



Benchmark at West Alex Continuum of Care Facility

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

**City Council
November 14, 2020**

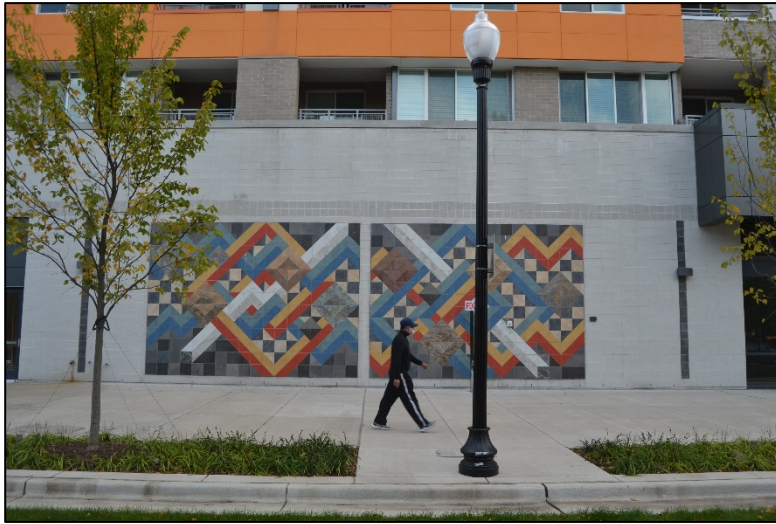
Project Location



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



Architectural site plan of the rooftop terrace with numbered callouts 1-8. The plan shows various functional areas including dining, lounge, and exercise spaces, along with landscaping and structural features. An inset photo shows a close-up of the planted screen in pots.

- 1 Metal Shade Structure
- 2 Double-sided Fire Hearth
- 3 Sensory Garden Beds
- 4 Wind Chime / Sculpture
- 5 Water Wall Feature
- 6 Planted Screen in Pots
- 6 Built-in Bench
- 1 Metal Shade Structure
- Yoga / Tai Chi / Flex Space Turf

Other labels on the plan include: Dining Tables, Grilling Station, Buffet Table, Access to Servery, 2'-8" ht. Planters flush with Parapet Wall, Fire Pit, Pedestal Pavers, MECHANICAL (100 SF), TOILET (50 SF), TOILET (50 SF), MEN (40 SF), WOMEN (40 SF), LOBBY HORIZONTAL CIRCULATION (100 SF), ELEVATORS (VERTICAL CIRCULATION 100 SF), Lounge Seating, Rail atop 2'-8" Parapet Wall, and Trees in Raised Planter.

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

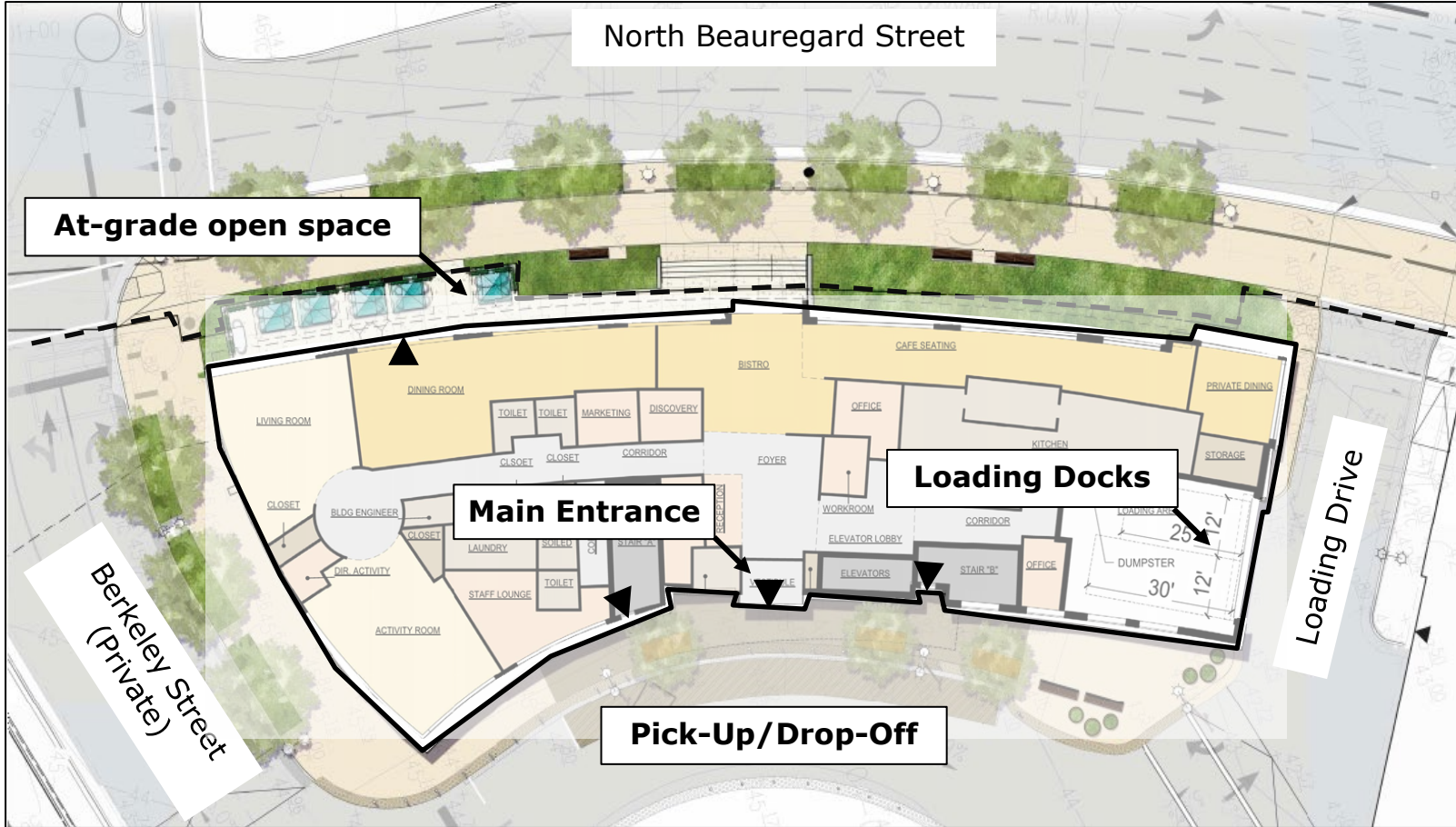


Continuum of Care **DSUP#2020-0009**

120' to top of penthouse



Site Plan



Building Architecture



MPA# 2020-00004 / DSUP# 2020-00009





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.
- Planning Commission voted to recommend approval 7-0

