



City of Alexandria

Woodbine Rehabilitation Healthcare Facility Extension

DSUP2025-10027

Planning Commission

December 2, 2025



Agenda



1. Summary
2. Project Location
3. Land Use Requests
4. Architecture & Site Plan
5. Highlights & Benefits
6. Community Outreach & Recommendation



Summary

Request

- Three-year extension to construct a three-story addition
- No increase in beds (307 beds)

Recommendation

- Approval of DSUP extension

Key Elements

- Parking reconfiguration
- Tree protection easement
- Green Building
- Contributions





Project Location

Zoning:

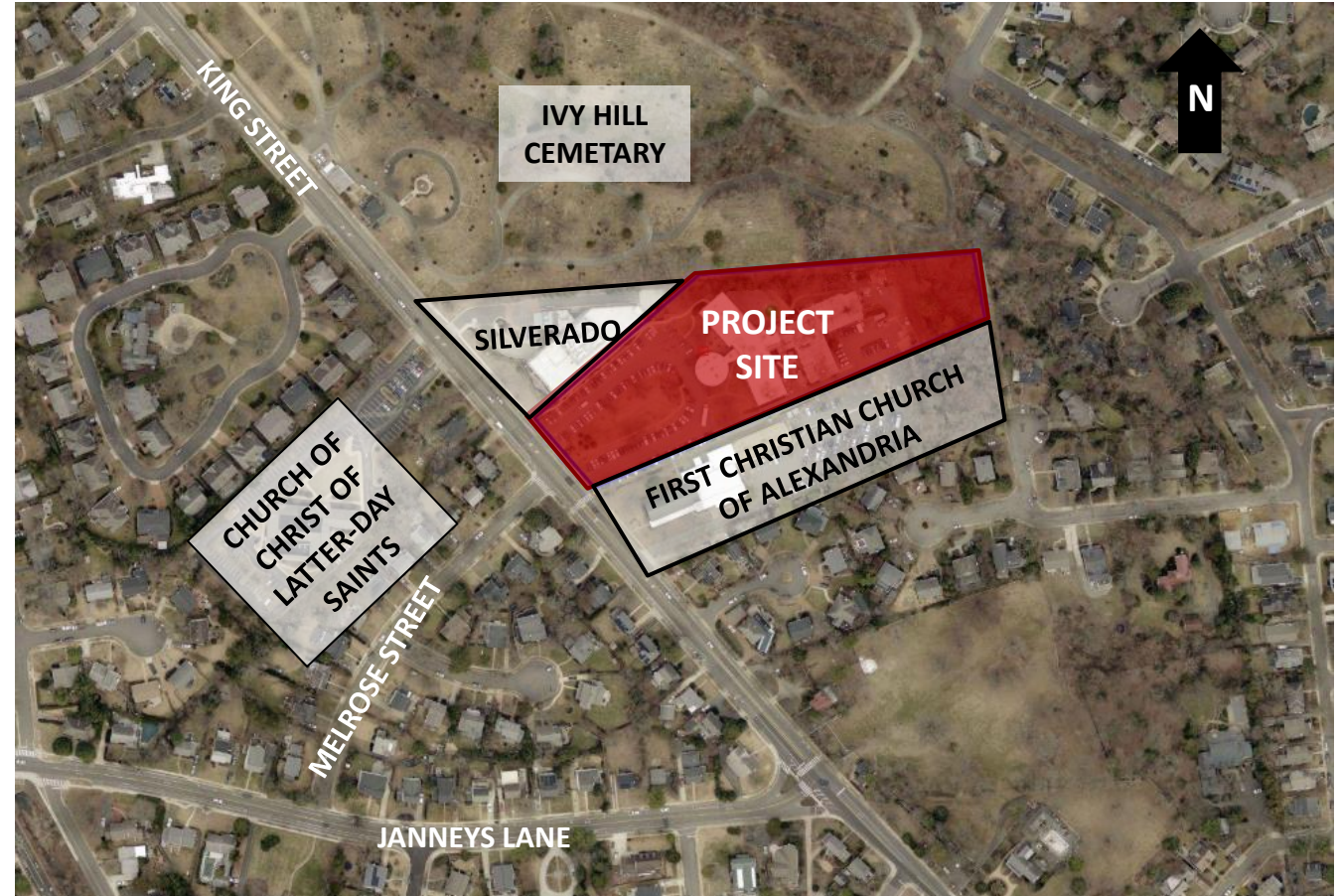
- RB/Townhouse

Small Area Plan:

- Northridge/Rosemont

Surrounding Uses:

- Residential, churches, continuum of care facility, and cemetery





Land Use Requests

DSUP

3-year extension with requests for:

- Modification to setbacks for existing building and new addition
- Modification allowing >50% parking in a required yard
- SUP for parking reduction to loading spaces and to allow more than 75% of required parking to be compact



Architecture & Site Plan

Proposed Addition



View of proposed addition from parking lot looking Northeast at front elevation.



Highlights & Benefits

Highlights

- **Schools:** no student enrollment associated with improvement
- **Transportation:** no change in trips, adjacent to DASH bus stop
- **Stormwater management:** install bioretention and other engineered BMP's

Benefits

- \$64K voluntary affordable housing contribution
- \$9K Public Art contribution (or on-site equivalent)
- Preservation of open space, existing tree protection easement
- Green Building Policy in new addition



- **Community Outreach**
 - P&Z Virtual Community Meeting
 - Taylor Run Citizens Association
- **Staff recommends approval of DSUP2025-10027**





Appendix

Woodbine Addition - Landscape Plan

