PROJECT DESCRIPTION

Lowe 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.

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.

Updated April 2018.
### PROJECT TIMELINE

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

### CONTACT INFORMATION

**Project Planner**  
Sara Brandt-Vorel  
*Phone*  
703.746.3819  
*Email*  
Sara.BrandtVorel@alexandriava.gov

City of Alexandria  
Department of Planning and Zoning  
Development Division  
301 King Street, Room 2000  
Alexandria, Va. 22314  
alexandriava.gov/development

*Updated April 2018.*

<table>
<thead>
<tr>
<th>Site Address: 3101 Park Center Drive &amp; 4401 Ford Avenue</th>
<th>Lot Area: 4.63 acres (201,686 SF)</th>
</tr>
</thead>
</table>
| 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) |

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Permitted/Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAR</td>
<td>2.74</td>
<td>Up to 4.0*</td>
<td>2.43</td>
</tr>
<tr>
<td>Parking</td>
<td>1,470</td>
<td>832</td>
<td>1,409</td>
</tr>
</tbody>
</table>
| 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

---

### CITY OF ALEXANDRIA, VIRGINIA