

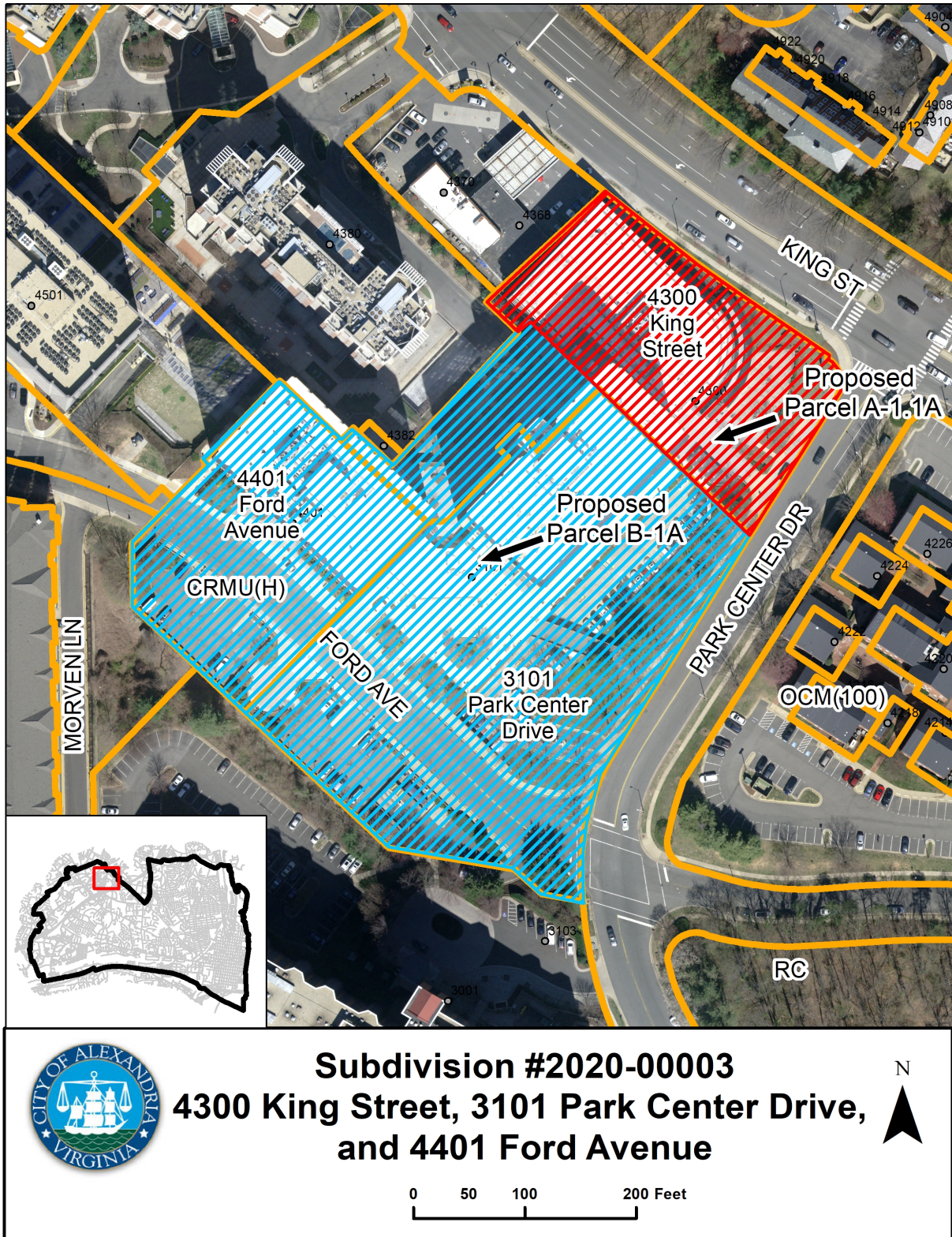
***DOCKET ITEM #3***  
***Subdivision #2020-00003***  
***4300 King St., 3101 Park Center Dr., 4401 Ford Ave.***

---

**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

<b>Application</b>	<b>General Data</b>	
<b>Request:</b> Public hearing and consideration of a request for a subdivision.	<b>Planning Commission Hearing:</b>	February 2, 2021
	<b>Approved Plat must be recorded by:</b>	August 2, 2022 (18 months)
<b>Address:</b> 4300 King Street, 3101 Park Center Drive, & 4401 Ford Avenue	<b>Zone:</b>	CRMU-H
<b>Applicant:</b> US Park Center Owner, LLC, c/o Lowe Enterprises Real Estate Group, represented by Kenneth Wire, attorney	<b>Small Area Plan:</b>	Alexandria West
<b>Staff Recommendation:</b> APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.		
<b>Staff Reviewers:</b> Jared Alves, <a href="mailto:jared.alves@alexandriava.gov">jared.alves@alexandriava.gov</a> Maya Contreras, <a href="mailto:maya.contreras@alexandriava.gov">maya.contreras@alexandriava.gov</a> Robert Kerns, <a href="mailto:robert.kerns@alexandriava.gov">robert.kerns@alexandriava.gov</a>		



**PROJECT LOCATION MAP**

## **I. DISCUSSION**

The applicant, US Park Center Owner, LLC, c/o Lowe Enterprises Real Estate Group, represented by Kenneth Wire, attorney, requests approval to re-subdivide three lots into two lots at the Park Center development, located at 4300 King St., 3101 Park Center Dr., and 4401 Ford Ave.

### SITE DESCRIPTION

The subject property is comprised of three lots of record with 71.41 feet of frontage on King Street, 515.52 feet of frontage on Park Center Drive, approximately 585 feet of depth from King Street and 319 feet of depth from Park Center Drive, and a total lot combined area of 201,686 square feet. The site is developed with three buildings. Two 14-story office buildings at 4401 Ford Avenue and 3101 Park Center Drive are being converted to 192 apartments and 201 apartments, respectively, under DSUP #2018-00004, approved in June 2018. The third is a four-story building at 4300 King Street of approximately 68,000 sq. ft. used for offices and the XSport gymnasium. Access to the property is from King Street, Park Center Drive, and Ford Avenue. Ford Avenue is a private street with public access easements. A shared garage with approximately 1,470 parking spaces is underneath the three buildings and is accessed through Park Center Drive and Ford Avenue.

The predominate land use surrounding the site is residential, including high-density multi-family rentals and condominium buildings such as Halstead Tower Apartments, North Hampton Place Condominiums, The Alexander Apartments, and Avana Alexandria Apartments. Lower-density garden style apartments are across King Street to the north. Other nearby land uses include office, such as the E-Lofts project, which contains both residential and office uses, and the King Street West office complex located to the east across Park Center Drive.

As the Park Center subject site is situated on top of an underground parking garage and developed within the design context of a larger office campus, the site and adjacent properties exhibit an atypical ground plane. The site contains two elevations of “ground floors,” a lower level ground floor, created by the top floor of the parking garage, and an upper level ground floor, created by the ground floor of the office building (and the roof of the parking garage). Both ground floors are open to the sky above yet separated by an approximate height of 10 feet. The various levels of the ground-floor experience are accessed through a series of stairwells, pedestrian ramps, curb cuts, sidewalks, and other means of egress.

### BACKGROUND

The purpose of this section is only intended as background information and is not pertinent to the Planning Commission’s consideration of the subdivision request. The Planning Commission first approved the 41-acre Park Center development through a site plan in 1973. The approval allowed a mixed-use development with multi-family residential, offices, retail, and a hotel, along with sitewide infrastructure, such as roadways and parking garages, and open space. The initial approval permitted the construction of up to 1,464 residential dwelling units, 706,456 sq. ft. of office, 451,452 sq. ft. of retail, and 300 hotel rooms.

Per the original approval, several buildings were constructed through subsequent site plans, SIT #73-0022 was approved in 1973 for 2701 Park Center Drive to construct 582 residential units, which is still in situ and known as the Aventine of Alexandria and BLVD2801 apartments. In 1974, SIT #74-0032 was approved to construct 3101 Park Center Drive and 4401 Ford Avenue, two matching office buildings of 14-stories each and ground floor retail. The two structures were developed on top of an underground parking garage of five stories. The construction of the two office buildings used approximately 425,000 square feet of the permitted office construction in Park Center.

In March 1984, the City Council approved SUP #1640 to continue developing Park Center under the C-O zone to permit a planned unit development which allows for flexibility in arranging buildings and transferring density and open space requirements within the development site. Under SUP #1640, development levels were updated to allow 1,464 residential dwelling units, 1,226,617 sq. ft. of office use, 65,383 sq. ft. of retail, 40,568 sq. ft. of a health club use, and up to 800 restaurant seats. These proportions resulted in approximately 60% of the space designated for office uses, 35% of the space designated for residential, and the remaining 5% designated for retail and restaurant uses. Further clarified in Rezoning #84-2, the overall site FAR was limited to 2.33 over the entire 41 acres, while the commercial plaza area, the area bounded by Park Center Drive, Ford Avenue, North Hampton Drive, and King Street could have a FAR up to 4.0. The square footage and unit count for the previously constructed buildings in Park Center were included within the total allocation approved under SUP #1640.

A series of subsequent SUPs were approved for the Park Center development to conclude the development process as approved under SUP #1640. The most recent approval for the three lots that are the subject of this proposed subdivision is DSUP #2018-00004. The project is converting the two former office towers at 3101 Park Center Drive and 4401 Ford Avenue into residential buildings, while leaving the commercial building at 4300 King Street unchanged. The following table further details the development history.

**Table #1: Summary of Park Center Development History, 1984 - 2018**

Case Number	Case Description	Completed	Constructed
<b>SUP #1640-A</b> 3001 Park Center Drive	An Amendment to SUP #1640 to reorient a residential high-rise tower to construct a multi-family building and a two-level parking garage.	Yes	342 Residential Units
<b>SUP#95-0013</b> 2901 N. Hampton Drive	Amendment to separate residential high-rises into three separate towers.	No	

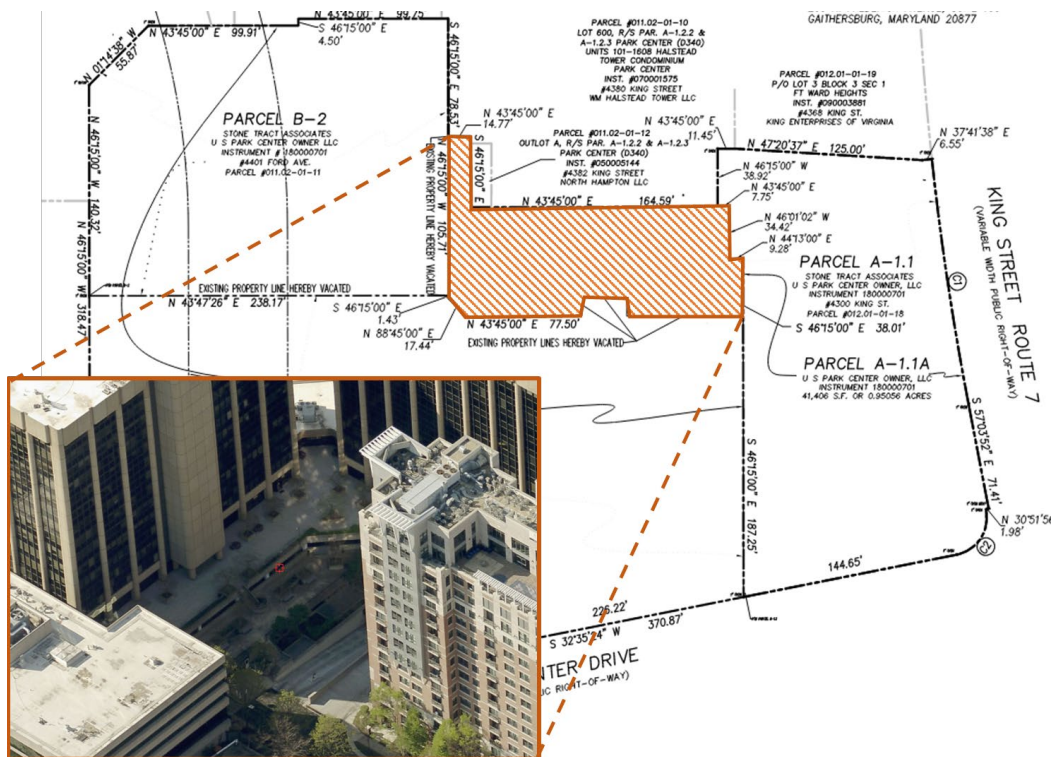
<b>SUP #96-0008</b> 2901 N. Hampton Drive	Amendment to convert three individual high-rise towers to garden style apartments	Yes	392 Residential Units
<b>DSUP #2000-0015</b> 4380 King Street	Development Special Use Permit, with site plan, to construct a hotel with up to 156 rooms.  *Application permitted the conversion of approved office square footage for hotel square footage.	No	
<b>DSUP #2001-0014</b> 3101 N. Hampton Drive & 3490 King Street	Development Special Use Permit, with site plan, to construct two multi-family residential high-rise buildings.  *Converted 275,000 square feet of office use for residential use.	Yes	572 Residential Units
<b>DSUP #2003-0035</b> 4380 King Street	Development Special Use Permit, with site plan, for construction of a multi-family condominium building.  *Allowed the conversion of DSUP2000-0015 from a hotel use to condominiums.  **Declared the remaining 83,000 square feet of unused development is null and void with the completion of the building.	Yes	173 Residential Units
<b>2015 – As-of-Right</b> 4501 Ford Avenue	Administrative site plan review and approval process to convert the office building into a flexible office and/or residential use.  The building complied with all requirements of the CRMU-H zone. Since the project preserved the office option and introduced a residential use option, the conversion was permitted without an amendment to the Park Center DSUP.	Yes	200 Live-work Units

<b>DSUP #2018-0004</b> 4300 King Street, 3101 Park Center Drive, 4401 Ford Avenue	Development Special Use Permit and Transportation Management Plan SUP to convert two existing office buildings into multifamily residential  *Amended DSUP #2003-0035  **Converted 423,000 sq. ft. of office space into 393 apartments. Preserved the 68,000 sq. ft. of office space in 4300 King St.	In Progress	393 Residential units
---	--	-------------	-----------------------------

### PROPOSAL

The applicant proposes to re-subdivide three lots into two lots. Proposed Lot A-1.1A would measure 41,406 sq. ft. (0.95 acres) and have lot frontage/width of 71.41-ft. on King Street and 144.65-ft. on Park Center Drive. Proposed Lot B-1A would measure 160,099 sq. ft. (3.68 acres) and would have a lot frontage/width of 370.87-ft. on Park Center Drive.

The purpose of the subdivision is to combine the two 14-story residential towers in the current 3101 Park Center Drive (Lot B-1) and 4401 Ford Avenue (Lot B-2) into one parcel (proposed Lot B-1A) and to transfer approximately 14,200 sq. ft. of lot area from the current 4300 King Street (Lot A-1.1) to the new unified residential parcel (shown in orange below). For reference, the proposed subdivision plat is at the end of this report.



Lot area (in orange) that would be transferred from 4300 King Street to the new residential parcel B-1A

### ZONING/MASTER PLAN DESIGNATION

The properties are in the Park Center neighborhood within the Alexandria West Small Area Plan chapter of the Alexandria Master Plan, which designates the property as mixed-use with high-rise residential and office/commercial. The underlying zone is CRMU-H / Commercial Residential Mixed-Use High. The CRMU-H zone does not set minimum lot size, frontage, or width requirements.

Several sections of the Zoning Ordinance establish the standards for subdivisions:

Sections 11-1706 and 11-1709 address technical subdivision requirements; Section 11-1710(C) requires that the subdivision conform to the City Master Plan; Section 11-1710(D) requires that all lots meet zone requirements; Sections 11-1710(A) and (E) through (R) contain infrastructure requirements; and Section 11-1710(B) states that subdivided lots “shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land in the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.” Subdivision plat documents or land in the same general location and zone with similar features may be used to determine neighborhood character.

This zoning table summarizes the current and proposed lot dimensions:

*Table 1: Zoning Details*

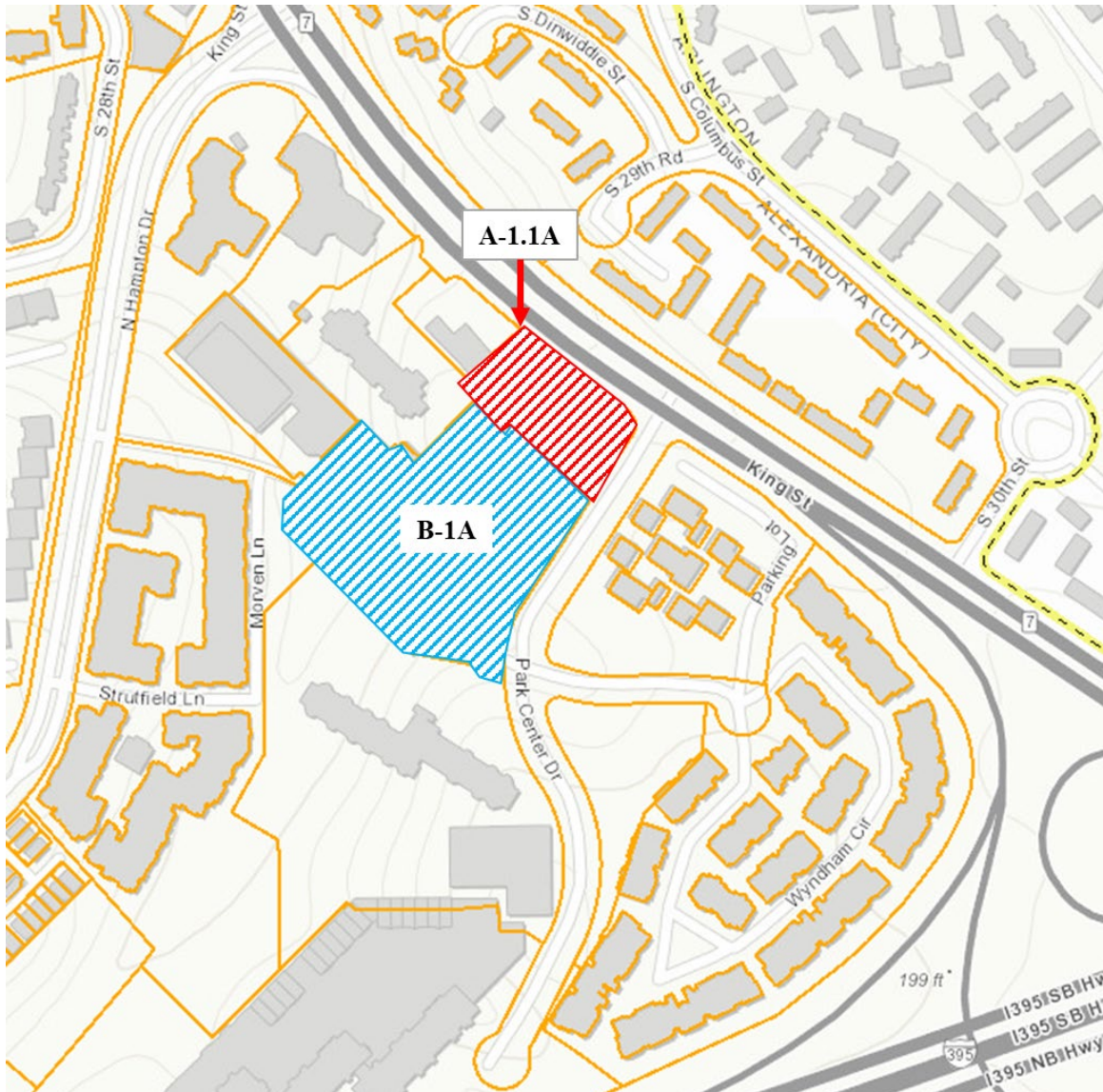
		Lot Size (sq. ft.)	Lot Frontage/ Lot Width (ft.)
<b>Existing</b>	Parcel B-2 4401 Ford Ave.	42,696	0.00
	Parcel B-1 3101 Park Center Dr.	103,240	370.87 (Park Center)
	Parcel A-1.1 4300 King St.	55,568	71.41 (King) 144.65 (Park Center)
<b>Proposed</b>	Parcel A-1.1A	41,406	71.41 (King) 144.65 (Park Center)
	Parcel B-1A	160,099	370.87 (Park Center)

## **II. STAFF ANALYSIS**

Staff supports the proposal to re-subdivide the three lots into two lots. The two new lots comply with the subdivision requirements listed in the previous section and the lot requirements for the CRMU-H zone.

Staff has compared the proposed new lots to the existing lots in the immediate area. Existing lots nearby exhibit a variety of lot sizes, frontages, and orientations toward the street, which is not uncommon due to the lack of lot requirements in the CRMU-H and

OCM(100) / Office Commercial Medium (100) zoning districts that are in the immediate vicinity. Even the RA / Multifamily district opposite King Street has comparable lots provided for its garden style apartment buildings. Therefore, Staff concludes that the proposed two lots would not be out of character in an area without a regular lot pattern, as shown by the image below.



Proposed lots in blue and red. Existing nearby irregular lots outlined in orange.

In addition to the standard conditions of approval common to subdivision cases, Staff has also recommended Conditions 3 and 4 to ensure continued compliance with the zoning ordinance as relates to the off-street parking requirement and FAR. Finally, Condition 5 encompasses the remaining minor edits that Transportation & Environmental Services the applicant must make upon submittal of the final plat.

Subject to the conditions listed in Section III below, Staff recommends approval of the subdivision request.

### III. RECOMMENDED CONDITIONS

Staff recommends approval subject to compliance with all applicable codes and ordinances and these conditions:

1. The final subdivision plat shall comply with the requirements of §11-1709 of the Zoning Ordinance. (P&Z)
2. The complete location of all easements and reservations, including those required in this approval, shall be depicted on the final subdivision plat. It is the responsibility of the applicant to identify all existing easements. No permanent structure shall be constructed over any existing private and/or public utility easements. (T&ES)
3. The deed of subdivision shall include a provision that maintains continued access to the shared subsurface parking garage to ensure compliance with the off-street parking requirements of the Zoning Ordinance. The deed of subdivision and subdivision plat need to include: “No City permits or approvals will be granted unless the lots modified by this subdivision comply with the parking requirements set by DSUP2018-00004 as modified.” (P&Z)
4. The deed of subdivision shall include a declaration of covenant that confirms that the lots modified by this subdivision were established as a tract via DSUP2018-00004 for the purposes of calculating Floor Area Ratio (FAR) because they are under single ownership or control. The deed of subdivision and subdivision plat need to include: “No City permits or approvals will be granted unless the lots modified by this subdivision comply with the FAR requirements set by DSUP2018-00004 as modified.” (P&Z)
5. Prior to final 1 plat submission, revise the plan to incorporate the edits specified by Transportation & Environmental Services in comments #1-15 of Section IV of this report.

---

**STAFF:** Robert Kerns, Division Chief, Department of Planning and Zoning;  
Maya Contreras, Principal Planner;  
Jared Alves, Urban Planner

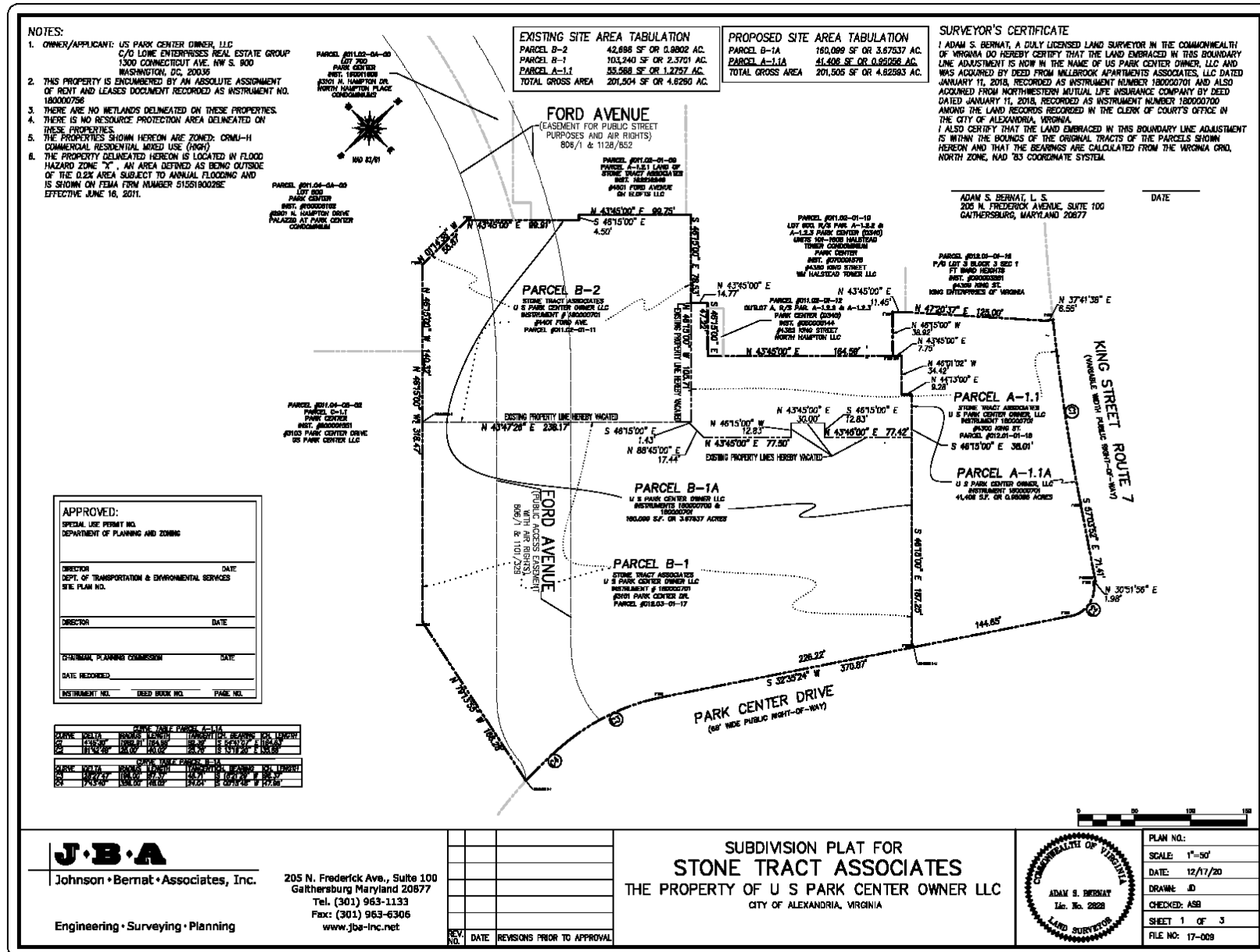
#### IV. CITY DEPARTMENT COMMENTS

##### Transportation & Environmental Services:

1. Include the subdivision name and recording reference for subdivision (instrument or Deed Book and Page) for all lots shown on this plat, including adjoiners. Currently, the 'subject' lots that are affected by this subdivision do not have existing subdivision information. (Survey)
2. Use appropriate subdivision name, which includes reference to all existing subdivision lot numbers and associated subdivision names and deed book/page references, all proposed lot numbers, and proposed subdivision name. (Survey)
3. Remove all references to instrument numbers and property owners from the 'text blocks' on the body of the plat for new lots being created by this subdivision. There are not yet instrument numbers associated with these new lots, and existing owner information is provided on other parts of this plat (notes, surv. Cert, etc...). Both pieces of information are superfluous to proposed lots on body of plat, and potentially confusing. (Survey)
4. Remove the term 'boundary line adjustment' from the surveyor's certificate and replace with 'subdivision'. (Survey)
5. Use proposed subdivision lot numbers that are in accordance with Section 11-1710. (Survey)
6. Remove the extra line weight from southern and eastern lines (to be vacated) of existing parcel B-2. (Survey)
7. Ensure that all lines to be vacated are shown as same line type and weight. (Survey)
8. For clarity, use 'grey back' (or make less bold) for the text block for all existing lots to be vacated. (Survey)
9. Ensure that the annotation for lines to be vacated is less bold than the proposed annotation. Currently, there are several pieces of 'vacated' annotation that are bold. (Survey)
10. Add label(s) to clarify proposed lot lines at eastern extent of new parcel B-1A. One option is to clarify/distinguish the existing property line in this manner: S 46 15 00 E, 187.25' (existing). (Survey)
11. Label new property corners to be set, and existing property corners that were found during course of survey. (Survey)
12. On sheet 3, distinguish more clearly between property lines to be vacated, and property lines to be created and/or remain. The current format is potentially confusing, including

annotation of lines to be vacated, vacated lines that appear bold, and incomplete annotation overall. (Survey)

13. Use 'Parcel ID #' or "PID" for all references to tax parcel/GIS parcel #s, as opposed to "Parcel #", which could be confused with subdivision lot #.
14. Include deed of subdivision with first final plat submission.
15. Square footage vs. acres totals do not appear to match exactly. Check conversion from acres to square feet for all, and existing and proposed areas.





# APPLICATION

## SUBDIVISION OF PROPERTY

SUB # \_\_\_\_\_

PROPERTY LOCATION: \_\_\_\_\_

TAX MAP REFERENCE: \_\_\_\_\_ ZONE: \_\_\_\_\_

APPLICANT:

Name:

Address: 1300 Connecticut Ave. NW, Suite #900, Washington, DC 20036

PROPERTY OWNER:

Name:

Address: c/o Lowe Enterprises Real Estate Group, 1300 Connecticut Ave. NW, Suite #900  
Washington, DC20036

SUBDIVISION DESCRIPTION \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

[ ] THE UNDERSIGNED hereby applies for Subdivision in accordance with the provisions of Section 11-700 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.

\_\_\_\_\_  
Print Name of Applicant or Agent

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Mailing/Street Address

\_\_\_\_\_  
Telephone # Fax #

\_\_\_\_\_  
City and State Zip Code

\_\_\_\_\_  
Email address

\_\_\_\_\_  
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

**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.

---

---

---

---

---

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.

# 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. Lowe Enterprises Real Estate Group	1300 Connecticut Ave. NW Suite 900 Washington, DC 20036	100%
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 4300 King Street (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. US Park Center Owner LLC	1300 Connecticut Ave. NW, Suite 900 Washington, DC 20036	
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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 the 12-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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Lowe Enterprises Real Estate Group	None	None
2. US Park Center Owner LLC	None	None
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.

Kenneth W. Wire, Wire Gill LLP

Date

Printed Name



Signature

## WAIVER OF RIGHT TO AUTOMATIC APPROVAL

SUBMITTED TO  
THE DEPARTMENT OF PLANNING AND ZONING  
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NAME: \_\_\_\_\_

PROJECT ADDRESS: \_\_\_\_\_

DESCRIPTION OF REQUEST:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THE UNDERSIGNED hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: \_\_\_\_\_

☐ Applicant

☐ Agent

Signature: 

Printed Name: \_\_\_\_\_

