

City of Alexandria Development Fact Sheet

Alexandria West SAP

Park Center: 3101 Park Center Drive & 4401 Ford Avenue

DSUP2018-0004

PROJECT DESCRIPTION

Low Enterprises, proposes a Development Special Use Permit (DSUP) to:

- > Rehabilitate two office buildings located at 3101 Park Center Drive and 4401 Ford Avenue and convert to residential (multi-family) use.
 - Provide up to 393 new apartment units.
 - Update and enhance existing open space with residential amenities
 - Install new exterior cladding for a modern building design.

The site is bounded by King Street to the north, Park Center Drive to the east, Ford Avenue to the south and the E-Lofts Building and Halstead Tower Apartments to the west.



Site plan of proposed development area, phased conversion of use from office to residential is limited to building's addressed as 4401 and 3101.



Proposed exterior renovations to 3101 Park Center Drive and 4401 Ford Avenue.

KEY ISSUES

Key issues that have been addressed by City Staff and the Applicant include issues related to:

- Open space;
- Height;
- Traffic Management Plan;
- Traffic impacts; and
- General site improvements.

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Site Address: 3101 Park Center Drive & 4401 Ford Avenue		Lot Area: 4.63 acres (201,686 SF)	
Current Zone: CRMU/H Proposed Zone: CRMU/H		Current Use(s): Office (3101 & 4401) and Retail (3400) Proposed Use(s): Residential (3101 & 4401) and Retail (3400)	
	Existing	Permitted/Required	Proposed
FAR	2.74	Up to 4.0*	2.43
Parking	1,470	832	1,409
Open Space	37.5%	40%	82,550 SF (40.9% of site) 82,550 SF ground-level open space
Height	3101: 157' ** 4101: 156' ** 3400: 50'	150'	3101: 157' 4101: 156' 3400: 50'
Requested Zoning Modifications and Special Use Permits (SUPs):			
1. Development Special Use Permit to convert existing office uses to residential use with modifications for crown cover and open space.			
2. Special Use Permit for a Tier III Transportation Management Plan.			

* Permitted per SUP#1640

** As-built in 1973

CONTACT INFORMATION

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City of Alexandria

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PROJECT TIMELINE

- > **April 2018:** Project deemed complete.
- > **June 2018:** Project is presented to Planning Commission and City Council (tentative).

Updated April 2018.

