

PARCEL IDENTIFICATION TABLE

	TAX MAP	ADDRESS	OWNER NAME	OWNER ADDRESS	LAND DESCRIPTION	ZONING
①	015.01-04-09	221 W. GLEBE ROAD	3600 MT VERNON LLC	1901 N MOORE ST SUITE 1001 ARLINGTON, VA 22209	GENERAL COMMERCIAL (400)	CDD#12
②	015.01-04-06	3606 MT. VERNON AVENUE	MAHMOOD MURAD OR BENEDICTE	321 GREENHILL ST GREAT FALLS, VA 22066	RESTAURANT/FST FOOD (474)	CDD#12
③	015.01-04-04	3610 MT. VERNON AVENUE	3600 MT VERNON LLC	1901 N MOORE ST SUITE 1001 ARLINGTON, VA 22209	VACANT LAND COMMERC. (941)	CDD#12
④	015.01-04-03	3612 MT. VERNON AVENUE	3600 MT VERNON LLC	1901 N MOORE ST SUITE 1001 ARLINGTON, VA 22209	VACANT LAND COMMERC. (941)	CDD#12
⑤	007.03-08-11	3700 MT. VERNON AVENUE	CITY OF ALEXANDRIA	301 KING ST RM 3500 ALEXANDRIA, VA 22314	CITY VACANT LAND (734)	CDD#12

DEVELOPMENT TEAM INFO

1. OWNERS:

A) 3600 MT.VERNON LLC;
B) MAHMOOD MURAD OR BENEDICTE
C) CITY OF ALEXANDRIA
ALEXANDRIA, VA 22305

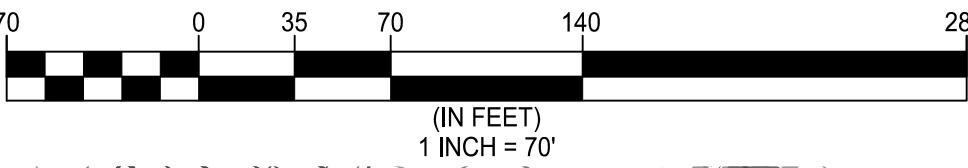
3. CIVIL ENGINEER:
WALTER L. PHILLIPS, INC.
207 PARK AVENUE
FALLS CHURCH, VA 22046
ATTN: JEFF STUCHEL
DANIEL PIETROPAOLI

5. LAND USE ATTORNEY:
LAND, CAROL & BLAIR, P.C.
524 KING STREET
ALEXANDRIA, VA 22314
ATTN: DUNCAN BLAIR

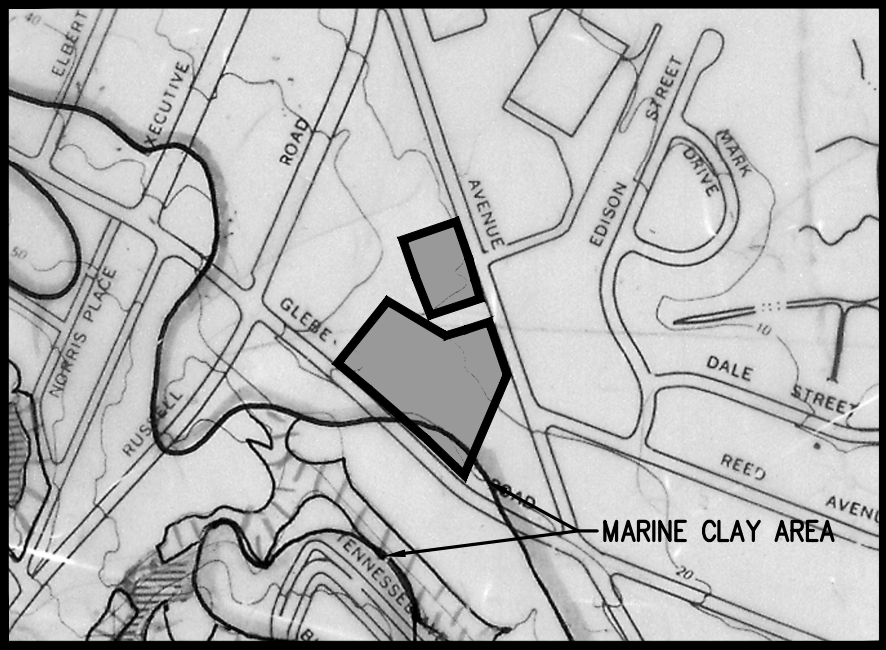
7. LANDSCAPE ARCHITECT:
LANDDESIGN
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
ATTN: JACOB BENNETT
2. APPLICANT:
ALEXANDRIA HOUSING
DEVELOPMENT CO.
1201 E. ARLINGTON DRIVE #210
ALEXANDRIA, VA 22314
ATTN: JON FREDERICK

4. ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE,
SUITE 800 TYSONS, VA 22182
ATTN: DOUG CARTER

6. TRANSPORTATION ENGINEER:
GOROVE SLADE
1140 CONNECTICUT AVE NW,
SUITE 600 WASHINGTON, DC 20036
ATTN: DAN VANPELT

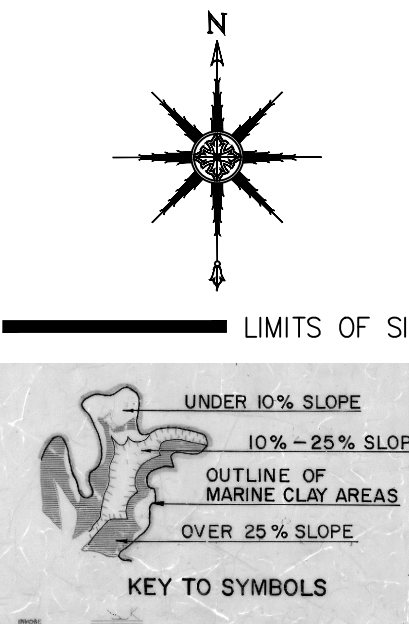


MARINE CLAY SOILS MAP



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

SCALE: 1"=500'



APPROXIMATE
LIMITS OF
ARLANDRIA
NEIGHBORHOODS
SMALL AREA PLAN

APPROXIMATE
LIMITS OF
CDD#12

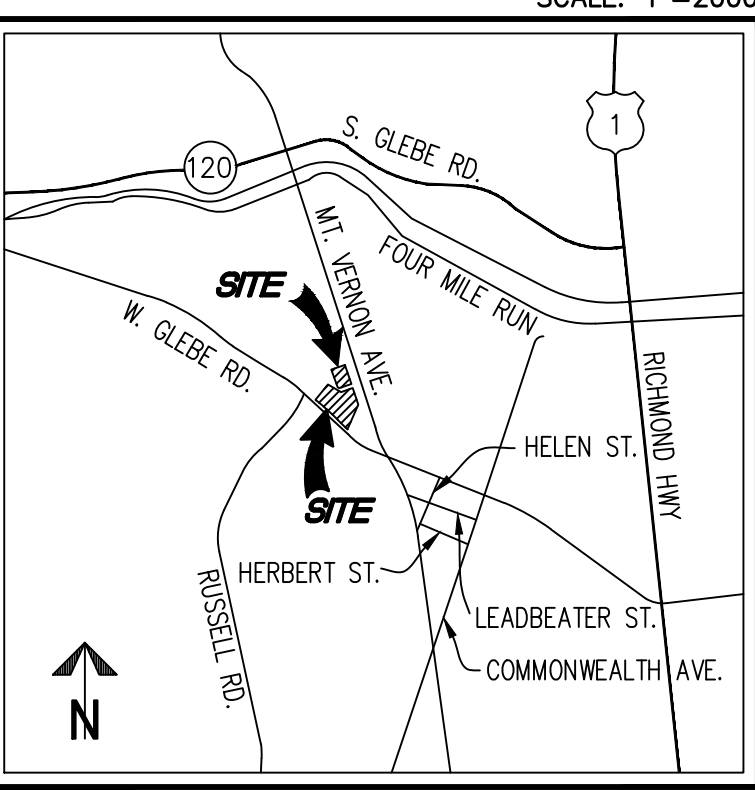
APPROXIMATE LIMITS
OF ARLANDRIA
NEIGHBORHOODS
SMALL AREA PLAN

APPROXIMATE
LIMITS OF
CDD#12

NOTES

- EXISTING SITE FEATURES REPRESENTS A COMBINATION OF FIELD SURVEY, ALEXANDRIA GIS INFORMATION AND RECORD DATA. FEATURES WITHIN THE IDENTIFIED PARCELS WILL GENERALLY BE REMOVED AS PART OF REDEVELOPMENT.
- ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.
- TO THE BEST OF OUR KNOWLEDGE & BASED ON THE CONCLUSIONS OF THE PHASE 1 ESA (BY OTHERS), THERE ARE NO KNOWN AREAS OF EXISTING CONTAMINATED SOIL AND/OR GROUNDWATER ON SITE.
- PROPOSED SITE AMENITIES INCLUDE A LANDSCAPED COURTYARD AT BUILDING R1 AND A PRIVATE ROAD WITH STREETSCAPE FEATURES.
- INTERIM USES ARE NOT ENVISIONED ON THIS SITE.
- THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL BE COVERED IN A FUTURE FINAL SITE PLAN AND MAY BE PHASED.

VICINITY MAP



CDD Amendment Criteria §5-604(C)

- A. §5-604(C)(1): A vicinity map is provided on this sheet.
- B. §5-604(C)(2): On this sheet the plans delineate the topography, buildings, location of scenic areas or natural features, and a statement describing the extent such areas or features will be preserved or protected, and description of proposed landscaping provided. See notes #1 and #4 on this sheet.
- C. §5-604(C)(3): The City of Alexandria is in the process of updating the design guidelines for the property as part of the ACPU. It is anticipated that the ACPU updated guidelines will be adopted by the City in November 2021. The Project Team has worked closely with the City to ensure the project is consistent with the ACPU.
- D. §5-604(C)(4): The Project Team has worked closely with the City, the Community and adjoining property owners to ensure the project does not have adverse impacts on adjoining properties.
- E. §5-604(C)(5): The maximum requested building height for future building R1 is ±114 FT and building R2 is ±86 FT. See development summary - this sheet.
- F. §5-604(C)(6): The total net floor area proposed is approximately ±527,427 SF or ±3.72 FAR. The total gross floor area proposed is approximately ±796,574 SF. See development summary - this sheet.
- G. §5-604(C)(7): Approximately ±417 units are proposed with building R1 and approximately ±58 units with building R2, for a total of ±475 units - consisting of a mix of 1-bedroom, 2-bedroom and 3-bedroom units. See development summary - this sheet.
- H. §5-604(C)(8): The proposed number of parking spaces is approximately ±382 spaces. The parking will be primarily structured parking (±379 spaces) with potential for ancillary surface parking (±3 spaces). See development summary - this sheet.
- I. §5-604(C)(9): Primary benefits include affordable housing units, commercial space, courtyard and terrace level open space, and a new private road with streetscape. See note #4 on this sheet.
- J. §5-604(C)(10): The site is currently improved with a commercial use building, parking lot and vacant land. This building will remain in place until construction of the redevelopment project begins. See note #5 on this sheet.
- K. §5-604(C)(11): It is acknowledged that the City seeks ROW dedications along the Mt. Vernon Avenue and W. Glebe Road frontages, as well as access easements along the private roadway. See note #6 on this sheet.
- L. §5-604(C)(12): A conceptual design plan, at a scale of not less than one inch equals 100 feet, showing the location and arrangement of all proposed buildings, the private roadway, the proposed traffic circulation, major streets, major pedestrian, bike, or other recreational paths (sidewalks), all proposed major open space (courtyard) and landscaped areas, and the approximate location of any proposed community and public facilities is provided on this sheet.
- M. §5-604(C)(13): The Applicant acknowledges additional information may be required by the Director to facilitate review and consideration of the plan.
- N. §5-604(C)(14): A map identifying the general location of all marine clay soils is provided on this sheet.
- O. §5-604(C)(15): Based on the conclusions of a phase 1 environmental site assessment performed for the site by a separate consultant and to the best of our knowledge and belief, there are no known contaminated soils or groundwater on this site. Future applications will provide all necessary environmental information and comply with all city, state, and federal environmental requirements.

DEVELOPMENT SUMMARY

(PROVIDED IN REFERENCE TO DSUP#2021-10024)*

APPROXIMATE CDD AREA:	±4.61 AC
APPROXIMATE DEVELOPMENT SITE AREA:	±3.26 AC
EXISTING DEVELOPMENT SITE USE: COMMERCIAL: (TO BE DEMOLISHED)	±27,444 SF
PROPOSED DEVELOPMENT SITE USE: MULTIFAMILY RESIDENTIAL: BUILDING R1: BUILDING R2: COMMERCIAL:	±475 UNITS** ±417 UNITS ±58 UNITS ±50,000 SF
BUILDING TABULATIONS: OVERALL GROSS FLOOR AREA: OVERALL FLOOR AREA: FLOOR AREA RATIO: BUILDING R1 HEIGHT: BUILDING R2 HEIGHT:	±796,574 SF ±527,427 SF*** ±3.72 ±114 FT ±86 FT
PROPOSED PARKING: GARAGE: SURFACE:	±382 SPACES ±379 SPACES ±3 SPACES

- * VALUES ARE APPROXIMATE AND SUBJECT TO CHANGE DURING FUTURE DEVELOPMENT PHASES.
- ** CONSISTS OF A MIX OF 1BR, 2BR AND 3BR UNITS.
- *** SEE DSUP2021-10024 COVER SHEET FOR AREA BREAKDOWN.

LEGEND

APPROXIMATE LIMITS OF EXISTING COORDINATED DEVELOPMENT DISTRICT (CDD #12)	
APPROXIMATE LIMITS OF ARLANDRIA NEIGHBORHOODS SMALL AREA PLAN	
APPROXIMATE LIMITS OF POTOMAC WEST SMALL AREA PLAN	
EXISTING BUILDING	
DEVELOPMENT SITE AREA	

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

CHECKED: JAS
DATE: 09/30/2021
DRAWN: DFC

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

AHDC GLEBE/MT.VERNON
221 W. GLEBE RD & 3606, 3610,
3612, 3700 MT. VERNON AVE
CDD #12 CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA
CDD #12 CONCEPT PLAN

APPROVED SPECIAL USE PERMIT NO. CDD2021-00005 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.