

The Alexandria Newsletter

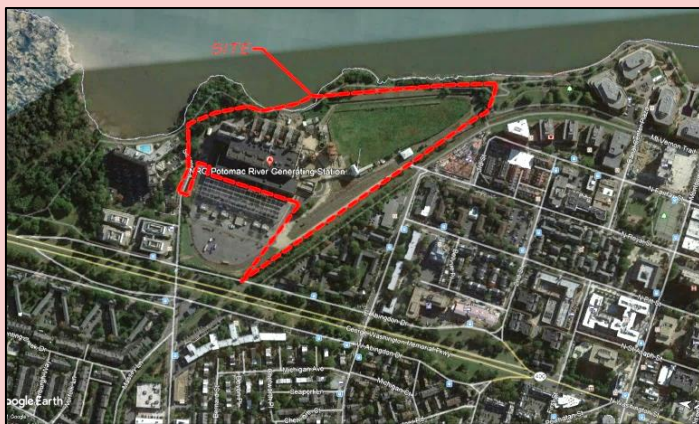
Your Real Estate News and Research Resource

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2.1 Million-SF Mixed-Use Redevelopment, 2,000 Multifamily Units Planned for Old Town North Power Plant Site

Hilco Redevelopment Partners filed Coordinated Development District (CDD) concept plans this month for the Potomac River Generating Station (PRGS) in Old Town North, calling for up to 2,000 dwelling units, 615,000-square feet of commercial use, 115,000-square feet of retail, and a new waterfront park and pedestrian promenade at the decommissioned power plant site.

The Gensler design focuses on extending the streets of Old Town North into the site and connecting the property to the greater neighborhood, according to the applicant, “making use of the unique character of the property, including maximizing the views of the Potomac River and creating a sense of place that was envisioned in the Old Town North small area plan, with sufficient flexibility to ensure the financial viability of the project,” reads the July 30th CDD project narrative.



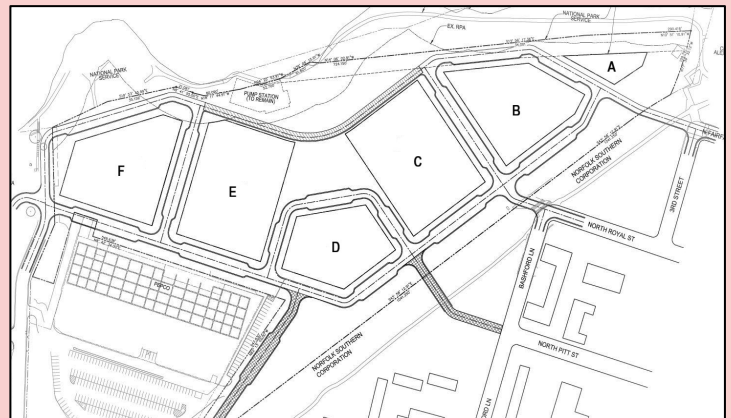
PRGS Redevelopment; Site Map

Source: CDD Concept Plan Filing (7/30/2021)

HRP, a Boston-based firm that specializes in the redevelopment of industrial sites, acquired the shuttered

power plant from PEPCO last fall for \$10 million. The plant had operated for nearly 70 years before closing in 2012, after a citizen-led effort uncovered fly ash contamination in the surrounding residential communities.

The UT-zoned, 18.8-acre property is largely isolated from the Old Town North neighborhood to the west and south, hemmed in by the GW Parkway and a Norfolk Southern rail line. As part of the sale, PEPCO retained an existing five-acre substation site, which will remain in operation along the western edge of the area to be redeveloped.



PRGS Redevelopment; CDD Concept Plan

Source: CDD Concept Plan Filing (7/30/2021)

The proposed CDD concept plan, which will govern the general site and road layout as well as development potential and maximum heights, divides the site into six development blocks. The proposed use mix calls for predominantly residential development (1.56 million square feet) up to maximum heights of 160 feet, alongside a 225,000-square-foot, 300-key hotel, 390,000-square feet of other commercial uses, 115,000-square feet of retail, and

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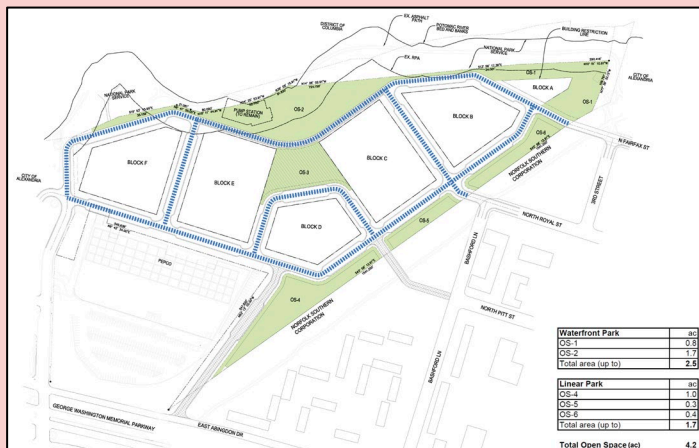
5,000-square feet of arts space. The plan calls for significantly flexibility—up to 30-percent of FAR, use types, and dwellings may move from one block to another—but generally the southernmost (A and B) and northernmost (F) blocks are where the commercial uses will be located, framing the primarily residential core of the site, according to the proposed land use mix.

The applicant proposes to extend North Fairfax Street and North Royal Street into the site, with provisional plans to extend North Pitt Street and Abingdon Drive into the site if easements or site control of the Norfolk Southern line that runs through the site can be achieved. The North Fairfax Street, which will run along the waterfront, is envisioned in part as a pedestrian-focused promenade. The CDD envisions two major new open spaces: a 2.5-acre waterfront park along the promenade that will link to a central plaza framed by three development parcels, and a 1.7-acre linear park along the railroad right-of-way on the southern edge of the site.

The Old Town North SAP adopted by city council in 2017 envisions mixed-use redevelopment up to 2.15 million square feet for the PRGS site, predominantly residential in nature (20- to 50-percent of uses could be non-residential), with maximum recommended heights between 120 and 140 feet across the bulk of the site and 30 to 50 feet along the edges. The plan also recommends up to four acres of waterfront public open space, expanded and enhanced access to the Mt. Vernon Trail, and a linear park within the rail corridor.

The maximum height shown on the CDD is 160 feet; however, additional height may be achieved through the approval of bonus height associated with on-site affordable housing, according to the CDD plan. Further, the applicant sees “potential to extend the Arts District of Old Town North into the site,” according to the narrative.

A third community meeting is scheduled for September 29th.



PRGS Redevelopment; Open Space Plan
Source: CDD Concept Plan Filing (7/30/2021)

PRGS Redevelopment; Proposed Use Mix
Source: CDD Concept Plan Filing (7/30/2021)

		BLOCK A ³	BLOCK B ^{3,5}	BLOCK C ^{3,4,5}	BLOCK D ^{3,4,5}	BLOCK E ^{3,4,5}	BLOCK F ³
Total Floor Area	2,150,000 sf ¹	30,000 sf ¹	435,000 sf ¹	515,000 sf ¹	300,000 sf ¹	515,000 sf ¹	500,000 sf ¹
Floor Area By Use:							
Commercial	390,000 sf ⁴	25,000 sf	105,000 sf	35,000 sf	15,000 sf	35,000 sf	260,000
Retail	115,000 sf		15,000 sf				15,000 sf
Arts	5,000 sf ²	5,000 sf					
Residential	1,560,000 sf		315,000 sf	480,000 sf	285,000 sf	480,000 sf	
Hotel	225,000 sf ⁴						225,000 sf
RESIDENTIAL BREAKDOWN	2,000 du						
Dwelling Units							
Studio	10%-20%						
1 bedroom	40%-60%						
2 bedroom	10%-30%						
3 bedroom	5%-20%						
Hotel	300 KEYS						

Notes:

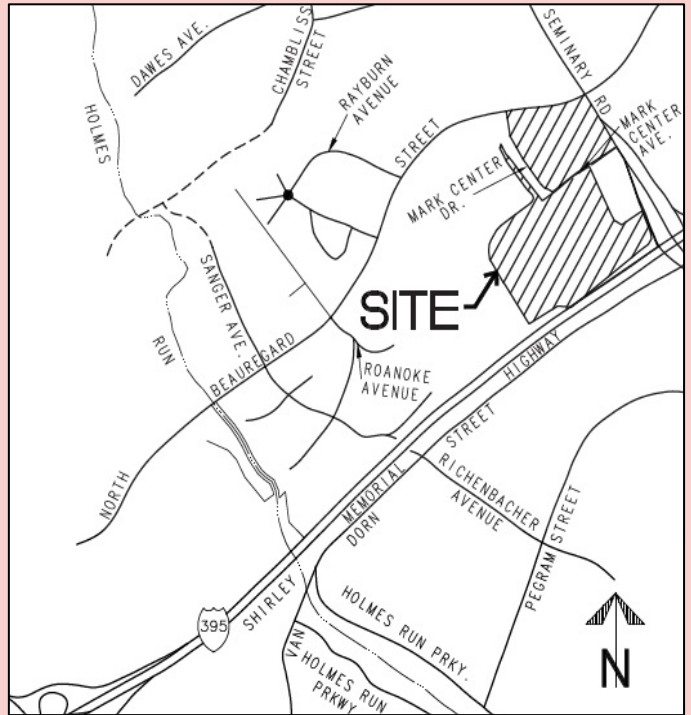
1. Per block Floor Area allows flexibility and future design consideration to be discussed in the DSUP process. Total Floor Area will not exceed 2,150,000 square feet (2,180,000 square feet if art bonus is utilized) as measured by the City of Alexandria zoning definition of Floor Area.
2. Arts uses under consideration to be discussed in the CDD process.
3. Up to 30% of Floor Area, use types and dwelling units may move from one block to another to provide flexibility and allow for design considerations to be discussed in the DSUP process.
4. Commercial uses may also be located on Blocks C, D and E. Floor Area dedicated to commercial uses may be up to 40% of total Floor Area.
5. Hotel uses may also be located on Blocks B, C, D and E. Floor Area dedicated to hotel uses may be up to 20% of total Floor Area.

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More than 600,000 SF in Additional Density Sought at Two Beaugard Sites

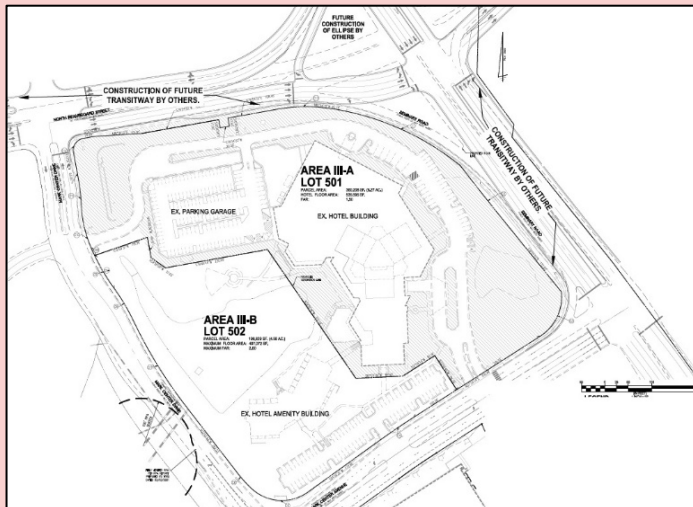
The city council will consider master plan and CDD amendments this fall that could permit more than 600,000-square feet of additional density, increased height, and new uses at two Beaugard sites. The coordinated requests—which would allow for a 450,800-square-foot building on property adjacent to the current Institute of Defense Analyses (IDA) headquarters and a new subdivided lot entitled for a 100-foot building on the Hilton Alexandria Mark Center Hotel site—are slated for a council vote in October.

Mark Center Hilton. The 12-acre Mark Center Hilton site sits at the southwest corner of North Beauregard Street and Seminary Road, just north of the massive, 1.75-million-square-foot Mark Center complex.



Mark Center Hilton CDD Amendment; Site Map

Source: CDD Concept Plan Filing (8/11/2021)



Mark Center Hilton; CDD Concept Plan

Source: CDD Concept Plan Filing (8/11/2021)

CRP Mark Center Hotel LLC, a subsidiary of the Carlyle Group, acquired the property, currently occupied by the 30-story, 496-room hotel tower and associated above-ground parking structures and amenity buildings, for \$65.6 million in 2015.

The applicant plans to parcel off a 4.56-acre lot at the southwest corner of the site—currently improved by an existing hotel amenity, surface parking, and a stormwater pond—for a “variety of uses including multifamily, senior living, commercial, hotel, and/or office uses by a future developer,” according to the August 11th statement in support.

In addition to the subdivision request, the applicant is requesting an amendment to the Beaugard small area plan to allow for new development of residential, office, commercial, hotel, or a continuum of care uses (or mix thereof) on the subdivided property as part of a future DSUP, and a CDD #4 amendment to allow for new development at a density of 2.5 FAR and building height of 100 feet. While no specific uses are planned, a future DSUP could yield a 520,000-square foot building with approximately 420 multifamily units, according to the applicant.

The Mark Center Hilton property sits amid a cluster of redeveloping (or soon to be redeveloped) properties at the intersection of Beauregard Street and Seminary Road, according to the applicant: just south from Monday Properties’ 300-unit residential project (currently under construction) and Hekemian & Co.’s 500-unit Upland Park (first phase approved in March), and west of the 40-acre Southern Towers, the region’s second largest multifamily complex.

“Given the property’s large size, prominent location and adjacency to BRT and other modes of transportation, [it] is well situated for density and urbanization,” reads the statement.

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Institute of Defense Analyses. The IDA is also seeking changes to increase the development potential of an undeveloped portion of its headquarters site along Mark Center Drive. The applicant, a non-profit that operates three federally-funded research and development centers, is requesting a master plan amendment to add hotel and continuum of care facility to the already approved residential, office, and commercial uses and a CDD #4 amendment to allow an additional 82,487-square feet of floor area (386,400 square feet approved; 450,887 square feet proposed), and building height up to 180 feet.



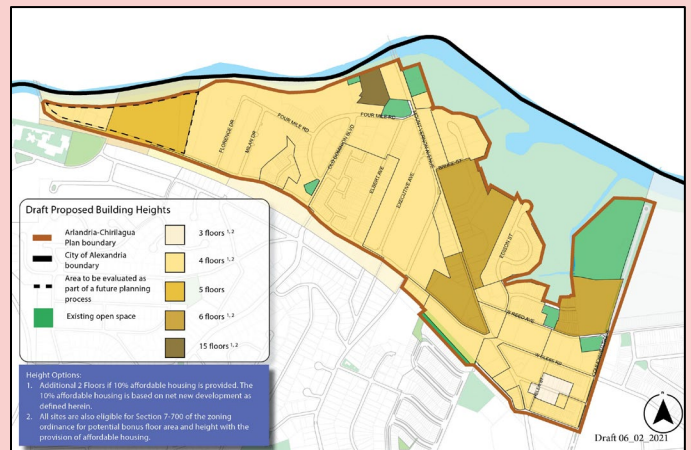
IDA Site CDD Amendment; CDD Exhibit
Source: CDD #4 Amendment Filing (12/14/2020)

The IDA has accelerated plans to move out of the 4800 Mark Center Drive building (originally planned for early 2022) following the completion of its new 370,000-square-foot headquarters building in Potomac Yard. Two city agencies (Department of Community and Human Services and the Health Department) are slated to move into the current IDA headquarters in 2023; city planner Maya Contreras also indicated that a West End planning counter could also be located at the site at a July 21st Beauregard design review board meeting.

Planning Commission to Consider Arlandria-Chirilagua Plan Update This Fall

City planning staff wrapped up the community review of the Arlandria-Chirilagua Neighborhood Plan update this summer, which will head to the planning commission and city council as a “discussion item” next month.

The draft recommendations focus on preserving the culturally-diverse neighborhood amid anticipated market pressures—“particularly important with the planned phased arrival of Amazon in Crystal City, and the Virginia Tech Innovation Campus and metrorail station in North Potomac Yard,” according to a memorandum to the planning commission.



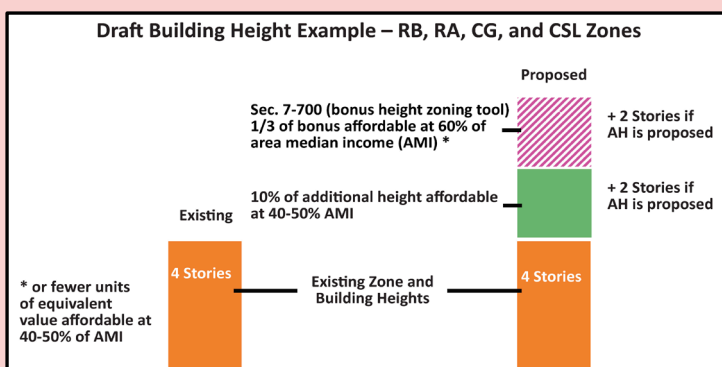
Arlandria-Chirilagua Plan Update; Proposed Heights Map
Source: Community Meeting Presentation (6/1/2021)

“In response to community input, the plan places special focus on the preservation and expansion of housing affordability and the strengths of this unique community and neighborhood business district,” it continues.

The community planning process to update the 2003 Arlandria Neighborhood Plan began in fall 2019, tasked with forming a long-term vision for land use, affordable housing, parks, and open space. The recommendations of most interest to the development community are below:

Permit Bonus Density and Height. While no changes are proposed to the existing zoning and heights map, the plan does offer significant opportunities for increased height and density in exchange for deeply-affordable housing production. The draft recommendations require 10-percent of new rental market-rate development above the density envisioned in the 2003 plan to be affordable at 40- to 50-percent of the area median income (AMI).

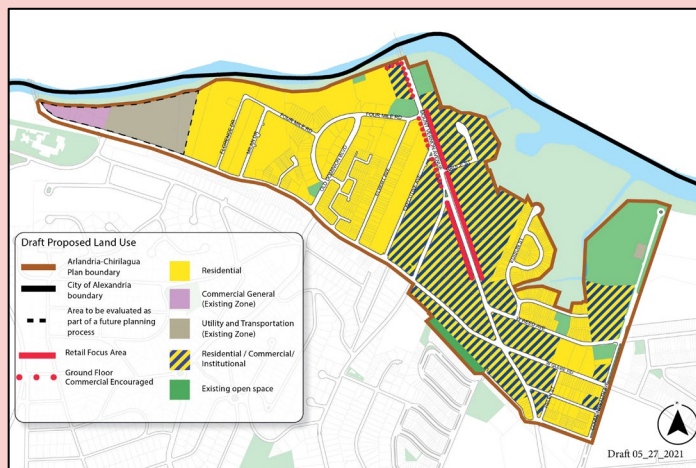
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Arlandria-Chirilagua Plan Update; Draft Heights Example

Source: Community Meeting Presentation (6/1/2021)

Meeting that requirement could allow for two additional stories above the base height (six stories maximum under the current map), according to the draft recommendations presented at a June community meeting; another two stories could be achieved through the conventional affordable housing bonus program. The draft also considers providing flexibility to parking requirements to maximize affordable housing production.



Arlandria-Chirilagua Plan Update; Proposed Land Use Map

Source: Community Meeting Presentation (6/1/2021)

Introduce More Flexible Land Use Map. Similar to the Eisenhower East small area plan update adopted last March, the draft plan would do away with the highly-prescriptive land use map that exists today, recommending instead a mixed “residential/commercial/institution” zone for much of the Mt. Vernon and West Glebe corridor.

North of the main street core, the land use map would retain a predominantly residential land use recommendation, but without the “low/medium/high” categories on the existing map. The new plan seeks to “provide flexibility for a variety

of land uses that will adapt to the existing and future market to create a diverse and thriving neighborhood,” according to the draft plan update.

The changes to the neighborhood plan would be adopted as two major redevelopment plans move through city review process: AHDC’s proposal for a 10-story, 482-unit, all-affordable project on Mt. Vernon Avenue (formal DSUP application filed in July) and MRP Realty’s proposed redevelopment of the Mount Vernon Village Center with 593 units, 30 of which will be affordable (Concept I plans filed last month).



Building Permits of Interest Issued July 2021 Residential

No new residential building permits issued in July.

Commercial

1101 King Street Condominium, 1101 King Street, Alexandria, VA; for 1 \$30,000, remove 3 and add 3 antennas, remove 1 and add 3 RRUs, add equipment cabinet, battery cabinet, and other associated equipment on existing rooftop at 1101 King Street (contractor: Advance Telecommunication Implementation Solution LLC, 47742 Blockhouse Point Place, Sterling, VA 20165);

1199 N Fairfax Owner LLC, 2430 South Kenmore Street, Arlington, VA 22206; for 1 \$20,245, interior alterations to demise space into 2 separate suites on 1st floor (Suites 150 and 110); Body Shop Fitness Design will occupy Suite 150 and Suite 110 will be future tenant space at 1199 North Fairfax Street (contractor: Kaywell, 9204 Berger Road, Columbia, MD 21046);

1500 King Street Condominium, 1500 King Street, Alexandria, VA 22314; for 1 \$250,000, office alteration - wall demo, framing and drywall, electrical, plumbing, mechanical, fire protection, floor coverings, ceiling tiles and cabinetry at 1500 King Street (contractor: NVE Corp., 12700 Sunrise Valley Place, Reston, VA 20191);

1700 Diagonal Road LLC, 1700 Diagonal Road, Alexandria, VA 22314; for 1 \$25,000, remove existing Sprint equipment and replace with T-Mobile equipment; 6 antennas and 9 RRU radios at 1700 Diagonal Road

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(contractor: SBA Network Services LLC, 8051 Congress Avenue, Boca Raton, FL 33487);

2551 Main Line LLC, 2551 Main Line, Alexandria, VA 22301; for 1 \$21,016,158, Potomac Yards - Landbay H & I; construct new 6-story multifamily building with 2 levels below grade at 2551 Main Line Blvd. (contractor: WCS Construction LLC, 1100 New Jersey Avenue, SW, Washington, DC 20003);

4700 King LLC, 4700 King Street, Alexandria, VA 22314; for 1 \$25,000, interior renovation and space planning of Suite 100, which includes wall construction, ceiling construction, new finishes (3,862 sq. ft.) at 4700 King Street (contractor: Patriot Contracting, 3925 Chain Bridge Road, Fairfax, VA 22030);

Alexandria City Public Schools, 1340 Braddock Place Drive, Alexandria, VA 22314; for 1 \$20,000, modifications to the existing rooftop mechanical equipment platform to allow safe maintenance and access to the existing DOAS-1 rooftop mechanical unit's filters and service access panels at 1005 Mount Vernon Avenue;

Alexandria City Public Schools, 1101 Janneys Lane, Alexandria, VA 22302; for 1 \$69,800,000, application for foundation to grade permit for new Douglas MacArthur Elementary School at 1101 Janneys Lane (contractor: Skanska USA Building Inc., 389 Interpace Parkway, Parsippany, NJ 07054);

Alexandria Hospital, 4320 Seminary Road, Alexandria, VA 22304; for 1 \$534,500, INOVA Alexandria Hospital - Cancer Center CT, Level 1, interior renovations at 4320 Seminary Road (contractor: Patner Construction, 2710 Prosperity Avenue, Fairfax, VA 22031);

Aspen House Owner LLC, 3201 Landover Street, Alexandria, VA 22305; for 1 \$60,000, installation of 3 sled mounts, 14 antennas, equipment cabinet and associated equipment; electrical and fiber routed through the building to the main telephone and electric rooms at 3201 Landover Street (contractor: J & G Contractors Inc., 2517 Beacon Hill Road, Alexandria, VA 22306);

CBRE Management, 355 E Street, SW, Washington, DC 20024; for 1 \$200,000, first floor interior alterations to create demising wall, including demo and alteration of bathrooms, 13,542 sq. ft. at 4825 Mark Center Drive (contractor: May Construction Group LLC, 6900 Wisconsin Avenue, Chevy Chase, MD 20815);

CBRE Management, 355 E Street, SW, Washington, DC 20024; for 1 \$150,000, interior alteration for tenant fit-out of 24,011 sq. ft., 1st floor at 4825 Mark Center Drive (contractor: May Construction Group LLC, 6900 Wisconsin Avenue, Chevy Chase, MD 20815);

CHI 2051 Jamison Avenue LLC, 2051 Jamison Avenue, Alexandria, VA 22314; for 1 \$35,000, Suite 502,

systems furniture (Huitt Zollars) at 2051 Jamison Avenue (contractor: RP Builders, LC, 3761 Taylor Lane, Huntingtown, MD 20639);

Chevy Chase Bank FSB, 500 South Washington Street, Alexandria, VA 22314; for 1 \$25,000, remove and replace existing ATM and refurbish VAC equipment; adjust conduit as needed, patch concrete island as necessary at 500 South Washington Street (contractor: Cypress Contracting, 23465 Rock Haven Way, Suite 130, Dulles, VA 20166);

City of Alexandria, P.O. Box 178, Alexandria, VA 22313; for 1 \$450,000, alterations to Chinquapin Recreation Center at 3210 King Street (contractor: F. L. Pinto Cos., 8201 Greensboro Drive, McLean, VA 22102);

City of Alexandria, 301 King Street, Alexandria, VA 22314; for 1 \$68,796 at 517 Prince Street (contractor: J S Wagner Roofing, 4909 46th Avenue, Hyattsville, MD 20781);

City of Alexandria Health Department, 4480 King Street, Alexandria, VA 22302; for 1 \$25,000, removing and replacing 4 existing antennas with 4 new antennas; also removing and replacing 4 existing remove radioheads with 4 new remote radioheads at 4480 King Street (contractor: Advanced Communications Technology, 7110 Golden Ring Road, #101, Baltimore, MD 21221);

Combined Properties Inc., 1025 Thomas Jefferson Street, Washington, DC 20007; for 1 \$62,000, Sprint proposes removing all existing equipment and installing 9 antennas, 6 radios, 2 cabinets, 2 standoff mounts, 1 wall mount, and 2 sled extensions at the existing rooftop telecommunications facility at 420 North Van Dorn Street (contractor: Site Link Construction LLC, 9099 Ridgefield Drive, Frederick, MD 21701);

DREF Kings Street Metro Place LLC, 4300 Wilson Blvd., Arlington, VA 22220; for 1 \$40,000, full floor interior demolition and slab infill at removed connecting stair and removed dumbwaiter at 1737 King Street (contractor: Providence General Contracting, 610 Herndon Parkway, Herndon, VA 20170);

Equity Office Management LLC, 233 South Wacker Street, Chicago, IL 60606; for 1 \$25,000, install temporary 12' x 46' office trailer that includes bathroom facilities and accessible ramp at 405 Swann Avenue (contractor: Bozzuto Construction Company, 6406 Ivy Lane, Suite 700, Greenbelt, MD 20770);

FSBPT, 124 S. West Street, 3rd Floor, Alexandria, VA 22314; for 1 \$124,000, conversion of existing lower roof to new open deck roof at 124 South West Street (contractor: The Russell Gage Corporation, 2 Herbert Street, 2nd Floor, Alexandria, VA 22305);

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First Washington Realty Inc., 4350 East West Highway, Bethesda, MD 20814; for 1 \$112,280, alteration of existing tenant space within 1-story mercantile occupancy building; work includes separation of existing tenant space into 3 tenant shells; select demolition, new tenant demising walls, and modification of existing storefront, MEP systems at 4609 Duke Street (contractor: Therrien Waddell LLC, 100 Lakeforest Blvd., Suite 600, Gaithersburg, MD 20877);

First Washington Realty Inc., 4350 East West Highway, Bethesda, MD 20814; for 1 \$46,176 at 4611 Duke Street (contractor: Therrien Waddell LLC, 100 Lakeforest Blvd., Suite 600, Gaithersburg, MD 20877);

First Washington Realty Inc., 4350 East West Highway, Bethesda, MD 20814; for 1 \$79,940, alteration of existing tenant space within 1-story mercantile occupancy building; work includes separation of existing tenant space into 3 tenant shells; select demolition, new tenant demising walls, and modification of existing storefront, MEP systems at 4607 Duke Street (contractor: Therrien Waddell LLC, 100 Lakeforest Blvd., Suite 600, Gaithersburg, MD 20877);

IDI Strand LC, 2101 Wilson Blvd., Arlington, VA 22209; for 1 \$135,000, construction of new second floor deck and related building improvements including repairs to existing exterior paving at 203 Strand Street (contractor: The Russell Gage Corporation, 2 Herbert Street, 2nd Floor, Alexandria, VA 22305);

Jemals Old Town Holdings LLC, 702 H Street, NW, Washington, DC 20001; for 1 \$638,821, tenant improvement of existing commercial space at 607 King Street (contractor: Ace Deconstruction, 13804 Dawson Beach Road, Woodbridge, VA 22191);

Jemals Old Town Holdings LLC, 702 H Street, NW, Washington, DC 20001; for 1 \$45,000, demo of existing interior for permit in progress; interior demolition to include interior partitions, doors, finishes, fixtures, and equipment at 607 King Street (contractor: F. L. Pinto Cos., 8201 Greensboro Drive, McLean, VA 22102);

Kristin Linder Academy, 601 South Washington Street, Alexandria, VA 22314; for 1 \$600,000 at 607 South Washington Street (contractor: Calloway Contracting Group LLC, 44225 Mercure Circle, Suite 290, Sterling, VA 20166);

Kristin Linder Academy, 601 South Washington Street, Alexandria, VA 22314; for 1 \$160,000, change of use from Business to Education; interior work only; enclose basement stair, new interior stair between 1st and 2nd floor, modify existing MEP systems, modify existing alarm system at 601 South Washington Street (contractor:

Calloway Contracting Group LLC, 44225 Mercure Circle, Suite 290, Sterling, VA 20166);

Landmark 205 LLC, 205 S. Whiting Street, Alexandria, VA 22304; for 1 \$20,000, minor interior alteration of existing suite for new tenant at 205 South Whiting Street (contractor: Ace Deconstruction, 13804 Dawson Beach Road, Woodbridge, VA 22191);

Mill Road Block 20 LLC, 1515 Courthouse Road, Arlington, VA 22201; for 1 \$1,000,000, excavation, sheeting and shoring at 2200 Mill Road (contractor: Paradigm Contractors LLC, 1415 North Taft Street, Suite 100, Arlington, VA 22201);

NK Washington Street LLC, 424 North Washington Street, Alexandria, VA 22314; for 1 \$587,000 at 424 North Washington Street (contractor: Kalmia Construction Co., 10230 South Southardive Drive, Beltsville, MD 20705);

NP 115 LLC, 2034 Eisenhower Avenue, Alexandria, VA; for 1 \$25,000, adding interior rooms, framing, drywall, paint, electrical modification at 2034 Eisenhower Avenue (contractor: AK Electric Corporation, 3409 Arnold Lane, Falls Church, VA 22042);

PY Pancakes Inc., 24801 Pico Canyon Road, Stevenson Ranch, CA 91381; for 1 \$40,000, interior demolition only; removal of all interior walls, doors, plumbing fixtures, electrical panels, lighting, and ceiling perimeter walls to remain at 3901 Richmond Highway (contractor: Diamond Contractors, 4224 Port Drive NE, Lees Summit, MO 64064);

Pienta Acquisitions LLC, 528 North Henry Street, Alexandria, VA 22314; for 1 \$121,810 at 528 North Henry Street (contractor: All Phase Drywall Inc., 4475 Regency Place, White Plains, MD 20695);

Potowmack Crossing Condominium, 1600 West Abingdon Drive, Alexandria, VA 22314; for 1 \$32,836, copper cupola restoration at 1600 West Abingdon Drive (contractor: Wagner Roofing, 5328 46th Avenue, Hyattsville, MD 20781);

SCG/AK 1199 Fairfax Owner LLC, 1199 Fairfax Street, Alexandria, VA 22314; for 1 \$44,574, interior renovations on the 1st floor for common areas to include two new unisex shower rooms; associated MEP work at 1199 North Fairfax Street (contractor: Kaywell Construction Corporation, 9127 Berger Road, Columbia, MD 21046);

Salvation Army National Corporation, 605 Slaters Lane, Alexandria, VA; for 1 \$155,000, garage slab repairs at 615 Slaters Lane (contractor: Executive Concrete Solutions 110 LLC, P.O. Box 3926, Frederick, MD 21705);

Society for Marketing Professional Services, 625 North Washington Street, Alexandria, VA 22314; for 1 \$120,000, splitting and renovation of an existing suite for a

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new tenant, electrical and mechanical work included at 625 North Washington Street (contractor: Tripp Contracting LLC, 1575 Postal, Chester, MD 21619);

Total Wine Spirits Beer & More, 3901 Richmond Highway, Alexandria, VA 22305; for 1 \$500,000, tenant improvements in existing space for retail (Total Wine) at 3901 Richmond Highway (contractor: Diamond Contractors, 4224 Port Drive NE, Lees Summit, MO 64064);

Virginia Roofing Corp., 826 South Pickett Street, Alexandria, VA 22304; for 1 \$120,000 at 826 South Pickett Street (contractor: LCMI LLC d/b/a Lynch Construction, 6200 Baron Drive, Bridgeport, MI 48727);

WRI Gateway Alexandria LLC, 3445 Berkeley Street, Alexandria, VA 22302; for 1 \$35,000, installation of retractable canopy on existing outdoor seating area (14' x 56') at 4610 King Street (contractor: Art Display Company, 401 Hampton Park Blvd., Capitol Heights, MD 20743).

New Land Use Applications of Interest Submitted

CDD Concept Plan #2021-0000X (Submitted 07/30/21) - Potomac River Generating Station - CDD Concept Plan (HRP Potomac, LLC, 99 Summer Street Suite 1110 Boston, MA 02110); Applicant filed a CDD Concept Plan for 2.1 million square feet of development, including up to 2,000 multifamily units, 615,000 square feet of commercial use, 115,000 square feet of retail, and 4.2 acres of open space on a 18.8-acre site zoned UT., 1400 N. Royal Street Alexandria, VA 22314, tax map 045.01-01-04, (agent: Mary Catherine Gibbs, Wire Gill LLP 1750 Tysons Blvd, Suite 1500 Tysons, VA 22101).

CDSP #2021-00007 (Submitted 07/27/21) - Minnie Howard Campus Redevelopment (Alexandria City Public Schools, 1340 Braddock Place Alexandria, VA 22311); Applicant filed Concept I plans for a DSUP to construct a new 310,300 square foot high school for a projected 1,600 students on a 12-acre site zoned R-12/POS., 3701 W. Braddock Road Alexandria, VA, tax map 031.02-02-05.

CDSP #2021-00009 (Submitted 07/29/21) - Stevenson Townhomes (MSG Properties, 225 North West Street Alexandria, VA 22314); Applicant requests a development site plan to construct seven townhomes with side and front yard setback modifications; as well as subdivide the existing lot into seven conforming lots, on a 0.38-acre lot zoned RB/Townhouse., 6336 Stevenson Avenue Alexandria, VA 22304, tax map 046.04-02-02.

DSUP #2020-00028, REZ #2020-0000X, MPA #2020-0000X (Submitted 08/06/21) - AHDC Seminary Road (Alexandria Housing Development Co., 1201 E. Abingdon

Drive #210 Alexandria, VA 22314); Applicant filed a DSUP request for a 31-unit condominium townhome building and 8 condominium flats; a rezoning from R-8 to CRMU-L; master plan amendment from the Residential Low (RL) designation to Residential Medium (RM); and SUPs for single structures exceeding 8 townhomes and for a congregate housing facility use; on a 2.69-acre site., 4547, 4555, 4575 Seminary Road Alexandria, VA 22304, tax map 030.02-02-05/-06/-07.

DSUP #2021-10020; REZ #2021-0000X; MPA #2021-0000X (Submitted 07/28/21) - 805 N. Columbus Street - DSUP (PT Blooms Development, 7905-C Cessna Avenue Gaithersburg, MD 20879); Applicant filed a DSUP to construct a 78-unit, five story multifamily building ; a rezoning from RB/Townhouse to CRMU-H; a small area plan amendment to increase the maximum height to 50 feet; a SUP to increase FAR to 2.50, for bonus density for affordable housing to increase the FAR to 3.01, to reduce parking for the affordable unit requirement by four spaces, and for a TMP; a modification for the tree canopy coverage from 25 percent to 13 percent, on a 0.57-acre site., 805-823 N. Columbus Street Alexandria, VA, tax map 054.04-02-02/-08/-09/-10/-11, (agent: Ken Wire, Wire Gill LLP 1750 Tysons Blvd, Suite 1500 Tysons, VA 22101).

REZ #2021-0000X (Submitted 07/29/21) - Tidlock (Tidlock Property Owner LLC, 650 F Street NW Suite 690, Washington DC 20004); Applicant filed a rezoning from OCM(50) to CRMU-X and permitted bonus density associated with arts and affordable housing for a 234-unit adaptive reuse of the 1.38-acre Transpotomac Plaza office complex., 1033/1055/1111 N. Fairfax Street Alexandria, VA, tax map 055.01-04-09/-10/-11, (agent: Ken Wire, Wire Gill LLP 1750 Tysons Blvd, Suite 1500 Tysons, VA 22101).

SUB #2021-00005 (Submitted 08/10/21) - 514-518 S. Fairfax Street Subdivision (Young Family Trust, 514 S. Fairfax Street Alexandria, VA 22314); Applicant requests to resubdivide and adjust the boundaries between 514 and 516/518 S. Fairfax Street by adding 720 square feet of land at the rear of 514 S. Fairfax Drive, creating two new rectangular RM complying lots., 514/516/518 S. Fairfax Drive Alexandria, VA, tax map 081.01-01-11/-12, (agent: Duncan Blair, Land, Carroll & Blair PC 524 King Street Alexandria VA 22314).

SUB #2021-00005 (Submitted 08/11/21) - 765 John Carlyle Street - Block P (Carlyle Plaza LLC, 300 Chapel Hill Lane PO Box 797 Berryville, VA 22611); The applicant is requesting an air rights subdivision to facilitate development of Block P's two separate towers and shared podium between separate entities on a site zoned CDD #1., 765 John Carlyle Street Alexandria, VA, tax map 079.01-

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01-17, (agent: Jonathan Rak, McGuireWoods LLP 1750 Tysons Blvd, Suite 1800 Tysons, VA 22102).

SUP #2021-00075 (Submitted 07/20/21) - Sprig's Cafe SUP (Sprig's LLC, 2050 Ballenger Avenue Suite 400 Alexandria, VA 22314); The applicant filed an administrative SUP request for a new restaurant on the ground floor of the building at 2050 Ballenger Avenue zoned CDD #1., 2050 Ballenger Avenue Suite 400 Alexandria, VA 22314, tax map 073.03-02-17.

SUP #2021-00079 (Submitted 07/23/21) - 1630 King Street - Barber Shop (Gregorio Colon, 1630 King Street Alexandria, VA 22314); Applicant request an SUP for a full service barbershop on a site zoned KR., 1630 King Street Alexandria, VA 22314, tax map 063.04-09-05.

SUP #2021-00083 (Submitted 07/27/21) - Village Brau Haus - Rooftop Dining (William and Chelsea Gross, 710 King Street Alexandria, VA); Applicant requests an SUP to add rooftop dining area above the main bar at the KR-zoned site., 710 King Street Alexandria, VA.

Real Estate Transactions of Interest July 27 through August 30, 2021

Commercial/Land

BRE/DP Alexandria Property Owner LLC, to Potomac Yard Mini U Storage, LLC (84.74% interest); Fund 7 Potomac Yard (15.26% interest), c/o Dahn Corporation, 4675 MacArthur Court, Suite 500, Newport Beach, CA 92660; sale on 08/02/21 of Parcel 707, Block C-1, Oakville Tract, 1.96 acres, improved, commercial, zoned CDD #24, at s.w. quadrant of Swann Avenue and Oakville Street, north of Fannon Street, Alexandria, VA, 22301, 67,225 sq. ft. industrial flex building built 1949; assessed in 2021 for \$9,283,420 (assessment includes multiple parcels of Parent Parcel 13812000), tax map 025.03-02-18; \$32,500,000 (Instrument# 210018708).

427N LLC, to Falcon Investments LLC, 427 North Lee Street, Alexandria, VA 22314; sale on 08/05/21 of Lot 8, Lee Street Square, 1,923.00 sq. ft., improved, commercial, zoned CD, at 427 North Lee Street, Alexandria, VA, 22314, 3,600-square foot, 2-story office building built 1980; assessed in 2021 for \$982,874: \$674,252 (land); \$308,622 (improvement), Lot 9, Lee Street Square, 2,053.00 sq. ft., improved, commercial, zoned CD, at 429 North Lee Street, Alexandria, VA, 22314, 3,600 sq. ft., 2-story office building built 1980; assessed in 2021 for \$991,087: \$662,246 (land); \$328,841 (improvement), tax map 065.01-05-08 065.01-05-01; \$2,995,000 (Instrument# 210019065).

WASHREIT 515 King Street LLC, to Zircon 515 King Property LLC, c/o Brookfield Properties Inc., 250 Vesey Street, 15th Floor, New York, NY 10281; sale on 08/05/21 of Lot 702, Resubdivision of Lot 602, First & Citizens National Bank Property, 22,627.00 sq. ft., improved, commercial, zoned KR, at 515 King Street, Alexandria, VA, 22314, 82,800 gross sq. ft., 5-story office building built 1966; assessed in 2021 for \$19,418,000: \$2,890,816 (land); \$16,527,184 (improvement), tax map 074.02-04-01; \$11,000,000 (Instrument# 210019059).

WASHREIT Courthouse Square LLC, to Zircon Courthouse Square Property LLC, c/o Brookfield Properties Inc., 250 Vesey Street, 15th Floor, New York, NY 10281; sale on 08/05/21 of Lot 702, Block 2, Phase 2, Gadsby Commercial Urban Renewal Project, 32,821.00 sq. ft., vacant, commercial, zoned CD, at 510 King Street, Alexandria, VA, 22314, all of the air rights at and above the property, together with easements for support, ingress and egress, construction, etc. for construction, operation and maintenance of a building initially containing 5 stories and 125,000 sq. ft. of retail and commercial office space and additions thereto or replacement thereof, according to the deed; assessed in 2021 for \$29,830,000 (building only), tax map 074.02-08-01.0; \$26,000,000 (Instrument# 210019061).

Barbara Charles and Robert Staples, to Alturas 225 NF, LLC, 225 North Fairfax Street, Alexandria, VA 22314; sale on 08/13/21 of Lot , 6,012.00 sq. ft., improved, commercial, zoned CD, at 225 North Fairfax Street, Alexandria, VA, 22314, 8,904 sq. ft. office building built 1973; assessed in 2021 for \$2,596,374: \$1,643,985 (land); \$952,389 (improvement), Lot , 1,950.00 sq. ft., vacant, commercial, zoned CD, at 214 Queen Street, Alexandria, VA, 22314, assessed as part of 225 North Fairfax Street, tax map 065.03-09-02 065.03-09-01; \$2,950,000 (Instrument# 210019626).

Stevens Companies, LLC, to Corner Building, LLC, 5305 Lee Highway, Arlington, VA 22207; sale on 08/13/21 of Lot 607, 4,694.00 sq. ft., improved, commercial, zoned CL, at 607 South Washington Street, Alexandria, VA, 22314, approx. 4,500 sq. ft., 2-story office building built 1870; assessed in 2021 for \$2,519,400: \$1,989,000 (land); \$530,400 (improvement), Lot 710, 1,496.00 sq. ft., vacant, commercial, zoned CL, at 710, 712 Gibbon Street, Alexandria, VA, 22314, assessed as part of 607 South Washington Street, tax map 080.02-01-11 080.02-01-10; \$2,500,000 (Instrument# 210019639).

The Society of American Military Engineers, to 805 Partners LLC, 805 Cameron Street, Alexandria, VA 22314; sale on 08/16/21 of Lot 500, 4,231.00 sq. ft., improved, commercial, zoned CD, at 607 Prince Street, Alexandria,

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VA, 22314, approx. 4,680-sq. ft., 3-story office building built in 1860; assessed in 2021 for \$1,993,797: \$1,186,796 (land); \$807,001 (improvement), Lot 501, 1,482.00 sq. ft., vacant, commercial, zoned CD, at 607A Prince Street, Alexandria, VA, 22314, land assessed for \$138,567, tax map 074.02-09-24 074.02-09-21; \$1,993,797 (Instrument# 210019776).

BRE/DP Alexandria Property Owner LLC, to

Oakville Triangle Owner, LLC, 7200 Wisconsin Avenue, Suite 700, Bethesda, MD 20814; sale on 08/19/21 of Lots 14A, 14B, 14C, Oakville Tract, 24,425.00 sq. ft., improved, commercial, zoned I, at 400 Calvert Avenue, Alexandria, VA, 22301, 22,126 gross sq. ft. industrial flex mall building built 1961; assessed in 2021 for \$2,667,210: \$2,667,210 (land); \$0 (improvement); NOTE: Identified as the "Calvert Parcel", Tract 1, Lots 14-A, 14-B, and 14-C, Oakville Tract, per Deed Book 283, Page 96, Lots 602, 603 and 604, Oakville Tract, 2.46 acres, improved, commercial, zoned I, at 2610 Richmond Highway, Alexandria, VA, 22301, 76,089 gross sq. ft. industrial flex mall building built 1947; assessed in 2021 for \$11,711,482: \$11,711,482 (land); \$0 (improvement); NOTE: tax map parcels 025.03-02-12 and 025.03-02-13 are now tax map 025.03-02-29, identified as Parcel 704, Oakville Triangle (Block B), per plat of consolidation and subdivision into Parcels 700 through 708, Oakville Triangle, (Instrument 210017567), Lots 600 and 601, Oakville Tract, 2.00 acres, improved, commercial, zoned I, at 420 Swann Avenue, Alexandria, VA, 22301, 50,876 gross sq. ft. industrial flex mall building built 1946; assessed in 2021 for \$9,500,946: \$9,500,946 (land); \$0 (improvement); NOTE: tax map parcels 025.03-02-13 and 025.03-02-12 are now tax map 025.03-02-29, identified as Parcel 704, Oakville Triangle (Block B), per plat of consolidation and subdivision into Parcels 700 through 708, Oakville Triangle, (Instrument 210017567)), Lot 600, Lands of AES Investment c/o Mid-Atlantic Inv. Co. & Donna Smith, 2.07 acres, improved, commercial, zoned I, at 300 Swann Avenue, Alexandria, VA, 22301, 71,364 gross sq. ft. industrial flex mall building built 1965; assessed in 2021 for \$9,847,110: \$9,847,110 (land); \$0 (improvement); NOTE: tax map parcels 025.03-02-14, 025.03-02-15 and 025.03-02-21 are now tax map 025.03-02-31, identified as Parcel 706, Oakville Triangle (Block C-2 Park), per plat of consolidation and subdivision into Parcels 700 through 708, Oakville Triangle, Instrument 210017567; further, a portion of 025.03-02-14 is also identified now as Parcel 701, tax map 025.03-02-26, Lot 2, Oakville Tract, 34,339.00 sq. ft., improved, commercial, zoned I, at 403 Swann Avenue, Alexandria, VA, 22301, approx. 23,683 gross sq. ft. industrial flex mall building built 1940; assessed in 2021 for \$3,749,819: \$3,749,819

(land); \$0 (improvement); NOTE: tax map parcels 025.03-02-14, 025.03-02-14, and 025.03-02-21 are now tax map 025.03-02-31, identified as Parcel 706 (Block C-2 Park), Oakville Triangle, per plat of consolidation and subdivision into Parcels 700 through 708, Oakville Triangle (Instrument 210017567), Lot 3, Oakville Tract, 1.95 acres, improved, commercial, zoned I, at 2500 Oakville Street, Alexandria, VA, 22301, approx. 67,225 sq. ft. industrial flex mall building built 1949; assessed in 2021 for \$9,283,420: \$9,283,420 (land); \$0 (improvement), Lot 501, Oakville Tract, 24,083.00 sq. ft., improved, commercial, zoned I, at 2514 Richmond Highway, Alexandria, VA, 22301, approx. 1,260 gross sq. ft. auto dealership built 1989; assessed in 2021 for \$2,629,864: \$2,629,864 (land); \$0 (improvement); NOTE: tax map parcels 025.03-02-19, 025.03-02-18, and 025.03-02-20 are now tax map 025.03-02-33, identified as "Resi Unit within the Oakville Triangle, Block A, created out of Parcel 708, per plat of consolidation and subdivision into Parcels 700 through 708, Oakville Triangle, Instrument 210017567), Lot 502, Oakville Tract, 38,379.00 sq. ft., vacant, commercial, zoned I, at 2412 Richmond Highway, Alexandria, VA, 22301, land assessed for \$4,190,987; NOTE: tax map parcels 025.03-02-20, 025.03-02-19, and 025.03-02-18 are now tax map 025.03-02-33, identified as "Resi Unit within the Oakville Triangle, Block A, created out of Parcel 708, per plat of consolidation and subdivision into Parcels 700 through 708, Oakville Triangle, Instrument 210017567, Lot 702, Land of Donna Smith & Mohammed Ougache, 2,833.00 sq. ft., improved, residential, zoned R 2-5, at 297 East Raymond Avenue, Alexandria, VA, 22301, 2-story TH built 1992; assessed in 2021 for \$627,978: \$321,473 (land); \$306,505 (improvement); NOTE: tax map parcels 025.03-02-14, 025.03-02-15, and 025.03-02-21 are now tax map 025.03-02-31, identified as Parcel 706, Oakville Triangle (Block C-2 Park), per plat of consolidation and subdivision into Parcels 700 through 708, Oakville Triangle, Instrument 210017567), tax map 025.03-02-18 (part of) 025.03-02-14 025.03-02-13 025.03-02-12 025.03-02-06 025.03-02-15 (part of) 025.03-02-19 (part of) 025.03-02-21 (part of) 025.03-02-20 (part of); \$26,302,367 (Instrument# 210020070).

BRE/DP Alexandria Property Owner LLC, to Inova

Health Care Services, c/o Inova Realty, 8095 Innovation Park Drive, Building D, Floor 7 - Office 0230, Fairfax, VA 22031; sale on 08/19/21 of Parcel 708 (part of), Oakville Triangle, 125,146.00 sq. ft., vacant, commercial, zoned CDD #24, at and near s.w. quadrant of Swann Avenue and Richmond Highway, Alexandria, VA, 22301, legal description in the deed describes the parcel as "That certain condominium unit known as HealthPlex Unit within the

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Oakville Triangle, Block A Condominium" created out of Parcel 708 on plat showing consolidation, and subdivision into Parcels 700 through 708 (Instrument No. 210017567); NOTE: tax map parcels 025.03-02-18, 025.03-02-19, 025.03-02-20 are now identified as tax map 025.03-02-33; allocated 2021 assessed value: \$2,459,095.66, tax map 025.03-02-33 (formerly p/o 025.03-02-18, 025.03-02-19, and 025-03-02-20); \$7,350,000 (Instrument# 210020072).

Hershkovitz Properties, LLC, to Mazhari Holdings, LLC, 2847 Duke Street, #15, Alexandria, VA 22314; sale on 08/23/21 of Condo Unit(s) 15, Phase 3, Alexandria Medical and Professional Plaza, improved, commercial, zoned CL, at 2847 Duke Street, Unit, Alexandria, VA, 22314, approx. 1,260 sq. ft. office condominium, details n/a; assessed in 2021 for \$385,104: \$70,480 (land); \$314,624 (improvement), tax map 062.03-0A-015; \$400,000 (Instrument# 210020231).

Towngate, LLC, to Brookfield Towngate, LLC, 3201 Jermantown Road, Suite 150, Fairfax, VA 22030; sale on 08/24/21 of Lot 503, Land of Towngate Associates (Building 3), 29,758.00 sq. ft., improved, residential, zoned OCM(50), at 625 Slaters Lane, Alexandria, VA, 22314, 56,837 gross sq. ft. office building built 1986; assessed in 2021 for \$7,314,000: \$2,975,800 (land); \$4,338,200 (improvement), Lot 504, Land of Towngate Associates (Building 4), 35,878.00 sq. ft., improved, commercial, zoned OCM(50), at 635 Slaters Lane, Alexandria, VA, 22314, 63,134 gross sq. ft. office building built 1986; assessed in 2021 for \$7,238,000: \$3,587,800 (land); \$3,650,200 (improvement), tax map 035.04-04-03 035.04-04-02; \$18,000,000 (Instrument# 210020260).

4226-4228 King Street, LLC, to Aentegra Realty Group LLC, 6311 Still Spring Place, Alexandria, VA 22315; sale on 08/30/21 of Lot Outlot 11, S/D King Street West etc., 3,021.00 sq. ft., improved, commercial, zoned OCM(100), at 4226 King Street, Alexandria, VA, 22302, 5,712 gross sq. ft. mixed retail w/ office units built 1983; assessed in 2021 for \$1,418,404: \$555,000 (land); \$863,404 (improvement), Lot Outlot 6, King Street West, 1,071.00 sq. ft., improved, commercial, zoned OCM(100), at 4228 King Street, Alexandria, VA, 22302, 1,932 gross sq. ft. mixed retail w/ office units built 1983; assessed in 2021 for \$485,000: \$186,000 (land); \$299,000 (improvement), tax map 012.03-01-06 012.03-01-05; \$1,700,000 (Instrument# 210020688).

Residential/Lots

Deborah Lynn Stone, to 39 Mt. Vernon Avenue, LLC, 510 King Street, Suite 301, Alexandria, VA 22314; sale on 07/27/21 of Lot 26, Block 3, Subdivision of Parcel A,

Section 9, Rosemont, 1,955.00 sq. ft., improved, semi-detached, zoned RB, at 30 Mt. Vernon Avenue, Alexandria, VA, 22301, 2-story TH built 1951; assessed in 2021 in \$684,014: \$430,360 (land); \$253,654 (improvement), tax map 063.02-10-26; \$684,014 (Instrument# 210018380).

James Tomlin and Kelly Stuck, Co-Executors, to A&E Properties & Restoration, LLC, 12924 Champlain Drive, Manassas, VA 20112; sale on 08/02/21 of Lot 4, Block 5, Wakefield Subdivision, 3,250.00 sq. ft., improved, SFD, zoned R 2-5, at 117 South Iris Street, Alexandria, VA, 22304, 2-story SFD built 1954; assessed in 2021 for \$331,556: \$187,000 (land); \$144,556 (improvement), tax map 059.02-04-22; \$360,000 (Instrument# 210018859).

Gary and Julie Tripmacher, to 301 W. Masonic View, LLC, 301 W. Masonic View Avenue, Alexandria, VA 22301; sale on 08/20/21 of Lot 12, Block 1, Mt. Vernon Park, 6,000.00 sq. ft., improved, SFD, zoned R 5, at 301 West Masonic View Avenue, Alexandria, VA, 22301, approx. 2,382 sq. ft., 2-story SFD built 1926; assessed in 2021 for \$985,581: \$576,272 (land); \$409,309 (improvement), tax map 053.01-11-27; \$1,050,000 (Instrument# 210020096).

C. David Wolff, to Windmill Hill, LLC, 2401 Mt. Vernon Avenue, Suite B, Alexandria, VA 22301; sale on 08/25/21 of Lot 2, Section 4, Block 19, Beverley Hills, 8,041.00 sq. ft., improved, SFD, zoned R 8, at 3303 Cameron Mills Road, Alexandria, VA, 22302, 1.75-story SFD built 1938; assessed in 2021 for \$790,625: \$584,500 (land); \$206,125 (improvement), tax map 014.03-10-41; \$690,000 (Instrument# 210020412).

New Home Sales

Toll Mid-Atlantic LP Co., Inc., to David Frank and Gabrielle McKinnon, 153 Ike Drive, Alexandria, VA 22314; sale on 07/27/21 of Lot 1037, Eisenhower Square, 960.00 sq. ft., improved, TH, zoned CDD #3, at 153 Ike Drive, Alexandria, VA, 22314, 3.5-story, approx. 2,580 sq. ft. TH built 2018; assessed in 2021 \$618,847: \$469,200 (land); \$149,647 (improvement), tax map 071.02-02-51; \$884,324 (Instrument# 210018317).

Toll Mid-Atlantic LP Co., Inc., to Akshar and Neha Patel, 149 Ike Drive, Alexandria, VA 22314; sale on 07/27/21 of Lot 1035, Eisenhower Square, 960.00 sq. ft., improved, TH, zoned CDD #3, at 149 Ike Drive, Alexandria, VA, 22314, 3.5-story, approx. 2,580 sq. ft. TH built in 2018; assessed in 2021 for \$619,931: \$469,200 (land); \$150,731 (improvement), tax map 071.02-02-49; \$945,071 (Instrument# 210018313).

Toll Mid-Atlantic LP Co., Inc., to William Jones and Samantha Shedd, 151 Ike Drive, Alexandria, VA 22314;

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sale on 07/27/21 of Lot 1036, Eisenhower Square, 960.00 sq. ft., improved, TH, zoned CDD #3, at 151 Ike Drive, Alexandria, VA, 22314, 3.5-story, approx. 2,580 sq. ft. TH built 2018; assessed in 2021 \$619,931: \$469,200 (land); \$150,731 (improvement), tax map 071.02-02-50; \$910,067 (Instrument# 210018355).

RTS Condo Associates LLC, to Martin and Alicia Weber, 6943 SE Harbor Circle, Stuart, FL 34996; sale on 07/30/21 of Condo Unit(s) 2-301, The Condominium at Robinson Landing, 1,444.00 sq. ft., improved, resid. condo, zoned W-1, at 310 Strand Street, Unit 301, Alexandria, VA, 22314, approx. 1,444 sq. ft. residential condo built 2020, details n/a; assessed in 2021 for \$1,686,000: \$505,800 (land); \$1,180,200 (improvement), tax map 075.03-0C-2.301; \$1,739,500 (Instrument# 210018601).

RTS Condo Associates, LLC, to Charles and Sandra Bolyard, 10 Bakers Walk, Unit 101, Alexandria, VA 22314; sale on 07/30/21 of Condo Unit(s) 3-101, The Condominium at Robinson Landing, 1,771.00 sq. ft., improved, resid. condo, zoned W-1, at 10 Bakers Walk, Unit 101, Alexandria, VA, 22314, approx. 1,771 sq. ft. residential condominium built 2020, details n/a; assessed in 2021 for \$1,705,000: \$511,500 (land); \$1,193,500 (improvement), tax map 075.03-0C-3.101; \$1,697,500 (Instrument# 210018605).

SW Development Company, to Monica Davis and Clare Miller, 2506 Crest Street, Alexandria, VA 22302; sale on 08/02/21 of Lot 542, Section 2, Block 1, Kenwood Towers Subdivision, 8,084.00 sq. ft., improved, SFD, zoned R 8, at 2506 Crest Street, Alexandria, VA, 22302, approx. 4,052 sq. ft., 5-bed, 4.5-bath 2-story SFD built 2021; assessed in 2021 for \$1,492,204: \$468,000 (land); \$1,024,204 (improvement), tax map 032.02-02-23; \$1,775,000 (Instrument# 210018728).

Toll Mid-Atlantic LP Co., Inc., to Jonathan White, 155 Ike Drive, Alexandria, VA 22314; sale on 08/02/21 of Lot 1038, Eisenhower Square, 960.00 sq. ft., improved, TH, zoned CDD #3, at 155 Ike Drive, Alexandria, VA, 22314, 3.5-story, 2,580 sq. ft. TH built 2018, details n/a; assessed in \$619,931: \$469,200 (land); \$150,731 (improvement), tax map 071.02-02-52; \$998,225 (Instrument# 210018700).

J. River 513/515 N. Washington Street, LLC, to Brooke A. Terry, 515 North Washington Street, Unit 301, Alexandria, VA 22314; sale on 08/04/21 of Condo Unit(s) 301, Masonry Lofts Condominium, 21,685.00 sq. ft., improved, resid. condo, zoned OC, at 515 North Washington Street, Unit 301, Alexandria, VA, 22314, approx. 693 sq. ft., 1-bed, 1-bath residential condo unit built 2021; not yet assessed, tax map p/o 064.02-0D-02; \$514,900 (Instrument# 210018957).

J. River 513/515 N. Washington Street, LLC, to Maxanne R. Witkin, 515 North Washington Street, Unit 306, Alexandria, VA 22314; sale on 08/04/21 of Condo Unit(s) 306, Masonry Lofts Condominium, improved, resid. condo, zoned OC, at 515 North Washington Street, Unit 306, Alexandria, VA, 22314, approx. 1,069 sq. ft., 2-bed, 2-bath residential condominium unit built 2021; not yet assessed, tax map p/o 064.02-0D-02; \$899,900 (Instrument# 210019003).

J. River 513/515 N. Washington Street, LLC, to Joshua M. Caulfield, 515 North Washington Street, Unit 403, Alexandria, VA 22314; sale on 08/04/21 of Condo Unit(s) 403, Masonry Lofts Condominium, 21,685.00 sq. ft., improved, resid. condo, zoned OC, at 515 North Washington Street, Unit 403, Alexandria, VA, 22314, approx. 879 sq. ft., 1-bed, 2-bath residential condominium built 2021; not yet assessed, tax map p/o 054.02-0D-02; \$699,900 (Instrument# 210018955).

J. River 513/515 N. Washington Street, LLC, to Ryan Fischer, 515 North Washington Street, Unit 207, Alexandria, VA 22312; sale on 08/06/21 of Condo Unit(s) 207, Masonry Lofts Condominium, 21,685.00 sq. ft., improved, resid. condo, zoned OC, at 515 North Washington Street, Unit 207, Alexandria, VA, 22314, approx. 639 sq. ft., 1-bed, 1-bath residential condo unit built 2021; not yet assessed, tax map p/o 064.02-0D-02; \$494,900 (Instrument# 210019138).

J. River 513/515 N. Washington Street, LLC, to Eunice Byun, 515 North Washington Street, Unit 203, Alexandria, VA 22314; sale on 08/09/21 of Condo Unit(s) 203, Masonry Lofts Condominium, 21,685.00 sq. ft., improved, resid. condo, zoned OC, at 515 North Washington Street, Unit 203, Alexandria, VA, 22314, approx. 457 sq. ft., studio 1-bath residential condo unit built 2021; not yet assessed, tax map p/o 064.02-0D-02; \$389,900 (Instrument# 210019399).

J. River 513/515 N. Washington Street, LLC, to John and Porter Washington, 515 North Washington Street, Unit 101, Alexandria, VA 22314; sale on 08/12/21 of Condo Unit(s) 101, Masonry Lofts Condominium, 21,685.00 sq. ft., improved, resid. condo, zoned OC, at 515 North Washington Street, Unit 101, Alexandria, VA, 22314, approx. 691 sq. ft., 1-bed, 1-bath residential condo unit built 2021; not yet assessed, tax map p/o 064.02-0D-02; \$479,900 (Instrument# 210019553).

J. River 513/515 N. Washington Street, LLC, to Erik Campbell and Kaylee Laakso, 515 North Washington Street, Unit 102, Alexandria, VA 22314; sale on 08/17/21 of Condo Unit(s) 102, Masonry Lofts Condominium, 21,685.00 sq. ft., improved, resid. condo, zoned OC, at 515 North Washington Street, Unit 102, Alexandria, VA,

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22314, new residential condominium unit, details n/a; not yet assessed, tax map p/o 064.02-0D-02; \$529,900 (Instrument# 210019884).

RTS Condo Associates LLC, to Shizuka Asakawa, Trustee, 310 Strand Street, Unit 306, Alexandria, VA 22314; sale on 08/17/21 of Condo Unit(s) 2-306, The Condominium at Robinson Landing, 2,318.00 sq. ft., resid. condo, zoned W-1, at 310 Strand Street, Unit 306, Alexandria, VA, 22314, approx. 2,318 sq. ft., 2-bed, 2.5-bath residential condominium unit built 2020; assessed in 2021 for \$2,988,000: \$896,400 (land); \$2,091,600 (improvement), tax map 075.03-0C-2.306; \$2,988,000 (Instrument# 210019810).

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