

The Alexandria Newsletter

Your Real Estate News and Research Resource

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City Council Approves Old Town Assisted-Living Facility

The Alexandria City Council voted unanimously to approve Sunrise Senior Living's 91-unit infill development in Old Town this month, commending the applicant for its community outreach, architectural refinements, and an eleventh-hour commitment to provide a second subsidized unit to the facility.

"I am very pleased with this," Councilmember Del Pepper told the applicant at the November 18th hearing. "What you are bringing to the city is really very important."



Sunrise Senior Living Site Plan;

Source: Alexandria Department of Planning and Zoning

The irregular 0.75-acre site, with frontages along North Washington, Princess, and North Columbus streets, is currently occupied by two three-story office buildings and associated surface parking lots. The applicant is proposing to demolish the existing structures and build a 50-foot-tall

assisted living facility and one level of underground parking with 54 spaces.

The 78,740-square foot proposal has undergone a number of revisions since its Concept I submission last fall, including the reduction of the building width and height (from four to three stories) along the North Columbus frontage; reduction of roof height and the relocation of all garage and loading activities along Princess Street; the addition of linear open space and landscaped buffers; and a variety of architectural refinements that relate to the late 19th and early 20th century buildings along Columbus Street.

"I would really like to thank Sunrise for a really thoughtful design and excellent outreach to the neighbors," commended Councilmember Timothy Lovain.



Sunrise Senior Living Washington Street Elevation

Source: Alexandria Department of Planning and Zoning

The applicant had initially offered a single subsidized unit through the auxiliary grant program – a hybrid state-local program that provides up to \$1,400 a month for units committed to income-supplemented individuals – as the headliner to its community benefits package; however, after last minute negotiations with council members and the Office of Housing, it upped that commitment to two units reserved over a term of 40 years. Sunrise's land use counsel Ken Wire (McGuireWoods LLP) explained to the council that the applicant estimates an \$8,000 average monthly payment per resident, leaving a \$6.4 million gap over the

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life of the units that Sunrise will cover as its affordable housing contribution.

“That is over twenty times the city’s contribution requirement,” Wire he said.

While the proposal passed easily, Councilmember Paul Smedberg sharply criticized the process, which he said involved the discussion of city financial commitments –the city is responsible for 20 percent of the public subsidy portion of the auxiliary grant program, approximately \$1.3 million over the 40 year span – outside of a public hearing.

“This is not the only case where we have had these last-minute requests. Discussions are happening with certain members of council, others are excluded,” he said. “The process, it’s just not right.”

Multi-Family Redevelopment of West End Church Headed to Hearings

AHC Inc.’s proposed redevelopment of the Episcopal Church of the Resurrection (ECR) site at 2280 Beauregard Street is expected to go before the planning commission and city council in January, according to final site plan documents recently filed with the city. The new 5,000-square-foot church and proposed 113-unit, all-affordable building – which has faced pushback from adjacent neighbors over design, traffic, and parking issues – received a recommendation for approval from the Beauregard Design Advisory Committee (BDAC) last month.



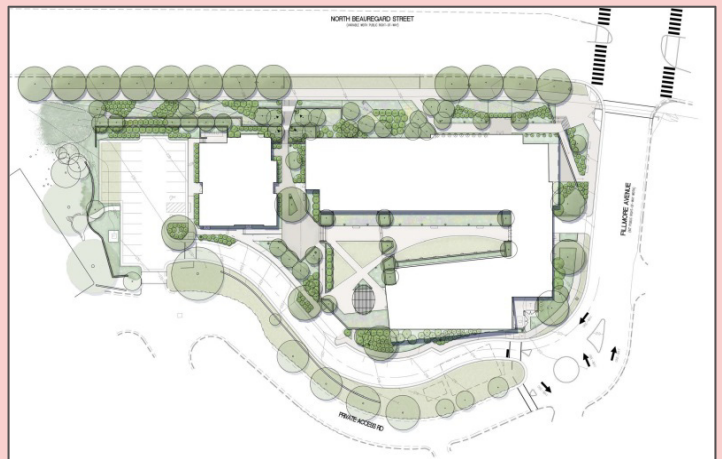
ECR Apartments View From Goodwin House;
Source: Beauregard Design Advisory Committee

“I commend the applicant for their changes,” BDAC chair Pete Benevage stated at the October 23rd meeting. “You have taken us seriously and made a good faith effort to incorporate as many of these design changes as possible.”

The 2.01-acre subject site, currently home to the approximately 87,000-square foot ECR building and surface parking with 79 spaces, sits between Beauregard Street and Goodwin House, an 80-unit, nine-story retirement community. The applicant is proposing to raze the existing building and construct new sanctuary space and 5-story apartment house fronting Beauregard Street.

Drawings by Quill Cunningham Architects show a J-shaped, red- and brick-clad apartment house rising five stories around a central landscaped courtyard, with an 80-space underground garage accessed via a new private drive from Fillmore Street and a surface lot with 82 spaces for the church on the western edge of the property. The 108,000-square foot, 85-foot-tall building, dubbed the ECR Apartments, will feature units preserved for households earning between 40- and 60-percent of area median income.

“This proposed development will provide critically-needed affordability to working families in the Beauregard community, which is expected to lose a large supply of market-rate affordable units in the coming years,” reads the October 2nd Development Special Use Permit (DSUP) filing.



ECR Apartments Site Plan;
Source: Beauregard Design Advisory Committee

Over the course of three BDAC meetings, the applicant made a number of revisions in response to comments from the community; in particular, adding red brick to the façade, simplifying the window pattern, and creating a more prominent entrance. Throughout the design review, the applicant emphasized the importance of providing 113 committed affordable units given the uncertainty surrounding redevelopment of the area following JBG

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Smith's \$509 million sale of its 2,664-unit Mark Center multi-family portfolio in August.

"Given the Morgan Properties' stated plan to renovate, the long-awaited 800 new affordable units may not come for many years," reads the applicant's DSUP submission.

Despite the changes to the plan, residents and the legal counsel of the adjacent Goodwin House continued to raise issues related to design, parking, and traffic impacts at the final BDAC meeting in October.

Goodwin House's land use attorney Ms. Catherine Puskar (Walsh, Colucci, Lubeley & Walsh) stated that while the proposed multi-family parking ratio (0.74) meets the city's requirements for affordable housing, it may not be sufficient given the site's lack of Metro-accessibility and pedestrian connections. Further, she stated that Goodwin House remains opposed to the flexibility requested for the church parking plan, which includes six tandem spaces.

"Operationally we are concerned about how that is going to work," Puskar said.



ECR Apartments Elevation;
Source: Bearegard Design Advisory Committee

Eventual approval of the plan will require a number of zoning ordinance amendments, including changing the master plan designation of the site from "Institutional" to "CDD," rezoning the property from RA to CDD #23, and amending the text to modify the CDD to include churches and affordable multi-family residential as permitted uses. The applicant is also requesting the aforementioned parking reduction for the church to include six tandem spaces.

The planning commission is expected to hear the case on January 4th; the city council on January 20th.

Concept Plan Review Roundup

Alexandria's pipeline of projects in the conceptual review process currently totals 758 multi-family units and 270,000-square feet of commercial development across ten private-sector proposals. A quick recap of notable projects includes:

APTA Headquarters. The American Physical Therapy Association (APTA) recently filed conceptual plans for a new 117,000-square foot headquarters in Potomac Yard, following an announcement this summer that it would be relocating from North Old Town in a move "designed to support the profession's future," according to a company statement.

To be developed by JBG Smith, the proposed APTA headquarters will be the second development in as many years planned at the long-fallow office portion of the northernmost Potomac Yard block, joining the under-construction – and fellow intra-Alexandria relocater – National Institutes for the Blind headquarters directly to the south. The Institutes for Defense Analysis site sits to the west, Potomac Avenue and the proposed entrance to the future Metrorail station to the east, and the Target and future Dogue Street to the north.



APTA Headquarters Axonometric Rendering;
Source: Alexandria Department of Planning and Zoning

Drawings by design architect Gensler show a 108-foot-high building with a curving glass-curtain wall along the primary Potomac Avenue frontage. An approximately 10,000-square foot public plaza is shown on the eastern taper of the site framed by a large ground-level retail space. The main lobby of the 117,076-square foot building is located along Potomac Avenue, with the 179-space garage

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and loading access at the rear of the building along the future Dogue Street.

The applicant is requesting a special use permit for a parking reduction (from 224 spaces), as well as modification to the CDD #10-zoned site to allow a reduced height-to-setback ratio for all three street frontages. If approved, the applicant expects completion by 2021.

2000 North Beauregard. Monday Properties has also filed conceptual plans to redevelop a recently-acquired office building in the Beauregard Professional Center into a 294-unit apartment complex. The applicant purchased the 2000 North Beauregard property in June as part of a five-building acquisition totaling \$25.9 million.

Concept II drawings by DCS Design show one- and two-bedroom apartments wrapping a 418-space above-ground garage, with loading and parking accessed via a new street to the north. The building is separated into two wings: the western portion, which rises six stories and contains an internal courtyard, and the seven-story, eastern portion which curves along the Seminary Road/Beauregard Street intersection.



2000 North Beauregard Site Plan

Source: Alexandria Department of Planning and Zoning

The 4.1-acre site, currently occupied by the six-story Lafayette Building and associated parking, is bordered by townhouse communities to the north and a stretch of office park buildings to the west. The applicant is proposing to achieve the additional 0.5 FAR beyond that permitted by the CDD #4 zone (1.0 FAR) through affordable dwelling unit bonus density, according to submitted plans.

Fairlington Presbyterian Church. The city is currently reviewing Concept I plans for Wesley Housing Development Corporation's proposal for an all-affordable infill development on the site of the Fairlington Presbyterian Church, the latest example in a region-wide

trend of partnerships forming between the development community and land-rich religious institutions.

Concept plans show an L-shaped multi-family building shoehorned onto an existing parking lot behind the existing church, which sits at the southeast corner of the King Street service road and Menokin Drive. Elevations by Heffner Architects show the 118,600-square foot building rising four stories and clad in grey- and red-brick with an 83-space, one-story underground garage and 75 units of surface parking for the church accessed via a new drive aisle off Menokin Drive.



Fairlington Presbyterian Church Site Plan

Source: Alexandria Department of Planning and Zoning

Approximately 62,000-square feet of open space will be preserved along the King Street service road for a new playground and outdoor amenity area, with an elevated garden terrace proposed along the north façade of the new multi-family building.

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Building Permits of Interest Issued October 2017 Residential

New Single Family Detached

Russell 707 LLC, 601 King Street, #250, Alexandria, VA 22301; for 1 \$500,000 SFD at 28 West Masonic View Avenue (contractor: Stanley Martin Custom Homes LLC, 11710 Plaza America Drive, #1100, Reston, VA 20190).

Residential Totals

Single Family Detached: 1

Commercial

1800 Beauregard LLC, C/O Monday Properties, 667 Madison Avenue, 19th Floor, New York, NY 10065; for 1 \$30,000, renovation of existing restrooms at 1800 North Beauregard Street (contractor: MPC Services LLC, 667 Madison Avenue, 19th Floor, New York, NY 10065);

1800 Beauregard LLC, C/O Monday Properties, 667 Madison Avenue, 19th Floor, New York, NY 10065; for 1 \$30,000, renovation of existing restrooms to bring to current at 1800 North Beauregard Street (contractor: MPC Services LLC, 667 Madison Avenue, 19th Floor, New York, NY 10065);

ATC 2800 LLC, 2800 Eisenhower Avenue, Alexandria, VA 22314; for 1 \$234,000, interior alteration for a new tenant - suite #210 at 2800 Eisenhower Avenue (contractor: ADI Construction, 5407A Port Royal Road, Springfield, VA 22151);

Alexandria Hospital, 4320 Seminary Road, Alexandria, VA 22304; for 1 \$150,000, renovation to an existing diagnostic room on the ground floor at 4320 Seminary Road (contractor: Hitt Contracting, 2900 Fairview Park Drive, Falls Church, VA 22042);

Alexandria Hospital, 4320 Seminary Road, Alexandria, VA 22304; for 1 \$150,000, renovation to an existing CT room and control room on the ground floor at 4320 Seminary Road (contractor: Hitt Contracting, 2900 Fairview Park Drive, Falls Church, VA 22042);

American Geological Institute, 4220 King Street, Alexandria, VA 22302; for 1 \$765,974, interior alteration for AGI on basement level and 1st through 3rd floors at 4220 King Street (contractor: Regency Commercial Construction, 12300 Kiln Court, Suite F, Beltsville, MD 20705);

Arlandria Center LLC, Attn Finmarc Management Inc., 7200 Wisconsin Avenue, #1100, Bethesda, MD 20814; for 1 \$165,516, interior renovation to first floor for a new Petvalu Store - #3819 at 3819 Mount Vernon Avenue (contractor: KBR Corporation, 10503-B Braddock Road, Fairfax, VA 22032);

Canal Center LLC, c/o Investcorp International, 280 Park Avenue, New York, NY 10017; for 1 \$355,000, second floor interior alteration to commercial building, new powder room, lighting, life safety, partitions, and finishes at 66 Canal Center Plaza (contractor: HBW Properties Inc., 1055 First Street, Suite 200, Rockville, MD 20850);

CCBCC Operations LLC, 4100 Coca Cola Plaza, Charlotte, NC 28211; for 1 \$250,000, interior alteration - Coca-Cola at 5401 Seminary Road;

HSRE-Capped Alexandria PC LLC, 444 West Lake Street, #2100, Chicago, IL 60606; for 1 \$120,000, existing tenant alteration to suite #100 at 4660 Kenmore Avenue (contractor: Utica Contracting Inc., 1306 Squire Court, Suite A, Sterling, VA 20166);

KP Duke Street LLC, 43-10 23rd Street, Long Island City, NY 11101; for 1 \$237,833, tenant interior fit out of space in shell condition at 1680 Duke Street, 5th Floor (contractor: Regency Commercial Construction, 12300 Kiln Court, Suite F, Beltsville, MD 20705);

Kathy Coakly, 4901 Fairmont Avenue, #200, Bethesda, MD 20814; for 1 \$245,000, renovation of two buildings on a single site including electrical, mechanical, and plumbing, one building will not involve a change of use, one building will undergo a change of use at 5650 Edsall Road (contractor: AW Smith Enterprises, 21530 Blackwood Court, #100, Sterling, VA 20166);

Khaled Hamade/88 Wheeler Foundation LLC, 3655 Wheeler Avenue, Alexandria, VA 22304; for 1 \$150,000, replace four WCS with seven WCS, create a training class room for on-site current staff/employees and storage areas out of about 4000 sq. ft. at 3655 Wheeler Avenue;

Paul F. Kane, 1529 East Washington Street, South Bend, IN 46617; for 1 \$60,000, office interior renovation for existing business at 2500 North Van Dorn Street, #104;

Quaker Lane Properties LLC, 14016 Welland Terrace, North Potomac, MD 20878; for 1 \$100,000, facade alteration and interior tenant layout at 3425 King Street (contractor: Hodzic Contracting, 5912 9th Street North, Arlington VA 22205);

SPE Virginia I II III IV LLC, Attn: Choi Companies, 5999 Stevenson Avenue, #310, Alexandria, VA 22304; for 1 \$483,080, interior alteration to the 12th floor at 2800 Shirlington Road, 12th Floor (contractor: Bognet Construction, 8224 Old Courthouse Road, Suite #200, Vienna, VA 22182);

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Saul Holdings LP, 7501 Wisconsin Avenue, #1500, Bethesda, MD 20814-6522; for 1 \$227,793, enlargement of an existing tenant suite for an existing tenant - suite #340 at 675 North Washington Street (contractor: Tripp Contracting LLC, 2142 Priest Bridge Court, #4, Crofton, MD 21114);

Whole Foods Market, 1700 Duke Street, Alexandria, VA 22314; for 1 \$800,000, interior renovation of an existing grocery store (Whole Foods) with expanded coffee bar at 1700 Duke Street (contractor: Obarr Construction, 13509 Jericho Park Road, Bowie, MD 20715).

City Council Land Use Actions of Interest – November 18, 2017

TA 2017-0006 (Approved 11/18/17) - Amendment to Zoning Ordinance Regarding Coordinated Development Districts (CDD) (City of Alexandria Department of Planning and Zoning, 301 King Street, Room 2100, Alexandria, VA 22314); council approved final adoption of text amendment to increase the maximum number of residential units within CDD 10 from 2,137 to 2,239 units, Potomac Yard/Potomac Greens.

TA 2017-0008 (Approved 11/18/17) - Zoning Ordinance Amendment - Small Cell Facilities (City of Alexandria Department of Planning and Zoning, 301 King Street, Room 1200, Alexandria, VA 22314); council approved ordinance to amend and reordain Section 6-403 of Article VI (Special Overlay Zone) and Section 7-1200 (Utilities) of Article VII (Supplemental Zone Regulations) to adopt zoning regulations pertaining to small cell facilities, citywide.

MPA #2017-0005, RZ #2017-0002, DSUP #2016-0041, TMP SUP #2017-0102 (Approved 11/18/17) - Sunrise Senior Living - 400 & 418 North Washington Street, 413 & 417 North Columbus Street (Sunrise Development, Inc., 7902 Westpark Drive, McLean, VA 22102); council approved amendment to the Braddock Road Metro Small Area Plan to amend the land use designation from RM to CD and amend the zoning map to change the zone at 413 and 417 N. Columbus from RM to CD (Commercial Downtown); approved DSUP and site plan w/ modifications to construct a 78,740 g.s.f. home for the elderly (including a request to increase the FAR from 1.5 to 2.5); and approved a Transportation Management Plan special use permit for property zoned RM and CD, 400 and 418 North Washington Street, 413 and 417 North Columbus Street, tax map 064.02-08-05, 064.02-08-06, 064.02-08-12, and 064.02-08-13, (agent: Ken Wire

(McGuireWoods LLP), 1750 Tysons Blvd., Suite 1800, Tysons, VA 22102).

Ordinance No. 18-7093 (Approved 11/18/17) - Ordinance to Amend the City of Alexandria Code for Transient Lodging and Short-Term Registry (Alexandria Department of Finance, 301 King Street, Room 1600, Alexandria, VA 22314); council approved ordinance to amend and re-ordain City Code Sec. 3-2-141 and adopt Section 3-2-152 to establish an annual registry for the identification of short-term residential rentals and clarify the applicability of the Transient Lodging tax in such cases, citywide.

SUP #2017-0087 (Approved 11/18/17) - 4800 Brennan Park Drive Special Use Permit (City of Alexandria Department of Recreation, Parks & Cultural Affairs, 1108 Jefferson Street, Alexandria, VA 22314); council approved special use permit to permit park improvements consisting of a new scoreboard and batting cages on property zoned CDD#9, 4800 Brennan Park Drive, Ben Brennan Baseball Field, tax map 059.01-02-01.

SUP #2017-0100 (Approved 11/18/17) - 5380 Eisenhower Avenue Special Use Permit (Boundary Companies, LLC, 4445 Willard Avenue, Suite 500, Chevy Chase, MD 20815); council approved special use permit for new uses generally categorized as light assembly and production, retail and service, storage and distribution, research and laboratory, and social service, and for a parking reduction on property zoned OCH/Office Commercial High, 5380 Eisenhower Avenue, tax map 077.01-01-05, (agent: M. Catherine Puskar (Walsh, Colucci, Lubeley & Walsh, PC), 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201).

Planning Commission Actions of Interest

DSP #2017-0022 (Approved 11/09/17) - Karig Estates Development Site Plan (3834 Seminary, LLC, 20072 Blackwolf Run Place, Ashburn, VA 20147); PC approved, with modification, amended site plan to revise the location of the proposed single family dwelling on Lot #4 and revise the conditions of approval; and a request for subdivision approval to subdivide two existing lots into 4 new lots with dedication of land to the city for a new public street and sidewalks on a total of 3.13 acres zoned R-20, 3832 and 3834 Seminary Road, tax map 040.02-04-03, 040.02-04-04, (agent: Mary Catherine Gibbs (Pierce & Karp), 700 North Fairfax Street, Suite 600, Alexandria, VA 22314).

MPA #2017-0005, RZ #2017-0002, DSUP #2016-0041, TMP SUP #2017-0102 (apprl. recommd. 11/09/17) - Sunrise Senior Living - 400 & 418 North Washington

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Street, 413 & 417 North Columbus Street (Sunrise Development, Inc., 7902 Westpark Drive, McLean, VA 22102); PC recommended approval of amendment to the Braddock Road Metro Small Area Plan to amend the land use designation from RM to CD and amend the zoning map to change the zone at 413 and 417 N. Columbus from RM to CD (Commercial Downtown); approval of a DSUP and site plan w/ modifications to construct a 78,740 g.s.f. home for the elderly (including a request to increase the FAR from 1.5 to 2.5); and approval of a Transportation Management Plan special use permit for property zoned RM and CD, 400 and 418 North Washington Street, 413 and 417 North Columbus Street, tax map 064.02-08-05, 064.02-08-06, 064.02-08-12, and 064.02-08-13, (agent: Ken Wire (McGuireWoods LLP), 1750 Tysons Blvd., Suite 1800, Tysons, VA 22102).

SUB #2017-0003 (deferred 11/09/17) - 2619 & 2621 Randolph Avenue Subdivision (Charles P. Halloran, 2508 Dewitt Avenue, Alexandria, VA 22301); PC deferred request for a subdivision with variations to re-subdivide two lots into a new configuration on 12,499 sq. ft. zoned R2-5/Residential Single and Two Family, 2619 and 2621 Randolph Avenue, tax map 024.04-03-46, 024.04-03-47.

SUP #2017-0087 (appl. recommd. 11/09/17) - 5380 Eisenhower Avenue Special Use Permit (Boundary Companies, LLC, 4445 Willard Avenue, Suite 500, Chevy Chase, MD 20815); PC voted to recommended approval, as amended, of SUP for new uses generally categorized as light assembly and production uses, retail and service uses, storage and distribution uses, research and laboratory uses, and social service uses, and for a parking reduction on 102,471 sq. ft. of land zoned OCH/Office Commercial High, 5380 Eisenhower Avenue, tax map 077.01-01-05, (agent: M. Catherine Puskar (Walsh, Colucci, Lubeley & Walsh, PC), 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201).

TA #2017-0001 (deferred 11/09/17) - Floor Area Ratio Text Amendment (City of Alexandria Department of Planning and Zoning, 301 King Street, Room 2100, Alexandria, VA 22314); PC deferred initiation and public hearing and consideration of a text amendment to modify and amend the city's floor area ratio regulations (Sections 2-145, 2-195, and 7-202 and to add new Sections 2-113.1 and 2-194.1) to clarify and update existing regulations to address current building practices while continuing to avoid excess building bulk, citywide.

Land Use Applications of Interest Submitted

Case #2017-0006 (Submitted 03/10/17) - Fairlington Presbyterian Church Concept 1 Plan (Fairlington Presbyterian Church Corp. and Wesley Development Corp., 3846 King Street, Alexandria, VA 22302 (Fairlington Presbyterian); 5515 Cherokee Avenue, Suite 200, Alexandria, VA 22312; Stage 1 Concept Plan for redevelopment of the 3-acre property zoned RA to allow preservation and enhancement of the existing church and the construction of a residential building with approx. 81 affordable units and underground garage with a total of 100,600 g.s.f., 3846 King Street, bordered to the north by King Street, to the south by existing multi-family residential, to the east by existing townhomes, and to the west by Menokin Drive and the Fairlington United Methodist Church, tax map 021.02-01-01, (agent: Walter L. Phillips, Inc. (Plan Preparer), 207 Park Avenue, Falls Church, VA 22046).

Case #2017-0017 (Submitted 08/11/17) - American Physical Therapy Association Concept 1 Plan (JBG Smith, 4445 Willard Avenue, Suite 400, Chevy Chase, MD 20815); Concept 1 plan for development of a 7-story (110 ft.), 117,076 g.s.f. office building with 72,768 g.s.f., 179-space underground parking garage, improved streetscape, and open space, with access via a proposed entrance along Dogue Street on 26,581 sq. ft. of land zoned CDD #10 (proposed FAR of 4.14); applicant is requesting an amendment to DSUP2007-0022 as amended through DSUP2014-0028; parking reduction and 16-foot penthouse height SUP, and modification of height setback ratio), 3030 Potomac Avenue, Potomac Yard Landbay G, Block A-1, tax map 025.01-05-17, 025.01-05-09, (agent: M. Catherine Puskar (Walsh, Colucci, Lubeley & Walsh, PC), 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201).

Case #2017-0019 (Submitted 09/15/17) - 2000 North Beauregard Street Multi-Family Project Concept 2 Plan (Monday Properties, 667 Madison Avenue, 19th Floor, New York, NY 10065); DSUP to demolish one existing office building and construct a residential apartment building with approximately 294 units, wrapping a 5.5-level above-grade garage on a 4.157-acre site zoned CDD#4, 2000 North Beauregard Street (Parcel F, Mark Center), tax map 019.02-01-03.S8.

Case #2017-0020 (Submitted 09/22/17) - 1200 North Henry Street Development Concept 1 Plan (1200 N Henry LLC, P.O. Box 1924, Alexandria, VA 22313); Concept 1 plan to permit the rezoning of 34,947 sq. ft. of land from OCM(50) to CRMU-H to allow redevelopment consisting

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of a 131,800 g.s.f. , 6-story mixed-use project consisting of 109 residential units (10 ADUs), retail, and a daycare facility with underground parking, and also requesting a master plan amendment, DSUP for the mixed-use building, a modification of the open space, an SUP for a parking reduction, and bonus density requests for affordable housing and daycare on, 1200 North Henry Street, tax map 044.03-05-01.

DSUP #2016-0044 (Submitted 10/02/17) - Episcopal Church of the Resurrection DSUP (AHC, Inc. and Trustees of the Episcopal Church of the Resurrection, 2230 N. Fairfax Drive, Suite 100, Arlington, VA 22201 (AHC); 2280 N. Beauregard Street, Alexandria, VA 22311; DSUP for construction of a multi-family building containing 113 affordable housing units, with underground parking garage, and an approximately 5,000-square foot church building, 2280 North Beauregard Street, tax map 011.03-01-05, (agent: Duncan W. Blair (Land, Carroll & Blair), 524 King Street, Alexandria, VA 22314).

DSUP #2017-0011 (Submitted 10/16/17) - Crowne Plaza Redevelop Development Special Use Permit CP Alexandria Owner LLC (Carr City Centers), 1455 Pennsylvania Avenue, NW, Suite 800, Washington, DC 20004); DSUP to permit conversion of an existing 13-story hotel building into multi-family residential use, construct 41 new townhomes and a new 3,900-square foot arts space, 901 North Fairfax Street, tax map 055.01-04-05, 055.01-04-06, (agent: Ken Wire (McGuireWoods LLP), 1750 Tysons Blvd., Suite 1800, Tysons, VA 22102).

MPA #2017-0008, REZ #2017-00005, SUP #2017-00116 (Submitted 10/20/17) - Episcopal Church of the Resurrection and AHC, Inc. Master Plan Amendment, Rezoning, and Special Use Permit (AHC Inc. and Trustees of the Episcopal Church of the Resurrection, 2230 N. Fairfax Drive, Suite 100, Arlington, VA 22201 (AHC) and 2280 North Beauregard Street, Alexandria, VA 22311 (Episcopal Church); applications to amend the master plan from INST to CDD, rezoning from RA to CDD#23, and Tier 2 TMP request for apartment project (DSUP#2016-0044)consisting of approximately 113 affordable dwelling units and underground garage and construction of a new 5,000 sq. ft. church, 2280 North Beauregard Street, tax map 011.03-01-05, (agent: Duncan W. Blair (Land, Carroll & Blair), 524 King Street, Alexandria, VA 22314).

REZ #2017-00004, SUP #2017-00114, SUP #2017-00113, SUP #2017-00112, MPA #2017-00007 (Submitted 10/18/17) - Crowne Plaza Redevelopment Rezoning, Master Plan Amendment and Special Use Permits, CP Alexandria Owner LLC (Carr City Centers), 1455 Pennsylvania Avenue, NW, Suite 800, Washington, DC 20004); series of related applications associated with DSUP 2017-0011 to convert the existing 13-story hotel into multi-

family residential (including 41 townhome-style multi-family units) and 3,900 sq. ft. arts center; applications include rezoning of 1.97 acres from OCM(50) to CRMU-X; SUPs for parking reduction, increase in FAR to 2.5, and utilization of 30% bonus density for arts-related use; TMP, hotel to residential conversion; and plan amendment for increase in height (from 77 ft. to 136 ft.), 901 North Fairfax Street, block bounded by Montgomery and N. Fairfax streets, Canal Center Plaza, and the Mt. Vernon Trail, tax map 055.01-04-06, 055.01-04-05, (agent: Ken Wire (McGuireWoods LLP), 1750 Tysons Blvd., Suite 1800, Tysons, VA 22102).

SUP #2017-00115 (Submitted 10/20/17) - Hoffman Blocks 4 & 5 TMP Request (S/C Eisenhower, LLC, 7200 Wisconsin Avenue, Suite 700, Bethesda, MD 20814); Tier III TMP special use permit application associated with DSP 2016-0043, Hoffman Town Center Blocks 4 and 5 proposing 975,000 sq. ft. of mixed-use development (residential above retail and above-grade parking structure) on 5.08 acres zoned CDD#2, 2410, 2460 Mill Road, site at the north terminus of Swamp Fox Road, bounded by Mandeville Road to the south and east, Stovall Street to the west, and Mill Road to the north, tax map p/o 072.04-03-19, (agent: Duncan W. Blair (Land, Carroll & Blair), 524 King Street, Alexandria, VA 22314).

SUP #2017-00123 (Submitted 11/08/17) - Corrective Therapy & Fitness Administrative Special Use Permit Corrective Therapy & Fitness (Nicholas Ovel), 2121 Eisenhower Avenue, Suite 205, Alexandria, VA 22314); administrative SUP submitted to allow a massage therapy establishment operating Tuesdays through Saturdays on property zoned CDD#2, 2121 Eisenhower Avenue, Suite 205, tax map 073.03-01-06.

Real Estate Transactions of Interest November 1 through 29, 2017

Commercial/Land

Bonnie Jo Smith, to Thao Uyen T. Than, 919 Desale Street, SW, Vienna, VA 22180; sale on 11/02/17 of Lot 623, 1,799.00 sq. ft., improved, commercial, zoned CL, at 423 South Washington Street, Alexandria, VA, 22314, 1,240 sq. ft. mixed retail w/ residential building built 1800; assessed in 2017 for \$649,750: \$449,750 (land); \$200,000 (building), tax map 074.04-11-16; \$610,000 (Instrument# 170016431).

Indian Creek Company L.P., to PS Southeast One, Inc., 701 Western Avenue, Glendale, CA 91201; sale on 11/13/17 of Parcel 67.00-01-10.1, Lands of South Pickett

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Jt. Venture, 161,263.00 sq. ft., improved, commercial, zoned I-Industrial, at 880 South Pickett Street, Alexandria, VA, 22304, 62,225 sq. ft. industrial flex mall building built in 1967; assessed in 2017 for \$12,695,000: \$6,597,520 (land); \$6,097,480 (building), Parcel 3539-01-02, Alexandria Industrial Park, 93,774.00 sq. ft., improved, commercial, zoned I-Industrial, at 619-625 Burnside Place, Alexandria, VA, 22304, 51,298 sq. ft. industrial flex mall building built in 1970; assessed in 2017 for \$5,215,000: \$1,687,932 (land); \$3,527,068 (building), Parcel 67.00-01-10.2, Lands of South Pickett Jt. Venture, 22,711.00 sq. ft., improved, commercial, zoned I-Industrial, at 890 South Pickett Street, Alexandria, VA, 22304, 11,875 sq. ft. industrial flex mall building built in 1982; assessed in 2017 as part of Parcel 67.00-01-10.1 at 880 South Pickett Street, tax map 067.03-01-29 067.03-01-28; \$13,700,000 (Instrument# 170016802).

Residential/Lots

Wood Property Management, LLC, to Zelaya Homes LLC, P.O. Box 7433, Alexandria, VA 22307; sale on 11/06/17 of Lot 309, 2,975.00 sq. ft., improved, commercial, zoned CL, at 309 North Patrick Street, Alexandria, VA, 22314, 1,476 sq. ft. mixed retail with office units building built 1840; assessed in 2017 for \$755,000: \$595,000 (land); \$160,000 (building), tax map 064.04-01-07; \$457,250 (Instrument# 170016594).

Amy Jo Eudy Newll, Trustee, to SW Trinity Development LLC, 1199 North Fairfax Street, #210, Alexandria, VA 22314; sale on 11/13/17 of Lots 11 and 512, Section 3, Block 1, Malvern Hill, 45,602.00 sq. ft., improved, SFD, zoned R 12, at 1210 Trinity Drive, Alexandria, VA, 22314, 2-story, 3,672 sq. ft. SFD built 1961; assessed in 2017 for \$1,360,258: \$899,200 (land); \$461,058 (building), tax map 051.04-07-15; \$1,175,000 (Instrument# 170016851).

Rushmark Eisenhower, LLC, to Toll Mid-Atlantic LP Company, Inc., 250 Gibraltar Road, Horsham, PA 19044; sale on 11/16/17 of Lots 1001 - 1069, Land of Lehigh Portland Cement Co., vacant, TH, zoned CDD#3, at and near Eisenhower Avenue, Alexandria, VA, 66 "Eisenhower Square" townhome lots ranging in size from 960 sq. ft. to 1,352 sq. ft. approved as part of 2901 Eisenhower Avenue mixed use development approved in 2016, tax map p/0 071.04-02-04 and 071.04-02-05; \$28,100,000 (Instrument# 170017094).

New Home Sales

J River 515 Annex, LLC, to Kerrie Tresnae Washington, 513 North Washington Street, Unit 1, Alexandria, VA 22314; sale on 11/01/17 of Condo Unit(s) 001, The Bottling House Condominium, improved, resid. condo, zoned CDD#10, at 521 North Washington Street, Unit 001, Alexandria, VA, 22314, 2017 not yet assessed, tax map 064.02-1D-001; \$335,000 (Instrument# 170016328).

Pulte Home Company, LLC, to Yu Wang and Shaohus Shen, 1015 Bernard Street, Alexandria, VA 22314; sale on 11/06/17 of Condo Unit(s) 7, Phase 3, Powhatan at Potomac Yard Condominium, improved, resid. condo, zoned CSL, at 1015 Bernard Street, Alexandria, VA, 22314, 4-level, 3-bedroom, 4.5-bath, 1,900 sq. ft. condominium built in 2017; not yet assessed, tax map 044.02-01-09 (parent parcel); \$769,990 (Instrument# 170016551).

Pulte Home Company, LLC, to Varsha and Sunil Bhargava, 408 Stabler Lane, Alexandria, VA 22304; sale on 11/08/17 of Lot 52, Cameron Park, 931.00 sq. ft., improved, TH, zoned CDD#17, at 408 Stabler Lane, Alexandria, VA, 22304, 3.5-story 2,562 sq. ft. townhouse with 3 bedrooms, 3.5 baths built 2017; assessed in 2017 for \$307,125 (land only), tax map 058.03-03-25; \$731,015 (Instrument# 170016702).

Pulte Home Company, LLC, to Guillermo Sotelo and Joshua B. Rosario, 404 Stabler Lane, Alexandria, VA 22304; sale on 11/09/17 of Lot 54, Cameron Park, 873.00 sq. ft., improved, TH, zoned CDD#17, at 404 Stabler Lane, Alexandria, VA, 22304, 3.5-story, 2,562 sq. ft., 3-bed, 3-full/2-half bath TH built 2017; assessed in 2017 for \$292,500 (land only), tax map 058.03-03-27; \$766,637 (Instrument# 170016766).

Pulte Home Company, LLC, to Mark H. Jungers, 406 Stabler Lane, Alexandria, VA 22304; sale on 11/14/17 of Lot 53, Cameron Park, 873.00 sq. ft., improved, TH, zoned CDD#17, at 406 Stabler Lane, Alexandria, VA, 22034, 3.5-story, 2,562 sq. ft. TH built 2017; assessed in 2017 for \$292,500 (land only), tax map 058.03-03-26; \$776,124 (Instrument# 170016948).

OHD Partners, LLC, to Frank C. and Shanon L. Jimenez, 517 North St. Asaph Street, Alexandria, VA 22314; sale on 11/16/17 of Lot 10, Brightleaf and Cooper Subdivision, 4,116.00 sq. ft., improved, TH, zoned CRMU/X, at 517 North St. Asaph Street, Alexandria, VA, 22314, 4,888 sq. ft., 2-story TH with 5.2 baths and 4 bedrooms built 2016; assessed in 2017 for \$1,887,542: \$1,500,000 (land); \$387,542 (improvement); \$2,830,000 (Instrument# 170017090).

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Pulte Home Company, LLC, to Michael Morrissey and Brooke Heintz, 128 Cambria Walk, Alexandria, VA 22304; sale on 11/28/17 of Condo Unit(s) 2-11, Phase 2, Cambria Square Condominium, improved, TH, zoned CG, at 128 Cambria Walk, Alexandria, VA, 22304, 4-bed, 4.5-bath, 2,480 sq. ft. townhome style condo built in 2017; not yet assessed, tax map 058.02-02-01 (parent tract); \$719,347 (Instrument# 170017493).

Pulte Home Company, LLC, to Brian and Lori Abt, 105 Cambria Walk, Alexandria, VA 22304; sale on 11/28/17 of Condo Unit(s) 3-16, Phase 3, Cambria Square Condominium, improved, resid. condo, zoned CRMU/M, at 105 Cambria Walk, Alexandria, VA, 22304, 4-bed, 4.5-bath, 2,480 sq. ft., 3+story townhome-style condo built in 2017; not yet assessed, tax map 058.02-3C-016; \$736,569 (Instrument# 170017488).

Pulte Home Company, LLC, to Jooyeun Chang, 1017 Bernard Street, Alexandria, VA 22314; sale on 11/29/17 of Condo Unit(s) 6, Phase 3, Powhatan at Potomac Yard Condominium, improved, TH, zoned CSL, at 1017 Bernard Street, Alexandria, VA, 22314, 3-bed, 5-bath, 1,919 sq. ft. 4-story townhome-style condo built in 2017; property not yet assessed, tax map 044.02-01-09 (parent parcel); \$775,000 (Instrument# 170017578).

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