



# **Benchmark at West Alex Continuum of Care Facility**

**MPA#2020-00004  
DSUP#2020-00009**

**Planning Commission  
November 5, 2020**

# Project Location

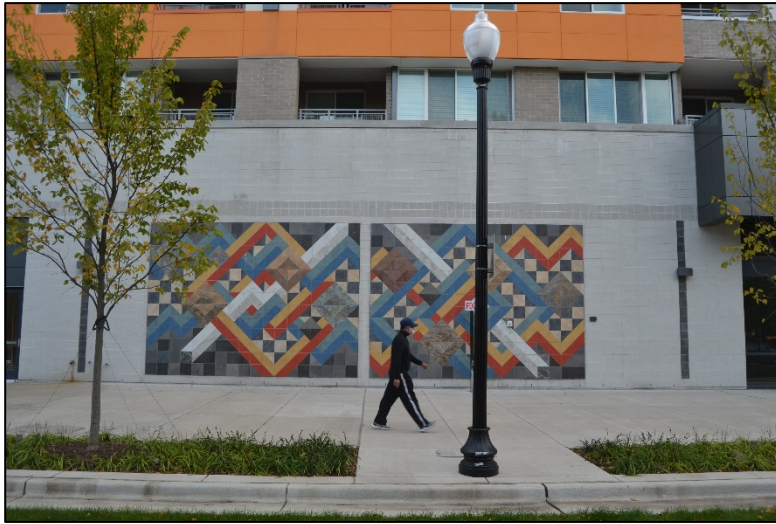




# Existing Conditions



MPA # 2020-00004 / DSUP # 2020-00009



Public art along King Street



Private Street Berkeley



The Silver Diner



Public plaza with The Array & The Nexus beyond

# Project Description

- 143-bed / 117-unit *Continuum of Care* facility  
7-floors dedicated to assisted living & memory care
- Rooftop and ground-level open space  
Parking provided within existing underground garage





# Project Requests

- Master Plan Amendment to the West Alex Small Area Plan height map
- An SUP to operate a *continuum of care* facility in the CRMU-H Zone.



# Master Plan Amendment

- An increase to the Alexandria West SAP Height Map for this location (from 100' to 120')
- A technical increase in height to activate the penthouse level

## Office/Retail **DSUP#2013-0001**

111' to top of penthouse



## Continuum of Care **DSUP#2020-0009**

120' to top of penthouse



## The seal of the City of Alexandria, Virginia, is a circular emblem. It features a white sailing ship on a blue sea, which is placed within a pair of white scales of justice. The entire scene is set against a blue background. The words "CITY OF ALEXANDRIA" are written in white capital letters along the top arc of the seal, and "VIRGINIA" is written along the bottom arc. Two small white stars separate the top and bottom text on the left and right sides.

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# Building Architecture



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# Project Benefits

- New continuum of care facility with three (3) dedicated auxiliary grant ("AG") subsidized units.
- LEED Silver or Equivalent per 2019 Green Building Policy; and
- Improvement of the North Beauregard Street frontage through removal of a curb-cut



# Community Outreach

- **Fairlington Citizens Association**
  - June 10, 2020
  - July 8, 2020
- **Commission on Aging**
  - September 4, 2020
- **Alexandria Housing Affordability Advisory Committee**
  - October 1, 2020



# Recommendation

- Staff recommends **approval** of the Master Plan Amendment and Development Special Use Permit with site plan.

