

The Alexandria Newsletter

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Hotel, Residential Plans for Vulcan Materials Site Receive Positive Response from Advisory Group

The team behind the latest redevelopment efforts at the Vulcan Materials site in Eisenhower West presented their plans for a new hotel and more than 320 “middle-market” for-sale and rental units to a receptive EW/Landmark Van Dorn implementation advisory group this month.

The proposal—which is “very conceptual” at this point, according to land use attorney Ken Wire (Wire Gill LLP)—“turns down the density a bit” from earlier redevelopment plans and that which is recommended in the Landmark/Van Dorn small area plan.

“I’m excited about this,” Arthur Impastato, member of the implementation advisory group, told the applicant at the September 11th meeting.

“I don’t think from a community standpoint it is a hard sell to say ‘less density,’” he added.

Multiple developers have put forth plans for the 17.76-acre industrial site, which is bound to the north by Backlick Run, the east by South Van Dorn Street, the west by light-industrial uses, and the south by the rail line. Most recently, an ambitious plan by MRP Realty and Paradigm Development for a seven-story, 414-unit multi-family building, 125 townhouses, and a site for a future hotel or office building was abandoned in 2017.

The topographically-challenged site comes with a host of constraints: an extensive Resource Protection Area (RPA) limits the developable area on the northern and western edge of the site; the property sits in a “bowl” well below the primary frontage along Van Dorn Street; and more than 60 years of industrial use restricts the applicant’s ability to excavate for below-grade uses.

“It’s a challenging site, but it is also a big site, and close in,” Wire told the advisory group. “It is close to the Metro, but it is a million miles away.”

The current applicant, a joint venture between Lennar and the Potomac Land Group, is proposing a modestly-scaled project, with approximately 290 condominiums and 32 townhomes alongside a 200-room hotel, according to a Concept I plan filed last month. The 55- to 60-foot-high condominium blocks, constructed above at-grade parking (as permitted under the small area plan) will create a wall screening the rail line to the south, with the five-to-seven story hotel building (which could be an apartment depending on market conditions) rising along Van Dorn Street.



Vulcan Materials Redevelopment; Site Plan

Source: Concept I Filing (8/8/2019)

Blocks of townhomes and two-over-twos would fill out the remaining site; however, Wire told the advisory group that the final count and locations still remain to be determined.

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The Alexandria Newsletter

Due to the topographical challenges, access to the site will likely continue to be from a single entry/exit along Courtney Avenue off of Van Dorn. The applicant is also proposing to dedicate 6.5 acres of open space to the city as part of the larger Backlick Run Trail envisioned in the small area plan.

The applicant's focus at the September 11th meeting was to gauge whether the advisory group could accept a number of "deviations" from the small area plan. Most notably, the proposed hotel would, at the most, reach seven stories; whereas the "tent pole" small area plan guidance calls for all proposed buildings within a half-mile of the Eisenhower Metrorail station to be ten stories.



Vulcan Materials Redevelopment; Condo Flats Elevation
Source: Concept I Filing (8/8/2019)

Wire explained how the proposal meets or exceeds other recommendations of the small area plan; most importantly through the aforementioned provision of 6.5 acres of open space, which will help contribute to the connectivity of the proposed park system and outstrips the recommended open space allotment for the site.

"If we can get our yield, get our unit types, I think we can deliver some of the key aspects of this master plan," he said.

Wire also told the advisory group that the for-sale housing will be "missing middle" product—multi-unit housing types in a walkable, transit-adjacent neighborhood—that will target "middle-market" buyers underserved by the recent boom of luxury, high-rise housing production in the city.

"Middle market is not a condescending term—it is what the average Alexandrian can buy and appreciate," said Wire.

The applicant expects to return to the advisory group after the new year, with planning commission and board

hearings expected in the first/second quarter 2020 timeframe.

Details Emerge on Mixed-Use Upland Park Proposal

Hekemian & Co. filed updated plans this month for its hybrid hotel-residential Upland Park development in the West End, which if approved would be the first major redevelopment under the Beauregard small area plan adopted by city council more than seven years ago.



Upland Park; Illustrated Site Plan
Source: Concept II Filing (8/30/19)

The Concept II submission, which includes detailed renderings and a phasing plan, show the applicant leading with the development of the 92 townhomes, a public park, and road infrastructure, to be followed by the 401-unit multi-family building and 171-room hotel.



Upland Park; Park and Multi-Family Rendering
Source: Concept II Filing (8/30/19)

The Alexandria Newsletter

The 9.52-acre subject site, currently occupied by single-family homes, sits at the northeast intersection of North Beauregard Street and Seminary Road, directly east from Monday Properties' approved 292-unit 2000 North Beauregard site. The nineteen-property assemblage was rezoned in 2013 to the CDD #21 zone, which permits up to 536 residential units, 78,469-square feet of office space, and 75,000-square feet of hotel space.

New drawings and renderings by BCT Architects show the proposed seven-story multi-family building with a checkerboard of warm wood-tone paneling and metal-framed windows and balconies atop a primary white fiber cement façade. Darker-grey tower elements mark the main lobby entrance and 4,270-square foot corner retail space at Beauregard and Foster Avenue, with a private courtyard at the center of the enclosed apartment block. The 686-space garage (up from 610 spaces proposed in Concept I), is accessed by a single curb cut along the new extension of Foster Avenue and wrapped on three sides by residential units.



Upland Park; Axonometric Rendering (from northwest)
Source: Concept II Filing (8/30/19)

The Concept II drawings show a newly reorganized townhouse layout and realigned street grid, with Foster Avenue now fully extended through the site with two townhouse clusters on either side. In the Concept I submission, the north-south road terminated at the proposed Fairbanks Avenue extension, leaving the majority of the townhouses in a single isolated bloc on the northern third of the site.

More-detailed plans for the public park show a hardscaped plaza aligned with the notched-out lobby entrance of the multi-family building, with a more passive space closest to the townhomes and a tree-lined pathway that runs down to the prominent Beauregard/Seminary intersection.

The applicant plans to lead phase one development on the northern third of the site with 66 townhomes, the new extension of Fairbanks Avenue, and a portion of Foster Avenue. The public park and the 26 townhomes east of Fairbanks Avenue will follow in phase two, with the multi-family building, parking garage, and completion of Foster Avenue to follow in phase three. The hotel development—the design of which assumes the city's completion of a newly-configured Beauregard Street—will follow in phase four under a separate DSUP.



Upland Park; Foster Avenue Rendering
Source: Concept II Filing (8/30/19)

A date for the project's Beauregard design advisory committee hearing date has not yet been set.

Alexandria Looks to Regional Solutions on Housing Production, Affordability

Alexandria government leaders participated in a rare joint work session with their Arlington counterparts this month to “set a course” for managing the explosive growth anticipated with the impending arrival of both the Virginia Tech Innovation Campus and Amazon HQ2. The combined \$3.5 billion investment has sparked community concerns over housing affordability and transportation impacts, spurring Alexandria officials to pursue regional solutions that it hopes will produce a more equitable distribution of economic benefits.

“We can set a model for the country on how jurisdictions can accommodate significant growth and make sure it accrues to the benefit of everyone in their community,” said Alexandria Mayor Justin Wilson at the October 1st joint work session.

The Alexandria Newsletter

While short on details, the joint work session did shed some light on housing affordability priorities. In particular, both Arlington Board Chair Christian Dorsey and Mayor Wilson focused on financing tools—with the latter floating the idea of “pooling funds” across county boundaries—to help deal with the short-term, “micro-effects” that the massive investment will have on the communities closest to Amazon HQ2 and Potomac Yard—many of which are made up of low- and moderate-income families vulnerable to displacement pressures.

“We know that if we are not intentional, if we are not deliberate for how we plan the response to...Amazon and Virginia Tech, things will just happen to us,” said Wilson at the joint work session.

“We have an incredible opportunity to get out in front,” he added.

The joint work session came on the heels of the city joining a regional initiative to increase overall housing production, with Alexandria officials setting a goal of generating approximately 11,000 new housing units over the next decade to help the region overcome a post-recession shortage of housing.

A September 3rd presentation to the planning commission revealed the scope of the housing supply problem: region-wide job growth—notwithstanding the tens of thousands of jobs anticipated from Amazon HQ2 and the VT Innovation Campus—is forecast to outstrip housing production, which has only regained two-thirds of capacity compared to pre-recession level.

In Alexandria, that leaves an estimated annual shortfall of 2,400 housing units, a supply-demand problem that will only exacerbate the growing rift between income growth (46 percent in the past decade) and increases in rent (122 percent) and house sales (191 percent), according to Alexandria’s director of housing Helen McIlwain.

Planning Commissioner Nathan Macek stressed the need for city-wide policies to meet the housing production goal—applauding staff’s plan to look at accessory dwelling units, a citywide rezoning plan, and exploring inclusionary zoning—as thus far opportunities for additional density have been focused solely in small area plans. Commissioner David Brown echoed support for pursuing inclusionary zoning as part of the city’s legislative program to the general assembly, noting that the state has not extending the authority to local jurisdictions to pursue such policy tools.

Planning director Karl Moritz pumped the brakes on additional “asks” of the development community, pointing to

factors beyond the city’s control that impact housing production, such as the rapid increase in the cost of construction.

“We are going to need to be very careful about balancing our expectations for all kinds of things, including affordable housing, with what the market can support,” he warned the commission.

Commissioner Mindy Lyle pressed city staff to pursue looking at current height and density restrictions—an option that has also been raised by Mayor Wilson—as a tool for incentivizing housing production.

“You need to look at the reality of whether height limits and density are affecting our housing supply,” she stated.

She also cautioned against more “add-on” programs, specifically citing affordable housing contributions and green building standards, which can contribute to the rising cost of housing.

“We have been our own worst enemies—we’ve accelerated the cost of housing by our voluntary contribution [requirements] that we all know are actually mandatory,” Lyle said.

“We need to keep the economics of development in mind.”

Council Approves 31-Unit Infill Apartment on Upper King Street

City council approved (6-1; Seifelden opposed) a Development Special Use Permit (DSUP) to preserve and redevelop the site of two historic buildings on King Street with a four-story infill apartment building, 6,390-square feet of ground-floor retail, and a 22-space below-grade garage.



1300 King Street - North Elevation Rendering

Source: DSUP #2019-0001 (09/14/2019)

The Alexandria Newsletter

“This is a site we wanted to see transition and I’m excited by it,” Mayor Justin Wilson said at the September 14th public hearing.

Two early-1800s buildings, with ground-level retail and restaurant uses and apartments above, as well as a surface parking lot currently occupy the 0.35-acre subject site at the corner of King Street and South Payne Street. The two-parcel property (1300 and 1310 King Street) was acquired jointly by the Holladay Corporation and the Foundry Companies for \$3.3 million last October.

The majority of the 42,775-square feet of gross floor area will occupy the eastern half of the subject site atop the existing surface lot, with a smaller building-wing extending behind the existing two-story historic structures, which will be preserved and renovated for future retail use. The garage will be accessed off Payne Street; four additional spaces will be provided off the alley to the rear of the building.

The approval came with a lone vote against, with Council member Mo Seifelden withholding support over the lack of on-site affordable units.



Building Permits of Interest Issued August 1 through 29, 2019 Residential

Single Family Detached

Erica A/Angela Oaks, 818 West Taylor Run Parkway, Alexandria, VA 22302-3910; for 1 \$400,000 SFD at 818 West Taylor Run Parkway (contractor: Stanley Martin Custom homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190).

Single Family Attached

N Edgewood LLC, 1355 Beverly Road, Suite 300, McLean, VA 22101; for 1 \$350,000 duplex at 128 East Walnut Street (contractor: Beaconcrest Homes, Inc., 1355 Beverly Road, #330, McLean, VA 22101);

N Edgewood LLC, 1355 Beverly Road, Suite 330, McLean, VA 22101; for 1 \$350,000 duplex, at 128 East Walnut Street, A (contractor: Beaconcrest Homes, Inc., 1355 Beverly Road, #330, McLean, VA 22101);

RTS Homes Associates LLC c/o EYA, 4800 Hampden Lane, Suite 300, Bethesda, MD 20814; for 1 \$335,558 TH, at 15 Bakers Walk (contractor: EYA Construction Inc., 4800 Hampden Lane, Suite 300, Bethesda, MD 20814);

RTS Homes Associates LLC c/o EYA, 4800 Hampden Lane, Suite 300, Bethesda, MD 20814; for 4 \$365,123 TH at 9, 11, 13, 17 Bakers Walk (contractor: EYA Construction Inc., 4800 Hampden Lane, Suite 300, Bethesda, MD 20814);

St James LLC, 1355 Beverly Road, Suite 330, McLean, VA 22101; for 3 \$250,000 TH at 5118, 5120, 5122 Fillmore Avenue (contractor: Craftmark Homes Inc., 6820 Elm Street, Suite 102, McLean, VA 22101).

Residential Totals

New Single Family Detached: 1

New Single Family Attached: 8 THs; 2 Duplex

Commercial

1900 Duke Street LP, 1701 Pennsylvania Avenue NW, Suite 4, Washington, DC 20006-5805; for 1 \$30,000, suite # 205 Interior fit out of existing vacant space for future tenant use at 1900 Duke Street (contractor: HBW Group, 1055 First Street, #200, Rockville, MD 20850);

320 King Street LC ATTN Simpson Properties LTD, PO Box 430, Alexandria, VA 22313-0430; for 1 \$272,500, Interior alterations to the 2nd floor Suite #202 for MPR, associated MEP work at 320 King Street, 2nd Floor (contractor: F.J. Corbett Co., Inc., 2810 Dorr Avenue, Fairfax, VA 22031);

4700 King LLC c/o Capitol Petroleum Group LLC, 6820 B Commercial Drive, Springfield, VA 22151; for 1 \$60,000, After School Care: 7 to 14 years of age; adding new 1/2 gyp board on 3/ 1/2 metal stubs. Relocate existing bathrooms, existing HVAC, flex duct and diffusers at 4676 King Street (contractor: Elite Construction Services, 156 Cabbel Drive, Manassas, VA 20111);

5902 Farrington Avenue LLC, 4001 Roundhill Road, Arlington, VA 2207-4622; for 1 \$75,000, pallet racking installation permit at 5902 Farrington Avenue;

717 Princess Street LLC, 215 Edwards Avenue, Calverton, NY 11933; for 1 \$34,700, selective demolition of existing construction and new construction of interior partition ceilings, installation of new cabinetry and finishes, and modifications to existing HVAC, plumbing and electrical, at 717 Princess Street (contractor: Jonathan Boocock Builders, 3701C Mount Vernon Avenue, Alexandria, VA 22305);

The Alexandria Newsletter

A & A LP ATTN Abramson Properties, 507 Wythe Street, Alexandria, VA 22314-1917; for 1 \$45,000, New tenant layout at 515 East Braddock Road (contractor: A&A Limited Partnership | Paul R & Daniel Abramson, 507 Wythe Street, Alexandria, VA 22314);

CP VI Braddock Station LLC, 4333 Park Terrace Drive, Suite 100, Westlake Village, CA 91361; for 1 \$1,250,000, Sheeting and shoring only at 1100 North Fayette Street (contractor: CP Multifamily Construction East, Inc., 1000 Sansome Street, 1st Floor, San Francisco, CA 94111);

Church Of The Resurrection TSR Of, 2280 North Beauregard Street, Alexandria, VA 22311-2200; for 1 \$19,500,000, A multifamily residential building with 113 affordable dwelling units and 113 affordable garage at 2875 North Beauregard Street (contractor: Harkins Builders Inc., 10490 Little Patuxent Parkway, Suite 400, Columbia, MD 21044);

City of Alexandria, 421 King Street, Alexandria, VA 22313-1500; for 1 \$9,000,000, new construction of Fire Station 3 at 2801 Cameron Mills Road (contractor: Dustin Construction Inc., 7881-A Beechcraft Avenue, Gaithersburg, MD 20879);

City of Alexandria Sanitation Authority, 1500 Eisenhower Avenue, Alexandria, VA 22314; for 1 \$2,708,272, Building L upgrades to water processing and HVAC equipment; replacement of existing mechanical ductwork in electrical room at 1500 Eisenhower Avenue (contractor: American Contracting Environmental Services, Inc., 10330 Old Columbia Road, Suite 102, Columbia, MD 21046);

Giant Alexandria E&A LLC, PO Box 528, Columbia, SC 29202; for 1 \$160,000, Alterations for landlord work to prepare for a retail tenant - Kriser's Natural Pet. Associated MEP work at 923 North Saint Asaph Street;

Giant Alexandria E&A LLC, 1221 Main Street, Suite 1000, Columbia, SC 29201; for 1 \$700,000, Alterations for a new restaurant - Sisters Thai - on the 1st floor. Associated MEP work at 503 Montgomery Street (contractor: Teel Construction Inc., 3920 University Drive, Fairfax, VA 22030);

HTC 4/5 Project Owner LLC c/o Stonebridgencarras LLC, 7200 Wisconsin Avenue, Suite 700, Bethesda, MD 20814; for 1 \$7,684,000 at 2460 Mill Road (contractor: Balfour Beatty Construction LLC, 205 West Dewey Street, Goldboro, NC 27530);

HTC 4/5 Project Owner LLC c/o Stonebridgencarras LLC, 7200 Wisconsin Avenue, Suite 700, Bethesda, MD 20814; for 1 \$7,684,000, Revision to (Foundation to Grade permit BLD2019-00841) New Construction of parking levels P1 and P2. Anything shown above grade is FYI

ONLY at 2410 Mill Road (contractor: Balfour Beatty Construction LLC, 205 West Dewey Street, Goldboro, NC 27530);

Landmark Towers LLC ATTN Leslie P Gondor, 3541 West Braddock Road, Alexandria, VA 22302-1902; for 1 \$110,000, Alterations for a Daycare Center - Child & Family Network Center - on the 2nd floor, Suite #216 in Landmark Towers Apartment Building. Associated MEP work. Children attending will be older than 2 1/2 years at 101 South Whiting Street (contractor: Biscayne Contractors, 5845 Richmond Highway, Suite 500, Alexandria, VA 22303);

Mach I Arep Carlyle Center LLC c/o American Real Estate Partners, 2350 Corporate Park Drive, Suite 110, Herndon, VA 20171; for 1 \$500,000, Tenant fit out to include MEP at 415 John Carlyle Street (contractor: Potter Construction Services, 1001 Palmer Plaza Lane, Charlotte, NC 28211);

Mark Center Drive Owner LLC, 1909 K Street NW, Suite 820, Washington, DC 20006; for 1 \$50,000, Interior demolition only on the 8th floor of the Mark Center building at 4825 Mark Center Drive (contractor: Rand Construction, 1029 North Royal Street, Alexandria, VA 22314);

North Washington Realty LC, 46 Woodcliff Lake Road, Saddle River, NJ 07458; for 1 \$25,000, the project consists of minor interior renovations to a tenant suite in an existing commercial office building at 300 North Washington Street, Suite 400 (contractor: Rolando Pivaral Mendoza Corp, 8184 Peakwood CT, Unit 6, Manassas, VA 20111);

Old Town 1 LLC, 1616 Camden Road, Suite 210, Charlotte, NC 28203; for 1 \$615,000, 1st: Remodel for new retail tenant (SEPHORA) - Work includes, but it is not limited to, construction of interior walls/partitions, wall fixtures, flooring, ceiling light fixtures, and partial mechanical, electrical and plumbing at 810 King Street (contractor: James Hunt Construction, 1865 Summit Road, Cincinnati, OH 45237);

Old Town 1 LLC, 1616 Camden Road, Suite 120, Charlotte, NC 28203; for 1 \$75,000, Interior demolition of existing ground floor retail space. Internal structural upgrades for future rooftop equipment. Adjustments to electrical and mechanical for future tenant work under separate permit at 810 King Street (contractor: Tripp Contracting, LLC, 2142 Priest Bridge Court, #4, Crofton, MD 21114);

State Department Federal Credit Union, 1630 King Street, Alexandria, VA 22314; for 1 \$465,720, MEP & Architectural finish work, Interior tenant fitout at employee office suite at 1640 King Street, 4th (contractor: ADI

The Alexandria Newsletter

Construction of Virginia LLC, 5407 A Port Royal Road, Springfield, VA 22151);

Station Center Associates LP ATTN Southern MGMT Corp., 1950 Old Gallows Road, Suite 600, Vienna, VA 22182-3970; for 1 \$25,000, The removal of an existing convenience stair connecting the 6th to the 7th floor, internal to a tenant space, and installing a new fire rated floor/ceiling to fill the void at 1700 Diagonal Road (contractor: James G. Davis Construction Group, 12530 Parklawn Drive, Rockville, MD 20852);

Torpedo Factory Association ATTN Realco 34 Wygant Road. PO Box 239, Cream Ridge, NJ 08514-0239; for 1 \$475,000, Alterations to ALX, a tenant space on the 1st Floor, Suite #100, supplemental rooftop unit, associated MEP work at 201 North Union Street (contractor: The Russell Gage Corporation, 2 Herbert Street, 2nd Floor, Alexandria, VA 22305);

WG Tavern Square Venture LLC. 8391 Old Courthouse Road, #210, Vienna, VA 22182; for 1 \$99,727, Build out for a partial floor tenant with associated MEP work (Renovate existing space) at 123 North Pitt Street, 325P (contractor: Cambridge Construction Group LLC, 8391 Old Courthouse Road, Vienna, VA 22182);

WG Tavern Square Venture LLC. 8391 Old Courthouse Road, #210, Vienna, VA 22182; for 1 \$567,600, Interior Demolition and build-out of a full floor tenant with associated MEP work at 110 North Royal Street (contractor: Cambridge Construction Group LLC, 8391 Old Courthouse Road, Vienna, VA 22182);

WRIT Braddock Office LLC ATTN KCP Braddock Holdco LLC. 21500 Biscayne Boulevard, Suite 700, Aventura, FL 33180; for 1 \$45,000, Exterior repairs to facade to restore the parapet at 1340 Braddock PL (contractor: CA Lindman Inc., 10401 Guilford Road, Jessup, MD 20794);

WashREIT Bradlee Shopping Center LLC. 1775 I Street NW, Suite 1000, Washington, DC 20006; for 1 \$450,000, tenant buildout and remodel, c/o to 24-hr. bank, installation of ATM units & ADA compliant restrooms at 3960 King Street (contractor: Southeast General Construction Inc., 104 SE 1st Street, Suite 2, Delray Beach, VA 33444);

UDR Newport Village LLC ATTN Property Tax Dept. 1745 Shea Center Drive, Suite 200, Highlands Ranch, CO 80129; for 1 \$385,000 Comm. Alt., (USBC 2015) Convert a portion of the existing ground floor mechanical building to a fitness center at 4757 West Braddock Road (contractor: Manders Decorating, 9141 Brookeville Road, Silver Spring, MD 20910);

Waves At Cameron Run Park. 4001 Eisenhower Avenue, Alexandria, VA 22313; for 1 \$120,000, demo and

new plumbing, electrical, and interior work on first floor only at 4001 Eisenhower Avenue

City Council Land Use Actions of Interest

DSUP #2019-0013 (Approved 09/14/19) - 1500 Eisenhower Avenue - Alexandria Renew Enterprises (Alexandria Renew Enterprises, 1500 Eisenhower Avenue Alexandria, VA 22314); request for a development special use permit with site plan (amending DSUP #2009-0017) to construct a Tunnel Dewatering Pumping Station for the RiverRenew Combined Sewer Remediation Project including special use permits for an increase in building height and a parking reduction on a 35.8-acre site zoned UT., 1500 Eisenhower Avenue Alexandria, VA 22314, tax map 079.02-02-01.

DSUP #2019-0001, SUP #2019-0062, TMP SUP #2019-0046 (Approved 09/14/19) - 1300 & 1310 King Street (1300 King, LLC, 3400 Idaho Avenue Suite 500 Washington, DC 20016); Council approved a development special use permit and site plan with modifications to construct a 31-unit multi-family building with ground-floor commercial uses and the rehabilitation of two historic townhouses for commercial use, including special use permits to increase the floor area ratio to 2.5 in the KR zone, a parking reduction to allow for more than 75 percent compact spaces and a reduction of the number of required loading spaces for the commercial uses; a special use permit for a restaurant; and a special use permit for a transportation management plan on a 0.35-acre site zoned KR., 1300 & 1310 King Street Alexandria, VA, tax map 064.03-12-09/064.03-12-10, (agent: Cathy Puskar, Walsh Colucci Lubeley & Walsh PC 2200 Clarendon Blvd, Suite 1300 Arlington VA 22201).

MPA #2019-0005, DSUP #2019-0019, CDD CDP #2019-0004 (Approved 09/14/19) - 200 Stovall Street - Hoffman Town Center Block 6A (Perseus Realty, LLC, 1850 M Street NW, Suite 820, Washington, D.C. 20036); Council approved a master plan amendment and amendment to CDD concept Plan #2019-0003, as well as a development special use permit with site plan to allow coworking offices in the ground-floor retail areas of a 15-story residential building on a 1.5-acre site zoned CDD #2., 200 Stovall Street Alexandria, VA 22322, tax map 72.04-03-35, (agent: Ken Wire, Wire Gill LLP 1750 Tysons Blvd, Suite 1500 Tysons, VA 22101).

SUP #2019-0042 (Approved 09/14/19) - 607 & 609 North Alfred Street (Deyi Awadallah, 3201 Magnolia Avenue Falls Church VA 22041); Council approved a special use permit for a parking reduction and lot

The Alexandria Newsletter

modifications for the construction of two single-family dwellings on a 0.087-acre property zoned RB/Townhouse., 607 and 609 North Alfred Street Alexandria, VA 22314, tax map 054-04-13-25.

SUP #2019-0061 (Approved 09/14/19) - 1400 Duke Street - Executive Diner (J&S Restaurant, LLC, 1400 Duke Street Alexandria, VA 22314); Council approved a special exception request for additional outdoor seating at an existing restaurant (amending SUP #2018-0116) on a xx-acre property zoned OCM (50)., 1400 Duke Street Alexandria, VA 22314, tax map 073.02-08-30, (agent: David L. Chamowitz, Chamowitz & Chamowitz PC 118 N Alfred St Alexandria, VA 22314).

SUP #2019-0063 (Approved 09/14/19) - 3601 Richmond Highway - Virginia Polytechnic Institute and State University (Virginia Tech Foundation, Inc./CPYR Shopping Center, LLC, 902 Prices Fork Road, Suite 4500 Blacksburg, Virginia 24061 / 100 Waugh Drive, Suite 600 Houston, Texas 77007); Council voted to approve a special use permit request to operate a collegiate public school in two existing tenant spaces at the Potomac Yard Shopping Center on part of a property zoned CDD #19., 3601 Richmond Highway Alexandria, VA, tax map 016.01-05-01, (agent: Cathy Puskar, Walsh Colucci Lubeley & Walsh PC 2200 Clarendon Blvd, Suite 1300 Arlington VA 22201).

TA #2019-0005 (Approved 09/14/19) - Fall 2019 Zoning Ordinance Practical Updates (City of Alexandria, Department of Planning & Zoning, 301 King St #2100 Alexandria, VA 22314); Council initiated a text amendment to the Zoning Ordinance to add definitions for public school (Section 2-187.2) and solar energy system (Sections 2-194.1); to amend the definition of structure, subordinate (Section 2-197.3) and floor area (Section 2-145); to amend Section 4-1203 to add public school as a special use in the I/Industrial zone; to amend Section 7-101 to permit solar energy systems as an accessory use; to amend Section 7-202 to permit open stairs within required yards; to amend Section 7-300 to permit a certain number of customers and employees within home occupations; to amend Section 8-200 to add parking standards for private, academic and public collegiate school uses and to reference section VIII., N/A, tax map N/A.

SUB #2019-0003 (denied 09/14/19) - 2911 & 2915 Holly Street Subdivision (Christian Cerria, 2911 Holly Street Alexandria, VA 22305); Council overturned the decision of the planning commission June 25, 2019 decision to approve a Preliminary Plat of Subdivision at 2911 & 2915 Holly Street to subdivide four existing lots into three lots on appeal, denying the subdivision., 2911 Holly Street Alexandria, VA 22305, tax map 024.01-02-

29/024.01-02-30, (agent: Ken Wire, Wire Gill LLP 1750 Tysons Blvd, Suite 1500 Tysons, VA 22101).

New Land Use Applications of Interest Submitted

DSUP #2019-0007 (Submitted 09/13/19) - Aspire Alexandria (BRG Tony's Gulf LLC, 2700 S. Quincy Street Suite 500 Arlington VA 22206); Applicant filed a DSUP and site plan for a 133-unit age-restricted multi-family residential building with an approximately 4,550 square foot ground floor restaurant, with modifications requested for the height to setback relationship and open space, as well as special use permits for a transportation management plan, a restaurant use, and a parking reduction, on a 0.96-acre property zoned CRMU-H., 1112 First street Alexandria VA 22314, tax map 054.01-03-04, (agent: Cathy Puskar, Walsh Colucci Lubeley & Walsh PC 2200 Clarendon Blvd, Suite 1300 Arlington VA 22201).

DSUP #2019-0016 (Submitted 08/30/19) - Le Glebe (West Glebe Rd LLC, 4415 P Street NW Washington DC 20007); Applicant filed a DSUP and site plan for a mixed-use development including four residential units and ground floor space, with zoning modifications requested from reductions in front/side/rear yard setbacks, open space, drive aisle width, and number of required loading docks, as well as a special use permit for an increase in building height from 35 to 45 feet on an 0.29-acre site zoned CL., 226/228 W. Glebe Road Alexandria, VA 22305, tax map 015.01-08-05/015.01-08-04, (agent: Ken Wire, Wire Gill LLP 1750 Tysons Blvd, Suite 1500 Tysons, VA 22101).

SUP #2019-0078 (Submitted 08/21/19) - 705 Prince Street - Health Profession Office (Maricela Noble, 414 S. Saint Asaph Street Alexandria, VA 22314); The applicant is requesting a special use permit for a health profession office/wellness services on a property zoned RM., 705 Prince Street Suite 100 Alexandria, VA 22314.

SUP #2019-0079 (Submitted 09/13/19) - The Mill at 10 Duke Street (Murray Bonnett, 305 Leslie Avenue Alexandria, VA 22301); The applicant is requesting a special use permit for a new two-story restaurant and retail market at a property zoned W-1., 10 Duke Street Alexandria, VA 22314, tax map 075.03-04-35, (agent: Duncan Blair, Land, Carroll & Blair PC 524 King Street Alexandria VA 22314).

SUP #2019-0081 (Submitted 09/14/19) - 150 South Pickett Street - Passport Infiniti and Nissan of Alexandria (Passport Motorcars, Inc., 150 S. Pickett Street Alexandria, VA 22304); Applicant filed an administrative Special Use Permit request for a minor amendment to SUP #2001-0006

The Alexandria Newsletter

to enlarge an automobile sales area less than 33% on a property zoned CG., 150 S. Pickett Street Alexandria, VA 22304, tax map 58.02-02-02, (agent: Duncan Blair, Land, Carroll & Blair PC 524 King Street Alexandria VA 22314).

Real Estate Transactions of Interest August 29 through September 19, 2019

Commercial/Land

2801 Seay Street LLC, to AHDC Ellsworth LLC, 1201 East Abington Drive, #210, Alexandria, VA 22314; sale on 09/06/19 of Lot 703, 19,687.00 sq. ft., improved, multi-family, zoned RC, at 1201 East Abington Drive, Alexandria, VA, 22314, 18,936 sq. ft. apartment building built in 1963; assessed in 2019 for \$2,787,840: \$1,870,000 (land), \$917,840 (improvement), tax map 062.03-01-10; \$3,900,000 (Instrument# 190012178).

The Fountainhead Group LLC, to 123 South Royal LLC, 12302 Leath Court, Woodbridge, VA 22192; sale on 09/09/19 of Lot 601, 2,666.00 sq. ft., improved, office building, zoned CD, at 123 South Royal Street, Alexandria, VA, 22314, 4,940 sq. ft. above-grade office building built in 1870; assessed in 2019 for \$1,618,150: \$733,150 (land), \$885,000 (improvement), tax map 074.02-07-04; \$1,880,000 (Instrument# 190012245).

Alfred Street Baptist Church, to Rasoul Termeh-Zonoozi, 2665 Prosperity Avenue, #437, Fairfax, VA 22031; sale on 09/13/19 of Lot 509, 2,605.00 sq. ft., improved, zoned CSL, at 509 North Henry Street, Alexandria, VA, 22314, 2,605 sq. ft. vacant land; assessed in 2019 for \$399,885, tax map 064.01-04-28; \$399,885 (Instrument# 190012603).

BTC Corp of Alexandria, to Stirrups LLC, 2837 and 2839 Duke Street, Alexandria, VA 22314; sale on 09/13/19 of Condo Unit(s) 19 and 20, III, improved, condo building, zoned CL, at 2837 and 2839 Duke Street, Alexandria, VA, 22314, 1,271 sq. ft. mixed retail with office units; assessed in 2019 for \$380,383: \$73,191 (land), \$307,192 (improvement), tax map 062.03-0A-020 and 062.03-0A-019; \$700,000 (Instrument# 1900122597).

Phoenix Limited Company, to 919P SPE LLC, 919 Prince Street, Alexandria, VA 22314; sale on 09/13/19 of Lot 919, 4,000.00 sq. ft., improved, office building, zoned CL, at 919 Prince Street, Alexandria, VA, 22314, 5,191 sq. ft. gross building area office building built in 1900; \$1,631,000: \$931,000 (land), \$700,000 (improvement), tax map 074.01-06-24; \$1,425,000 (Instrument# 190012551).

T-C King Street Station LLC, to IPXI Duke Street Investors LLC, c/o BPG Management Company LP, 3843

West Chester Pike, Newton Square, PA 19073; sale on 09/16/19 of Lot 1001, 48,925.00 sq. ft., improved, office building, zoned OCH, at 1725 Duke Street, Alexandria, VA, 22314, 162,570 sq. ft. gross building area, 146,693 sq. ft. net leasable area office building built in 1989; assessed in 2019 for \$47,967,000: \$6,583,590 (land), \$41,383,410 (improvement), tax map 073.02-01-04; \$60,500,000 (Instrument# 190012651).

Residential/Lots

James and Deborah Dundon, to LFG Howell LLC, 13 East Howell Avenue, Alexandria, VA 22301; sale on 08/29/19 of Lots 317 and 318, Del Ray, 5,750.00 sq. ft., improved, SFD, zoned R 2-5, at 26 East Howell Avenue, Alexandria, VA, 22301, 855 sq. ft. above-grade 1-story SFD built in 1937; assessed in 2019 for \$665,420: \$463,250 (land), \$202,170 (improvement), tax map 034.04-17-14; \$720,000 (Instrument# 190011752).

Joanna Chusid, to Alabama Ave LC LLC, 618 South Alfred Street, Alexandria, VA 22314; sale on 08/30/19 of Lots 20 and 21, 2, Rosemont, 5,000.00 sq. ft., improved, SFD, zoned R 2-5, at 211 East Oak Street, Alexandria, VA, 22301, 1,040 sq. ft. above-grade, 598 sq. ft. basement area, 2-story SFD built in 1939; assessed in 2019 for \$697,032: \$453,200 (land), \$243,832 (improvement), tax map 053.04-07-03; \$715,000 (Instrument# 190011884).

James and Mary Kim, to Go Energistics LLC, 2101 Cedar Springs Road, Suite 1050, Dallas, TX 75201; sale on 09/03/19 of Lot 528, Potomac Yard Alexandria, 1,779.00 sq. ft., improved, TH, zoned CDD#10, at 2106 Main Line Boulevard, Alexandria, VA, 22301, 3,314 sq. ft. above-grade 3.5-story TH built in 2014; assessed for \$963,781: \$420,000 (land), \$543,781 (improvement), tax map 035.01-12-30; \$1,075,000 (Instrument# 190011950).

MHI-Slaters Lane II LLC, to Malgorzata Lawrynowicz and Mark Materna, 1503 Portner Road #1, Alexandria, VA 22314; sale on 09/05/19 of Condo Unit(s) 1, Old Town Court Condominium, improved, TH, zoned CSL, at 1503 Portner #1, Alexandria, VA, 22314, 2,201 sq. ft. above-grade, 234 sq. ft. basement area, 3-story TH built in 2006; assessed in 2019 for \$754,039: \$331,510 (land), \$422,529 (improvement), tax map 044.02-0C-01; \$785,000 (Instrument# 190012084).

Michael and Bernadette Cala, to The School Board of the City of Alexandria, c/o Alexandria City School Board, 1340 Braddock Place, Alexandria, VA 22314; sale on 09/11/19 of Lot 500, Land of David Hulfish, 21,720.00 sq. ft., improved, SFD, zoned R 20, at 1201 Janneys Lane, Alexandria, VA, 22302, 1,668 sq. ft. above-grade, 1-story SFD built in 1959; assessed in 2019 for \$878,520:

The Alexandria Newsletter

\$612,509 (land), \$266,011 (improvement), tax map 051.02-03-09; \$968,000 (Instrument# 190012440).

Old Town Properties LLC, to 427 N Lee Street LLC and Rebecca Ward, 1146 Colonial Avenue, Alexandria, VA 22314; sale on 09/19/19 of Lot 35, Westover, 3,895.00 sq. ft., improved, TH, zoned RB, at 1146 Colonial Avenue, Alexandria, VA, 22314, 1,024 sq. ft. above-grade, 512 sq. ft. total basement area; 2-story TH built in 1930; assessed in 2019 for \$553,858: \$288,252 (land), \$265,606 (improvement), tax map 044.04-10-12; \$570,000 (Instrument# 190012889).

New Home Sales

RTS Homes Associates LLC, to Drew Iorio and Angelo Palmieri, 302 South Union Street, Alexandria, VA 22314; sale on 09/09/19 of Lot 507, 887.00 sq. ft., improved, TH, zoned CDX, at 302 South Union Street, Alexandria, VA, 22314, 2,274 sq. ft. above-grade, 3.5-story TH built in 2018; assessed in 2019 for \$1,630,112: \$787,500 (land), \$842,612 (improvement), tax map 075.03-04-08; \$1,882,325 (Instrument# 190012259).

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