

Active Development Projects  
By PHASE  
Updated 5/11/2015

**Approved Developments Pending Final Site Review**

Project Name	DSP Number	Review Phase	Address	Description	Planner(s)	Sq. Footage (appx)	Res. Units
500 Pendleton St	2014-00044	Approved	500 PENDLETON ST	Simplified DSP - One-story addition to an existing 3 story house. Part of PUD (DSP2001-0019).	Dirk Geratz	3,896	0
Lindsay Lexus	2006-00006	Approved	3650 WHEELER AV	Vehicle prep center, offices, and vehicle storage. 2-phase project.	Gary Wagner	38,428	0
700 N Washington	2013-00002	Approved	702 N WASHINGTON ST	Request to construct a mixed use commercial/residential building with ground floor retail. Applicant is also requesting a parking reduction.	Dirk Geratz, Maya Contreras	39,015	32
Alexandria Memory Care	2012-00015	Approved	2805 KING ST	Development Special Use Permit to rezone the property from the R-8 District to the RCX District, consolidate 4 parcels to construct an 80,000sf four-story addition to the existing assisted living facility.	James Roberts, Gary Wagner	74,640	66
Alexandria Toyota Extension	2012-00009	Approved	3750 JEFFERSON DAVIS HY	Request for extension of previously approved DSUP#2007-0034.	Pat Escher	13,000	0
All Nations Church of God	2009-00002	Approved	5200 FILLMORE AV	Request for extension of DSP2005-00008.	Pat Escher	6,702	0
ATA Development Extension Block 20	2012-00003	Approved	2200 MILL RD	Extension request for DSUP#2007-0017. Request to split conditions of approval to hAV office and residential blocks stand alone. Residential portion of approval given new DSUP#2012-0023.	Gary Wagner	585,000	0
Braddock Gateway Phase II	2012-00004	Approved	1100 N FAYETTE ST	Request to construct a residential building with ground level retail and publicly accessible park.	Pat Escher	183,123	185
Carlyle Plaza Two (Amendments)	2013-00025	Approved	760 JOHN CARLYLE ST	Amendment to DSUP2011-00031 to enable the conversion of up to 250,000 square feet of office to hotel space and 125,000 square feet of office to residential space.	Gary Wagner	2,347,170	632
Cotton Factory	2013-00023	Approved	515 N WASHINGTON ST	Development of an existing structure to convert it from office use to residential use for 34 units while incorporating a northern and southern residential expansion.	Dirk Geratz	43,315	49
Edsall Road - Shell Gas Station	2011-00032	Approved	5740 EDSALL RD	Request to redevelop gas station to include a convenience store and car wash. SUP for automobile related services, car wash, and parking reduction.	Richard Lawrence, Pat Escher	4,035	0
Hampton Inn	2013-00017	Approved	1616 KING ST	Amendment to SUP #98-0039 to add two additional guest rooms to the Hampton Inn.	Dirk Geratz, Maya Contreras	0	0
Harris Teeter	2014-00042	Approved	500 MADISON ST	Request for amendment to previously approved DSUP #2013-00013 to change hours of operation to 24/7.	Dirk Geratz	0	0
Hoffman Block 2 Stage I	2014-00027	Approved	312 TAYLOR DR	Development Site Plan to construct a multi-story office building consisting of 18 levels above the ground level with a total office area of 634,684 square feet, and a 985 car structured parking garage. DSUP 2005-00031 applies. Amendment submitted to transfer 225,570 SF of office density and 70 parking spaces from Block 4 and 84,817 SF of office from Block 9 to Block 2.	Gary Wagner	634,684	0
Hoffman Block 2 Stage II	2014-00045	Approved	312 TAYLOR DR	Development Site Plan to construct a multi-story office building consisting of 18 levels above the ground level with a total office area of 632,032 square feet, and a 995 car structured parking garage. DSUP 2005-00031 applies. Amendment submitted to transfer 225,570 SF of office density and 70 parking spaces from Block 4 and 84,817 SF of office from Block 9 to Block 2.	Gary Wagner	634,684	0
Marino's Pizza Restaurant	2010-00004	Approved	3100 JEFFERSON DAVIS HY	Extension of a previously approved Development Special Use Permit (DSUP #2010-0004) to construct an addition onto a restaurant.	Jim Roberts	3,270	0
Mark Center V (IDA)	2007-00027	Approved	4850 MARK CENTER DR	Plaza IA-Building 5. This is a revised (amendment) plan for Building 5 originally approved under DSUP2002-0038. The original plan for Building 5 was never released and therefore never constructed.	Dirk Geratz	629,537	0
Meridian At Braddock	2014-00036	Approved	1200 FIRST ST	Development Special Use Permit to remove an existing surface parking lot to allow for the construction of a new courtyard and amenities area between two existing buildings for outdoor use. A parking reduction is requested for the removal of the surface parking spaces.	Maya Contreras, Dirk Geratz	100,404	0
Mount Vernon Commons	2008-00011	Approved	3015 MOUNT VERNON AV	Time extension for previously approved DSUP2005-0041.	Maya Contreras	110,788	141
Mt Vernon Village Center	2014-00033	Approved	3809 MT VERNON AV	Development Special Use Permit to be extended; includes a Parking Reduction. Related to DSP2009-00016.	Maya Contreras, Gary Wagner	598,574	478
Old Dominion Boat Club	2014-00026	Approved	0 PRINCE ST	Development Special Use Permit to construct a new 3-story building for the Old Dominion Boat Club. Ground level consisting of entry lobby, storage, lockers, and showers; the first floor a tap room, kitchen for private use, members board room, restrooms, elevator lobby, and outdoor patio; the second floor a multi-purpose ballroom, boat club offices, prep kitchen, restrooms, elevator lobby, and balcony; and the roof an elevator lobby, roof deck, and mechanical equipment.	James Roberts, Gary Wagner	14,732	0
Pickett's Ridge - Phase II Extension	2012-00017	Approved	1101 FINLEY LA	Extension request of DSUP2009-0007 for 5 years.	Pat Escher	22,308	2
Potomac Yard Landbay G - Block D	2012-00008	Approved	701 E GLEBE RD	Request to develop two multi-story office buildings w/in Landbay G; Block D.	Dirk Geratz	560,506	0
Potomac Yard Power Substation Extension	2012-00016	Approved	521 E MONROE AV	Extension request for 24 month extension of previous approved DSUP#2007-0009.	Dirk Geratz, Maya Contreras	3,982	0

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<b>Robinson Terminal South</b>	2014-00006	Approved	2 DUKE ST	Development Special Use Permit for redevelopment of existing structures except 2 Duke St Warehouse to construct mixed-use buildings and townhouses; ground floor commercial, including a restaurant; renovate pier for public use. The proposal also includes requests for increase in floor area and height, a parking reduction and a Transportation Management Plan Special Use Permit.	Dirk Geratz	282,686	95
<b>Seminary Overlook</b>	2013-00026	Approved	4800 KENMORE AV	Construction of four new multi-family apartment buildings.	Pat Escher, Richard Lawrence	771,957	720
<b>Southern Towers Clubhouse</b>	2014-00024	Approved	4901 SEMINARY RD	Development Special Use Permit to construct an appx. 42,496 sq. ft. clubhouse and a day care center at an existing apartment complex. The proposal also includes a request for a private pool and patio and new athletic facilities.	Ryan Price	42,496	0
<b>Stevenson AV Residences Extension</b>	2012-00002	Approved	6125 STEVENSON AV	Extension request for DSUP#2004-0028. No changes requested from original approval.	Pat Escher	183,696	121
<b>The Fillmore</b>	2014-00003	Approved	5000 ECHOLS AV	Development Special Use Permit for redevelopment of an existing church to construct 2 multi-family residences with appx 258 apartment units and 9 townhomes). The proposal includes requests for increase in floor area, a parking reduction and a Master Plan Amendment and Rezoning from R-12 to CRMU-M.	Pat Escher, Ryan Price	377,729	258
<b>Victory Center</b>	2013-00015	Approved	5001 EISENHOWER AV	Request for an extension of the approved site plan DSP2010-0011 with no changes proposed.	Pat Escher, Maya Contreras	1,045,440	0
<b>Woodmont Park Apartments</b>	2007-00003	Approved	5400 MORGAN ST	Request for an increase and reconfiguration of off street parking for an existing apartment development.	Gary Wagner	0	0
<b>Total</b>						<b>9,355,797</b>	<b>2,779</b>

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**Approved Projects Under Final Site Plan Review**

Project Name	DSP Number	Review Phase	Address	Description	Planner(s)	Sq. Footage (appx)	Res. Units
John Adams Elementary School	2014-00002	Final 1	5651 RAYBURN AV	Development Special Use Permit and site plan, with a modification, to expand an existing parking lot with parking spaces in excess of the zoning ordinance requirement for a public school.	Pat Escher	0	2
1505 Powhatan Townhomes	2013-00022	Final 4	1505 POWHATAN ST	Development with 16 townhomes.	Dirk Geratz	35,200	16
Cameron Park	2013-00003	Final 2	450 S PICKETT ST	Development Special Use Permit to build two mixed use buildings for residential, ground floor retail, and townhouse units.	Pat Escher, Ryan Price	678,280	535
Cameron Park - Townhomes	2014-00040	Final 2	450 S PICKETT ST	Development Special Use Permit to construct 66 townhomes in a site area of 7.80 SF, with a GFA of 199,936 SF.	Pat Escher, Ryan Price	199,936	66
Goodwin House	2014-00012	Final 2	4800 FILLMORE AV	Development Special Use Permit to construct an appx. 572,233 sq. ft residential building and for renovations to an existing residential building on the site. The proposal also includes a request for an increase in floor area, a Rezoning from RC to a CDD and approval of a Coordinated Development District Concept Plan. 333 Residential units and 80 nursing beds.	Pat Escher	572,233	333
King Street Bus Loop	2015-00012	Final 3	1900 KING ST	Request for an extension of DSP2011-00027; which was a request to reconfigure the design of the King Street metro station bus loop.	Maya Contreras, Jim Roberts	0	0
Landmark Mall	2013-00004	Final 3	5801 DUKE ST	Landmark Mall - Mixed Use (after DSP2012-00021 - Concept 1 Review, the applicant decided to submit two different plans for Concept 2 Review).	Pat Escher, Ryan Price	679,185	373
Powhatan St at 1333	2013-00027	Final 1	1333 POWHATAN ST	Request to construct 18 townhomes.	Dirk Geratz	36,620	18
Southern Towers	2013-00006	Final 1	5055 SEMINARY RD	Development Special Use Permit to subdivide existing parcel 020.01-01-03 into seven (7) lots and to allow construction of an addition to an existing residential apartment building for retail use, an extension of the existing lobby to the residential building, and various modifications to the existing loading dock and existing parking lots.	Pat Escher	400,000	0
Virginia Theological Seminary - Student Housing	2014-00011	Final 2	3737 SEMINARY RD	Development Special Use Permit to construct 4 buildings totaling appx. 57,342 sq. ft for additional student housing with parking.	Pat Escher	72,942	39
West-Parc Townhomes	2014-00008	Final 3	1323 WILKES ST	Development Special Use Permit and Subdivision for redevelopment of an existing warehouse to construct appx. twenty- two 3,000 sq. ft. townhomes. This proposal includes requests for a Master Plan Amendment and Rezoning from RB to CRMU-L and, a request for a Transportation Management Plan SUP.	Dirk Geratz	64,830	22
Pickett Cameron (Current Bowling Alley Site)	2014-00004	Mylar	100 S PICKETT ST	Development Special Use Permit for redevelopment of an existing bowling alley to construct residential townhouse-style condominium buildings totaling 134,362 sq. ft. (originally 132,974 sq. ft.) with 48 units. Replaces DSP2011-00007.	Ryan Price	128,426	44
Cummings Hotel	2012-00019	Mylar	220 S UNION ST	Request to develop a five-story multi-floor hotel with restaurant and SUP for parking reduction.	Gary Wagner	101,235	121
Hoffman Blocks 11 and 12	2013-00008	Mylar	2210 EISENHOWER AV	Development Special Use Permit request for an extension of existing approval (DSP2009-0004) with no changes.	Gary Wagner, Jim Roberts	1,324,154	1,243
Hunting Terrace	2013-00007	Mylar	1199 S WASHINGTON ST	Request to construct two 5 story apartment buildings with two levels of underground parking.	Dirk Geratz	464,811	443
South Patrick Street Residences	2013-00021	Mylar	206 S PATRICK ST	Development Special Use Permit request to construct residential townhomes.	Dirk Geratz, Maya Contreras	12,345	7
The Dorn Building	2013-00010	Mylar	521 E. HOWELL AV	Redevelopment of the existing vacant pump house and storage yard (proposing a retail and office mixed use building.)	Dirk Geratz	2,956	0
Tony's Corner	2012-00030	Mylar	2700 JEFFERSON DAVIS HY	Request to redevelop site with multi-unit retail/restaurant spaces.	Dirk Geratz	10,525	0
Wilkes Townhomes	2013-00020	Mylar	711 WILKES ST	Development Special Use Permit to build 6 townhomes.	Dirk Geratz	14,802	6
<b>Total</b>						<b>4,798,480</b>	<b>3,268</b>