



Master Plan Amendment #2021-00001
Rezoning #2021-00002
Development Special Use Permit #2021-10013 (Stacked Townhouses)
Development Special Use Permit #2021-10014 (Multifamily Buildings)
Development Site Plan #2021-00004 (Public Streets)
Special Use Permit #2021-00025 (TMP – Stacked Townhouses)
Special Use Permit #2021-00108 (TMP – Multifamily Buildings)
Special Use Permit #2021-00059 (Coordinated Sign Plan)
Landmark Overlook – 5901, 5951 & 5999 Stevenson Avenue and 2 South Whiting Street

| Application | General Data | |
|---|-------------------------------------|--|
| Project Name: Landmark Overlook | PC Hearing: | December 7, 2021 |
| | CC Hearing: | February 12, 2022 |
| | If approved, DSUP/DSP Expiration | February 12, 2025 ¹ |
| | Plan Acreage | 117,577 SF (stacked townhouses) 130,734 SF (multifamily buildings) <u>67,999 SF (Landbay E / vacant)</u> 357,832 SF total (8.2 acres) |
| Location: 5901, 5951, and 5999 Stevenson Avenue and 2 South Whiting Street | Current Zone | OCM (50) / Office Commercial Medium (50) and CRMU-M / Commercial Residential Mixed-Use (Medium) |
| | Proposed Zone | CRMU-H / Commercial Residential Mixed-Use (High) |
| | Proposed Use | Multifamily Residential with ground-level retail/commercial |
| | Dwelling Units | 88 stacked townhouse units <u>362 multifamily units</u> 450 total residential units |
| | Gross Floor Area | 220,282 SF (stacked townhouses) <u>579,451 SF (multifamily buildings)</u> 799,733 SF total |
| | Net Floor Area | 192,988 SF (stacked townhouses) <u>533,411 SF (multifamily buildings)</u> 726,399 SF total / 2.03 FAR across tract |
| | Small Area Plan | Landmark/Van Dorn |
| Applicant: West End Development Associates, LLC, represented by Kenneth Wire, attorney | Historic District | N/A |
| | Green Building | LEED Silver or equivalent + performance points |

¹ The validity period may be extended consistent with City Council guidance for land-use approvals due to the COVID-19 pandemic.

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| Purpose of Application |
| The applicant requests approval of a Master Plan Amendment, map amendment (rezoning), two Development Special Use Permits, a Development Site Plan, and other land-use requests in order to construct a total of 450 residential units across seven new stacked townhouse buildings and two multifamily residential buildings (with ground-level retail/commercial space). New streets are proposed that would create a total of five redevelopment blocks, four of which are proposed to be developed in the current application. |
| Applications and Modifications Requested: |
| <ol style="list-style-type: none">1. Amendment to the Landmark-Van Dorn Small Area Plan Chapter of the Master Plan to:<ol style="list-style-type: none">a. Allow the primary use above the first floor to be residential-some office instead of office; andb. Allow the following changes to Block B of the Plan: increase the maximum floor area of residential uses, decrease the minimum floor area of required office uses, and decrease the minimum floor area of required retail uses;2. Amendment to the official zoning map to change the zoning designation for the property from OCM(50) and CRMU-M to CRMU-H;3. Development Special Use Permit with site plan to construct a new stacked townhouse units (multifamily residential) with:<ol style="list-style-type: none">a. A modification of the minimum open space requirement;b. A request to treat the Landmark Overlook project area as a tract for the purpose of calculating FAR pursuant to Section 1-400(B)(3)(c);c. A Special Use Permit for a parking reduction; andd. A Special Use Permit to increase the allowable FAR to 2.03;4. Development Special Use Permit with site plan to construct two new multifamily residential buildings with:<ol style="list-style-type: none">a. Modifications of the minimum open space requirement and the height-to-setback ratio;b. A request to treat the Landmark Overlook project area as a tract for the purpose of calculating FAR pursuant to Section 1-400(B)(3)(c);c. A Special Use Permit to increase the allowable FAR to 2.03;5. Development Site Plan to construct two new public streets, including a request to treat the Landmark Overlook project area as a tract for the purpose of calculating FAR pursuant to Section 1-400(B)(3)(c);6. Special Use Permit for a Transportation Management Plan for the stacked townhouses (multifamily residential);7. Special Use Permit for a Transportation Management Plan for the two multifamily buildings; and8. Special Use Permit for a Coordinated Sign Plan. |
| Staff Recommendation: APPROVAL WITH CONDITIONS |
| Staff Reviewers: Robert M. Kerns, AICP, Division Chief robert.kerns@alexandriava.gov Maya Contreras, Principal Planner maya.contreras@alexandriava.gov Nathan Randall, Urban Planner nathan.randall@alexandriava.gov |

CITY COUNCIL ACTION, FEBRUARY 12, 2022:

City Council approved the Planning Commission recommendation with the following amendments:

Stacked townhouse DSUP #2021-10013: (a) delete "public art" conditions #121-125; (b) delete affordable housing contribution condition #120; and (c) add new conditions #136 and #137 given the presence of a City recycling center immediately adjacent to the townhouse portion of the project.

Multifamily DSUP #2021-10014: (a) delete "public art" conditions #146-150; (b) modify condition #17 to read as follows: Notwithstanding the percentage of materials shown within the preliminary plan, the Applicant shall be permitted to substitute fiber cement panels and siding in lieu of metal panel and brick on portions of the facades above the first floor on all facades except for facades fronting Stevenson Avenue and S. Walker Street, so long as the building appearance is in general conformance with the preliminary plans; and (c) modify housing conditions to reflect 15 on-site units by deleting condition #145 and adding new conditions #162 – 174.

CITY COUNCIL ACTION, DECEMBER 18, 2021:

On a motion by Councilman Aguirre, seconded by Councilman Chapman, City Council voted to defer the land-use applications at the request of the applicant. The motion carried on a vote of 7 to 0.

Reason:

The applicant requested deferral to January (or at later date, if it so chooses) to allow for additional time to address concerns expressed about the project by Council at the public hearing. Concerns discussed among City Council members included: the provision of an affordable housing contribution in lieu of any on-site affordable units, the amount and location of open space, community outreach, and the timing of Duke Street intersections improvements.

Speakers:

Ken Wire, attorney for the applicant, spoke in support of the project. He discussed the project background, traffic matters, and community outreach efforts. He stressed the diversity of housing types being offered in the project and the importance of affordable housing. Although the project already meets the City's affordable housing policy, he agreed to further discussions regarding the provision of on-site affordable units in the project. He asked City Council for a deferral to work toward resolving matters that Council members raised at the hearing.

Staff Note:

City staff is working with the applicant to address the outstanding issues and will provide a separate memo to Council in advance of the next public hearing for the case.

PLANNING COMMISSION ACTION, DECEMBER 7, 2021:

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of MPA#2021-00001. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of REZ#2021-00002. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of DSUP#2021-10013, DSUP#2021-10014, SUP#2021-00025, SUP#2021-00108, and SUP#2021-0059, subject to all applicable codes and staff recommendations. The motion carried on a vote of 6 to 1, with Commissioner Koenig voting against.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve DSP#2021-00004. The motion carried on a vote of 7 to 0.

Reason:

The majority of the Planning Commission agreed with the staff analysis. A minority of the Planning Commission believed that the applicant should have voluntarily proposed additional green energy provisions, including on-site renewable energy production and buildings that meet “net-zero” standards.

Commissioner Manor inquired whether a pedestrian bridge across Duke Street is still recommended in the Landmark-Van Dorn Corridor Plan. Commissioner Brown expressed enthusiasm for the project, noting that he didn’t see the need for a new planning study for this area. He also asked staff about traffic and pedestrian accessibility to the Landmark Mall site.

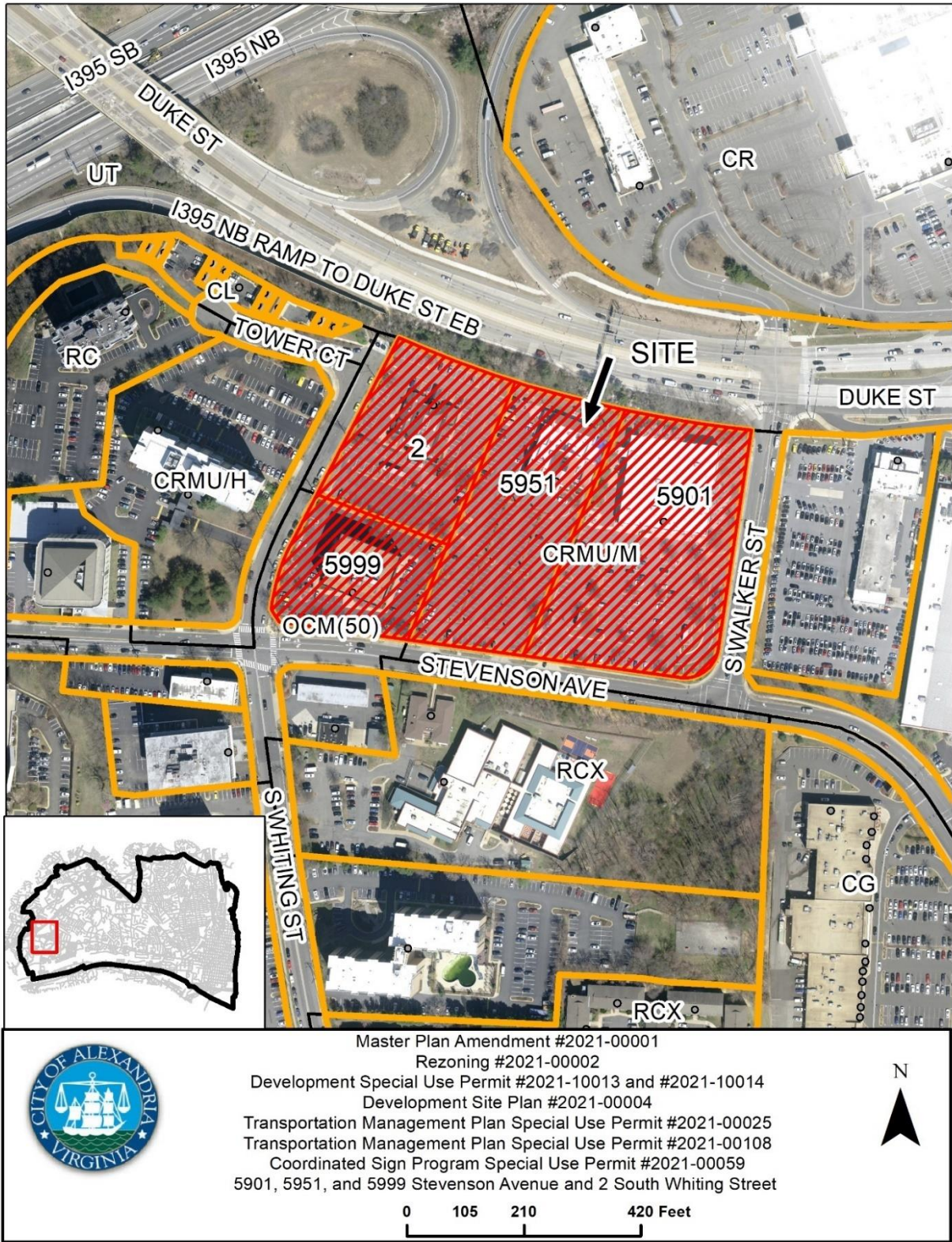
Commissioner Koenig asked the applicant a series of questions regarding the proposed energy type (gas or electric) and source for the new buildings and, specifically, provisions for renewable energy. He also inquired about what was preventing the applicant from providing “net zero” buildings for this site. The applicant replied that he cannot commit to providing such items now but may consider some of them as voluntary measures prior to building permit approval. Although he noted many worthy aspects exist and planned to vote in favor of the Master Plan Amendment and rezoning, Commissioner Koenig stated that he would not be voting in favor of the DSUP requests. He saw the project as representing a continuation of the status-quo that does not address the current climate emergency. He expressed support for increasing the City’s expectations regarding energy savings measures and having “net zero” standards.

Commissioner Lyle expressed support for the project. She stated that a “reality check” is needed regarding the extent to which developers can balance the provision of affordable housing with the need to fulfill various City policies and expectations such as public art, bike share, and open space. She also cited enhanced building façade materials as an example of a practice that impacts developers’ ability to provide affordable housing and stated that the City shouldn’t mandate them for new buildings. Chairman Macek and Director Moritz raised the possibility of holding a Planning Commission work session in the future to discuss the matter.

Speakers:

Ken Wire, attorney for the applicant, spoke in support of the project. He noted the history of working at the site and the level of coordination necessitated by its Euclidian zoning. He explained

that he was satisfied with the outcome from the coordination, including the specific topic of open space. Mr. Wire also noted the diversity of residential types offered at the project.



PROJECT LOCATION MAP

I. SUMMARY

A. *Recommendation*

Staff recommends **approval** of the proposal for new stacked townhouses, two new multifamily residential buildings, and new public and private streets at the Landmark Overlook site, subject to compliance with the staff recommendations. The entire proposal (across both Development Special Use Permit and the Development Site Plan) would provide several benefits for the City, including:

- Construction of new street grid and new buildings on smaller development blocks at a site identified for redevelopment in the Landmark-Van Dorn Corridor Plan;
- Pedestrian and streetscape improvements, including new bicycle lanes along Stevenson Avenue and two new pedestrian staircases;
- Consistency with the City's Green Building Policy;
- Public art contribution / on-site public art (\$141,000 value);
- Contribution for the installation of a Capital Bikeshare station (\$55,000); and
- Voluntary affordable housing contribution (\$1.85 million).

B. *General Project Description*

The applicant, West End Development Associates, LLC, seeks to redevelop four existing parcels of land surrounded by Duke Street, South Walker Street, Stevenson Avenue, and South Whiting Street at a site referred to as Landmark Overlook. An existing office building, big-box retail store, and two restaurants would be demolished and new public and private streets would be constructed, creating five new development blocks known as Landbays A through E. Seven new stacked townhouse buildings (also known as sticks or strings) and two new multifamily buildings would be constructed on four of the five new blocks, resulting in a total of 450 new residential units on the site. The Landbay E site would remain vacant at the present time but is expected to redevelop in the future. Above-grade garage parking and ground-level retail/commercial uses would also be provided in connection with the new multifamily buildings.

Although reviewed together and discussed here in one staff report, the Landmark Overlook proposal has been divided into three primary development requests: one Development Special Use Permit (DSUP) for the stacked townhouses, another DSUP for the two multifamily buildings, and a Development Site Plan (DSP) for two new public streets. Separate conditions of approval have been included later in this report for each of these three requests.

Key issues under consideration and discussed in greater detail in this report include:

- The Master Plan Amendment and rezoning requests;
- Site layout and building design;
- Special Use Permit (SUP) requests, including the requested parking reduction; and
- Requested modifications, including for required open space.

II. BACKGROUND

A. Site Context

The project site comprises four contiguous, existing lots of record in the City's West End that when combined include a total area of 357,832 square feet (8.21 acres). The property at 5901 Stevenson Avenue is located across from the Landmark Mall property and extends from the intersection of Duke and South Walker Streets to the intersection of South Walker Street and Stevenson Avenue. It measures 131,439 square feet in size and is accessible from both Stevenson Avenue and South Walker Streets – in the latter case, vehicular access is provided via a relatively steep, winding access road. This property is improved with a one-story retail building constructed in the early 1990s and currently occupied by Big Lots. The property immediately to the west, at 5951 Stevenson Avenue, measures 97,823 square feet and is accessible from Stevenson Avenue. It is improved with a commercial building constructed in the 1970s in which Dunya Banquet Hall and Restaurant operates.

Continuing westward, the property at 2 South Whiting Street, measures 73,813 square feet in size. Accessible from South Whiting Street, the property contains a one-story building constructed in the 1970s and occupied by the Alley Cat Restaurant. Directly to the south, at the corner of Stevenson Avenue and South Whiting Street, is the property at 5999 Stevenson. Accessible from both adjacent streets, the property measures 54,758 square feet in size and is improved with a four-story office building constructed in the early 1980s. All four properties contain surface parking lots, three of which are large in size, that do not connect with each other.

The entire site is bounded by Duke Street to the north, South Walker Street to the east, Stevenson Avenue to the south, and South Whiting Street to the west. It is surrounded by a mix of commercial, office, residential, and institutional uses. The Landmark Mall site is located to the northeast across Duke Street. The Passport Mini of Alexandria car dealership is located to the east across South Walker Street. To the south, across Stevenson Avenue, is the Northern Virginia Juvenile Detention Facility and a Sunoco gas station. Three office buildings are located to the west and southwest across the intersection of Stevenson and South Whiting Street. Landmark Towers and Key Towers, both multifamily residential buildings, are located to the west and northwest of the site across South Whiting Street. A City-operated recycling drop-off facility is located at the intersection of South Whiting Street and Tower Court, adjacent to the northwestern corner of the project site.

Most of the project site is level and contains minimal landscaping. However, the northern and eastern edges of the site are separated by an embankment, measuring up to 24 feet in height, from adjacent Duke and South Walker Streets. The embankment, which is primarily located on public right-of-way, contains a mix of trees, bushes, and shrubs. It is interrupted along South Walker Street by the one-way driveway into Big Lots. The Big Lots building is located at the top of the embankment and is partially obscured from view due to the grade difference and the presence of trees and shrubs.

B. Small Area Plan

The project site is located within the Landmark-Van Dorn Small Area Plan chapter of the City's Master Plan and within the boundaries of the 2009 update to a portion of that plan area known as the Landmark-Van Dorn Corridor Plan. It is outside the boundaries of the 2019-2020 update to the Corridor Plan that addressed the Landmark Mall site specifically. The Landmark-Van Dorn Corridor Plan identified the project site as a redevelopment block known as "Block B – Choi Properties." It recommended that the site be redeveloped with primarily office uses above the first floor and at a minimum FAR of 2.0 and a maximum FAR of 2.5. A minimum of 500,000 square feet of office, a minimum of 10,000 square feet of retail, and a maximum of 300,000 square feet of residential were recommended for the site. Maximum building heights recommended for the site ranged from 250 feet on the northern half of the site to 85 feet on the southern half.

C. Project Evolution

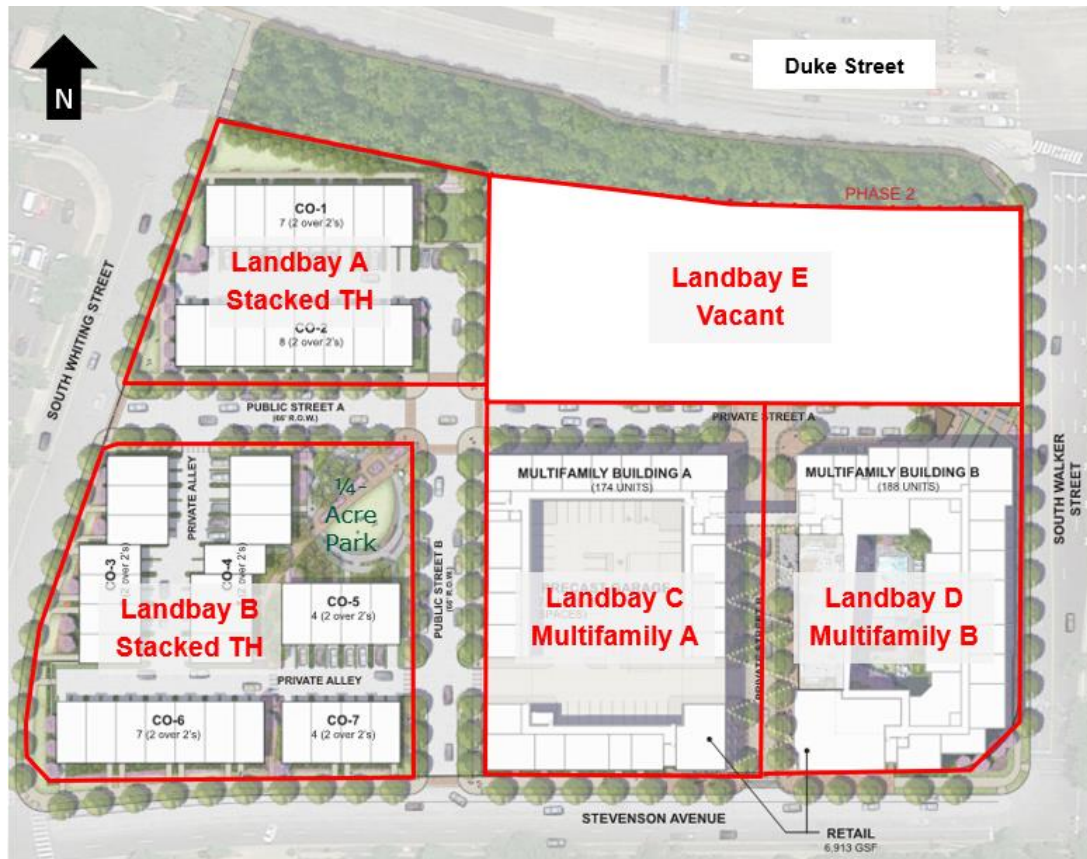
The applicant's development plans for Landmark Overlook, have evolved since the first concept submission. Initial plans included the development of a new hotel at the northeastern portion of the site near the intersection of Duke and South Walker Streets. Due in part to uncertainty related to the Covid-19 pandemic, the applicant decided to pause its development plans for that portion of the site. The remaining portions of the project have also changed over time, due in part to recommendations from staff. The stacked townhouses were initially envisioned as being traditional townhouses but evolved into stacked townhouses or "two-over-twos" at staff's encouragement in order to introduce more diverse housing types and more density to the site. The applicant initially designed the two multifamily buildings as one large building and was encouraged to divide it into two in order to reduce the building's massing and to introduce a new street between the two buildings. The new street would also create smaller development blocks, a general recommendation in the Corridor Plan. Two additional topics of discussion with the applicant during staff's review of the project were provisions for open space, particularly the concept of having one publicly accessible park near the middle of the site and building architecture.

III. PROJECT DESCRIPTION

A. Overview

The applicant proposes a development plan for the Landmark Overlook site, as shown in Figure #1-A on the following page, that contains several components that would be built in three major phases. All four existing buildings and surface parking areas at the site would be demolished and two new public streets (Public Streets A and B), two new major private streets (Private Streets A and B), and three private alleys would be constructed. The major new streets would create five new development blocks referred to as Landbays A through E. New buildings are proposed on four out of the five new development blocks.

Figure #1-A: Proposed Landmark Overlook Site Layout



A total of 88 “stacked townhouses”, also known as “two-over-two” units, would be located at Landbays A and B on the western portion of the site. An additional 362 residential units would be constructed in two new multifamily buildings, one at Landbay C and the other at Landbay D in the south-central and southeastern portions of Landmark Overlook. No new development is currently proposed on the fifth and final block (known as Landbay E) on the northeastern portion of the site adjacent to the intersection of Duke and South Walker Streets.

Although reviewed together, the requested redevelopment at the Landmark Overlook site has been divided into three major requests: one Development Special Use Permit (DSUP) for the stacked townhouses (DSUP#2021-10013), another for the two multifamily buildings (DSUP#2021-10014), and a Development Site Plan (DSP#2021-00004) for the two new public streets. Two Transportation Management Plan SUPs have been requested, one for each of the DSUP requests. The Rezoning, Master Plan Amendment, and Coordinated Sign Plan Special Use Permit (SUP) requests pertain to all portions of the site.

B. DSUP for Stacked Townhouses

The new stacked townhouses would be constructed in a total of seven individual buildings, or sticks, on Landbays A and B. A total of 88 individual units would be located in 44 groupings of two units each, with each grouping having an appearance like a traditional townhouse. Like other “stacked

townhouse” or “two-over-two” configurations, one unit is located on the first and second floors of each grouping and the second units is located on the third and fourth floors. Individual units, all of which are three-bedrooms in size, measure approximately 2,200 square feet each. Each of grouping of two units features four floors in total and measures between 44.1 and 46.1 feet in height.

Each of the 88 units has at least one garage parking space located at the rear of each two-unit grouping. Thirty-nine units also include a second parking space in rear driveways, for which a parking reduction SUP has been requested since they are tandem spaces and not independently-accessible, bringing the total number of off-street parking spaces physically provided for these units to 127. The applicant’s SUP request for a parking reduction also includes a “true” 23-space parking reduction to satisfy the balance of its 150-space off-street parking requirement.

An additional feature of the DSUP proposal is the establishment of a privately-owned and publicly-accessible park at the intersection of Public Streets A and B near the central portion of the Landmark Overlook site. This ¼-acre open space is designed for passive recreational uses by residents of both the stacked townhouses and the multifamily buildings, as well as the public. The park is accessible via public and private sidewalks, including a connection that extends from between Buildings CO#4 and #5, through Buildings CO#6 and #7, to Stevenson Avenue. The DSUP proposal also includes additional, smaller ground-level open spaces, new streetscapes and sidewalks along Stevenson Avenue and South Whiting Street, and three on-street parking spaces in one of the proposed private alleys. The applicant also proposes a staircase connection from the intersection of South Whiting Street and Tower Court, adjacent to the northwestern corner of the site, down to the existing sidewalk on Duke Street.

C. DSUP for Multifamily Buildings

The two new multifamily buildings, each of which are seven stories in height, are proposed to be constructed on Landbays C and D. The westernmost of the two buildings is referred to as Building A and the easternmost is referred to as Building B. The total number of multifamily units proposed in the two buildings is 362. Of this total, 229 would be one-bedroom units and 133 would be two-bedroom units.

Building A is proposed to be the larger of the two buildings overall, measuring approximately 332,000 net square feet in size. It would contain a total of 174 multifamily units as well as seven levels of wrapped above-grade parking in the central portion of the building. A ground-level retail/commercial tenant space measuring approximately 2,000 square feet in size would be located at the southeastern corner of the building near the intersection of Stevenson Avenue and Private Street B. A service/loading dock is proposed near the northeastern corner of the building. Building A would measure 81.5 feet in height.

Building B would measure approximately 201,000 net square feet in size and 85 feet in height. It would contain 188 multifamily units, the main entrance to both buildings, amenity spaces, and approximately 4,900 square feet of ground-level retail/commercial tenant space at the southwestern corner of the building and across Private Street B from the retail space at Building A. The total amount of ground-level retail/commercial uses proposed cross both multifamily buildings therefore

would be approximately 6,900 square feet. Building B also includes a ground-level courtyard in the middle portion of the building, an open-air terrace/amenity area on its western side facing Private Street B, and a service/loading dock near the northwestern corner of the building.

Parking is provided for both multifamily buildings and the retail uses in the above-grade garage located in the central portion of Building A. The garage contains 471 spaces in total across its seven levels, a figure which falls between the 444 minimum off-street spaces and 541 maximum off-street spaces stipulated for the uses according to the Zoning Ordinance. Vehicles may access the garage from either entrance, one of which is located off Public Street B on the western side of Building A, and other of which is located off Private Street B on the eastern side of the building. Buildings A and B are connected with a four-level pedestrian skybridge (at Levels 3 through 7) across Private Street B, allowing residents of Building B to access the parking spaces at Building A without needing to exit the building. The garage has been designed to be screened from view except at the two entrances. A portion of the top garage level, which sits below the building roof line, may be covered with an optional green roof.

The boundaries of the DSUP submission for the multifamily buildings also includes the construction of two private streets adjacent to the project – referred to as Private Streets A and B – as well as the vacant property at Landbay E. Private Street A would run east-west to the north of Building A and would include seven on-street parking spaces on its southern side. This street may be extended eastward from its present eastern terminus in the future to coincide with development at adjacent Landbay E. Due to grade differences, this street is not planned to include a vehicular connection to South Walker Street now or in the future. However, a pedestrian staircase is proposed as part of the current DSUP to allow for a connection to South Walker Street. Private Street B would be located between the two multifamily buildings, from Stevenson Avenue to Private Street A, and would be improved with enhanced surface materials and overhead lighting.

The Landbay E site has been included in the rezoning request and in the DSUP request for the multifamily buildings. It has also been factored into the SUP request for increased FAR at the Landmark Overlook tract (up to 2.03 FAR out of a maximum of 2.5 that may be allowed via SUP pursuant to CRMU-H zone regulations) and the request to consider the entire Landmark Overlook site as one tract of land for FAR purposes. The applicant has discussed preliminary ideas with staff for future redevelopment on Landbay E, including the likelihood of its being commercial in nature. However, no new buildings are proposed now and in the current request it would only become a grass-covered “pad site.” Expected future development would require submission of a subsequent DSUP amendment, as well as an SUP to increase FAR at the entire Landmark Overlook tract above the 2.03 requested now (up to the maximum 2.5 FAR that may be allowed in CRMU-H).

D. DSP for Public Streets

The applicant has also requested a Development Site Plan (DSP) to construct two public streets at the Landmark Overlook site known as Public Street A and Public Street B. Public Street A is proposed to be an east-west oriented street located between South Whiting Street to the west and the intersection of Private Street A, Public Street B, and a private alley to the east. It would divide the two portions of the stacked townhouses, on Landbays A and B, from each other. Public Street B is

proposed to be a north-south oriented street located between Stevenson Avenue to the south and the intersection of Public Street A, Private Street A, and a private alley to the north. It would divide the stacked townhouses on Landbay B from Multifamily Building A on Landbay C.

The two public streets form an L-shape within the Landmark Overlook site. A 66-foot public right-of-way is proposed for each street, in which the applicant would construct vehicle travel lanes, on-street parking, street trees, sidewalks, and lighting. A total of 26 on-street parking spaces, not technically counting toward the off-street parking requirements for either the stacked townhouses or the multifamily buildings, would be created on these two public streets in the proposal.

IV. ZONING

A. *Current Zoning*

The subject site is currently split-zoned. The existing parcel adjacent to the intersection of Stevenson Avenue and South Whiting Street, addressed as 5999 Stevenson Avenue, is zoned OCM(50) / Office Commercial Medium (50). The OCM(50) zone allows residential and commercial uses, has a maximum FAR of 1.5, and a maximum allowable building height of 50 feet, which may be increased to 77 feet through Special Use Permit (SUP) approval. The remaining three existing parcels are zoned CRMU-M / Commercial Residential Mixed-Use (Medium). The CRMU-M zone allows a variety of residential and commercial uses. The “by-right” maximum FAR is 0.75 for commercial uses and 1.0 for residential uses, which may be increased in some instances, up to a maximum of 2.0 with an SUP. The maximum allowable building height is that maximum height recommended in the applicable SAP.

Several other provisions within the Zoning Ordinance pertain to the project in addition to zone requirements. Section 11-400 requires approval of a Development Site Plan (DSP) for the construction of new streets as well as for new buildings that are not specifically exempt. Consistent with staff practice, new buildings requiring site plan approval that also require an SUP are combined and processed as a Development Special Use Permit (DSUP).

Section 11-416 allows for the potential modification of certain minimum zoning requirements, including those requested for this project in each DSUP. In addition, Section 8-100(A)(4) allows for SUP requests for parking reductions, Section 9-103(C) allows for SUP requests for a coordinated sign plan at sites larger than three acres in size, and Transportation Management Plan (TMP) SUPs are required pursuant to Section 11-700 of the Zoning Ordinance.

B. *Proposed Zoning*

The applicant has requested approval of a map amendment (rezoning) to change the zoning of the project site from OCM(50) and CRMU-M to CRMU-H / Commercial Residential Mixed-Use (High). Several residential and commercial uses are allowed in the CRMU-H zone, including the multifamily residential uses being requested in each of the DSUP requests (the stacked townhouses technically meet the definition of multifamily residential.)

The maximum allowable building height in the CRMU-H is that maximum height shown on the height district map in the Small Area Plan. The height map in the Landmark-Van Dorn Corridor Plan lists a maximum building height of 250 feet for the northern half of the Landmark Overlook site (closest to Duke Street) and 85 feet for the southern half of the site closest to Stevenson Avenue. In the CRMU-H zone, the maximum allowable FAR is ordinarily 1.25 and may be increased to a maximum of 2.5 in certain instances with approval of a Special Use Permit. In this case, the applicant has filed for a Special Use Permit as part of each DSUP to allow a maximum FAR of 2.03 when calculated across the entire Landmark Overlook tract of land. Both DSUPs and the DSP also include requests to allow FAR to be calculated across the tract pursuant to Section 1-400(B)(3) rather than for each individual property.

C. Zoning Tabulations (Table #1)

| | | | |
|------------------------------|---|---|--|
| Property Address: | 5901, 5951, 5999 Stevenson Ave. and 2 South Whiting St. | | |
| Total Site Area: | 357,832 SF total (8.2 acres) | | |
| Current Zone: | OCM (50) / Office Commercial Medium (50) and CRMU-M / Commercial Residential Mixed-Use (Medium) | | |
| Proposed Zone: | CRMU-H / Commercial Residential Mixed-Use (High) | | |
| Current Use: | Retail Shopping Establishment, Restaurant and Office | | |
| Proposed Use: | Multifamily Residential (stacked townhouses and multifamily) | | |
| | Permitted / Required | Proposed | |
| | | Stacked Townhouses | Multifamily |
| Maximum FAR | 1.25 / 2.5 with SUP | 2.03* | |
| Maximum Height | 85 / 250 feet | 46.1 feet | 81.5 feet (Building A) 85 feet (Building B) |
| Multifamily Minimum Setbacks | None | N/A | 50' (N) / 230.1' (E) 0.4' (S) / 1.5' (W) (Building A) 44' (N) / 0.3' (E) 0.3' (S) / 262' (W) (Building B) |
| Stacked TH Minimum Setbacks | None; 75 feet from centerline of Duke Street (Landbay A) | 116.3' (Duke Centerline) 51.3' (E) 2.2' (S) / 2.3' (W) (Landbay A) | N/A |
| | None (Landbay B) | 0.5' (N) / 0.5' (E) 0.8' (S) / 4.1' (W) (Landbay B) | |
| Minimum Open Space | 40% | 37.2% / 16,945 SF ** (Landbay A) | 15% ** (17,950 SF) |
| | | 29.5% / 21,220 SF ** (Landbay B) | |
| Minimum Tree Crown Coverage | 25% | 71.3% / 32,484 SF (Landbay A) | 25.4% (30,500 SF) |
| | | 33% / 23,797 SF (Landbay B) | |
| Parking | 150 spaces (min) 176 spaces (max) | 127 off-street spaces, including tandem*** | N/A |
| | 444 spaces (min) 541 spaces (max) | N/A | 471 off-street spaces |
| Loading Space | None | None | 1 space |

* With SUP and request to treat Landmark Overlook as a tract for FAR calculations

** Site Plan Modification requested

*** Parking Reduction SUP requested

V. STAFF ANALYSIS

Staff supports the proposed redevelopment plan for Landmark Overlook. The construction of a new street grid, development blocks, and buildings would result in a more urban neighborhood that is consistent with recommendations in the Landmark-Van Dorn Corridor Plan. The project also represents an opportunity to concentrate growth near a future bus rapid transit line, while offering significant community benefits. Staff believes that additional land-use requests, such as the Master Plan Amendment, rezoning, and SUP requests are justified. The proposal is also consistent with zoning ordinance requirements and site plan standards.

A. Master Plan Discussion

Staff finds that the development proposal is consistent with the Landmark-Van Dorn Corridor Plan as discussed below. Although the project includes a request for a Master Plan Amendment (MPA) to address two overlapping use-related matters, this request is reasonable and appropriate. The MPA, together with the additional density, street layout, and mixed-use elements of the proposal, ultimately support the broad goals and objectives of the SAP.

Consistency with Master Plan Goals/Objectives

The Landmark-Van Dorn Corridor Plan envisions the establishment of mixed-use development, including more retail and office than residential, as part of a “West End Town Center” together with the Landmark Mall site and other adjacent properties. It recommends the creation of a new CDD that would allow for redevelopment with new streets and development blocks at a density of between a 2.0 and 2.5 FAR. The maximum building height recommended for the site ranges from 85 feet to 250 feet from south to north. Although the Corridor Plan expresses a preference for below-grade parking, above-grade parking is acceptable in certain instances.

The development plan for the project site is, on balance, consistent with the recommendations the Landmark-Van Dorn Corridor Plan. As discussed below, the applicant has requested a use-related Master Plan Amendment to allow more residential on the site than previously anticipated. However, the proposal is otherwise consistent with the other elements of the Corridor Plan discussed above without the need for any Master Plan Amendments. Technically speaking, the proposed new zone for the project would be CRMU-H instead of CDD, but the requested zone has similar zoning parameters to what would have been included in a new CDD and would allow for redevelopment as envisioned. Importantly, four new major streets have been proposed here to break-down the size of the site into five new redevelopment blocks, which is consistent with a broad recommendation in the Corridor Plan. As noted in the Corridor Plan, the grade differences on the northern and eastern side of the site preclude full street connections, but the applicant instead proposes pedestrian connections from the site to both Duke and South Walker Streets.

The currently-requested development would result in an FAR of 2.03, within the range recommended in the Corridor Plan. This figure may increase, if approved via SUP/DSUP, up to 2.5 as part of future redevelopment at Landbay E. Although the proposed building heights in this proposal are lower than the 250-foot maximum height recommended at the northern portion of the site, the plan only recommends maximum heights and not minimum heights. The multifamily buildings are consistent

with the 85-foot height recommendation for the southern portion of the site. The proposal includes approximately 6,900 square feet of retail/commercial space and would allow for future non-residential development on Landbay E, thereby retaining a mixed-use character. The applicant's proposal for above-grade parking is acceptable given that meets the standards in the Corridor Plan, including the stipulation that it be not visible from the street. In this case, the applicant has located the parking in the middle of Building A and designed the building to wrap around the parking, shielding it from view except at the garage entrances.

Master Plan Amendment

As previously noted, the applicant is requesting a Master Plan Amendment that involves a total of four changes. The first change would recommend residential with some office as the primary use above the first floor at the site, instead of the current recommendation of only office. The remaining three changes would revise the floor area specified for certain uses on Block B, as this site is known in the Landmark-Van Dorn Corridor Plan, as follows: an increase in the maximum amount of residential floor area from 300,000 to 725,000 square feet, a decrease the minimum office floor area from 500,000 to 150,000 square feet, and a decrease in the minimum amount of retail/commercial use from 10,000 to 6,900 square feet.

Although these individual terms in the requested Master Plan Amendment would shift the balance of uses on the site to being more residential, staff believes that this is acceptable for a few reasons. First, economic conditions in the Washington, DC area have not been especially favorable for the construction of new office buildings in recent years – a circumstance that the Covid-19 pandemic has potentially exacerbated. Second, approximately 150,000 square feet of office use would continue to be recommended for the site under the current request. Although not being constructed as part of the currently requested DSUPs, non-residential uses are anticipated for Landbay E in the future, supporting the mixed-use area contemplated in the SAP. Third, residential uses are appropriate in this location, which is close to the future Landmark Mall Transit Center and Interstate 395 and to other residential uses as well. Finally, the reduction in minimum retail uses from 10,000 to 6,900 square feet is small and would still allow for a mixed-use development envisioned in the Corridor Plan.

B. Rezoning

Staff also supports the requested zoning from OCM(50) and CRMU-M to CRMU-H / Commercial Residential Mixed-Use (High). Like many Small Area Plans in the City, the Landmark-Van Dorn Corridor Plan did not recommend the immediate rezoning of property but rather anticipated individual rezonings to be requested as development occurs in the future. The current request is consistent with that expectation process-wise and as it relates to specific zoning-related recommendations for the site in the 2009 Landmark-Van Dorn Corridor Plan, including its recommendation for additional FAR of between 2.0 and 2.5. Although the Corridor Plan recommended CDD zoning here, the proposed new CRMU-H zone essentially differs only in name from that recommendation. The CRMU-H zone allows for mixed uses, a maximum FAR of 2.5, and maximum building heights that match those in the corresponding Small Area Plan for a given site. A hypothetical new CDD for this site also would have included zoning parameters such as a maximum FAR of 2.5 and a maximum building height as listed in the Landmark-Van Dorn Corridor Plan

recommendations. One other reason for the original CDD zone recommendation, to allow for property consolidation, has already occurred here. The applicant consolidated all four existing properties under its ownership since at least March 2020.

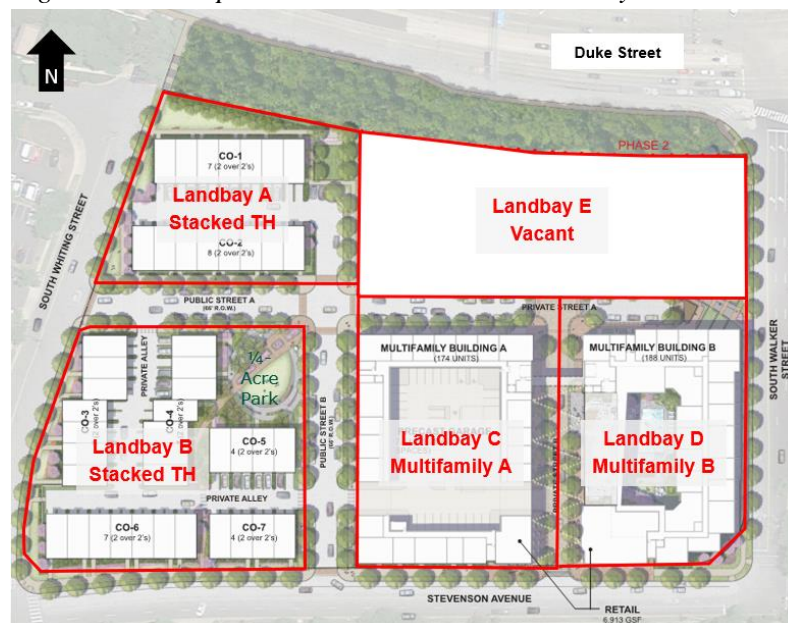
C. Site & Building Design

Site Design

Staff finds that both the site layout to be reasonable and appropriate for this site. It has worked with the applicant to achieve a design that includes new public and private streets that form a street grid and create smaller development blocks – an important recommendation in the Landmark-Van Dorn Corridor Plan. Although grade differences prevent additional street connections to Duke Street at the northwestern corner of Landbay A and to South Walker Street on the northeastern corner of Landbay D, pedestrian staircases have been provided to enhance connectivity between the site and surrounding areas, including the Landmark Mall site. Perhaps the most important change compared to early proposals for this site, which is reflected in the current proposal, is the dividing of the multifamily residential building from one larger structure into two smaller ones. This change divided the building’s mass into smaller pieces and allowed for the construction of the new Private Street B between the buildings. The building footprints are also appropriately sited adjacent to existing and proposed streets. The resulting site plan is more urban in character compared to earlier development proposals and compared the existing suburban layout that includes low density buildings surrounded by large, disconnected surface parking lots.

Provisions for parking at the site, in one above-grade garage that is screened by other portions of Multifamily Building A, represents a reasonable solution for parking at the site and reduces the need for curb cuts. The establishment of the ¼-acre park in the central portion of the project enhances the prominence of the open space and would be convenient for future residents and visitors. The site has also been designed to allow for the future development of Landbay E.

Figure #1-B: Proposed Landmark Overlook Site Layout



Building Design - Stacked Townhouses

The proposed stacked townhouses on Landbays A and B feature a contemporary style and include the use of projecting bays and varying combinations of cementitious siding and brick. Each grouping of two units have been designed to appear as one traditional townhouse unit, similar to other stacked townhouse or “two over two” projects that have been approved in the City. The stacked townhouses feature rear-facing covered terraces on the third level and rear-loaded garages throughout.

Staff has worked with the applicant during the DSUP review process to refine the front facades of the stacked townhouses compared to early proposals. For instance, the applicant agreed to introduce two additional color palettes, bringing the total used across the seven sticks, or strings, to three. Staff also recommended, and the applicant agreed, to relatively modest changes to the design of certain units. Such changes included a reduction in the design combinations used on each grouping of two units from four components each down to three, to slightly decrease the use of projecting bays in the proposal and to include a few townhouses with all-brick facades. Staff also asked the applicant to better vary the different façade designs within each stacked townhouse string such that two immediately adjacent groupings of units do not repeat the same design. Although the applicant has made significant process in the current proposal regarding this change, staff has recommended condition language to allow for further refinements on this matter as part of the final site plan review process.

Figure #2: Front Façade of Stacked Townhouse CO#4 & #5



Figure #3: Front Façade of Stacked Townhouse CO#2

Building Design – Multifamily Buildings

The proposed two multifamily buildings on Landbays C and D are also both contemporary in style and have been designed to complement, but not match, each other in style, materials, and colors. Multifamily Building A has been designed with gray cementitious siding interrupted with narrow projecting bays clad in white metal. This repeating pattern is then overlaid, across most of Levels 2 through 5, with gray-brown brick. This brick treatment is the same color and material used on the building's first level, but the use of a strong cornice between the first and second levels offers appropriate differentiation. As a result, the building can be said to have a relatively distinct base-middle-top design scheme. Many of the gray cement panel-clad recessions contain small balconies. Certain building corners feature a slightly different window pattern and façade material. Appropriately designed entrances to the parking garage have been located on the eastern and western sides of the building. The pedestrian skybridge proposed to connect the two buildings features a sleek design using glass and metal and offers a distinctive contrast between the two multifamily buildings.



Figure #4: Stevenson Avenue Façade of Buildings A (Left) & B (Right)

Multifamily Building B has also been designed with gray cementitious panel punctuated with white projecting bays that are clad in metal. However, these bays are either rectangular or square in shape, containing a grouping of either two or four windows each. Many of the recessed areas also contain small balconies like on Multifamily Building A. Most of the first level of Building B is clad in brick, offering an appropriate contrast with its middle and upper floors. Portions of the building, such as its eastern façade facing South Walker Street, include a different top level that is either stepped back, uses all gray cement panel as a contrast to the white metal projecting bays, or both. While different in its specific details from neighboring Building A, a base-middle-top design scheme is also used on Building B. Building corners on Multifamily Building B also typically have a more distinctive design to alternate the pattern on the longer building walls. For example, the building footprint is recessed at the southeastern corner of the building (adjacent to the intersection of South Walker Street and Stevenson Avenue) and is clad in both gray and wood-colored / textured cement panel.



Figure #5: SE Corner of Building B

Staff has also worked with the applicant regarding refinements to the architecture, particularly on Building B, with most of these changes over the course of the DSUP review being relatively minor in nature. One non-minor change, however, was staff’s request to limit the use of cement panel on the building overall and to use metal as the final material for the white projecting bays on both buildings rather than cement panel. The greater use of enhanced materials such as metal is particularly important in this prominent and highly visible location. The applicant agreed to use metal for the white projecting bays and to limit the overall use of cement panel on Building A to 25% of the non-glass façade and on Building B to 41% of the non-glass façade. Staff has also memorialized this understanding by including recommended condition language that would limit the use of fiber cement to the amount shown on the preliminary site plan.



Figure #6-A: Stevenson Avenue Façades



Figure #6-B: Private Street A / Rear Façades

D. Pedestrian/Streetscape Improvements

The proposal includes provisions for pedestrian/streetscape improvements along new and existing streets. New sidewalks, generally between six and eight feet in width, new street trees and pedestrian-scale lighting are proposed along Stevenson Avenue, South Whiting Street, the portion of South Walker Street adjacent to Multifamily Building B, as well as the new streets internal to the Landmark Overlook site. New curbing would be installed throughout the site and 36 new on-street parking spaces would be created. Two pedestrian staircases would be constructed to connect the site to Duke Street to the north and South Walker Street to the east. New bike lanes are proposed on Stevenson Avenue in front of the site in each direction. A monetary contribution toward Capital Bikeshare has been recommended in conditions for each DSUP request and the applicant has been asked to identify a suitable location for a future Capital Bikeshare station on either the stacked townhouse or multifamily portions of the Landmark Overlook project site.

The Coordinated Development District (CDD) Conceptual Design Plan for the Landmark Mall site, northeast of the site across Duke Street, was approved earlier this year and a Development Site Plan (DSP) for infrastructure improvements across the site, including new streets and utilities as well as various improvements to nearby, off-site areas, is under review. The latest DSP submission depicts the closure of the slip lane and reconfiguration of the intersection at eastbound Duke Street and southbound South Walker Street, immediately adjacent to the northeastern corner of the Landmark Overlook project site.

E. Special Use Permits

The applicant has requested a total of five Special Use Permits in connection with the Landmark Overlook project. The first two are included as components of the requested Development Special Use Permits and the three others are considered stand-alone approvals. Those five SUP requests are as follows:

- 1) Additional density of up to 2.03 in the CRMU-H zone as part of both DSUPs;
- 2) Parking reduction, to reduce the number of required spaces and to technically account for tandem parking, as part of the DSUP for the stacked townhouses;
- 3) Transportation Management Plan for the two multifamily buildings;
- 4) Transportation Management Plan for the stacked townhouses; and
- 5) Coordinated Sign Plan.

Additional Density in CRMU-H zone (Both DSUPs)

As previously noted, staff supports increased density at this site given the recommendation in the Landmark-Van Dorn Corridor Plan of between a 2.0 and 2.5 FAR at the site. It finds the specific Special Use Permit being sought, to increase the maximum FAR allowed in the CRMU-H zone to 2.03 in total (as measured across both DSUP and based on land from the entire Landmark Overlook tract) from the otherwise allowable 1.5, to also be reasonable here. Approval for additional density above the currently-requested 2.03, up to 2.5, may be requested in the future under a similar SUP in order to develop Landbay E, which is proposed to remain vacant at the present time. Further

supporting the SUP for increased FAR is the appropriateness of the proposed site layout and building design and the project offering several public benefits.

Parking Reduction (Stacked Townhouses)

The SUP request for a parking reduction for the stacked townhouses encompasses two distinct elements. The first element is a technical reduction of 39 spaces given that these spaces have a tandem configuration. The tandem spaces exist only for certain units that have a total of two parking spaces, with one space existing in a driveway to the rear of the garage. Although the Zoning Ordinance allows tandem spaces to count for single-family, two-family and townhouse dwellings, the stacked townhouses proposed here are considered to be multifamily residential for technical zoning and parking purposes. The second element of the parking reduction SUP is a “true” parking reduction of 23 off-street spaces. This reduction represents the difference between the 127 off-street spaces (both standard and tandem) that are actually provided at the site and the 150-space parking requirement.

Staff supports both elements of the parking reduction request. The 39-space reduction to account for the 39 tandem spaces is merely a technical request that allows for more efficient use of space and does not present any practical concerns. Where a second, tandem space is provided, it would only prevent independent access to a parking space for that same unit. The “true” 23-space reduction is also supportable for several reasons. A total of 26 on-street parking spaces are proposed to be constructed as part of the related DSP for Public Streets A and B, three additional on-street spaces are proposed on Landbay A (not counting toward requirements since they are on-street), and seven on-street spaces are proposed to be constructed on Private Street A as part of the multifamily residential DSUP (also not counting toward the parking requirement in that DSUP given that the spaces are on-street). Although none of these spaces technically count toward the stacked townhouse parking requirement, these 36 spaces are potentially available and exceed the 23-space parking reduction being sought.

In addition, the new transit center to be constructed at Landmark Mall, directly across Duke Street from this site, that would serve as a hub for existing and future bus routes. The West End Transitway bus rapid transit line is anticipated to stop here, and it serves as the terminus for Transit Corridor B, which is currently being studied for transit improvements as part of the “Duke Street in Motion” project. The presence of the new transit center and the enhanced bus service anticipated there, particularly as already contemplated as part of the West End Transitway, further supports the requested parking reduction in connection with the proposed stacked townhouses.

Transportation Management Plan (Each DSUP)

Section 11-700 of the Zoning Ordinance requires residential development projects with 20 or more units to participate in a Transportation Management Plan (TMP). TMPs encourage residents to use alternate modes of transportation, such as walking, bicycling, or the bus, to reduce single-occupancy vehicle trips and create a healthier and safer community. In this case, the uses requested in each of the two DSUPs require approval of a TMP SUP. Given that the stacked townhouses include construction of more than 20 but fewer than 99 residential units, the applicant is subject to the requirements of a Tier 1 TMP for that part of the project. The construction of the 362 new residential units across two multifamily buildings, since it involves more than 349 new units, necessitates a Tier 3 TMP. Transportation Management Plan conditions have been included as part of each set of DSUP conditions later in this report. Among the TMP conditions is an annual monetary contribution to the

annual TMP fund for each occupied residential unit. The base assessment rate is adjusted on a yearly basis and the rate in effect at the time of the project's first certificate of occupancy permit will be the applicable rate for the project.

Coordinated Sign Plan

The request for a Coordinated Sign Plan SUP is also acceptable. While most of the signage at the site is consistent with standard zoning requirements, the applicant seeks approval of a few modest exceptions through the SUP request. First, the applicant seeks approval to have a monument sign on at the northeast intersection of Public Street A and South Whiting Street, on Landbay A, that is slightly larger (40 square feet instead of 32 square feet) than would otherwise be allowed. The sign would also be located as close as four feet (instead of the required 10 feet) from the front property line and at a site where less than 25 feet exists between the building and the street. Second, the applicant requests two exceptions to allow signage at the multifamily buildings. One would allow projecting signs for retail/commercial tenants up to 30 square feet in size instead of the 16 square feet ordinarily allowed. The other would allow projecting signs above 20 feet on a multifamily building to be up to 30 feet in size, instead of the ordinarily required 24 square feet. This request would accommodate what is expected to be an identification sign for the multifamily buildings/general neighborhood.

Ultimately, these requests are minor and would not significantly or negatively impact the appearance of the building. Importantly, the requests would not increase the general amount of signage that would be allowed at the site overall – which would continue to be the standard 1:1 ratio (one square foot of signage for every one square foot of building/tenant frontage.) Separate condition of approval for the Coordinated Sign SUP have been included in this report to allow the exemptions described above and to require a coordinated design and high-quality materials.

SUP Approval Criteria

In addition to the matters discussed above, staff also finds that all five SUP requests meet the approval criteria listed in Section 11-500 of the Zoning Ordinance, as follows:

1. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;

The requested Special Use Permits would have no adverse effect on the health or safety of people living or working in the neighborhood. The request for increased density has been reviewed in connection with a well-designed building with sufficient parking, acceptable levels of service for traffic at adjacent intersections, and that would offer several community benefits. The remaining requests pertaining to elements of the overall proposal, such as signage, that are small enough as to not to create adverse impacts.

2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood;

The five Special Use Permits requested here would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. Most of the specific SUP requests pertain to small features that are limited in scope. Broadly speaking, the stacked

townhouses and the two multifamily buildings have been designed, or conditions imposed, to mitigate potential impacts on the surrounding area and to offer community benefits.

3. Will substantially conform to the Master Plan of the City.

As previously discussed in this report, the proposal to construct a new building in this location and the associated land-use requests are, on balance, in substantial conformance with the Landmark-Van Dorn Corridor Plan, a revision to the Landmark-Van Dorn Small Area Plan Chapter of the Alexandria Master Plan.

F. FAR Calculation by Tract

All three development requests (the two DSUPs and the DSP) include a request to treat the entire 8.2-acre Landmark Overlook site as one tract for the purpose of calculating FAR rather than property-by-property as the Zoning Ordinance ordinarily requires. Staff supports this request, finding it to be both reasonable and practical for this site. Although it includes four properties on five development blocks, the larger Landmark Overlook project site or “tract” has been reviewed together as one project since its early stages. Although largely technical in nature, the request allows for greater development flexibility while still maintaining compliance with maximum FAR requirements across the entire site. Given that the land area for Landbay E has been included in the multifamily DSUP and in the Landmark Overlook tract, but no development for that parcel is being requested, the resulting FAR using the tract calculation is 2.03. Future development at Landbay E would likely involve, among other land-use requests, an amendment to update the tract FAR calculation from the current 2.03 to the FAR proposed at that time (which under current zoning would have a maximum of 2.5).

G. Modifications

The applicant has requested three modifications in total: one for open space at the stacked townhouses (for each of the two properties), another for open space at the multifamily residential site, and a third for the height-to-setback ratio requirement for the multifamily buildings. The requested open space modifications at the stacked townhouses would reduce the required open space from the CRMU-H zone requirement of 40% to 37.2% at the Landbay A property and from 40% to 29.5% at the Landbay B property. The requested open space modification for the multifamily buildings (encompassing both Landbays C and D but representing only one parcel of land) would reduce the required open space there from 40% to 15%. Unlike the case of FAR, the Zoning Ordinance does not contain provisions allowing open space to be officially calculated across a tract of land. However, if open space is informally tabulated across Landbays A through D, the total would amount to 23.5% of the land as open space instead of 25% recommended in the Corridor Plan.

The requested modification of the height-to-setback ratio (Section 6-403(A)) would reduce the requirement at all four sides of Multifamily Building A, and on the three sides of Multifamily Building B that face a public or private street, as shown in Table #2 on the following page.

Table #2: Height-to-Setback Ratio Modifications Requested

| | Multifamily Building A (81.5 feet) | | Multifamily Building B (85 feet) | |
|-------|---|-------------------------|---|-------------------------|
| | <i>Setback Required</i> | <i>Setback Provided</i> | <i>Setback Required</i> | <i>Setback Provided</i> |
| North | 40.75 feet | 33 feet | 42.5' | N/A |
| East | | 0 feet* | | 36.5 feet |
| South | | 37.7 feet | | 37.6 feet |
| West | | 34.5 feet | | 0 feet* |

*Pedestrian skybridge crosses the centerline Private Street B on these sides of each building.

Staff finds that all three modification requests meet the three review criteria for modifications pursuant listed in Section 11-416 as described below.

1. Such modifications are necessary or desirable to good site development.

The requested modifications for open space and height-to-setback ratio are desirable in this instance for good site development. The open space modifications, taken together, are desirable for three reasons. First, the Landmark-Van Dorn Corridor Plan recommends site development with only 25% open space at the site compared to the 40% required under the CRMU-H zone. Second, staff encouraged the applicant to consolidate open space across the Landmark Overlook project site in order to create more useable, centrally-located open space. As a consequence of this site design, more open space is located on the stacked townhouse properties (Landbays A and B) than on the multifamily property (Landbays C and D, combined). Third, the open area on Landbay D, to the north of Multifamily Building B approximately between the currently-proposed terminus of Private Street A and South Walker Street, has not been included in open space calculations for two reasons related to good site development. One of these reasons is that most of this area is expected to be used as an extension of Private Street A at such time that Landbay E redevelops in the future. Another reason is that the extreme eastern portion of this area contains a publicly-accessible pedestrian connection down to South Walker Street, a feature that staff does not typically count toward open space requirements but is nonetheless desirable here. Most of the areas around the pedestrian connection are also expected to retain their existing steep grade - and are thus unsuitable as official open space - at least until redevelopment occurs at adjacent Landbay E, if not permanently.

The requested height-to-setback modifications are also desirable for good site development. Most of the modifications involve a difference of less than eight feet in setback distance from the zoning requirement for the building heights of 81.5 and 85 feet at Multifamily Buildings A and B, respectively. The two exceptions, zero feet on one side of each building, are necessary to accommodate the pedestrian skybridge that connects the two buildings. The reduced height-to-setback provisions allow for good site development by bringing the multifamily buildings closer to the street than otherwise allowed, supporting the establishment of a streetwall along the adjacent public and private streets that represents good urban planning practice. The inclusion of the skybridge allows the parking garage to be consolidated at one of the two buildings while staying internally connected to both buildings.

2. Specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought.

The overall proposal, including site design and staff-recommended conditions of approval, would mitigate the impacts otherwise protected by the regulations for which the modifications are sought. For instance, staff has recommended two conditions of approval regarding open space. The first requires the multifamily property owner to enter into a shared maintenance agreement for the ¼-acre open space area at Landbay B. Staff believes this is reasonable given the likelihood of those buildings' residents using it due to proximity and the open space deficit on Landbays C and D. The second recommended condition of approval would require the applicant to provide, in-lieu of meeting the 25% open space recommended in the Landmark-Van Dorn Corridor Plan – even if hypothetically calculated across the entire Landmark Overlook tract – a one-time contribution of \$40,000 toward the construction of improvements at nearby Stevenson Park. Finally, the potential exists that some of the areas on Landbay D that are anticipated to change in the future in connection with development at Landbay E could become informal open space areas in the future, even if they cannot count now due to the uncertainty of future plans.

With regard to the height-to-setback modification, ample room exists between the building faces and the street curb for the inclusion of a pedestrian-friendly streetscape including new sidewalks, street trees, and streetlights. The lack of a definitive impact from the requested modification as well as the allowance for streetscape improvements, which would provide an adequate buffer between the building and the street and provide ample room for pedestrian movement, make up for the impacts otherwise protected by the height-to-setback requirement.

- 3. Such modifications will not be detrimental to neighboring property or to the public health, safety and welfare.*

Given the nature of the open space and height-to-setback requirements involved and the mitigating conditions just described, staff believes that approval of the modification would not be detrimental to neighboring property or to the public health, safety, or welfare.

H. Open Space

Staff finds the applicant's open space plans for the project to be acceptable. The majority of the proposed open space, as noted in Table #3 on the following page, would be provided at the stacked townhouse properties (Landbays A and B). The most significant open space area is the ¼-acre publicly accessible and privately-owned park located at the northeastern corner of Landbay B, adjacent to the intersection of Public Streets A and B, Private Street A, and a private alley. It has been centrally located within the Landmark Overlook site to provide passive recreation for residents of both the stacked townhouses and the multifamily building. It has also been designed to connect to Stevenson Avenue via a smaller, 800-square foot open space. Additional private, ground-level open space would be provided around the northern and eastern portions of Landbay A and in the courtyard of Multifamily Building B. Above-grade open space is also provided at covered terraces at the stacked townhouses and at open-air terraces at Multifamily Building A. Table #4 details the location and accessibility of the proposed open spaces at all three properties (Landbays A-D).

Table #3: Open Space Required vs. Provided

| | Open Space Required | Open Space Provided | | |
|---|----------------------|---------------------|-------------|------------------------|
| | | Ground-Level | Above-Grade | Total |
| Stacked TH – Landbay A | 40% (18,228 SF) | 14,245 SF | 2,700 SF | 37.2%* (16,945 SF) |
| Stacked TH – Landbay B | 40% (28,802 SF) | 16,000 SF | 5,220 SF | 29.5%* (21,220 SF) |
| Multifamily – Landbays C & D | 40% (48,054 SF) | 7,500 SF | 10,450 SF | 15%* (17,950 SF) |
| Total** | 40%** (95,084 SF) | 37,745 SF** | 18,370 SF** | 23.6%** (56,115 SF) |

*Modification requested

** Provided for reference only. Open space can only be counted on a lot-by-lot basis for this project.

Table #4: Open Space Location and Accessibility

| | Ground Level | | | Above Grade (all private) | Total |
|---|---------------------|----------------------|--------------------|------------------------------|-----------|
| | Publicly Accessible | Privately Accessible | Total Ground Level | | |
| Open Space Provided (SF) Landbays A-D Combined | 12,200 SF | 25,545 SF | 37,745 SF | 18,370 SF | 56,115 SF |
| % of total open space provided Landbays A-D Combined | 22% | 46% | 68% | 32% | 100% |

As noted in the previous section and in Table #4 above, the applicant has requested open space modifications for all three properties for which development approval is requested (the two properties comprising the stacked townhouses and the one property on which both multifamily buildings are located). The request can be described as having three layers: 1) a reduction to the 25% recommended in the Landmark-Van Dorn Corridor Plan; 2) the differences between the open space provided at each of the three properties, two of which are over 25% and one of which is under that figure (at 15%); and 3) the total open space across all three properties – if hypothetically, though not officially, tabulated across these properties – reaching only 23.6% instead of the 25% recommended in the Corridor Plan. Staff finds that the modification of open space would provide for good site development and has been mitigated through two recommended conditions of approval: a contribution toward improvements at nearby Stevenson Park and a shared maintenance agreement for the 1/4-acre park at Landbay B.

I. Traffic

The applicant conducted a Multimodal Transportation Impact Study to evaluate the adequacy of the existing multimodal transportation network in conjunction with the proposed development and to identify mitigation measures to offset associated traffic impacts. To determine the potential impacts to the street network, the study evaluated intersection performance for existing conditions, future conditions without the proposed development, and future conditions assuming fully built-out development at 17 existing and future intersections in the area. Based upon the ITE Trip Generation Manual and an assumed 70% of trips were by vehicles, the proposed land use change would generate

approximately 111 vehicle trips in the AM Peak Hour and 142 vehicle trips in the PM Peak Hour by project completion date of 2027. The 70% trips by vehicles were assumed due to proximity to the interstate, existing and planned multimodal infrastructure within the study area, as well as the City's future transitway projects.

Based on the findings accounting new trips generated by the proposed development, all intersections' overall operation continues to perform with acceptable level of service, with less than 80 seconds of delay in a cycle. The largest increase in delay due to the development occurs at the Duke Street and Walker Lane intersection, in the westbound left turn lane. However, this movement's increase in delay does not significantly degrade the overall intersection operation. Opportunities to improve the intersection performance will be addressed as part of Landmark Mall's redevelopment efforts.

The development continues to align with the City's guiding principles of encouraging multimodal use. On-site, the development maintains pedestrian connectivity throughout the site, as well as to major corridors surrounding the site. In addition, the development will identify a location for a bike share station. The development also plans to participate in Transportation Management Plan Tier 3. Off-site, the proposed development plans to maintain and enhance the bus stop fronting the property. In addition, the Multimodal Transportation Impact Study incorporated a reconfigured Stevenson Avenue that includes on-street bike lanes on both sides.

J. Affordable Housing

The applicant has agreed to provide a voluntary monetary affordable housing contribution of \$1,854,562 to the Housing Trust Fund for Landbays A, B, C, and D of the subject project. This contribution comprises \$727,967 for Landbays A and B and \$1,126,595 for Landbays C and D. The timing of payments to the Housing Trust Fund will be consistent with the published Procedures Regarding Affordable Housing Contributions.

It is noted that the Housing Master Plan encourages the creation of affordable and workforce affordable homeownership opportunities for low- to moderate-income first-time homebuyers. The subject application proposes to construct stacked for-sale condominium units, in addition to new rental housing, in an area of the city that is anticipated to provide access to jobs and transit, in particular with the redevelopment of Landmark Mall. Based on feedback received from City Council on prior for-sale residential proposals in the West End (involving the same developer and land use counsel), staff requested at multiple points in the development review process that the applicant convert part or all of the voluntary monetary affordable housing contribution into onsite affordable condominium units since the anticipated price range makes the possibility of providing onsite affordable units more feasible than if the application were proposing fee simple townhouse units. The applicant declined this opportunity and recently advised staff that it had a negotiated contract in place to sell the land to a builder that foreclosed this opportunity.

K. School Impacts

The applicant proposes to construct 88 new stacked townhouse units and 362 new multifamily residential units, for an overall total of 450 new residential units, at the Landmark Overlook site. The

student generation rate for new, market-rate multifamily units is 0.03 students per unit and for new market-rate townhouse units the rate is 0.2 students per unit. If all 450 units are considered to be multifamily, as defined in the Zoning Ordinance, the entire project would yield, on average, a gain of 14 students. If the 88 stacked townhouse units are considered to be townhouses for the purposes of student generation, the entire project would yield, on average, a gain of 29 students (18 for the townhouse units and 11 for the multifamily units.)

The project is in the attendance area for James Polk Elementary School and Francis Hammond Middle School. Staff has coordinated with the Alexandria City Public Schools and will integrate the proposed development project into forthcoming school enrollment forecasts.

L. Other City Policies

Green Building Policy

The applicant proposes to comply with the City's 2019 Green Building Policy for the new construction of the new multifamily building. The Policy continues to recommend that a new privately-developed residential building should achieve Leadership in Energy and Environmental Design (LEED) Silver Certification from the United States Green Building Council (USGBC), or equivalent, plus performance points.

Public Art

The City's Public Art Policy, adopted on December 13, 2014, established a requirement for new development projects requesting DSUP approval within the City to provide new public art and encourage the growth of public art in the community. The contribution may be fulfilled by providing on-site public art or as a monetary contribution to a fund to further the City's public art efforts, consistent with standard recommended condition language.

VI. COMMUNITY

In addition to satisfying standard written noticing requirements, the applicant has held community meetings regarding the Landmark Overlook project. It presented the project to the Landmark-Van Dorn Implementation Advisory Committee in September 2020 and held a general community meeting, in a virtual format, in May 2021. Invitations to this meeting were provided to nearby property owners and associations, including the Cameron Station Civic Association, the Olympus Condominium, Sentinel of Landmark Condominium, and the Watergate at Landmark Condominium. Questions from participants in the latter, general community meeting included topics such as parking, open spaces, architecture, and housing affordability. The request is scheduled to be discussed with the Federation of Civic Associations at its regular November 2021 meeting.

VII. CONCLUSION

Staff finds the applicant's proposal for the Landmark Overlook site to be an appropriate plan at a site identified for development as part of the Landmark-Van Dorn Corridor Plan. It recommends approval of the Master Plan Amendment, rezoning, both Development Special Use Permits with a modifications and Special Use Permits, the Development Site Plan and the stand-alone Special Use

Permit requests, subject to compliance with all applicable codes and the recommended conditions included in this report.

Staff: Robert M. Kerns, AICP, Division Chief, Development;
Maya Contreras, Principal Planner; and
Nathan Randall, Urban Planner.

VIII. DSUP#2021-10013 (Stacked Townhouse)
STAFF RECOMMENDATIONS

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated September 16, 2021, as revised November 8, 2021, and comply with the following conditions of approval.

I. SITE PLAN

A. GENERAL

2. Per Section 11-418 of the Zoning Ordinance, the Development Special Use Permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval (*plus any extension per Section 7 of Ordinance #5313 related to the COVID-19 emergency*) and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Unless a different timeframe is specified by the Directors of Planning & Zoning and Transportation & Environmental Services, the applicant shall submit the final subdivision plat and deed for all properties in the Landmark Overlook tract with the first Final Site Plan submitted in the Landmark Overlook tract. Unless a different timeframe is specified by the Directors of Planning & Zoning and Transportation & Environmental Services, the applicant must obtain approval of the plat(s) prior to or concurrent with the first Final Site Plan release in the tract. (P&Z)(T&ES)
4. Unless a different timeframe is specified by the Directors of Planning & Zoning and Transportation & Environmental Services, the applicant shall submit the final dedication and easement plat and deed for this Development Special Use Permit for City review and approval with the first Final Site Plan submission. The documents shall include the following at minimum:
 - a. Dedication of land to the City as public right-of-way for public sidewalks as shown on the preliminary plan to the satisfaction of the Directors of P&Z and T&ES.
 - b. Public access easements for all private alleys/roadways to the satisfaction of the Directors of P&Z and T&ES.
 - c. A park and public access easement for the open space located at the southwestern corner of the intersection of Public Streets A and B to the satisfaction of the Directors of P&Z, T&ES, and RP&CA.
 - d. Emergency Vehicle Easements (EVE) for all private alleys/roadways, in addition to public access easements, if requested by the Directors of Planning & Zoning and Transportation & Environmental Services.

- e. Emergency Vehicle Easement(s) (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z) (T&ES) (RP&CA) *
5. Record the plat and submit a copy of the recorded plat, dedications, and deeds prior to the first application for a building permit. (P&Z) (T&ES) **
 6. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z, RPCA and T&ES. These items shall be shown on the infrastructure plan, as needed, and include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units, electrical, cable boxes, and other utilities as needed.
 - b. Minimize conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z) (T&ES) (RPCA)
 7. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z and T&ES in consultation with the Chief of Police and Code administration shall include:
 - a. The location of all existing and proposed streetlights and site lights, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - c. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
 - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
 - e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - f. Full cut-off lighting as applicable to prevent light spill onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with light spill regulations.
 - g. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
 - h. Basic, approved Dominion LED light fixtures for all proposed light fixtures in the City right-of-way

- i. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - j. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - k. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
 - l. (P&Z) (T&ES) (Code) *
8. Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) *
9. Provide a georeferenced CAD file in AutoCAD 2018.dwg format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall include the following minimum information:
- a. Dimension plan including existing conditions, proposed conditions, and grading elements;
 - b. Subdivision plat including existing and new parcels and their land areas, adjacent parcels and their tax map numbers, and legal lot numbers for each lot.. (P&Z) (DPI) (GIS) *

B. BUILDING

10. Provide a building code analysis with the following building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, and (7) fire protection system requirements. (P&Z) (Code) *
11. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated September 16, 2021 and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) *
- a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling).
 - i. Window sizes and types.
 - ii. Window mullion dimensions and projection in front of face of glass.
 - iii. Window frame, sash, and mullion materials.
 - b. Where fiber cement façade panels are permitted, they shall not use a wrap-around trim for mounting to the substructure but may use either a batten system to conceal the joints or a rainscreen type installation. If exposed fasteners are proposed, they may be either concealed or if exposed, shall be finished to match the adjacent panels and their location integrated into the overall design.

- c. The underside of all balconies shall be finished with paint, stain, or similar treatment and present a visually cohesive appearance.
 - d. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression.
 - e. The recessed or projecting depth of brick rustication must be a minimum of 3/4 inches.
 - f. Where plane changes in facades are proposed, they shall generally not be less than two feet unless shown otherwise on the preliminary site plan.
 - g. Where dissimilar materials meet, they must typically meet at an interior corner; where that is not possible, such transitions shall occur at a significant plane change or reveal unless shown otherwise on the preliminary site plan.
12. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) *
- a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at 1/4" = 1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
 - b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.
 - c. All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Zoning Ordinance or an encroachment has been obtained.
13. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission.
- a. Prior to ordering final building materials, provide a materials board that includes all proposed materials and finishes at first Final Site Plan. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) *, ***
 - b. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights. *
 - c. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - d. An on-site, mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. **

- e. The mock-up panel shall remain on-site, in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy. (P&Z) (Code) ***
14. Work with staff as part of the Final Site Plan submission to re-position the individual unit designs within their respective townhouse “sticks” or groups to avoid the circumstance of two groupings of stacked townhouse units located immediately next to each other having the same exterior façade design. (P&Z) *

C. OPEN SPACE/LANDSCAPING

15. Develop a palette of site furnishings for review and approval by staff prior to Final Site Plan release. *
- a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing, and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Site furnishings may include benches, bicycle racks, trash bins, recycling receptacles, and other associated features. City standard materials are mandatory in all public right-of-way. (P&Z) (T&ES)
16. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *
17. Post sign(s) stating that park and public access easements are open to the public, noting any operating hours or other restrictions consistent with the final easement language. Show the sign locations and design on the Final Site Plan and install the signs prior to the issuance of the first Certificate of Occupancy. (P&Z) (RP&CA) *, ***

D. ARCHAEOLOGY

18. Provide an Archaeological Evaluation and implement a Resource Management Plan prepared by an archaeological consultant, as outlined in the City of Alexandria’s Archaeological Standards prior to Final Site Plan release. If archaeological work needs to occur alongside demolition and construction activities, then the applicant must demonstrate this necessity to the satisfaction of the City Archaeologist. (Archaeology) *
19. Complete all archaeological field work prior to Final Site Plan release, Grading Plan, and any other permits involving ground disturbing activities (e.g., coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping, and other excavations as defined in Section 2-151 of the Zoning Ordinance) subject to the approval of the City Archaeologist. The City Archaeologist may approve ongoing work subject to an Archaeological Evaluation

Plan and Resource Management Plan to recover significant resources before or in concert with ground disturbing activities. (Archaeology) *

20. Call Alexandria Archaeology at (703) 746-4399 two weeks before starting any ground disturbance to arrange an inspection or monitoring. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
21. Call Alexandria Archaeology immediately at (703) 746-4399 if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the discovery area until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
22. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

E. PEDESTRIAN/STREETScape

23. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy.
 - a. Install ADA accessible pedestrian improvements serving the site.
 - b. Construct all sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be six feet in commercial, mixed-use, or other high-density areas and five feet in single-family or other lower density areas, unless shown otherwise on the preliminary site plan.
 - c. Sidewalks shall be flush across all driveway crossings.
 - d. All newly constructed curb ramps shall be concrete with detectable warning and shall conform to current VDOT standards.
 - e. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street.
 - f. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development.
 - g. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks [*white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)*] may be required as directed by staff at Final Site Plan. Alternative crosswalk treatments must be approved by the Director of T&ES.
 - h. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts. (P&Z) (T&ES) ***
24. To the satisfaction of the Director of Transportation & Environmental Services, coordinate with staff during the final site plan review process regarding a potential location and approximate dimensions for a Capital Bikeshare station on or adjacent to either this site or the multifamily

residential buildings proposed on Landbays C & D. Stations shall be sited to provide adequate space for maneuvering bikes in and out of docks, to allow access by Capital Bikeshare staff or contractors to rebalance bikes, and to provide for solar panels where feasible. (T&ES) *

F. PARKING

25. Parking for the residential use shall be consistent with the parking reduction SUP provided with this plan. (T&ES)
26. The design and allocation of parking shall be subject to the following to the satisfaction of the Directors of P&Z, T&ES, and Code Administration:
 - a. The garage for each stacked townhouse unit shall contain a minimum unobstructed interior dimension of 10 feet x 18.5 feet in the garage space and 9 feet x 18.5 feet for the driveway parking spaces. The parking space dimensions shall not include columns, walls, or obstructions. Dimension lines for interior garages for each of the unit types shall be provided.
 - b. All parked vehicles shall be prohibited from encroaching on the proposed streets, drive aisles, pedestrian walkways, or emergency vehicle easements, and all purchasers shall be notified of this prohibition.
 - c. Each of the townhouse units shall provide a sufficient area within each unit, garage, or in an enclosed area for a standard City-issued trash and recycling container exclusive of the area required for parking.
 - d. Individual townhouse garages shall be utilized only for parking and cannot be converted to living space; storage which interferes with the use of the garages for vehicle storage is prohibited. (P&Z) (T&ES) (Code)
27. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes desired after the Signature Set approval. (P&Z) (T&ES) *
28. Provide bicycle parking per current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking, and details for allowable locations are available at: www.alexandriava.gov/bicycleparking.
29. Provide details on the locations and types of bicycle parking on the Final Site Plan. Install bicycle parking prior to the issuance of the first Certificate of Occupancy. (T&ES) *, ***
30. Propose signage, striping, or other means to prevent parking in emergency vehicle easement(s) prior to Final Site Plan release, to the satisfaction of the Director of T&ES. (T&ES) *
31. Provide either Level 2 charging stations for garage parking spaces or two empty slots in the electrical panel for future Level 2 charging and pull-wire- ready conduit from the electrical panel to the garaged parking spaces. Install and label the conduit outlet in each garage prior to receiving the Certificate of Occupancy. (T&ES) ***

32. Update parking counts on the cover sheet to indicate the number of electric vehicle charger and electric vehicle charger ready parking spaces and show the location of these spaces prior to Final Site Plan release. (T&ES) *

G. SUSTAINABILITY

33. The project shall comply with the requirements of the current City of Alexandria Green Building Policy at the time of DSUP approval. Diligent pursuit and achievement of this certification shall be monitored through these requirements to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services:
 - a. The project shall meet the priority performance points in Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality as defined by the City of Alexandria's Green Building Policy.
 - b. The applicant shall provide a draft certification scorecard from the applicable certifying party identifying the project's path including the priority performance points for LEED, Green Globes, or Earthcraft (or equivalent) with the submission of the Preliminary Review documents.
 - c. Provide evidence of the project's registration with LEED, Green Globes, or Earthcraft (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist from the P&Z website showing how the project plans to achieve the certification and clearly indicate that requirements for the priority performance points are being met as defined by the City of Alexandria's Green Building Policy. *
 - d. Provide an updated copy of the draft certification scorecard/checklist prior building permit release for above-grade construction to show compliance with the Green Building Policy. **
 - e. Provide updated documentation for the indoor environmental quality priority performance points as defined by the City of Alexandria's Green Building Policy prior to the release of building permits for above-grade construction. **
 - f. Provide evidence that design phase credits (for the certifying party) have been submitted by the first Certificate of Occupancy. ***
 - g. Provide a commission report that has been verified by a certified, third-party reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests prior to issuance of the final Certificate of Occupancy. ***
 - h. Provide evidence of having submitted materials showing that the requirements for priority performance points for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria's Green Building Policy for Design Phase credits to the U.S. Green Building Council, Green Globes, or Earthcraft (or equivalent) prior to issuance of a Certificate of Occupancy. ***
 - i. Provide documentation of applicable green building certification prior to approval of the performance bond clearly indicating that the priority performance points requirement for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality have been achieved as defined by the City of Alexandria's Green Building Policy. ****
 - j. Failure to achieve the certification level, as required by the City of Alexandria's Green Building Policy, will be evaluated by City Staff to determine whether a good faith,

reasonable, and documented effort was made to achieve the certification level to the satisfaction of the Director of P&Z.

34. The building shall use electricity except for limited accessory elements of the building such as gas ranges and fireplaces. For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel to electricity in the future. (P&Z) (T&ES)
35. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available roof area to enable future solar panel installation, on the Final Site Plan. (T&ES) *

II. TRANSPORTATION

A. STREETS/TRAFFIC

36. A minimum separation of 30 feet shall be maintained on residential streets between the beginning of the street corner radius and any driveway apron radius unless shown otherwise on the preliminary site plan. (T&ES)
37. The setback between the buildings and the drive aisles shall be a minimum of 2 feet and the maximum as shown on preliminary site plan to provide adequate turning movements. (T&ES)
38. The applicant shall work with staff as part of the final site plan review process regarding potential mitigation strategies to avoid instances in which the length of individual driveways for townhouse units would encourage parked vehicles to encroach into adjacent private alleys. (T&ES)
39. Work with staff as part of the final site plan review process regarding opportunities to create an enhanced shared drive aisle condition for rear loaded townhouses by using materials such as:
 - a. Decorative concrete, pavers or other quality materials and/or enhanced landscaping to the satisfaction of the Director of P&Z.
 - b. Integrate all service pedestals and transformers for the dry utilities into the building design and/or screen these utilities to the satisfaction of the Director of P&Z. (P&Z)
40. Repair any of the City's existing public infrastructure that is damaged during construction per the most recent version of the T&ES Design and Construction Standards, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) *****
41. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection Staff and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) *
42. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets, prior to the issuance of the first Certificate of Occupancy. (T&ES) ***

43. Furnish and install two 4-inch Schedule 80 PVC conduits with pull wires, underneath the sidewalk fronting the site along Stevenson Avenue. The conduits shall terminate in an underground junction box (JBS2), with the word "TRAFFIC" engraved on the cover, at each corner of the site. (T&ES) ****
44. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) ****
45. The existing pedestrian signal pole and foundation located on the northeast corner at the Stevenson Avenue and S. Whiting Street intersection shall be relocated to the satisfaction of the Director of T&ES. The Final Site Plan shall include a traffic signal design plan including any changes due to the relocation. (T&ES)
 - a. Provide and install Emergency Vehicle Preemption equipment on existing traffic signal at the Stevenson Avenue and S. Whiting Street intersection. The updated traffic signal shall be shown on the Final Site Plan to the satisfaction of the Director of T&ES.
 - b. It is worth noting, the power source for the traffic signal at the Stevenson Avenue and S. Whiting Street intersection may change due to undergrounding utilities fronting the site. The Final Site Plan Traffic Signal Design Sheet shall identify power source to the satisfaction of the Director of T&ES.
 - c. Slight adjustment to the positions of the existing traffic signal heads for the Stevenson Avenue approach at the S. Whiting Street intersection may be required due to the lane configuration modifications. These adjustments shall be reflected in the Final Site Plan Traffic Signal Design sheet and shall be to the satisfaction of the Director of T&ES. (T&ES)
46. Provide manufacturer's data sheets and specifications with engineering details describing the materials, installation method, loading capabilities (minimum 80,000 lbs.), and maintenance requirements for all non-standard emergency vehicle easements, including confirmation that the material to be used will not compromise any existing underground utilities, to the satisfaction of the Director of T&ES prior to Final Site Plan release. Show any non-standard materials in site plan and landscape sheets. (T&ES) *
47. Obtain approval for a street naming case from the Planning Commission for all rights-of-way listed below prior to Final Site Plan release.
 - a. New public and private streets.
 - b. Open spaces when residences have front doors that face them.
 - c. Drive aisles when residences have front doors that face open spaces. (P&Z) (T&ES) (GIS)
*
48. Street names and addresses must be provided for mail delivery (addressed per the front door) and for emergency services (addressed per street access) prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

B. TRANSPORTATION MANAGEMENT PLAN

49. According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan (TMP) is required to implement strategies to encourage residents and employees to take public transportation, walk, bike, or share a ride instead of driving alone. Below are the basic conditions from which other details originate. (T&ES)
50. Designate a TMP Coordinator for the entire project prior to issuance of the first Certificate of Occupancy. Provide the name, location, email, and telephone number of the coordinator to the City's Transportation Demand Management Coordinator, updating this information as needed. This person will be responsible for assisting the City in implementing and facilitating the TMP on site. The coordinator must provide City staff access to the property and tenants/residents to implement TDM measures such as surveys, mailings, and hosting events to inform residents and tenants about benefits and alternatives to driving alone. (T&ES) ***
51. Contribute a TMP payment twice per year to the Citywide TDM Fund. TMP funds shall be deposited to the Citywide TDM Fund no later than January 15 and July 15. The annual base assessment rate for this development shall be determined as set forth in Section 11-708 (TMP Assessments Schedule and Adjustments) of the Zoning Ordinance. The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the issuance of the project's first Certificate of Occupancy permit is the applicable rate when TMP reporting begins. (T&ES)
52. As set forth in Section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the property may be subject to increased review and reporting requirements and may be subject to a staff recommendation for action by the City Council to revoke the TMP SUP pursuant to Section 11-205 of the Zoning Ordinance. (T&ES)
53. Inform tenants/owners of the transportation management plan special use permit and conditions therein as part of leasing and purchasing agreements with language subject to review and approval by the City's Transportation Demand Management Program. (T&ES)

C. BUS STOPS AND BUS SHELTERS

54. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) *
55. Plant and maintain street trees in proximity to bus stop approaches or directly adjacent to travel lanes pursuant to the Landscape Guidelines and to avoid conflict with vehicles, specifically:
 - a. Ensure any trees planted in immediate proximity of bus stops or bus travel lanes have a canopy of 15 feet or more and will not grow branches that protrude into bus stop area or bus travel lane.
 - b. Exclude trees from a 40-foot zone, which represents the length of the bus as it is serving the stop.
 - c. Locate trees within both the 10-foot departure zone and the 20-foot approach zone (on either side of the 40-foot zone) to minimize conflict with vehicles and to allow direct line of sight for approaching buses. (P&Z) (T&ES) *

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

56. Pay the sewer connection fee prior to Final Site Plan release. (T&ES) *

B. UTILITIES

57. If a franchise agreement has not been entered into with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
58. Underground all overhead power and communication lines fronting the development prior to the Performance Bond release. (T&ES) *****
59. Do not locate transformer and switch gears in the public right-of-way. (T&ES)
60. All new fire hydrants on city streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative. Hydrants must be installed and functional prior to issuance of the Certificate of Occupancy. (T&ES) ***
61. All proposed storm sewer and sanitary pipe carrying public water shall be within a public easement.

C. INFORMATION TECHNOLOGY

62. To the satisfaction of the Director of Planning & Zoning, construct a conduit grid per the specifications listed below that minimizes the need for post-development excavation and/or right-of-way impacts when installing fiber/cables for high-speed internet access. (ITS)(P&Z)
63. Construct all conduits using schedule 80 PVC or HPDE and install them to a depth of 3-feet. Install a pull line and tracer within each conduit. (ITS)
64. All conduit on private property will be owned and maintained by the property owner. Conduit on public right-of-way will be owned and maintained by the City. (ITS) (T&ES)
65. Install open access fiber conduits for each townhome in either the front or rear of the dwelling, these may be grouped with other utility drops. Cap any vacant fiber conduit within the home to prevent rodents or insects from entering.
 - a. Provide a fiber optic installation plan that includes the elements below prior to the Final Site Plan release: (ITS) *
 - i. A flowerpot enclosure for each townhome to be shared with the adjacent home site. The location shall be in an aesthetically pleasing yet accessible location between property lines or within the public right-of-way.
 - ii. A conduit system connecting all the flowerpot splice enclosures with 1.25-inch conduit to a central 36-inch by 48-inch (JBS-4) hand hole buried enclosure.
 - iii. A 2-2 feet conduit system grid with Junction boxes under the right of way to connect the houses central distribution hand hole and the service provider conduit system.
 - b. Submit a digital as-built plan in CAD or GIS which includes information on the fiber conduit installation prior to the issuance of the Certificate of Occupancy. (ITS) ***

D. SOLID WASTE

66. Meet all the minimum street standards for the City to provide solid waste collection service per City Code Title 5, Chapter 1 (Solid Waste Control). Collection vehicles must be able to pick up solid waste from private streets without backing up. Store containers inside the units or within an enclosure that completely screens them from view. (T&ES)
67. Place all trash and recycling at the official set-out location as approved by the Director of T&ES. (T&ES)
68. Provide \$1,449 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install one Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid per block face dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. To the extent that the receptacles cannot be located where accessible for

public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) *

69. Provide \$1,685 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install one Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band per block face dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. To the extent that the receptacle cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) *

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

70. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) *
71. The redevelopment phosphorus removal requirement is 40 percent from the predeveloped load (treatment of the first ½ inch of rainfall is required). New impervious must meet the required 0.41 lbs./ac phosphorus loading rate or the 40 percent reduction, whichever is more stringent. The site's entire water quality volume shall be treated. (T&ES) *
72. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *
73. Design all stormwater Best Management Practices (BMPs) to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *
74. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency

(percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *

75. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by The City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) ****
76. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) ****
77. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the submission of As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) ****
78. Groundwater from sump pumps may not be discharged into any stormwater BMPs or detention facilities. Bypass pipes and/or structures must be installed to bypass groundwater around all stormwater facilities. (T&ES)
79. Submit two originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the Final Site Plan #2. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *
80. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs), including those within the public right of way, until activation of the master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/ or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and transfer the contract to the master association, and/ or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) ****
81. If units will be sold as individual units and a Master Association established the following two conditions shall apply:
 - a. The Applicant shall furnish the Master Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. The manual

shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.

- b. The Developer shall furnish each home purchaser and business owner/lessee with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Master Association with respect to maintenance requirements. Upon activation of the Master Association, the Developer shall furnish five copies of the brochure per unit to the Master Association for distribution to subsequent homeowners. (T&ES) *
82. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division on digital media prior to release of the performance bond. (T&ES) ****
 83. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) *****

B. WATERSHED, WETLANDS, & RPAs

84. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)
85. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)
86. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site):
 - a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
 - b. Highly erodible and highly permeable soils,
 - c. Steep slopes greater than 15 percent in grade,
 - d. Known areas of contamination;
 - e. Springs, seeps, or related features, and
 - f. A listing of all wetlands permits required by law. (T&ES)

C. CONTAMINATED LAND

87. Indicate on the plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *
88. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *
- a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. A Risk Assessment indicating any risks associated with the contamination.
 - c. A Remediation Plan detailing any contaminated soils and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
 - e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).
89. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “e” above are submitted and approved at the discretion of the Director of T&ES. This shall be included as a note on the Final Site Plan. (T&ES) (Code) *
90. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES) (Code)

D. SOILS

91. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site plan release. (T&ES) *

E. NOISE

92. Submit a noise study identifying the noise levels that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development prior to the Final Site Plan release. Include an analysis of the noise levels residents of the project will be exposed to due to loading and unloading activities, idling, and traffic. (T&ES) *
93. If the noise study identified noise impacted areas, conduct a building shell analysis identifying ways to minimize noise and vibration exposure to future residents. Submit the building shell analysis and the noise commitment letter for review and approval prior to Final Site Plan release. (P&Z) (T&ES) *
94. Equip all roof top HVAC and other mechanical equipment with noise reducing devices (e.g., silencers, acoustic plenums, louvers, or enclosures) to comply with the City noise limit at the property lines. Show the noise reducing specifications and locations prior to Final Site Plan release and install them prior to the issuance of the Certificate of Occupancy. (T&ES) (Code) *, ***
95. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 PM and 7 AM. (T&ES)
96. All exterior building-mounted loudspeakers shall be prohibited, and no amplified sound shall be audible at the property line after 9:00 PM. (T&ES)

F. AIR POLLUTION

97. If indoor fireplaces are provided, install electric fireplaces to reduce air pollution and improve indoor air quality, prior to issuance of the Certificate of Occupancy. (T&ES) ***
98. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)

V. CONSTRUCTION MANAGEMENT

99. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval, and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Zoning Ordinance Article XIII (Environmental Management) for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan must be complied with prior to the partial Final Site Plan release. (T&ES) *

100. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)
 - a. No streetlights shall be removed without authorization from the City of Alexandria,
 - b. If streetlights are to be removed from the public right-of-way, then temporary lights shall be provided until the installation and commissioning of new lights, *
 - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *
 - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
 - e. Include an overall proposed schedule for construction, *
 - f. Include a plan for temporary pedestrian circulation, *
 - g. Include the location and size of proposed construction trailers, if any, *
 - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
 - i. Post copies of the plan in the construction trailer and give to each subcontractor before they start work. ***
101. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall:
 - a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
 - b. Post information on transit schedules and routes, *
 - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
 - d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) *
102. Include a section on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **

103. Include a section on maintaining bicycle access within the Construction Management Plan. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
104. Include a section on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all wastes offsite per all applicable federal, state, and local laws. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)
105. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) **
106. Transit stops adjacent to the site shall remain open, if feasible, for the duration of construction. If construction requires the closure of the bus stops along Stevenson Avenue, a temporary ADA accessible transit stop shall be determined and installed. Coordinate with the T&ES Transportation Planning Division at (703) 746-4088 as well as with the transit agency which provides service to the bus stop. Install signs noting the bus stop closure and location of the temporary bus stop prior to taking bus stops out of service. (T&ES)
107. Obtain additional City approvals for any structural elements that extend into the public right-of-way, including but not limited to footings, foundations, and tiebacks, from the Director of T&ES as a part of the Sheeting and Shoring permit. (T&ES) **
108. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. (T&ES) *
109. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) **
110. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z) (Code)

111. Identify a community liaison throughout the duration of construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)
112. Install a temporary informational sign on the site prior to Final Site Plan release. The sign shall outline the project and include the name and telephone number of the community liaison, including an emergency contact number. Display the sign until construction finishes. (P&Z) (T&ES) *
113. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***
114. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches proposed finished grade. Ensure the wall check shows:
 - a. Key dimensions of the building as shown on the approved Final Site Plan,
 - b. Key dimensions from future face of finished wall above to the property line and any adjacent structures on the property,
 - c. Extent of any below-grade structures,
 - d. Foundation wall in place, and
 - e. Future face of finished wall above. (P&Z) **
115. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the T&ES Site Plan Coordinator prior to applying for a Certificate of Occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***
116. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
117. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) ****

VI. CONTRIBUTIONS

118. Pursuant to the Eisenhower West/Landmark Van Dorn Implementation Developer Contributions Policy adopted by City Council in 2018, a contribution is required to the Eisenhower West/Landmark Van Dorn Implementation Fund.
- a. The applicant is required to provide a monetary contribution of \$3.12 (in 2021 dollars) per net square foot of development, excluding square footage achieved through the application of Section 7-700 of the Zoning Ordinance; and
 - b. Contribution rates are subject to an annual escalation clause equivalent to the CPIU for the Washington Metro area. Contribution rates will be recalculated January of each year. The final contribution amount shall be calculated and verified by the Neighborhood Planning and Community Development Division of the Department of Planning and Zoning at the time of Certificate of Occupancy. All contributions shall be made via wire transfer to the City of Alexandria. Instructions will be provided by Planning and Zoning staff prior to the time of deposit. Wire transfer documentation must include the source name, receiving department name (Planning & Zoning), applicable fund reference code and the condition number being fulfilled. Payments shall be made prior to the release of the first certificate of occupancy. (P&Z)
119. Contribute \$15,000 to the City prior to Final Site Plan release for a Capital Bikeshare station and bicycles or system operations. (T&ES) *
120. Condition deleted. (City Council)

VII. PUBLIC ART

121. Condition deleted. (City Council)
122. Condition deleted. (City Council)
123. Condition deleted. (City Council)
124. Condition deleted. (City Council)
125. Condition deleted. (City Council)

VIII. SIGNS

126. Signage at the site shall be consistent with all terms and conditions of approved Coordinated Sign Plan Special Use Permit #2021-00059. (P&Z)

IX. DISCLOSURE REQUIREMENTS

127. The Condominium / Homeowners Association (HOA) documents shall incorporate language that requires the following elements and other restrictions deemed necessary by the City Attorney to ensure that the trees proposed to be saved are retained including:
- a. Require property owners to sign a disclosure statement acknowledging the presence and required protection of the trees.
 - b. The trees to be protected as depicted on the released site plan shall be required to be retained unless otherwise permitted to be removed by the City Arborist due to the health and safety of the tree.
 - c. Any proposal to remove a tree that is designated to be retained on the released site plan for reasons other than health or safety shall require unanimous approval by the Homeowners Association and a site plan amendment. (P&Z)
128. All condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP/DSP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.
- a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
 - b. All landscaping and open space areas within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.
 - c. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
 - d. Develop a noise control by-law aimed at controlling noise levels in the proposed development and resolving noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
 - e. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.
 - f. Stormwater facility BMPs must be inspected and adequately maintained as designed to ensure proper functioning.
 - g. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. (P&Z) (T&ES) (City Attorney) ***
129. If environmental site assessments or investigations discover the presence of onsite contamination, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of the site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)

130. Notify prospective buyers, in their homeowner documents, of the location of private streets and that storm sewers located on private streets within the site are privately owned and maintained. (T&ES)
131. Notify prospective buyers, in their homeowner documents, that the street is a private street with public access easement and shall not be maintained by the City of Alexandria; and that the sanitary and storm sewers located within the site are private and shall be maintained privately. (T&ES)

X. SUBDIVISION

132. The final subdivision plat shall comply with the requirements of Section 11-1709 of the Zoning Ordinance. (P&Z) *
133. Depict the location of all easements and reservations, including those required in this approval, on the Final Subdivision Plat. Do not construct any permanent structures over any existing private and/or public utility easements. (T&ES) *
134. The applicant shall complete one of the following requirements as follows:
 - a. Demolish all existing buildings that overlap proposed lots within one year of recording the final subdivision plat. (P&Z)
 - b. Consolidate the affected parcels into one lot if the existing building(s) that overlaps the new property lines is/are not demolished within one year. The City will not issue any new building permits, site plans, or grading plans—except those applied for in conjunction with a permit to demolish the building(s) that overlap proposed new lots - for improvements to the property until the existing building(s) is demolished or the properties are consolidated and brought into compliance. (P&Z)
135. Revise the plat to incorporate the following edits prior to submitting the Final Subdivision Plat submission:
 - a. Acceptable name of subdivision (to appear in title block of plat) including proposed subdivision name, proposed subdivision lot numbers, “being a division of” language, existing subdivision names, existing subdivision DB/PG references, and existing subdivision lot numbers;
 - b. Lot lines to be vacated should be clearly labeled and distinguished from proposed lot lines;
 - c. Use different line weight and/or ‘to be vacated’ labels to distinguish between proposed and vacated property lines; and
 - d. Show proposed property annotation for all lot lines. (P&Z) (T&ES) *
136. Present a disclosure statement to potential buyers disclosing, to the satisfaction of the Director of P&Z, T &ES, and the City Attorney, that the existing City drop off recycling center at the end of South Whiting Street is within the immediate vicinity of the project and is intended to continue indefinitely as a public drop off facility open to the public 24 hours a day 7 days a week for the purpose of dropping off acceptable recyclable material only in

designated City recycling containers for collection and service as required by the City.
(P&Z) (T&ES) (City Council)

137. Depict additional landscaping or fencing for screening purposes on the final site plan submission, to the satisfaction of the Director of Planning & Zoning in a location adjacent to the front property line along South Whiting Street between Stacked Townhouse Unit # 1/2 and the pedestrian staircase to Duke Street. (P&Z) (T&ES) (City Council)

XI. CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R - Recommendation S - Suggestion F - Finding

A. Planning and Zoning (P&Z)

- C-1 Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) *****
- C-2 Identify all trees to remove and protect/preserve in the tree conservation and protection plans prior to Final Site Plan release. Detail construction methods to reduce disturbance within driplines. Schedule an on-site inspection of existing conditions with the City Arborist and Natural Resources Division Staff prior to preparing the Tree Conservation and Protection Plan. *
- C-3 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. (P&Z) (T&ES) *****
- C-4 Any parking requirement may be adjusted within five percent of the requirement if the Director of P&Z determines that physical requirements of the building prevent complying with the specific number of required parking spaces per Section 8-200(A)(2)(c)(i) of the Zoning Ordinance. (P&Z) (T&ES)

B. Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor at (703) 746-4200 with any questions.
- C - 1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code (USBC) in effect when applying for building permit(s).

- C - 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).
- C - 3 Submit a soils report with the building permit application for all new and existing building structures. **
- C - 4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **

C. Archaeology

- C - 1 All archaeological preservation measures shall comply with Section 11-411 of the Zoning Ordinance.

D. Transportation & Environmental Services (T&ES)

- F - 1. Prepare the Final Site Plan per the Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at: <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf> (T&ES) *
- F - 2. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES) *
- F - 3. Provide a dimension plan with all proposed features and the property line. (T&ES) *
- F - 4. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches. Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). (T&ES) *, *****
- F - 5. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary

lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single family residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES) *, ****

- F - 6. Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. (T&ES) *, ****
- F - 7. Provide at least 18-inches of vertical separation for sanitary sewer and 12-inches for storm sewer when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10-feet on each side of the point of crossing. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. (T&ES) *, ****
- F - 8. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. (T&ES) *, ****
- F - 9. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for a distance of 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) *, ****
- F - 10. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) *, ****

- F - 11. Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. (T&ES) *, ****
- F - 12. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. (T&ES) *
- F - 13. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) *
- F - 14. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) *
- F - 15. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry #04-18. (T&ES) *
- F - 16. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): (T&ES)
 - a. Include the statement: "FOR INFORMATION ONLY" on all MOT Sheets. *
 - b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.
- F - 17. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES) *
- F - 18. Unless shown otherwise on the preliminary site plan, maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES) *
- F - 19. Unless shown otherwise on the preliminary site plan, maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) *
- C - 1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) *
- C - 2 Comply with the stormwater quality requirements and provide channel and flood protection per the Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater

outfall. If the project site is within the Braddock-West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. (T&ES) *

- C - 3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, Section 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) *
- C - 4 Provide additional improvements to adjust lighting levels if the site does not comply with Section 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) *
- C - 5 The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES)
 - a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code Section 5-3-2, to the satisfaction of the Director of T&ES. *, ****
 - b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code Section 5-3-3, to the satisfaction of the Director of T&ES. *, ****
- C - 6 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. (T&ES) *, ****
- C - 7 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. (T&ES) *
- C - 8 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction

of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at (703) 746-4410 or commercialrecycling@alexandriava.gov. (T&ES) *

- C - 9 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Infrastructure Site Plan Release. (T&ES) *
- C - 10 Post the bond for the public improvements before Final Infrastructure Site Plan release. (T&ES) *
- C - 11 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) *
- C - 12 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *
- C - 13 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005 prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) *****
- C - 14 Design the thickness of sub-base, base, and wearing course using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) *, *****
- C - 15 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) *
- C - 16 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *
- C - 17 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 18 Comply with the City of Alexandria's Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 19 Comply with the Alexandria Noise Control Code Title 11, Ch. 5, Section 11-5-4(b)(15), which permits construction activities to occur during these hours: (T&ES)

- i. Monday Through Friday from 7 AM to 6 PM
 - ii. Saturdays from 9 AM to 6 PM
 - iii. No construction activities allowed on Sundays and holidays
 - a. Section 11-5-4(b)(19) further restricts pile driving to these hours:
 - i. Monday through Friday from 9 AM to 6 PM
 - ii. Saturdays from 10 AM to 4 PM
 - iii. No pile driving is allowed Sundays and holidays
 - b. Section 11-5-109 restricts excavating work in the right-of-way to:
 - i. Monday through Saturday 7 AM to 5 PM
 - ii. No excavation in the right-of-way allowed on Sundays, New Year's Day, Independence Day, Thanksgiving, and Christmas.
 - C - 20 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Article XIII of the Zoning Ordinance. (T&ES) *
 - C - 21 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *
 - C - 22 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) *
 - C - 23 Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES) *
- E. Information Technology**
- R - 1. Development cases should not use any addresses in their case name as existing site addresses may change during development. (GIS)

F. Fire Department

R - 1. Consider letting the Alexandria Fire Department use buildings that will be razed for training exercises. The Fire Department will formulate conditions of use between the parties and provide a hold harmless agreement to the owner or their representative.

Asterisks denote:

- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to issuance of the Certificate of Occupancy
- **** Condition must be fulfilled prior to release of the bond

IX. DSUP#2021-10014 (Multifamily)
STAFF RECOMMENDATIONS

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated September 16, 2021, as revised November 8, 2021, and comply with the following conditions of approval.

I. SITE PLAN

A. GENERAL

2. Per Section 11-418 of the Zoning Ordinance, the Development Special Use Permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval (plus any extension per Section 7 of Ordinance #5313 related to the COVID-19 emergency) and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Unless a different timeframe is authorized by the Directors of Planning & Zoning and Transportation & Environmental Services, the applicant shall submit the final subdivision, plat and deed for all properties in the Landmark Overlook tract with the first Final Site Plan submission for the Landmark Overlook tract. Unless a different timeframe is authorized by the Directors of Planning & Zoning and Transportation & Environmental Services, the applicant shall obtain approval of the plat and deed prior to or concurrent with the first Final Site Plan release in the tract.
4. Unless a different timeframe is authorized by the Directors of Planning & Zoning and Transportation & Environmental Services, the applicant shall submit the final dedication and easement plat and deeds for this Development Special Use Permit for City review and approval with the first Final Site Plan submission. The documents shall include the following minimum items:
 - a. Dedication of land to the City as public right-of-way for public sidewalks as shown on the preliminary plan to the satisfaction of the Directors of P&Z and T&ES.
 - b. Public access easements at the following locations to the satisfaction of the Directors of P&Z and T&ES:
 - i. The roadway and sidewalk width for Private Streets A and B, including adjacent areas as shown on the preliminary site plan; and
 - ii. The area of land between the eastern terminus of Private Street A shown on the preliminary site plan and South Walker Street, including the proposed pedestrian staircases and ramps.

- c. Emergency Vehicle Easements (EVE) for Private Streets A and B, in addition to public access easements, if requested by the Directors of Planning & Zoning and Transportation & Environmental Services.
 - d. Emergency Vehicle Easement(s) (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z) (T&ES) (RP&CA) *
5. Prior to the release of the final site plan for future development at adjacent Landbay E, the applicant shall dedicate Private Street A to the City as public right-of-way, from its intersection with Public Streets A and B to its eastern terminus, as that terminus may be extended in the future. (P&Z)(T&ES)
 6. Record the plat and submit a copy of the recorded plat, dedications, and deeds with the first application for a building permit. (P&Z) (T&ES) **
 7. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z, RPCA and T&ES. These items shall be shown on the infrastructure plan, as needed, and include
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units, electrical, cable boxes, and other utilities as needed.
 - b. Minimize conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z) (T&ES) (RPCA)
 8. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z and T&ES in consultation with the Chief of Police and Code Administration shall include: (P&Z) (T&ES) (Code) *
 - a. The location of all existing and proposed streetlights and site lights, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - c. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
 - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
 - e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.

- f. Full cut-off lighting as applicable to prevent light spill onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with light spill regulations.
 - g. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
 - h. Basic, approved Dominion LED light fixtures for all proposed light fixtures in the City right-of-way
 - i. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - j. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - k. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
 - l. Light-colored concrete (painted or dyed) for walls and ceilings in all garages to increase reflectivity and improve night lighting levels.
 - m. A minimum of 5.0-foot candle-maintained lighting for underground/ structured parking garages. When unoccupied the lighting levels may be no less than 1.5-foot candles.
 - n. Light fixtures for the open canopies and underground/structured parking garages shall be recessed into the ceiling for any areas visible from the public right-of-way.
9. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan. The unit numbers shall comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and continue in this scheme for the remaining floors. Indicate the use of each unit (i.e., residential, retail, office). (GIS) *
10. Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) *
11. Provide a georeferenced CAD file in AutoCAD 2018.dwg format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall include the following minimum information:
- a. Dimension plan including existing conditions, proposed conditions, and grading elements;
 - b. Subdivision plat including existing and new parcels and their land areas, adjacent parcels and their tax map numbers, and legal lot numbers for each lot. (P&Z) (DPI) (GIS) *

B. BUILDING

12. Provide a building code analysis with the following building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, and (7) fire protection system requirements. (P&Z) (Code) *

13. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated September 16, 2021 and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) *
 - a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling).
 - iv. Window sizes and types.
 - v. Window mullion dimensions and projection in front of face of glass.
 - vi. Window frame, sash, and mullion materials.
 - vii. Any windows shown as divided light type shall be either true divided light, or at a minimum shall include between the glass spacer bars aligned with exterior muntins; any such exterior muntins shall project not less than 3/8 inch beyond the face of glass and be reflected in the window samples provided. Grills located between the glass will not be supported.
 - b. Where fiber cement façade panels are permitted, they shall not use a wrap-around trim for mounting to the substructure but may use either a batten system to conceal the joints or a rainscreen type installation. If exposed fasteners are proposed, they may be either concealed or if exposed, shall be finished to match the adjacent panels and their location integrated into the overall design.
 - c. The underside of all balconies shall be finished with paint, stain, or similar treatment and present a visually cohesive appearance.
 - d. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression.
 - e. The recessed or projecting depth of brick rustication must be a minimum of 3/4 inches.
 - f. Unless shown otherwise on the preliminary site plan, where plane changes in facades are proposed, they shall generally not be less than two feet.
 - g. Unless shown otherwise on the preliminary site plan, where dissimilar materials meet, they must typically meet at an interior corner; where that is not possible, such transitions shall occur at a significant plane change or reveal.
14. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) *
 - a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at 1/4" = 1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
 - b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.

- c. All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Zoning Ordinance or an encroachment has been obtained.
15. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission.
 - a. Prior to ordering final building materials, provide a materials board that includes all proposed materials and finishes at first Final Site Plan. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) *, ***
 - b. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights. *
 - c. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - d. An on-site, mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. **
 - e. The mock-up panel shall remain on-site, in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy. (P&Z) (Code) ***
 16. Work with staff as part of the final site plan review to redesign the eastern and western entrances to Multifamily Building A to make them more aesthetically prominent. Exterior design revisions should include the enhancing the prominence of both existing doors, additional use of glass on and around each door and a canopy over each door. The interior space adjacent to each entrance should be enlarged such that they could serve as small, unattended lobbies. (P&Z) *
 17. Notwithstanding the percentage of materials shown within the preliminary plan, the Applicant shall be permitted to substitute fiber cement panels and siding in lieu of metal panel and brick on portions of the facades about the first floor on all facades except for facades fronting Stevenson Avenue and S. Walker Street, so long as the building appearance is in general conformance with the preliminary plans. (P&Z) (City Council)

C. OPEN SPACE/LANDSCAPING

18. Prior to final site plan release, the applicant shall provide separate landscape plans and supporting drawings depicting the removal of invasive species and new plantings as needed for slope stabilization and to limit future invasives, for the area of the Duke Street right-of-way

immediately to the north of the northern property line of Landbays A and E to the satisfaction of the Directors of Planning & Zoning, Transportation & Environmental Services, and Recreation, Parks, and Cultural Activities. The applicant shall complete the removal of invasive species and the installation of new plantings prior to the approval of the final certificate of occupancy. (P&Z) (T&ES) (RP&CA)

19. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. *
 - a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing, and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Site furnishings may include benches, bicycle racks, trash bins, recycling receptacles, and other associated features. City standard materials are mandatory in all public right-of-way. (P&Z) (T&ES)
20. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *
21. Work with staff at Final site plan to finalize bike runnel(s) locations on Walker Street stairway on the inside of stair(s) either against or directly on top of the base of the handrail so that the runnel does not project into the stairway any further than the normal base (e.g., 4-6 inches). Show the runnel design in the Final Site Plan submission and install the runnels prior to issuance of the final Certificate of Occupancy. (P&Z) (Code) *, ****

D. INTERIM USES AND INTERIM CONDITIONS

22. The Landbay E property owner may remove impervious area and convert the Landbay E site to turf as a temporary condition. If a new DSUP to develop Landbay E is submitted within 10 years of approval of the final site plan of this DSUP, the Landbay E DSUP may use the existing impervious area shown in this DSUP for Landbay E as the existing site conditions for stormwater management purposes. (T&ES)
23. The property owner of undeveloped parcels or portions of undeveloped parcels associated with phased development, including Landbay E, shall maintain said properties according to an approved Interim Conditions Plan. The Interim Conditions Plan shall be approved to the satisfaction of the Directors of P&Z and T&ES prior to the release of the final site plan and implemented prior to approval of the final Certificate of Occupancy at the site, unless the Director of Planning & Zoning determines that the timing of the development of said parcels renders the implementation of the Interim Conditions Plan unnecessary. The Interim Conditions Plan shall include the following information, at minimum:

- a. Any interim plantings shall be consistent with the Alexandria Landscape Design Guidelines.
 - b. Undeveloped parcels shall be enhanced with temporary landscape treatments including:
 - i. Temporary walkways: If pedestrian circulation through undeveloped parcels is needed to link neighborhood pedestrian circulation or link developed parcels with neighborhood circulation, temporary walkways shall be constructed. Walkways shall be constructed of asphalt and be a minimum of 8' in width.
 - ii. Site shall be graded with gentle slopes and even transitions to offer a safe finished condition.
 - iii. Site shall be seeded with turf type grasses and maintained in a neat, mowed condition.
 - iv. With the exception of interim parking lots, undeveloped parcels shall not be lighted except for streetscape walkways. (P&Z) (T&ES)
24. The following interim uses and temporary conditions shall require screening to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services:
- a. Loading areas and staging areas for construction shall require construction fencing/screening.
 - b. Interim construction worker parking on vacant/undeveloped blocks. Design for the interim fencing/screening shall be coordinated with the City.
 - c. Surface parking at highly visible locations may require screening material and installation of surface paving materials to an equivalent standard of adjacent buildings or pervious paving system and/or extensive landscape screening. (P&Z)(T&ES)

E. ARCHAEOLOGY

25. Provide an Archaeological Evaluation and implement a Resource Management Plan prepared by an archaeological consultant, as outlined in the City of Alexandria's Archaeological Standards prior to Final Site Plan release. If archaeological work needs to occur alongside demolition and construction activities, then the applicant must demonstrate this necessity to the satisfaction of the City Archaeologist. (Archaeology) *
26. Complete all archaeological field work prior to Final Site Plan release, Grading Plan, and any other permits involving ground disturbing activities (e.g., coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping, and other excavations as defined in Section 2-151 of the Zoning Ordinance) subject to the approval of the City Archaeologist. The City Archaeologist may approve ongoing work subject to an Archaeological Evaluation Plan and Resource Management Plan to recover significant resources before or in concert with ground disturbing activities. (Archaeology) *
27. Call Alexandria Archaeology at (703) 746-4399 two weeks before starting any ground disturbance to arrange an inspection or monitoring. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

28. Call Alexandria Archaeology immediately at (703) 746-4399 if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the discovery area until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
29. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

F. PEDESTRIAN/STREETSCAPE

30. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) ****
 - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Install ADA accessible pedestrian improvements serving the site.
 - c. Construct all sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be six feet in commercial, mixed-use, or other high-density areas and five feet in single-family or other lower density areas.
 - d. Sidewalks shall be flush across all driveway crossings.
 - e. All newly constructed curb ramps shall be concrete with detectable warning and shall conform to current VDOT standards.
 - f. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street.
 - g. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development.
 - h. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks [*white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)*] may be required as directed by staff at Final Site Plan. Alternative crosswalk treatments must be approved by the Director of T&ES.
 - i. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.
31. To the satisfaction of the Director of Transportation & Environmental Services, coordinate with staff during the final site plan review process regarding a potential location and approximate dimensions for a Capital Bikeshare station on or adjacent to either this site or the stacked townhouses proposed on Landbays A & B. Stations shall be sited to provide adequate space for maneuvering bikes in and out of docks, to allow access by Capital Bikeshare staff or contractors to rebalance bikes, and to provide for solar panels where feasible. (T&ES) *

G. PARKING

32. All residential parking shall be unbundled (i.e., the cost to purchase or rent a parking space is separate from the cost to purchase or rent the residential unit). (T&ES)
33. Provide a Parking Management Plan with the Final Site Plan submission that complies with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. To release the Final Site Plan, the Parking Management Plan shall be approved by the Departments of P&Z and T&ES. (P&Z) (T&ES) *
34. Share hourly parking occupancy, including counts of entries and exits for parking facilities for weekdays and weekends, with the City upon request and as the information is available. (T&ES)
35. Parking spaces within the garage that are required to comply with zoning requirements may be made available for public/off-site if excess parking can be demonstrated to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (TE&S)
36. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes desired after the Signature Set approval. (P&Z) (T&ES) *
37. Provide bicycle parking per current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking, and details for allowable locations are available at: www.alexandriava.gov/bicycleparking.
38. Provide details on the locations and types of bicycle parking on the Final Site Plan. Install bicycle parking prior to the issuance of the first Certificate of Occupancy. (T&ES) *, ***
39. Propose signage, striping, or other means to prevent parking in emergency vehicle easement(s) prior to Final Site Plan release, to the satisfaction of the Director of T&ES. (T&ES) *
40. Provide Level 2 electric vehicle chargers for at least two percent of the required parking spaces, rounded up to the next whole number. (T&ES)
41. At least 75 percent of the required parking spaces shall be electric vehicle charger ready per these requirements:
 - a. Size and install the conduit correctly based on the number and location of future Level 2 chargers.
 - b. Label parking space location junction box for the future electric vehicle charger.
 - c. Provide available physical space within the utility closet for future cabinetry required to add vehicle chargers to the electrical panel. (T&ES)

42. Update parking counts on the cover sheet to indicate the number of electric vehicle charger and electric vehicle charger ready parking spaces and show the location of these spaces prior to Final Site Plan release. (T&ES) *

H. SUSTAINABILITY

43. The project shall comply with the requirements of the current City of Alexandria Green Building Policy at the time of DSUP approval. Diligent pursuit and achievement of this certification shall be monitored through these requirements to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services:
 - a. The project shall meet the priority performance points in Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality as defined by the City of Alexandria's Green Building Policy.
 - b. The applicant shall provide a draft certification scorecard from the applicable certifying party identifying the project's path including the priority performance points for LEED, Green Globes, or Earthcraft (or equivalent) with the submission of the Preliminary Review documents.
 - c. Provide evidence of the project's registration with LEED, Green Globes, or Earthcraft (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist from the P&Z website showing how the project plans to achieve the certification and clearly indicate that requirements for the priority performance points are being met as defined by the City of Alexandria's Green Building Policy. *
 - d. Provide an updated copy of the draft certification scorecard/checklist prior building permit release for above-grade construction to show compliance with the Green Building Policy. **
 - e. Provide updated building energy performance analysis and building energy use intensity (EUI) prior to release of the building permits for above-grade construction. **
 - f. Provide a draft commissioning plan and verification from a certified third-party reviewer that includes items "i" through "v" below, prior to receiving building permits for above-grade construction. **
 - i. A narrative describing the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
 - ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed.
 - iii. Functions to be tested including, but not limited to, calibrations and economizer controls.
 - iv. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
 - v. Measurable criteria for performance.
 - g. Provide updated documentation for the indoor environmental quality priority performance points as defined by the City of Alexandria's Green Building Policy prior to the release of building permits for above-grade construction. **

- h. Provide evidence that design phase credits (for the certifying party) have been submitted by the first Certificate of Occupancy. ***
 - i. Provide a commission report that has been verified by a certified, third-party reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests prior to issuance of the final Certificate of Occupancy. ***
 - j. Provide evidence of having submitted materials showing that the requirements for priority performance points for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria's Green Building Policy for Design Phase credits to the U.S. Green Building Council, Green Globes, or Earthcraft (or equivalent) prior to issuance of a Certificate of Occupancy. ***
 - k. Provide documentation of applicable green building certification prior to approval of the performance bond clearly indicating that the priority performance points requirement for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality have been achieved as defined by the City of Alexandria's Green Building Policy. ****
 - l. Failure to achieve the certification level, as required by the City of Alexandria's Green Building Policy, will be evaluated by City Staff to determine whether a good faith, reasonable, and documented effort was made to achieve the certification level to the satisfaction of the Director of P&Z.
44. Post information on the City of Alexandria's Reuse Directory in a public place near trash collection area for residents of multifamily buildings that exceed 100 units and send proof to T&ES staff prior to the issuance of the first Certificate of Occupancy. The directory is available at: <https://www.alexandriava.gov/tes/solidwaste/info/default.aspx?id=19202#NewCityofAlexandriasReuseDirectory> (T&ES) ***
45. The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common areas systems. For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel to electricity in the future. (P&Z) (T&ES)
46. Future retail tenants shall operate their business consistent with the goals of LEED and pursue LEED for Retail or LEED for Commercial Interiors certification at a Silver level or equivalent. This requirement must be included in the lease for each tenant. (P&Z)
47. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available roof area to enable future solar panel installation, on the Final Site Plan. (T&ES) *

II. TRANSPORTATION

D. STREETS/TRAFFIC

48. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES and as shown in the preliminary plan. (T&ES)

49. A minimum separation of 30 feet shall be maintained on residential streets between the beginning of the street corner radius and any driveway apron radius as shown in the preliminary plan. (T&ES)
50. Private Street B may maintain two-way operations until such time the Landbay E is constructed, at which time Private Street B shall convert to one-way operation in the direction of Private Street A to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. As long as two-way traffic on Private Street B is maintained, the intersection of Stevenson Avenue will remain right-in, right-out. Appropriate traffic control devices such as signs and pavement markings shall be in place to convey the right-in, right-out operation. (T&ES).
51. The applicant may construct an extension of the roadway and associated improvements of Private Street A to the east of its current terminus subject to the review and approval of the Directors of Planning & Zoning and Transportation & Environmental Services as part of a minor site plan amendment submission. The land area on which the extension of Private Street A is approved shall be dedicated to the City at the same time as the land dedication required in Condition #4 for Private Street A. (P&Z)(T&ES)
52. Repair any of the City's existing public infrastructure that is damaged during construction per the most recent version of the T&ES Design and Construction Standards, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) *****
53. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection Staff and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) *
54. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets, prior to the issuance of the first Certificate of Occupancy. (T&ES) ***
55. Slopes on parking ramps to garage entrances and exits shall not exceed 15 percent. For slopes 10 percent and greater, provide trench drains connected to a storm sewer to eliminate or diminish the possibility of ice forming. The slope on a ramp with parking or used for egress shall not exceed 6.5 percent. For non-parking ramps with slopes of 10 percent and greater, a minimum of 10 feet in length transition slopes at the top and bottom of the ramp shall be required, and the transition slope shall be half the difference in slope between two adjacent sections. Final design shall be to the satisfaction of the Director of T&ES prior to Final Site Plan release. (T&ES) *
56. The location of the proposed parking control equipment shall not exceed a maximum of 3% slope for a minimum 20 feet of length, unless specified in the parking control equipment's manufacturers specifications, or to the satisfaction of T&ES. (T&ES)

57. Any wall mounted obstructions at the wall end of a parking space shall be limited to no more than 24 inches extended from the wall and at least 48 inches from the garage floor. Areas with obstructions that exceed this requirement will not count as parking spaces. (T&ES) ****
58. Furnish and install two 4-inch Schedule 40 PVC conduits with pull wires underneath the sidewalk fronting the site along Stevenson Avenue. The conduits shall terminate in an underground junction box (JBS2), with the word "TRAFFIC" engraved on the cover, at each corner of the site. (T&ES)

59. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) ****
60. The existing traffic signal span wire pole and foundation, as well as the traffic signal cabinet and its foundation, located on the northwest corner at the Stevenson Avenue and S. Walker Street shall be relocated to the satisfaction of the Director of T&ES. The Final Site Plan shall include a traffic signal design plan including any changes due to the relocation (T&ES).
 - a. Provide and install Emergency Vehicle Preemption equipment on existing traffic signal adjacent to the site for each approach. The updated traffic equipment shall be shown on Final Site Plan to the satisfaction of the Director of T&ES. (T&ES)
 - b. It is worth noting, the power source for the traffic signal at the Stevenson Avenue and S. Walker Street intersection may change due to undergrounding utilities fronting the site. The Final Site Plan Traffic Signal Design sheet shall identify power source to the satisfaction of the Director of T&ES.
 - c. Slight adjustments to the position of the existing traffic signal heads for the Stevenson Avenue approach at the S. Walker Street intersection may be required due to the lane modifications. These adjustments shall be shown on the Final Site Plan Traffic Signal Design sheet and shall be to the satisfaction of the Director of T&ES.
61. Provide bicycle lanes on both sides of Stevenson Avenue for the entire Stevenson Avenue frontage of Landbays B, C, and D of Landmark Overlook, generally consistent with the cross-section depicted in the Preliminary Site Plan and consistent with the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan and applicable Small Area Plans and Design Guidelines. (T&ES)
62. Provide manufacturer's data sheets and specifications with engineering details describing the materials, installation method, loading capabilities (minimum 80,000 lbs.), and maintenance requirements for all non-standard emergency vehicle easements, including confirmation that the material to be used will not compromise any existing underground utilities, to the satisfaction of the Director of T&ES prior to Final Site Plan release. Show any non-standard materials in site plan and landscape sheets. (T&ES) *
63. Obtain approval for a street naming case from the Planning Commission for all rights-of-way listed below prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

- a. New public and private streets.
 - b. Open spaces when residences have front doors that face them.
 - c. Drive aisles when residences have front doors that face open spaces.
64. Street names and addresses must be provided for mail delivery (addressed per the front door) and for emergency services (addressed per street access) prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

E. TRANSPORTATION MANAGEMENT PLAN

65. According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement strategies to encourage residents and employees to take public transportation, walk, bike or share a ride, as opposed to driving alone in a vehicle. Below are the basic conditions from which other details originate. (T&ES)
66. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City's Transportation Demand Management Program. (T&ES)
67. The applicant shall integrate into the District Transportation Management Program when it is organized. All TMP holders in the established district will be part of this District TMP. The objective of this district is to make optimum use of transportation resources for the benefit of residents and employees through economies of scale. No increase in TMP contributions will be required as a result of participation in the District TMP. (T&ES)
68. An annual TMP fund shall be created and managed by the TMP Coordinator, and the funds shall be used exclusively for the approved transportation activities detailed in the attachment. The annual base assessment rate for this development shall be determined as set forth in section 11-708 (TMP Assessments Schedule and Adjustments). The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. The TMP shall operate on the fiscal year, July 1 to June 30. (T&ES)
69. An on-site TMP Coordinator shall be designated for the entire project prior to release of the first certificate of occupancy. The name, location, email and telephone number of the coordinator will be provided to the City's Transportation Demand Management Coordinator at the time, as well as any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project. (T&ES) ***
70. The Director of T&ES may require that the funds be paid to the City upon determination that the TMP Coordinator or Association has not made a reasonable effort to use the funds for TMP

activities. As so determined, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in transportation support activities which benefit the site. (T&ES)

71. The TMP Coordinator or Association will submit to the Mobility Services Division the following as detailed attachments; biannual fund reports due in July and January of each fiscal year, and modes of transportation survey, and a TMP Coordinator survey both due in July of each fiscal year. (T&ES)
72. As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the use may be required to participate in the Citywide TMP Program, may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the City Council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance. (T&ES)

F. BUS STOPS AND BUS SHELTERS

73. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) *
74. Bus stops at Stevenson Avenue shall meet ADA requirements and City Standards:
 - a. Install an unobstructed 10-foot wide, parallel to the roadway, by 8-foot wide, perpendicular to the curb, illuminated bus stop passenger loading pad. The unobstructed loading area should be at the front of the boarding zone and accessible from the shelter (if present or if installed) and adjacent sidewalk. The loading pad's cross slope shall be less than two percent and it should be made of concrete or other sturdy, non-slippery materials approved by the Directors of T&ES and DASH. The existing width of the sidewalk may be counted towards the eight-foot-wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible.
 - b. Create a 100 foot "No Parking, Bus Stop Zone" if the curbside bus stop is on the near side of the intersection. Create a 90 foot "No Parking, Bus Stop Zone" if the curbside bus stop is on the far side of an intersection. Create a 150 foot "No Parking, Bus Stop Zone" if the curbside bus stop is located midblock. If the bus stop is located on a bulb out/extension into the roadway, the "No Parking, Bus Stop Zone" shall not be required.
 - c. A bulb out for a bus stop shall be at least 35 feet in length parallel to the curb (excluding the taper) and at minimum extend 7 feet into the roadway if installed on the near side of an intersection with on-street parking. If installed on the far side of an intersection, a bulb out for a transit stop shall be at least 45 feet in length parallel to the curb (excluding the taper area) and at minimum extend 7 feet into the roadway. (T&ES)
 - d. Submit the bus stop locations and designs for review and approval prior to Final Site Plan release. (T&ES) *
 - e. Install the bus stops prior to the issuance of the final Certificate of Occupancy. (T&ES) ***

75. Plant and maintain street trees in proximity to bus stop approaches or directly adjacent to travel lanes pursuant to the Landscape Guidelines and to avoid conflict with vehicles, specifically:
 - a. Ensure any trees planted in immediate proximity of bus stops or bus travel lanes have a canopy of 15 feet or more and will not grow branches that protrude into bus stop area or bus travel lane.
 - b. Exclude trees from a 40-foot zone, which represents the length of the bus as it is serving the stop.
 - c. Locate trees within both the 10-foot departure zone and the 20-foot approach zone (on either side of the 40-foot zone) to minimize conflict with vehicles and to allow direct line of sight for approaching buses. (P&Z) (T&ES) *

III. PUBLIC WORKS

E. WASTEWATER/SANITARY SEWERS

76. Pay the sewer connection fee prior to Final Site Plan release. (T&ES) *
77. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)
78. Provide an oil & grease separator connected to the sanitary sewer if a commercial kitchen is constructed. Submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to Final Site Plan release. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *

F. UTILITIES

79. If a franchise agreement has not been entered into with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
80. Underground all overhead power and communication lines fronting the development prior to the Performance Bond release. (T&ES) *****
81. Do not locate transformer and switch gears in the public right-of-way. (T&ES)
82. All new fire hydrants on city streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative. Hydrants must be installed and functional prior to issuance of the Certificate of Occupancy. (T&ES) ***

G. INFORMATION TECHNOLOGY

83. To the satisfaction of the Director of Planning & Zoning, construct a conduit grid per the specifications listed below that minimizes the need for post-development excavation and/or right-of-way impacts when installing fiber/cables for high-speed internet access. (ITS)
84. Construct all conduits using schedule 80 PVC or HPDE and install them to a depth of 3-feet. Install a pull line and tracer within each conduit. (ITS)
85. All conduit on private property will be owned and maintained by the property owner. Conduit on public right-of-way will be owned and maintained by the City. (ITS) (T&ES)
86. Provide a minimum of two diverse entrance conduits for each building (East/West or North/South) with a minimum of two, 2-inch conduits for each entrance drop. Terminate each conduit drop to a 36-inch by 48-inch buried hand hole within the public right-of-way or at a nearby accessible location. Include two, two-inch open access conduit risers for each floor. (ITS)
 - a. Enable telecommunications providers to install cables in the conduit. Designating exclusive access to a single provider is not allowed.
 - b. Provide a fiber optic installation plan that provides the required specifications prior to the Final Site Plan release. (ITS) *
 - c. Submit a digital as built in CAD or GIS that details the fiber conduit installation prior to the issuance of the Certificate of Occupancy. (ITS) ***

H. SOLID WASTE

87. Collection vehicles must be able to pick up solid waste from private streets without backing up. Store containers inside the units or within an enclosure that completely screens them from view. (T&ES)
88. All trash collectors for the project site are required to take their collected trash to the Alexandria/Arlington waste-to-energy facility (T&ES)
89. Provide \$1,449 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install one Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid per block face dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. To the extent that the receptacles cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) *
90. Provide \$1,685 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install one Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band per block face dedicated to recycling

collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. To the extent that the receptacle cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) *

IV. ENVIRONMENTAL

G. STORMWATER MANAGEMENT

91. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) *
92. The redevelopment phosphorus removal requirement is 40 percent from the predeveloped load (treatment of the first ½ inch of rainfall is required). New impervious must meet the required 0.41 lbs./ac phosphorus loading rate or the 40 percent reduction, whichever is more stringent. The site's entire water quality volume shall be treated. (T&ES) *
93. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *
94. Design all stormwater Best Management Practices (BMPs) to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *
95. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *
96. Groundwater from sump pumps may not be discharged into any stormwater BMPs or detention facilities. Bypass pipes and/or structures must be installed to bypass groundwater around all

stormwater facilities. If, during construction, iron laden bacteria causes a discharge of discolored groundwater from the sump pump, a filtration system must be installed. (T&ES)

97. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by The City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) ****
98. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) ****
99. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the submission of As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) ****
100. Submit two originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the Final Site Plan #2. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *
101. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs), including those within the public right-of-way, until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/ or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and transfer the contract to the HOA, master association, and/ or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) ****
102. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division on digital media prior to release of the performance bond. (T&ES) ****
103. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) ****

H. WATERSHED, WETLANDS, & RPAs

104. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)
105. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)
106. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site):
 - a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers;
 - b. Highly erodible and highly permeable soils;
 - c. Steep slopes greater than 15 percent in grade;
 - d. Known areas of contamination;
 - e. Springs, seeps, or related features; and
 - f. A listing of all wetlands permits required by law. (T&ES)

I. CONTAMINATED LAND

107. Indicate on the plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *
108. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *
 - a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. A Risk Assessment indicating any risks associated with the contamination.
 - c. A Remediation Plan detailing any contaminated soils and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.

- e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).
- 109. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “e” above are submitted and approved at the discretion of the Director of T&ES. This shall be included as a note on the Final Site Plan. (T&ES) (Code) *
- 110. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES) (Code)

J. SOILS

- 111. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site plan release. (T&ES) *

K. NOISE

- 112. Submit a noise study identifying the noise levels that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development prior to the Final Site Plan release. Include an analysis of the noise levels residents of the project will be exposed to due to loading and unloading activities, idling, and traffic. (T&ES) *
- 113. If the noise study identified noise impacted areas, conduct a building shell analysis identifying ways to minimize noise and vibration exposure to future residents. Submit the building shell analysis and the noise commitment letter for review and approval prior to Final Site Plan release. (P&Z) (T&ES) *
- 114. Equip all roof top HVAC and other mechanical equipment with noise reducing devices (e.g., silencers, acoustic plenums, louvers, or enclosures) to comply with the City noise limit at the property lines. Show the noise reducing specifications and locations prior to Final Site Plan release and install them prior to the issuance of the Certificate of Occupancy. (T&ES) (Code) *, ***
- 115. All restaurants at the site shall comply with the City noise code and no amplified sound shall be audible at the property line after 11 PM.

116. All exterior building-mounted loudspeakers shall be prohibited, and no amplified sound shall be audible at the property line after 9:00 PM. (T&ES)
117. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 PM and 7 AM. (T&ES)
118. Trash pick-up is prohibited before 9 AM daily. (T&ES)
119. No vehicles, including construction vehicles, associated with this project shall be permitted to idle for more than 10 minutes when parked, including vehicles in the loading dock. Post at least two no idling for greater than 10 minutes signs in the loading dock area in plain view prior to the issuance of the Certificate of Occupancy. (T&ES) ***
120. Demonstrate that sound-proofing materials will prevent any live entertainment that may operate at the site from disturbing residents prior to Final Site Plan release. (P&Z) (T&ES) (Code) *

L. AIR POLLUTION

121. If indoor fireplaces are provided, install electric fireplaces to reduce air pollution and improve indoor air quality, prior to issuance of the Certificate of Occupancy. (T&ES) ***
122. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
123. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)
124. Provide an electrical plug and related equipment within loading docks that will have refrigerator vehicle deliveries to limit emissions and noise from idling. Show the plug location prior to Final Site Plan release and install prior to the issuance of the Certificate of Occupancy. (T&ES) *, ***

V. CONSTRUCTION MANAGEMENT

125. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)
 - a. No streetlights shall be removed without authorization from the City of Alexandria,
 - b. If streetlights are to be removed from the public right-of-way, then temporary lights shall be provided until the installation and commissioning of new lights, *
 - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *

- d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
 - e. Include an overall proposed schedule for construction, *
 - f. Include a plan for temporary pedestrian circulation, *
 - g. Include the location and size of proposed construction trailers, if any, *
 - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
 - i. Post copies of the plan in the construction trailer and give to each subcontractor before they start work. ***
126. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall:
- a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
 - b. Post information on transit schedules and routes, *
 - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
 - d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) *
127. Include a section on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
128. Include a section on maintaining bicycle access within the Construction Management Plan. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
129. Include a section on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all wastes offsite

per all applicable federal, state, and local laws. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)

130. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) **
131. Transit stops adjacent to the site shall remain open, if feasible, for the duration of construction. If construction requires the closure of bus stops along Stevenson Avenue, a temporary ADA accessible transit stop shall be determined and installed. Coordinate with the T&ES Transportation Planning Division as well as with the transit agency which provides service to the bus stop. Install signs noting the bus stop closure and location of the temporary bus stop prior to taking bus stops out of service. (T&ES)
132. Obtain additional City approvals for any structural elements that extend into the public right-of-way, including but not limited to footings, foundations, and tiebacks, from the Director of T&ES as a part of the Sheeting and Shoring permit. (T&ES) **
133. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. (T&ES) *
134. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) **
135. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z) (Code)
136. Identify a community liaison throughout the duration of construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)
137. Install a temporary informational sign on the site prior to Final Site Plan release. The sign shall outline the project and include the name and telephone number of the community liaison, including an emergency contact number. Display the sign until construction finishes. (P&Z) (T&ES) *

138. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***
139. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches proposed finished grade. Ensure the wall check shows: (P&Z) **
 - a. Key dimensions of the building as shown on the approved Final Site Plan,
 - b. Key dimensions from future face of finished wall above to the property line and any adjacent structures on the property,
 - c. Extent of any below-grade structures,
 - d. Foundation wall in place, and
 - e. Future face of finished wall above.
140. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the T&ES Site Plan Coordinator prior to applying for a Certificate of Occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***
141. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) ****

VI. CONTRIBUTIONS

142. Pursuant to the Eisenhower West/Landmark Van Dorn Implementation Developer Contributions Policy adopted by City Council in 2018, a contribution is required to the Eisenhower West/Landmark Van Dorn Implementation Fund.
 - a. The applicant is required to provide a monetary contribution of \$3.12 (in 2021 dollars) per net square foot of development, excluding square footage achieved through the application of Section 7-700 of the Zoning Ordinance; and
 - b. Contribution rates are subject to an annual escalation clause equivalent to the CPIU for the Washington Metro area. Contribution rates will be recalculated January of each year. The final contribution amount shall be calculated and verified by the Neighborhood Planning and Community Development Division of the Department of Planning and Zoning at the time of Certificate of Occupancy. All contributions shall be made via wire transfer to the City of Alexandria. Instructions will be provided by Planning and Zoning

staff prior to the time of deposit. Wire transfer documentation must include the source name, receiving department name (Planning & Zoning), applicable fund reference code and the condition number being fulfilled. Payments shall be made prior to the release of the first certificate of occupancy. (P&Z)

143. The applicant shall provide the following items in lieu of meeting its on-site open space requirement:
- a. Prior to the release of the final site plan, a monetary contribution of \$40,000 shall be paid to the Department of Recreation, Parks, and Cultural Activities to partially fund the construction of a nature trail or other improvements to Stevenson Park;
 - b. Prior to approval of the final Certificate of Occupancy for the project, the property owner shall execute an approved shared maintenance agreement, subject to the review and approval of the Director of Planning & Zoning, by which it and the property owners of Landmark Overlook Landbays A and B provide for adequate and appropriate maintenance of the ¼-acre publicly accessible open space/park located on Landbay B.
 - c. The annual contribution required in subsection (b) above is subject to an annual escalation clause equivalent to the CPIU for the Washington Metro area. The Director of Planning & Zoning shall recalculate and verify the contribution amount in January of each year.
144. Contribute \$40,000 to the City prior to Final Site Plan release for a Capital Bikeshare station and bicycles or system operations. (T&ES) *

145. Condition deleted. (City Council)

VII. PUBLIC ART

146. Condition deleted. (City Council)

147. Condition deleted. (City Council)

148. Condition deleted. (City Council)

149. Condition deleted. (City Council)

150. Condition deleted. (City Council)

VIII. USES AND SIGNS

A. RETAIL/COMMERCIAL

151. Provide these conditions for the retail/commercial areas, to the satisfaction of the Director of P&Z:

- a. A minimum 15 feet floor-to-floor height.

- b. Maintain operable entrance(s) along at least one street adjacent to the retail/commercial tenant space. Include this requirement in each tenant's lease.
 - c. All ground floor windows shall remain transparent. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage.
 - d. Placing or constructing items that block visibility through windows of the interior commercial space from the street and the sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited.
152. Encourage employees who drive to use off-street parking. (T&ES)
153. Encourage employees to use public transportation. Contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
154. Provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material and posting on the business website. Contact Go Alex at goalex@alexandriava.gov for more information. (T&ES)
155. Provide information about nearby garages on the business's website to encourage patrons to park off-street. (T&ES)
156. Day care uses must not occupy more than one-third of the total retail square footage in the development. (P&Z) (T&ES)

B. SIGNAGE

157. Signage at the site shall be consistent with the following:
- a. All terms and conditions of approved Coordinated Sign Plan Special Use Permit #2021-00059; and
 - b. Internally illuminated box signs are prohibited. (P&Z)

IX. SUBDIVISIONS

158. The final subdivision plat shall comply with the requirements of Section 11-1709 of the Zoning Ordinance. (P&Z) *
159. Depict the location of all easements and reservations, including those required in this approval, on the Final Subdivision Plat. Do not construct any permanent structures over any existing private and/or public utility easements. (T&ES) *
160. The applicant shall complete one of the following requirements as follows:
- a. Demolish all existing buildings that overlap proposed lots within one year of recording the final subdivision plat. (P&Z)

- b. Consolidate the affected parcels into one lot if the existing building(s) that overlaps the new property lines is/are not demolished within one year. The City will not issue any new building permits, site plans, or grading plans—except those applied for in conjunction with a permit to demolish the building(s) that overlap proposed new lots - for improvements to the property until the existing building(s) is demolished or the properties are consolidated and brought into compliance. (P&Z)
161. Revise the plat to incorporate the following edits prior to submitting the Final Subdivision Plat submission:
- a. Acceptable name of subdivision (to appear in title block of plat) including proposed subdivision name, proposed subdivision lot numbers, “being a division of” language, existing subdivision names, existing subdivision DB/PG references, and existing subdivision lot numbers;
 - b. Lot lines to be vacated should be clearly labeled and distinguished from proposed lot lines;
 - c. Use different line weight and/or ‘to be vacated’ labels to distinguish between proposed and vacated property lines; and
 - d. Show proposed property annotation for all lot lines. (P&Z) (T&ES) *

X. HOUSING

162. Provide fifteen (15) affordable set-aside rental units with a unit mix proportional to the overall unit mix in Landbays C and D as determined at the time of Final Site Plan to the satisfaction of the Director of Housing. (Housing) (City Council)
163. Rents for set-aside units shall not exceed the maximum amounts allowed under the Federal Low Income Housing Tax Credit (LIHTC) program for households with incomes at 60 percent of the Washington D.C. Metropolitan Area Median Family Income (including utility allowances and any parking charges) for a 40-year period from the date of initial occupancy of each affordable unit. Recertify the incomes of resident households annually. (Housing) (City Council)
164. If at the time of lease up or lease renewal, the differential between the market rent and set-aside rent (as adjusted for utility allowances) for a comparable unit is less than 15 percent of the market rent, then the set-aside rent shall be reduced to maintain a differential of 15 percent for the term of the new lease or lease renewal. (Housing) (City Council)
165. Total non-refundable fees, excluding application and pet fees, shall not exceed 15 percent of gross affordable rent. (Housing) (City Council)
166. Residents of the set-aside units may be charged a monthly parking fee of up to \$50 (in 2022 dollars) or the standard fee whichever is lower for their first parking space. Any additional parking spaces shall be subject to standard fees. (Housing) (City Council)
167. Once an income-eligible household moves into a set-aside unit, that unit shall count as an affordable unit until the household’s income increases to more than 140 percent of the then-

- current income limit. Provide one additional one-year lease term at the affordable rent but notify the household that at the end of one year the household shall not be eligible to continue at the affordable rent. Afterwards, the over-income household may move to a comparable market rate unit or remain in the same unit. However, the next available and comparable unit (i.e., same number of bedrooms, den space, and/or approximate square footage) must be offered to a qualified household. Once the comparable unit is rented, the rent of the over-income unit may then increase to market rate per any lease restrictions. If a comparable unit within the building does not exist (e.g., a three-bedroom unit), then the over-income tenant must vacate the unit for an income-eligible household. (Housing) (City Council)
168. Do not deny households receiving Housing Choice Voucher assistance admission based on receiving such assistance. A household is income qualified if the amount of rent it can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent. (Housing) (City Council)
 169. Provide residents of set-aside units with access to all amenities offered within the entire development. (Housing) (City Council)
 170. Set-aside units shall be comparable in size and floor plan and have the same finishes as similar units in the development. Clustering of set-aside units shall be avoided. (Housing) (City Council)
 171. Notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing 90 days prior to leasing. Provide the City with marketing information 45 days prior to leasing, which shall include the affordable rents, fees, property amenities, and contact information for applications. The City shall notify interested parties of the availability of set-aside units. The applicant shall not accept applications for set-aside units until 45 days after providing written notification to the Office of Housing or until the Office of Housing advises the applicant that the information has been distributed and posted, whichever occurs first. (Housing) (City Council)
 172. List all set-aside units at Virginia Housing's website: www.VirginiaHousingSearch.com. (Housing) (City Council)
 173. Provide the City with the records and information necessary for annual compliance monitoring with the Housing conditions for the 40-year affordability period. (Housing) (City Council)
 174. If the development involves Community Development Block Grant (CBDG), Home Investment Partnership Program (HOME), Section 108 loan funds, federal Housing Trust Fund, or other monies provided by the Department of Housing and Urban Development, then the applicant shall consult and coordinate with Staff to ensure that the project complies with all federal environmental statutes, laws, and authorities. (Housing) (City Council)

XI. CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R - Recommendation S - Suggestion F - Finding

A. Planning and Zoning (P&Z)

- C-1 Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) *****
- C-2 Identify all trees to remove and protect/preserve in the tree conservation and protection plans prior to Final Site Plan release. Detail construction methods to reduce disturbance within driplines. Schedule an on-site inspection of existing conditions with the City Arborist and Natural Resources Division Staff prior to preparing the Tree Conservation and Protection Plan. *
- C-3 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. (P&Z) (T&ES) *****
- C-4 Any parking requirement may be adjusted within five percent of the requirement if the Director of P&Z determines that physical requirements of the building prevent complying with the specific number of required parking spaces per Section 8-200(A)(2)(c)(i) of the Zoning Ordinance. (P&Z) (T&ES)

B. Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor at (703) 746-4200 with any questions.
- C - 1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code (USBC) in effect when applying for building permit(s).
- C - 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).
- C - 3 Submit a soils report with the building permit application for all new and existing building structures. **
- C - 4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance

permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **

C. Archaeology

- C-1 All archaeological preservation measures shall comply with Section 11-411 of the Zoning Ordinance.

D. Transportation & Environmental Services (T&ES)

- F - 1. Prepare the Final Site Plan per the Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at: <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf> (T&ES) *
- F - 2. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES) *
- F - 3. Provide a dimension plan with all proposed features and the property line. (T&ES) *
- F - 4. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches. Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). (T&ES) *, ****
- F - 5. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single family residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES) *, ****

- F - 6. Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. (T&ES) *, ****
- F - 7. Provide at least 18-inches of vertical separation for sanitary sewer and 12-inches for storm sewer when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10-feet on each side of the point of crossing. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. (T&ES) *, ****
- F - 8. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. (T&ES) *, ****
- F - 9. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for a distance of 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) *, ****
- F - 10. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) *, ****
- F - 11. Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. (T&ES) *, ****
- F - 12. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. (T&ES) *
- F - 13. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) *
- F - 14. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) *

- F - 15. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry #04-18. (T&ES) *
- F - 16. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): (T&ES)
- a. Include the statement: "FOR INFORMATION ONLY" on all MOT Sheets. *
 - b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.
- F - 17. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES) *
- F - 18. Unless shown otherwise on the preliminary site plan, maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES) *
- F - 19. Unless shown otherwise on the preliminary site plan, maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) *
- C - 1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) *
- C - 2 Comply with the stormwater quality requirements and provide channel and flood protection per the Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Braddock-West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. (T&ES) *
- C - 3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, Section 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) *

- C - 4 Provide additional improvements to adjust lighting levels if the site does not comply with Section 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) *
- C - 5 The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES)
- d. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code Section 5-3-2, to the satisfaction of the Director of T&ES. *, ****
- e. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code Section 5-3-3, to the satisfaction of the Director of T&ES. *, ****
- C - 6 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. (T&ES) *, ****
- C - 7 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. (T&ES) *
- C - 8 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at (703) 746-4410 or commercialrecycling@alexandriava.gov. (T&ES) *
- C - 9 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Infrastructure Site Plan Release. (T&ES) *
- C - 10 Post the bond for the public improvements before Final Infrastructure Site Plan release. (T&ES) *

- C - 11 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) *
- C - 12 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *
- C - 13 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005 prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) *****
- C - 14 Design the thickness of sub-base, base, and wearing course using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) *, *****
- C - 15 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) *
- C - 16 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *
- C - 17 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 18 Comply with the City of Alexandria’s Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 19 Comply with the Alexandria Noise Control Code Title 11, Ch. 5, Section 11-5-4(b)(15), which permits construction activities to occur during these hours: (T&ES)
- i. Monday Through Friday from 7 AM to 6 PM
 - ii. Saturdays from 9 AM to 6 PM
 - iii. No construction activities allowed on Sundays and holidays
- c. Section 11-5-4(b)(19) further restricts pile driving to these hours:
- iv. Monday through Friday from 9 AM to 6 PM
 - v. Saturdays from 10 AM to 4 PM
 - vi. No pile driving is allowed Sundays and holidays
- d. Section 11-5-109 restricts excavating work in the right-of-way to:

- vii. Monday through Saturday 7 AM to 5 PM
- viii. No excavation in the right-of-way allowed on Sundays, New Year's Day, Independence Day, Thanksgiving, and Christmas.

- C - 20 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Article XIII of the Zoning Ordinance. (T&ES) *
- C - 21 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *
- C - 22 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) *
- C - 23 Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES) *

E. Information Technology

- R-1 Development cases should not use any addresses in their case name as existing site addresses may change during development. (GIS)

F. Fire Department

- R-1 Consider letting the Alexandria Fire Department use buildings that will be razed for training exercises. The Fire Department will formulate conditions of use between the parties and provide a hold harmless agreement to the owner or their representative.

Asterisks denote:

- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to issuance of the Certificate of Occupancy
- **** Condition must be fulfilled prior to release of the bond

X. DSP#2021-00004 (Public Streets)
STAFF RECOMMENDATIONS

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated September 16, 2021, as revised November 8, 2021, and comply with the following conditions of approval.

I. SITE PLAN

A. GENERAL

2. Per Section 11-418 of the Zoning Ordinance, the Development Site Plan shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval (*plus any extension per Section 7 of Ordinance #5313 related to the COVID-19 emergency*) and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Unless a different timeframe is authorized by the Directors of Planning & Zoning and Transportation & Environmental Services, the applicant shall submit the final subdivision plat and deed for the entire Landmark Overlook tract with the first Final Site Plan submitted in the Landmark Overlook tract. (P&Z)(T&ES)
4. Unless a different timeframe is authorized by the Directors of Planning & Zoning and Transportation & Environmental Services, the applicant shall submit the final dedication and easement plat and deeds for this Development Site Plan request for City review and approval with the first final site plan submission. The documents shall include, at minimum, dedications of land to the City as public right-of-way as shown on the preliminary plan to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)
5. Record the plat and submit a copy of the recorded plat and deeds prior to the release of the final site plan. (P&Z) (T&ES) **
6. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z, RPCA and T&ES. These items shall be shown on the final site plan, as needed, and include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units, electrical, cable boxes, and other utilities as needed.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.

- d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z) (T&ES) (RPCA)
7. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z and T&ES in consultation with the Chief of Police and Code administration shall include:
- a. The location of all existing and proposed streetlights and site lights, shading back less relevant information.
 - b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
 - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - d. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from back of temporary sidewalk to back of temporary sidewalk.
 - e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
 - f. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - g. Full cut-off lighting as applicable to prevent light spill onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with light spill regulations.
 - h. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
 - i. Basic, approved Dominion LED light fixtures for all proposed light fixtures in the City right-of-way.
 - j. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - k. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - l. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury. (P&Z) (T&ES) (Code) *
8. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall include the following minimum information:
- a. Dimension plan including existing conditions, proposed conditions, and grading elements;
 - b. Subdivision plat including existing and new parcels and their land areas, adjacent parcels and their tax map numbers, and legal lot numbers for each lot. (P&Z) (DPI) (GIS) *

9. The location of site features on the Final Site Plan shall be in substantial conformance with the preliminary plan dated September 16, 2021 as revised November 8, 2021. (P&Z)
10. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES) (P&Z)

B. OPEN SPACE/LANDSCAPING

11. Demonstrate that all site-wide street trees, tree wells and planters can be installed at grade, to provide a flush condition at the street level and meet the minimum soil depths, volume, and conditions as established in the City's Landscape Guidelines and to the satisfaction of the Director of Planning and Zoning. (P&Z)
12. Prior to the release of the Final Site Plan develop common elements guide in consultation with staff.
 - a. Provide general location, and specifications, for site furnishings that depict the installation, scale, and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, railings, permanent light fixtures, water features and other associated features.
 - c. Provide information on paving materials such as color, material and patterns for the sitewide decorative pavers or other paving materials for the streets, sidewalks and plaza areas. (P&Z) (T&ES)

C. ARCHAEOLOGY

13. Provide an Archaeological Evaluation and implement a Resource Management Plan prepared by an archaeological consultant, as outlined in the City of Alexandria's Archaeological Standards prior to Final Site Plan release. If archaeological work needs to occur alongside demolition and construction activities, then the applicant must demonstrate this necessity to the satisfaction of the City Archaeologist. (Archaeology) *
14. Complete all archaeological field work prior to Final Site Plan release, Grading Plan, and any other permits involving ground disturbing activities (e.g., coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping, and other excavations as defined in Section 2-151 of the Zoning Ordinance) subject to the approval of the City Archaeologist. The City Archaeologist may approve ongoing work subject to an Archaeological Evaluation Plan and Resource Management Plan to recover significant resources before or in concert with ground disturbing activities. (Archaeology) *
15. Call Alexandria Archaeology at (703) 746-4399 two weeks before starting any ground disturbance to arrange an inspection or monitoring. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

16. Call Alexandria Archaeology immediately at (703) 746-4399 if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the discovery area until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
17. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

D. PEDESTRIAN/STREETSCAPE

18. For the construction of interim and final sidewalks and final intersections, provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy.
 - a. Install ADA accessible pedestrian improvements serving the site.
 - b. Construct any temporary asphalt sidewalks to City standards and all permanent concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be six feet in commercial, mixed-use, or other high-density areas, unless shown otherwise on the preliminary site plan.
 - c. Sidewalks shall be flush across all driveway crossings.
 - d. All newly constructed curb ramps shall be concrete with detectable warning and shall conform to current VDOT standards.
 - e. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street.
 - f. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development.
 - g. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks [*white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)*] may be required as directed by staff at Final Site Plan. Alternative crosswalk treatments must be approved by the Director of T&ES.
 - h. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts. (P&Z) (T&ES) ***

E. PARKING

19. Show all interim proposed parking controls and restrictions on the Final Site Plan. All interim on-street parking controls and restrictions within the project area shall be determined by the City. Ultimate on-street parking restrictions shall be determined with each block DSUP within the site. (P&Z)(T&ES)

II. TRANSPORTATION

A. STREETS/TRAFFIC

20. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
21. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff and Code Administration staff to document existing conditions prior to any land disturbing activities. (T&ES) (Code)
22. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES)
23. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration. (T&ES)
24. All roads and sidewalks within the site shall be either dedicated to the City as public right-of-way or shall have a public access easement from building face to building face unless otherwise approved by the Director of T&ES. Roads that are not above private parking garages shall be public unless otherwise approved by the Director of T&ES. (T&ES)
25. Obtain approval for a street naming case from the Planning Commission for all rights-of-way listed below prior to Final Site Plan release.
 - a. New public and private streets.
 - b. Open spaces when residences have front doors that face them.
 - c. Drive aisles when residences have front doors that face open spaces. (P&Z) (T&ES) (GIS)
*
26. Street names and addresses must be provided for mail delivery (addressed per the front door) and for emergency services (addressed per street access) prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

B. BUS STOPS AND BUS SHELTERS

27. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) *

III. PUBLIC WORKS

A. UTILITIES

28. If a franchise agreement has not been entered into with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
29. Underground all overhead power and communication lines fronting the development prior to the Performance Bond release. (T&ES) ****
30. Do not locate transformer and switch gears in the public right-of-way. (T&ES)
31. All new fire hydrants on city streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative. Hydrants must be installed and functional prior to issuance of the Certificate of Occupancy. (T&ES) ***

B. INFORMATION TECHNOLOGY

32. To the satisfaction of the Director of Planning & Zoning, construct a conduit grid per the specifications listed below that minimizes the need for post-development excavation and/or right-of-way impacts when installing fiber/cables for high-speed internet access. (ITS)(P&Z)
33. Construct all conduits using schedule 80 PVC or HPDE and install them to a depth of 3-feet. Install a pull line and tracer within each conduit. (ITS)
34. All conduit on private property will be owned and maintained by the property owner. Conduit on public right-of-way will be owned and maintained by the City. (ITS) (T&ES)

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

35. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) *
36. The redevelopment phosphorus removal requirement is 40 percent from the predeveloped load (treatment of the first ½ inch of rainfall is required). New impervious must meet the required 0.41 lbs./ac phosphorus loading rate or the 40 percent reduction, whichever is more stringent. The site's entire water quality volume shall be treated. (T&ES) *

37. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *
38. Design all stormwater Best Management Practices (BMPs) to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *
39. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *
40. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by The City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) *****
41. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) *****
42. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the submission of As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) *****
43. Submit two originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the Final Site Plan #2. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *

B. WATERSHED, WETLANDS, & RPAs

44. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)
45. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)
46. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site):
 - a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
 - b. Highly erodible and highly permeable soils,
 - c. Steep slopes greater than 15 percent in grade,
 - d. Known areas of contamination;
 - e. Springs, seeps, or related features, and
 - f. A listing of all wetlands permits required by law. (T&ES)

C. CONTAMINATED LAND

47. Indicate on the plan whether any soil and groundwater contamination are present Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *
48. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *
 - a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. A Risk Assessment indicating any risks associated with the contamination.
 - c. A Remediation Plan detailing any contaminated soils and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
 - e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes

these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).

49. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “e” above are submitted and approved at the discretion of the Director of T&ES. This shall be included as a note on the Final Site Plan. (T&ES) (Code) *

D. SOILS

50. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site plan release. (T&ES) *

E. NOISE

51. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES) (T&ES) ***

V. CONSTRUCTION MANAGEMENT

52. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval, and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Zoning Ordinance Article XIII (Environmental Management) for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan must be complied with prior to the partial Final Site Plan release. (T&ES) *
53. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements:
- a. No streetlights shall be removed without authorization from the City of Alexandria,
 - b. If streetlights are to be removed from the public right-of-way, then temporary lights shall be provided until the installation and commissioning of new lights, *
 - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *
 - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
 - e. Include an overall proposed schedule for construction, *
 - f. Include a plan for temporary pedestrian circulation, *
 - g. Include the location and size of proposed construction trailers, if any, *
 - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *

- i. Post copies of the plan in the construction trailer and give to each subcontractor before they start work. *** (P&Z) (T&ES) (Code)
54. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall:
 - a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
 - b. Post information on transit schedules and routes, *
 - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
 - d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) *
 55. Include a section on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
 56. Include a section on maintaining bicycle access within the Construction Management Plan. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
 57. Include a section on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all wastes offsite per all applicable federal, state, and local laws. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)
 58. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) **

59. Transit stops adjacent to the site shall remain open, if feasible, for the duration of construction. If construction requires closing bus stops along Stevenson Avenue, a temporary ADA accessible transit stop shall be determined and installed. Coordinate with the T&ES Transportation Planning Division at (703) 746-4088 as well as with the transit agency which provides service to the bus stop. Install signs noting the bus stop closure and location of the temporary bus stop prior to taking bus stops out of service. (T&ES)
60. Obtain additional City approvals for any structural elements that extend into the public right-of-way, including but not limited to footings, foundations, and tiebacks, from the Director of T&ES as a part of the Sheeting and Shoring permit. (T&ES) **
61. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. (T&ES) *
62. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) **
63. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z) (Code)
64. Identify a community liaison throughout the duration of construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)
65. Install a temporary informational sign on the site prior to Final Site Plan release. The sign shall outline the project and include the name and telephone number of the community liaison, including an emergency contact number. Display the sign until construction finishes. (P&Z) (T&ES) *
66. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***
67. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the T&ES Site Plan Coordinator prior to applying for a Certificate of Occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered

architect, engineer, or surveyor. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***

68. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) ****

VI. SUBDIVISIONS

69. The final subdivision plat shall comply with the requirements of Section 11-1709 of the Zoning Ordinance. (P&Z) *
70. Depict the location of all easements and reservations, including those required in this approval, on the Final Subdivision Plat. Do not construct any permanent structures over any existing private and/or public utility easements. (T&ES) *
71. The applicant shall complete one of the following requirements:
- a. Demolish all existing buildings that overlap proposed lots within one year of recording the final subdivision plat. (P&Z)
 - b. Consolidate the affected parcels into one lot if the existing building(s) that overlaps the new property lines is/are not demolished within one year. The City will not issue any new building permits, site plans, or grading plans—except those applied for in conjunction with a permit to demolish the building(s) that overlap proposed new lots - for improvements to the property until the existing building(s) is demolished or the properties are consolidated and brought into compliance. (P&Z)
72. Revise the plat to incorporate the following edits prior to submitting the Final Subdivision Plat submission:
- a. Acceptable name of subdivision (to appear in title block of plat) including proposed subdivision name, proposed subdivision lot numbers, “being a division of” language, existing subdivision names, existing subdivision DB/PG references, and existing subdivision lot numbers;
 - b. Lot lines to be vacated should be clearly labeled and distinguished from proposed lot lines;
 - c. Use different line weight and/or ‘to be vacated’ labels to distinguish between proposed and vacated property lines; and
 - d. Show proposed property annotation for all lot lines. (P&Z) (T&ES) *

VII. CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R - Recommendation S - Suggestion F - Finding

A. Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor at (703) 746-4200 with any questions.
- C - 1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code (USBC) in effect when applying for building permit(s).
- C - 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).
- C - 3 Submit a soils report with the building permit application for all new and existing building structures. **
- C - 4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **

B. Archaeology

- C - 1 All archaeological preservation measures shall comply with Section 11-411 of the Zoning Ordinance.

C. Transportation & Environmental Services (T&ES)

- F - 1. Prepare the Final Site Plan per the Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at: <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%202009.pdf> (T&ES) *
- F - 2. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES) *
- F - 3. Provide a dimension plan with all proposed features and the property line. (T&ES) *

- F - 4. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches. Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). (T&ES) *, ****
- F - 5. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single family residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES) *, ****
- F - 6. Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. (T&ES) *, ****
- F - 7. Provide at least 18-inches of vertical separation for sanitary sewer and 12-inches for storm sewer when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10-feet on each side of the point of crossing. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. (T&ES) *, ****
- F - 8. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. (T&ES) *, ****

- F - 9. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for a distance of 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) *, ****
- F - 10. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) *, ****
- F - 11. Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. (T&ES) *, ****
- F - 12. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. (T&ES) *
- F - 13. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) *
- F - 14. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) *
- F - 15. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry #04-18. (T&ES) *
- F - 16. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): (T&ES)
- a. Include the statement: “FOR INFORMATION ONLY” on all MOT Sheets. *
 - b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.
- F - 17. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES) *
- F - 18. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES) *
- F - 19. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) *

- C - 1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) *
- C - 2 Comply with the stormwater quality requirements and provide channel and flood protection per the Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Braddock-West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. (T&ES) *
- C - 3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, Section 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) *
- C - 4 Provide additional improvements to adjust lighting levels if the site does not comply with Section 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) *
- C - 5 The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES)
 - a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code Section 5-3-2, to the satisfaction of the Director of T&ES. *, ****
 - b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code Section 5-3-3, to the satisfaction of the Director of T&ES. *, ****

- C - 6 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. (T&ES) *, *****
- C - 7 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. (T&ES) *
- C - 8 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at (703) 746-4410 or commercialrecycling@alexandriava.gov. (T&ES) *
- C - 9 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) *
- C - 10 Post the bond for the public improvements before Final Site Plan release. (T&ES) *
- C - 11 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) *
- C - 12 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *
- C - 13 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005 prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) *****
- C - 14 Design the thickness of sub-base, base, and wearing course using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method

(Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) *, *****

- C - 15 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) *
- C - 16 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *
- C - 17 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 18 Comply with the City of Alexandria's Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 19 Comply with the Alexandria Noise Control Code Title 11, Ch. 5, Section 11-5-4(b)(15), which permits construction activities to occur during these hours: (T&ES)
 - i. Monday Through Friday from 7 AM to 6 PM
 - ii. Saturdays from 9 AM to 6 PM
 - iii. No construction activities allowed on Sundays and holidays
- a. Section 11-5-4(b)(19) further restricts pile driving to these hours:
 - i. Monday through Friday from 9 AM to 6 PM
 - ii. Saturdays from 10 AM to 4 PM
 - iii. No pile driving is allowed Sundays and holidays
- b. Section 11-5-109 restricts excavating work in the right-of-way to:
 - i. Monday through Saturday 7 AM to 5 PM
 - ii. No excavation in the right-of-way allowed on Sundays, New Year's Day, Independence Day, Thanksgiving, and Christmas.
- C - 20 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Article XIII of the Zoning Ordinance. (T&ES) *
- C - 21 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *
- C - 22 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than

one acre. Refer to the Memo to Industry 08-14: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) *

- C - 23 Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES) *

D. Information Technology

- R - 1. Development cases should not use any addresses in their case name as existing site addresses may change during development. (GIS)

E. Fire Department

- R - 1. Consider letting the Alexandria Fire Department use buildings that will be razed for training exercises. The Fire Department will formulate conditions of use between the parties and provide a hold harmless agreement to the owner or their representative.

Asterisks denote:

- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to issuance of the Certificate of Occupancy
- **** Condition must be fulfilled prior to release of the bond

ATTACHMENT 1: Master Plan Amendment Resolution

RESOLUTION NO. MPA 2021-00001

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, the proposed amendments will amend the **Landmark/Van Dorn Small Area Plan** chapter of the 1992 Master Plan;

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revisions and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **December 7, 2021** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendments are necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **Landmark/Van Dorn Small Area Plan** section of the City; and
2. The proposed amendments are generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the **Landmark/Van Dorn Small Area Plan** section of the 1992 Master Plan; and
3. The proposed amendments show the Planning Commission's long-range recommendations for the general development of the **Landmark/Van Dorn Small Area Plan**; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendments to the **Landmark/Van Dorn Small Area Plan** chapter of 1992 Master Plan will, in accordance with present and probably future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

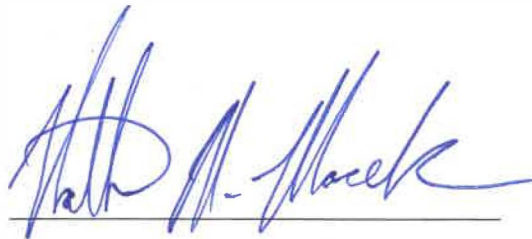
5901, 5951, 5999 Stevenson Avenue and 2 South Whiting Street - Landmark Overlook

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendments to the **Landmark/Van Dorn Small Area Plan** through the **Landmark/Van Dorn Corridor Plan overlay** are hereby adopted in their entirety amending the Landmark/Van Dorn Corridor Plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:
 - Amend Table 4-4 Development Parameters for Redevelopment Blocks for Development Block B, Choi, to reflect an increase in the maximum square footage of residential use from 300,000 to 725,000; a decrease in the minimum square footage of office use from 500,000 to 150,000; and a decrease in the minimum square footage of retail use from 10,000 to 6,900;
 - Amend Figure 4-11 Conceptual Land Use Map for Redevelopment Area to reflect a change in primary use above first floor from 'Office' to 'Residential, Some Office';
 - Amend Figure 6-11 to reflect a change in use from 'Office with Some Retail' to 'Residential, Some Office'; and
 - Amend Figure 7-13 Generalized Land Use to reflect a change in use from 'Office' to 'Residential, Some Office'.

2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 7th day of December 2021..



Nate Macek, Chair
Alexandria Planning Commission

ATTEST:



Karl Moritz, Secretary

Attachments

Table 4-4 Development Parameters for Redevelopment Blocks, as amended

Amended 12/15/18, Ord. 5196

Table 4-4
Development Parameters for Redevelopment Blocks

| Development Block ¹ | Gross Site Area ² (acres) | Floor Area Ratio ³ (Minimum) | Allowable (Minimum) Gross Floor Area ⁴ | Land Use | Maximum Height Feet (stories) ⁵ | Retail Minimum ^{1,6} | Residential Maximum (Minimum) ⁷ | Office Minimum ⁸ |
|--|--------------------------------------|---|---|-----------------------------------|--|-------------------------------|--|-------------------------------|
| West End Town Center | | | | | | | | |
| A. Landmark Mall | 51.46 | 2.5 (2.23) | 5,606,000 (5,000,000) | Regional Town Center | 85 - 250 (5-25) | 800,000 | 1,800,000 (1,200,000) | 2,500,000 |
| B. Choi | 8.21 | 2.5 (2.0) | 895,000 (715,700) | Regional Town Center | 85 - 250 (5-25) | 10,000 | 300,000 | 500,000 |
| C. Millennium/ Saul Centers | 12.46 | 2.5 (#.0) | 1,357,000 (1,085,500) | Regional Town Center | 85 - 150 (5-15) | 125,000 | 445,000 | 700,000 |
| E Van Dam Plaza | 10.67 | 2.0 (1.5) | 930,000 (897,000) | Residential/Office Mixed Use | 65 - 85 (4-8) | 100,000 | 550,000 | |
| Total Town Center | 82.82 | | 8,788,000 (7,498,200) | | | 1,035,000 | 3,095,000 (1,200,000) | 3,700,000 |
| Pickett Place | | | | | | | | |
| H. Edsall/ Van Dam North (part ⁹) | 5.35 | 2.0 (1.5) | 468,000 (350,000) | Residential Mixed Use | 65 (4-6) | 25,000 | 325,000 | 0 |
| I. Koone Collision | 13.86 | 2.0 (1.5) | 1,207,000 (905,000) | Residential Mixed Use | 65 - 85 (4-9) | 60,000 | 800,000 | 50,000 |
| J. Edsall/Pickett/ Van Dam | 23.25 | 2.0 (1.5) 2.52 | 2,026,000 (1,519,000) | Mixed-Use Community Retail Center | 85-145 65-120 (4-12) | 250,000 | 1,900,000 1,450,000 (500,000) | 200,000 allow office or hotel |
| K. Auto Dealer | 5.09 | 2.0 (1.5) | 443,000 (332,000) | Residential Mixed Use | 65 - 85 (4-8) | 12,000 | 431,000 | 0 |
| M. Gateway II Pickett | 7.80 | 2.0 (1.5) | 669,000 (509,500) | Residential Mixed Use | 65 - 85 (4-8) | 12,000 | 657,000 | 0 |
| Total Pickett Place | 55.34 | | 4,810,000 (3,815,500) | | | 359,000 | 3,873,000 (500,000) | 250,000 |
| Total Development Sites | 138.17 | | 13,598,000 (11,113,700) | | | 1,394,000 | 6,768,000 (1,700,000) | 3,950,000 |
| Max nonresidential with max residential | | | 6,841,000 | | | | | |
| Max nonresidential with min residential | | | 11,909,000 | | | | | |

Ord. 5196

Notes:

1. Data is provided only for blocks expected to redevelop for mixed use. Existing residential properties are not expected to be redeveloped.
2. Site area is approximate based on the best available information.
3. Density and uses identified here can be transferred among development blocks within a CDD as part of a CDD SUP.
4. Gross Floor Area based on 2.5 floor area ratio (FAR) north of Stevenson Avenue and 2.0 FAR south of Stevenson Avenue, should be adjusted based on surveyed site area. Site area (or FAR calculations) includes required setbacks, rights of way and public open space to be dedicated. GFA shown is only available through rezoning and development under a CDD Special Use Permit with development plan. Below-grade active uses and structured parking levels at or above grade are included in floor area. Below-grade parking is not included. Below-grade parking area equal to site area excluding rights of way is required before above-grade structured parking is permitted. See Chapter 7 for detailed discussion of structured parking.

Table 4-4 Development Parameters for Redevelopment Blocks, as proposed

Amended 12/15/18, Ord. 5196
 Amended Date, Ord. XXXX

Table 4-4
 Development Parameters for Redevelopment Blocks

| Development Block ¹ | Gross Site Area ² (acres) | Floor Area Ratio ³ Maximum (Minimum) | Allowable (Minimum) Gross Floor Area ^{3,4} | Land Use | Maximum Height Feet (stories) ⁵ | Retail Minimum ^{3,6} | Residential Maximum (Minimum) ³ | Office Minimum ³ | |
|--|--------------------------------------|---|---|--------------------------------------|--|-------------------------------|--|-------------------------------------|--------------|
| West End Town Center | | | | | | | | | |
| A. Landmark Mall | 51.48 | 2.5 (2.23) | 5,606,000 (5,000,000) | Regional Town Center | 85 - 250 (5-25) | 800,000 | 1,800,000 (1,200,000) | 2,500,000 | |
| B. Choi | 8.21 | 2.5 (2.0) | 895,000 (715,700) | Regional Town Center | 85 - 250 (5-25) | 6,900 10,000 | 225,000 300,000 | 150,000 600,000 | Ord. XXXX |
| C. Millennium/ Saul Centers | 12.46 | 2.5 (2.0) | 1,357,000 (1,085,500) | Regional Town Center | 85 - 150 (5-15) | 125,000 | 445,000 | 700,000 | |
| E. Van Dorn Plaza | 10.67 | 2.0 (1.5) | 930,000 (697,000) | Residential/Office Mixed Use | 65 - 85 (4-8) | 100,000 | 550,000 | | |
| Total Town Center | 82.82 | | 8,788,000 (7,498,200) | | | 1,035,000 | 3,095,000 (1,200,000) | 3,700,000 | |
| Pickett Place | | | | | | | | | |
| H. Edsall/ Van Dorn North (part ⁶) | 5.35 | 2.0 (1.5) | 466,000 (350,000) | Residential Mixed Use | 65 (4-6) | 25,000 | 325,000 | 0 | |
| I. Koons Collision | 13.86 | 2.0 (1.5) | 1,207,000 (905,000) | Residential Mixed Use | 65 - 85 (4-8) | 60,000 | 800,000 | 50,000 | |
| J. Edsall/Pickett/ Van Dorn | 23.25 | 2.0 2.52 (1.5) | 2,025,000 (1,519,000) | Mixed-Use Community Retail Center | 85-145 65-120 (4-12) | 250,000 | 1,900,000 1,450,000 (500,000) | 200,000 allow office or hotel | |
| K. Auto Dealer | 5.09 | 2.0 (1.5) | 443,000 (332,000) | Residential Mixed Use | 65 - 85 (4-8) | 12,000 | 431,000 | 0 | |
| M. Gateway II Pickett | 7.80 | 2.0 (1.5) | 669,000 (509,500) | Residential Mixed Use | 65 - 85 (4-8) | 12,000 | 657,000 | 0 | |
| Total Pickett Place | 55.34 | | 4,810,000 (3,615,500) | | | 359,000 | 3,673,000 (500,000) | 250,000 | |
| Total Development Sites | 138.17 | | 13,598,000 (11,113,700) | | | 1,394,000 | 6,768,000 (1,700,000) | 3,950,000 | |
| Max nonresidential with max residential | | | 6,841,000 | | | | | | |
| Max nonresidential with min residential | | | 11,909,000 | | | | | | |

Notes:

1. Data is provided only for blocks expected to redevelop for mixed use. Existing residential properties are not expected to be redeveloped.
2. Site area is approximate based on the best available information.
3. Density and uses identified here can be transferred among development blocks within a CDD as part of a CDD SUP.
4. Gross Floor Area based on 2.5 floor area ratio (FAR) north of Stevenson Avenue and 2.0 FAR south of Stevenson Avenue, should be adjusted based on surveyed site area. Site area for FAR calculations includes required setbacks, rights of way and public open space to be dedicated. GFA shown is only available through rezoning and development under a CDD Special Use Permit with development plan. Below-grade active uses and structured parking levels at or above grade are included in floor area. Below-grade parking is not included. Below-grade parking area equal to site area excluding rights of way is required before above-grade structured parking is permitted. See Chapter 7 for detailed discussion of structured parking.

Figure 4-11 Conceptual Land Use Map for Redevelopment Area, as amended

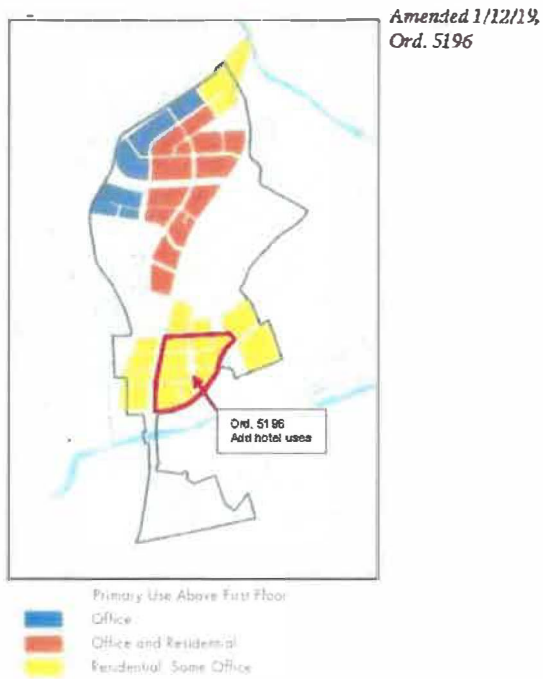


Figure 4-11 Conceptual Land Use Map for Redevelopment Area

Figure 4-11 Conceptual Land Use Map for Redevelopment Area, as proposed

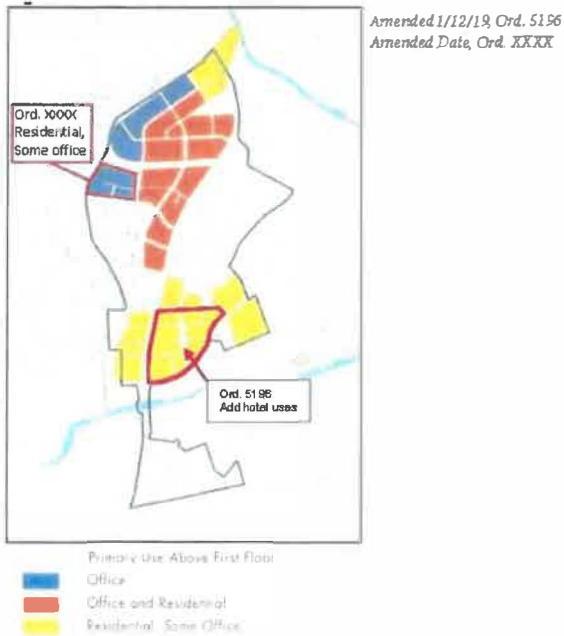


Figure 4-11 Conceptual Land Use Map for Redevelopment Area

Figure 6-11 (page 108) as amended

Amended 1/12/19, Ord. 5196

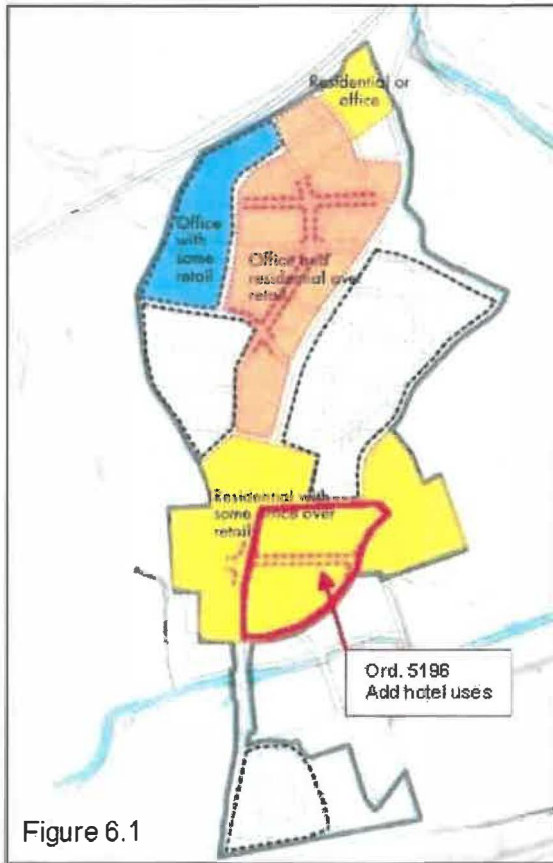


Figure 6-11 The mix of uses varies within the planning area based on the potential market for various uses and the character sought for each district. Uses with regional markets including a significant employment center and regional retail center are concentrated in the West End Town Center district. Red dashed lines show retail frontages that provide the core of the retail districts in the West End Town Center and Pickett Place.

Figure 6-11 (page 108) as proposed

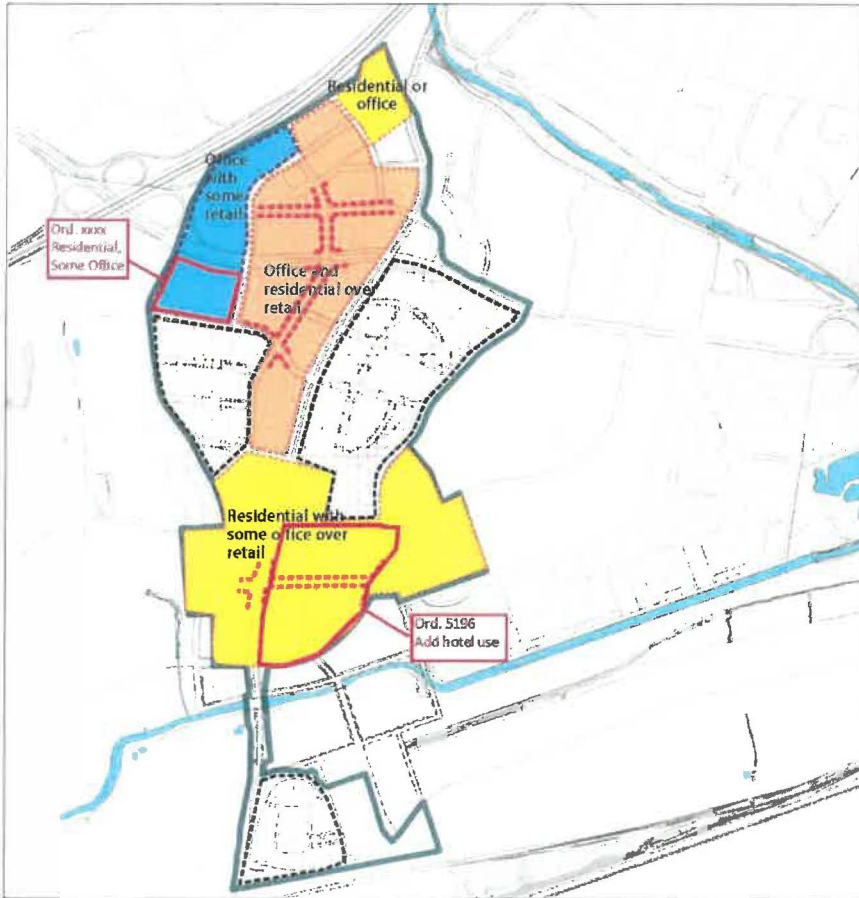
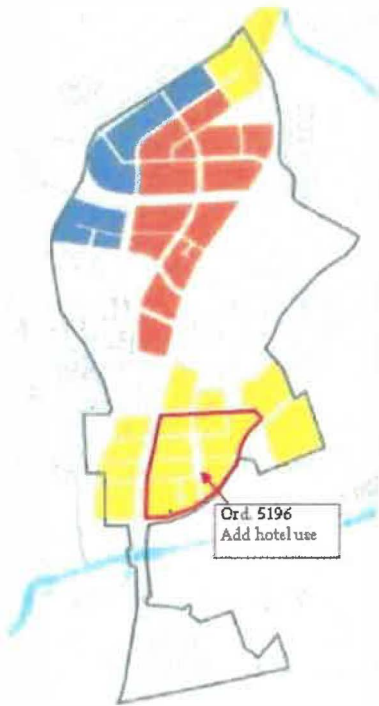


Figure 6-11. The mix of uses varies within the planning area based on the potential market for various uses and the character sought for each district. Uses with regional markets including a significant employment center and regional retail center are concentrated in the West End Town Center district. Red dashed lines show retail frontages that provide the core of the retail districts in the West End Town Center and Pickett Place.

Figure 7-13 Generalized Land Use, as amended

Amended 1/12/19, Ord. 5196



- Primary Uses Above First Floor
- Office
 - Residential or Office
 - Residential with Some Office

Figure 7-13. Generalized Land Use. This figure shows the predominant land use above the first floor for the areas expected to redevelop under CDD rezoning

Figure 7-13 Generalized Land Use, as proposed

Amended 1/12/19, Ord. 5196
Amended Date, Ord. XXXX



- Primary Uses Above First Floor
- Office
 - Residential or Office
 - Residential with Some Office

Figure 7-13 Generalized Land Use. This figure shows the predominant land use above the first floor for the areas expected to redevelop under CDD rezoning



APPLICATION

[] Master Plan Amendment MPA# _____
[] Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 5901, 5951, 5999 Stevenson Ave. and 2 S. Whiting

APPLICANT

Name: West End Development Associates LLC

Address: c/o Hekemian Co. Inc. 505 Main Street, Floor 5, Hackensack, NJ 07601-5900

PROPERTY OWNER:

Name: West End Development Associates LLC

Address: c/o Hekemian Co. Inc. 505 Main Street, Floor 5, Hackensack, NJ 07601-5900

Interest in property:

- [x] Owner [] Contract Purchaser
[x] Developer [] Lessee [] Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

- [x] yes: If yes, provide proof of current City business license.
[] no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Kenneth W. Wire, Wire Gill LLP, Agent/Attorney
Print Name of Applicant or Agent
Signature
1750 Tysons Blvd., Suite 1500
703-677-3129
Mailing/Street Address Telephone # Fax #
Tysons, VA 22102
City and State Zip Code Date
October 7, 2021

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY
Application Received: _____ Fee Paid: \$ _____
Legal advertisement: _____
ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

| |
|-------------|
| MPA # _____ |
| REZ # _____ |

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

| Address Tax Map - Block - Lot | Land Use Existing - Proposed | | Master Plan Designation Existing - Proposed | | Zoning Designation Existing - Proposed | | Frontage (ft.) | Land Area (acres) |
|----------------------------------|-------------------------------------|----------------------|---|-------------------------------|--|--------------------|----------------|-------------------|
| | 1 047.04-04-20, -19, -17 and -18 | Commercial-Mixed Use | | Mixed Use Per the LMVD SAP | | OCM (50/ CRMU-M | CRMU-H | 8.21 ac |
| 2 _____ | _____ | _____ | *Please see attached narrative* | _____ | _____ | _____ | _____ | _____ |
| 3 _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| 4 _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ |

PROPERTY OWNERSHIP

Individual Owner Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

- Name: See Disclosure Attachment Extent of Interest: _____
 Address: _____
- Name: _____ Extent of Interest: _____
 Address: _____
- Name: _____ Extent of Interest: _____
 Address: _____
- Name: _____ Extent of Interest: _____
 Address: _____

DISCLOSURE ATTACHMENT

West End Development Associates, LLC is the owner of the properties.

Landmark 100, LLC is the sole Member of West End Development Associates, LLC.

Landmark 100, LLC is owned by the following individuals who all own greater than 3% of the LLC:

Robert S. Hekemian, Jr.
Bryan S. Hekemian
David B. Hekemian
Lisa Hekemian
Christopher Bell
Allan Tubin

| |
|-------------|
| MPA # _____ |
| REZ # _____ |

JUSTIFICATION FOR AMENDMENT
(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:
 The proposed MPA for a more even use mix of residential-to-commercial floor area will allow for the SAP to be realized. The Property is within the West End Town Center area of the SAP, which is one of the main centers of the SAP. As planned in the SAP, the 500,000 SF of office/commercial envisioned on the Property is not supported by the market given high office vacancy rates; however new residential housing options near transit will help address the region's on-going housing shortage. Please see enclosed narrative listing specific amendments to the LMVD SAP.

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:
 The proposed CRMU-H permits a 2.5 FAR with an SUP over the entirety of the property under the Tract definition. The LMVD SAP calls for up to a 2.5 FAR on the property. A CDD is called for on the Property, however, given it will be developed by one developer on a relatively small property compared to other CDD areas, the CRMU-H District is sought.

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.
 As part of the proposed development, the Applicant proposes new internal public and private roadways and utilities serving the development. The property enjoys access to local and regional roads and highways in close proximity.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):
 The Applicant does not request a conditional proffered rezoning as part of this development.

Master Plan Amendment
5901, 5951, 5999 Stevenson Ave. and 2 S. Whiting Street
Narrative

As part of the development request for 5901, 5951, 5999 Stevenson Ave. and 2 S. Whiting Street (the “Property”), the Applicant requests to amend the Landmark Van Dorn Small Area Plan (“LMVD SAP”) in the following specific manner:

- Amend Figure 4-11 “Conceptual Land Use Map for Redevelopment Area” from “Office” to “Residential, Some Office” for the primary use above the first floor; and
- Amend Table 4-4 “Development Parameters for Redevelopment Blocks”, for the Choi property from 10,000 SF “Retail Minimum” to 6,900 SF; 300,000 SF “Residential Maximum” to 725,000 SF; and 500,000 SF “Office Minimum” to 150,000 SF.

Given the deteriorating office market resulting in high office vacancy rates, the planned mix of uses of 70% office and 30% residential uses at the Property, will stifle development during a residential housing shortage. These amendments will allow for a more even use mix of residential to commercial floor area, allowing for the viable development of the Property. The proposed use mix is more in line with the recent amendment to the LMVD SAP for the Landmark Mall, which is also in the West End Town Center area of the SAP. This project will include new for-sale and rental housing accessible to the future Duke Street transitway and the transit center planned for Landmark Mall. This type of development is in line with the City’s transit-oriented development policies of locating density and housing near transit options.

**Table 4-4
Development Parameters for Redevelopment Blocks**

| Development Block ¹ | Gross Site Area ² (acres) | Floor Area Ratio ³ Maximum (Minimum) | Allowable (Minimum) Gross Floor Area ^{3,4} | Land Use | Maximum Height Feet (stories) ⁵ | Retail Minimum ^{3,6} | Residential Maximum (Minimum) ³ | Office Minimum ³ |
|---|--------------------------------------|---|---|-----------------------------------|--|-------------------------------|---|----------------------------------|
| West End Town Center | | | | | | | | |
| A. Landmark Mall | 51.48 | 2.5 (2.23) | 5,606,000 (5,000,000) | Regional Town Center | 85 - 250 (5-25) | 800,000 | 1,800,000 (1,200,000) | 2,500,000 |
| B. Choi | 8.21 | 2.5 (2.0) | 895,000 (715,700) | Regional Town Center | 85 - 250 (5-25) | 6,900 10,000 | 725,000 300,000 | 150,000 300,000 |
| C. Millennium/ Saul Centers | 12.46 | 2.5 (2.0) | 1,357,000 (1,085,500) | Regional Town Center | 85 - 150 (5-15) | 125,000 | 445,000 | 700,000 |
| E. Van Dorn Plaza | 10.67 | 2.0 (1.5) | 930,000 (697,000) | Residential/Office Mixed Use | 65 - 85 (4-8) | 100,000 | 550,000 | |
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| Pickett Place | | | | | | | | |
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| I. Koons Collision | 13.86 | 2.0 (1.5) | 1,207,000 (905,000) | Residential Mixed Use | 65 - 85 (4-8) | 60,000 | 800,000 | 50,000 |
| <i>Ord. 5196</i> J. Edsall/Pickett/ Van Dorn | 23.25 | 2.0 (1.5) 2.52 | 2,025,000 (1,519,000) | Mixed-Use Community Retail Center | 85-145 65-120 (4-12) | 250,000 | 1,900,000 1,450,000 (500,000) | 200,000 allow office or hotel |
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| Max nonresidential with max residential | | | 6,841,000 | | | | | |
| Max nonresidential with min residential | | | 11,909,000 | | | | | |

Notes:

1. Data is provided only for blocks expected to redevelop for mixed use. Existing residential properties are not expected to be redeveloped.
2. Site area is approximate based on the best available information.
3. Density and uses identified here can be transferred among development blocks within a CDD as part of a CDD SUP.
4. Gross Floor Area based on 2.5 floor area ratio (FAR) north of Stevenson Avenue and 2.0 FAR south of Stevenson Avenue, should be adjusted based on surveyed site area. Site area for FAR calculations includes required setbacks, rights of way and public open space to be dedicated. GFA shown is only available through rezoning and development under a CDD Special Use Permit with development plan. Below-grade active uses and structured parking levels at or above grade are included in floor area. Below-grade parking is not included. Below-grade parking area equal to site area excluding rights of way is required before above-grade structured parking is permitted. See Chapter 7 for detailed discussion of structured parking.



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2021-10013, 2021-10014 Project Name: Landmark Overlook

PROPERTY LOCATION: 5901, 5951, 5999 Stevenson Ave. and 2 S. Whiting

TAX MAP REFERENCE: 047.04-04-20, -19, -17 and -18 ZONE: OCM(50), CRMU-M

APPLICANT:

Name: c/o Hekemian Co. Inc. 505 Main Street, Floor 5, Hackensack, NJ 07601-5900

Address: _____

PROPERTY OWNER:

Name: West End Development Associates LLC

Address: _____

SUMMARY OF PROPOSAL A phased development of two multifamily buildings, 88 two-over-twos and approximately 6,931 SF of retail. 2 DSUPs (multifamily Blds., two-over-twos) and 1 DSP (infrastructure) are sought.

MODIFICATIONS REQUESTED Open space overall & for each DSUP area and height-to-setback ratio for multifamily bldgs per 6-403(A)

SUP'S REQUESTED 2.03 FAR of the 2.5 FAR for entire property per CRMU-H via Tract definition, parking reduction for two-over-twos; tandem parking; two TMP SUPs; & Coordinated Sign Plan

THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Kenneth W. Wire, Wire Gill LLP, Agent/Attorney

Print Name of Applicant or Agent

1750 Tysons Blvd., Suite 1500

Mailing/Street Address

Tysons, VA 22102

City and State Zip Code

Signature

703-677-3129

Telephone # Fax #

kwire@wiregill.com

Email address

October 7, 2021

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

- The Owner Contract Purchaser Lessee or Other: _____ of
the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

See Disclosure Attachment

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes. Provide proof of current City business license.
 No. The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|-----------------------------|--|---------------------------|
| 1. West End Dev. Assoc. LLC | For Both: c/o Hekemian Co. Inc. | 100% |
| 2. Landmark 100, LLC | 505 Main St. Floor 4, Hackensack, NJ 07601-5900 | See Disclosure Attachment |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at ^{5901, 5951, 5999 Stevenson Ave.} ~~_____~~ (address), ^{and 2 S. Whiting} unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|-----------------------------|--|---------------------------|
| 1. West End Dev. Assoc. LLC | For Both: c/o Hekemian Co. Inc. | 100% |
| 2. Landmark 100, LLC | 505 Main St. Floor 4, Hackensack, NJ 07601-5900 | See Disclosure Attachment |
| 3. | | |

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|-----------------------------|---|---|
| 1. West End Dev. Assoc. LLC | For Both: c/o Hekemian Co. Inc. | 100% |
| 2. Landmark 100, LLC | 505 Main St. Floor 4, Hackensack, NJ 07601-5900 | See Disclosure Attachment |
| 3. | | |

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

| | | |
|---------------|--------------------------------|---|
| Oct. 25, 2021 | Kenneth W. Wire, Wire Gill LLP |  |
| Date | Printed Name | Signature |

DISCLOSURE ATTACHMENT

West End Development Associates, LLC is the owner of the properties.

Landmark 100, LLC is the sole Member of West End Development Associates, LLC.

Landmark 100, LLC is owned by the following individuals who all own greater than 3% of the LLC:

Robert S. Hekemian, Jr.
Bryan S. Hekemian
David B. Hekemian
Lisa Hekemian
Christopher Bell
Allan Tubin

2. Narrative description. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

The Property is located within the Landmark Van Dorn SAP and is part of the "West End Town Center" that also includes Landmark Mall. The Applicant requests a redevelopment of the site with 88 stacked condominium units, 6,931 SF of retail and two multifamily buildings with 177 and 191 units totaling 2.03 FAR out of the 2.5 FAR planned for the Property in the SAP. The Applicant requests two DSUPs for the multifamily buildings and stacked condominiums respectively. A DSP for infrastructure is requested. Additionally, a phased development that includes one unbuilt landbay/future DSUP area in the northeast corner, which is allocated the remaining planned density of up to a 2.5 FAR. The Applicant has requested a Master Plan Amendment to the Landmark Van Dorn SAP (Figure 4-11 and Table 4-4 to allow for more residential use than planned, and approx. 6,931 sf of retail where 10,000 sf is planned. SUPs for the following have been requested: 2.03 FAR as part of the future 2.5 FAR in the CRMU-H District over the entirety of the property as a Tract, parking reduction, tandem parking, a Coordinated Sign Plan and two TMP SUPs for the multifamily buildings and the stacked condominiums respectively. The parking reduction for the stacked condominiums and justification have been submitted under separate cover. Modifications of open space overall and on each DSUP is requested. Modifications to allow less than required building setback ratio is also requested. A subdivision has also been filed. This catalyst redevelopment will be the first significant redevelopment of the Landmark Van Dorn SAP which will continue to spur development in the area along with the impending redevelopment of the Mall across Duke Street.

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

Typical for multifamily residential of 24/7 occupation, and typical of 6,931 SF of retail

4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).

NA, and number of employees typical of 6,931 SF of retail

5. Describe the proposed hours and days of operation of the proposed use:

| Day | Hours | Day | Hours |
|------------------|------------------|-------------------|-------|
| For residential: | 24 hrs | 7 days per week | |
| For retail | up to 12 hrs/day | 6-7 days per week | |
| | | | |
| | | | |
| | | | |

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Noise typical of a small amount of retail and urban multifamily residential use, and associated mechanical elements serving the project

B. How will the noise from patrons be controlled?
Noise Ordinance and building management staff for the multifamily buildings

7. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

8. Provide information regarding trash and litter generated by the use:
- A. What type of trash and garbage will be generated by the use?
Trash typical for the number of multifamily units and for the size of the retail use
 - B. How much trash and garbage will be generated by the use?
Typical amount of trash for the number of multifamily units proposed and the size of retail
 - C. How often will trash be collected?
Trash will be collected 1-2 times per week
 - D. How will you prevent littering on the property, streets and nearby properties?
Building and property staff and inclusion of trash receptacles on the property
9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. What methods are proposed to ensure the safety of residents, employees and patrons?

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

Please see attached DSUP cover sheet: 150-176 for 2/2s; 442-520 for multifamily; and 2-21 spaces for retail

B. How many parking spaces of each type are provided for the proposed use:

| | | |
|-----------------------------|-------------------------------|--|
| <u>See DSUP</u> | Standard spaces | * PROVIDED: 127 for 2/2s; 471 for multifamily, including 2 for retail* |
| <u>cover sheet</u> | Compact spaces | |
| <u> </u> | Handicapped accessible spaces | |
| <u> </u> | Other | |

- C. Where is required parking located? (check one) on-site off-site

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the Parking Reduction Supplemental Application.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? The proposed MPA for a more
- B. How many loading spaces are available for the use? 3
- C. Where are off-street loading facilities located? in the multifamily buildings & on site

- D. During what hours of the day do you expect loading/unloading operations to occur?
The Applicant does not request a conditional proffered rezoning as part of this development.

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

After initial lease up, typical of renter turn over and typical loading for the commercial use

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

New streets are planned for the development and will serve to provide access to the site

APPLICATION

DSP # 2021-00004

Project Name: Landmark Overlook

PROPERTY LOCATION: 5901, 5951, 5999 Stevenson Ave. and 2 S. Whiting
TAX MAP REFERENCE: 047.04-04-20, -19, -17 and -18 ZONE: OCM(50), CRMU-M

APPLICANT

Name: West End Development Associates LLC

Address: _____

PROPERTY OWNER

Name: West End Development Associates LLC

Address: _____

PROPOSED USE: Infrastructure plan supporting concurrent DSUPs for multifamily bldgs & two-over-twos

THE UNDERSIGNED hereby applies for Development Site Plan approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Kenneth W. Wire, Wire Gill LLP, Agent/Attorney

Print Name of Applicant or Agent

1750 Tysons Blvd., Suite 1500

Mailing/Street Address

Tysons, VA 22102

City and State Zip Code



Signature

703-677-3129

Telephone #

Fax #

kwire@wiregill.com

Email address

October 7, 2021

Date

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

The applicant is: (check one)

The Owner Contract Purchaser Lessee or Other: _____ of
the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

See Disclosure Attachment

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ✓ Yes. Provide proof of current City business license.
- No. The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|-----------------------------|--|---------------------------|
| 1. West End Dev. Assoc. LLC | For Both: c/o Hekemian Co. Inc. | 100% |
| 2. Landmark 100, LLC | 505 Main St. Floor 4, Hackensack, NJ 07601-5900 | See Disclosure Attachment |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at ^{5901, 5951, 5999 Stevenson Ave.} ~~and 2 S. Whiting~~ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|-----------------------------|--|---------------------------|
| 1. West End Dev. Assoc. LLC | For Both: c/o Hekemian Co. Inc. | 100% |
| 2. Landmark 100, LLC | 505 Main St. Floor 4, Hackensack, NJ 07601-5900 | See Disclosure Attachment |
| 3. | | |

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|-----------------------------|---|---|
| 1. West End Dev. Assoc. LLC | For Both: c/o Hekemian Co. Inc. | 100% |
| 2. Landmark 100, LLC | 505 Main St. Floor 4, Hackensack, NJ 07601-5900 | See Disclosure Attachment |
| 3. | | |

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

| | | |
|---------------|--------------------------------|---|
| Oct. 25, 2021 | Kenneth W. Wire, Wire Gill LLP |  |
| Date | Printed Name | Signature |

DISCLOSURE ATTACHMENT

West End Development Associates, LLC is the owner of the properties.

Landmark 100, LLC is the sole Member of West End Development Associates, LLC.

Landmark 100, LLC is owned by the following individuals who all own greater than 3% of the LLC:


Robert S. Hekemian, Jr.
Bryan S. Hekemian
David B. Hekemian
Lisa Hekemian
Christopher Bell
Allan Tubin

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 5901, 5951, 5999 Stevenson Ave. and 2 S. Whiting, I hereby
(Property Address)
grant the applicant authorization to apply for the special use permit use as
(use)
described in this application.

Name: Chris Bell Phone _____

Address: c/o Hekemian Co. Inc. 505 Main Street, Floor 4, Hackensack, NJ 07601-5900
Please Print Email: _____

Signature:  Date: 3/11/2021

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

See Disclosure Attachment.

DISCLOSURE ATTACHMENT

West End Development Associates, LLC is the owner of the properties.

Landmark 100, LLC is the sole Member of West End Development Associates, LLC.

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Bryan S. Hekemian
David B. Hekemian
Lisa Hekemian
Christopher Bell
Allan Tubin

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The Property is located within the Landmark Van Dorn SAP and is part of the "West End Town Center" that also includes Landmark Mall. The Applicant requests a redevelopment of the site with 88 stacked condominium units, 6,931 SF of retail and two multifamily buildings with 177 and 191 units totaling 2.03 FAR out of the 2.5 FAR planned for the Property in the SAP. The Applicant requests two DSUPs for the multifamily buildings and stacked condominiums respectively. A DSP for infrastructure is requested. Additionally, a phased development that includes one unbuilt landbay/future DSUP area in the northeast corner, which is allocated the remaining planned density of up to a 2.5 FAR. The Applicant has requested a Master Plan Amendment to the Landmark Van Dorn SAP (Figure 4-11 and Table 4-4) to allow for more residential use than planned, less office use than planned, and approx. 6,931 sf of retail where 10,000 sf is planned. SUPs for the following have been requested: 2.03 FAR as part of the future 2.5 FAR in the CRMU-H District over the entirety of the property as a Tract, parking reduction, tandem parking, a Coordinated Sign Plan and two TMP SUPs for the multifamily buildings and stacked condominiums respectively. The parking reduction for the stacked condominiums and justification have been submitted under separate cover. Modifications of open space overall and on each DSUP is requested. Modifications to allow less than required building setback ratio is also requested. A subdivision has also been filed. This catalyst redevelopment will be the first significant redevelopment of the Landmark Van Dorn SAP which will continue to spur development in the area along with the impending redevelopment of the Mall across Duke Street.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

a new use requiring a special use permit,

an expansion or change to an existing use without a special use permit,

an expansion or change to an existing use with a special use permit,

other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Typical for multifamily residential of 24/7 occupation, and typical of ~7,000 SF of retail

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

N/A, and number of employees typical of ~7,000 SF of retail

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

For Residential: 7 days a week

Hours:

24 hours per day

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Noise typical of a small amount of retail and urban multifamily residential use, and associated mechanical elements serving the project

B. How will the noise be controlled?

Noise Ordinance and building management staff for the multifamily buildings

8. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Trash typical for the number of multifamily units and for the size of the retail use

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Typical amount of trash for the number of multifamily units proposed and the size of retail

C. How often will trash be collected?

Trash will be collected 1-2 times per week

D. How will you prevent littering on the property, streets and nearby properties?

Waste and trash collection facilities

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.

No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Cleaning and building maintenance supplies will likely be handled and stored on the property and will be disposed of as required. _____

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Use of secured access cards in the buildings and garage, and building management staff

ALCOHOL SALES

13. A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

B. Where are off-street loading facilities located? Located in the multifamily buildings on-site

C. During what hours of the day do you expect loading/unloading operations to occur?
After initial lease up, typical of renter turn over and typical loading for the commercial use

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

~~During new residents move-in/lease up, loading may be more frequent than as compared to frequency during the life of the project, which will be typical for a residential multifamily apartment and condominiums.~~

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

New streets are planned for the development and will serve as access to the site.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet. *Please see DSUP plan set

18. What will the total area occupied by the proposed use be? *Please see DSUP plan set

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building

a house located in a residential zone

a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: Two new multifamily buildings, two-over-two condominiums

End of Application



Department of Planning & Zoning Special Use Permit Application Checklist

Supplemental application for the following uses:

- Automobile Oriented
- Parking Reduction
- Restaurant
- Child Care
- Signs
- Substandard Lot
- Lot modifications requested with SUP use

Interior Floor Plan

- Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

- Plan for outdoor uses

Contextual site image

- Show subject site, on-site parking area, surrounding buildings, cross streets



APPLICATION - SUPPLEMENTAL

SIGNS

1. How many signs exist on the property?
Many signs currently exist on the property for existing commercial uses.
 2. Please provide the size of each existing sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.
See Disclosure Attachment
 3. Provide the length of frontage for every street that the subject property touches.
Please see enclosed sign plans on A-060 through A-064.
 4. How many businesses are located on the property?
Typical for multifamily residential of 24/7 occupation, and typical of 6,931 SF of retail
 5. How many signs are proposed?
NA, and number of employees typical of 6,931 SF of retail
 6. Provide the size of each proposed sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.
N/A
 7. How will the sign(s) be illuminated?
Noise Ordinance and building management staff for the multifamily buildings
- Attach a sign image drawn to scale of the sign you propose. Include color and placement on the building or site.

Landmark Overlook
Coordinated Sign Plan Narrative
September 16, 2021; Revised Oct. 25, 2021

As part of its development of Landmark Overlook, the Applicant requests a Coordinated Sign Plan SUP per Zoning Ordinance 9-103(c). Since the Applicant has requested a rezoning to the CRMU-H zone, Zoning Ordinance Section 9-202 “Commercial, special, overlay and mixed use district signs” applies to the signs in the development. Generally, the Applicant seeks a cohesive sign plan for Landmark Overlook and seeks a greater amount of sign area than permitted for two sign types due to the large project area of the site. The proposed signs areas, types, height, lighting and conceptual examples are shown in the enclosed sign plan submitted with the DSUP drawing set.

Specifically, the Applicant requests an SUP per 9-103(C) and (D) to allow for the following:

- Greater sign area of projecting signs than 16 SF for the retail spaces [9-202(A)(iii)8.a];
- Greater sign area of projecting signs higher than 20' above grade on the multistory building where 32 SF is permitted and the Applicant seeks 30 SF[9-202(A)(iii)9.a];
- For monument signs, (primary project ID monument signs), more sign area than permitted where 24 SF is permitted and the Applicant requests 40 SF [9-202(A)(iii)5.a.]; and
- Monument (or freestanding) sign setback less than 10' (6' setback from S. Whiting Street and 4.3' setback from Public Street A), and on a lot where the front/side building walls are setback less than 25 feet from the street [9-202(A)(iii)(5)(b)].

The requests above will make the signs more visible, given the large scale and size of the project and buildings. Currently, the development will be accessed primarily by car, so visibility from streets is important to the success of the retail, multifamily buildings and overall development. These signs are requested to allow for a cohesive and aesthetic purpose for the overall development. These signs will not have an adverse impact on the nearby neighborhood or nearby residents as most signs face commercial or institutional uses. Please note the Applicant will continue to discuss with Staff the sign plan during the final site plan process.

City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 17, 2021

TO: MAYOR WILSON AND MEMBERS OF CITY COUNCIL

FROM: YON LAMBERT, DIRECTOR, DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #20 – LANDMARK OVERLOOK (DSUP #2021-10013) AND EXISTING CITY DROP-OFF RECYCLING CENTER

Department of Transportation and Environmental Services (TES) staff has determined in recent days that additional condition language should be included as part of the approval for the Development Special Use Permit for stacked townhouses at Landmark Overlook (DSUP#2021-10013) pertaining to an existing City-operated drop-off recycling center. Four such centers exist in the City as transfer points for residents' and small business owners' recycling. The center in question, which is open air and consists of one large and three small dumpsters, is located in public right-of-way at the end of South Whiting Street adjacent to the northwestern corner of Landmark Overlook.

Staff proposes two new conditions of approval (Conditions #136 and #137) to ensure that future residents at Landmark Overlook are aware of the existence of the recycling center and to better screen it from being viewed from the proposed stacked townhouses. The applicant for the Landmark Overlook project has agreed to the inclusion of these two new conditions, the exact language of which is provided below.

136. Present a disclosure statement to potential buyers disclosing, to the satisfaction of the Director of P&Z, T&ES, and the City Attorney, that the existing City drop off recycling center at the end of South Whiting Street is within the immediate vicinity of the project and is intended to continue indefinitely as a public drop off facility open to the public 24 hours a day 7 days a week for the purpose of dropping off acceptable recyclable material only in designated City recycling containers for collection and service as required by the City.
137. Depict additional landscaping or fencing for screening purposes on the final site plan submission, to the satisfaction of the Director of Planning & Zoning in a location adjacent to the front property line along South Whiting Street between Stacked Townhouse Unit #1/2 and the pedestrian staircase to Duke Street.



Kenneth W. Wire
kwire@wiregill.com
703-677-3129

February 10, 2022

VIA EMAIL TO gloria.sitton@alexandriava.gov

Mayor Justin Wilson and City Council Members
301 King Street, Suite 2100
Alexandria, VA 22314

RE: Landmark Overlook
5901, 5951, and 5999 Stevenson Avenue and 2 South Whiting Street

Dear Mayor and City Council Members:

On behalf of my client, West End Development Associates, LLC (the “Applicant”), I request changes to the staff recommended conditions of approval in order to allow the Applicant to provide onsite affordable housing units. The changes include a deletion of the requirement to provide public art, more flexibility in facade materials, and in lieu of the cash contribution for affordable housing, fifteen (15) on-site affordable units in the rental multifamily buildings.

1) Stacked Towns DSUP #2021-10013.

- a) **Delete “Public Art” Conditions #121-125.**
- b) **Delete affordable housing contribution condition #120.**

2) Multifamily DSUP #2021-10014.

- a) **Delete “Public Art” Conditions #146-150.**
- b) **Modify Condition #17:**

~~The total percentage of all non-glazed portions of the building façades finished with cement fiber material shall not exceed, to the satisfaction of the Director of Planning & Zoning, the total percentage of such material depicted on all non-glazed portions of the building façades in the preliminary site plan. (P&Z)~~ **Notwithstanding the percentage of materials shown within the preliminary plan, the Applicant shall be permitted to substitute fiber cement panels and siding in lieu of metal panel and brick on portions of the facades above the first floor on all facades except for facades fronting Stevenson Avenue and S. Walker Street, so long as the building appearance is in general conformance with the preliminary plans.**

c) **Modify Housing conditions to reflect 15 on-site units**

~~146. i) Contribute \$1,126,595 to the City’s Housing Trust Fund. Make all checks payable to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased.***~~

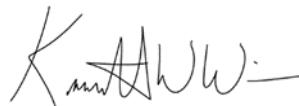
Add:

162. Provide fifteen (15) affordable set-aside rental units with a unit mix proportional to the overall unit mix in Landbays C and D as determined at the time of Final Site Plan to the satisfaction of the Director of Housing. (Housing)
163. Rents for set-aside units shall not exceed the maximum amounts allowed under the Federal Low Income Housing Tax Credit (LIHTC) program for households with incomes at 60 percent of the Washington D.C. Metropolitan Area Median Family Income (including utility allowances and any parking charges) for a 40-year period from the date of initial occupancy of each affordable unit. Recertify the incomes of resident households annually. (Housing)
164. If at the time of lease up or lease renewal, the differential between the market rent and set-aside rent (as adjusted for utility allowances) for a comparable unit is less than 15 percent of the market rent, then the set-aside rent shall be reduced to maintain a differential of 15 percent for the term of the new lease or lease renewal. (Housing)
165. Total non-refundable fees, excluding application and pet fees, shall not exceed 15 percent of gross affordable rent. (Housing)
166. Residents of the set-aside units may be charged a monthly parking fee of up to \$50 (in 2022 dollars) or the standard fee whichever is lower for their first parking space. Any additional parking spaces shall be subject to standard fees. (Housing)
167. Once an income-eligible household moves into a set-aside unit, that unit shall count as an affordable unit until the household's income increases to more than 140 percent of the then-current income limit. Provide one additional one-year lease term at the affordable rent but notify the household that at the end of one year the household shall not be eligible to continue at the affordable rent. Afterwards, the over-income household may move to a comparable market rate unit or remain in the same unit. However, the next available and comparable unit (i.e., same number of bedrooms, den space, and/or approximate square footage) must be offered to a qualified household. Once the comparable unit is rented, the rent of the over-income unit may then increase to market rate per any lease restrictions. If a comparable unit within the building does not exist (e.g., a three-bedroom unit), then the over-income tenant must vacate the unit for an income-eligible household. (Housing)
168. Do not deny households receiving Housing Choice Voucher assistance admission based on receiving such assistance. A household is income qualified if the amount of rent it can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent. (Housing)
169. Provide residents of set-aside units with access to all amenities offered within the entire development. (Housing)

170. Set-aside units shall be comparable in size and floor plan and have the same finishes as similar units in the development. Clustering of set-aside units shall be avoided. (Housing)
171. Notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing 90 days prior to leasing. Provide the City with marketing information 45 days prior to leasing, which shall include the affordable rents, fees, property amenities, and contact information for applications. The City shall notify interested parties of the availability of set-aside units. The applicant shall not accept applications for set-aside units until 45 days after providing written notification to the Office of Housing or until the Office of Housing advises the applicant that the information has been distributed and posted, whichever occurs first. (Housing)
172. List all set-aside units at Virginia Housing's website: www.VirginiaHousingSearch.com. (Housing)
173. Provide the City with the records and information necessary for annual compliance monitoring with the Housing conditions for the 40-year affordability period. (Housing)
174. If the development involves Community Development Block Grant (CBDG), Home Investment Partnership Program (HOME), Section 108 loan funds, federal Housing Trust Fund, or other monies provided by the Department of Housing and Urban Development, then the applicant shall consult and coordinate with Staff to ensure that the project complies with all federal environmental statutes, laws, and authorities. (Housing)

I look forward to discussing these conditions with you at the City Council hearing.

Sincerely,



Kenneth W. Wire

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 11, 2022

TO: MAYOR WILSON AND MEMBERS OF CITY COUNCIL

FROM: KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #15 – LANDMARK OVERLOOK
APPLICANT LETTER / STAFF RESPONSE

Staff has received the applicant's February 10th letter to City Council offering 15 on-site affordable units at the multifamily buildings on Landbays C and D of the Landmark Overlook project. Commensurate with that new offer, the applicant has also included several changes to the condition language in the published staff report for the two Development Special Use Permit (DSUP) requests for the project. Many of the changes concern affordable housing itself, such as removing the monetary contributions in both DSUPs in favor of the 15 on-site affordable units and specifying the level of affordability for these units. In addition, the applicant has proposed relaxing a condition regarding façade materials and removing conditions requiring public art at the project.

Staff supports the applicant's proposal for the provision of on-site affordable units given that it would help meet the City's affordable housing goals.

The revised condition regarding façade materials would continue to allow for the highest-quality materials to be incorporated on the most prominent portions of the multifamily buildings. Staff notes that every project involves a rigorous review of building materials, identification of priority facades and surfaces, and a balancing of material quality and value.

Staff also notes that the Landmark Overlook project (DSUP 2021-10013 and 2021-10014) does not meet the criteria for exemption in the City Council approved [public art policy](#):

- Places of worship and their accessory uses;
- ARHA or non-profit owned affordable housing;
- Any density granted under the affordable housing bonus provision Section 7-700 of the Zoning Ordinance;
- Projects where a social service agency is the owner and occupant of at least 50% of the proposed premises;
- Private schools and childcare centers.

If public art will be added in the future, the developer must comply with the non-financial aspects of the policy including, but not limited to, review, approvals, maintenance, and definitions.