

**5000 SEMINARY ROAD LOT 502
MULTIFAMILY DEVELOPMENT
MARK CENTER**

BDAC MEETING #1

DEVELOPMENT TEAM

OWNER / DEVELOPER



Mark Center Residential, LLC / Requity Real Estate Group

1210 Corbin Court
McLean, VA 22101
Contact: William P. Krokowski

ARCHITECT



Davis Carter Scott

8614 Westwood Center Drive, Suite 800
Tysons, VA 22182
Contact: Thomas J. Dinneny

CIVIL ENGINEER



Walter L. Phillips, Inc.

207 Park Avenue
Falls Church, VA 22046
Contact: Jeffrey J. Stuchel
Travis P. Brown

LANDSCAPE ARCHITECT



J2 Engineers, Inc.

4080 Lafayette Center Drive, Suite 330
Chantilly, VA 20151
Contact: Adam Steiner
Adam Rogers

TRANSPORTATION ENGINEER



Wells + Associates

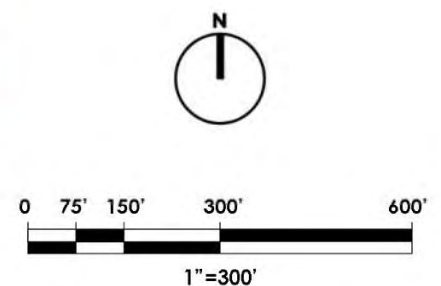
1420 Spring Hill Road, Suite 610
Tysons, VA 22102
Contact: Chris Turnbull

LAND USE ATTORNEY



Wire Gill LLP

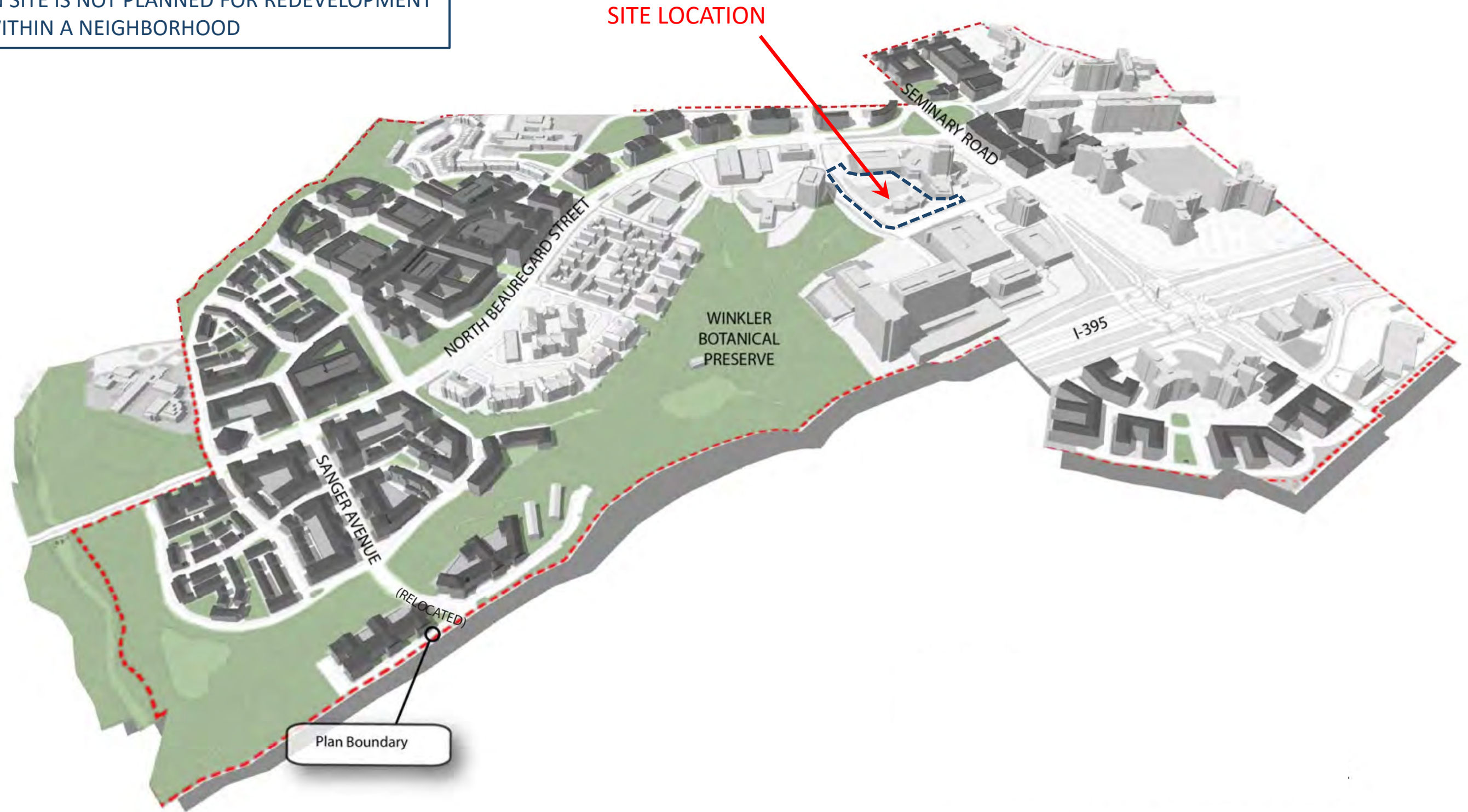
1750 Tysons Boulevard, Suite 1500
Tysons, VA 22102
Contact: Ken Wire



NOTE:
 EXISTING SITE FEATURES TAKEN FROM
 RECORD INFORMATION AND GIS DATA
 PROVIDED BY THE CITY OF ALEXANDRIA

CONTEXT:

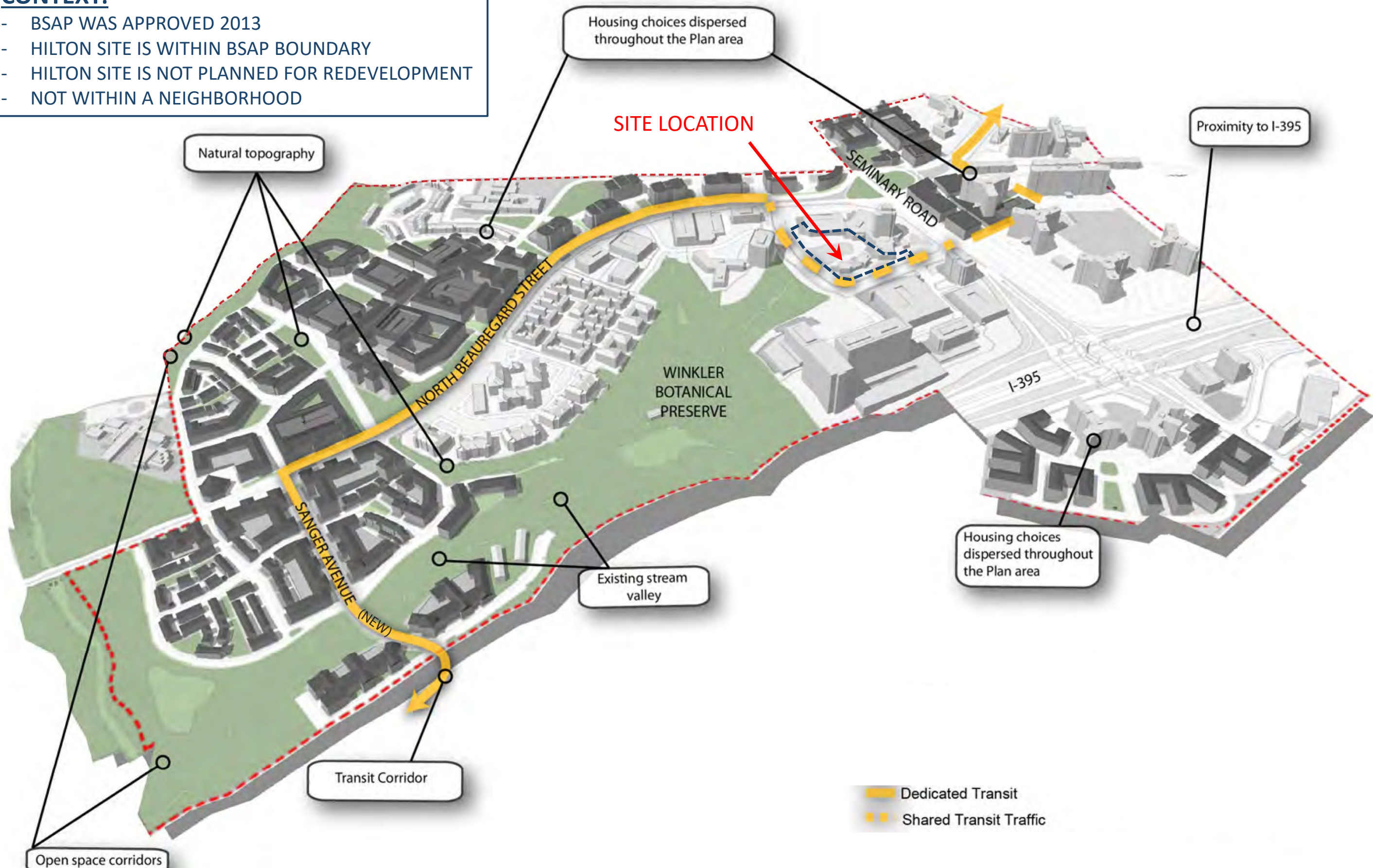
- BSAP WAS APPROVED 2013
- HILTON SITE IS WITHIN BSAP BOUNDARY
- HILTON SITE IS NOT PLANNED FOR REDEVELOPMENT
- NOT WITHIN A NEIGHBORHOOD



SOURCE: CITY OF ALEXANDRIA BSAP

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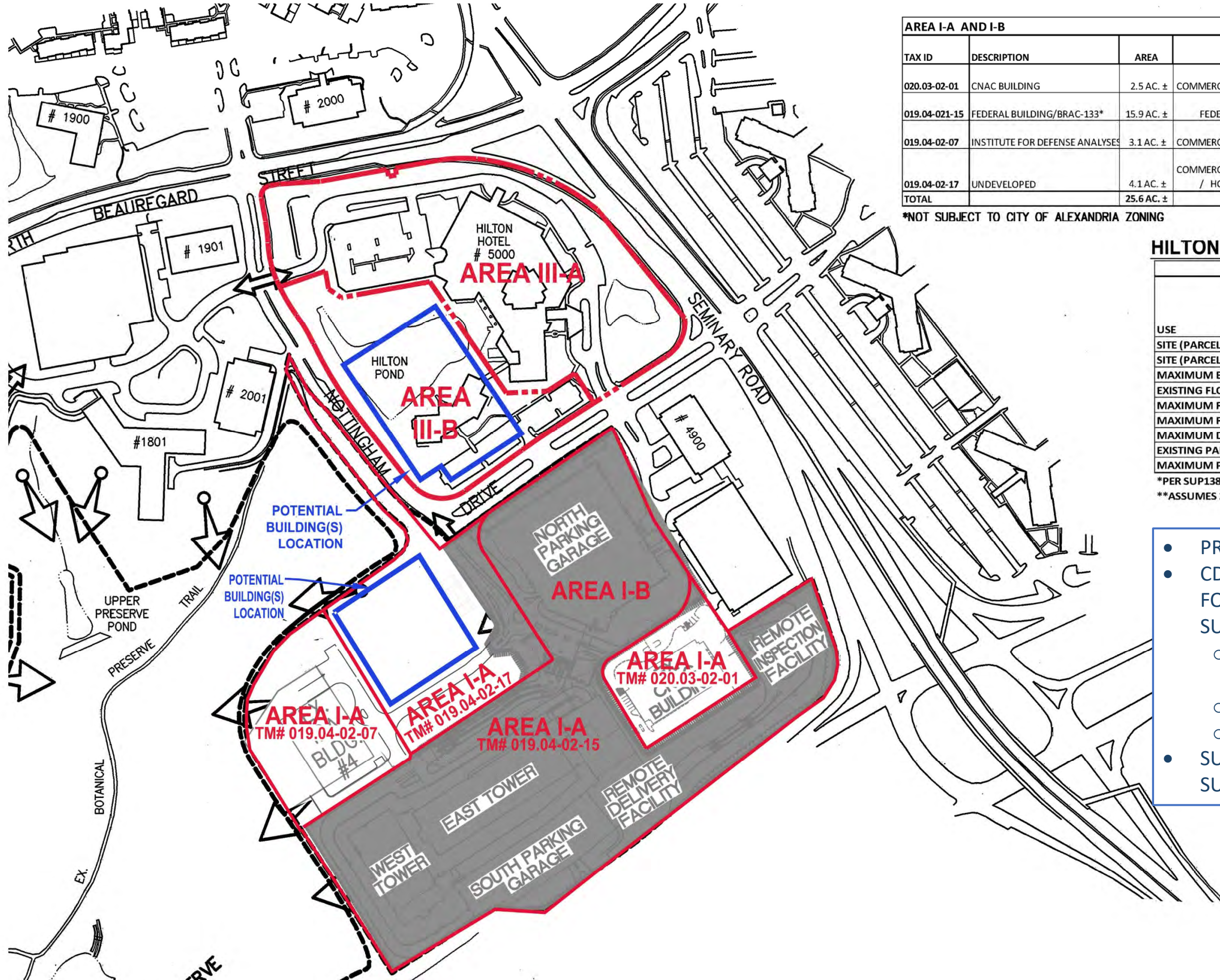
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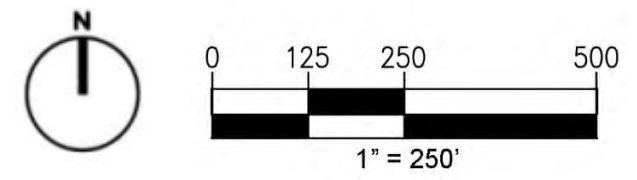
AREA I-A AND I-B						
TAX ID	DESCRIPTION	AREA	USE	BUILDING AREA	MAXIMUM PARKING	MAXIMUM BUILDING HEIGHT
020.03-02-01	CNAC BUILDING	2.5 AC. ±	COMMERCIAL/OFFICE/RESIDENTIAL	214,000 (2.0 FAR)	4 SP / 1000 GSF OR 2 SP/UNIT	150 FT
019.04-021-15	FEDERAL BUILDING/BRAC-133*	15.9 AC. ±	FEDERAL GOVERNMENT*	1,732,719*	4 SP / 1000 GSF OR 2 SP/UNIT*	17 STORIES*
019.04-02-07	INSTITUTE FOR DEFENSE ANALYSES	3.1 AC. ±	COMMERCIAL/OFFICE/RESIDENTIAL	270,000 (2.0 FAR)	4 SP / 1000 GSF OR 2 SP/UNIT	150 FT
019.04-02-17	UNDEVELOPED	4.1 AC. ±	COMMERCIAL/RESIDENTIAL/OFFICE / HOTEL/SENIOR LIVING	450,887 (2.5 FAR)	2.25 SP / 1000 GSF OR 2 SP/UNIT	180 FT
TOTAL		25.6 AC. ±		2,667,606		

*NOT SUBJECT TO CITY OF ALEXANDRIA ZONING

HILTON HOTEL	AREA III-A	AREA III-B
	LOT 501	LOT 502
USE	HOTEL	RESIDENTIAL MULTIFAMILY, COMMERCIAL, OFFICE, HOTEL, SENIOR LIVING
SITE (PARCEL) AREA (SF)	360,208	198,829
SITE (PARCEL) AREA (AC)	8.27	4.56
MAXIMUM BUILDING HEIGHT	320 FT	100 FT
EXISTING FLOOR AREA*	535,595	--
MAXIMUM FLOOR AREA	--	497,072
MAXIMUM FAR	1.49	2.5
MAXIMUM DWELLING UNITS	N/A	420
EXISTING PARKING SPACES	454	--
MAXIMUM PARKING SPACES	--	840**

*PER SUP1386 - 594,300 TOTAL SF LESS 58,705 AMENITY BUILDING TO BE DEMOLISHED
 **ASSUMES 2.0 SP/UNIT RESIDENTIAL MULTIFAMILY OR 2.25 SP/1000 SF COMMERCIAL

- PROPERTY IS WITHIN OVERLAY ZONE CDD #4
- CDD #4 AMENDED OCT 16, 2021 TO ALLOW FOR NEW DEVELOPMENT ON 4-ACRE SUBDIVIDED PARCEL:
 - HOTEL, RESIDENTIAL, COMMERCIAL, OFFICE OR CONTINUUM OF CARE USES
 - 2.5 FAR
 - BUILDING HEIGHT: 100'
- SUBDIVISION APPROVED AND RECORDED THIS SUMMER

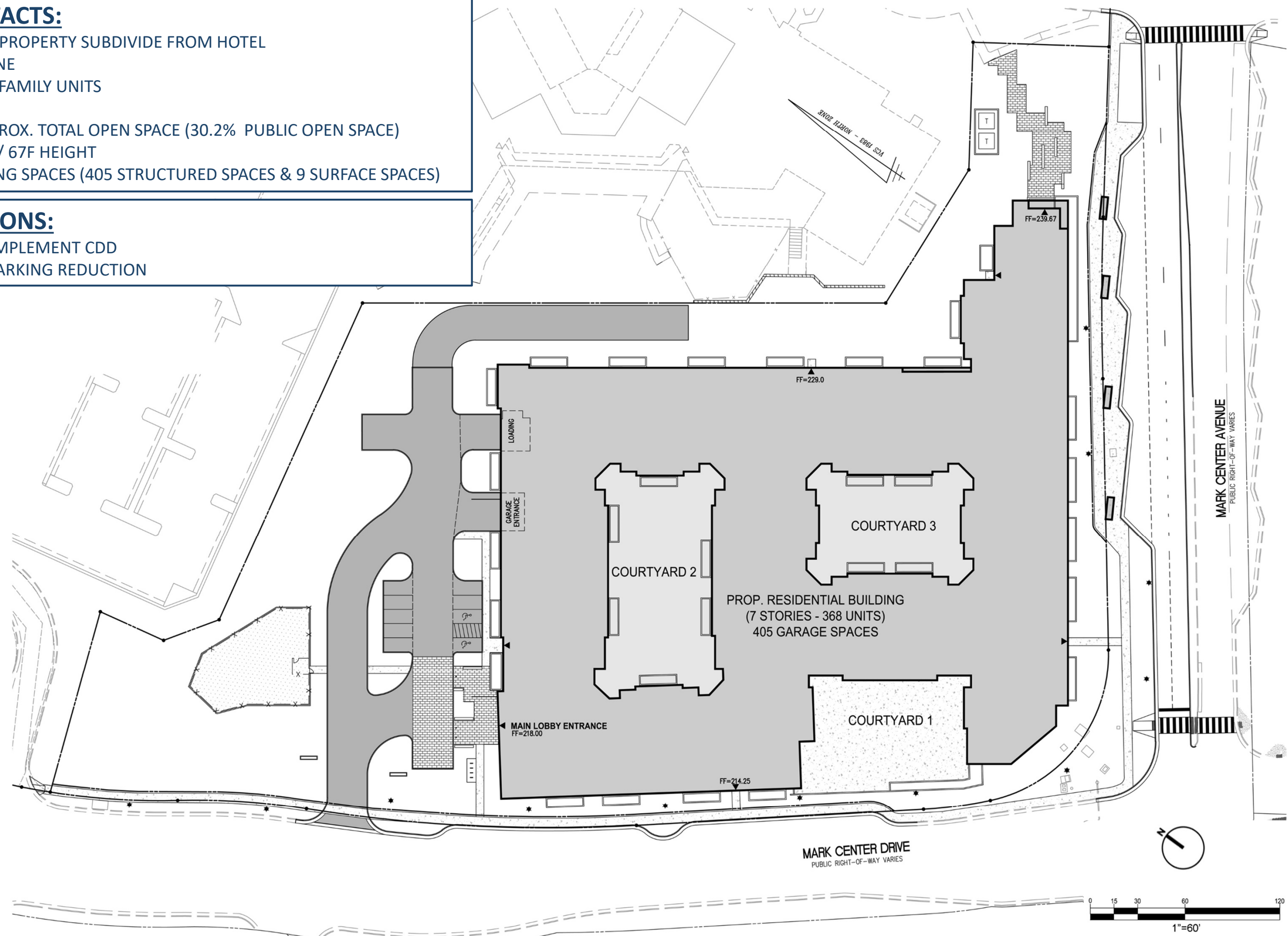


PROJECT FACTS:



- 4.56 ACRE PROPERTY SUBDIVIDE FROM HOTEL
- CDD#4 ZONE
- 368 MULTIFAMILY UNITS
- 2.47 FAR
- 40.2% APPROX. TOTAL OPEN SPACE (30.2% PUBLIC OPEN SPACE)
- 6 STORIES / 67F HEIGHT
- 414 PARKING SPACES (405 STRUCTURED SPACES & 9 SURFACE SPACES)

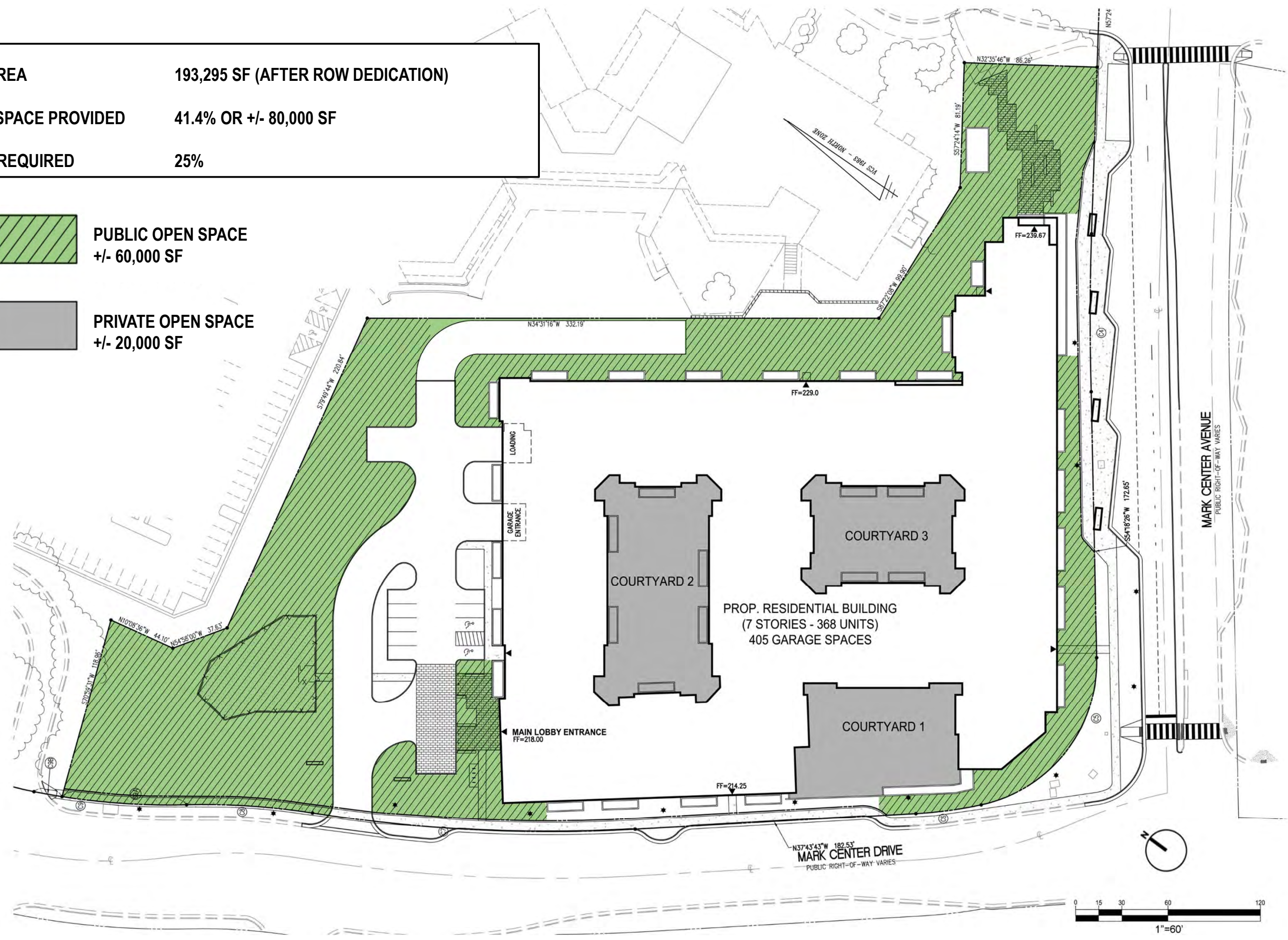
APPLICATIONS:

- DSUP TO IMPLEMENT CDD
- SUP FOR PARKING REDUCTION



TOTAL SITE AREA	193,295 SF (AFTER ROW DEDICATION)
TOTAL OPEN SPACE PROVIDED	41.4% OR +/- 80,000 SF
OPEN SPACE REQUIRED	25%

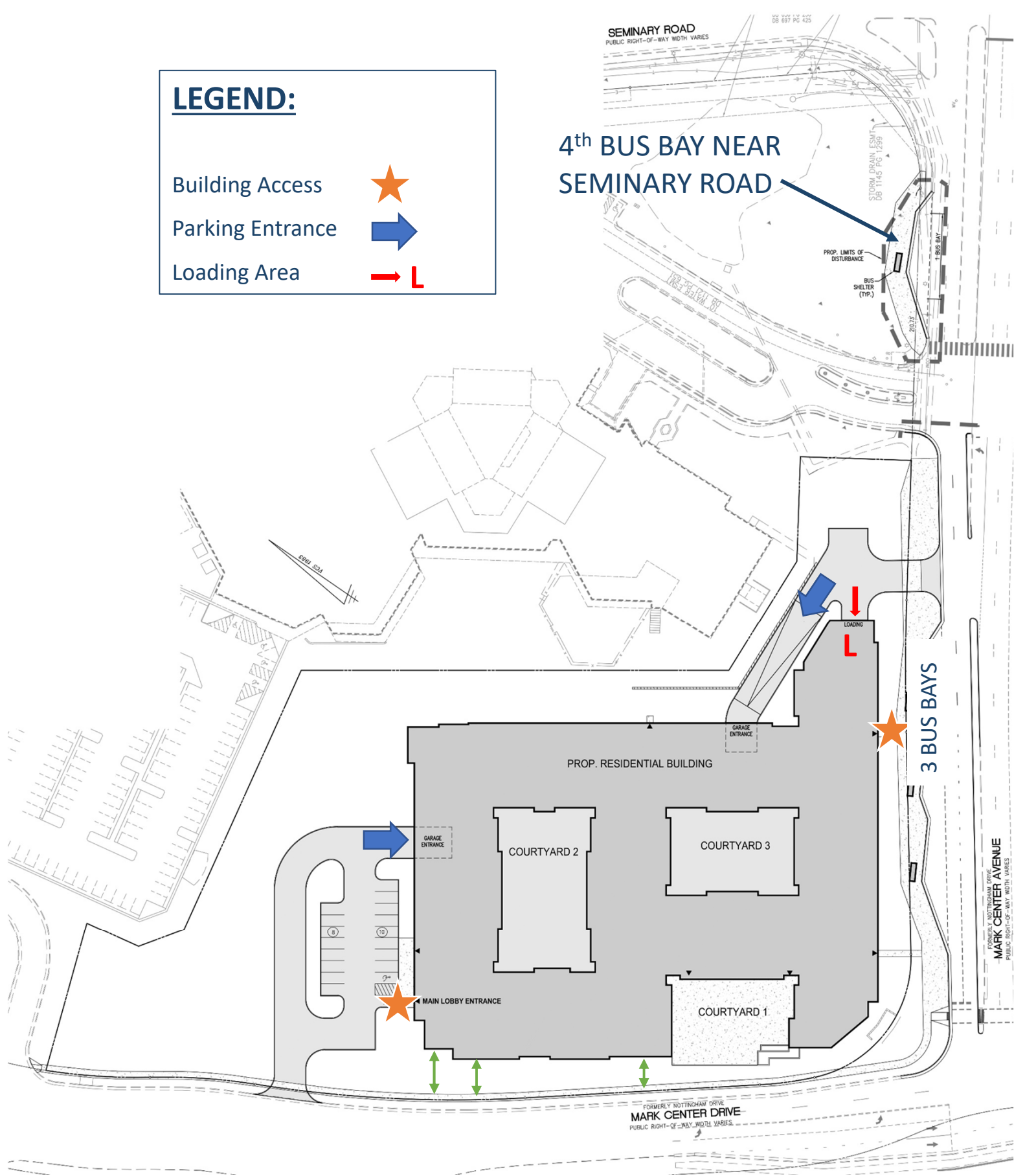
-  PUBLIC OPEN SPACE
+/- 60,000 SF
-  PRIVATE OPEN SPACE
+/- 20,000 SF



LEGEND:

- Building Access 
- Parking Entrance 
- Loading Area 

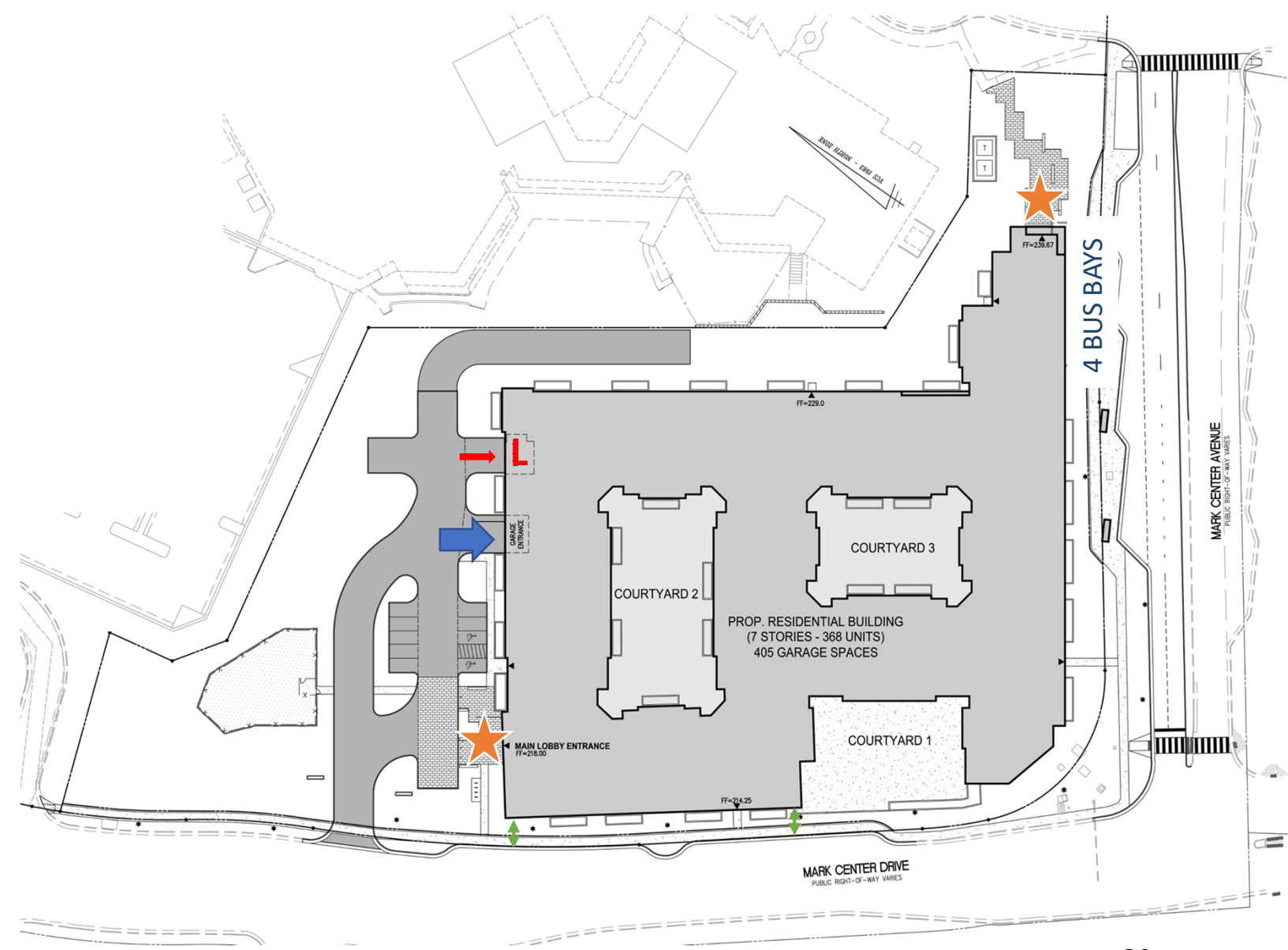
4th BUS BAY NEAR SEMINARY ROAD



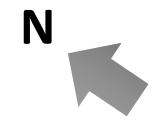
**CONCEPT 1 PLAN
(SECOND CONCEPT 1 PLAN)**

CONCEPT 2 UPDATES:

- CURB CUT AND PARKING GARAGE ENTRANCE ELIMINATED ON MARK CENTER AVENUE
- 4 BUS BAYS TOTAL ADJACENT TO THE BUILDING ALONG MARK CENTER AVENUE
- LOADING AREA RELOCATED
- BUILDING FAÇADE NOW CLOSER TO MARK CENTER DRIVE
- 10 PARALELL PARKING SPACES ADDED ALONG MARK CENTER DRIVE
- REDUCED NUMBER OF SURFACE PARKING SPACES



CONCEPT 2 PLAN





PROJECT LANDSCAPE

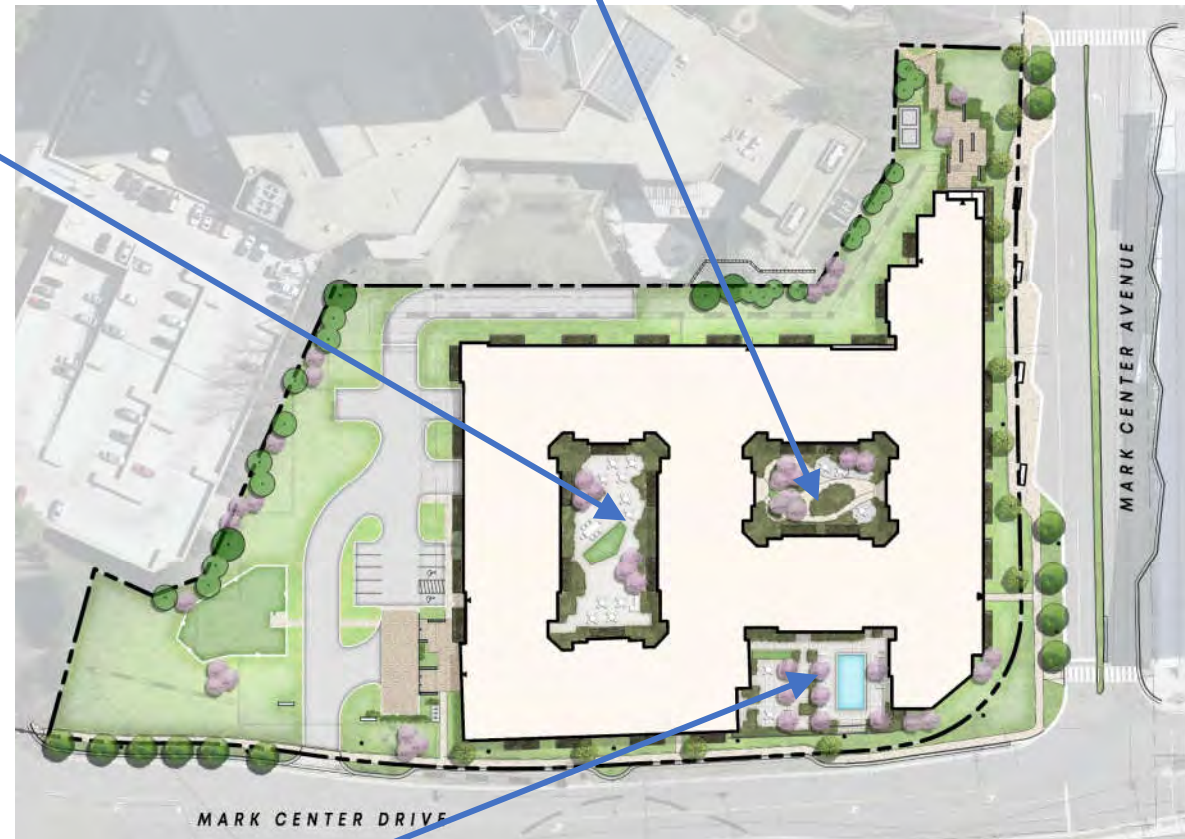




COURTYARD 2



COURTYARD 3

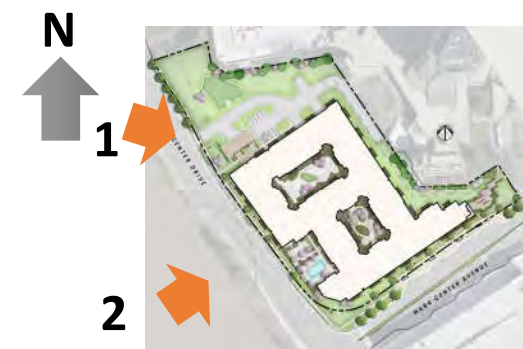


COURTYARD 1





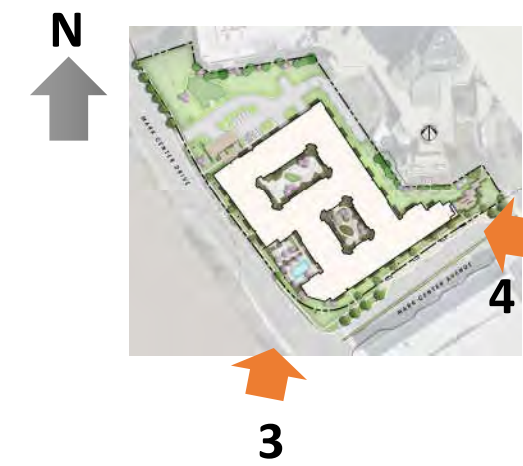
PROJECT ARCHITECTURE



1 -VIEW FROM MARK CENTER DRIVE TO ENTRANCE



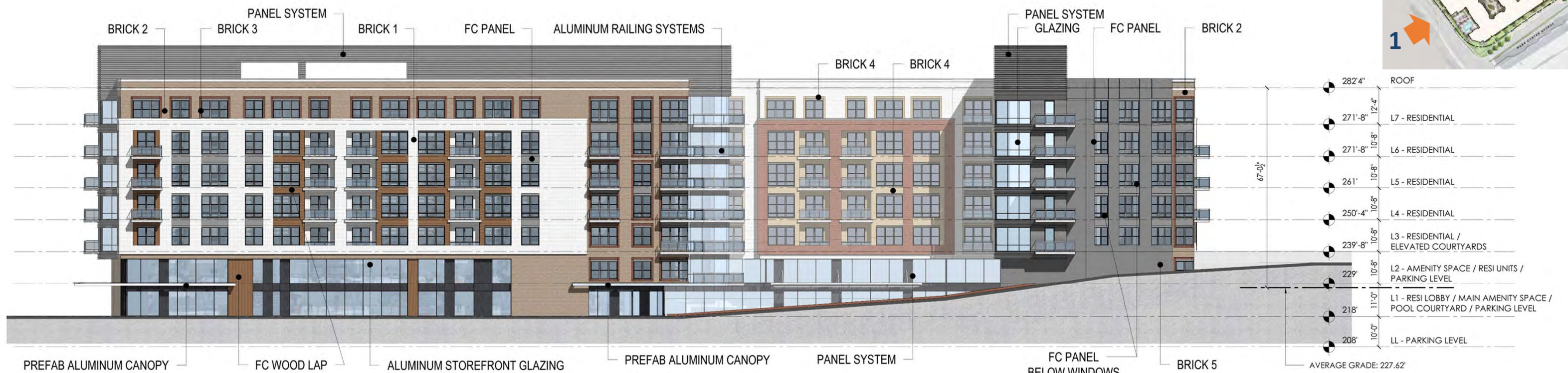
2 - VIEW FROM MARK CENTER DRIVE



3 -VIEW FROM MARK CENTER DRIVE AND MARK CENTER AVENUE

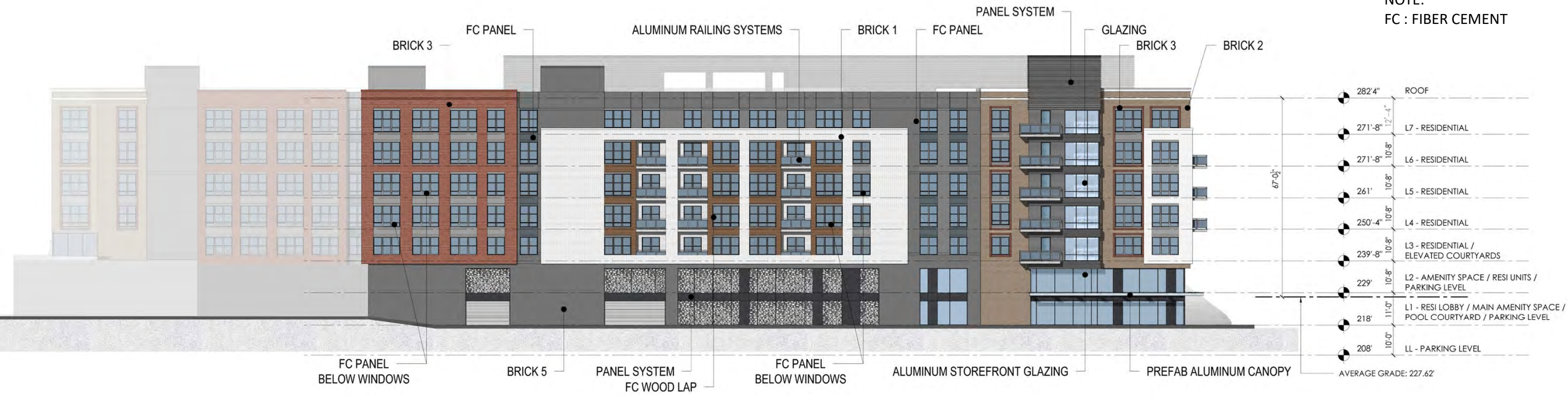


4 - VIEW FROM MARK CENTER AVENUE



ELEVATION 1 – MARK CENTER DRIVE

NOTE:
FC : FIBER CEMENT

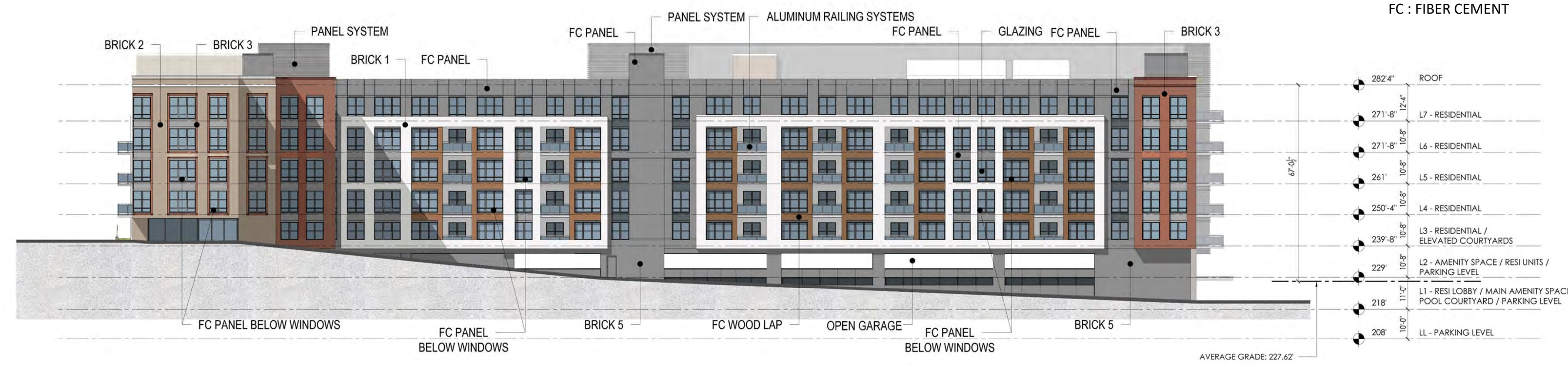


ELEVATION 2 – INTERIOR SITE VIEW

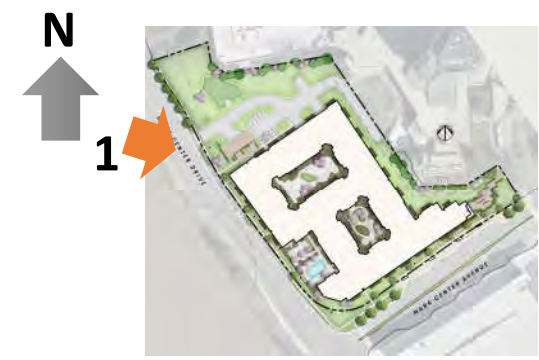


ELEVATION 3 – MARK CENTER AVENUE

NOTE:
FC : FIBER CEMENT



ELEVATION 4 – VIEW FROM HOTEL



1 -VIEW FROM MARK CENTER DRIVE TO ENTRANCE



1 -VIEW TO INTERIOR SITE FACADE

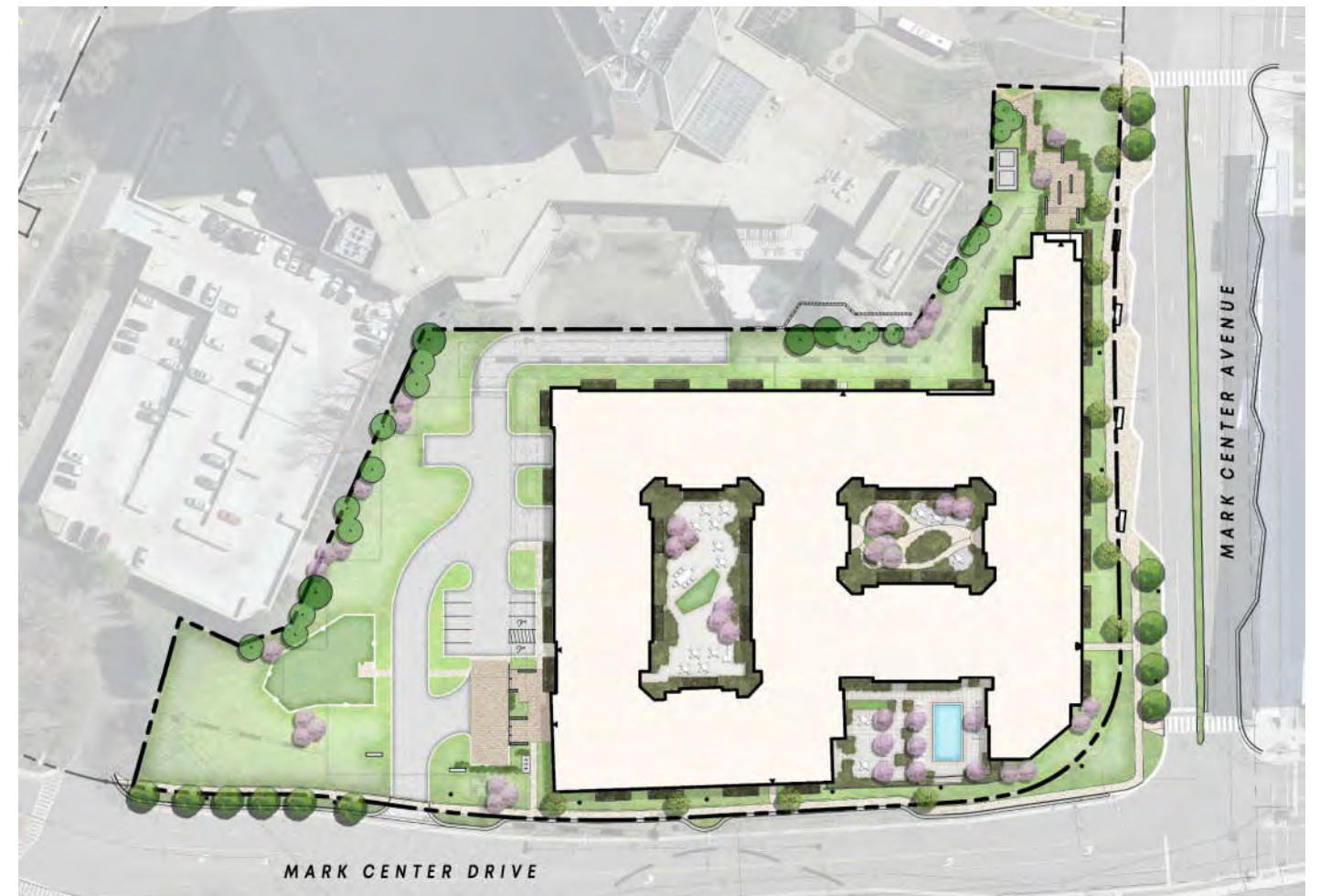


2 - VIEW FROM MARK CENTER DRIVE
AT MARK CENTER AVENUE



COMMUNITY BENEFITS

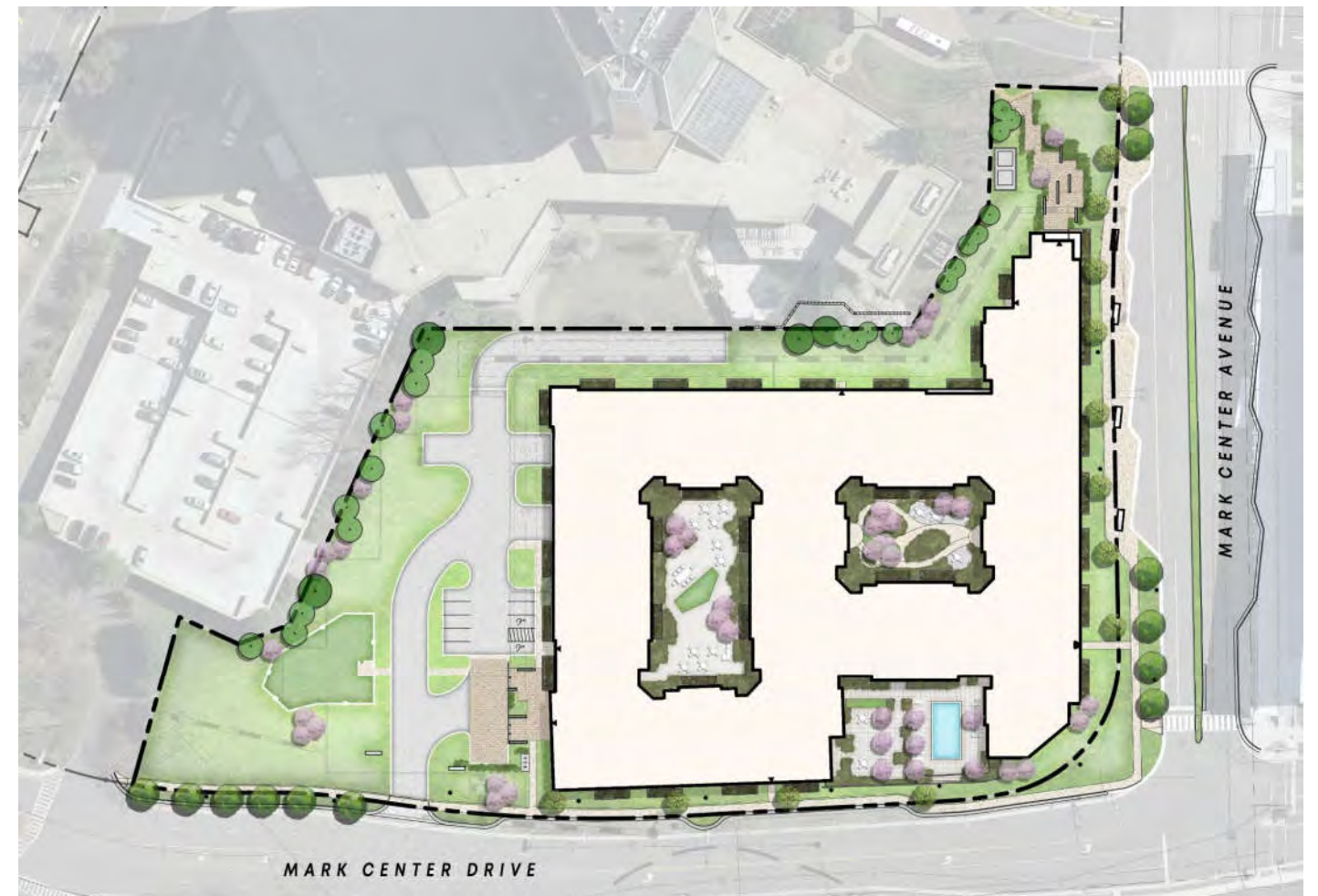
- ❖ GOOD PLANNING: ADDING RESIDENTIAL DENSITY AT A TRANSIT HUB / BRT STATION
 - REDUCES SOV TRIPS & NEED FOR CARS
- ❖ REGIONAL HOUSING SHORTAGE: NEW RESIDENCES BY MAJOR TRANSPORTATION NETWORKS
 - NEW HOUSING STOCK
 - GREEN BUILDING
 - AFFORDABLE HOUSING
- ❖ VITALITY: TO SAP AREA, HILTON SITE & TRANSIT STATION
- ❖ BUS BAYS FOR TRANSIT CENTER



BEAUREGARD URBAN DESIGN STANDARDS

- ❖ 256 URBAN DESIGN REQUIREMENTS ON MATRIX
 1. PROJECT MEETS MAJORITY OF THE REQUIREMENTS

- ❖ DEVIATIONS FOR THE FOLLOWING:
 1. GROUND FLOOR UNIT ENTRIES ARE AT GRADE DUE TO CHALLENGING TOPO
 2. FIRST FLOOR CONSTRAINTS, NO PARKING, ETC. FOR COMMUNITY SPACE
 3. LIT PROJECT ID SIGNS AT NIGHT FOR VISIBILITY
 4. SMALL SURFACE PARKING LOT NEEDED FOR PACKAGE DELIVERY, RIDESHARE, RESIDENT VISITORS



QUESTIONS ?





dcs
DESIGN

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