEED BOOK 497 AT PAGE 223 AND DEED BOOK 518 AT PAGE 465 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA. THE OWNERSHIP ENTITY REFERENCED IN THE RECORDATION INFORMATION CITED ABOVE WAS ORIGINALLY VIRGINIA METHODIST HOME FOR THE AGED, INC. BUT SUBSEQUENT VIRGINIA SCC FILINGS CHANGED THE NAME.
3. THIS PLAN 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 LINE SIZES ARE FROM RECORD INFORMATION.
4. THE DEPICTION OF OVERHEAD WIRES SHOWN HEREON REPRESENT THE PRESENCE OF OVERHEAD UTILITIES BUT DOES NOT REFLECT ACTUAL WIRE LOCATIONS OR SERVICES THAT MAY EXIST BETWEEN INDIVIDUAL POLES OR STRUCTURES.
5. TOTAL SURVEYED AREA OF THE PROPERTIES IS 305,291 SQUARE FEET OR 7.0085 ACRES. TOTAL RECORD AREA OF THE PROPERTIES IS 304,920 SQUARE FEET OR 7.0000 ACRES.
6. THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED BY THIS FIRM ON DECEMBER 18, 2023.
7. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190028F, REVISED DATE JANUARY 11, 2024, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 192004322, REVISION DATE FEBRUARY 28, 2022.
9. THE PROPERTY IS SUBJECT TO AN UNLOCATABLE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY EASEMENT RECORDED IN DEED BOOK C-8 AT PAGE 375.
10. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK SHOWN TO NOAA/NGS MONUMENT PID NUMBER HV9141; GPS152 CORS ARP. THE SCALE FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999502. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
11. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. ISHERWOOD, L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON DECEMBER 18, 2023; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

STORM SEWER AS-BUILTS

SD 3035	
CURB INLET TOP =	236.29
12"PVC OUT (SD 3314)=	231.94
SD 3314	
CURB INLET TOP =	236.07
12"PVC IN (SD 3035)=	231.12
12"PVC OUT (SD 3318)=	231.09
SD 3318	
CUB INLET TOP =	234.88
12"PVC IN (SD 3314)=	230.28
15"RCP OUT (SD 2887)=	229.63
SD 3070	
GRATE TOP =	236.06
12"PVC IN (TRAC DRAIN)=	234.36
12"PVC OUT (SD 2887)=	233.61
SD 2887	
CURB INLET TOP =	232.69
12"PVC IN (SD 3070)=	230.39
15"RCP IN (SD 3318)=	226.04
15"RCP OUT (SD 3404)=	226.16
15"RCP IN HAS PONDING WATER	
SD 3404	
CURB INLET TOP =	218.56
15"RCP IN (SD 2887)=	210.96
15"RCP OUT (SD 3696)=	210.31
SD 2867	
GRATE TOP =	216.27
TRAC DRAIN INV	214.91
12"PVC OUT (SD 3696)=	213.44
SD 3696	
CURB INLET TOP =	215.44
12"PVC IN (SD 2867)=	212.24
15"RCP IN (SD 3404)=	206.09
15"RCP OUT (SD 2771)=	204.47

SD 2771	
CURB INLET TOP =	205.36
18"RCP IN (SD 3696)=	199.66
21"RCP OUT (SD 2389)=	197.41
SD 2387	
CURB INLET TOP =	205.26
18"RCP IN (N. EAST)=	197.61
18"RCP OUT (SD 2389)=	197.31
SD 2389	
MANHOLE TOP =	204.88
18"RCP IN (SD 2387)=	197.08
30"RCP IN (N. WEST)=	196.38
21"RCP IN (SD 2770)=	197.88
36"RCP OUT (SD 2510)=	196.08
SD 2076	
YARD INLET TOP =	203.12
THROAT INV =	202.38
15"RCP OUT (SD 2583)=	200.42
SD 2178	
CURB INLET TOP =	195.00
18"RCP OUT (SD 2583)=	
STRUCTURE FULL OF LEAF DEBRIS	
SD 2583	
YARD INLET TOP =	194.39
15"RCP IN (SD 2076)=	190.91
15"RCP IN (SD 2178)=	189.96
15"RCP OUT (SD 2520)=	189.41
SD 2520	
CURB INLET TOP =	194.17
15"RCP IN (SD 2583)=	188.72
18"RCP OUT (SD 2510)=	187.77
SD 2510	
MANHOLE TOP =	194.26
18"RCP IN (SD 2520)=	185.86
36"RCP IN (SD 2389)=	185.66
36"RCP OUT (SD 2406)=	185.36

SD 4408	
CURB INLLET TOP =	238.79
15"RCP OUT (SD 4802)=	235.22
TD 1	
10"CMP OUT (SD 4802)=	232.41
SD 4802	
MANHOLE TOP =	234.35
15"RCP IN (SD 4408)=	227.75
10"CMP IN (TD1)=	231.75
15"RCP OUT (SD 5045)=	227.40
SD 5045	
CURB INLET TOP=	227.07
15"RCP IN (SD 4805)=	218.52
15"RCP OUT (EAST)=	215.67
SD 2156	
CURB INLET TOP =	214.11
15"RCP IN (EAST)=	205.06
15"RCP OUT (SD 2321)=	204.86
SD 2321	
YARD INLET TOP =	212.84
36"RCP IN (WEST)=	204.70
15"RCP IN (SD 2156)=	204.86
48"RCP OUT (SD 2587)=	204.15
SD 2587	
YARD INLET TOP =	203.89
48"RCP IN (SD 2321)=	195.75
48"RCP OUT (SD 2302)=	195.57
SD 2303	
YARD INLET TOP =	195.29
15"RCP OUT (SD 2302)=	190.51
SD 2302	
MANHOLE TOP =	196.53
15"RCP IN (SD 2303)=	189.82
48"RCP IN (SD 2587)=	186.28
48"RCP OUT (N. WEST)=	185.73

SANITARY SEWER AS-BUILTS

SMH 5165 (750 SSMH)	
MANHOLE TOP =	226.68
LATERAL IN (BUILDING)=	213.60
INV OUT (SMH 3724)=	213.58
SMH 3724 (748 SSMH)	
MANHOLE TOP =	219.51
INV IN (SMH 5165)=	211.21
INV OUT (SMH 3712)=	211.19
SMH 3712 (749 SSMH)	
MANHOLE TOP =	217.91
LATERAL IN (BUILDING)=	201.83
INV IN (SMH 3712)=	202.14
INV OUT (SMH 5400)=	201.61
SMH 1426	
MANHOLE TOP =	218.30
10"IN TOP DROP (N. WEST)=	211.60
10" BTM DROP (N. WEST)=	205.16
10"INV IN (S. WEST)=	203.18
10"INV OUT (SMH 5393)=	203.08
SMH 5393	
MAHOLE TOP =	208.06
10"INV (SMH 1426)=	196.56
LAT IN (S. EAST)=	196.76
10"INV OUT (SMH 5400)=	196.26
SMH 2509	
MANHOLE TOP =	149.09
10"INV IN (SMH 5400)=	
10"INV OUT (SMH 1870)=	
INACCESSABLE - UNABLE TOP OPEN	
SMH 2328	
MANHOLE TOP =	219.13
INACCESSABLE - UNABLE TOP OPEN	
SMH 1608	
MANHOLE TOP =	201.52
15"INV IN (SMH 2328)=	191.19
15"INV OUT (SMH 1870)=	191.07
SMH 1870 (566 SSMH)	193.38
15"INV IN (SMH 1608)=	182.88
12"INV IN (EAST)=	181.80
10"INV IN (SMH 2509)=	180.84
15"INV OUT (SMH 4032)=	180.79
SMH 5400 (572 SSMH)	
MANHOLE TOP =	198.71
10" INV IN (SMH 3712)=	190.96
10" INV IN (SMH 5393)=	190.01
10" INV OUT(SMH 2509)=	189.99
SMH 2509 (567 SSMH)	
MANHOLE TOP =	194.09
10" INV IN (SMH 5400)=	182.87
10" INV OUT(SMH 1870)=	182.77

SMH 4032	
MANHOLE TOP =	181.92
12"INV IN (SMH 1870)=	171.48
12"INV OUT (SMH 30499)=	171.28
SMH 30499 (758 SSMH)	
MANHOLE TOP =	177.61
10"INV IN (N. WEST)=	168.31
12"INV IN (SMH 4032)=	167.50
12"INV OUT (SMH 4039)=	167.46
SMH 4039	
MANHOLE TOP =	167.39
12"INV IN (SMH 30499)=	162.35
12"INV OUT (SMH 30498)=	162.27
SMH 30498 (562 SSMH)	
MANHOLE TOP =	162.20
10"INV IN (S. EAST)=	153.22
12"INV IN (SMH 4039)=	153.36
12"INV OUT (SMH 30497)=	153.29
SMH 30497 (759 SSMH)	
MANHOLE TOP =	155.99
10"INV IN (N. WEST)=	151.59
12"INV IN (SMH 30498)=	148.39
12"INV OUT (SMH 2257)=	148.37
SMH 2257 (762 SSMH)	
MANHOLE TOP =	151.90
10"INV IN (S. EAST)=	147.85
12"INV IN (SMH 30497)=	143.80
12"INV OUT (SMH 2258)=	143.75
SMH 2258 (775 SSMH)	
MANHOLE TOP =	147.13
10"INV IN (N. WEST)=	132.95
12"INV IN (SMH 2257)=	132.32
12"INV OUT (SMH 2259)=	132.12
SMH 2259 (774 SSMH)	
MANHOLE TOP =	143.94
12"INV IN (SMH 2258)=	128.40
18"INV OUT (SMH 2260)=	128.34
SMH 2260 (773 SSMH)	
MANHOLE TOP =	141.82
10"INV IN =	127.11
10"INV IN =	135.70
18"INV IN (SMH 2259)=	126.78
18"INV OUT (SMH 2261)=	126.31
SMH 2261 (776 SSMH)	
MANHOLE TOP =	140.21
18"INV IN (SMH 2260)=	123.37
15"INV OUT (SMH 2262)=	123.27

SMH 2262 (697 SSMH)	
MANHOLE TOP =	138.22
10"INV IN (S. EAST)=	130.01
15"INV IN (SMH 2261)=	119.53
15"INV OUT (SMH 2263)=	119.27
SMH 2263 (699 SSMH)	
MANHOLE TOP =	139.16
15"INV IN (SMH 2262)=	118.58
15"INV OUT (SMH 2264)=	118.56
SMH 2264 (780 SSMH)	
MANHOLE TOP =	121.98
15"INV IN (SMH 2263)=	113.52
15"INV OUT (EAST)=	113.59

SANITARY PIPE SIZES ARE FROM RECORD INFORMATION. CITY FACILITY I.D. IS INCLUDED WHERE APPLICABLE NEXT TO WLP STRUCTURE NUMBERS IN PARENTHESIS. SEE SANITARY OUTFALL ANALYSIS FOR PIPE SEGMENT MATERIALS.

WALTER L. PHILLIPS
INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: NONE DATE: 04/21/2025 DRAWN: MM CHECKED: DP/JS

COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No.031215
4/21/2025
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

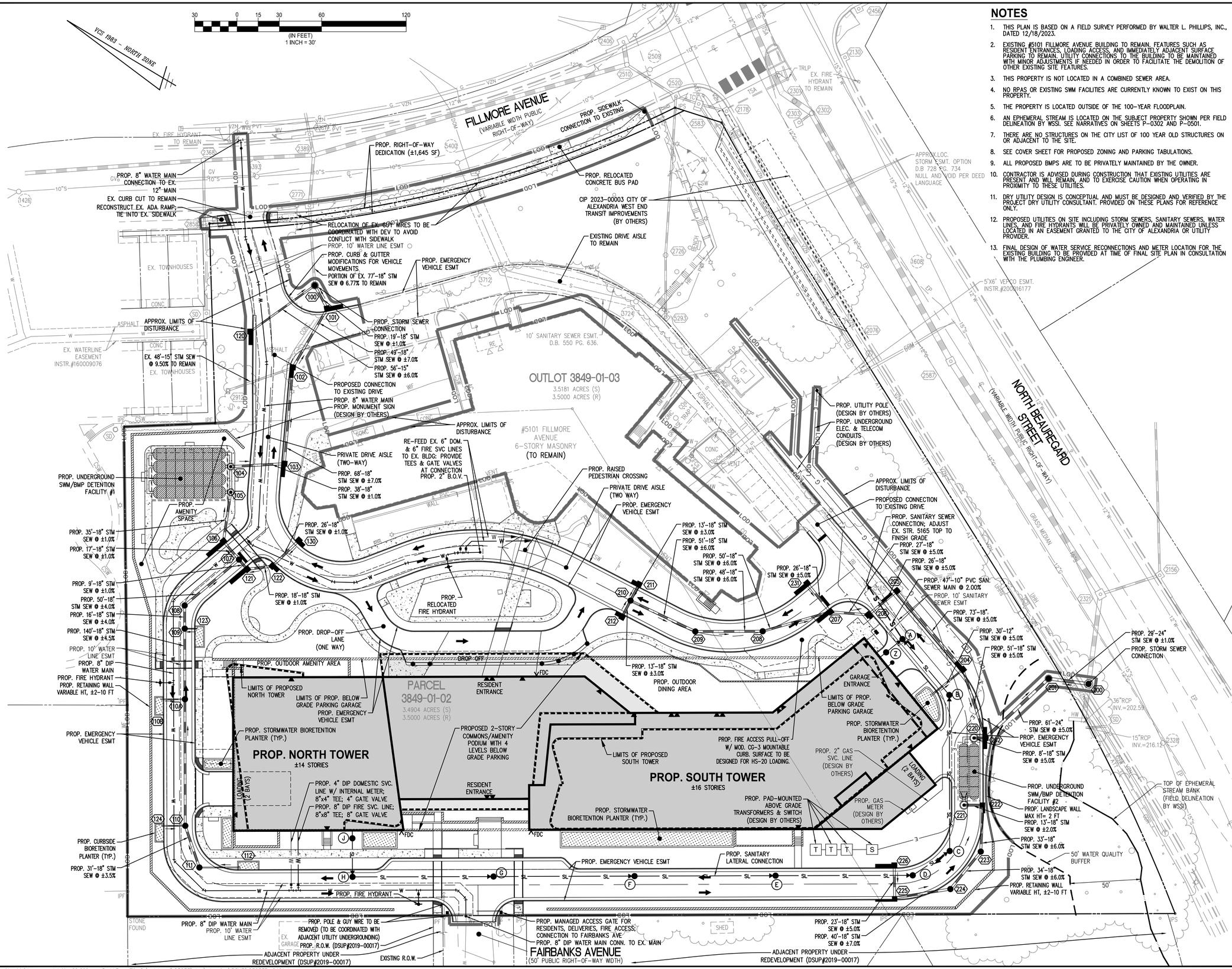
THE VIEW ALEXANDRIA
5000 FAIRBANKS AVE & 5101 FILLMORE AVE
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS NOTES

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
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. 11.01 Job No. 23-033 Cadd Dwg. File: Q:\sdskproj\23033\dwg\planning\DSUP\23033P-0302.dwg

SHEET: P-0303



NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC., DATED 12/18/2023.
2. EXISTING #5101 FILLMORE AVENUE BUILDING TO REMAIN. FEATURES SUCH AS RESIDENT ENTRANCES, LOADING ACCESS, AND IMMEDIATELY ADJACENT SURFACE PARKING TO REMAIN. UTILITY CONNECTIONS TO THE BUILDING TO BE MAINTAINED WITH MINOR ADJUSTMENTS IF NEEDED IN ORDER TO FACILITATE THE DEMOLITION OF OTHER EXISTING SITE FEATURES.
3. THIS PROPERTY IS NOT LOCATED IN A COMBINED SEWER AREA.
4. NO RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
5. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
6. AN EPHEMERAL STREAM IS LOCATED ON THE SUBJECT PROPERTY SHOWN PER FIELD DELINEATION BY WSSI. SEE NARRATIVES ON SHEETS P-0302 AND P-0501.
7. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
8. SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.
9. ALL PROPOSED BMPS ARE TO BE PRIVATELY MAINTAINED BY THE OWNER.
10. CONTRACTOR IS ADVISED DURING CONSTRUCTION THAT EXISTING UTILITIES ARE PRESENT AND WILL REMAIN, AND TO EXERCISE CAUTION WHEN OPERATING IN PROXIMITY TO THESE UTILITIES.
11. DRY UTILITY DESIGN IS CONCEPTUAL AND MUST BE DESIGNED AND VERIFIED BY THE PROJECT DRY UTILITY CONSULTANT. PROVIDED ON THESE PLANS FOR REFERENCE ONLY.
12. PROPOSED UTILITIES ON SITE INCLUDING STORM SEWERS, SANITARY SEWERS, WATER LINES, AND FIRE HYDRANTS WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS LOCATED IN AN EASEMENT GRANTED TO THE CITY OF ALEXANDRIA OR UTILITY PROVIDER.
13. FINAL DESIGN OF WATER SERVICE RECONNECTIONS AND METER LOCATION FOR THE EXISTING BUILDING TO BE PROVIDED AT TIME OF FINAL SITE PLAN IN CONSULTATION WITH THE PLUMBING ENGINEER.

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 30' | DATE: 04/21/2025 | DRAWN: MM | CHECKED: DP/JS

COMMONWEALTH OF VIRGINIA — DEREK P. SCHUCHERT — Lic. No.031215 — 4/21/2025 — PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE & 5101 FILLMORE AVE

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY LAYOUT PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

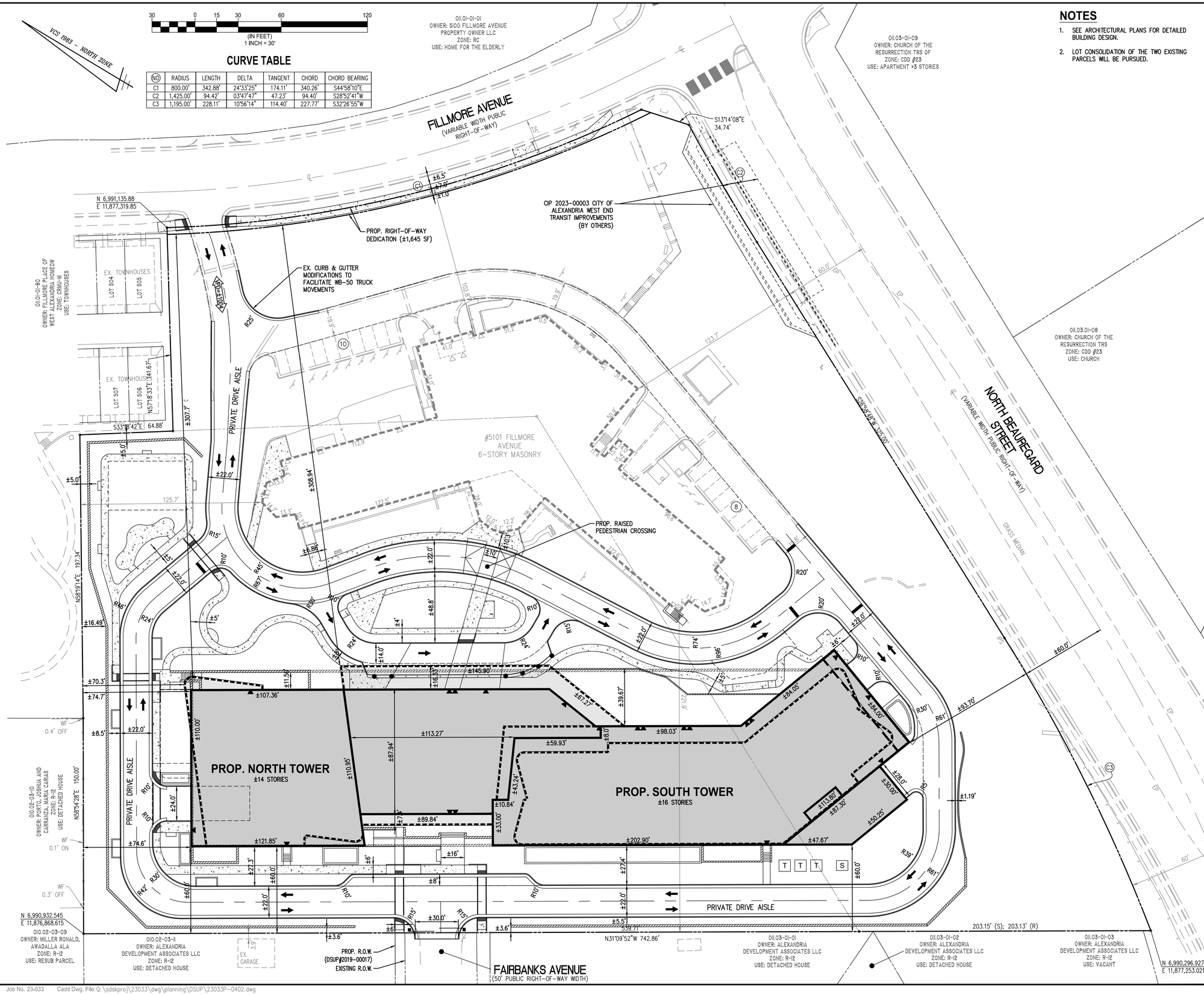
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET: P-0401



CURVE TABLE

NO	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	800.00'	342.88'	24°33'25"	174.11'	340.26'	S44°58'10"E
C2	1,425.00'	94.42'	03°47'47"	47.23'	94.40'	S28°52'41"W
C3	1,195.00'	228.11'	10°56'14"	114.40'	227.77'	S32°26'55"W

NOTES

1. SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING DESIGN.
2. LOT CONSOLIDATION OF THE TWO EXISTING PARCELS WILL BE PURSUED.

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COMMONWEALTH OF VIRGINIA
DERRICK A. SUCHEI
Lic. No.031215
4/21/2025
PROFESSIONAL ENGINEER

REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE & 5101 FILLMORE AVE

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GEOMETRIC PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

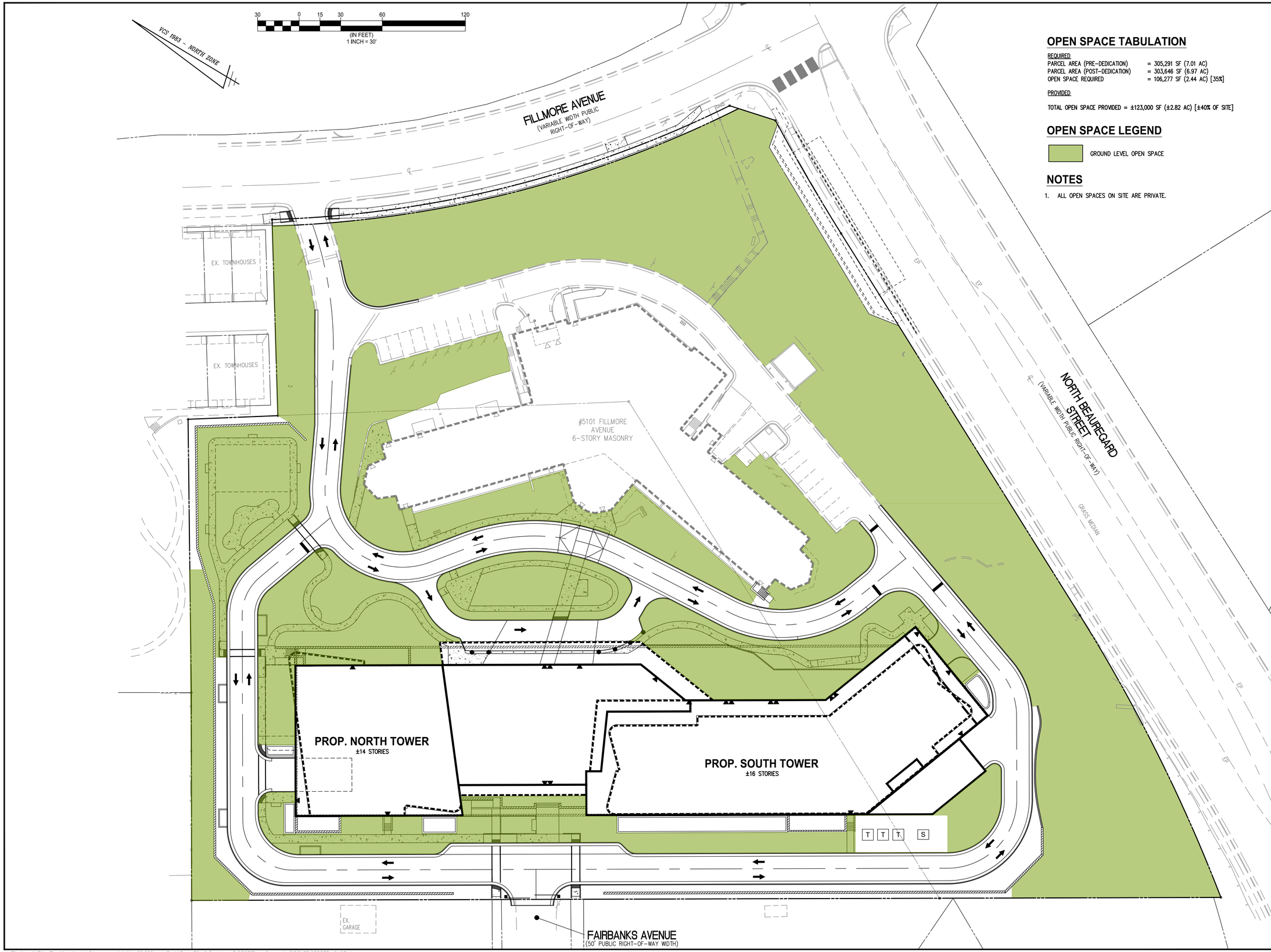
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 11.01 Job No. 23-033 Cadd Dwg. File: Q:\sdskproj\23033\dwg\planning\DSUP\23033P-0402.dwg

SHEET: P-0402



OPEN SPACE TABULATION

REQUIRED

PARCEL AREA (PRE-DEDICATION)	= 305,291 SF (7.01 AC)
PARCEL AREA (POST-DEDICATION)	= 303,646 SF (6.97 AC)
OPEN SPACE REQUIRED	= 106,277 SF (2.44 AC) [35%]

PROVIDED

TOTAL OPEN SPACE PROVIDED = ±123,000 SF (±2.82 AC) [±40% OF SITE]

OPEN SPACE LEGEND

GROUND LEVEL OPEN SPACE

NOTES

1. ALL OPEN SPACES ON SITE ARE PRIVATE.

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COMMONWEALTH OF VIRGINIA
JOHN PAUL STUCHEL
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4/21/2025
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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE & 5101 FILLMORE AVE

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY OPEN SPACE PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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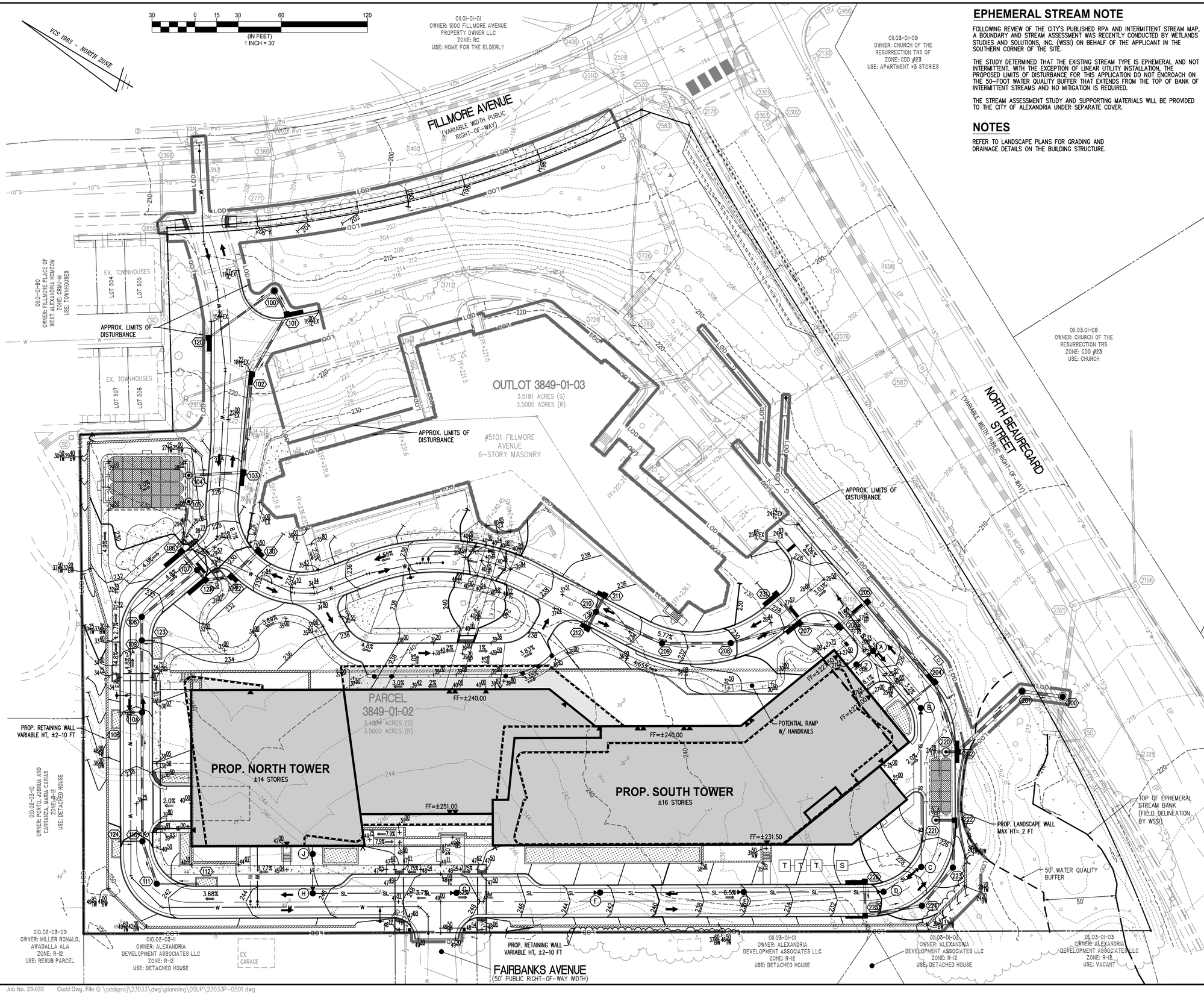

EPHEMERAL STREAM NOTE

FOLLOWING REVIEW OF THE CITY'S PUBLISHED RPA AND INTERMITTENT STREAM MAP, A BOUNDARY AND STREAM ASSESSMENT WAS RECENTLY CONDUCTED BY WETLANDS STUDIES AND SOLUTIONS, INC. (WSSI) ON BEHALF OF THE APPLICANT IN THE SOUTHERN CORNER OF THE SITE.

THE STUDY DETERMINED THAT THE EXISTING STREAM TYPE IS EPHEMERAL AND NOT INTERMITTENT. WITH THE EXCEPTION OF LINEAR UTILITY INSTALLATION, THE PROPOSED LIMITS OF DISTURBANCE FOR THIS APPLICATION DO NOT ENCROACH ON THE 50-FOOT WATER QUALITY BUFFER THAT EXTENDS FROM THE TOP OF BANK OF INTERMITTENT STREAMS AND NO MITIGATION IS REQUIRED.

THE STREAM ASSESSMENT STUDY AND SUPPORTING MATERIALS WILL BE PROVIDED TO THE CITY OF ALEXANDRIA UNDER SEPARATE COVER.

NOTES

REFER TO LANDSCAPE PLANS FOR GRADING AND DRAINAGE DETAILS ON THE BUILDING STRUCTURE.

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COMMONWEALTH OF VIRGINIA
PETER A. STUCHEL
Lic. No.031215
4/21/2025
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE & 5101 FILLMORE AVE

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GRADING PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

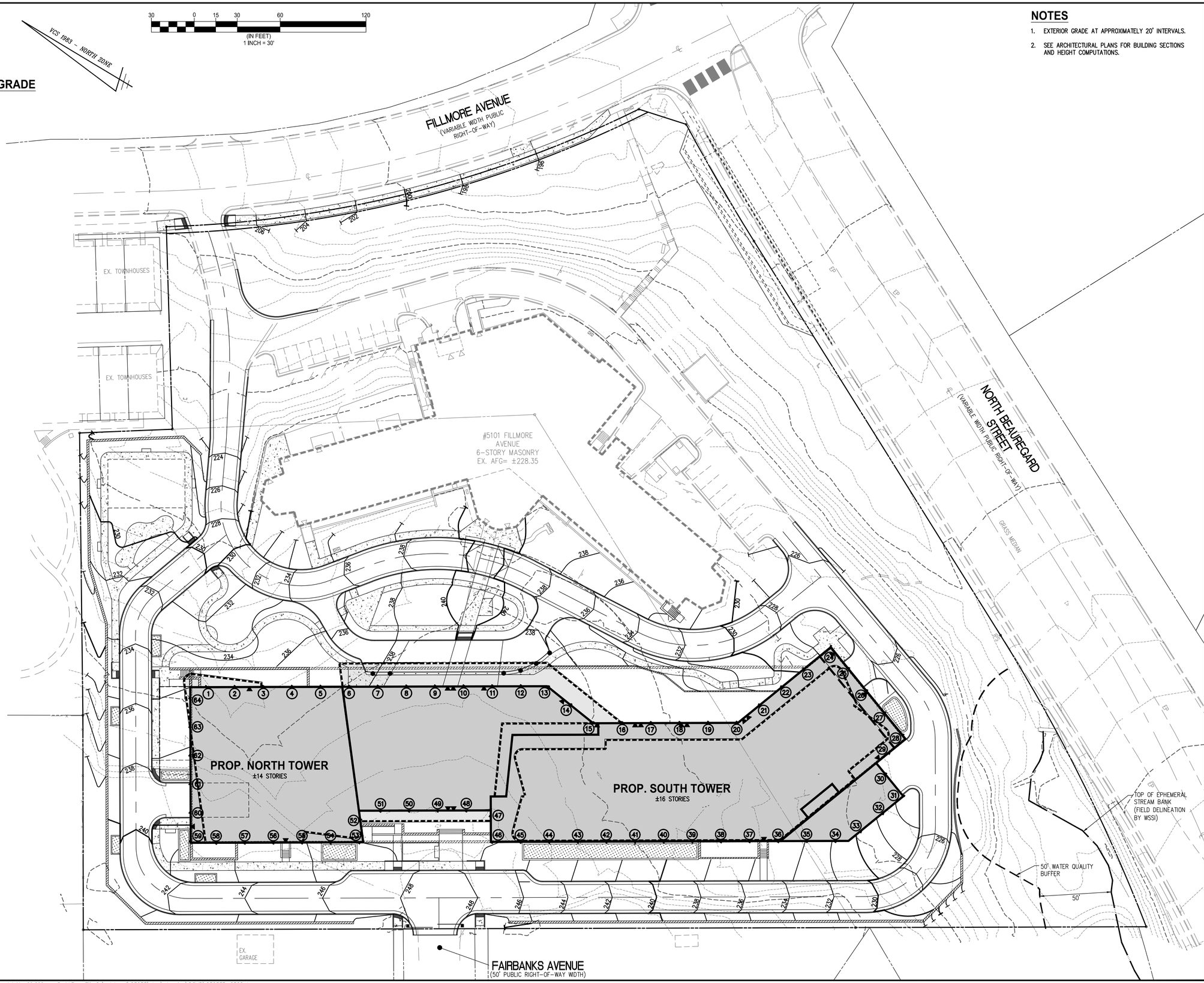
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

AVERAGE FINISH GRADE

PROP. BUILDING	
POINT	ELEVATION
1	235.5
2	237.0
3	238.8
4	239.2
5	239.6
6	240.0
7	240.0
8	240.0
9	240.0
10	240.0
11	240.0
12	240.0
13	240.0
14	240.0
15	240.0
16	240.0
17	240.0
18	240.0
19	240.0
20	240.0
21	240.0
22	231.0
23	229.5
24	227.6
25	226.7
26	227.0
27	226.0
28	225.0
29	224.8
30	225.0
31	225.5
32	227.3
33	229.6
34	231.7
35	233.9
36	235.0
37	236.5
38	237.8
39	239.0
40	240.4
41	241.7
42	243.0
43	244.2
44	245.4
45	246.8
46	248.2
47	251.0
48	251.0
49	251.0
50	251.0
51	251.0
52	251.0
53	247.8
54	246.8
55	245.8
56	245.1
57	244.4
58	243.4
59	241.8
60	240.0
61	240.0
62	238.3
63	237.3
64	236.4
AVG	239



NOTES

1. EXTERIOR GRADE AT APPROXIMATELY 20' INTERVALS.
2. SEE ARCHITECTURAL PLANS FOR BUILDING SECTIONS AND HEIGHT COMPUTATIONS.

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SCALE: 1" = 30' | DATE: 04/21/2025 | DRAWN: MM | CHECKED: DP/JS

COMMONWEALTH OF VIRGINIA
PETER A. STUCHEL
Lic. No.031215
4/21/2025
PROFESSIONAL ENGINEER

REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE & 5101 FILLMORE AVE

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY AVERAGE FINISH GRADE

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

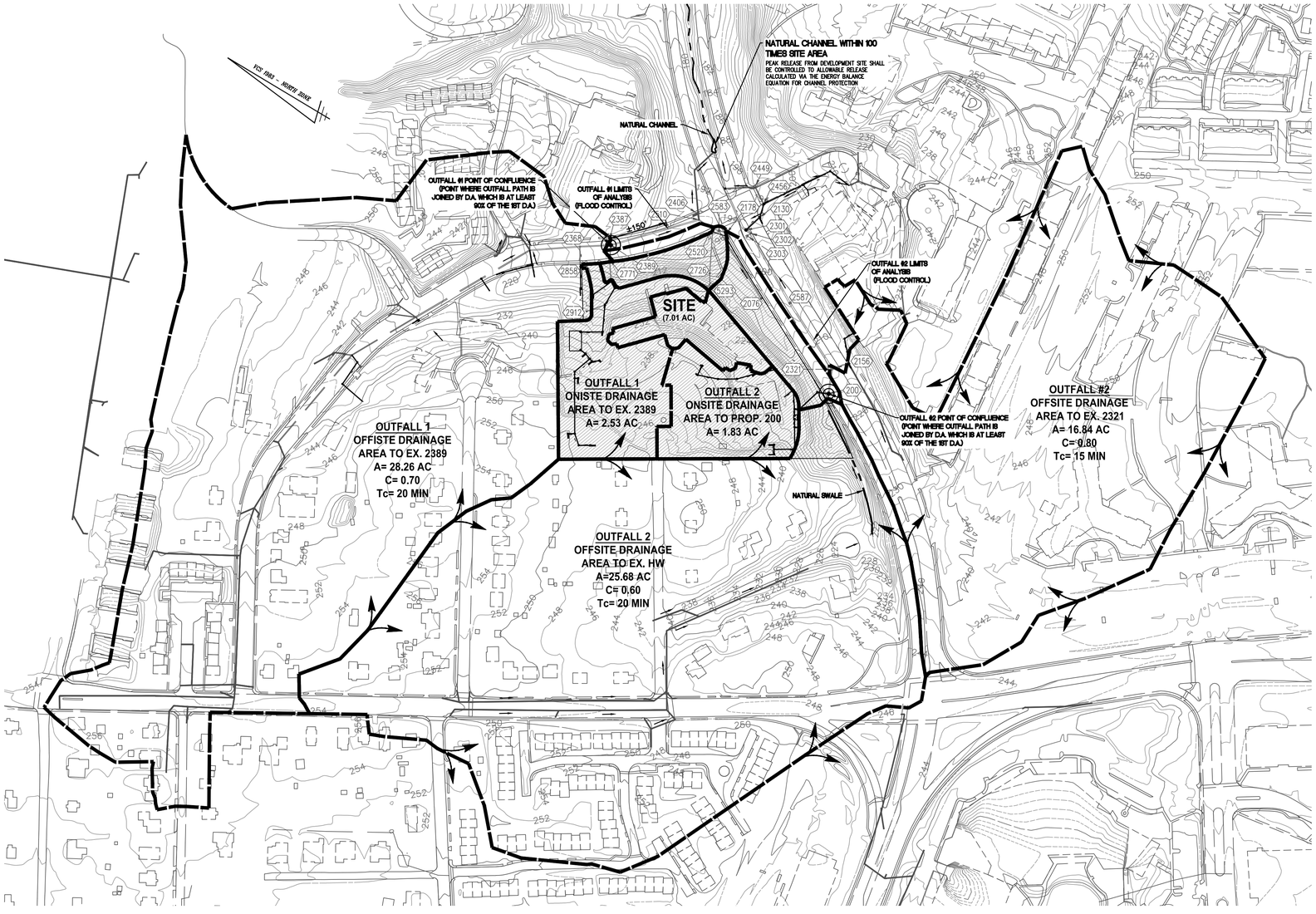
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 11.01 Job No. 23-033 Cadd Dwg. File: Q:\sdskproj\23033\dwg\planning\DSUP\23033P-0502.dwg

SHEET: P-0502



150 0 75 150 300 600

(IN FEET)
1 INCH = 150'

STORM SEWER OUTFALL ANALYSIS

EXISTING CONDITIONS

THE SITE IS LOCATED WITHIN THE FOUR MILE RUN WATERSHED. A STORM SEWER SYSTEM RUNS EAST THROUGH FILLMORE AVENUE AND NORTHEAST THROUGH N. BEAUREGARD STREET UNTIL THEY EACH DISCHARGE INTO A NATURAL CHANNEL LOCATED WITHIN THE ROADWAY MEDIAN OF N. BEAUREGARD STREET. THE SITE HAS HIGH POINTS ALONG THE SOUTHWEST EDGE OF THE PROPERTY AND RECEIVES SMALL AMOUNTS OF SHEET FLOW FROM THE NEIGHBORING TOWNHOUSE DEVELOPMENT TO THE NORTHWEST. THIS STORMWATER RUNOFF AS WELL AS RUNOFF FROM THE SITE IS COLLECTED BY THE EXISTING STORM SEWER SYSTEM. THERE IS A NATURAL SWALE FEATURING AN EPHEMERAL STREAM ON THE SOUTH CORNER OF THE PROPERTY THAT RUNS ALONG N. BEAUREGARD STREET. IT ENDS AT A HEADWALL TO FLOW INTO THE STORM SEWER SYSTEM WITHIN N. BEAUREGARD STREET. RUNOFF THEN FOLLOWS THE EXISTING SEWER SYSTEM TO THE NATURAL CHANNEL THAT IS A TRIBUTARY OF FOUR MILE RUN. SEE SHEET P-0302 FOR EXISTING CONDITIONS PLAN AND THIS SHEET FOR AN OVERALL OUTFALL MAP.

PROPOSED CONDITIONS

RUNOFF FROM THE AREAS WITHIN THE SITE LIMITS OF DISTURBANCE ARE COLLECTED ON SITE BY PROPOSED INLETS, STORMWATER DMP AND DETENTION FACILITIES, AND STORM SEWERS, AND THEN ULTIMATELY OUTFALLS IN TWO LOCATIONS. OUTFALL #1 IS LOCATED WITHIN FILLMORE AVENUE AND OUTFALL #2 IS LOCATED WITHIN N. BEAUREGARD STREET. THE PROPOSED STORM SEWER SYSTEM FROM THE SITE IN OUTFALL #1 TIES INTO THE EXISTING STORM SEWER AT A PROPOSED STRUCTURE ALONG THE EXISTING SEWER THAT ALREADY EXITS THE SITE TO FILLMORE AVENUE. THE PROPOSED STORM SEWER SYSTEM FROM THE SITE IN OUTFALL #2 TIES INTO THE EXISTING STORM SEWER IN N. BEAUREGARD STREET. RUNOFF THEN FOLLOWS THE SAME PATH AS EXISTING THROUGH THE SEWER SYSTEM AND EVENTUALLY CONVERGES AT THE NATURAL CHANNEL AT N. BEAUREGARD STREET, DOWNSTREAM OF THE INTERSECTION WITH FILLMORE AVENUE.

CHANNEL PROTECTION ANALYSIS

THE LIMITS OF ANALYSIS FOR CHANNEL PROTECTION SHALL EXTEND TO A POINT IN WHICH THE WATERSHED IS 100 TIMES THE SITE'S CONTRIBUTING AREA (701 ACRES). AS SHOWN IN THE OUTFALL ANALYSIS MAP THERE IS A NATURAL STREAM PRESENT WITHIN THE LIMITS OF ANALYSIS. THEREFORE, THE DESIGN PARAMETERS OF Z.O. 13-107(F)(1)(C) FOR NATURAL STORMWATER CONVEYANCE SYSTEM HAVE BEEN UTILIZED IN ORDER TO COMPLY WITH THE CHANNEL PROTECTION REQUIREMENTS FOR EACH OUTFALL.

THE ALLOWABLE PEAK RELEASE FOR THE 1-YR, 24-HR STORM FOR THE SITE UNDER POST-DEVELOPMENT CONDITIONS HAS BEEN CALCULATED WITH THE FOLLOWING METHODOLOGY:

$$Q1\ POST \leq \frac{0.8\ (Q1\ PRE \times V1\ PRE)}{V1\ POST}$$

BASED ON THE COMPUTATIONS PROVIDED ON SHEET P-0702, THE DESIGN CRITERIA FOR A NATURAL STORMWATER CONVEYANCE SYSTEM HAS BEEN SATISFIED, THEREFORE, THE OUTFALL IS DETERMINED TO BE ADEQUATE IN ACCORDANCE WITH THE CHANNEL PROTECTION PARAMETERS.

FLOOD CONTROL ANALYSIS

BASED ON AN ANALYSIS OF THE EXISTING DRAINAGE NETWORK DOWNSTREAM OF THE SITE'S DISCHARGE POINT, THE RECEIVING CONVEYANCE SYSTEM DOES NOT EXPERIENCE LOCALIZED FLOODING WITHIN THE LIMITS OF ANALYSIS. ADDITIONALLY, THE ONSITE 10-YR, 24 HR PEAK FLOW RATE WILL BE RELEASED SO THAT THE OVERALL POST DEVELOPMENT PEAK RATE IS BELOW THE PREDEVELOPMENT PEAK RATE IN ACCORDANCE WITH Z.O. SECTION 13-109(F)(2)(a)(i & ii). SEE SHEET P-0702 FOR STORMWATER MANAGEMENT COMPUTATIONS.

AS SHOWN IN THE OUTFALL ANALYSIS MAP THIS SHEET, AT STRUCTURE #2389 (OUTFALL #1) AND #2321 (OUTFALL #2) THE OUTFALL IS JOINED BY A SECOND DRAINAGE AREA (28.26 AC AND 25.28 AC) THAT IS AT LEAST 90% IN SIZE OF THE FIRST DRAINAGE AREA (2.19 AC AND 1.83 AC). THE LIMITS OF ANALYSIS FOR FLOOD PROTECTION SHALL EXTEND 150' FROM THIS POINT OF CONFLUENCE FOR EACH OUTFALL. BASED ON THE ANALYSES ON THIS SHEET, THE EXISTING STORM SEWER SYSTEM WITHIN THE LIMITS OF ANALYSIS CAN ADEQUATELY CONVEY THE POST-DEVELOPMENT PEAK FLOW OF THE 10-YR, 24 HR STORM.

STORMWATER MANAGEMENT PLAN

THERE IS A STORM SEWER INLET AVAILABLE WITHIN 100' OF THE DEVELOPMENT SITE; THEREFORE, RUNOFF FROM PROPOSED ROOFS, SURFACE AND SUBSURFACE DRAINAGE FACILITIES SHALL BE CONNECTED TO THE EXISTING RECEIVING STORM SEWER VIA AN UNDERGROUND PIPE WHICH SATISFIES REQUIREMENTS OF THE CITY OF ALEXANDRIA, CODE SECTION 8-1.22. THE PRE AND POST-DEVELOPMENT IMPERVIOUS AREA COMPUTATIONS PROVIDED ON SHEET P-0702 DEMONSTRATES THAT THE DEVELOPMENT SHALL INCREASE IMPERVIOUS AREA ON SITE AS COMPARED TO THE PRE-DEVELOPMENT CONDITION. THEREFORE, THE POST-DEVELOPMENT PEAK RUNOFF RATE FOR THE 1-YR, 2-YR, 10-YR AND THE 100-YR STORM, CONSIDERED INDIVIDUALLY, SHALL BE MAINTAINED BELOW THE PRE-DEVELOPMENT RATE. PER REQUIREMENTS OF ARTICLE 13-109 OF ALEXANDRIA ZONING ORDINANCE, STORMWATER DETENTION IS PROPOSED ON SITE WITH THIS DEVELOPMENT IN ORDER TO ENSURE PEAK RUNOFF RELEASE RATES RESULTING FROM THE DEVELOPMENT ARE LOWER THAN THE ALLOWED PER PARAMETERS DESCRIBED IN SECTION 13-109(F)(1) AND (2) FOR CHANNEL AND FLOOD PROTECTION.

10-YR STORM SEWER COMPUTATIONS (FLOOD PROTECTION)

THESE COMPUTATIONS ANALYZE THE CAPACITY OF THE DOWNSTREAM SYSTEM TO HANDLE THE DESIGN FLOWS FOLLOWING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT IMPROVEMENTS.

FROM POINT	TO POINT	AREA "A" ACRES	AREA ACCUM-ULATED	C FACTOR C	CA INCRE-MENT	CA ACCUM-ULATED	INLET TIME MIN	RAIN FALL IN/HR	RUNOFF Q INCRE-MENT C.F.S.	RUNOFF Q10 C.F.S.	INVERT ELEV'S UPPER END	INVERT ELEV'S LOWER END	LENGTH FT.	SLOPE FT./FT.	MANNING'S 'n'	DIA. IN.	AREA SF	CAPA-CITY C.F.S.	VEL. F.P.S.	FLOW TIME SEC.	NORMAL DEPTH IN.
2389	2510	30.79	30.79	0.70	21.55	21.55	20.00	5.00	107.77	107.77	196.08	185.66	231	0.0451	0.013	36	7.065	141.44	22.10	10.45	23.45
200	2321	27.51	27.51	0.60	16.51	16.51	20.00	5.00	82.53	82.53	207.40	204.70	64	0.0422	0.013	36	7.065	136.78	20.32	3.15	20.12
2321	2587	16.84	44.35	0.80	13.47	29.98	15.00	5.90	79.48	176.87	204.15	195.75	196	0.0429	0.013	48	12.56	297.19	24.73	7.92	26.61

LEGEND

- DRAINAGE DIVIDES
- POINT OF CONFLUENCE
- FLOW DIRECTION IN PIPE
- STORM SEWER WITHIN LIMITS OF ANALYSIS
- STORM SEWER OUTSIDE LIMITS OF ANALYSIS

DESIGN RAINFALL DEPTHS

2-YR STORM	I = 2.7 INCHES
10-YR STORM	I = 5.2 INCHES
100-YR STORM	I = 8.2 INCHES

SWM/BMP DESIGN IS CONCEPTUAL & SUBJECT TO CHANGE AT TIME OF PRELIMINARY AND FINAL ENGINEERING.

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DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY STORMWATER OUTFALL ANALYSIS

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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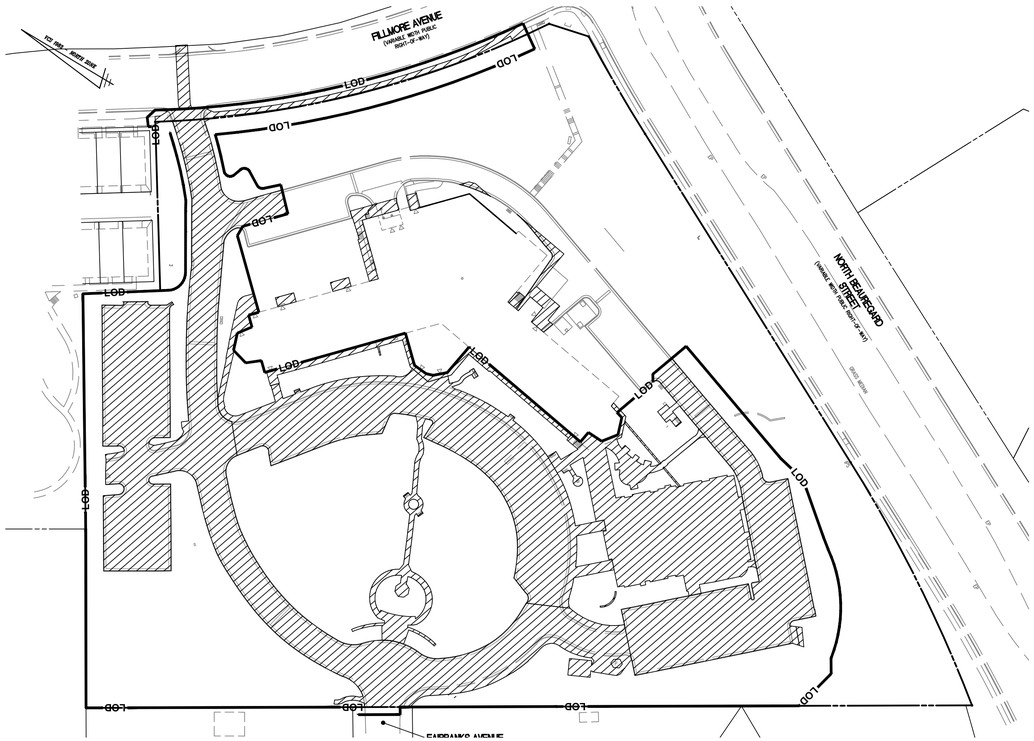
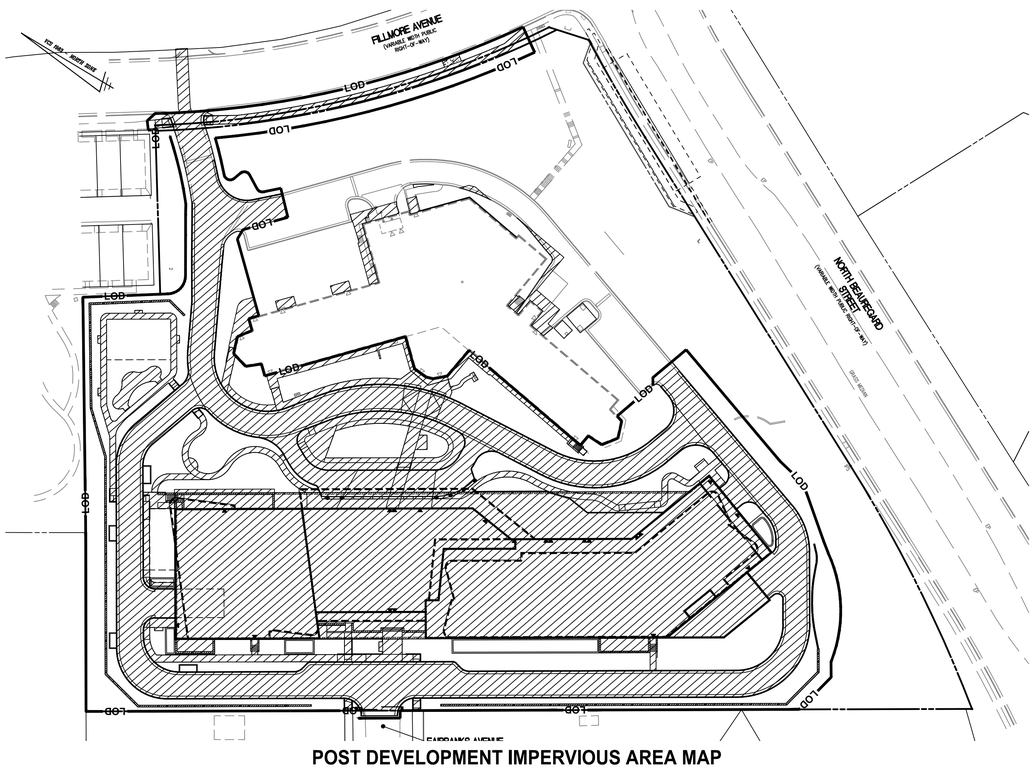
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 11.01 Job No. 23-033 Cadd Dwg. File:Q:\sdskproj\23033\dwg\planning\DSUP\23033P-0701.dwg

SHEET: P-0701



PREDEVELOPMENT IMPERVIOUS AREA MAP



POST DEVELOPMENT IMPERVIOUS AREA MAP

60 0 30 60 120 240
(IN FEET)
1 INCH = 60'

LEGEND

IMPERVIOUS AREA

LOD — LIMITS OF DISTURBANCE (SWM AREA)

WATER QUANTITY CONTROL NARRATIVE

THE PROPOSED BMP MEASURES, WHICH INCLUDE GREEN ROOF AND BIORETENTION PLANTERS, WILL PROVIDE SOME LEVEL OF RUNOFF REDUCTION UPSTREAM OF THE PROPOSED ON SITE DETENTION FACILITIES TO HELP MEET A PORTION OF THE CITY WATER QUANTITY CONTROL REQUIREMENTS. THE REMAINDER IS PROPOSED TO BE MET THROUGH THE USE OF ONSITE DETENTION FACILITIES. THE PROPOSED FACILITIES WOULD BE PRIVATELY OWNED AND MAINTAINED AND LOCATED WITHIN PRIVATE PROPERTY.

AS SHOWN ON THE COMPUTATIONS ON THIS SHEET, PREDEVELOPMENT CURVE NUMBER IS 88. THE RUNOFF REDUCTION PRACTICES ATTRIBUTED TO THE ONSITE DRAINAGE AREAS CONTRIBUTE TO THE ADJUSTED CURVE NUMBERS FOR EACH AREA AS SHOWN ON THE COMPUTATIONS PROVIDED ON THIS SHEET. THROUGH THE USE OF THE ONSITE DETENTION FACILITIES, THE PEAK RELEASES FROM THE SITE WILL BE BELOW THE ALLOWABLE LEVELS FOR THE 1, 2, 10, AND 100 YEAR 24-HOUR STORM EVENTS.

PREDEVELOPMENT CURVE NUMBER

LIMITS OF DISTURBANCE (SWM AREA):	191,907 SQ. FT. OR 4.41 ACRES
PREDEVELOPMENT PERVIOUS AREA:	103,606 SQ. FT. OR 2.38 ACRES
PREDEVELOPMENT IMPERVIOUS AREA:	88,301 SQ. FT. OR 2.03 ACRES
CURVE NUMBER:	[(88,301 X 98) + (103,606 X 80)] / 191,907 = 88

POST DEVELOPMENT CURVE NUMBER

LIMITS OF DISTURBANCE (SWM AREA):	191,907 SQ. FT. OR 4.41 ACRES
POST DEVELOPMENT PERVIOUS AREA:	57,468 SQ. FT. OR 1.32 ACRES
POST DEVELOPMENT IMPERVIOUS AREA:	134,439 SQ. FT. OR 3.09 ACRES
CURVE NUMBER:	[(134,439 X 98) + (57,468 X 80)] / 191,907 = 93

SWM/BMP DESIGN IS PRELIMINARY & SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING.

STORMWATER MANAGEMENT COMPUTATIONS

I. PRE-DEVELOPMENT CONDITION (LOD SWM AREA)

SITE AREA = 4.41 AC

A. CONTRIBUTING AREAS:

	HSG D AC	HSG D CN
PERVIOUS	2.38	80
IMPERVIOUS	2.03	98

B. WEIGHTED CN = 88

C. TIME OF CONCENTRATION = 6 MIN.

D. RUNOFF
Q1 = 11.47 CFS (V1 = 23,324 CF)
Q2 = 14.62 CFS
Q10 = 27.34 CFS
Q100 = 46.25 CFS

II. POST-DEVELOPMENT CONDITION (LOD SWM AREA)

SITE AREA = 4.41 AC

A. CONTRIBUTING AREAS:

	HSG D AC	HSG D CN
PERVIOUS	1.32	80
IMPERVIOUS	3.09	98

B. WEIGHTED CN = 93

C. TIME OF CONCENTRATION = 6 MIN.

D. RUNOFF
Q1 = 14.01 CFS (V1 = 29,540 CF)
Q2 = 17.18 CFS
Q10 = 29.73 CFS
Q100 = 48.25 CFS

III. STORMWATER MANAGEMENT REQUIREMENT – ALLOWABLE RELEASE FROM DEVELOPMENT

A. Q1 = 0.8 (11.47 CFS X 23,324 CF) / 29,540 CF = 7.25 CFS
CHANNEL PROTECTION REQUIREMENT
– ENERGY BALANCE EQUATION PER SECTION 109(F)(1)(c)(i) (NATURAL CHANNEL WITHIN 100x SITE AREA)

B. Q2 = 14.62 CFS
CHANNEL PROTECTION
– PREDEVELOPMENT SITE RELEASE FOR 2YR, 24 HR STORM

C. Q10 = 27.34 CFS
FLOOD PROTECTION
– PREDEVELOPMENT SITE RELEASE FOR 10YR, 24 HR STORM

D. Q100 = 46.25 CFS
FOUR MILE RUN WATERSHED
– PREDEVELOPMENT SITE RELEASE FOR 100YR, 24 HR STORM

IV. TO DETENTION #1

SITE AREA = 1.70 AC

A. CONTRIBUTING AREAS:

	HSG D AC	HSG D CN
PERVIOUS	0.43	80
IMPERVIOUS	1.27	98

B. WEIGHTED CN = 93 (ADJ=92)

C. TIME OF CONCENTRATION = 6 MIN.

D. RUNOFF
Q1 = 5.21 CFS
Q2 = 6.43 CFS
Q10 = 11.30 CFS
Q100 = 18.47 CFS

V. TO DETENTION #2

SITE AREA = 0.84 AC

A. CONTRIBUTING AREAS:

	HSG D AC	HSG D CN
PERVIOUS	0.19	80
IMPERVIOUS	0.64	98

B. WEIGHTED CN = 94 (ADJ=91)

C. TIME OF CONCENTRATION = 6 MIN.

D. RUNOFF
Q1 = 2.48 CFS
Q2 = 3.09 CFS
Q10 = 5.50 CFS
Q100 = 9.06 CFS

VI. UNDETAINED

SITE AREA = 1.87 AC

A. CONTRIBUTING AREAS:

	HSG D AC	HSG D CN
PERVIOUS	0.70	80
IMPERVIOUS	1.17	98

B. WEIGHTED CN = 91

C. TIME OF CONCENTRATION = 6 MIN.

D. RUNOFF
Q1 = 5.52 CFS
Q2 = 6.87 CFS
Q10 = 12.24 CFS
Q100 = 20.16 CFS

VII. STORMWATER RELEASES FROM DETENTION

DETENTION #1	DETENTION #2
Q1 = 0.99 CFS	Q1 = 0.71 CFS
Q2 = 3.13 CFS	Q2 = 2.59 CFS
Q10 = 7.51 CFS	Q10 = 5.18 CFS
Q100 = 12.89 CFS	Q100 = 8.52 CFS

VIII. COMPLIANCE

DEMONSTRATE THAT RELEASES FROM THE SITE (INCLUDES RELEASES FROM DETENTION AND UNDETAINED RUNOFF FROM THE SITE) DO NOT EXCEED STORMWATER REQUIREMENT OF SECTION III.

	DETENTION #1		DETENTION #2		UNDETAINED		TOTAL FROM SITE		ALLOWABLE
Q1	= 0.99 CFS	+	0.71 CFS	+	5.52 CFS	=	7.22 CFS	≤	7.25 CFS
Q2	= 3.13 CFS	+	2.59 CFS	+	6.87 CFS	=	12.59 CFS	≤	14.62 CFS
Q10	= 7.51 CFS	+	5.18 CFS	+	12.24 CFS	=	24.93 CFS	≤	27.34 CFS
Q100	= 12.89 CFS	+	8.52 CFS	+	20.16 CFS	=	41.57 CFS	≤	46.25 CFS

NOTE:
SOILS WITHIN THE SITE ARE EXPECTED AND ASSUMED TO BE D TYPE SOILS. COMPUTATIONS PROVIDED IN THIS SHEET AS WELL AS SHEET P-0703 ARE CONSISTENT WITH THIS ASSUMPTION.

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PRELIMINARY SWM COMPUTATIONS

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DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - **Version 4.1**

CLEAR ALL *(Ctrl+Shift+R)*

data input cells	
constant values	
calculation cells	
final results	

Project Name:	The View Alexandria 5000 Fairbanks Ave & 5101 Fillmore Ave
Date:	3/14/2025
Linear Development Project?	No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 4.41

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*1.06*
Post-Development TP Load Reduction for Site (lb/yr):	*1.21*

Check:

BMP Design Specifications List:	2024 Stds & Specs
Linear project?	No
Land cover areas entered correctly?	✓
Total disturbed area entered?	✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				2.38	2.38
Impervious Cover (acres)				2.03	2.03
					4.41

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- undisturbed, graded for yards or other turf to be mowed/managed				1.32	1.32
Impervious Cover (acres)				3.09	3.09
Area Check	OK.	OK.	OK.	OK.	4.41

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**1.21**

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.43	0.19	0.70	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.43	0.19	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	1.27	0.64	1.17	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	1.27	0.64	0.26	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 11,854

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	1,316	690	462	0	0	2,468
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.45	0.71	1.60	0.00	0.00	3.76
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.85	0.43	0.13	0.00	0.00	1.40
TP LOAD REMAINING (lb/yr)	0.61	0.28	1.47	0.00	0.00	2.36
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	6.91	3.72	1.98	0.00	0.00	12.61

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	3.77
TP LOAD REDUCTION REQUIRED (lb/yr)	1.21
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.40
TP LOAD REMAINING (lb/yr):	2.37
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

**** TARGET TP REDUCTION EXCEEDED BY 0.2 LB/YEAR ****

WATER QUALITY NARRATIVE

AS SHOWN IN THE COMPUTATIONS ON SHEET P-0702 AND P-0703, THE AMOUNT OF IMPERVIOUS AREA ON SITE WILL INCREASE FROM PRE TO POST-DEVELOPMENT. THE SITE AREA (4.41 AC) USED FOR THE ANALYSIS IS THE LIMITS OF DISTURBANCE, EXCLUDING AREAS DESIGNATED ONLY FOR THE INSTALLATION OF UTILITIES AND ACCESS AROUND THE EXISTING BUILDING TO REMAIN, AS SHOWN ON THE LIMITS OF DISTURBANCE MAP AND COMPUTED USING THE DEQ VRRM SPREADSHEET.

THE REQUIRED PHOSPHOROUS REMOVAL TO BE PROVIDED ON SITE SHALL BE AT LEAST 1.21 LB/YR. THE REQUIRED PHOSPHOROUS REDUCTION IS PROPOSED TO BE ACHIEVED BY TREATING RUNOFF FROM THE SITE WITH A MIX OF LEVEL 2 GREEN ROOF, LEVEL 1 BIORETENTION, AND DOWNSTREAM MANUFACTURED TREATMENT DEVICES.

THE COMPUTED PHOSPHOROUS REMOVAL ON SITE EXCEEDS THE MINIMUM REQUIREMENT, WHICH SATISFIES WATER QUALITY CONTROL REQUIREMENTS OF SECTION 13-109 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE. FURTHER, IN ACCORDANCE WITH MTI 01-18 , AT LEAST 65% OF THE REQUIRED PHOSPHOROUS REMOVAL WILL BE MET THROUGH THE USE OF NON-PROPRIETARY BMPS (SEE COMPUTATIONS - THIS SHEET).

IT IS EXPECTED THAT 65% OF THE WATER QUALITY VOLUME WILL BE TREATED WITH THE PROPOSED BMP FACILITIES LOCATED ON SITE. THEREFORE, A MONETARY CONTRIBUTION TO THE CITY'S WATER QUALITY EQUIVALENCY FUND IS EXPECTED TO BE REQUIRED AT TIME OF FINAL SITE PLAN.

MTI 01-18 COMPLIANCE NARRATIVE

IN ACCORDANCE WITH CITY OF ALEXANDRIA MEMORANDUM TO INDUSTRY 01-18, AT LEAST 65% OF THE REQUIRED PHOSPHORUS REMOVAL IS ACHIEVED USING NONPROPRIETARY SURFACE BMPS.

0.80 LBS PHOSPORUS / 1.21 LBS PHOSPORUS = 66%

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.43	0.43	0.25	0.85
Impervious Cover (acres)				1.27	1.27	0.95	0.86
				Total	1.70		

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)														
1.a. Vegetated Roof #1 (P-FIL-02)	45					0	0	0	0		0.00	0.00	0.00	
1.b. Vegetated Roof #2 (P-FIL-02)	60			0.23		476	317	793	0		0.20	0.12	0.08	16.b. MTD - Filtering
2.i. To Stormwater Planter, Urban Bioretention (P-FIL-05)	40			0.30	0	414	621	1,035	25	0.00	0.26	0.14	0.12	16.b. MTD - Filtering
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (P-FIL-05)	40		0.11	0.28	0	426	639	1,065	25	0.00	0.33	0.18	0.15	16.b. MTD - Filtering
16.b. Manufactured Treatment Device-Filtering	0		0.32	0.46	1,577	0	3,454	3,454	40	0.34	0.67	0.40	0.61	

Drainage Area B

Drainage Area B Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.19	0.19	0.25	0.85
Impervious Cover (acres)				0.64	0.64	0.95	0.86
				Total	0.83		

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)														
1.a. Vegetated Roof #1 (P-FIL-02)	45					0	0	0	0		0.00	0.00	0.00	
1.b. Vegetated Roof #2 (P-FIL-02)	60			0.18		372	248	621	0		0.15	0.09	0.06	2.i. To Stormwater Planter (Urban Bioretention)
2.i. To Stormwater Planter, Urban Bioretention (P-FIL-05)	40			0.23	248	317	476	793	25	0.06	0.20	0.14	0.12	16.b. MTD - Filtering
16.b. Manufactured Treatment Device-Filtering	0		0.19	0.23	476	0	1,441	1,441	40	0.12	0.36	0.19	0.28	

Drainage Area C

Drainage Area C Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.70	0.70	0.25	0.85
Impervious Cover (acres)				1.17	1.17	0.95	0.86
				Total	1.87		

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)														
1.a. Vegetated Roof #1 (P-FIL-02)	45					0	0	0	0		0.00	0.00	0.00	
1.b. Vegetated Roof #2 (P-FIL-02)	60			0.15		310	207	517	0		0.13	0.08	0.05	
2.i. To Stormwater Planter, Urban Bioretention (P-FIL-05)	40			0.11	0	152	228	379	25	0.00	0.09	0.05	0.04	

PROJECT DESCRIPTION

DEVELOPMENT OR REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA	3.09	1.32	4.41
ON-SITE TREATED	2.02	0.62	2.64
OFF-SITE TREATED	0.00	0.00	0.00
TOTAL IMPERVIOUS AREA TREATED	2.02		
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATED BUFFER	0.00		
TOTAL IMPERVIOUS AREA TREATED OR DISCONNECTED	2.02		

WATER TREATMENT ON SITE

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)	LATITUDE	LONGITUDE
GREEN ROOF	0.56	0.56	55%	38.836854°	-77.116096°
BIORETENTION	0.83	0.83	25%	38.836463°	-77.116084°
MTD (40% FILTERING)	1.91	1.91	40%	38.837593°	-77.115870°

MISCELLANEOUS

TOTAL WQV TREATED: YES [NO]

DETENTION ON SITE: [YES] NO

PROJECT IS WITHIN WHICH WATERSHED? FOUR MILE RUN

DISCHARGES TO WHICH BODY OF WATER? FOUR MILE RUN

WQV TREATMENT REQUIRED= 1,816 CF/AC OF IMPERVIOUS AREA
= 1,816 X 3.09 AC
= 5,611 CF (0.129 AC*FT)

% WQV PROVIDED= 1,816 CF/AC X 2.02 AC
= 3,668 CF (0.084 AC*FT) =65% WQV PROVIDED

* A MONETARY CONTRIBUTION MAY BE MADE FOR THE REMAINDER OF WATER QUALITY VOLUME IF FULL WATER QUALITY TREATMENT IS NOT PROVIDED AT THE TIME OF FINAL SITE PLAN

SWM/BMP DESIGN IS PRELIMINARY & SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING.

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SCALE: NONE | DATE: 04/21/2025 | DRAWN: MM | CHECKED: DP/JS

COMMONWEALTH OF VIRGINIA JOHN PAUL STUCHEL Lic. No.031215 4/21/2025 PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE & 5101 FILLMORE AVE

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY BMP COMPUTATIONS

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

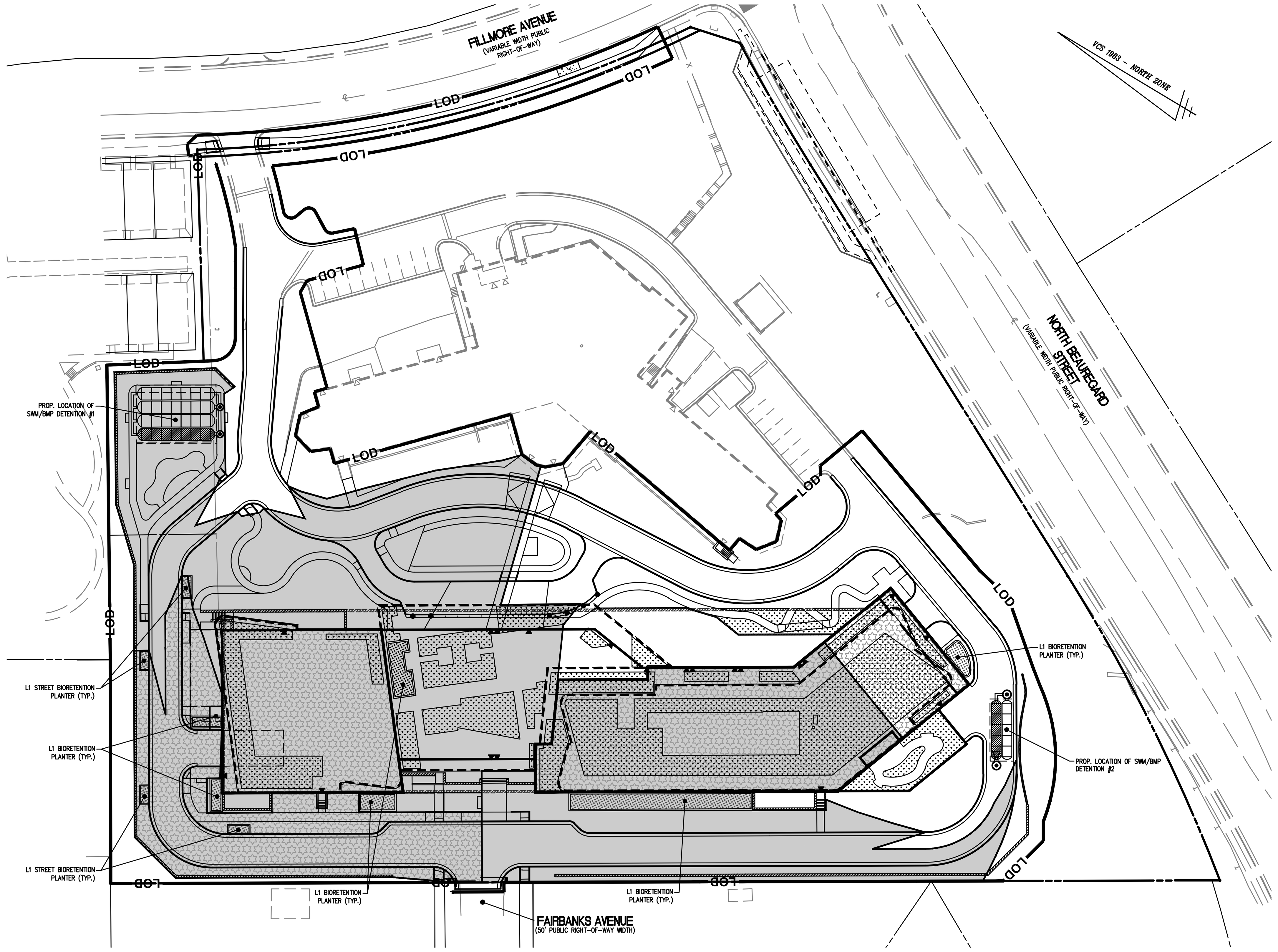
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



BMP SERVICE AREA MAP

SCALE: 1"=60'

- ONSITE DRAINAGE AREA TO 40% FILTERING MTD
- ONSITE DRAINAGE AREA TO L1 BIORETENTION PLANTER
- ONSITE DRAINAGE AREA TO L2 GREEN ROOF

NOTE: EXACT TYPE, AMOUNT, AND LOCATION OF PROPOSED SWM/BMP FACILITIES IS SUBJECT TO CHANGE AT TIME OF FINAL SITE PLAN PROVIDED THAT SWM/BMP REQUIREMENTS ARE STILL SATISFIED.

60 0 30 60 120 240
(IN FEET)
1 INCH = 60'

TYPICAL CHAMBER DETENTION DETAIL

NOT TO SCALE

StormTech
Detention • Retention • Water Quality

StormTech MC-3500 Chamber

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots thus maximizing land usage for commercial and municipal applications.

StormTech MC-3500 Chamber (not to scale)

Nominal Chamber Specifications

Size (L x W x H)	90" (2286 mm) x 77" (1956 mm) x 45" (1143 mm)
Chamber Storage	109.9 ft³ (3.11 m³)
Min. Installed Storage*	178.9 ft³ (5.06 m³)
Weight	134 lbs (60.8 kg)

* This assumes a minimum of 12" (305 mm) of stone above, 9" (229 mm) of stone below chambers, 9" (229 mm) of row spacing, and 40% stone porosity.

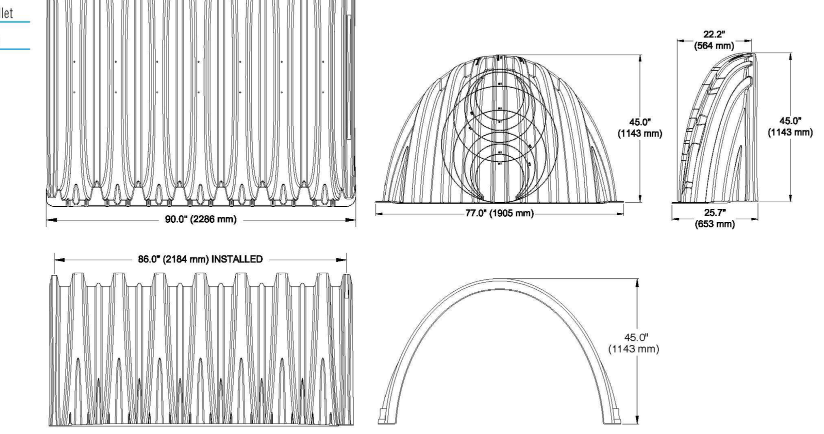
StormTech MC-3500 End Cap (not to scale)

Nominal End Cap Specifications

Size (L x W x H)	25.7" (653 mm) x 75" (1905 mm) x 45" (1143 mm)
End Cap Storage	14.9 ft³ (0.42 m³)
Min. Installed Storage*	46.0 ft³ (1.30 m³)
Weight	49 lbs (22.2 kg)

* This assumes a minimum of 12" (305mm) of stone above, 9" (229 mm) of stone below, 9" (229 mm) row spacing, 6" (152 mm) of stone perimeter, and 40% stone porosity.

Shipping
- 15 chambers/pallet
- 7 end caps/pallet
- 7 pallets/truck



Storage Volume Per Chamber/End Cap ft³ (m³)

	Bare Unit Storage	Chamber/End Cap and Stone Volume — Stone Foundation Depth in. (mm)			
	ft³ (m³)	9 (229)	12 (305)	15 (381)	18 (457)
MC-3500 Chamber	109.9 (3.11)	178.9 (5.06)	184.0 (5.21)	189.2 (5.36)	194.3 (5.5)
MC-3500 End Cap	14.9 (0.42)	46.0 (1.33)	47.7 (1.35)	49.4 (1.40)	51.1 (1.45)

NOTE: Assumes 40% porosity for the stone plus the chamber/end cap volume. End Cap volume assumes 6" (152mm) stone perimeter.

Volume of Excavation Per Chamber/End Cap in yd³ (m³)

	Stone Foundation Depth in. (mm)			
	9 (229)	12 (305)	15 (381)	18 (457)
MC-3500	12.4 (9.5)	12.8 (9.8)	13.3 (10.2)	13.8 (10.5)
End Cap	4.1 (3.1)	4.2 (3.2)	4.4 (3.3)	4.5 (3.5)

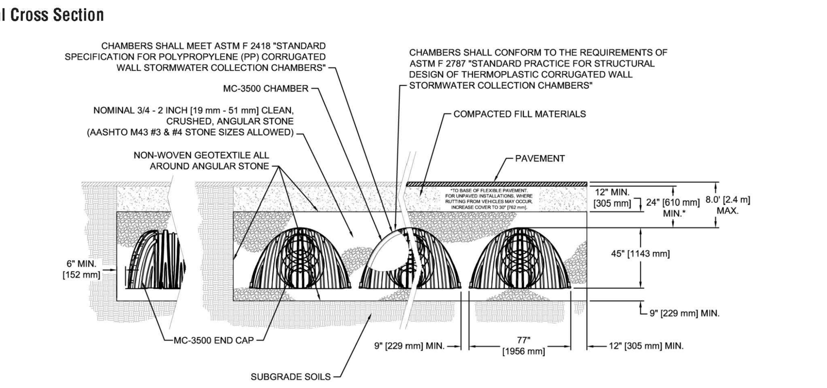
NOTE: Assumes 9" (229 mm) of separation between chamber rows, 6" (152 mm) of perimeter in front of end caps, and 24" (610 mm) of cover. The volume of excavation will vary as depth of cover increases.

Amount of Stone Per Chamber

ENGLISH tons (yd³)	Stone Foundation Depth 9 in.	12 in.	15 in.	18 in.
MC-3500	9.1 (6.4)	9.7 (6.9)	10.4 (7.3)	11.1 (7.8)
End Cap	4.1 (2.9)	4.3 (3.0)	4.5 (3.2)	4.7 (3.3)
METRIC kg (m³)	229 mm	305 mm	381 mm	457 mm
MC-3500	8220 (4.9)	8831 (5.3)	9443 (5.6)	10054 (6.0)
End Cap	3699 (2.2)	3900 (2.3)	4100 (2.4)	4301 (2.6)

NOTE: Assumes 12" (305 mm) of stone above, and 9" (229 mm) row spacing, and 6" (152mm) of perimeter stone in front of end caps.

General Cross Section



NOTES:
1. THIS CROSS SECTION PROVIDES GENERAL INFORMATION FOR THE MC-3500 CHAMBER. STORMTECH MC-3500 CHAMBERS MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE MC-3500 DESIGN MANUAL AND MC-3500 CONSTRUCTION GUIDE.
2. PROPERLY INSTALLED MC-3500 CHAMBERS PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR EARTH AND LIVE LOADS WITH CONSIDERATION FOR IMPACT AND MULTIPLE PRESENCES.
3. PERIMETER STONE MUST ALWAYS BE BROUGHT UP EVENLY WITH BACKFILL OF BED. PERIMETER STONE MUST EXTEND HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH STRAIGHT OR SLOPED SIDEWALLS.

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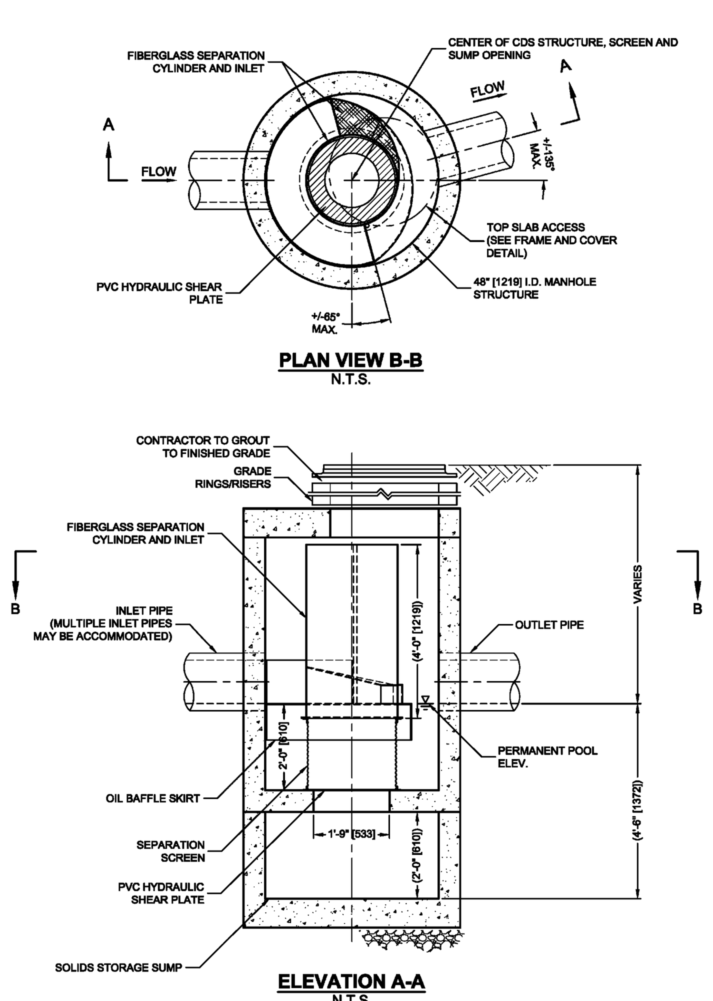
TYPICAL HYDRODYNAMIC SEPARATOR DETAIL

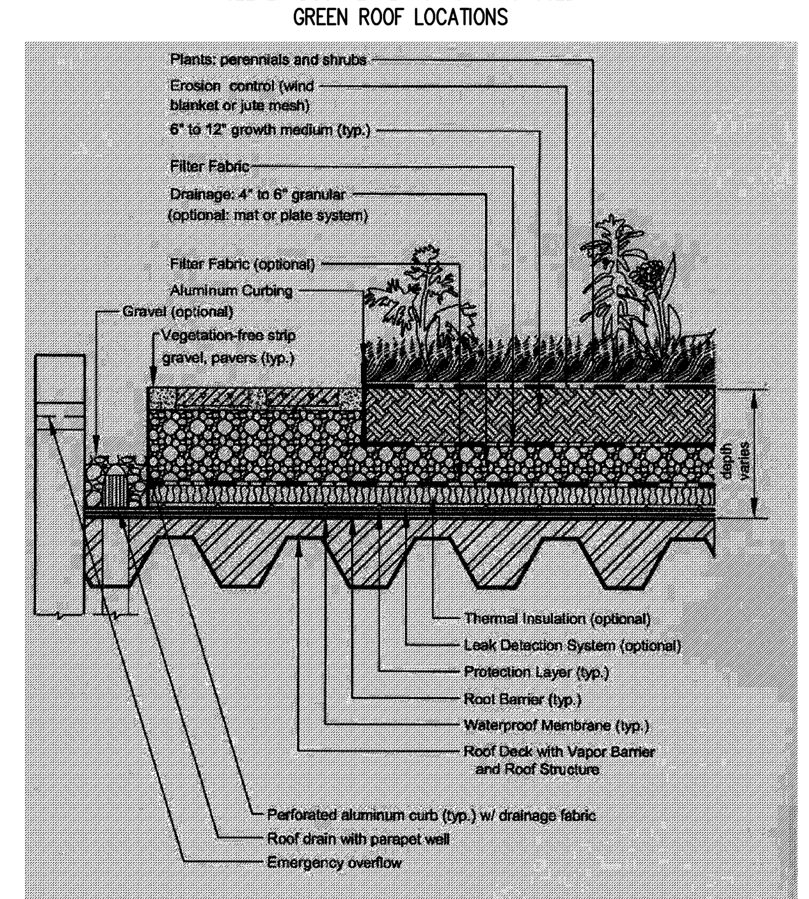
NOT TO SCALE



CONTECH INLINE CDS STANDARD DETAIL
(OR SIMILAR)

TYPICAL LEVEL 2 GREEN ROOF DETAIL

NOT TO SCALE
SEE LANDSCAPE PLANS FOR PROPOSED
GREEN ROOF LOCATIONS



VA DEQ STORMWATER DESIGN SPECIFICATION NO. 5
FIGURE 5.3 TYPICAL SECTION – VEGETATED ROOF

SHOWN FOR SWM/BMP COMPLIANCE PURPOSES ONLY. FINAL DESIGN BY OTHERS.
SEE LANDSCAPE PLANS FOR GREEN ROOF PLANTING SECTIONS & DETAILS.

TYPICAL URBAN BIO-RETENTION PLANTER DETAIL

NOT TO SCALE

VA DEQ STORMWATER DESIGN SPECIFICATION NO. 9 **BIORETENTION**

SECTION 9-A-3: DESIGN TABLE

Table 9-A.2. Urban Bioretention Design Criteria

Level 1 Design Only (RR: 40; TP: 25)
Sizing (Refer to **Section 9-A-6.1**): Surface Area (sq. ft.) = $T_v/2$ = {[(1.0 inch)(R_v)(A)/12)] – the volume reduced by an upstream BMP}/2
Underdrain = Schedule 40 PVC with clean-outs (Refer to the Main Bioretention Design Specification, **Section 9.8**)
Maximum Drainage Area = 2,500 sq. ft.
Maximum Ponding Depth = 6 to 12 inches [1]
Filter media depth minimum = 30 inches; recommended maximum = 48 inches
Media and Surface Cover (Refer to the Main Bioretention Design Specification, **Section 9.8**)
Sub-soil testing (Refer to the Main Bioretention Design Specification, **Section 9.8**)
Inflow = sheetflow, curb cuts, trench drains, roof drains, concentrated flow, or equivalent
Building setbacks (Refer to **Section ~~A-4~~ 9-A-5**)
Deeded maintenance O&M plan (Refer to the Main Bioretention Design Specification, **Section 9.1**)
[1] Ponding depth above 6 inches will require a specific planting plan to ensure appropriate plants (Refer to the Main Bioretention Design Specification, **Section 6.8**).

SECTION 9-A-4: TYPICAL DETAILS

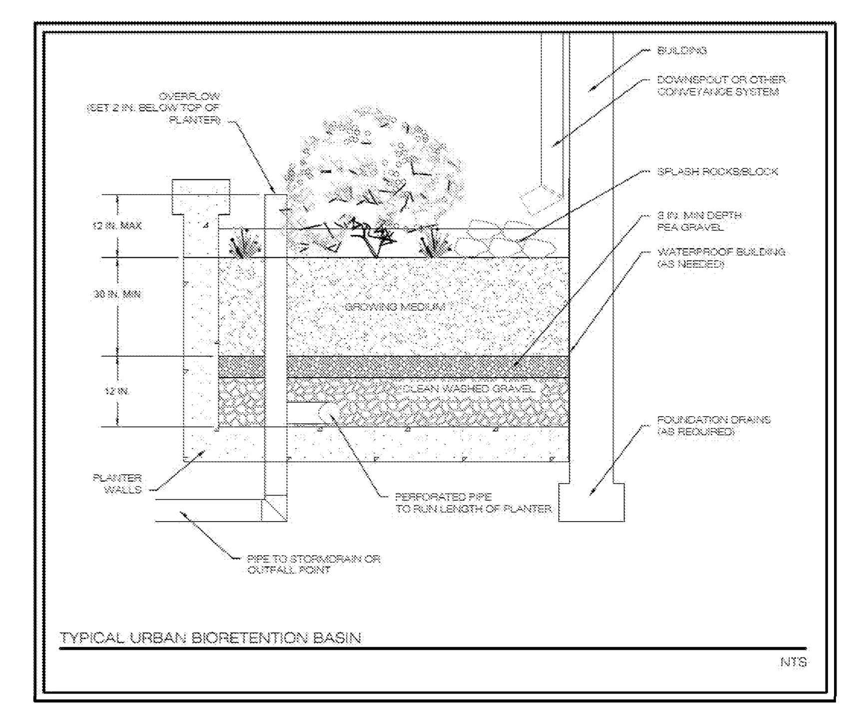


Figure 9-A.4. Stormwater Planter Cross-Section

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SWM/BMP DESIGN IS PRELIMINARY & SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING.

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SCALE: AS NOTED
DATE: 04/21/2025
DRAWN: MM
CHECKED: DP/JS

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE & 5101 FILLMORE AVE

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY BMP DETAILS

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____________

DIRECTOR DATE

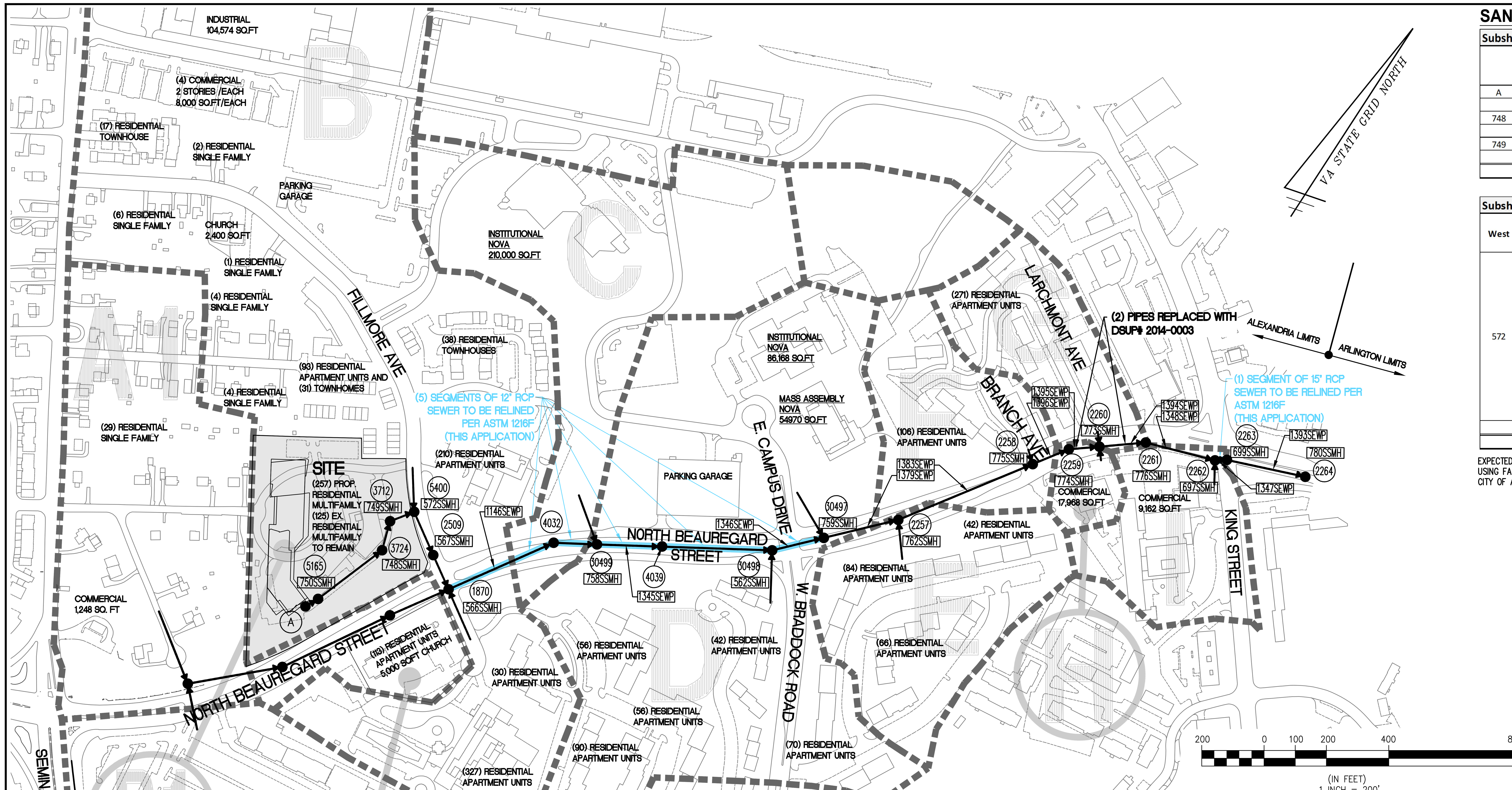
CHAIRMAN, PLANNING COMMISSION DATE

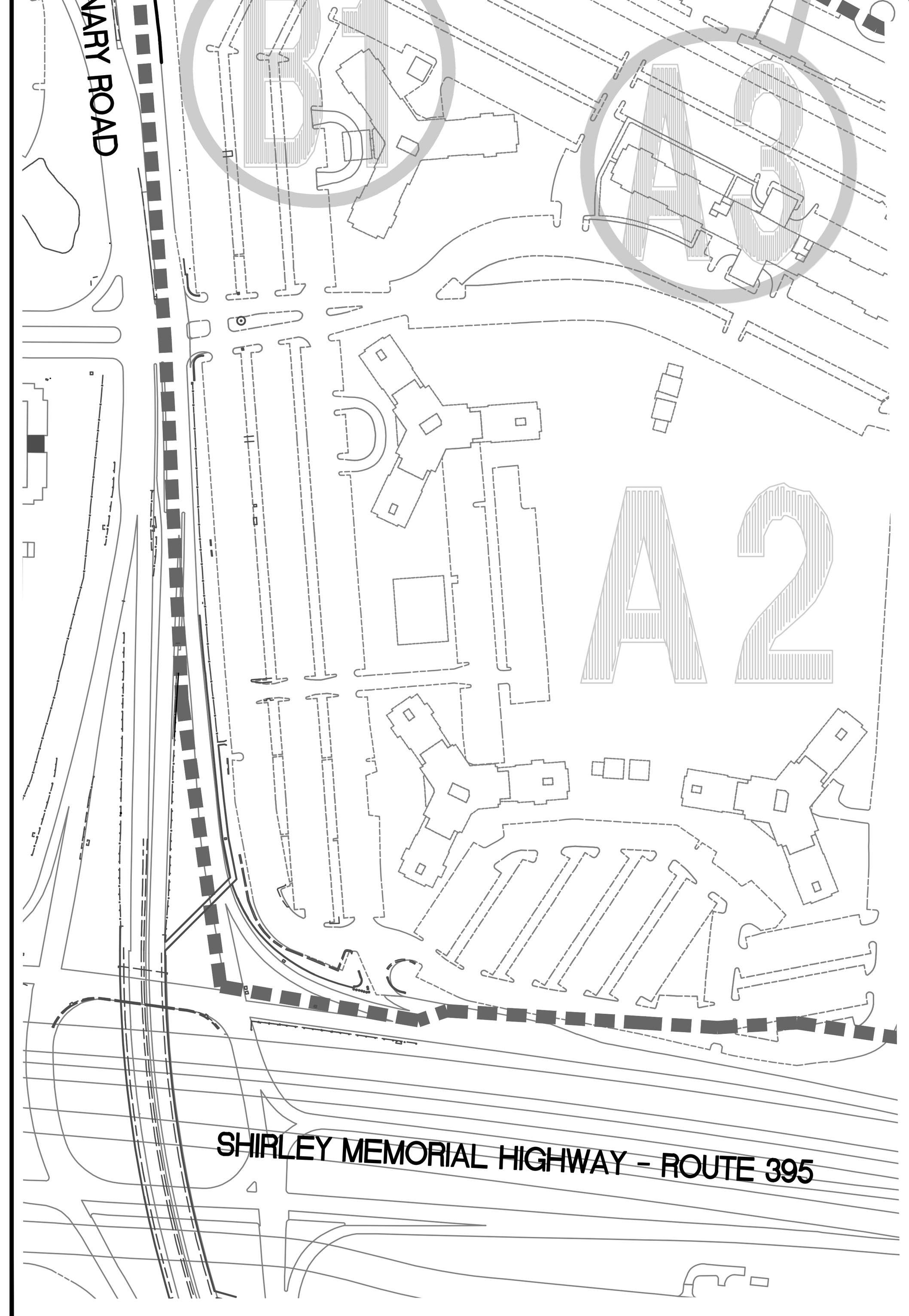
DATE RECORDED ____________

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 11.01 Job No. 23-033 Cadd Dwg. File: Q:\sdskproj\23033\dwg\planning\DSUP\23033P-0702.dwg

SHEET: P-0704





SANITARY SEWER COMPUTATIONS - EXISTING

FROM	TO	INCREMENTAL CONTRIBUTING	MODELED FLOW FROM CITY [GPM]	INCREMENTAL FLOW [GPD]	CUMULATIVE [GPD]	PEAK FLOW FACTOR	CUMULATIVE PEAK FLOW [GPD]	CUMULATIVE PEAK FLOW [CFS]	INVERTS UPPER END	INVERTS LOWER END	PIPE SIZE [IN]	AREA [SF]	PIPE LENGTH [FT]	PIPE SLOPE [FT/FT]	MANNINGS n	MATERIAL	SOURCE	MAX CAPACITY [CFS]	CAPACITY [CFS]	VELOCITY AT PEAK [FPS]	FLOW DEPTH [IN]
A	750	257 units (MF)	-	77,100	77,100	4	308,400	0.477	214.62	213.68	10	0.55	47	0.0200	0.010	PVC	PROPOSED	4.29	4.00	4.97	2.32
750	748	-	-	0	77,100	4	308,400	0.477	213.58	211.21	10	0.55	258	0.0092	0.015	RCP	AS-BUILT	1.94	1.81	2.81	3.49
748	749	76 units (MF)	-	22,800	99,900	4	399,600	0.618	211.19	202.14	10	0.55	96	0.0943	0.015	RCP	AS-BUILT	6.20	5.80	6.98	2.19
749	572	50 units (MF)	-	15,000	114,900	4	459,600	0.711	201.61	190.96	10	0.55	83	0.1283	0.015	RCP	AS-BUILT	7.24	6.76	8.11	2.18
572	567	Subshed B-West	-	154,745	269,645	4	1,078,579	1.669	189.99	182.87	10	0.55	152	0.0468	0.015	RCP	AS-BUILT	4.37	4.09	7.17	4.43
567	566	-	-	0	269,645	4	1,078,579	1.669	182.77	180.84	10	0.55	120	0.0161	0.015	RCP	AS-BUILT	2.56	2.39	4.78	6.11
566 (1)	4032	*(City Flow Data)*	2318		3,550,320	1	3,550,320	5.493	180.79	171.48	12	0.79	367	0.0254	0.015	RCP	AS-BUILT	5.29	4.89		
4032	758	*(City Flow Data)*	2318		3,550,320	1	3,550,320	5.493	171.28	167.50	12	0.79	139	0.0272	0.015	RCP	AS-BUILT	5.48	5.07		
758	4039	*(City Flow Data)*	2325		3,560,400	1	3,560,400	5.509	167.46	162.35	12	0.79	209	0.0244	0.015	RCP	AS-BUILT	5.19	4.80		
4039	562	*(City Flow Data)*	2325		3,560,400	1	3,560,400	5.509	162.27	153.36	12	0.79	353	0.0252	0.015	RCP	AS-BUILT	5.27	4.88		
562	759	*(City Flow Data)*	2429		3,710,160	1	3,710,160	5.740	153.29	149.39	12	0.79	170	0.0229	0.015	RCP	AS-BUILT	5.02	4.65		
759	762	*(City Flow Data)*	2533		3,859,920	1	3,859,920	5.972	148.37	143.80	11.44 (6)	0.71	246	0.0186	0.010	LINED RCP	AS-BUILT	5.92	5.53	8.73	10.46
762	775	*(City Flow Data)*	2622		3,988,080	1	3,988,080	6.170	143.75	132.32	11.44 (6)	0.71	467	0.0245	0.010	LINED RCP	AS-BUILT	6.80	6.34	10.21	9.03
775	774	*(City Flow Data)*	2676		4,065,840	1	4,065,840	6.291	132.12	128.40	11.44 (6)	0.71	125	0.0298	0.010	LINED RCP	AS-BUILT	7.50	7.00	11.17	8.42
774	773	*(City Flow Data)*	2695		4,093,200	1	4,093,200	6.333	128.34	126.78	18 (6)	1.77	99	0.0158	0.010	PVC	AS-BUILT	18.46	17.08	8.99	7.56
773	776	*(City Flow Data)*	2901		4,389,840	1	4,389,840	6.792	126.31	123.37	18 (6)	1.77	149	0.0197	0.010	PVC	AS-BUILT	20.61	19.11	9.94	7.39
776	697	*(City Flow Data)*	3080		4,647,600	1	4,647,600	7.191	123.27	119.53	15	1.23	229	0.0163	0.015	RCP	AS-BUILT	7.69	7.12	5.86	15.00
697	699	*(City Flow Data)*	3545		5,317,200	1	5,317,200	8.227	119.27	118.58	15	1.23	38	0.0182	0.015	RCP	AS-BUILT	8.12	7.51		
699	780	*(City Flow Data)*	3545		5,317,200	1	5,317,200	8.227	118.56	113.52	18	1.77	257	0.0196	0.015	RCP	AS-BUILT	13.71	12.70	7.68	10.50

Notes:

Scenario B - This analysis is prepared based on the existing downstream sewer conditions and does not account for the planned increase in flows and conditioned sewer improvements with DSUP#2019-00017 or DSUP#2023-10018.

(1) Includes existing to remain and proposed flows from this development application, included in all downstream segments.

(6) Includes completion of replacement of 2 pipes and relining of 3 pipes as shown on DSUP 2016-0007.

(7) Ultimate build out of surrounding area has not been assumed in this analysis.

SEE COMPUTATIONS BELOW FOR PROPOSED IMPROVEMENTS

SEE COMPUTATIONS BELOW FOR PROPOSED IMPROVEMENTS

MAX CAPACITY CALCULATED VIA HYDRAFLOW SOFTWARE (0.94*D)

SANITARY SEWER COMPUTATIONS - PROPOSED

THE COMPUTATIONS BELOW INDICATE THE RESULTANT CAPACITY OF THE POTENTIAL PROPOSED RELINING PER ASTM 1216F OF THE FIVE (5) RUNS OF 12" RCP SEWER BETWEEN STRUCTURES 566–4032, 4032–758, 758–4039, 4039–562, 562–759 AND THE ONE (1) RUN OF 15" RCP SEWER BETWEEN STRUCTURES 697–699. FINAL DETERMINATION TO BE MADE AT TIME OF FINAL SITE PLAN IN CONSULTATION WITH T&ES.

FROM	TO	INCREMENTAL CONTRIBUTING	MODELED FLOW FROM CITY [GPM]	INCREMENTAL FLOW [GPD]	CUMULATIVE [GPD]	PEAK FLOW FACTOR	CUMULATIVE PEAK FLOW [GPD]	CUMULATIVE PEAK FLOW [CFS]	INVERTS UPPER END	INVERTS LOWER END	PIPE SIZE [IN]	AREA [SF]	PIPE LENGTH [FT]	PIPE SLOPE [FT/FT]	MANNINGS n	MATERIAL	SOURCE	MAX CAPACITY [CFS]	CAPACITY [CFS]	VELOCITY AT PEAK [FPS]	FLOW DEPTH [IN]
566	4032	*(City Flow Data)*	2318		3,550,320	1	3,550,320	5.493	180.79	171.48	11.44 (8)	0.71	367	0.0254	0.010	LINED RCP	PROPOSED	6.92	6.46	10.23	8.05
4032	758	*(City Flow Data)*	2318		3,550,320	1	3,550,320	5.493	171.28	167.50	11.44 (8)	0.71	139	0.0272	0.010	LINED RCP	PROPOSED	7.16	6.69	10.53	7.85
758	4039	*(City Flow Data)*	2325		3,560,400	1	3,560,400	5.509	167.46	162.35	11.44 (8)	0.71	209	0.0244	0.010	LINED RCP	PROPOSED	6.78	6.34	10.08	8.19
4039	562	*(City Flow Data)*	2325		3,560,400	1	3,560,400	5.509	162.27	153.36	11.44 (8)	0.71	353	0.0252	0.010	LINED RCP	PROPOSED	6.90	6.44	10.21	8.09
562	759	*(City Flow Data)*	2429		3,710,160	1	3,710,160	5.740	153.29	149.39	11.44 (8)	0.71	170	0.0229	0.010	LINED RCP	PROPOSED	6.57	6.14	9.85	8.70
697	699	*(City Flow Data)*	3545		5,317,200	1	5,317,200	8.227	119.27	118.58	14.44 (8)	1.14	38	0.0182	0.010	LINED RCP	PROPOSED	10.93	10.18	10.02	9.79

Notes:

(8) Proposed pipe relining per ASTM 1216F. Assumes liner thickness of 0.28" for a total diatmeter reduction of 0.56" the existing RCP sewer.

MAX CAPACITY CALCULATED VIA HYDRAFLOW SOFTWARE (0.94*D)

SANITARY SEWER DESIGN FLOWS

Subshed B1

	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
A	RESIDENTIAL (MF) - PROPOSED	300	257	77,100
748	RESIDENTIAL (MF) - EX. TO REMAIN	300	75	22,500
749	RESIDENTIAL (MF) - EX. TO REMAIN	300	50	15,000
		TOTAL SUBSHED B1 =		**114,600**

THIS APPLICATION

Subshed B

West	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
572	INDUSTRIAL	200	104.574	20,915
	COMMERCIAL	200	32	6,400
	RESIDENTIAL (TH)	350	17	5,950
	RESIDENTIAL (SF)	350	2	700
	RESIDENTIAL (SF)	350	6	2,100
	CHURCH COMMERCIAL	200	2.4	480
	RESIDENTIAL (SF)	350	1	350
	RESIDENTIAL (SF)	350	4	1,400
	RESIDENTIAL (SF)	350	4	1,400
	RESIDENTIAL (APTS-PER DSUP 2016-0007)	300	93	27,900
	RESIDENTIAL (TH-PER DSUP 2016-0021)	350	31	10,850
	RESIDENTIAL (TH)	350	38	13,300
	RESIDENTIAL (APTS)	300	210	63,000
				154,745
		TOTAL SUBSHED B-W =		**154,745**

EXPECTED FLOWS FROM DEVELOPMENT DISCHARGED INTO UPSTREAM END OF SEWER CALCULATED USING FACTORS DESCRIBED IN MTI 06–14. ALL OTHER DOWNSTREAM FLOW DATA PROVIDED BY CITY OF ALEXANDRIA.

AS-BUILT NOTE

SANITARY SEWER INVERTS AND SIZES ALONG OUTFALL ANALYSIS PATH FIELD VERIFIED BY WALTER L. PHILLIPS INC. IN PREPARATION OF DSP# 2014–0003, DSUP# 2016–0007, AND DSUP# 2019–0017.

LEGEND

- SANITARY SEWER WATERSHED BOUNDARIES
- SANITARY SEWER PIPES
- (#) WALTER L. PHILLIPS, MANHOLE #
- [#] CITY OF ALEXANDRIA GIS FACILITY ID #

SANITARY SEWER OUTFALL NARRATIVE

THE SUBJECT SITE IS CURRENTLY SERVED BY A SEPARATE SANITARY SEWER SYSTEM ACCORDING TO THE CITY OF ALEXANDRIA GIS SEWER VIEWER. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EXISTING 10" SEWER NETWORK TRAVELING NORTHEAST THROUGHOUT THE SITE, WITH AN OUTFALL TO FILLMORE AVENUE AND THEN N BEAUREGARD STREET.

THE EXISTING CONDITION OF THE SITE INCLUDES TWO BUILDINGS. ONE BUILDING CONTAINS 126 UNITS AND WILL REMAIN. THE SECOND BUILDING CONTAINS 80 UNITS AND WILL BE REMOVED WITH THIS REDEVELOPMENT.

THE BUILDING PROPOSED WITH THIS APPLICATION WILL INCLUDE 257 ADDITIONAL UNITS.

IT IS ANTICIPATED THAT THE ADDITIONAL SANITARY FLOW RESULTING FROM THIS DEVELOPMENT WILL BE APPROXIMATELY:

MULTIFAMILY RESIDENTIAL: 300 GPD x 257 UNITS = 77,100 GPD

77,100 GPD x 4 (PEAK FACTOR) = 308,400 GPD

308,400 GPD EXCEEDS 10,000 GPD, THEREFORE A PRELIMINARY STUDY OF THE DOWNSTREAM SEWER SYSTEM IS PROVIDED WITH THIS PRELIMINARY SITE PLAN SUBMISSION. TO ENSURE THE ADEQUACY OF THE OUTFALL IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06–14. NOTE THAT THE 125 EXISTING UNITS TO REMAIN ARE NOT FACTORED INTO THE ADDITIONAL FLOW CALCULATIONS ABOVE, BUT ARE STILL REPRESENTED IN THE OVERALL FLOWS PROVIDED IN THE OUTFALL CALCULATIONS.

SCENARIO B CONCLUSION

BASED ON THE ANALYSIS CONDUCTED OF THE DOWNSTREAM SEWER SYSTEM, IT HAS BEEN DETERMINED THAT FIVE (5) RUNS OF 12" RCP SEWER (TOTALING APPROXIMATELY 1,238 LF), AND ONE (1) RUN OF 15" RCP SEWER (TOTALING APPROXIMATELY 38 LF) MAY NEED TO BE RELINED PER ASTM 1216F TO ACHIEVE THE EXPECTED PEAK FLOWS FROM THIS DEVELOPMENT. A FINAL DETERMINATION OF THE EXTENT OF DOWNSTREAM SEWER IMPROVEMENTS TO BE MADE AT TIME OF FINAL SITE PLAN IN CONSULTATION WITH T&ES.

THIS ANALYSIS WAS PERFORMED BASED ON EXISTING CONDITIONS AND WITHOUT CONSIDERATION OF OTHER APPROVED DEVELOPMENT APPLICATIONS (DSUP#2019–00017 & DSUP#2023–10018) WITHIN THE SEWERSHED.

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 200' | DATE: 04/21/2025 | DRAWN: MM | CHECKED: DP/JS

COMMONWEALTH OF VIRGINIA — JEFFREY J. STUCHEL Lic. No.031215 4/21/2025 PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE & 5101 FILLMORE AVE

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025–10003
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.

SHEET: P-0901

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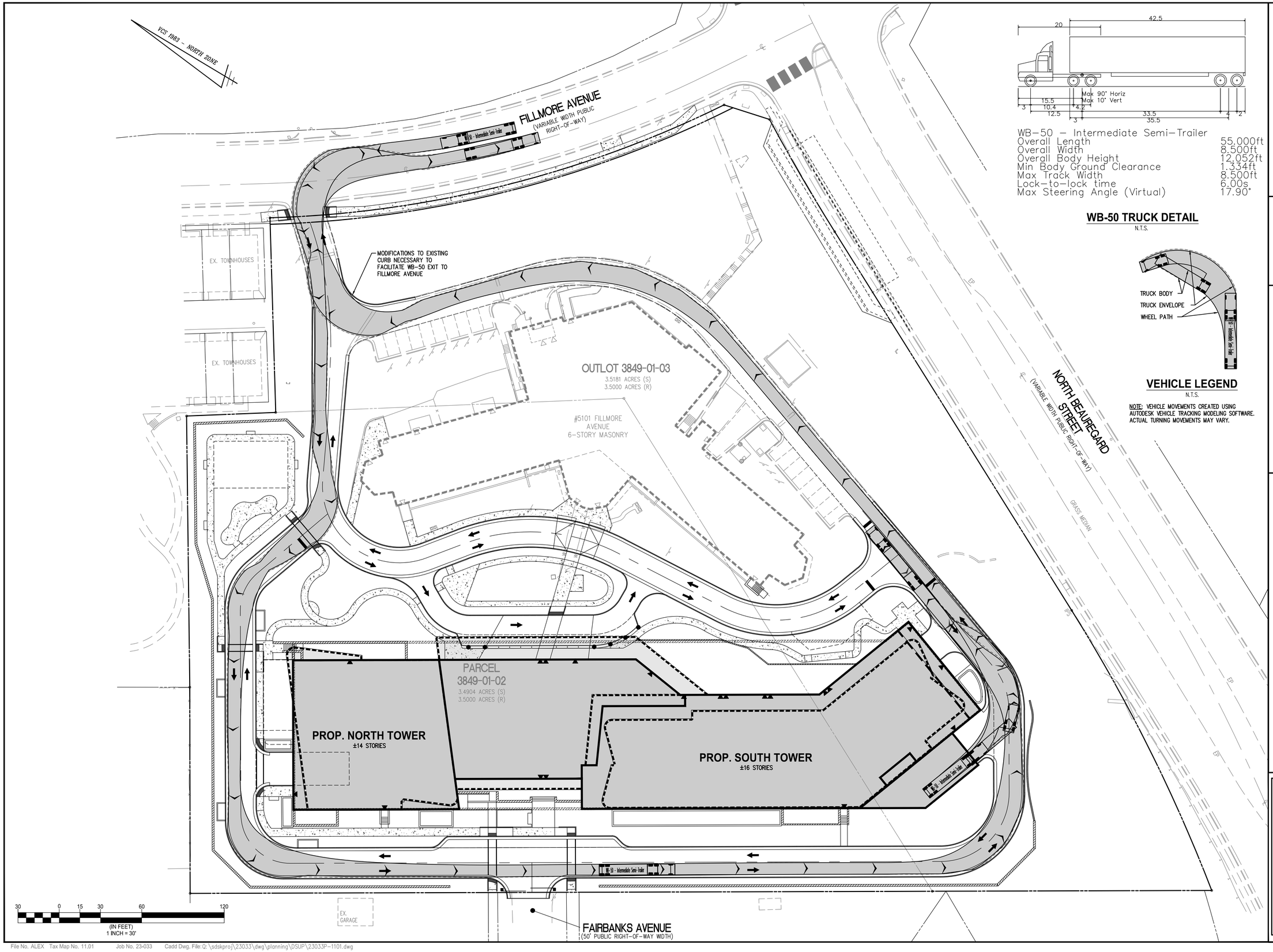

WB-50 – Intermediate Semi-Trailer	
Overall Length	55.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.90°

WB-50 TRUCK DETAIL

N.T.S.

VEHICLE LEGEND

N.T.S.

NOTE: VEHICLE MOVEMENTS CREATED USING AUTODESK VEHICLE TRACKING MODELING SOFTWARE. ACTUAL TURNING MOVEMENTS MAY VARY.

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COMMONWEALTH OF VIRGINIA
PETER A. STUCHEL
Lic. No.031215
4/21/2025
PROFESSIONAL ENGINEER

REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE & 5101 FILLMORE AVE

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY WB-50 LOADING TRUCK MOVEMENT PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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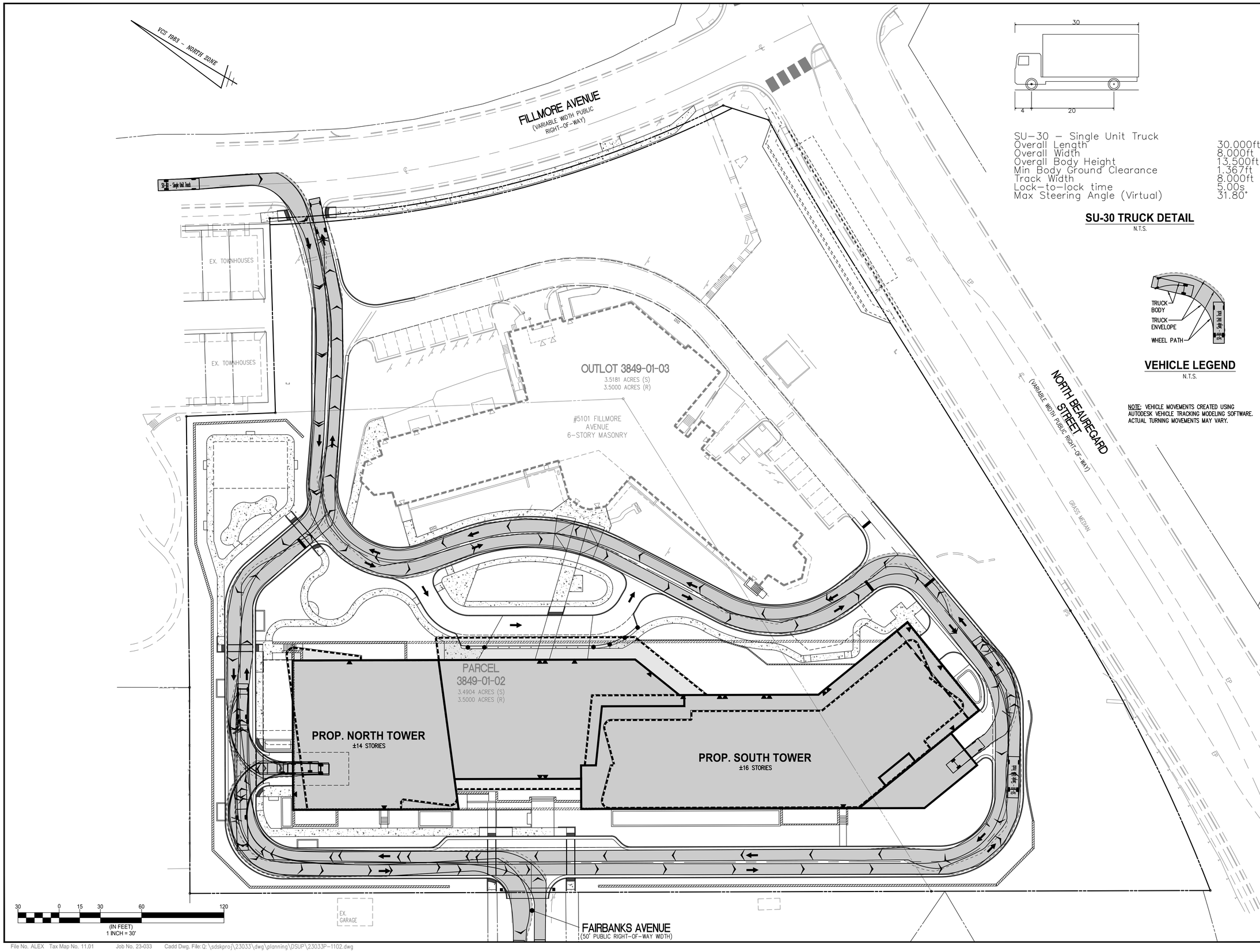

SU-30 – Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

SU-30 TRUCK DETAIL

N.T.S.

VEHICLE LEGEND

N.T.S.

NOTE: VEHICLE MOVEMENTS CREATED USING AUTODESK VEHICLE TRACKING MODELING SOFTWARE. ACTUAL TURNING MOVEMENTS MAY VARY.

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COMMONWEALTH OF VIRGINIA
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4/21/2025
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THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE & 5101 FILLMORE AVE

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SU-30 LOADING TRUCK MOVEMENT PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
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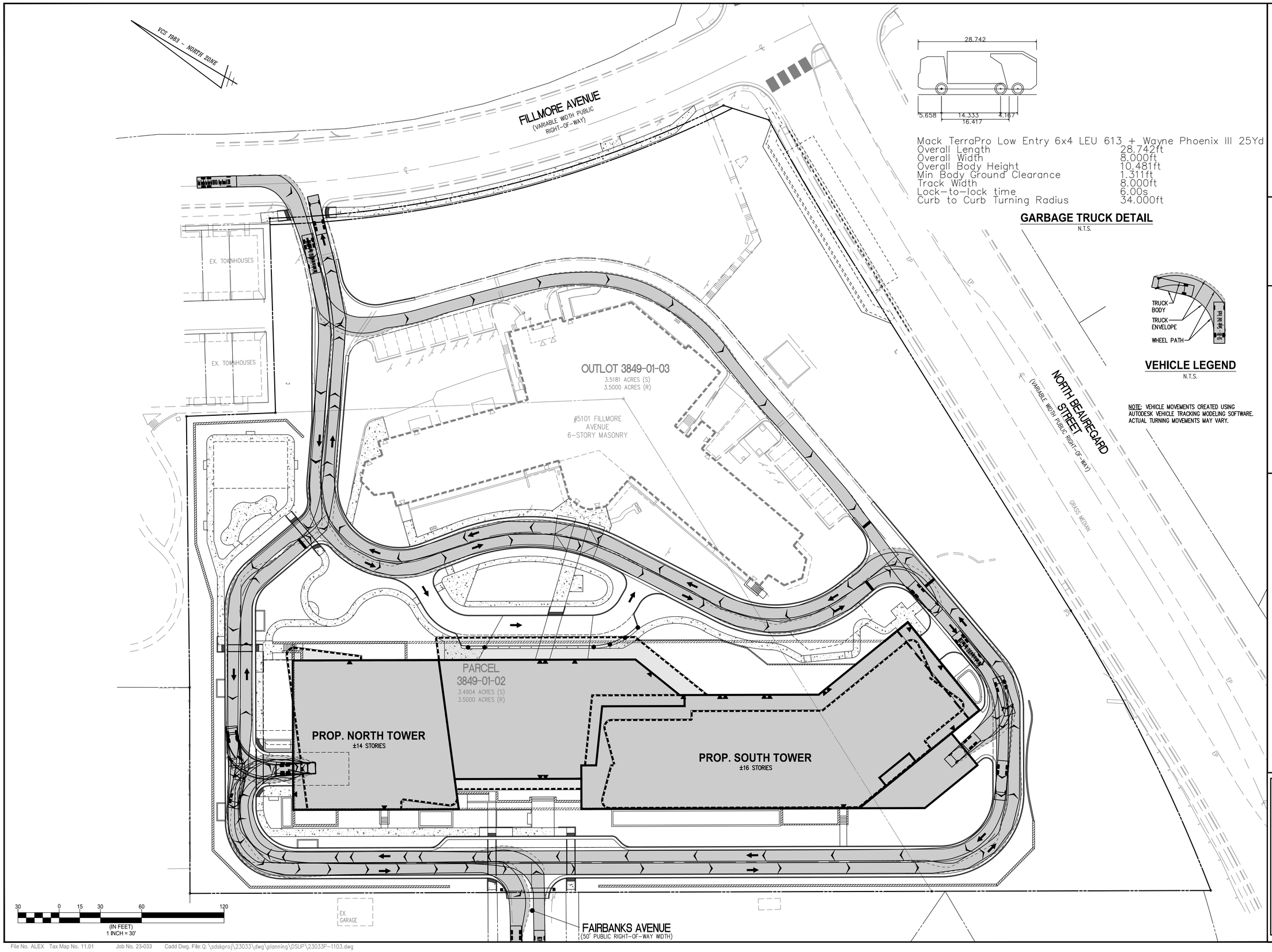

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THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE & 5101 FILLMORE AVE

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GARBAGE TRUCK MOVEMENT PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

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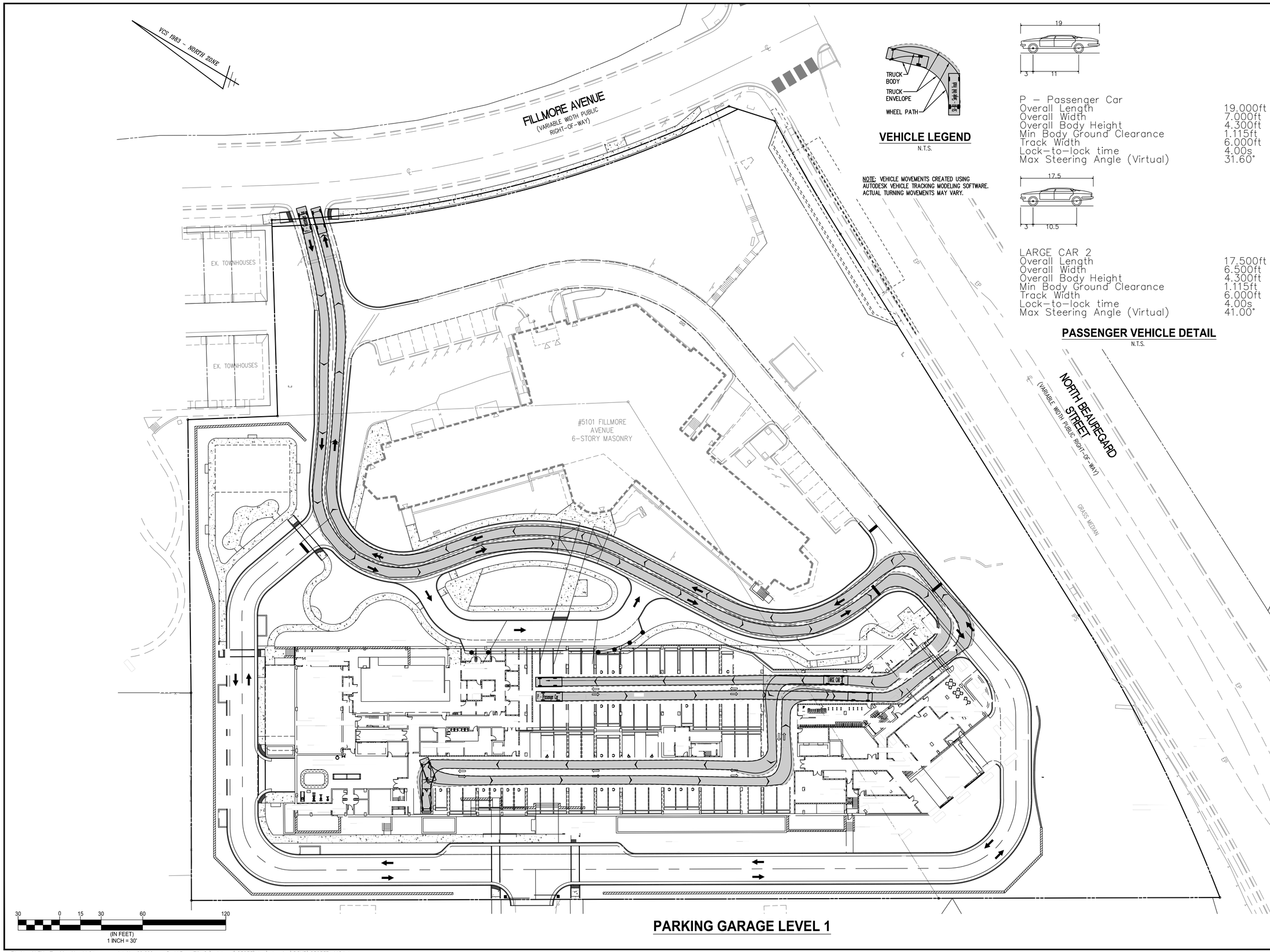

PARKING GARAGE LEVEL 1

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DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GARAGE TURNING MOVEMENTS

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025–10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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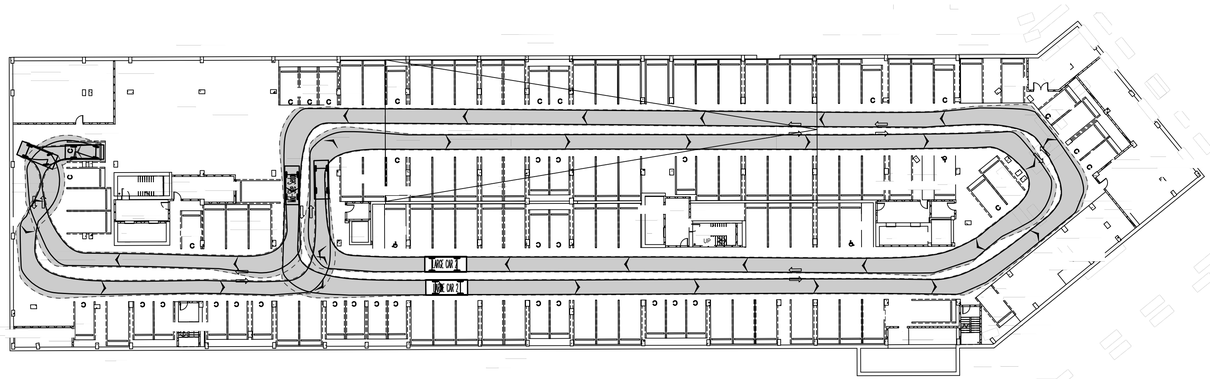
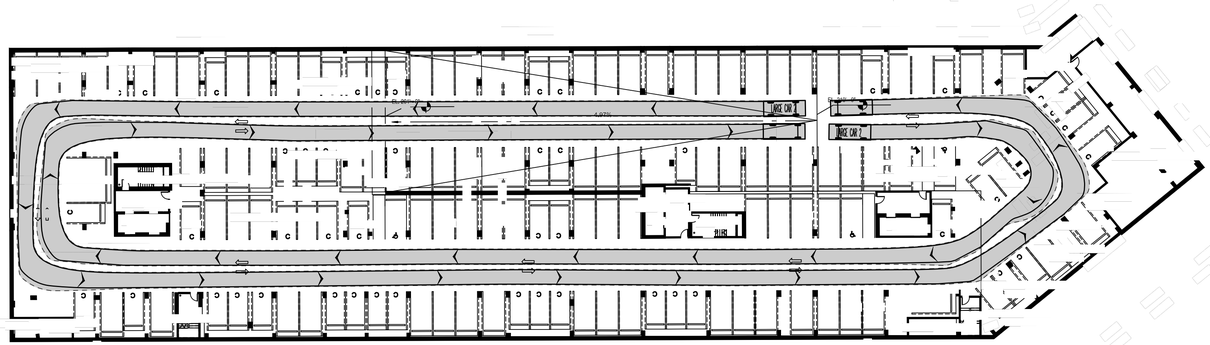
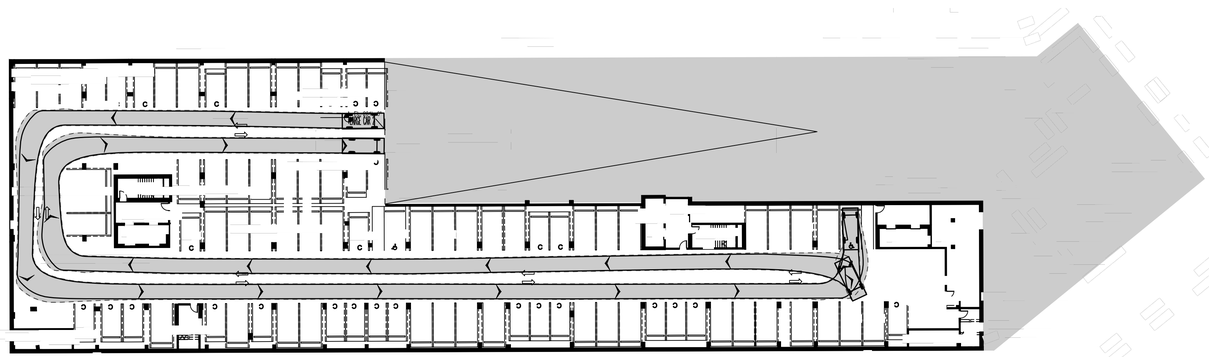
PARKING GARAGE LEVEL 2



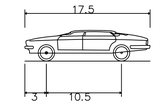
PARKING GARAGE LEVEL 3



PARKING GARAGE LEVEL 4



30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

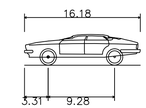


LARGE CAR 2

Overall Length	17.500ft
Overall Width	6.500ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	41.00°

PASSENGER VEHICLE DETAIL

N.T.S.

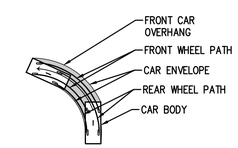


Mid-Size Sedan

Overall Length	16.180ft
Overall Width	6.080ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	5.250ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	18.500ft

COMPACT PASSENGER VEHICLE DETAIL

N.T.S.



VEHICLE LEGEND

NOTES

1. VEHICLE MOVEMENTS CREATED USING AUTODESK VEHICLE TRACKING MODELING SOFTWARE. ACTUAL TURNING MOVEMENTS MAY VARY.
2. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF PROPOSED GARAGE LEVELS.

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COMMONWEALTH OF VIRGINIA
JEFFREY A. STUCHEL
Lic. No.031215
4/21/2025
PROFESSIONAL ENGINEER

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THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE & 5101 FILLMORE AVE

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GARAGE TURNING MOVEMENTS

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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SHEET: P-1105

NOTES

1. EXISTING SITE FEATURES REPRESENTS A COMBINATION OF FIELD SURVEY, ALEXANDRIA GIS INFORMATION AND RECORD DATA.
2. ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.

LEGEND

KEY	TITLE	SYMBOL
	EXISTING TREELINE	
	EXISTING TREE	CRITICAL ROOT ZONE (CRZ)

VCS 1983 – NORTH ZONE

FILLMORE AVENUE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

NORTH BEAUREGARD STREET
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

FAIRBANKS AVENUE
(50' PUBLIC RIGHT-OF-WAY WIDTH)

EX. TOWNHOUSES

EX. TOWNHOUSES

OUTLOT 3849-01-03
3.5181 ACRES (S)
3.5000 ACRES (R)

#5101 FILLMORE AVENUE
6-STORY MASONRY

PARCEL
3849-01-02
3.4904 ACRES (S)
3.5000 ACRES (R)

EX. GARAGE

TOP OF EPHEMERAL STREAM BANK (FIELD DELINEATION BY WSSI)

50' WATER QUALITY BUFFER

50'

(IN FEET)
1 INCH = 30'

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COMMONWEALTH OF VIRGINIA
PETER A. STUCHEL
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4/21/2025
PROFESSIONAL ENGINEER

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THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE & 5101 FILLMORE AVE

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

EXISTING TREE SURVEY

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

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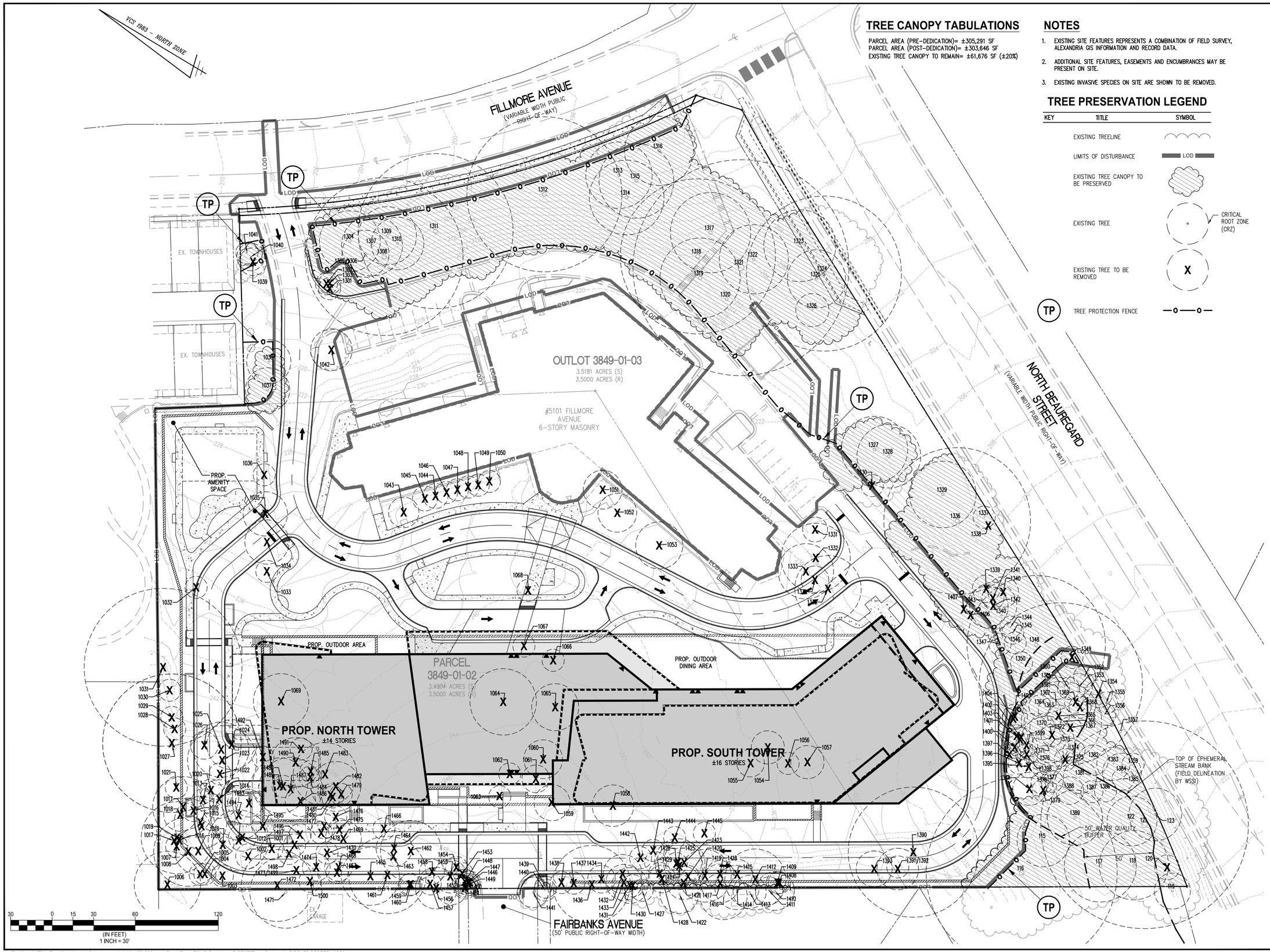

TREE CANOPY TABULATIONS

PARCEL AREA (PRE-DEDICATION)= ±305,291 SF
PARCEL AREA (POST-DEDICATION)= ±303,646 SF
EXISTING TREE CANOPY TO REMAIN= ±61,676 SF (±20%)

NOTES

1. EXISTING SITE FEATURES REPRESENTS A COMBINATION OF FIELD SURVEY, ALEXANDRIA GIS INFORMATION AND RECORD DATA.
2. ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.
3. EXISTING INVASIVE SPECIES ON SITE ARE SHOWN TO BE REMOVED.

TREE PRESERVATION LEGEND

KEY	TITLE	SYMBOL
	EXISTING TREELINE	
	LIMITS OF DISTURBANCE	LOD
	EXISTING TREE CANOPY TO BE PRESERVED	
	EXISTING TREE	CRITICAL ROOT ZONE (CRZ)
	EXISTING TREE TO BE REMOVED	X
TP	TREE PROTECTION FENCE	

WALTER L. PHILLIPS INCORPORATED
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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 30' | DATE: 04/21/2025 | DRAWN: MM | CHECKED: DP/JS

COMMONWEALTH OF VIRGINIA
PETER A. STUCHEL
Lic. No.031215
4/21/2025
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE & 5101 FILLMORE AVE

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

TREE PRESERVATION PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
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. 11.01 Job No. 23-033 Cadd Dwg. File: Q:\sdskproj\23033\dwg\planning\DSUP\23033P-1201.dwg

SHEET: P-1202

Tree Information								Species and Condition Ratings			Notes	Activities					
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Native	Invasive	Offsite or Shared	Species Rating (%)	Condition Rating			Removal	CRZ Disturbed (%)	Tree Protection Fence	Root Prune	Root Padding	Hand Removal/Selective
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Lisa Boral- ISA # MA-7223A #(23-033) 10/02/2024																	
1301	Acer palmatum	Japanese maple	8"	8'				80%	84%	EXCELLENT		X					
1302	Thuja occidentalis	Northern white-cedar	4"	8'	X			60%	94%	EXCELLENT		X					
1303	Thuja occidentalis	Northern white-cedar	4"	8'	X			60%	94%	EXCELLENT		X					
1304	Liriodendron tulipifera	tulip tree	22"	22'	X			70%	84%	EXCELLENT							
1305	Liriodendron tulipifera	tulip tree	17"	17'	X			70%	78%	GOOD							
1306	Liriodendron tulipifera	tulip tree	21"	21'	X			70%	78%	GOOD							
1307	Quercus montana	chestnut oak	22"	22'	X			75%	75%	GOOD							
1308	Quercus palustris	pin oak	38"	57'	X			70%	81%	EXCELLENT							
1309	Liriodendron tulipifera	tulip tree	21"	21'	X			70%	66%	GOOD							
1310	Liriodendron tulipifera	tulip tree	19"	19'	X			70%	63%	GOOD							
1311	Quercus alba	white oak	37"	56'	X			88%	56%	FAIR							
1312	Quercus rubra	Northern red oak	37"	56'	X			75%	66%	GOOD							
1313	Liriodendron tulipifera	tulip tree	24"	24'	X			70%	69%	GOOD							
1314	Quercus rubra	Northern red oak	27"	27'	X			75%	69%	GOOD							
1315	Quercus rubra	Northern red oak	27"	27'	X			75%	66%	GOOD							
1316	Quercus alba	white oak	25"	25'	X			88%	66%	GOOD							
1317	Quercus montana	chestnut oak	29"	29'	X			75%	63%	GOOD							
1318	Quercus rubra	Northern red oak	37"	56'	X			75%	66%	GOOD							
1319	Quercus alba	white oak	29"	29'	X			88%	72%	GOOD							
1320	Quercus montana	chestnut oak	29"	29'	X			75%	69%	GOOD							
1321	Quercus rubra	Northern red oak	52"	78'	X			75%	66%	GOOD	Measured low, below co-dominant leaders						
1322	Quercus montana	chestnut oak	25"	25'	X			75%	72%	GOOD							
1323	Quercus alba	white oak	26"	26'	X			88%	63%	GOOD							
1324	Quercus rubra	Northern red oak	37"	56'	X			75%	63%	GOOD							
1325	Quercus alba	white oak	21"	21'	X			88%	63%	GOOD							
1326	Quercus rubra	Northern red oak	12"	12'	X			75%	66%	GOOD							
1327	Quercus rubra	Northern red oak	24"	24'	X			75%	78%	GOOD							
1328	Quercus rubra	Northern red oak	23"	23'	X			75%	63%	GOOD							
1329	Nyssa sylvatica	Blackgum	24"	24'	X			80%	69%	GOOD							
1330	Morus alba	white mulberry	5"	8'		X		30%	63%	GOOD	6 Stems, 2" ea	X					
1331	Lagerstroemia indica	crapemyrtle	9"	9'				78%	75%	GOOD	4 Stems, 5", 5", 4", 3"	X					
1332	Quercus alba	white oak	25"	25'	X			88%	72%	GOOD		X					
1333	Quercus montana	chestnut oak	20"	20'	X			75%	75%	GOOD		X					
1334	Quercus alba	white oak	10"	10'	X			88%	72%	GOOD		X					
1335	Quercus velutina	black oak	24"	24'	X			75%	69%	GOOD		X					
1336	Quercus alba	white oak	35"	53'	X			88%	69%	GOOD							
1337	Prunus serotina	black cherry	8"	8'	X			55%	56%	FAIR							
1338	Lonicera maackii	Amur honeysuckle	3"	8'		X		0%	59%	FAIR	Tall shrub	X					
1339	Ailanthus altissima	tree-of-heaven	10"	10'		X		25%	63%	GOOD		X					
1340	Ailanthus altissima	tree-of-heaven	11"	11'		X		25%	53%	FAIR		X					
1341	Ailanthus altissima	tree-of-heaven	8"	8'		X		25%	69%	GOOD		X					
1342	Ailanthus altissima	tree-of-heaven	17"	17'		X		25%	53%	FAIR	Co-dominant leaders, 10", 12"	X					
1343	Prunus serotina	black cherry	15"	15'	X			55%	63%	GOOD							
1344	Prunus serotina	black cherry	5"	8'	X			55%	63%	GOOD							
1345	Prunus serotina	black cherry	7"	8'	X			55%	56%	FAIR							
1346	Prunus serotina	black cherry	4"	8'	X			55%	69%	GOOD							
1347	Quercus velutina	black oak	5"	8'	X			75%	66%	GOOD							
1348	Quercus velutina	black oak	33"	50'	X			75%	66%	GOOD							
1349	Pyrus calleryana	Callery pear	7"	8'		X		20%	59%	FAIR		X					
1350	Prunus serotina	black cherry	8"	8'	X			55%	63%	GOOD							
1351	Liriodendron tulipifera	tulip tree	39"	59'	X			70%	41%	POOR	Co-dominant leaders, 26", 25"						
1352	Robinia pseudoacacia	black locust	7"	8'	X			55%	59%	FAIR							
1353	Prunus serotina	black cherry	10"	10'	X			55%	59%	FAIR							
1354	Ailanthus altissima	tree-of-heaven	10"	10'		X		25%	63%	GOOD		X					
1355	Robinia pseudoacacia	black locust	4"	8'	X			55%	75%	GOOD							
1356	Robinia pseudoacacia	black locust	4"	8'	X			55%	63%	GOOD							
1357	Dead	Dead	20"	0'				0%	0%	DEAD							
1358	Prunus serotina	black cherry	20"	20'	X			55%	50%	FAIR							
1359	Robinia pseudoacacia	black locust	6"	8'	X			55%	56%	FAIR							
1360	Robinia pseudoacacia	black locust	7"	8'	X			55%	69%	GOOD							
1361	Robinia pseudoacacia	black locust	6"	8'	X			55%	72%	GOOD							
1362	Liriodendron tulipifera	tulip tree	36"	54'	X			70%	59%	FAIR							
1363	Robinia pseudoacacia	black locust	5"	8'	X			55%	66%	GOOD							
1364	Robinia pseudoacacia	black locust	8"	8'	X			55%	69%	GOOD							
1365	Robinia pseudoacacia	black locust	5"	8'	X			55%	69%	GOOD							
1366	Liriodendron tulipifera	tulip tree	29"	29'	X			70%	69%	GOOD							
1367	Ailanthus altissima	tree-of-heaven	5"	8'		X		25%	69%	GOOD		X					
1368	Ailanthus altissima	tree-of-heaven	4"	8'		X		25%	63%	GOOD		X					
1369	Ailanthus altissima	tree-of-heaven	5"	8'		X		25%	66%	GOOD		X					

Tree Information								Species and Condition Ratings			Notes	Activities					
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Native	Invasive	Offsite or Shared	Species Rating (%)	Condition Rating			Removal	CRZ Disturbed (%)	Tree Protection Fence	Root Prune	Root Padding	Hand Removal/Selective
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Lisa Boral- ISA # MA-7223A #(23-033) 10/02/2024																	
1370	Robinia pseudoacacia	black locust	9"	9'	X			55%	75%	GOOD							
1371	Juglans nigra	black walnut	20"	20'	X			68%	66%	GOOD							
1372	Ailanthus altissima	tree-of-heaven	6"	8'		X		25%	59%	FAIR		X					
1373	Morus rubra	red mulberry	13"	13'	X			45%	34%	POOR							
1374	Morus rubra	red mulberry	5"	8'	X			45%	34%	POOR							
1375	Ailanthus altissima	tree-of-heaven	6"	8'		X		25%	50%	FAIR		X					
1376	Morus rubra	red mulberry	12"	12'	X			45%	59%	FAIR							
1377	Morus rubra	red mulberry	8"	8'	X			45%	59%	FAIR							
1378	Morus rubra	red mulberry	4"	8'	X			45%	59%	FAIR							
1379	Ailanthus altissima	tree-of-heaven	8"	8'		X		25%	59%	FAIR		X					
1380	Nyssa sylvatica	Blackgum	10"	10'	X			80%	59%	FAIR							
1381	Nyssa sylvatica	Blackgum	12"	12'	X			80%	59%	FAIR							
1382	Morus rubra	red mulberry	11"	11'	X			45%	59%	FAIR							
1383	Acer rubrum	red maple	12"	12'	X			70%	56%	FAIR							
1384	Acer rubrum	red maple	14"	14'	X			70%	28%	POOR							
1385	Acer rubrum	red maple	4"	8'	X			70%	28%	POOR							
1386	Juglans nigra	black walnut	8"	8'	X			68%	28%	POOR							
1387	Juglans nigra	black walnut	8"	8'	X			68%	34%	POOR							
1388	Nyssa sylvatica	Blackgum	10"	10'	X			80%	53%	FAIR							
1389	Quercus montana	chestnut oak	20"	20'	X			75%	59%	FAIR							
1390	Quercus alba	white oak	31"	47'	X			88%	63%	GOOD	Multiple leaders, 18", 16", 9"						
1391	Quercus alba	white oak	15"	15'	X			88%	81%	EXCELLENT							
1392	Quercus alba	white oak	6"	8'	X			88%	56%	FAIR							
1393	Quercus montana	chestnut oak	13"	13'	X			75%	56%	FAIR							
1394	Ailanthus altissima	tree-of-heaven	12"	12'		X		25%	50%	FAIR	Co-dominant leaders, 8" ea.	X					
1395	Ailanthus altissima	tree-of-heaven	8"	8'		X		25%	50%	FAIR		X					
1396	Ailanthus altissima	tree-of-heaven	8"	8'		X		25%	50%	FAIR		X					
1397	Ailanthus altissima	tree-of-heaven	4"	8'		X		25%	56%	FAIR		X					
1398	Ailanthus altissima	tree-of-heaven	6"	8'		X		25%	50%	FAIR		X					
1399	Ailanthus altissima	tree-of-heaven	7"	8'		X		25%	50%	FAIR		X					
1400	Ailanthus altissima	tree-of-heaven	5"	8'		X		25%	56%	FAIR		X					
1401	Ailanthus altissima	tree-of-heaven	9"	9'		X		25%	50%	FAIR		X					
1402	Ailanthus altissima	tree-of-heaven	4"	8'		X		25%	50%	FAIR		X					
1403	Prunus serotina	black cherry	7"	8'	X			55%	59%	FAIR		X					
1404	Ailanthus altissima	tree-of-heaven	6"	8'		X		25%	50%	FAIR		X					
1405	Ailanthus altissima	tree-of-heaven	9"	9'		X		25%	50%	FAIR		X					
1406	Ailanthus altissima	tree-of-heaven	12"	12'		X		25%	50%	FAIR	Co-dominant leaders, 9", 6"	X					
1407	Ailanthus altissima	tree-of-heaven	8"	8'		X		25%	50%	FAIR		X					
1408	Nyssa sylvatica	Blackgum	3"	8'	X			80%	53%	FAIR		X					
1409	Quercus montana	chestnut oak	10"	10'	X			75%	63%	GOOD		X					
1410	Quercus marilandica	blackjack oak	14"	14'	X		O	75%	72%	GOOD							
1411	Nyssa sylvatica	Blackgum	10"	10'	X		O	80%	69%	GOOD							
1412	Quercus alba	white oak	22"	22'	X			88%	59%	FAIR		X					
1413	Carya glabra	pignut hickory	12"	12'	X		O	75%	72%	GOOD	Co-dominant leaders, 8", 8"						
1414	Quercus alba	white oak	16"	16'	X		S	88%	72%	GOOD							
1415	Quercus palustris	pin oak	11"	11'	X			70%	63%	GOOD		X					
1416	Pinus virginiana	Virginia pine	17"	17'	X		O	50%	56%	FAIR							
1417	Quercus alba	white oak	14"	14'	X			88%	72%	GOOD		X					
1418	Quercus alba	white oak	10"	10'	X			88%	66%	GOOD		X					
1419	Quercus alba	white oak	19"	19'	X			88%	66%	GOOD	Co-dominant leaders, 15", 8"	X					
1420	Quercus montana	chestnut oak	8"	8'	X			75%	66%	GOOD		X					
1421	Quercus montana	chestnut oak	12"	12'	X			75%	66%	GOOD		X					
1422	Carya glabra	pignut hickory	14"	14'	X		O	75%	69%	GOOD							
1423	Quercus montana	chestnut oak	15"	15'	X			75%	69%	GOOD		X					
1424	Quercus alba	white oak	17"	17'	X			88%	72%	GOOD		X					
1425	Quercus alba	white oak	17"	17'	X			88%	72%	GOOD		X					
1426	Quercus alba	white oak	8"	8'	X			88%	69%	GOOD		X					
1427	Quercus rubra	Northern red oak	5"	8'	X		O	75%	72%	GOOD							
1428	Quercus alba	white oak	10"	10'	X			88%	72%	GOOD		X					
1429	Quercus alba	white oak	8"	8'	X			88%	72%	GOOD		X					
1430	Quercus alba	white oak	4"	8'	X			88%	72%	GOOD		X					
1431	Pinus virginiana	Virginia pine	13"	13'	X			50%	56%	FAIR		X					
1432	Quercus alba	white oak	14"	14'	X			88%	59%	FAIR		X					
1433	Carya alba	mockernut hickory	12"	12'	X			75%	63%	GOOD		X					
1434	Quercus alba	white oak	10"	10'	X			88%	63%	GOOD		X					
1435	Quercus rubra	Northern red oak	15"	15'	X			75%	66%	GOOD							
1436	Quercus alba	white oak	28"	28'	X			88%	59%	FAIR		X					
1437	Quercus alba	white oak	13"	13'	X			88%	75%	GOOD		X					
1438	Carya glabra	pignut hickory	6"	8'	X			75%	75%	GOOD		X					
1439	Juniperus virginiana	eastern redcedar	4"	8'	X			75%	75%	GOOD							
1440	Carya glabra	pignut hickory	5"	8'	X		O	75%	69%	GOOD							

DBH = Diameter at Breast Height (measured 4.5 feet above ground)

CRZ = Critical Root Zone = 1 foot radius per inch of tree diameter, trees over 30" DBH= 1.5 foot radius per inch of tree diameter

CRZ values for trees with multiple stems were calculated based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.

Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.

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SCALE: NONE | DATE: 04/21/2025 | DRAWN: MM | CHECKED: DP/JS

COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No.031215
4/21/2025
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE VIEW ALEXANDRIA
5000 FAIRBANKS AVE & 5101 FILLMORE AVE
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING TREE INVENTORY

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
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. 11.01 Job No. 23-033 Cadd Dwg. File: Q:\sdskproj\23033\dwg\planning\DSUP\23033P-1201.dwg

SHEET: **P-1203**

Tree Information								Species and Condition Ratings			Notes	Activities					
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Native	Invasive	Offsite or Shared	Species Rating (%)	Condition Rating			Removal	CRZ Disturbed (%)	Tree Protection Fence	Root Prune	Root Padding	Hand Removal/Selective
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Lisa Boral- ISA # MA-7223A #(23-033) 10/02/2024																	
1441	Quercus falcata	Southern red oak	11"	11'	X		O	70%	69%	GOOD							
1442	Juniperus virginiana	eastern redcedar	5"	8'	X			75%	75%	GOOD		X					
1443	Robinia pseudoacacia	black locust	3"	8'	X			55%	72%	GOOD		X					
1444	Juniperus virginiana	eastern redcedar	6"	8'	X			75%	63%	GOOD		X					
1445	Lagerstroemia indica	crapemyrtle	3"	8'				78%	94%	EXCELLENT	3 stems, 2" ea.	X					
1446	Quercus shumardii	shumard oak	7"	8'	X			0%	59%	FAIR		X					
1447	Quercus shumardii	shumard oak	5"	8'	X			0%	59%	FAIR		X					
1448	Quercus shumardii	shumard oak	9"	9'	X			0%	59%	FAIR		X					
1449	Quercus shumardii	shumard oak	4"	8'	X			0%	72%	GOOD		X					
1450	Pinus virginiana	Virginia pine	6"	8'	X			50%	56%	FAIR		X					
1451	Pinus virginiana	Virginia pine	8"	8'	X			50%	50%	FAIR		X					
1452	Pinus taeda	Loblolly pine	11"	11'	X		O	55%	63%	GOOD							
1453	Pyrus calleryana	Callery pear	6"	8'				20%	59%	FAIR		X					
1454	Pyrus calleryana	Callery pear	4"	8'				20%	59%	FAIR		X					
1455	Pinus virginiana	Virginia pine	12"	12'	X			50%	56%	FAIR		X					
1456	Quercus alba	white oak	15"	15'	X		S	88%	41%	POOR		X					
1457	Quercus alba	white oak	6"	8'	X			88%	47%	FAIR		X					
1458	Quercus alba	white oak	9"	9'	X			88%	56%	FAIR		X					
1459	Pinus virginiana	Virginia pine	8"	8'	X			50%	69%	GOOD		X					
1460	Prunus serotina	black cherry	3"	8'	X			55%	66%	GOOD		X					
1461	Quercus montana	chestnut oak	28"	28'	X			75%	59%	FAIR	3 stems, 14", 14", 13"	X					
1462	Quercus alba	white oak	22"	22'	X			88%	72%	GOOD		X					
1463	Dead	Dead	3"	0'				0%	0%	DEAD		X					
1464	Carya glabra	pignut hickory	13"	13'	X			75%	72%	GOOD		X					
1465	Quercus alba	white oak	21"	21'	X			88%	72%	GOOD		X					
1466	Juniperus virginiana	eastern redcedar	8"	8'	X			75%	88%	EXCELLENT		X					
1467	Nyssa sylvatica	Blackgum	8"	8'	X			80%	53%	FAIR		X					
1468	Nyssa sylvatica	Blackgum	10"	10'	X			80%	50%	FAIR		X					
1469	Nyssa sylvatica	Blackgum	13"	13'	X			80%	63%	GOOD		X					
1470	Nyssa sylvatica	Blackgum	8"	8'	X			80%	69%	GOOD		X					
1471	Quercus alba	white oak	26"	26'	X		O	88%	59%	FAIR							
1472	Quercus alba	white oak	26"	26'	X			88%	63%	GOOD		X					
1473	Dead	Dead	10"	0'				0%	0%	DEAD		X					
1474	Quercus alba	white oak	10"	10'	X			88%	66%	GOOD		X					
1475	Nyssa sylvatica	Blackgum	5"	8'	X			80%	66%	GOOD		X					
1476	Nyssa sylvatica	Blackgum	4"	8'	X			80%	66%	GOOD		X					
1477	Quercus alba	white oak	9"	9'	X			88%	63%	GOOD		X					
1478	Nyssa sylvatica	Blackgum	6"	8'	X			80%	66%	GOOD		X					
1479	Carya glabra	pignut hickory	5"	8'	X			75%	72%	GOOD		X					
1480	Quercus alba	white oak	3"	8'	X			88%	69%	GOOD		X					
1481	Quercus alba	white oak	5"	8'	X			88%	69%	GOOD		X					
1482	Quercus alba	white oak	18"	18'	X			88%	69%	GOOD	Co-dominant leaders 14", 12"	X					
1483	Quercus alba	white oak	23"	23'	X			88%	66%	GOOD	Dogwood growing at base	X					
1484	Quercus alba	white oak	7"	8'	X			88%	56%	FAIR	Co-dominant leaders, 5", 3"	X					
1485	Juniperus virginiana	eastern redcedar	3"	8'	X			75%	63%	GOOD		X					
1486	Quercus alba	white oak	11"	11'	X			88%	69%	GOOD		X					
1487	Quercus alba	white oak	23"	23'	X			88%	69%	GOOD	Multiple stems, 20", 5"	X					
1488	Quercus alba	white oak	7"	8'	X			88%	69%	GOOD		X					
1489	Quercus alba	white oak	20"	20'	X			88%	69%	GOOD	Co-dominant leaders, 13", 13"	X					
1490	Quercus alba	white oak	18"	18'	X			88%	72%	GOOD		X					
1491	Juniperus virginiana	eastern redcedar	4"	8'	X			75%	75%	GOOD		X					
1492	Quercus montana	chestnut oak	8"	8'	X			75%	63%	GOOD		X					
1493	Carya glabra	pignut hickory	10"	10'	X			75%	63%	GOOD		X					
1494	Quercus alba	white oak	18"	18'	X			88%	63%	GOOD		X					
1495	Quercus alba	white oak	3"	8'	X			88%	56%	FAIR		X					
1496	Nyssa sylvatica	Blackgum	7"	8'	X			80%	59%	FAIR		X					
1497	Quercus alba	white oak	8"	8'	X			88%	69%	GOOD		X					
1498	Nyssa sylvatica	Blackgum	8"	8'	X			80%	63%	GOOD		X					
1499	Dead	Dead		0'				0%	0%	DEAD		X					
1500	Acer rubrum	red maple	4"	8'	X			70%	66%	GOOD		X					
1001	Quercus montana	chestnut oak	4"	8'	X			75%	25%	POOR		X					
1002	Carya glabra	pignut hickory	9"	9'	X			75%	63%	GOOD		X					
1003	Carya glabra	pignut hickory	5"	8'	X			75%	72%	GOOD		X					
1004	Carya glabra	pignut hickory	8"	8'	X			75%	69%	GOOD		X					
1005	Quercus alba	white oak	8"	8'	X			88%	72%	GOOD		X					
1006	Quercus stellata	post oak	24"	24'	X			75%	72%	GOOD		X					
1007	Prunus serotina	black cherry	5"	8'	X			55%	66%	GOOD		X					
1008	Quercus alba	white oak	25"	25'	X			88%	72%	GOOD	Co-dominant leaders, 17", 15"	X					
1009	Quercus alba	white oak	17"	17'	X			88%	72%	GOOD		X					
1010	Quercus alba	white oak	4"	8'	X			88%	69%	GOOD		X					

Tree Information								Species and Condition Ratings			Notes	Activities					
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Native	Invasive	Offsite or Shared	Species Rating (%)	Condition Rating			Removal	CRZ Disturbed (%)	Tree Protection Fence	Root Prune	Root Padding	Hand Removal/Selective
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Lisa Boral- ISA # MA-7223A #(23-033) 10/02/2024																	
1011	Quercus alba	white oak	22"	22'	X			88%	72%	GOOD		X					
1012	Carya glabra	pignut hickory	10"	10'	X			75%	75%	GOOD		X					
1013	Quercus alba	white oak	7"	8'	X			88%	72%	GOOD		X					
1014	Quercus alba	white oak	14"	14'	X			88%	75%	GOOD		X					
1015	Quercus alba	white oak	19"	19'	X			88%	72%	GOOD	Co-dominant leaders, 13", 12"	X					
1016	Quercus alba	white oak	8"	8'	X			88%	69%	GOOD		X					
1017	Quercus alba	white oak	22"	22'	X			88%	69%	GOOD		X					
1018	Quercus alba	white oak	12"	12'	X			88%	69%	GOOD		X					
1019	Quercus alba	white oak	26"	26'	X			88%	63%	GOOD	Co-dominant leaders, 20", 12"	X					
1020	Quercus alba	white oak	4"	8'	X			88%	69%	GOOD		X					
1021	Prunus serotina	black cherry	5"	8'	X			55%	69%	GOOD		X					
1022	Quercus alba	white oak	8"	8'	X			88%	69%	GOOD		X					
1023	Quercus alba	white oak	25"	25'	X			88%	72%	GOOD		X					
1024	Quercus montana	chestnut oak	18"	18'	X			75%	69%	GOOD	Co-dominant leaders, 12", 12"	X					
1025	Quercus rubra	Northern red oak	20"	20'	X			75%	59%	FAIR		X					
1026	Quercus alba	white oak	10"	10'	X			88%	66%	GOOD		X					
1027	Quercus alba	white oak	33"	50'	X			88%	69%	GOOD		X					
1028	Prunus serotina	black cherry	3"	8'	X			55%	66%	GOOD		X					
1029	Juniperus virginiana	eastern redcedar	7"	8'	X			75%	72%	GOOD		X					
1030	Magnolia grandiflora	southern magnolia	8"	8'	X			70%	75%	GOOD		X					
1031	Quercus phellos	willow oak	38"	57'	X			75%	56%	FAIR		X					
1032	Pyrus calleryana	Callery pear	8"	8'				20%	66%	GOOD	Co-dominant leaders 7", 2"	X					
1033	Cornus florida	flowering dogwood	6"	8'	X			60%	47%	FAIR	Multistem - measured low	X					
1034	Prunus spp.	ornamental cherry	16"	16'				55%	53%	FAIR		X					
1035	Prunus spp.	ornamental cherry	16"	16'				55%	59%	FAIR		X					
1036	Oxydendrum arboreum	sourwood	7"	8'	X			88%	69%	GOOD		X					
1037	Prunus spp.	ornamental cherry	16"	16'				55%	69%	GOOD							
1038	Cornus florida	flowering dogwood	16"	16'	X			60%	72%	GOOD							
1039	Morus alba	white mulberry	10"	10'		X		30%	50%	FAIR		X					
1040	Robinia pseudoacacia	black locust	10"	10'	X			55%	56%	FAIR							
1041	Robinia pseudoacacia	black locust	6"	8'	X			55%	59%	FAIR							
1042	Prunus spp.	ornamental cherry	15"	15'				55%	72%	GOOD		X					
1043	Cornus florida	flowering dogwood	11"	11'	X			60%	69%	GOOD	5 stems	X					
1044	Lagerstroemia indica	crapemyrtle	9"	9'				78%	81%	EXCELLENT	6 stems	X					
1045	Lagerstroemia indica	crapemyrtle	9"	9'				78%	81%	EXCELLENT	5 stems	X					
1046	Lagerstroemia indica	crapemyrtle	7"	8'				78%	81%	EXCELLENT	6 stems	X					
1047	Lagerstroemia indica	crapemyrtle	6"	8'				78%	81%	EXCELLENT	5 stems	X					
1048	Lagerstroemia indica	crapemyrtle	8"	8'				78%	81%	EXCELLENT	6 stems	X					
1049	Lagerstroemia indica	crapemyrtle	8"	8'				78%	81%	EXCELLENT	5 stems	X					
1050	Lagerstroemia indica	crapemyrtle	8"	8'				78%	81%	EXCELLENT	4 stems	X					
1051	Picea pungens	blue spruce	14"	14'				55%	75%	GOOD		X					
1052	Cornus florida	flowering dogwood	17"	17'	X			60%	72%	GOOD	3 stems	X					
1053	Cornus kousa	kousa dogwood	17"	17'				88%	78%	GOOD	5 stems	X					
1054	Picea pungens	blue spruce	12"	12'				55%	78%	GOOD		X					
1055	Cornus kousa	kousa dogwood	10"	10'				88%	69%	GOOD	3 stems	X					
1056	Viburnum plicatum	Japanese snowball	6"	8'				0%	63%	GOOD	7 stems	X					
1057	Viburnum plicatum	Japanese snowball	12"	12'				0%	63%	GOOD	8 stems	X					
1058	Pyrus calleryana	Callery pear	15"	15'				20%	66%	GOOD		X					
1059	Ilex opaca	American holly	13"	13'	X			73%	78%	GOOD		X					
1060	Prunus spp.	ornamental cherry	14"	14'				55%	59%	FAIR		X					
1061	Ilex opaca	American holly	10"	10'	X			73%	69%	GOOD		X					
1062	Ilex cornuta	Chinese holly	6"	8'				0%	94%	EXCELLENT		X					
1063	Lagerstroemia indica	crapemyrtle	5"	8'				78%	81%	EXCELLENT	10 stems	X					
1064	Ilex opaca	American holly	24"	24'	X			73%	81%	EXCELLENT	3 stems, measured low	X					
1065	Cedrus deodara	deodar cedar	17"	17'				50%	75%	GOOD		X					
1066	Lagerstroemia indica	crapemyrtle	8"	8'				78%	81%	EXCELLENT	5 stems	X					
1067	Lagerstroemia indica	crapemyrtle	6"	8'				78%	81%	EXCELLENT	8 stems	X					
1068	Cornus florida	flowering dogwood	7"	8'	X			60%	78%	GOOD		X					
1069	Liquidambar styraciflua	sweetgum	20"	20'	X			65%	72%	GOOD		X					
Additional Tree Survey Information Completed by Walter Phillips, Inc - Arborist Lisa Boral- ISA # MA-7223A 02/07/2025																	
115	Quercus montana	chestnut oak	19"	19'	X			75%	56%	FAIR	Co-dominant leaders; 11", 13"						
116	Quercus alba	white oak	46"	69'	X			88%	59%	FAIR							
117	Quercus alba	white oak	26"	26'	X			88%	59%	FAIR							
118	Maclura pomifera	Osage orange	25"	25'				50%	59%	FAIR	Multiple leaders; 10", 10", 15"						
119	Acer platanoides	Norway maple	13"	13'		X	O	30%	56%	FAIR							
120	Acer platanoides	Norway maple	9"	9'		X		30%	63%	GOOD		X					
121	Quercus alba	white oak	50"	75'	X			88%	66%	GOOD							
122	Quercus montana	chestnut oak	18"	18'	X			75%	56%	FAIR							
123	Liriodendron tulipifera	tulip tree	19"	19'	X			70%	59%	FAIR	Multiple leaders; 16", 6"						

DBH = Diameter at Breast Height (measured 4.5 feet above ground)

CRZ = Critical Root Zone = 1 foot radius per inch of tree diameter, trees over 30" DBH= 1.5 foot radius per inch of tree diameter

CRZ values for trees with multiple stems were calculated based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.

Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
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(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: NONE DATE: 04/21/2025 DRAWN: MM CHECKED: DP/JS

COMMONWEALTH OF VIRGINIA JEFFREY J. STUCHEL Lic. No.031215 4/21/2025 PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE VIEW ALEXANDRIA
5000 FAIRBANKS AVE & 5101 FILLMORE AVE
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING TREE INVENTORY

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025–10003
DEPARTMENT OF PLANNING & ZONING

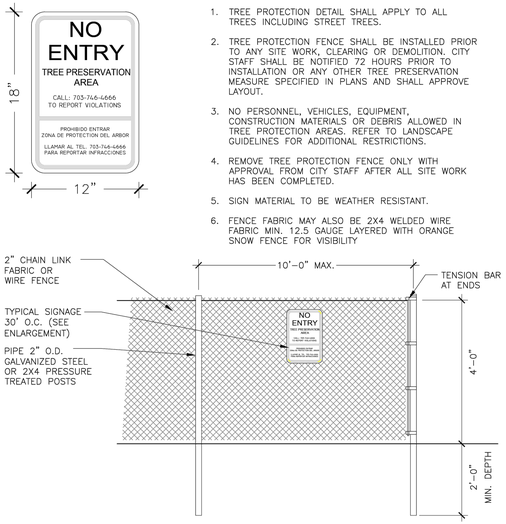
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED ____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 11.01 Job No. 23-033 Cadd Dwg. File: Q:\sdskproj\23033\dwg\planning\DSUP\23033P–1201.dwg

SHEET: **P-1204**



NOTES

1. TREE PROTECTION DETAIL SHALL APPLY TO ALL TREES INCLUDING STREET TREES.
2. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. CITY STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
3. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS. REFER TO LANDSCAPE GUIDELINES FOR ADDITIONAL RESTRICTIONS.
4. REMOVE TREE PROTECTION FENCE ONLY WITH APPROVAL FROM CITY STAFF AFTER ALL SITE WORK HAS BEEN COMPLETED.
5. SIGN MATERIAL TO BE WEATHER RESISTANT.
6. FENCE FABRIC MAY ALSO BE 2X4 WELDED WIRE FABRIC MIN. 12.5 GAUGE LAYERED WITH ORANGE SNOW FENCE FOR VISIBILITY

A TREE PROTECTION FENCE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE:
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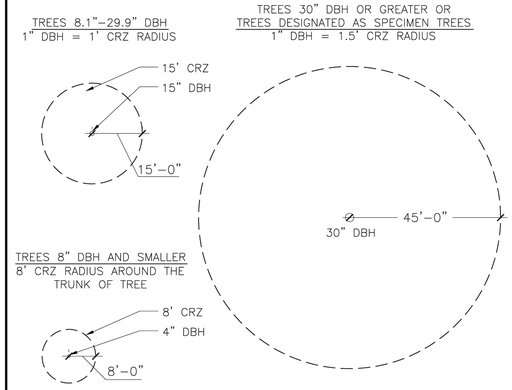
Source: CITY OF ALEXANDRIA	TREE PROTECTION FENCE	
Approved by: COA	Date drawn: 01/01/19	LD 014
1 OF 1		



NOTES:

1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.
2. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 2" DIAMETER AT 54" ABOVE GRADE AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.
3. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

A TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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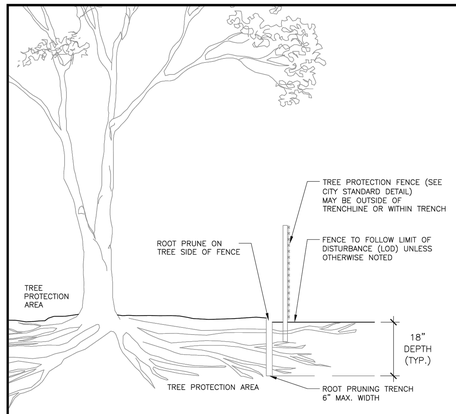
Source: CITY OF ALEXANDRIA	CRITICAL ROOT ZONE	
Approved by: COA	Date drawn: 01/01/19	LD 013
1 OF 1		



NOTES

1. ROOT PRUNING SHALL BE DONE WITH TRENCHER OR VIBRATORYPLOW TO DEPTH OF 18". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY CITY STAFF.
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. CERTIFICATION SHALL BE PROVIDED TO THE CITY UPON COMPLETION.
4. BACKFILL THE ROOT-PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3-4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
6. CITY OF ALEXANDRIA STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

A ROOT PRUNING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA	ROOT PRUNING	
Approved by: COA	Date drawn: 01/01/19	LD 015
1 OF 1		

A) STANDARD TREE PRESERVATION NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS WITH PRESERVATION AREAS

1) VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL CONTINUOUSLY RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

A. MAINTENANCE SHALL BE PRO-ACTIVE.

B. MAINTENANCE OPERATIONS SHALL AGGRESSIVELY MONITOR THE HEALTH, GROWTH AND VIGOR OF VEGETATION AND PRESCRIBE SELECTIVE PRUNING, REMOVAL OF VOLUNTEER AND/OR INVASIVE SPECIES, WATERING, FERTILIZATION AND INSTALLATION OF MULCH/TOPDRESSING.

C. WHEN PRESERVED VEGETATION IS LOCATED ON CITY PROPERTY, MAINTENANCE SHALL BE PERFORMED TO THE SATISFACTION OF THE CITY.

2) AREAS DESIGNATED FOR PROTECTION AND/OR PRESERVATION OF VEGETATION SHALL NOT BE ENTERED OR UTILIZED (APPROVED MAINTENANCE PROCEDURES AND WATERING EXCEPTED) THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROHIBITED ITEMS/ ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO:

A. MODIFYING SITE TOPOGRAPHY IN A MANNER THAT DIRECTLY OR INDIRECTLY ALTERS EXISTING SITE DRAINAGE WITHIN PROTECTION ZONE INCLUDING TRENCHING OR GRADING OPERATIONS AND PLACING, STORING OR STOCKPILING SOIL OR CONSTRUCTION RELATED SUPPLIES.

B. FELLING AND STORING VEGETATION. III. INCINERATING MATERIALS WITHIN OR IN CLOSE PROXIMITY.

C. OPERATING MACHINERY OR EQUIPMENT, INCLUDING VEHICLE/EQUIPMENT PARKING OR STORAGE.

D. TEMPORARY OR PERMANENT UTILITY CONSTRUCTION, PAVING OR IMPERVIOUS SURFACE INSTALLATION.

E. DISPOSAL OF DEBRIS OR CHEMICALS. VII. TEMPORARY FACILITIES OR OCCUPATION BY WORK FORCE.

F. STORAGE OF CONSTRUCTION MATERIALS OR WASTE.

A STANDARD TREE PRESERVATION NOTES
NOT TO SCALE

OF UPDATES: DO LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA	STANDARD TREE PRESERVATION PLAN NOTES	
Approved by: COA	Date drawn: 12/02/2019	LD 017
1 OF 1		

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 30' | DATE: 04/21/2025 | DRAWN: MM | CHECKED: DP/JS

COMMONWEALTH OF VIRGINIA
PETER A. STUCHEL
Lic. No.031215
4/21/2025
PROFESSIONAL ENGINEER

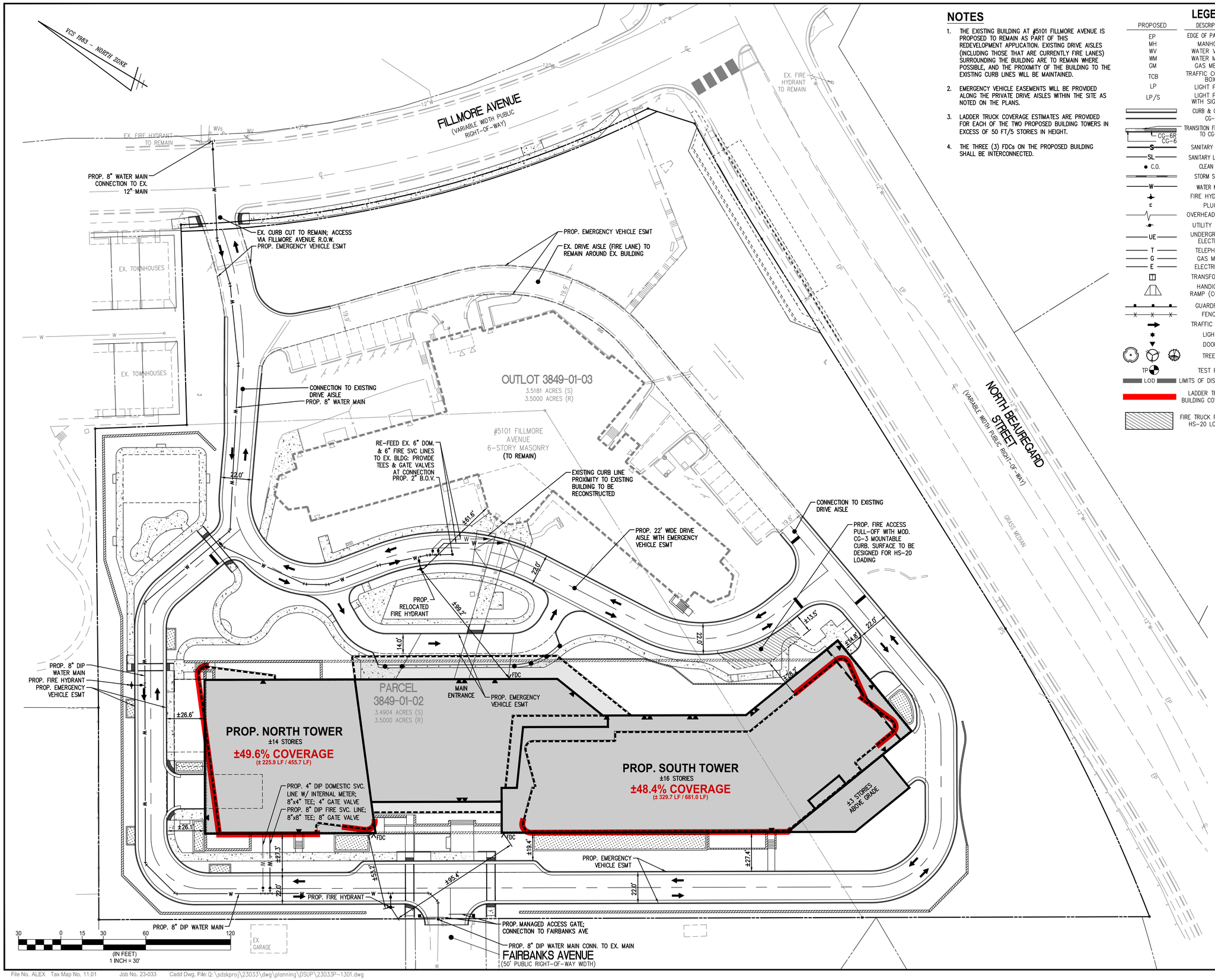
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE VIEW ALEXANDRIA
5000 FAIRBANKS AVE & 5101 FILLMORE AVE
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

TREE PRESERVATION NOTES & DETAILS

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
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.



NOTES

1. THE EXISTING BUILDING AT #5101 FILLMORE AVENUE IS PROPOSED TO REMAIN AS PART OF THIS REDEVELOPMENT APPLICATION. EXISTING DRIVE AISLES (INCLUDING THOSE THAT ARE CURRENTLY FIRE LANES) SURROUNDING THE BUILDING ARE TO REMAIN WHERE POSSIBLE, AND THE PROXIMITY OF THE BUILDING TO THE EXISTING CURB LINES WILL BE MAINTAINED.
2. EMERGENCY VEHICLE EASEMENTS WILL BE PROVIDED ALONG THE PRIVATE DRIVE AISLES WITHIN THE SITE AS NOTED ON THE PLANS.
3. LADDER TRUCK COVERAGE ESTIMATES ARE PROVIDED FOR EACH OF THE TWO PROPOSED BUILDING TOWERS IN EXCESS OF 50 FT/5 STORIES IN HEIGHT.
4. THE THREE (3) FDCs ON THE PROPOSED BUILDING SHALL BE INTERCONNECTED.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
TP	TEST PIT	
LOD	LIMITS OF DISTURBANCE	
	LADDER TRUCK BUILDING COVERAGE	
	FIRE TRUCK PULL-OFF HS-20 LOADING	

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 30'
DATE: 04/21/2025
DRAWN: MM
CHECKED: DP/JS

COMMONWEALTH OF VIRGINIA
DEREK P. JUSCHEL
Lic. No.031215
4/21/2025
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE & 5101 FILLMORE AVE

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY FIRE SERVICE PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
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. 11.01 Job No. 23-033 Cadd Dwg. File: Q:\sdskproj\23033\dwg\planning\DSUP\23033P-1301.dwg

SHEET: P-1301

VCS 1983 - NORTH ZONE

FILLMORE AVENUE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

EX. FIRE HYDRANT TO REMAIN

EX. FIRE HYDRANT TO REMAIN

FIRE TRUCKS ENTER/EXIT SITE AT FILLMORE AVENUE

EX. TOWNHOUSES

EX. TOWNHOUSES

OUTLOT 3849-01-03
3.5181 ACRES (S)
3.5000 ACRES (R)

#5101 FILLMORE AVENUE
6-STORY MASONRY

NORTH BEAUREGARD STREET
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

GRASS MEDIAN

PROP. FIRE ACCESS PULL-OFF WITH MOD. CG-3 MOUNTABLE CURB. SURFACE TO BE DESIGNED FOR HS-20 LOADING

PARCEL
3849-01-02
3.4904 ACRES (S)
3.5000 ACRES (R)

PROP. NORTH TOWER
±15 STORIES

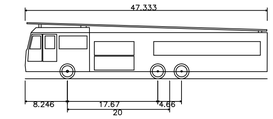
PROP. SOUTH TOWER
±16 STORIES

PROP. MANAGED ACCESS GATE; CONNECTION TO FAIRBANKS AVE

FIRE TRUCKS ENTER/EXIT SITE AT FAIRBANKS AVENUE

FAIRBANKS AVENUE
(50' PUBLIC RIGHT-OF-WAY WIDTH)

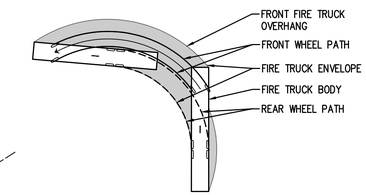
30 0 15 30 60 120
(IN FEET)
1 INCH = 30'



Alexandria Tower 203	
Overall Length	47.333ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.39ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	49.330ft

ALEXANDRIA TOWER 203 DETAIL

N.T.S.



VEHICLE LEGEND

NOTE: VEHICLE MOVEMENTS CREATED USING AUTODESK VEHICLE TRACKING MODELING SOFTWARE. ACTUAL TURNING MOVEMENTS MAY VARY.

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PROFESSIONAL ENGINEER

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THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE & 5101 FILLMORE AVE

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY FIRE TRUCK MOVEMENT PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
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File No. ALEX Tax Map No. 11.01 Job No. 23-033 Cadd Dwg. File: Q:\sdskproj\23033\dwg\planning\DSUP\23033P-1302.dwg

SHEET: P-1302

01 LANDSCAPE OVERALL PLAN

1"=40'-0"

FEET 0 20 40 80

NORTH

LANDSCAPE SHEET INDEX	
Sheet Number	Sheet Title
L001	LANDSCAPE ILLUSTRATIVE PLAN - OVERALL
L002	LANDSCAPE ILLUSTRATIVE PLAN - GROUND FLOOR
L003	LANDSCAPE SCHEDULES & NOTES
L100	LANDSCAPE PLAN - GROUND FLOOR - SECTOR-01
L101	LANDSCAPE PLAN - GROUND FLOOR - SECTOR-02
L102	LANDSCAPE PLAN - GROUND FLOOR - SECTOR-03
L103	LANDSCAPE PLAN - LEVEL 03
L104	LANDSCAPE PLAN - LEVEL 05
L105	LANDSCAPE PLAN - LEVEL 14
L106	LANDSCAPE PLAN - LEVEL 15 & 16
L107	LANDSCAPE PLAN - LEVEL 17 ROOF
L350	LANDSCAPE DETAILS
L351	LANDSCAPE DETAILS

NOTE

LEVEL 03, 05, 07, 15, & 16 LAYOUTS ARE ILLUSTRATIVE OF INTENDED PRIVATE ROOFTOP TERRACE PROGRAMMING AND WILL CONTINUE TO BE REFINED. ADDITIONAL DETAIL WILL BE PROVIDED AT FINAL SITE PLAN.

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

APPROVED
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THE VIEW ALEXANDRIA

LANDSCAPE ARCHITECT

ParkerRodriguez
211 North Union Street, Suite 320
Alexandria VA 22314
703.548.5010

DESIGNED BY BB

DRAWN BY BB

CHECKED BY BB/TR

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
04/21/25
LANDSCAPE ARCHITECT

REVISIONS

PRELIMINARY DSP	03.25.25
DSUP	04.21.25

LANDSCAPE ILLUSTRATIVE PLAN - OVERALL

L001

01 LANDSCAPE GROUND LEVEL PLAN

1"=40'-0"

FEET 0 20 40 80

NORTH

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

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1	DSUP	04.21.25

LANDSCAPE ILLUSTRATIVE PLAN - GROUND FLOOR

L002

PLANT SCHEDULE

PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED		
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL(#)	EASTERN U.S. (#)	TOTAL
	ON SITE TREES												
STANDARD TREES	AR	3	Acer	rubrum	October Glory	October Glory Maple	3" cal./12-14 ft. ht.	B&B; single stem; symmetrical, full branching	1250	3,750	3		3
	AL	3	Amelanchier	laevis	Cumulus	Cumulus Allegheny Serviceberry	8-10 ft. ht.	B&B; multi stem; symmetrical, full branching	750	2,250	3		3
	BN	3	Betula	nigra	Duraheat Single-Stem	River Birch	3" cal./12-14 ft. ht.	B&B; single stem; symmetrical, full branching	750	2,250	3		3
	CC	3	Cercis	canadensis		Eastern Redbud	12-14 ft. ht.	B&B; multi stem; symmetrical, full branching	500	1,500	3		3
	CL	3	Cladrastis	lutea		American Yellowood	3" cal./12-14 ft. ht.	B&B; single stem; symmetrical, full branching	750	2,250		3	3
	CV	2	Crataegus	viridis	Winter King	Winter King Hawthorn	3" cal./12-14 ft. ht.	B&B; single stem; symmetrical, full branching	500	1,000	2		2
	GB	2	Ginkgo	biloba		Maidenhair Tree	3" cal./12-14 ft. ht.	B&B; single stem; symmetrical, full branching	750	1,500			0
	GT	3	Gleditsia	triacanthos	Christie	Halka Honey Locust	3" cal./12-14 ft. ht.	B&B; single stem; symmetrical, full branching	750	2,250	3		3
	LS	1	Liquidambar	styraciflua	Happdell	Happidaze Sweet Gum	3" cal./12-14 ft. ht.	B&B; single stem; symmetrical, full branching	1,250	1,250	1		1
	NS	3	Nyssa	sylvatica	Black Tupelo	Black Gum	3" cal./12-14 ft. ht.	B&B; single stem; symmetrical, full branching	750	2,250	3		3
	QP	3	Quercus	phellos	QPSTA	Hightower Willow Oak	3" cal./12-14 ft. ht.	B&B; single stem; symmetrical, full branching	1,250	3,750	3		3
	QR	3	Quercus	rubra		Red Oak	3" cal./12-14 ft. ht.	B&B; single stem; symmetrical, full branching	1,250	3,750	3		3
	TD	3	Taxodium	distichum	Sofine	Autumn Gold Bald Cypress	3" cal./12-14 ft. ht.	B&B; single stem; symmetrical, full branching	750	2,250		3	3
	TOTALS	**35**							**URBAN TREE CCA:**	**30,000**	**27**	**6**	**33**
											77.1%	**17.1%**	**94.3%**

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	303,646
25% CROWN COVER REQUIRED (SF)	75,912
EXISTING CROWN COVER (SF)	115381
REMOVED CROWN COVER (SF)	53705
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	61676
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	30,000
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	30%
TOTAL CROWN COVER PROVIDED (SF)	91,676

BIODIVERSITY TABULATIONS

TREES

TOTAL NUMBER OF TREES PROPOSED: 35

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Acer	3	8.6%	33%	rubrum	3	8.6%	10%
Amelanchier	3	8.6%	33%	laevis	3	8.6%	10%
Betula	3	8.6%	33%	nigra	3	8.6%	10%
Cercis	3	8.6%	33%	canadensis	3	8.6%	10%
Cladrastis	3	8.6%	33%	lutea	3	8.6%	10%
Crataegus	2	5.7%	33%	viridis	2	5.7%	10%
Ginkgo	2	5.7%	33%	biloba	2	5.7%	10%
Gleditsia	3	8.6%	33%	triacanthos	3	8.6%	10%
Liquidambar	1	2.9%	33%	styraciflua	1	2.9%	10%
Nyssa	3	8.6%	33%	sylvatica	3	8.6%	10%
Quercus	3	8.6%	33%	phellos	3	8.6%	10%
Quercus	3	8.6%	33%	rubra	3	8.6%	10%
Taxodium	3	8.6%	33%	distichum	3	8.6%	10%

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 – JANUARY 1, 2020 REQUIRED %	MARCH 2, 2019 – JANUARY 1, 2020 PROVIDED QTY.	MARCH 2, 2019 – JANUARY 1, 2020 PROVIDED %	JANUARY 2, 2020 – JANUARY 1, 2024 REQUIRED %	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED QTY.	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED %	BEGINNING JANUARY 2, 2024 REQUIRED %	BEGINNING JANUARY 2, 2024 PROVIDED QTY.	BEGINNING JANUARY 2, 2024 PROVIDED %
Urban Trees		Regional/Local	10%			15%			20%		
		Total Natives	25%			25%			50%		
Standard Trees	35	Regional/Local	15%			25%			40%	27	77.14%
		Total Natives	40%			60%			80%	33	94.29%
Evergreen Shrubs	0	Regional/Local	5%			8%			10%		
		Total Natives	20%			30%			40%		
Deciduous Shrubs	0	Regional/Local	10%			15%			20%		
		Total Natives	40%			60%			80%		
Groundcovers	0	Regional/Local	5%			10%			10%		
		Total Natives	10%			20%			20%		
Perennials, Ferns, Ornamental Grasses	0	Regional/Local	10%			15%			25% (perennials) 30% (ferns & grasses)		
		Total Natives	25%			40%			60% (perennials) 80% (ferns & grasses)		
Vines		Total Natives	80%			100%			100%		

TOTALS

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
35	27	33
	77.1%	94.3%

NOTES:

1) Percentages apply to the total quantity of each plant type specifed on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specifed on the plans for each plant type.
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

COMPLETE PLANTING TABULATIONS WILL BE PROVIDED AT FINAL SITE PLAN.

A) Standard Landscape Plan Notes For All Plans Requiring Approval :

The property owner and/or applicant, specifier, contractor and installer of plant material are responsible for understanding and adhering to the standards set forth in the most recent version of the city of Alexandria Landscape Guidelines and applicable conditions of approval. All questions regarding application of, or adherence to, the standards and/or conditions of approval shall be directed to the city prior to commencement of demolition, construction, or any land disturbing activity.
The City-approved city-approved landscape plan submission, including plant schedule, notes and details shall be the document used for installation purposes and all procedures set forth in the landscape guidelines must be followed.
The contractor contractor shall not interfere with any tree protection measures or impact any existing vegetation identified to be preserved per the approved tree and vegetation protection plan.
Any changes, alterations or modifications to the site conditions that affect vegetation protection zones will require an amendment to the approved tree and vegetation protection plan and/or details.
Installation of plant material may only occur during the planting seasons identified in the landscape guidelines.
In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.
Substitutions to the approved plant material shall not occur until written approval is provided by the City..
Maintenance for this project shall be performed by the owner, applicant, successor(s) and/or assign(s) in perpetuity and in compliance with City of Alexandria Landscape Guidelines and as conditioned by project approval, as applicable.
In addition to the notes provided above, the following notes shall be provided on landscape plan submissions for all DSP/DSUP projects:

The approved method(s) of protection must be in place for all vegetation to be preserved on-site and adjacent to the project site pursuant to the approved tree and vegetation protection plan and details prior to commencement of demolition, construction, or any land disturbance. The applicant shall notify the Planning & Zoning (P&Z) project manager once the tree protection methods are in place. No demolition, construction, or land disturbance may occur until an inspection is performed by the City and written confirmation is provided by the City which verifies correct installation of the tree protection measures.
The applicant must contact the P&Z project manager prior to commencement of landscape installation/planting operation to schedule a pre-installation meeting. The meeting should be held between the applicant's general contractor, landscape contractor, landscape architect, the P&Z project manager and the City Arborist (as applicable) to review the scope of installation procedures and processes during and after installation.
The following information shall be provided to the P&Z project manager at least five (5) business days prior to the landscape pre-installation meeting: 1) a letter that certifies that the project landscape architect performed pre-selection tagging for all trees proposed within the public right of way and on public land prior to installation. This letter must be signed and sealed by the project landscape architect, and 2) a copy of the soil bulk density test report verifying that maximum compression rates are met.
All construction waste shall be removed prior to planting.

As-built drawings for this landscape and/or irrigation/water management system will be provided in compliance with City of Alexandria Landscape Guidelines, the City Code of Ordinances, and all applicable plan preparation checklists. As-built drawings shall include clear identification of all variation(s) and changes from approved drawings including location, quantity and specification of all project elements.
Areas of bare soil will not be accepted. Mulched areas and planting areas shall be weed free upon acceptance of the project by the City.

A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE:
THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
1 OF 1
Date drawn: 01/01/19
STANDARD LANDSCAPE PLAN NOTES
LD 016

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

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
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CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. DATE

THE VIEW ALEXANDRIA

LANDSCAPE ARCHITECT
ParkerRodriguez
211 North Union Street, Suite 320
Alexandria VA 22314
703.548.5010

DESIGNED BY BB
DRAWN BY BB
CHECKED BY BB/TR

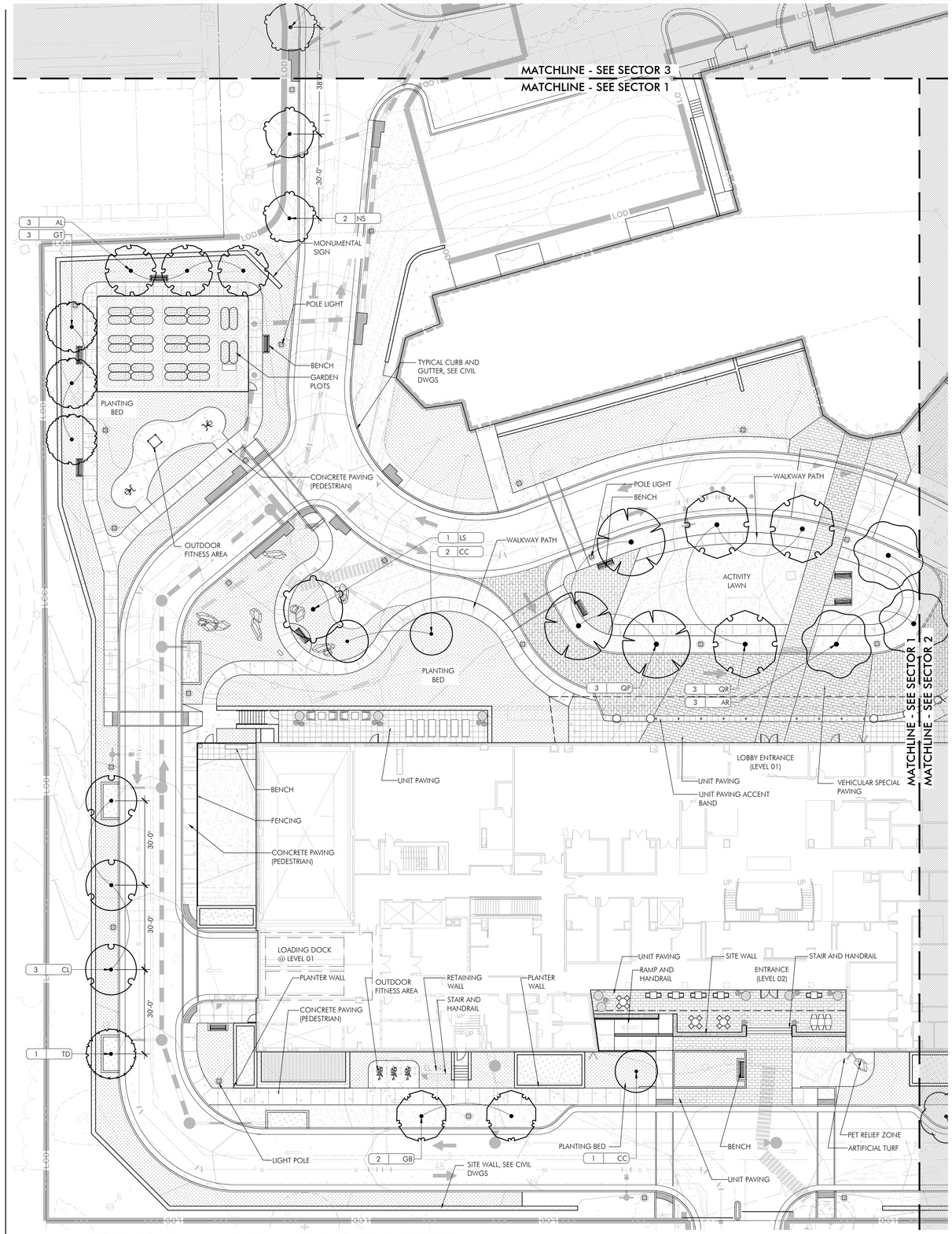
COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
04/21/25
LANDSCAPE ARCHITECT

REVISIONS

	PRELIMINARY DSP	03.25.25
1	DSUP	04.21.25

LANDSCAPE SCHEDULES & NOTES

L003



01 LANDSCAPE PLAN - GROUND FLOOR SECTOR 1

1"=20'-0"

FEET 0 10 20 40

NORTH

LEGEND - HARDSCAPE

- CONCRETE PAVING PEDESTRIAN
- CONCRETE PAVING VEHICULAR
- PLAZA PAVING
- PLAZA PAVING
- SPECIAL PAVING #1
- SPECIAL PAVING #2
- STAIRS
- RETAINING WALL

LEGEND - PLANTING BEDS

- PLANTING BEDS AND TREEPIT PLANT BEDS
- LAWN
- CANOPY TREE
- ORNAMENTAL TREE

LEGEND - ELEMENTS

- BENCH
- BICYCLE RACK
- LITTER+RECYLING RECEPTACLE
- PLANTER POTS
- PLANTER PLOT
- FITNESS EQUIPMENT
- MOVEABLE FURNITURE (BY OWNER OR TENANT)
- OUTDOOR RETAIL SEATING (BY TENANT)
- OUTDOOR RETAIL SEATING (BY TENANT)
- STANDARD DOMINION ACORN STREETLIGHT, TYP.
- POLE LIGHT

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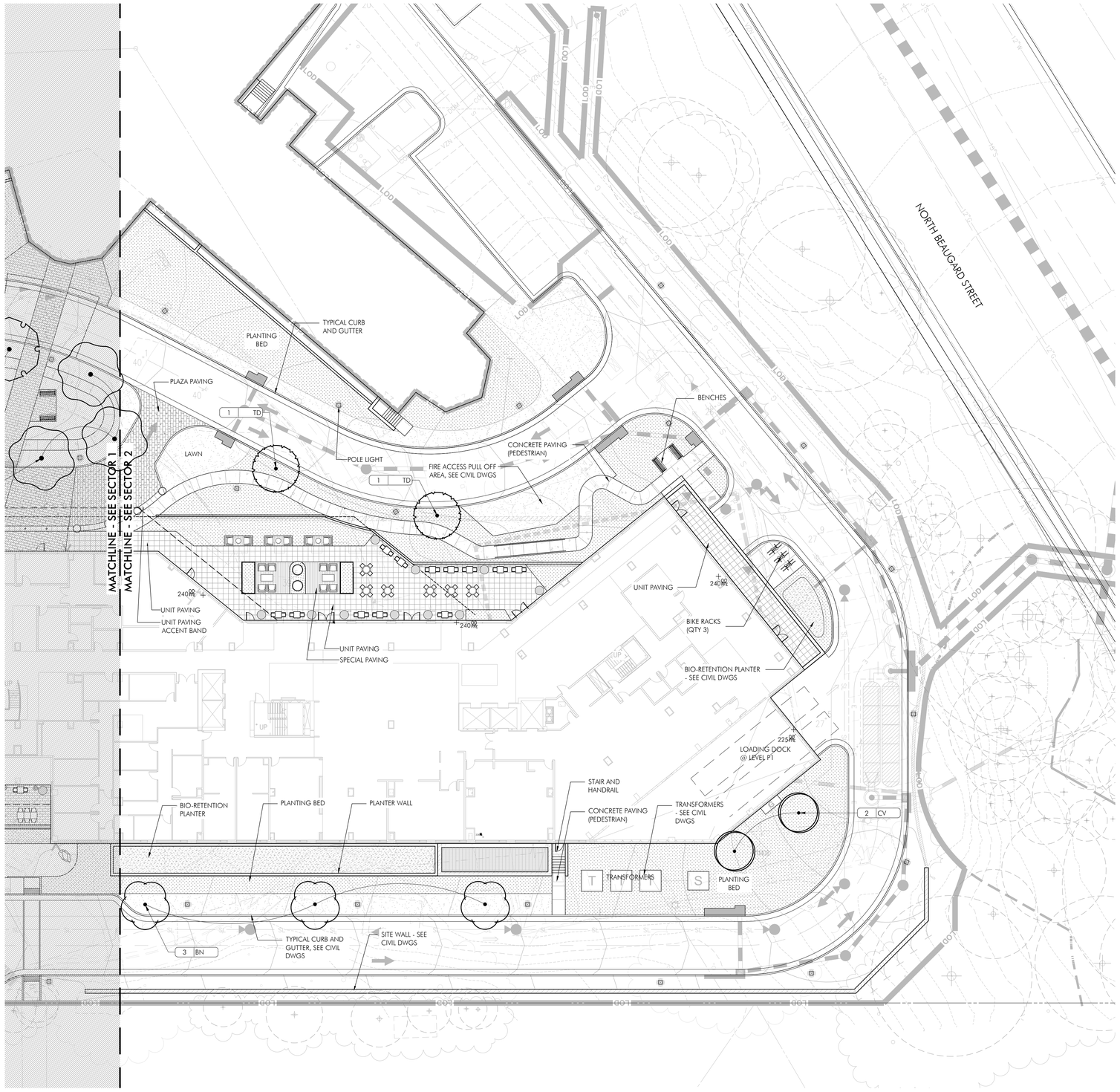
-	DSUP	04.21.25

LANDSCAPE PLAN - GROUND FLOOR - SECTOR-01

L100



LEGEND - HARDSCAPE

- CONCRETE PAVING PEDESTRIAN
- CONCRETE PAVING VEHICULAR
- PLAZA PAVING
- PLAZA PAVING
- SPECIAL PAVING #1
- SPECIAL PAVING #2
- STAIRS
- RETAINING WALL

LEGEND - PLANTING BEDS

- PLANTING BEDS AND TREEPIT PLANT BEDS
- LAWN
- CANOPY TREE
- ORNAMENTAL TREE

LEGEND - ELEMENTS

- BENCH
- BICYCLE RACK
- LITTER + RECYLING RECEPTACLE
- PLANTER POTS
- PLANTER PLOT
- FITNESS EQUIPMENT
- MOVEABLE FURNITURE (BY OWNER OR TENANT)
- OUTDOOR RETAIL SEATING (BY TENANT)
- OUTDOOR RETAIL SEATING (BY TENANT)
- STANDARD DOMINION ACORN STREETLIGHT, TYP.
- POLE LIGHT

01 LANDSCAPE PLAN - GROUND FLOOR SECTOR 2

1"=20'-0"

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04/21/25
LANDSCAPE ARCHITECT

REVISIONS

PRELIMINARY DSP	03.25.25
DSUP	04.21.25

LANDSCAPE PLAN - GROUND FLOOR - SECTOR-02

L101

THE VIEW ALEXANDRIA

LEGEND - HARDSCAPE

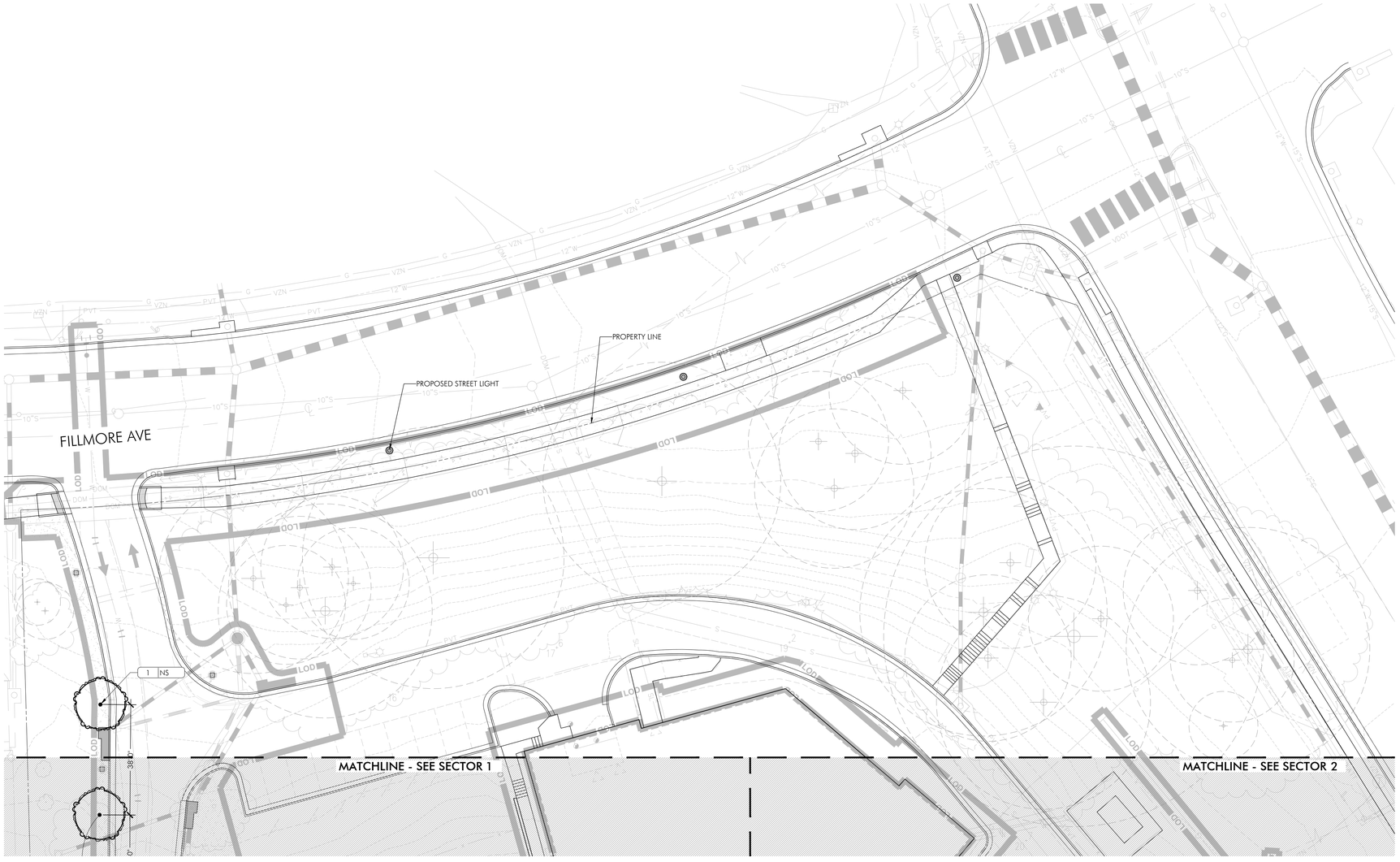
- CONCRETE PAVING PEDESTRIAN
- CONCRETE PAVING VEHICULAR
- PLAZA PAVING
- PLAZA PAVING
- SPECIAL PAVING #1
- SPECIAL PAVING #2
- STAIRS
- RETAINING WALL

LEGEND - PLANTING BEDS

- PLANTING BEDS AND TREEPIT PLANT BEDS
- LAWN
- CANOPY TREE
- ORNAMENTAL TREE

LEGEND - ELEMENTS

- BENCH
- BICYCLE RACK
- LITTER+RECYLING RECEPTACLE
- PLANTER POTS
- PLANTER PILOT
- FITNESS EQUIPMENT
- MOVEABLE FURNITURE (BY OWNER OR TENANT)
- OUTDOOR RETAIL SEATING (BY TENANT)
- OUTDOOR RETAIL SEATING (BY TENANT)
- STANDARD DOMINION ACORN STREETLIGHT, TYP.
- POLE LIGHT



01 LANDSCAPE PLAN - GROUND FLOOR SECTOR 3

1"=20'-0"

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

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003

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. DATE

LANDSCAPE ARCHITECT

ParkerRodriguez
211 North Union Street, Suite 320
Alexandria VA 22314
703.548.5010

DESIGNED BY BB
DRAWN BY BB
CHECKED BY BB/TR

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
04/21/25
LANDSCAPE ARCHITECT

REVISIONS

-	PRELIMINARY DSP	03.25.25
-	DSUP	04.21.25

LANDSCAPE PLAN - GROUND FLOOR - SECTOR-03

L102

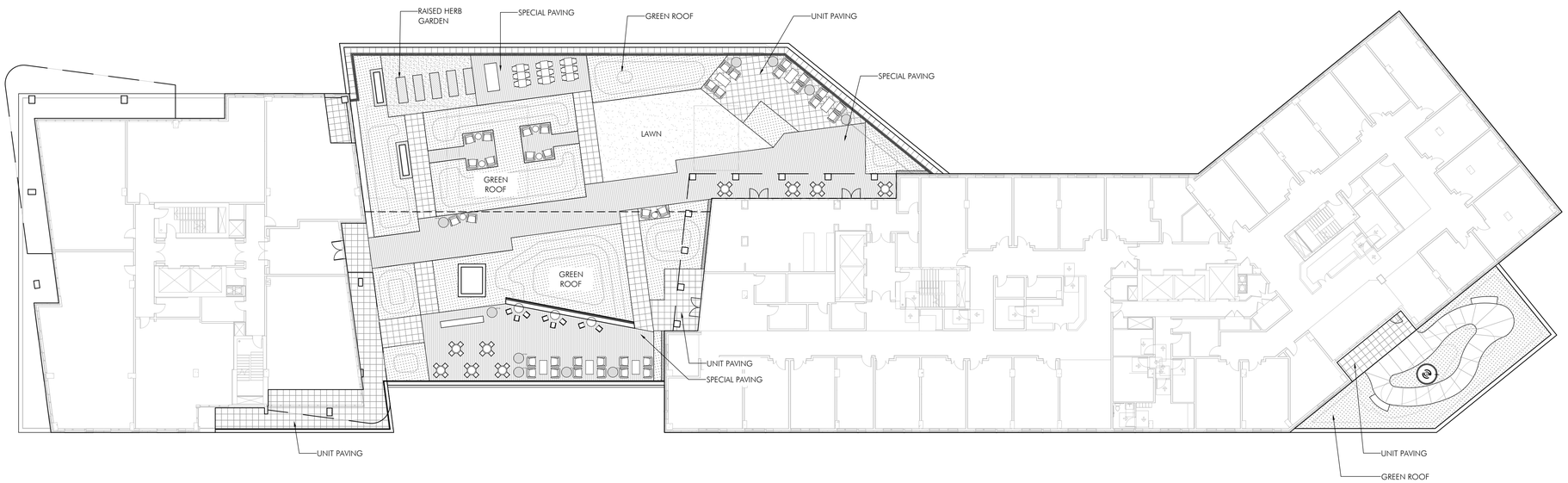
THE VIEW ALEXANDRIA

LEGEND - HARDSCAPE

- SPECIAL PAVING #1
- SPECIAL PAVING #2
- SPECIAL PAVING #3
- FOUNTAIN

LEGEND - PLANTING BEDS

- PLANTING BEDS AND GREEN ROOF



01 LANDSCAPE PLAN - LEVEL 03

1"=20'-0"

FEET 0 10 20 40

NORTH

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

APPROVED

SPECIAL USE PERMIT NO. DSUP#2025-10003

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. DATE

LANDSCAPE ARCHITECT

ParkerRodriguez
211 North Union Street, Suite 320
Alexandria VA 22314
703.548.5010

DESIGNED BY BB

DRAWN BY BB

CHECKED BY BB/TR

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
04/21/2025
LANDSCAPE ARCHITECT

REVISIONS

PRELIMINARY DSP	03.25.25
DSUP	04.21.25

LANDSCAPE PLAN - LEVEL 03

L103

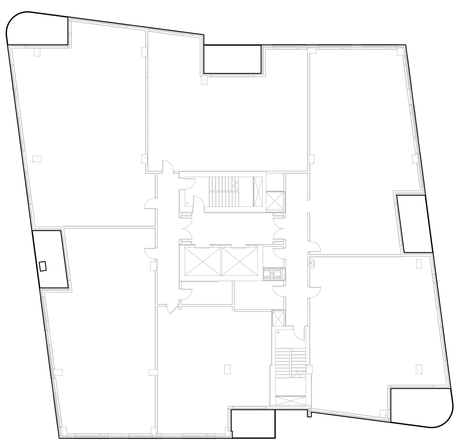
LEGEND - HARDSCAPE

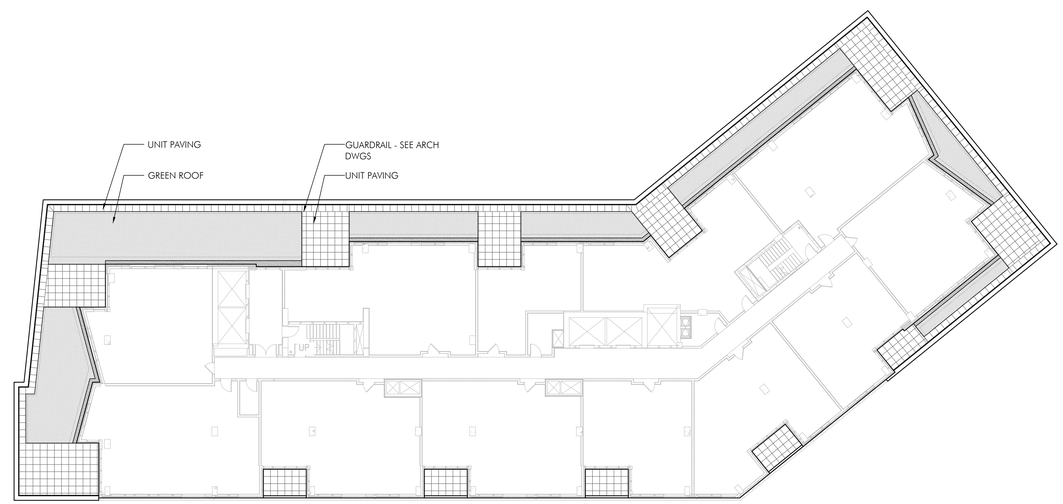
BALLAST PAVERS

DECORATIVE GRAVEL

LEGEND - PLANTING

GREEN ROOF





01 LANDSCAPE PLAN - LEVEL 05

1"=20'-0"

FEET 0 10 20 40

NORTH

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

APPROVED

SPECIAL USE PERMIT NO. DSUP#2025-10003

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. DATE

THE VIEW ALEXANDRIA

LANDSCAPE ARCHITECT

ParkerRodriguez
211 North Union Street, Suite 320
Alexandria VA 22314
703.548.5010

DESIGNED BY BB

DRAWN BY BB

CHECKED BY BB/TR

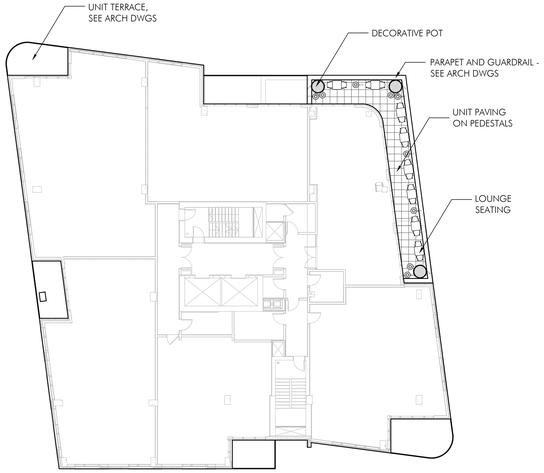
COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
04/21/2025
LANDSCAPE ARCHITECT

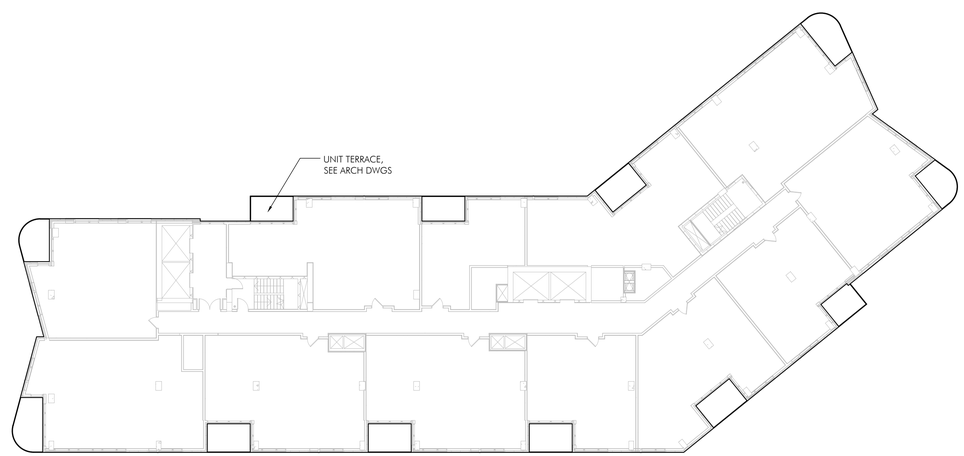
REVISIONS

PRELIMINARY DSP	03.25.25
DSUP	04.21.25

LANDSCAPE PLAN - LEVEL 05

L104





01 LANDSCAPE PLAN - LEVEL 14

1"=20'-0"

FEET
0 10 20 40

NORTH

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

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003

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. DATE

THE VIEW ALEXANDRIA

LANDSCAPE ARCHITECT

ParkerRodriguez
211 North Union Street, Suite 320
Alexandria VA 22314
703.548.5010

DESIGNED BY
BB

DRAWN BY
BB

CHECKED BY
BB/TR

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
04/21/25
LANDSCAPE ARCHITECT

REVISIONS

PRELIMINARY DSP	03.25.25
DSUP	04.21.25

LANDSCAPE PLAN - LEVEL 14

L105

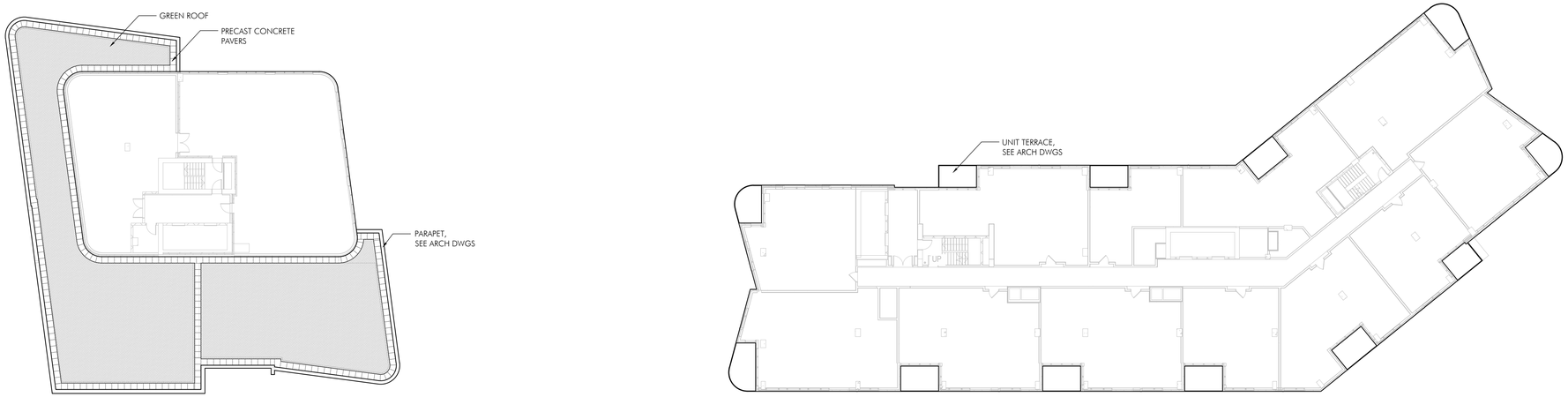
THE VIEW
ALEXANDRIA

LEGEND - HARDSCAPE

PRECAST PAVERS

LEGEND - PLANTING

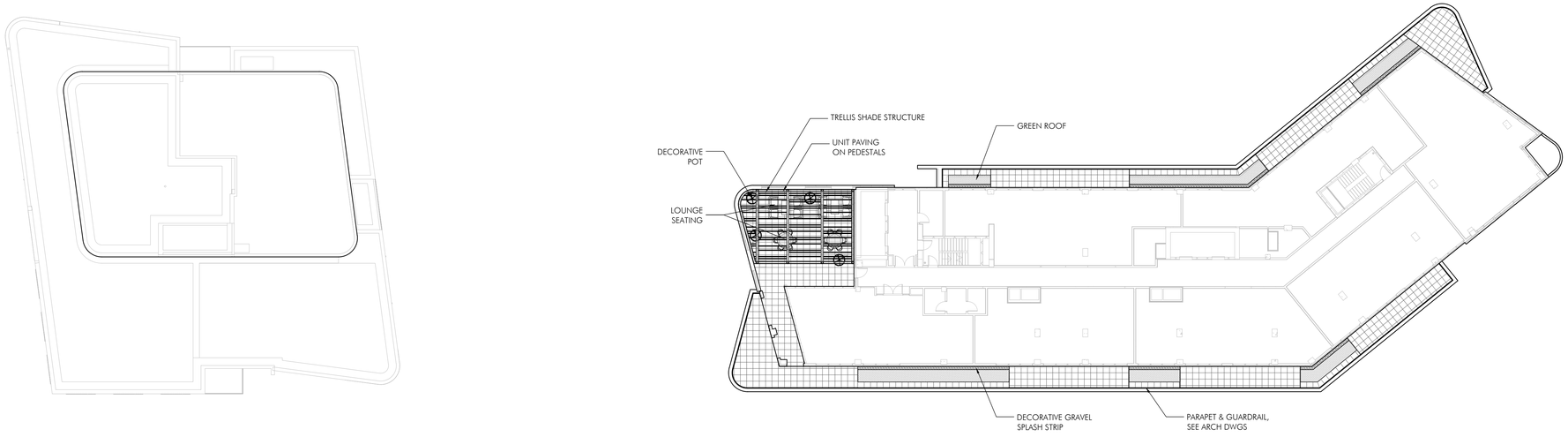
GREEN ROOF



01 LANDSCAPE PLAN - LEVEL 15
1"=20'-0"

FEET 0 10 20 40

NORTH



02 LANDSCAPE PLAN - LEVEL 16
1"=20'-0"

FEET 0 10 20 40

NORTH

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

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003

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. DATE

LANDSCAPE ARCHITECT

ParkerRodriguez
211 North Union Street, Suite 320
Alexandria VA 22314
703.548.5010

DESIGNED BY BB

DRAWN BY BB

CHECKED BY BB/TR

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
04/21/2025
LANDSCAPE ARCHITECT

REVISIONS

	PRELIMINARY DSP	03.25.25
	DSUP	04.21.25

L106 LANDSCAPE PLAN - LEVEL-15 + 16 - L106

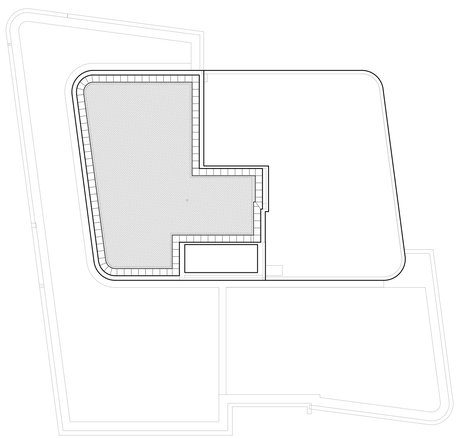
L106

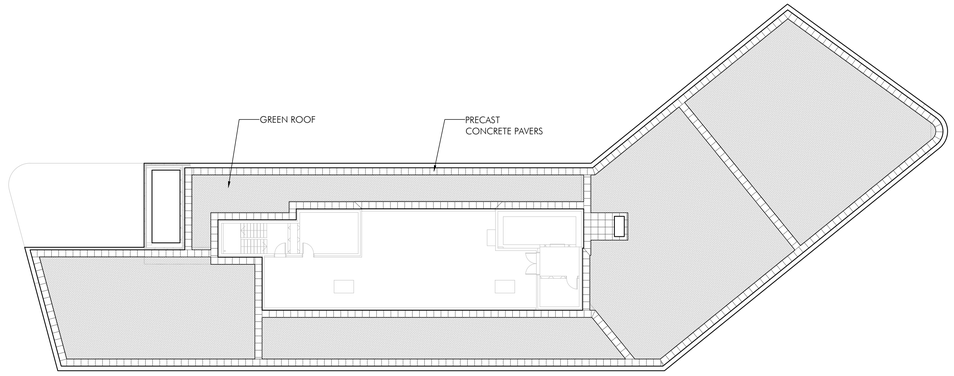
LEGEND - HARDSCAPE

PRECAST PAVERS

LEGEND - PLANTING

GREEN ROOF





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

APPROVED

SPECIAL USE PERMIT NO. DSUP#2025-10003

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. DATE

01 LANDSCAPE PLAN - LEVEL-17 ROOF

1"=20'-0"

FEET 0 10 20 40

NORTH

THE VIEW ALEXANDRIA

LANDSCAPE ARCHITECT

ParkerRodriguez
211 North Union Street, Suite 320
Alexandria VA 22314
703.548.5010

DESIGNED BY
BB

DRAWN BY
BB

CHECKED BY
BB/TR

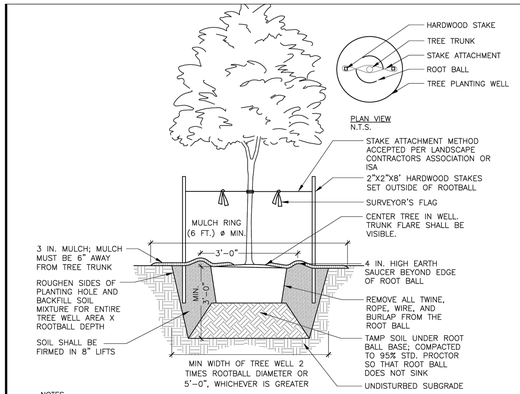
COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
04/21/25
LANDSCAPE ARCHITECT

REVISIONS

	PRELIMINARY DSP	03.25.25
1	DSUP	04.21.25

LANDSCAPE PLAN - LEVEL 17 ROOF

L107



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

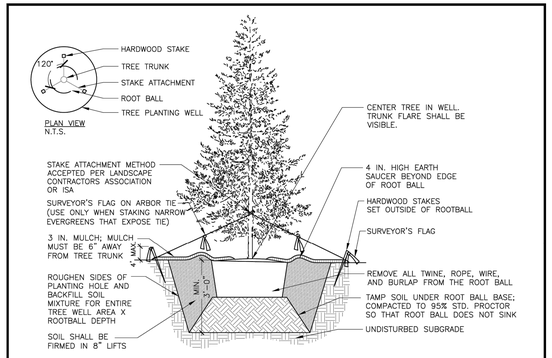
A DECIDUOUS TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA	DECIDUOUS TREE PLANTING	
Approved by: COA		
1 OF 1	Date drawn: 01/01/19	LD 001



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

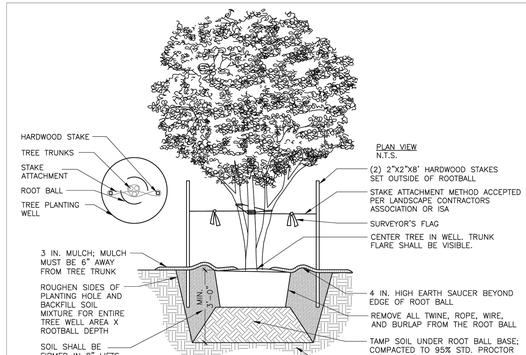
A EVERGREEN TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA	EVERGREEN TREE PLANTING	
Approved by: COA		
1 OF 1	Date drawn: 01/01/19	LD 002



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

A MULTI-STEM TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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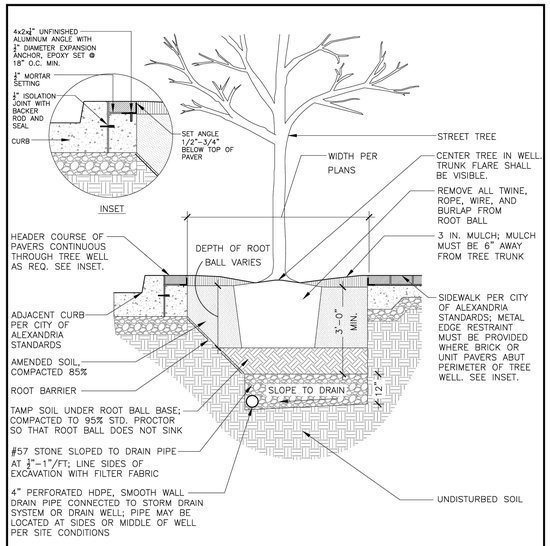
Source: CITY OF ALEXANDRIA	MULTI-STEM TREE PLANTING	
Approved by: COA		
1 OF 1	Date drawn: 01/01/19	LD 003



NOTES

1. THIS CROSS-SECTION APPLIES TO BOTH TREE PLANTING STRIPS AND TREE PLANTING WELLS.
2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL STREET TREE PLANTING NOTES.

A STREET TREE PLANTING WELL
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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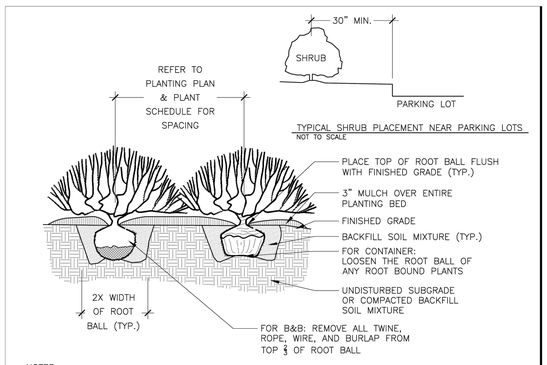
Source: CITY OF ALEXANDRIA	STREET TREE PLANTING WELL	
Approved by: COA		
1 OF 1	Date drawn: 01/01/19	LD 005



TYPICAL SHRUB PLACEMENT NEAR PARKING LOTS
NOT TO SCALE

NOTES

1. AT PLANTING, PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

A SHRUB PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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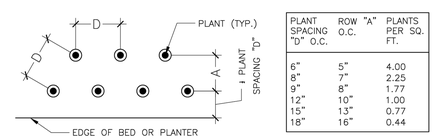
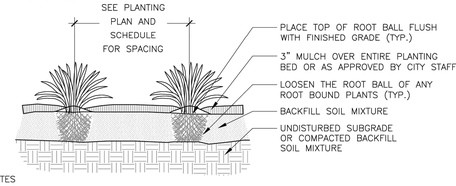
Source: CITY OF ALEXANDRIA	SHRUB PLANTING	
Approved by: COA		
1 OF 1	Date drawn: 01/01/19	LD 009



PLANT SPACING "D" O.C.	ROW "A" O.C.	PLANTS PER SQ. FT.
6"	5"	4.00
8"	7"	2.25
9"	8"	1.77
12"	10"	1.00
15"	13"	0.77
18"	16"	0.44

TRIANGULAR SPACING PLAN & CHART
NOT TO SCALE



NOTES

1. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
2. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
3. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OR CROWN OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

A GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA	GROUNDCOVER & PERENNIAL PLANTING	
Approved by: COA		
1 OF 1	Date drawn: 01/01/19	LD 011

01 ALEXANDRIA CITY STANDARD PLANTING DETAILS ON GRADE
NOT TO SCALE

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

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003

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. DATE

THE VIEW ALEXANDRIA

LANDSCAPE ARCHITECT

ParkerRodriguez
211 North Union Street, Suite 320
Alexandria VA 22314
703.548.5010

DESIGNED BY BB
DRAWN BY BB
CHECKED BY BB/TR

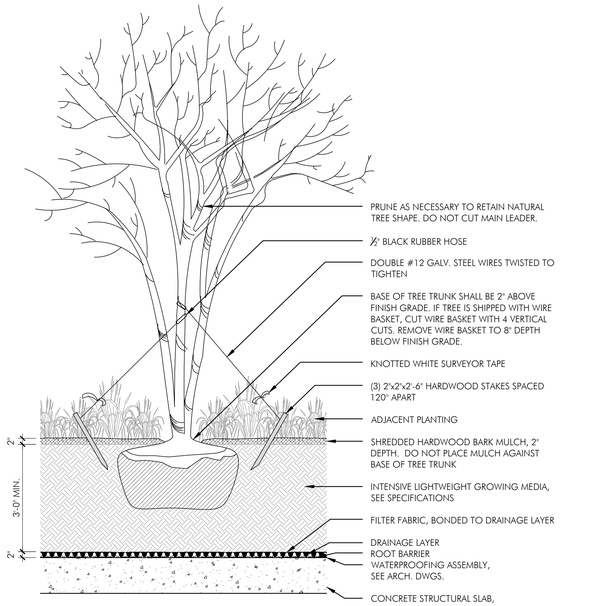
COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
04/21/25
LANDSCAPE ARCHITECT

REVISIONS

PRELIMINARY DSP	03.25.25
DSUP	04.21.25

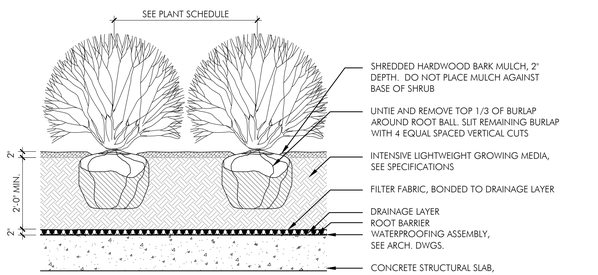
LANDSCAPE DETAILS

L350



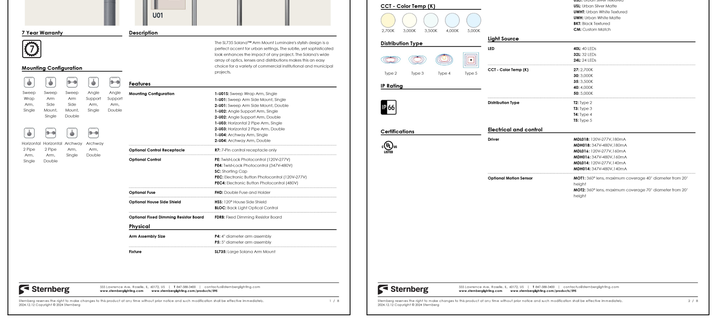
01 TREE PLANTING ON STRUCTURE
1/2"=1'-0"

FEET 0 1 2 4

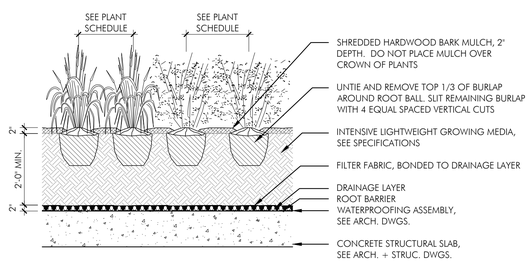


02 SHRUB PLANTING ON STRUCTURE - COURTYARD
1/2"=1'-0"

FEET 0 1 2 4



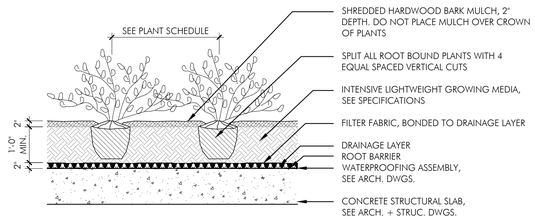
04 POLE LIGHT
NOT TO SCALE



PERENNIAL AND ORNAMENTAL GRASS

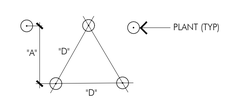
03 PLANTING ON STRUCTURE - COURTYARD
1/2"=1'-0"

FEET 0 1 2 4



05 GROUNDCOVER PLANTING ON STRUCTURE - COURTYARD
1/2"=1'-0"

FEET 0 1 2 4



NOTE:

GROUND COVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING.

PLANT SPACING "D"	ROW "A"
6" O.C.	5" O.C.
8" O.C.	7" O.C.
10" O.C.	9" O.C.
12" O.C.	10" O.C.
14" O.C.	12" O.C.
15" O.C.	13" O.C.
16" O.C.	14" O.C.
18" O.C.	16" O.C.
24" O.C.	21" O.C.
30" O.C.	26" O.C.
36" O.C.	30" O.C.

06 PLANT SPACING DIAGRAM
1/2"=1'-0"

FEET 0 1 2 4

NOTE

POSSIBLE POLE LIGHT FIXTURES ALTS SHOWN TO INDICATE DESIGN INTENT; APPROVED EQUALS ARE ACCEPTABLE. ADDITIONAL DETAILS WILL BE PROVIDED AT FINAL SITE PLAN.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

APPROVED
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THE VIEW ALEXANDRIA

LANDSCAPE ARCHITECT

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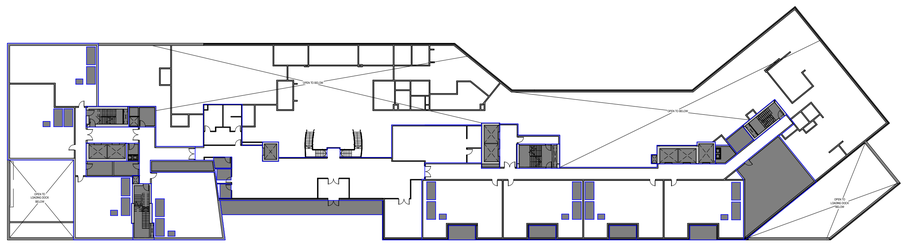
REVISIONS

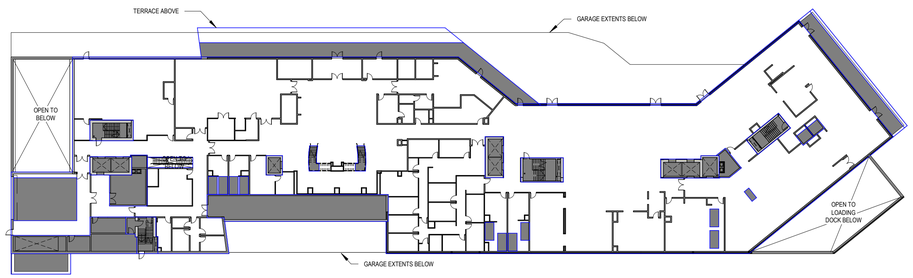
-	PRELIMINARY DSP	03.25.25
-	DSUP	04.21.25

LANDSCAPE DETAILS

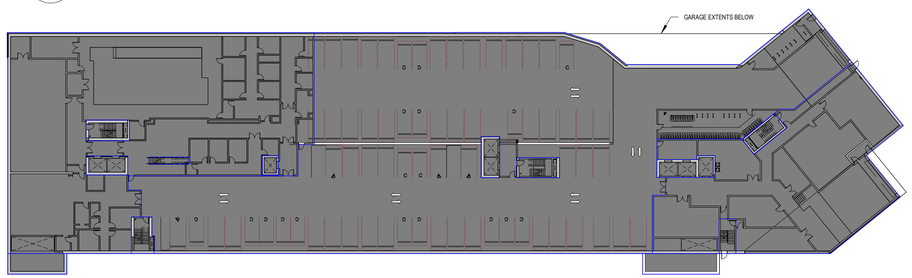
L351



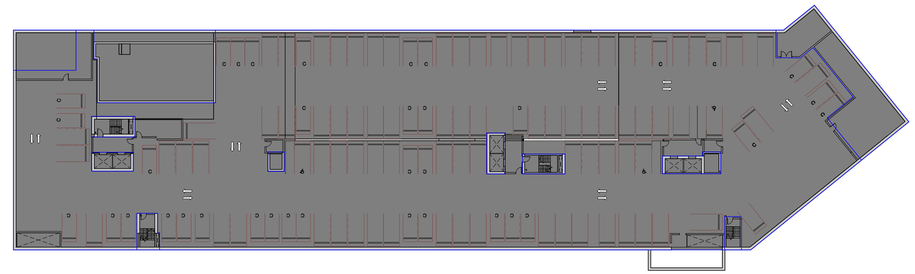
6 **GROSS AREA - LEVEL 2**
1" = 40'-0"



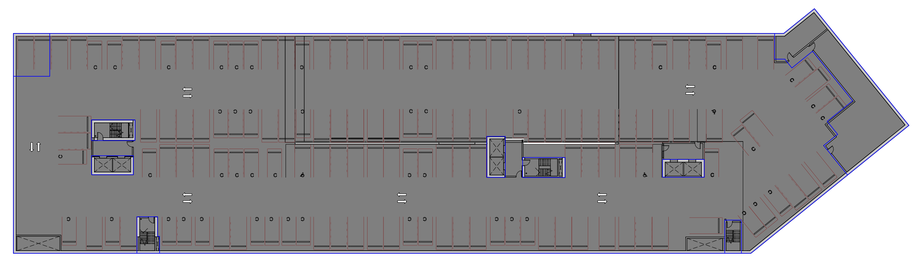
5 **GROSS AREA - LEVEL 1**
1" = 40'-0"



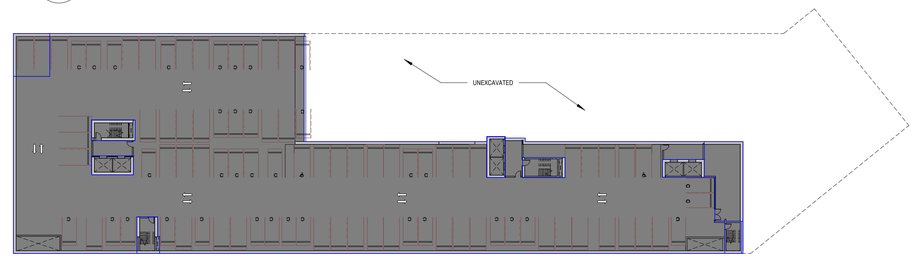
4 **GROSS AREA - PARKING LEVEL 1**
1" = 40'-0"



3 **GROSS AREA - PARKING LEVEL 2**
1" = 40'-0"



2 **GROSS AREA - PARKING LEVEL 3**
1" = 40'-0"



1 **GROSS AREA - PARKING LEVEL 4**
1" = 40'-0"

PROPOSED FAR

LEVEL	BUILDING	GROSS FLOOR AREA	AREA EXCLUSIONS	NET FLOOR AREA
		TOTAL	TOTAL	TOTAL
ROOF	SOUTH TOWER	1,207	1,207	0
LEVEL 16	SOUTH TOWER	14,494	3,758	10,736
LEVEL 15	NORTH ROOF & SOUTH TOWER	23,081	8,661	14,420
LEVEL 14	NORTH & SOUTH TOWER	30,703	6,714	23,989
LEVEL 13	NORTH & SOUTH TOWER	30,703	6,714	23,989
LEVEL 12	NORTH & SOUTH TOWER	30,703	6,714	23,989
LEVEL 11	NORTH & SOUTH TOWER	30,703	6,714	23,989
LEVEL 10	NORTH & SOUTH TOWER	30,703	6,714	23,989
LEVEL 9	NORTH & SOUTH TOWER	30,703	6,714	23,989
LEVEL 8	NORTH & SOUTH TOWER	30,703	6,714	23,989
LEVEL 7	NORTH & SOUTH TOWER	30,703	6,714	23,989
LEVEL 6	NORTH & SOUTH TOWER	30,703	6,714	23,989
LEVEL 5	NORTH & SOUTH TOWER	30,703	6,733	23,970
LEVEL 4	NORTH & SOUTH TOWER	36,220	6,106	30,114
LEVEL 3	NORTH & SOUTH TOWER	36,083	7,640	28,443
LEVEL 2	PODIUM	24,251	6,786	17,465
LEVEL 1	PODIUM	47,727	9,373	38,354
PARKING LEVEL 1	PODIUM	58,752	58,752	0
PARKING LEVEL 2	PODIUM	57,576	57,576	0
PARKING LEVEL 3	PODIUM	57,575	57,575	0
PARKING LEVEL 4	PODIUM	35,403	35,403	0
	PROPOSED CONSTRUCTION	699,399	319,996	379,403
	EXISTING	161,550	44,954	116,596
	PROPOSED + EXISTING	860,949	364,950	495,999
	LOT AREA			305,291
	FAR			1.625

LEGEND: FLOOR AREA & EXCLUSIONS

EXCLUSION PER ALEXANDRIA ZONING ORDINANCE 2-145 FLOOR AREA, SECTION (B)

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

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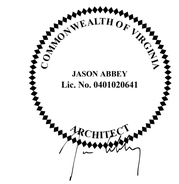
No.	Description	Date



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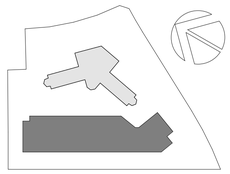

KEY PLAN

PERKINS — EASTMAN
One Thomas Circle NW, Suite 200
Washington, DC 20005
T. +1 202 861 1325
F. +1 202 861 1326

Owner:
Goodwin House Development Corp.
4800 Fillmore Ave., Alexandria, VA 22311

Civil / Site:
Walter L Phillips, Inc.
207 Park Ave Suite 104, Falls Church, VA 22046

Landscape:
Parker Rodriguez, Inc.
101 North Union Street, Suite 320, Alexandria, VA 22314

PROJECT TITLE:

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE &
5101 FILLMORE AVE
ALEXANDRIA, VA 22311

PROJECT No: 0099131

DRAWING TITLE:

FAR PLANS

A01

PRELIMINARY DEVELOPMENT SITE PLAN

21 APRIL 2025

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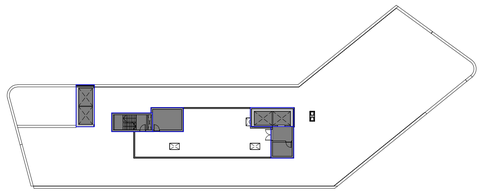
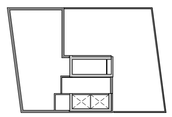
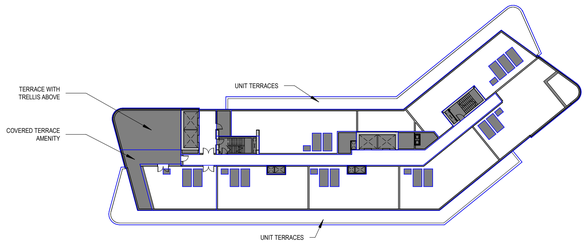
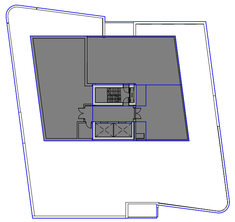


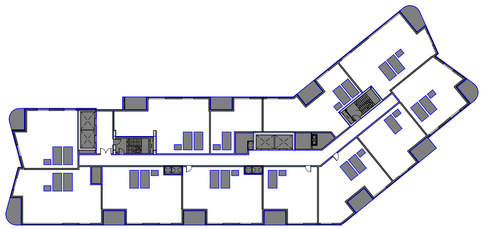
8 **GROSS AREA - ROOF PLAN - SOUTH TOWER**
1" = 40'-0"





7 **GROSS AREA - LEVEL 16 - SOUTH TOWER**
1" = 40'-0"





6 **GROSS AREA - LEVEL 15**
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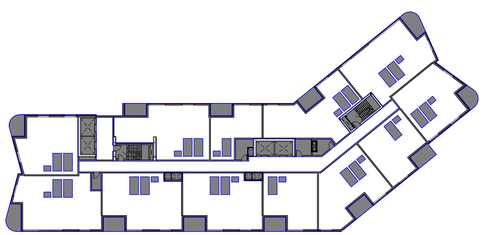
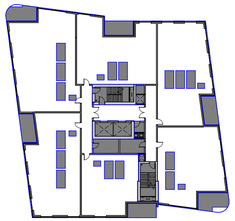
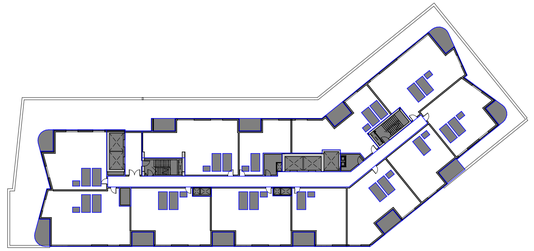
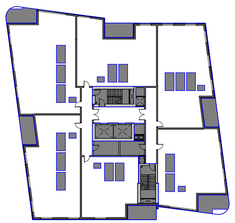


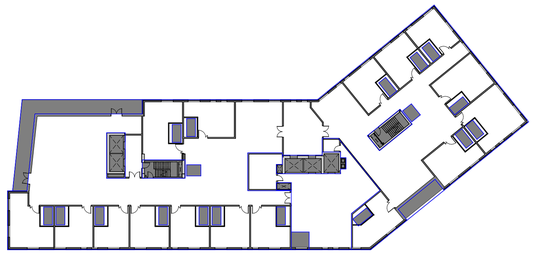
4 **GROSS AREA - LEVELS 6 to 14**
1" = 40'-0"



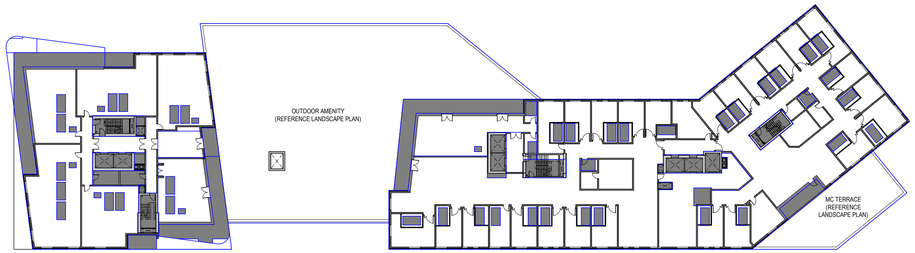


3 **GROSS AREA - LEVEL 5**
1" = 40'-0"





2 **GROSS AREA - LEVEL 4**
1" = 40'-0"



1 **GROSS AREA - LEVEL 3**
1" = 40'-0"

LEGEND: FLOOR AREA & EXCLUSIONS
EXCLUSION PER ALEXANDRIA ZONING ORDINANCE 2-145 FLOOR AREA, SECTION (B)

APPROVED
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SITE PLAN No.

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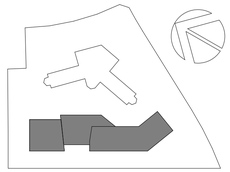
No.	Description	Date

SEAL



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Landscape:
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101 North Union Street, Suite 320, Alexandria, VA 22314

PROJECT TITLE:

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5000 FAIRBANKS AVE &
5101 FILLMORE AVE
ALEXANDRIA, VA 22311

PROJECT No: 0099131

DRAWING TITLE:

FAR PLANS

A02

PRELIMINARY DEVELOPMENT SITE PLAN

21 APRIL 2025

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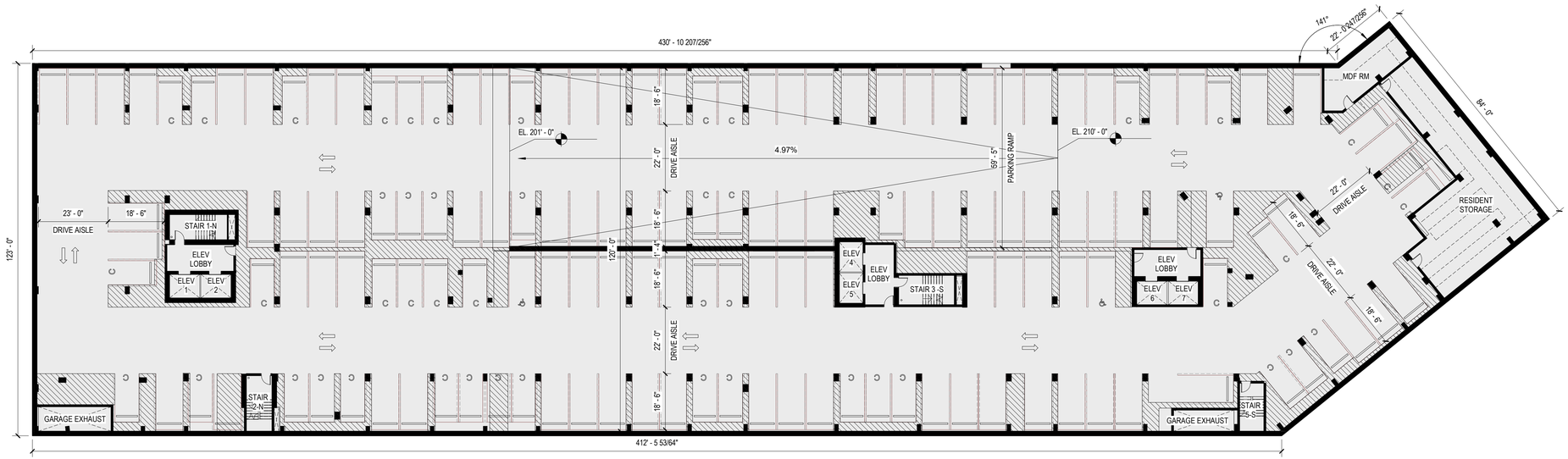
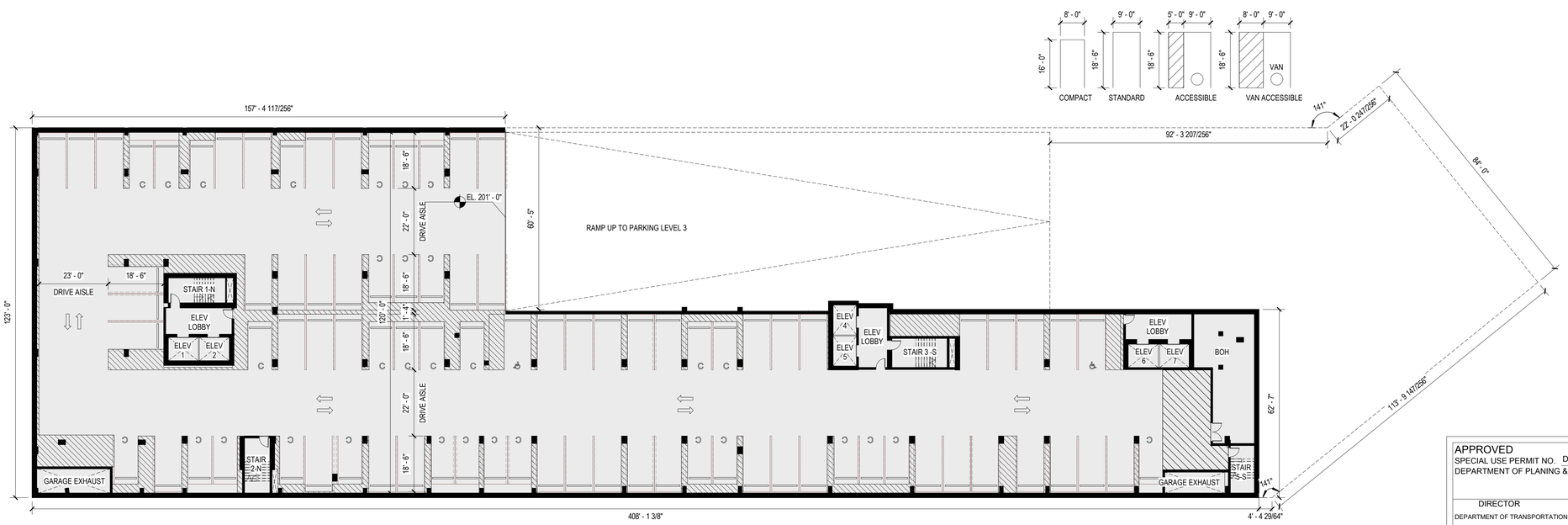


2 **PARKING LEVEL 3**

1" = 20'-0"



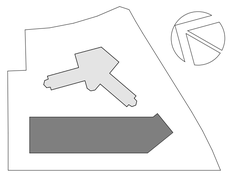
1 **PARKING LEVEL 4**

1" = 20'-0"

No.	Description	Date

COMMONWEALTH OF VIRGINIA
JASON ABBEY
Lic. No. 0401020641
ARCHITECT

SEAL



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ALEXANDRIA, VA 22311

PROJECT No: 0099131

DRAWING TITLE:

FLOOR PLANS - P4 & P3

APPROVED
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A03

PRELIMINARY DEVELOPMENT SITE PLAN

21 APRIL 2025

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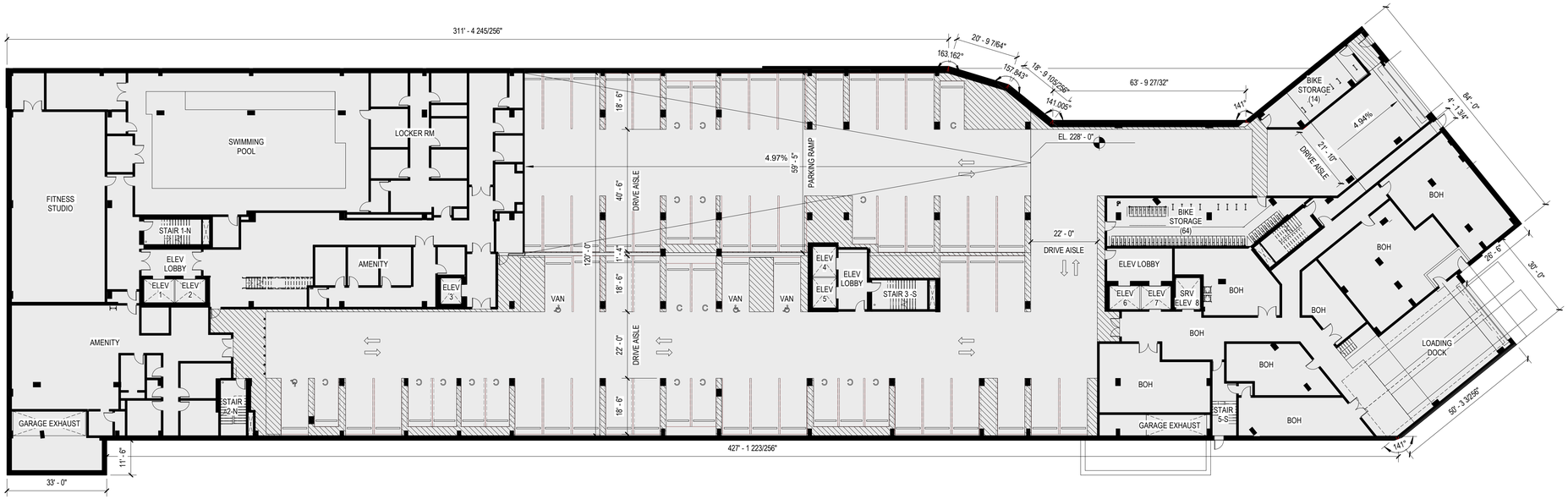
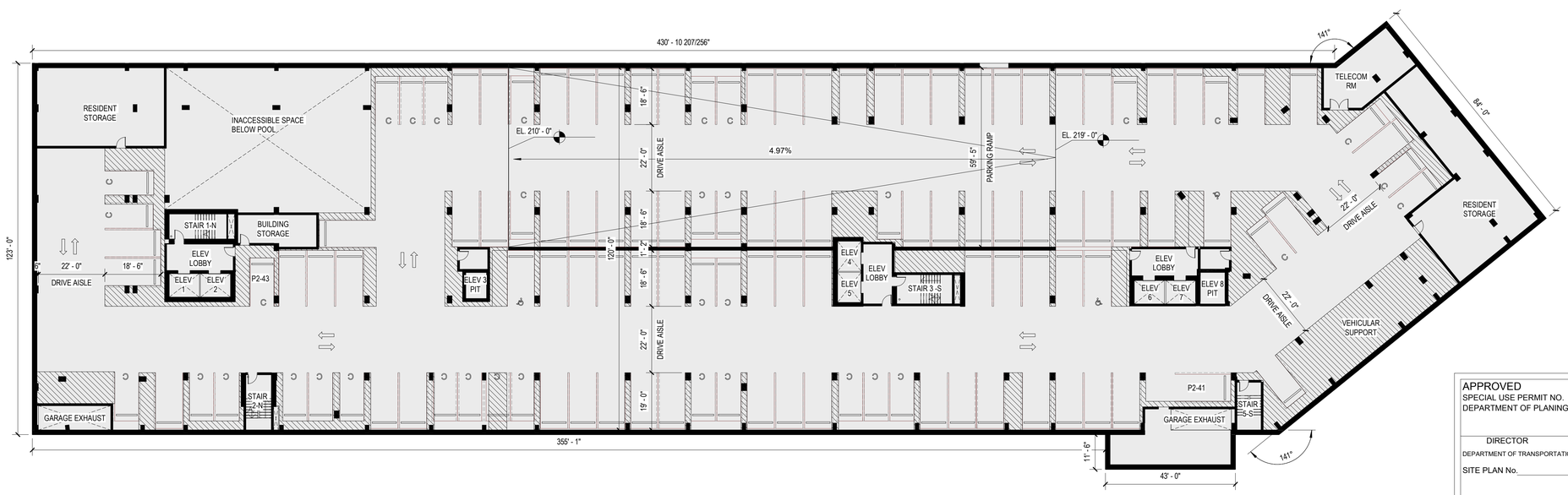


2 **PARKING LEVEL 1**

1" = 20'-0"



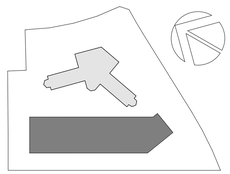
1 **PARKING LEVEL 2**

1" = 20'-0"

No.	Description	Date

COMMONWEALTH OF VIRGINIA
JASON ABBEY
Lic. No. 0401020641
ARCHITECT

SEAL



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5000 FAIRBANKS AVE &
5101 FILLMORE AVE
ALEXANDRIA, VA 22311

PROJECT No: 0099131

DRAWING TITLE:

FLOOR PLANS - P2 & P1

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED

INSTRUMENT No. DEED BOOK No. PAGE No.

A04

PRELIMINARY DEVELOPMENT SITE PLAN

21 APRIL 2025

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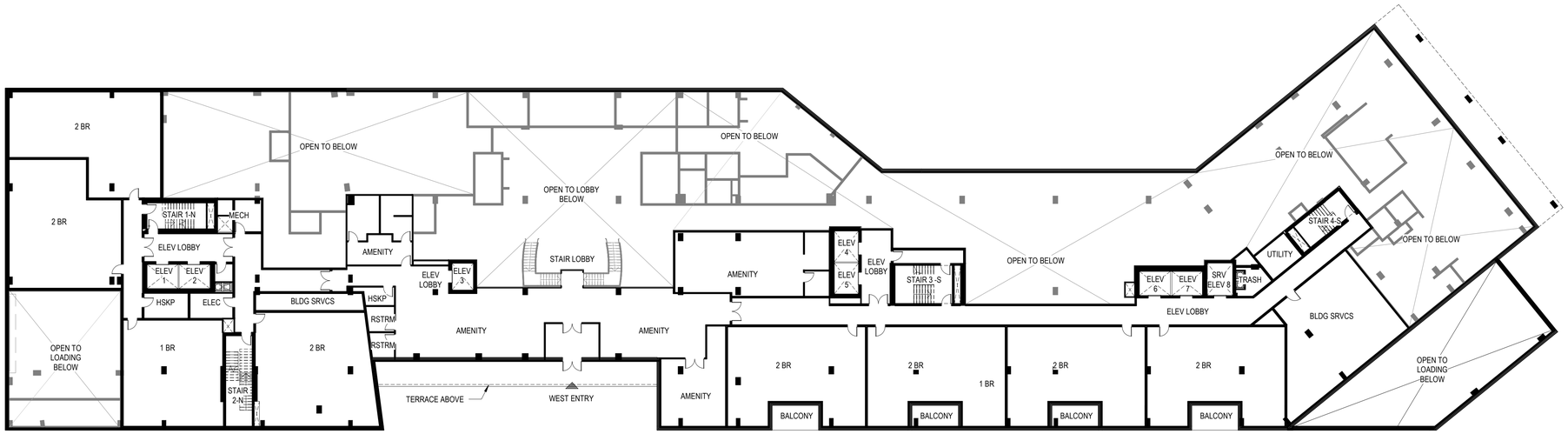
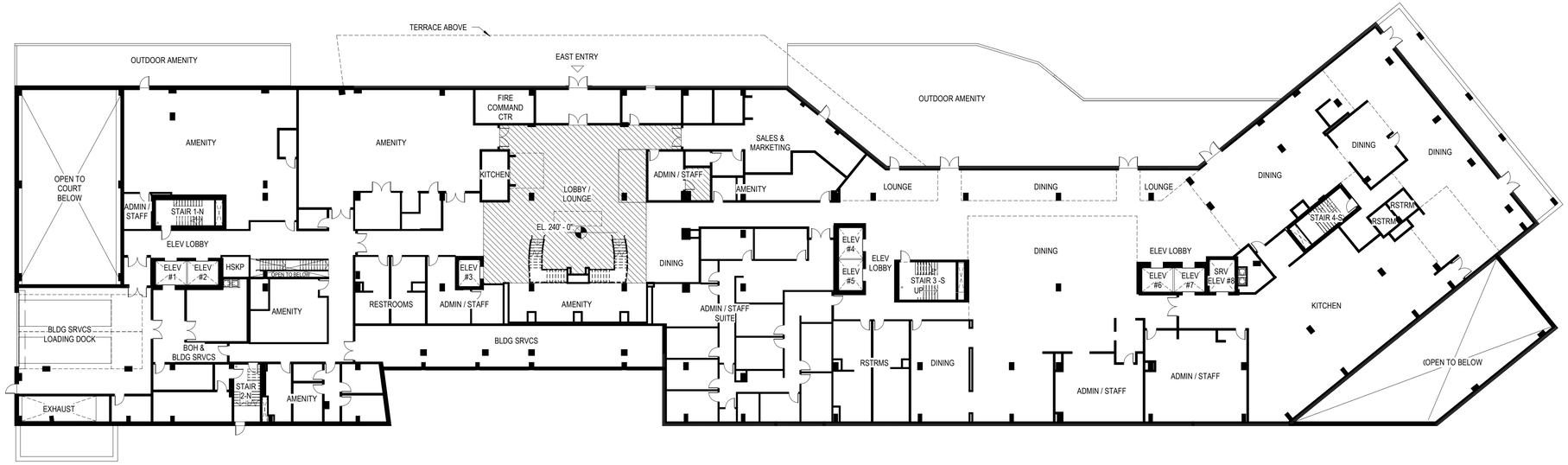


2 **LEVEL 2 FLOOR PLAN**

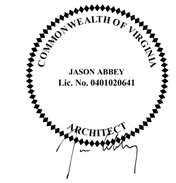
1" = 20'-0"



1 **LEVEL 1 FLOOR PLAN**

1" = 20'-0"

No.	Description	Date



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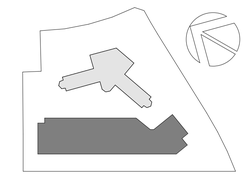

KEY PLAN

PERKINS — EASTMAN
One Thomas Circle NW, Suite 200
Washington, DC 20005
T. +1 202 861 1325
F. +1 202 861 1326

Owner:
Goodwin House Development Corp.
4800 Fillmore Ave., Alexandria, VA 22311

Civil / Site:
Walter L Phillips, Inc.
207 Park Ave Suite 104, Falls Church, VA 22046

Landscape:
Parker Rodriguez, Inc.
101 North Union Street, Suite 320, Alexandria, VA 22314

PROJECT TITLE:

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE &
5101 FILLMORE AVE
ALEXANDRIA, VA 22311

PROJECT No: 0099131

DRAWING TITLE:

FLOOR PLANS - L1 & L2

A05

PRELIMINARY DEVELOPMENT SITE PLAN

21 APRIL 2025

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED

INSTRUMENT No. DEED BOOK No. PAGE No.

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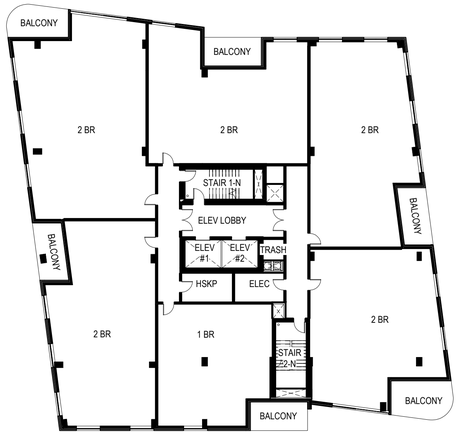
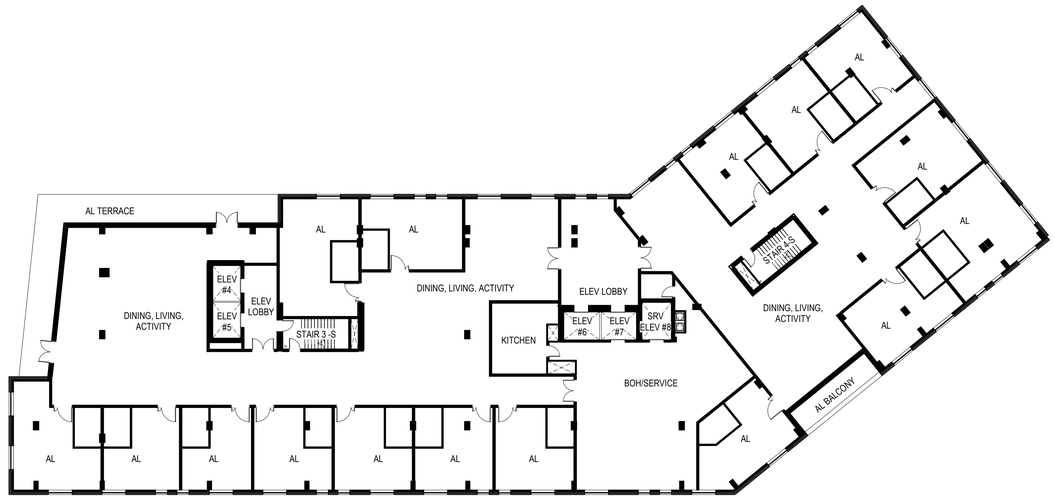


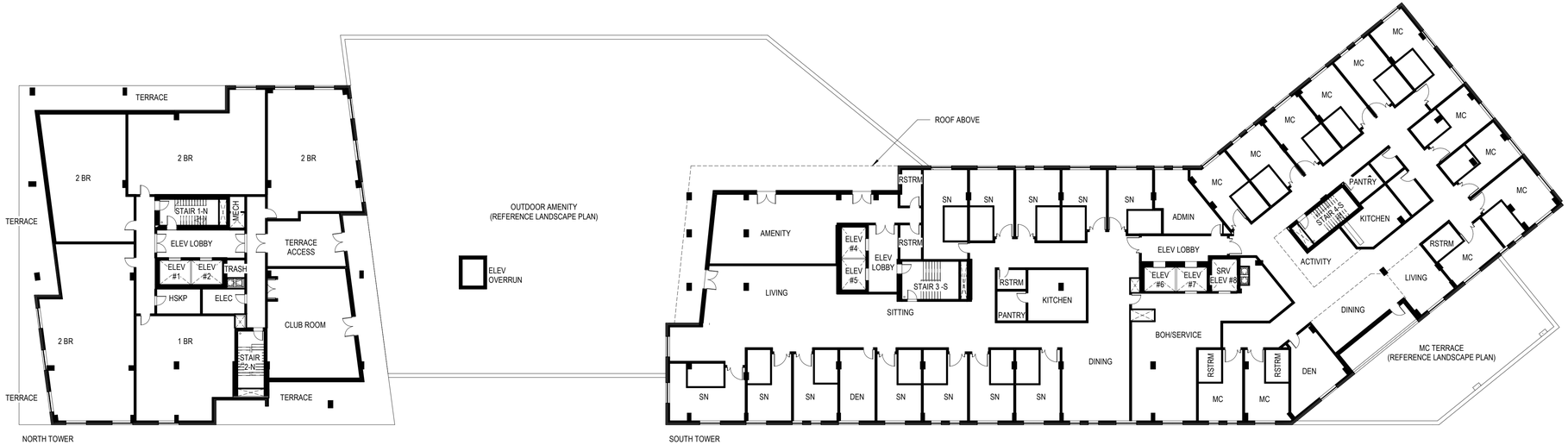
NORTH TOWER



SOUTH TOWER

2 LEVEL 4 FLOOR PLAN

1" = 20'-0"



NORTH TOWER

SOUTH TOWER

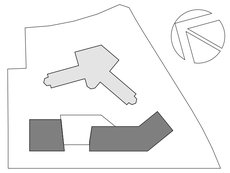
1 LEVEL 3 FLOOR PLAN

1" = 20'-0"

No.	Description	Date

COMMONWEALTH OF VIRGINIA
JASON ABBEY
Lic. No. 0401020641
ARCHITECT

SEAL



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Landscape:
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101 North Union Street, Suite 320, Alexandria, VA 22314

PROJECT TITLE:

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE &
5101 FILLMORE AVE
ALEXANDRIA, VA 22311

PROJECT No: 0099131

DRAWING TITLE:

FLOOR PLANS - L3 & L4

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

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A06

PRELIMINARY DEVELOPMENT SITE PLAN

21 APRIL 2025

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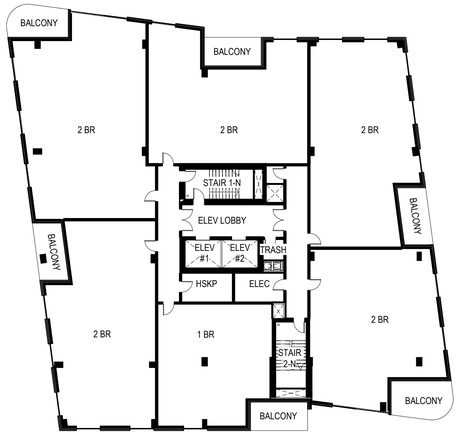
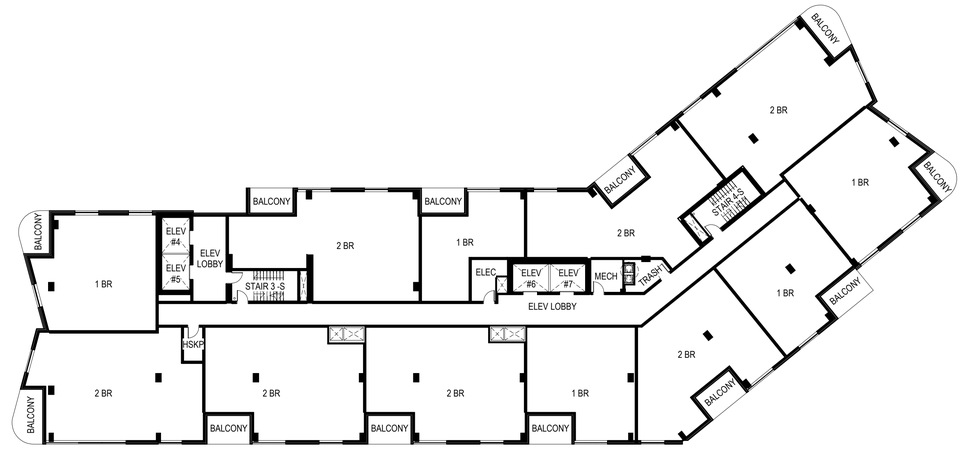


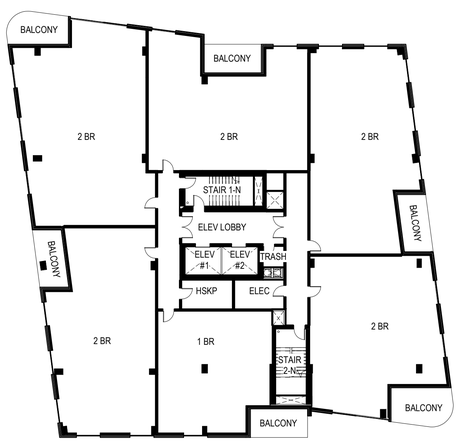
NORTH TOWER



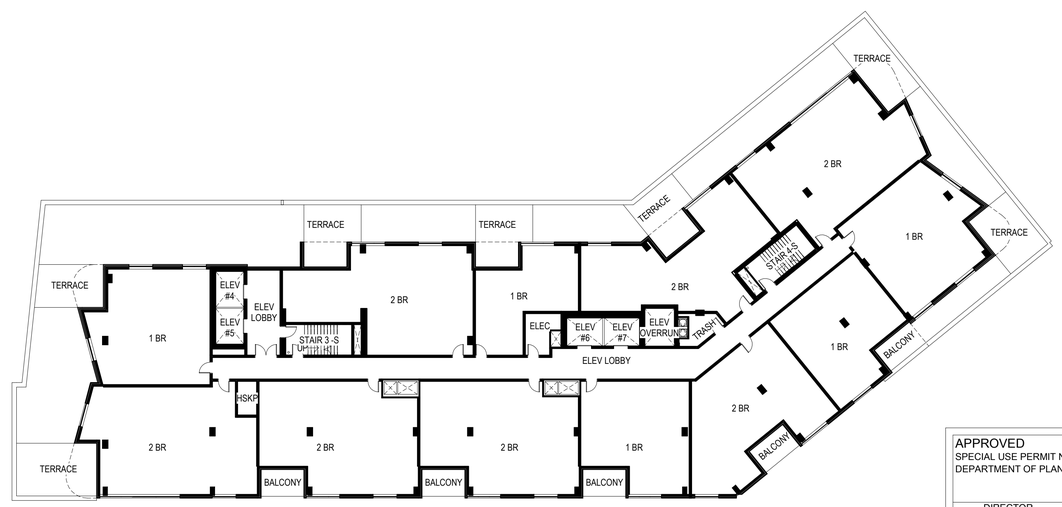
SOUTH TOWER

2 LEVELS 6 TO 14 FLOOR PLAN

1" = 20'-0"



NORTH TOWER



SOUTH TOWER

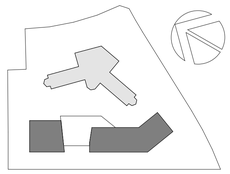
1 LEVEL 5 FLOOR PLAN

1" = 20'-0"

No.	Description	Date

COMMONWEALTH OF VIRGINIA
JASON ABBEY
Lic. No. 0401020641
ARCHITECT

SEAL



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T. +1 202 861 1325
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Owner:
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101 North Union Street, Suite 320, Alexandria, VA 22314

PROJECT TITLE:

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE &
5101 FILLMORE AVE
ALEXANDRIA, VA 22311

PROJECT No: 0099131

DRAWING TITLE:

FLOOR PLANS - L5 & L6 TO L14

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED

INSTRUMENT No. DEED BOOK No. PAGE No.

A07

PRELIMINARY DEVELOPMENT SITE PLAN

21 APRIL 2025

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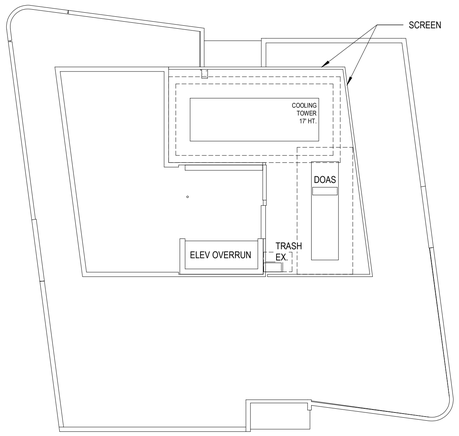

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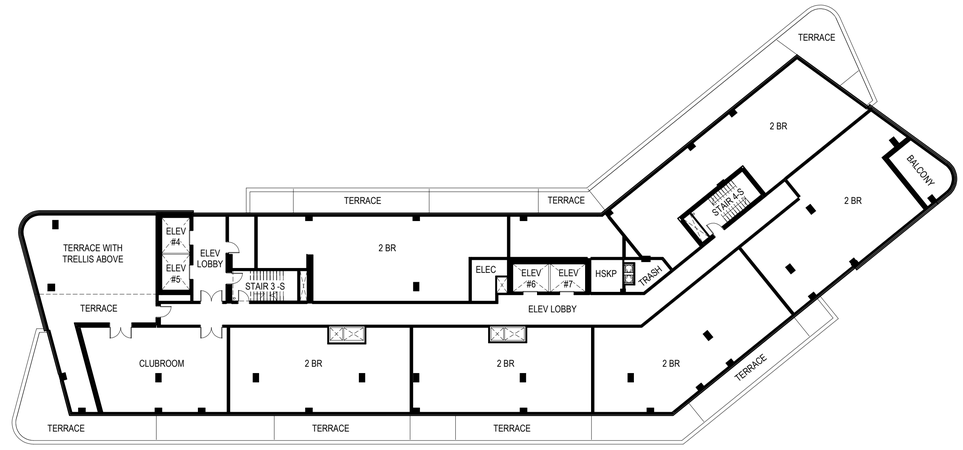
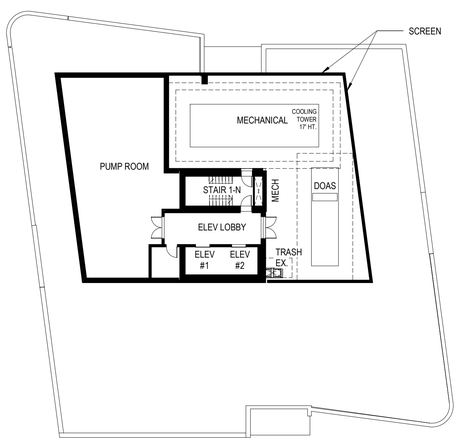


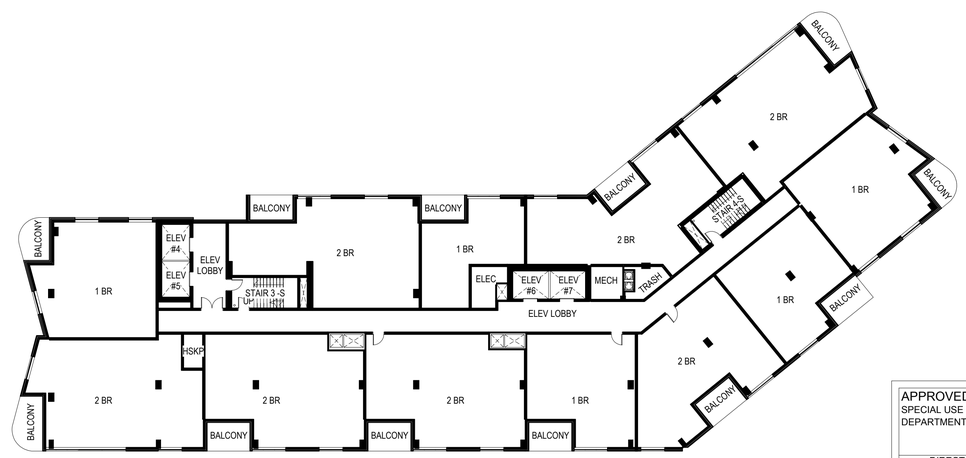
SOUTH TOWER

2 LEVEL 16 FLOOR PLAN

1" = 20'-0"



NORTH TOWER



SOUTH TOWER

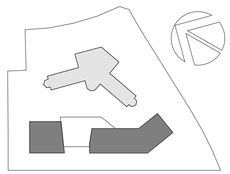
1 LEVEL 15 FLOOR PLAN

1" = 20'-0"

No.	Description	Date

COMMONWEALTH OF VIRGINIA
JASON ABBEY
Lic. No. 0401020641
ARCHITECT

SEAL



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Landscape:
Parker Rodriguez, Inc.
101 North Union Street, Suite 320, Alexandria, VA 22314

PROJECT TITLE:

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE &
5101 FILLMORE AVE
ALEXANDRIA, VA 22311

PROJECT No: 0099131

DRAWING TITLE:

FLOOR PLANS - L15 & L16

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED

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A08

PRELIMINARY DEVELOPMENT SITE PLAN

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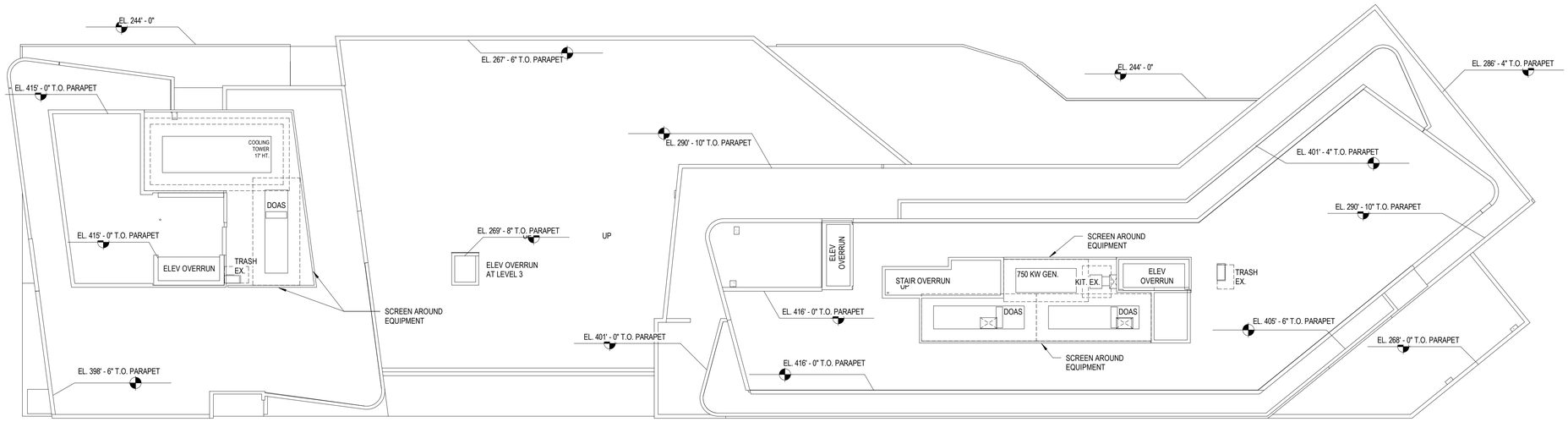


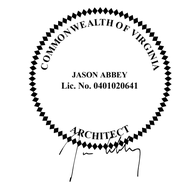
NORTH TOWER - ROOF PLAN

SOUTH TOWER - ROOF PLAN

1 **OVERALL ROOF PLAN**

1" = 20'-0"

No.	Description	Date



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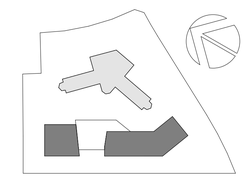

KEY PLAN

PERKINS — EASTMAN
One Thomas Circle NW, Suite 200
Washington, DC 20005
T. +1 202 861 1325
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Owner:
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101 North Union Street, Suite 320, Alexandria, VA 22314

PROJECT TITLE:

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE &
5101 FILLMORE AVE
ALEXANDRIA, VA 22311

PROJECT No: 0099131

DRAWING TITLE:

OVERALL ROOF PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED

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A09

PRELIMINARY DEVELOPMENT SITE PLAN

21 APRIL 2025

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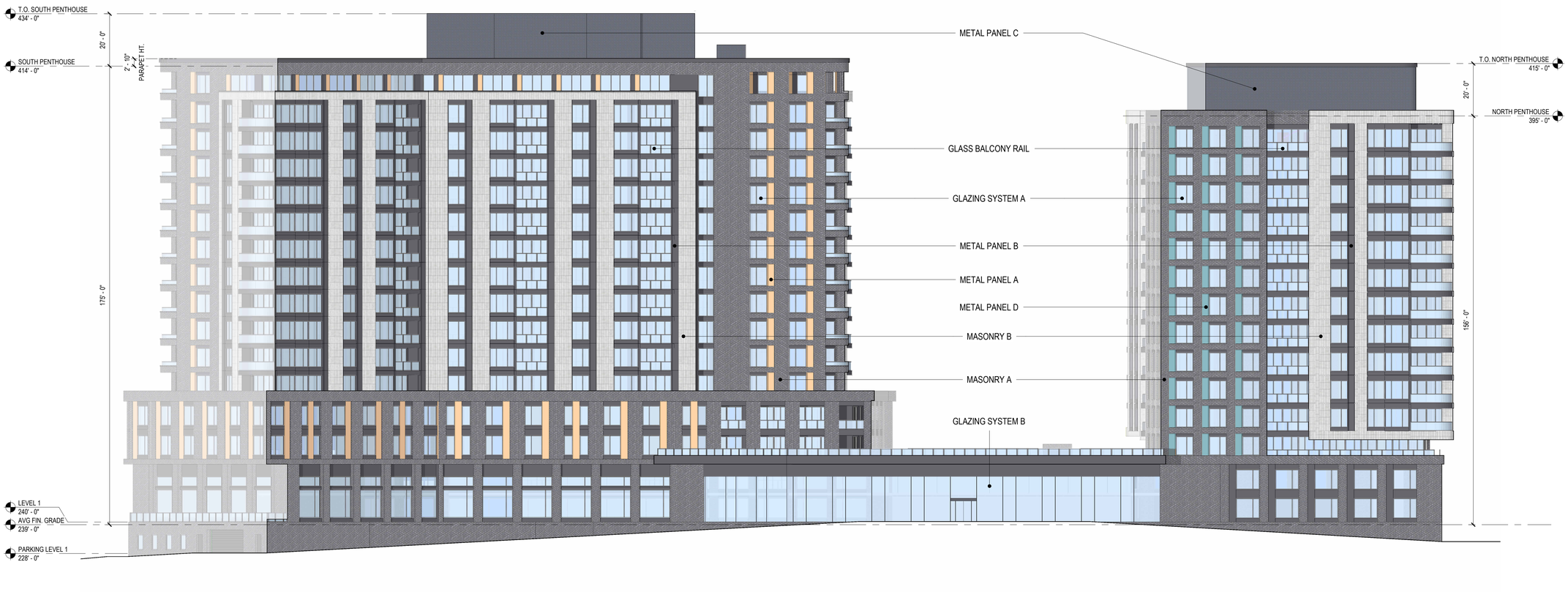
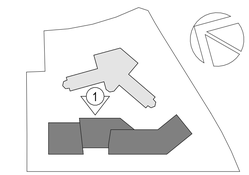


1 **EXTERIOR ELEVATION - EAST**

1" = 20'-0"

No.	Description	Date

SEAL



KEY PLAN

PERKINS — EASTMAN
One Thomas Circle NW, Suite 200
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T. +1 202 861 1325
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Owner:
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101 North Union Street, Suite 320, Alexandria, VA 22314

PROJECT TITLE:

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE &
5101 FILLMORE AVE
ALEXANDRIA, VA 22311

PROJECT No: 0099131

DRAWING TITLE:

EXTERIOR ELEVATIONS

A10

PRELIMINARY DEVELOPMENT SITE PLAN

21 APRIL 2025

MATERIALS KEY

MASONRY A - DARK BRICK
MASONRY B - LIGHT TERRACOTTA OR BRICK
METAL PANEL A - LIGHT
METAL PANEL B - DARK
METAL PANEL C - COLOR MATCH MASONRY A
METAL PANEL D - LIGHT
GLAZING SYSTEM A - PUNCHED OPENING
GLAZING SYSTEM B - WINDOW WALL
GLASS BALCONY RAIL

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED

INSTRUMENT No. DEED BOOK No. PAGE No.

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1 **EXTERIOR ELEVATION - NORTH**

1" = 20'-0"

2 **EXTERIOR ELEVATION - SOUTH**

1" = 20'-0"

MATERIALS KEY

MASONRY A - DARK BRICK
MASONRY B - LIGHT TERRACOTTA OR BRICK
METAL PANEL A - LIGHT
METAL PANEL B - DARK
METAL PANEL C - COLOR MATCH MASONRY A
METAL PANEL D - LIGHT
GLAZING SYSTEM A - PUNCHED OPENING
GLAZING SYSTEM B - WINDOW WALL
GLASS BALCONY RAIL

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
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SITE PLAN No.

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CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED

INSTRUMENT No. DEED BOOK No. PAGE No.

No.	Description	Date

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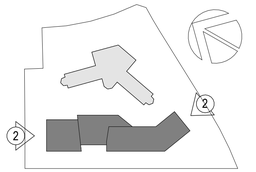

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PROJECT TITLE:

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5000 FAIRBANKS AVE &
5101 FILLMORE AVE
ALEXANDRIA, VA 22311

PROJECT No: 0099131

DRAWING TITLE:

EXTERIOR ELEVATIONS

A11

PRELIMINARY DEVELOPMENT SITE PLAN

21 APRIL 2025

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1 **EXTERIOR ELEVATION - WEST**

1" = 20'-0"

MATERIALS KEY

MASONRY A - DARK BRICK
MASONRY B - LIGHT TERRACOTTA OR BRICK
METAL PANEL A - LIGHT
METAL PANEL B - DARK
METAL PANEL C - COLOR MATCH MASONRY A
METAL PANEL D - LIGHT
GLAZING SYSTEM A - PUNCHED OPENING
GLAZING SYSTEM B - WINDOW WALL
GLASS BALCONY RAIL

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANING & ZONING

DIRECTOR DATE

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SITE PLAN No.

DIRECTOR DATE

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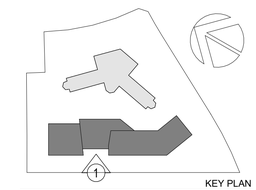
No.	Description	Date

COMMONWEALTH OF VIRGINIA
JASON ABBEY
Lic. No. 0401020641
ARCHITECT

SEAL



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101 North Union Street, Suite 320, Alexandria, VA 22314

PROJECT TITLE:

THE VIEW ALEXANDRIA

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5101 FILLMORE AVE
ALEXANDRIA, VA 22311

PROJECT No: 0099131

DRAWING TITLE:

EXTERIOR ELEVATIONS

A12

PRELIMINARY DEVELOPMENT SITE PLAN

21 APRIL 2025

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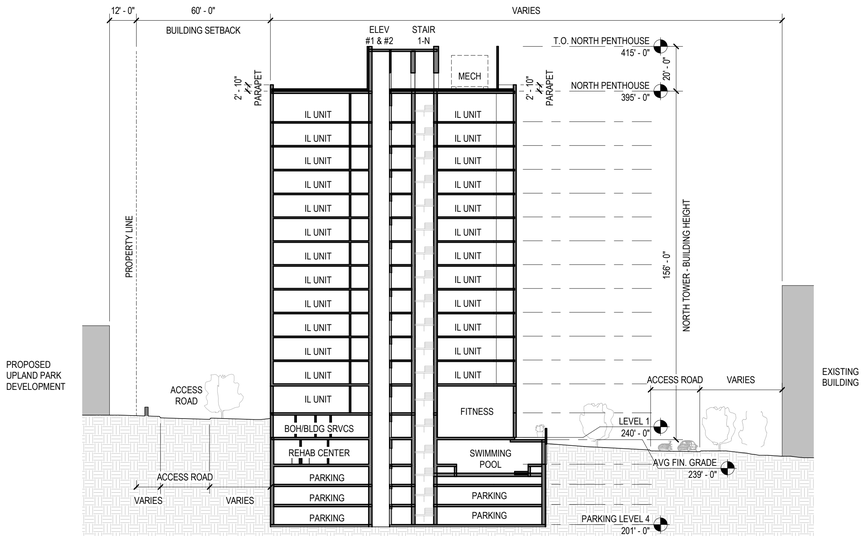
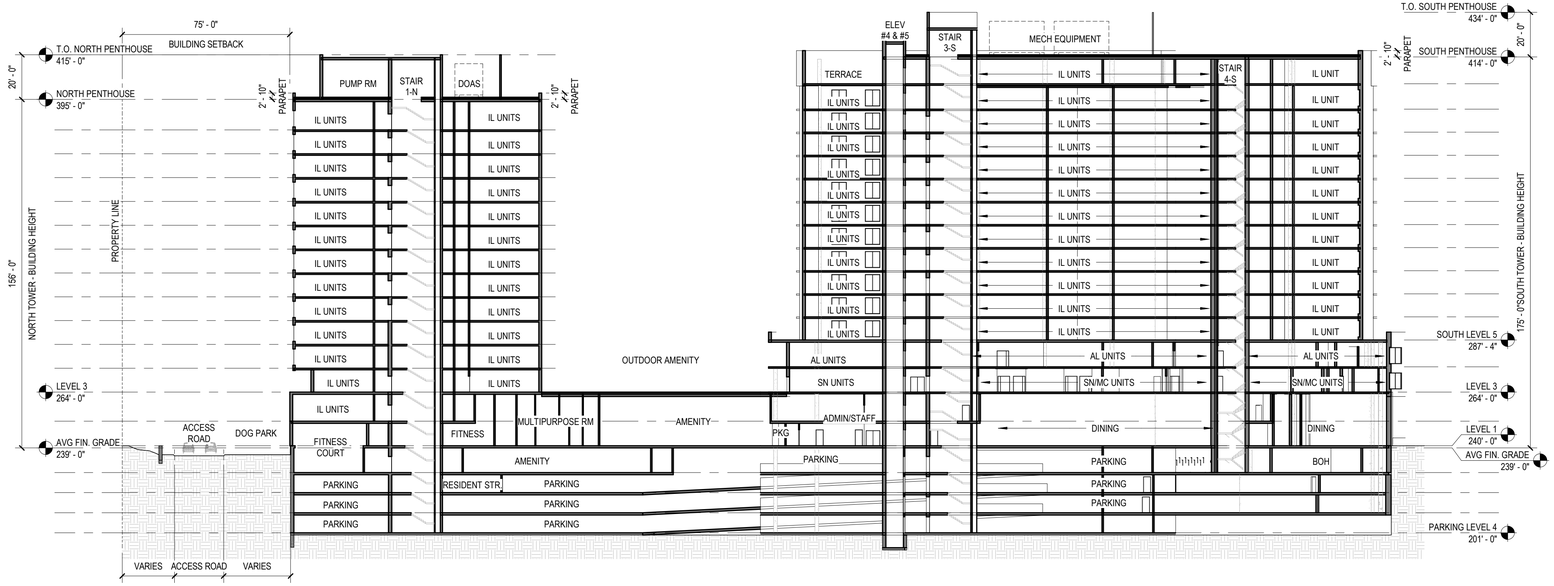


2 **BUILDING SECTION B-B**

1/32" = 1'-0"

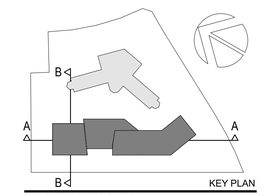


1 **BUILDING SECTION A-A**

1/32" = 1'-0"

No.	Description	Date

SEAL



KEY PLAN

PERKINS — EASTMAN
One Thomas Circle NW, Suite 200
Washington, DC 20005
T. +1 202 861 1325
F. +1 202 861 1326

Owner:
Goodwin House Development Corp.
4800 Fillmore Ave., Alexandria, VA 22311

Civil / Site:
Walter L Phillips, Inc.
207 Park Ave Suite 104, Falls Church, VA 22046

Landscape:
Parker Rodriguez, Inc.
101 North Union Street, Suite 320, Alexandria, VA 22314

PROJECT TITLE:

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE &
5101 FILLMORE AVE
ALEXANDRIA, VA 22311

PROJECT No: 0099131

DRAWING TITLE:

BUILDING SECTIONS A-A & B-B

A13

PRELIMINARY DEVELOPMENT SITE PLAN

21 APRIL 2025

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED

INSTRUMENT No. DEED BOOK No. PAGE No.

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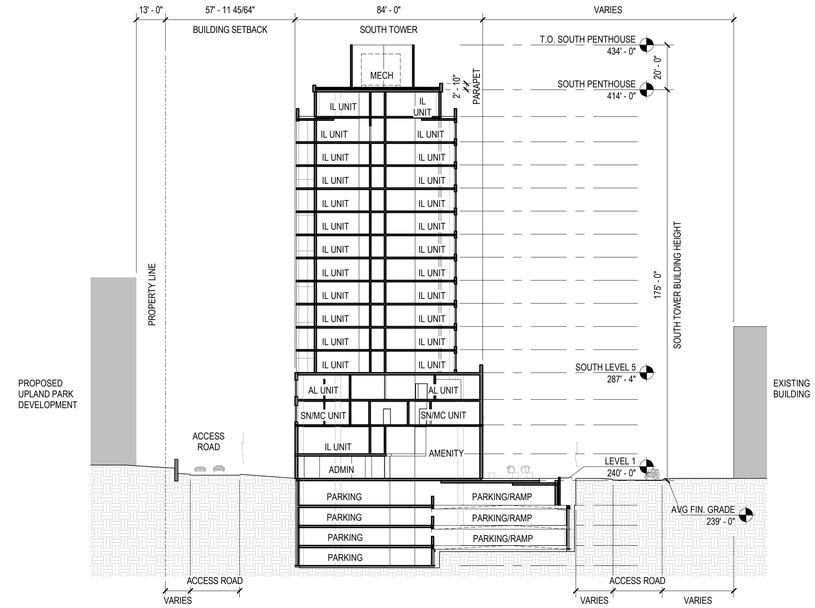
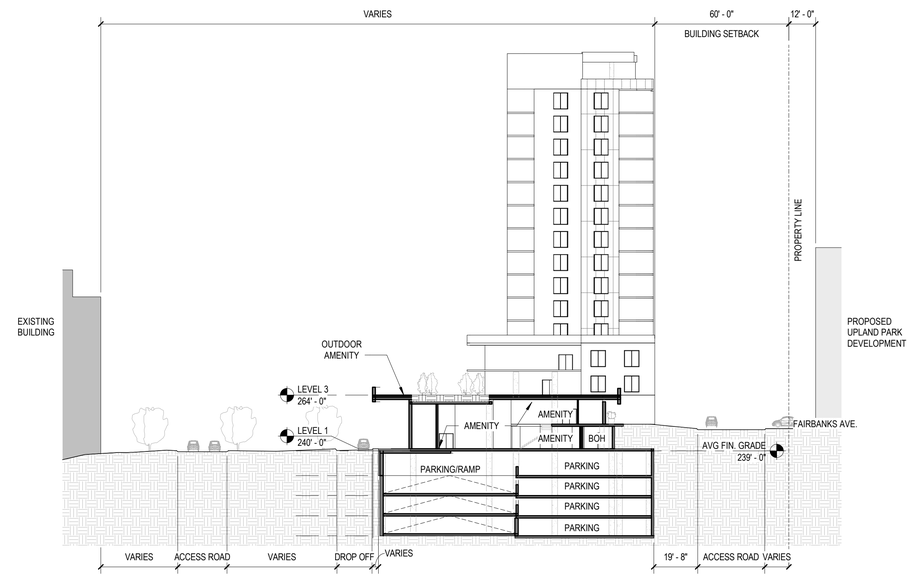


2 **BUILDING SECTION D-D**

1/32" = 1'-0"



1 **BUILDING SECTION C-C**

1/32" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

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CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED

INSTRUMENT No. DEED BOOK No. PAGE No.

No.	Description	Date

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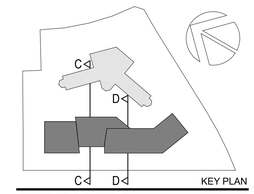

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Landscape:
Parker Rodriguez, Inc.
101 North Union Street, Suite 320, Alexandria, VA 22314

PROJECT TITLE:

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE &
5101 FILLMORE AVE
ALEXANDRIA, VA 22311

PROJECT No: 0099131

DRAWING TITLE:

BUILDING SECTIONS C-C & D-D

A14

PRELIMINARY DEVELOPMENT SITE PLAN

21 APRIL 2025

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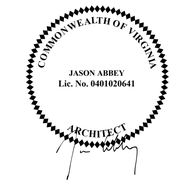
No.	Description	Date



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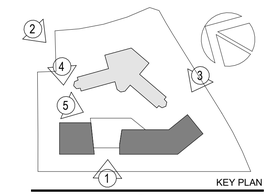

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Landscape:
Parker Rodriguez, Inc.
101 North Union Street, Suite 320, Alexandria, VA 22314

PROJECT TITLE:

THE VIEW ALEXANDRIA

5000 FAIRBANKS AVE &
5101 FILLMORE AVE
ALEXANDRIA, VA 22311

PROJECT No: 0099131

DRAWING TITLE:

BUILDING MASSING VIEWS

APPROVED
SPECIAL USE PERMIT NO. DSUP#2025-10003
DEPARTMENT OF PLANING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED

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A15

PRELIMINARY DEVELOPMENT SITE PLAN

21 APRIL 2025

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