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## The Benefits of Being Walkable

modera tempBy Jeffrey Steele, Contributing Writer

Alexandria, Va.—Modera Tempo, a new transit-friendly mixed-use community in Alexandria’s West End, has been formally introduced in a grand opening ceremony attended by civic and business leaders. The development is a joint venture between Mill Creek Residential and AEW Capital Management.

The first new development within the Landmark/Van Dorn Small Area Plan to be completed, Modera Tempo is situated at the corner of South Van Dorn and South Pickett Streets. That location affords residents the opportunity to walk or use the community’s free shuttle service to reach the nearby Van Dorn Metro, which is located just minutes away.

Modera Tempo offers 492 modern apartment homes in studio and one- and two- bedroom floor plans, luxurious amenities and 15,000 square feet of retail space.

Its first building has delivered, with more than 50 apartments already leased. The second and third buildings will deliver in February and April respectively.

The residences feature luxury finishes, among them granite or quartz kitchen countertops, glass tile kitchen backsplashes, custom cabinets, stainless steel appliances, wood plank-style flooring, open floor plans and high ceilings.

Resident amenities include two 24-hour fitness centers, two hotel-inspired pools, three private courtyards, concierge service, a dog spa, social kitchen, yoga studio, bike storage and complementary Wi-Fi in common areas.

The development’s retail plaza, which is accessible to the public, recently got off to a lively start with the opening of Smashburger.

Designed to meld western Alexandria’s early 20th Century art modern aesthetic with other traditional architectural cues, Modera Tempo borrows design elements from the original George Washington Middle School off Mount Vernon Avenue.

“We also wanted to ensure that each of the buildings is distinctive, so that it has the feel of a neighborhood rather than a single development,” said Chris Gordon, AIA of KGD Architecture.

“Alexandria is a truly walkable city,” noted Amirali Nasserian, vice president of development for Mill Creek Residential. “We are proud to extend the walkability of its historic core to the West End, where residents can live in close proximity to Metro and major employers.”

Added Alexandria mayor William Euille: “The launch of Modera Tempo is an important catalyst to the long-planned redevelopment of the Van Dorn corridor, from here to Landmark Mall. Over the next two decades, the entire West End of Alexandria will be transformed.”

The grand opening ceremony featured the dedication of a 10-foot outdoor sculpture by Alexandria artist Larry Moriss to the memory of the late Michael McGuire. As a member of The Pinkard Group, McGuire was a key player in the early process of acquiring, planning and rezoning the site, a process that began more than a decade ago. Mill Creek Resident took over the development process five years ago.