



DOCKET ITEM #10
Master Plan Amendment #2023-00004
Text Amendment #2024-00001
Rezoning #2023-00007
Coordinated Development District Concept Plan #2023-00002
Development Special Use Permit #2023-10019
Subdivision #2023-00005
5001 Eisenhower Avenue Conversion

Application	General Data	
Project Name: 5001 Eisenhower Ave. Building Conversion CDD and DSUP	PC Hearing:	December 3, 2024
	CC Hearing:	December 14, 2024
	If approved, DSUP Expiration	December 14, 2027 (three years)
	If approved, CDD Expiration	December 14, 2039 (15 years)
	Plan Area, This DSUP + CDD Phase 1:	120,720 SF (2.77 AC)
	Total CDD Area	423,654 SF total (9.73 acres)
Location: 5001 and 4991 Eisenhower Avenue	Existing Zone	OCM (100) / Office commercial medium (100)
	Proposed Zone	CDD #31 / Coordinated Development District 31
	Existing Use	Office / Surface Parking
	Proposed Use	Multi-unit residential (Phase 1)
	Dwelling Units	Up to 400 total residential units (Phase 1)
	DSUP Gross Floor Area	633,763 SF
	DSUP Net Floor Area	500,972 SF
DSUP Building Height	234', 10 residential floors, 3 parking	
Applicant: 5001 Eisenhower Office Owner, LLC, c/o Stonebridge	Small Area Plan	Eisenhower West
	Green Building	2019 Green Building Policy

Purpose of Application

The applicant requests approval of a Master Plan Amendment, Map Amendment (rezoning), Coordinated Development District Concept Plan Amendment, Development Special Use Permit, and other land-use requests to convert an existing office building to an up to 400-unit multi-unit residential building, and associated site improvements. The proposal includes a CDD to facilitate future phased development on other areas of the site.

Applications and Modifications Requested:

1. Amendment to the Eisenhower West Small Area Plan chapter of the Master Plan to amend figure 4.1 to change the land use from office/institutional to mixed use,
2. Initiation of a Text Amendment to the Zoning Ordinance to amend the provisions of § 5-602 to establish CDD #31/Coordinated Development District #31,
3. Amendment to the official zoning map to change the zoning designation of the property from OCM (100) / Office commercial medium (100) zone to CDD / Coordinated Development District #31,
4. Coordinated Development District Conceptual Design Plan to convert an office building to residential use and allow phased development of townhouses and a multi-unit residential building on the remainder of the site, and
5. Development Special Use Permit to convert the existing building to a multi-unit residential building, including:
 - a. Special Use Permit for a multi-unit residential building within 1,000-ft. of the centerline of Eisenhower Avenue
 - b. Special Use Permit for a parking reduction
 - c. Modification to the minimum drive aisle width in the garage
6. Subdivision to create parcels for the existing building, future development sites and streets.

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
Jared Alves, AICP, Urban Planner, Jared.Alves@AlexandriaVA.gov
Bill Cook, AICP, Urban Planner, William.Cook@AlexandriaVA.gov

CITY COUNCIL ACTION, DECEMBER 14, 2024: City Council closed the public hearing and approved the Planning Commission recommendation.

PLANNING COMMISSION ACTION, DECEMBER 3, 2024

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of MPA#2023-00004. The motion carried on a vote of 6-0. Commissioner Ramirez recused herself from this item.

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of TA#2024-00001. The motion carried on a vote of 6-0. Commissioner Ramirez recused herself from this item.

On motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of REZ#2023-00007. The motion carried on a vote of 6-0. Commissioner Ramirez recused herself from this item.

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of CDD#2023-00002. The motion carried on a vote of 6-0. Commissioner Ramirez recused herself from this item.

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of DSUP#2023-10019. The motion carried on a vote of 6-0. Commissioner Ramirez recused herself from this item.

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to approve SUB#2023-00005. The motion carried on a vote of 6-0. Commissioner Ramirez recused herself from this item.

Reason: The Planning Commission agreed with the Staff analysis. The Commission also amended CDD#2023-00002 condition 47 and DSUP#2023-10019 condition 20 to change the location of the proposed sports court from the parallel to the perpendicular park.

CDD#2023-00002

47. CONDITION AMENDED BY PLANNING COMMISSION: Perpendicular Park shall include these amenities to the satisfaction of the Director of P&Z: (P&Z)

- a. One pre-school aged playground, of a minimum size of 1,500 sf with resilient safety surface and sufficient play equipment to provide for a minimum of 30 users.
- b. One dog exercise area with surfacing, fencing and gates, plumbing and fixtures, seating, and other appurtenances per City standards. The size of the exercise area will be determined at the DSUP but shall be at least 40' x 50' in dimension, or equivalent.
- c. One shade structure with solid/fabric roofing, sufficiently sized to cover a minimum of two tables.
- d. One rectangular area of synthetic turf or engineered-base sod appropriately sized for small sports practice and/or play for ages 2-6 years old.
- e. **At least one 50' x 55' multi-use court area, striped to accommodate multiple games such as racquet sports and half-court basketball.**

DSUP#2023-10019

20. CONDITION AMENDED BY PLANNING COMMISSION: Provide these modifications to the landscape plan and supporting drawings with the Final Site Plan: (P&Z) *, ***

- f. Work with City staff to selectively reduce the width of the streetscape at Eisenhower Avenue to maximize the Parallel Park space area in front of the Conversion Building per Exhibit C.
- g. Work with City staff to reduce or eliminate non-functional (decorative) secondary pathways or plazas to maximum useable open space.
- h. Work with City staff to develop the program and design of the Parallel Park in front of the conversion building. The following features, amenities, and design recommendations should be included:
 - i. A multi-age fully fenced and safety-surfaced playground; (minimum 4,725 sq. ft.),
 - ~~ii. At least one 50' x 55' multi-use court area, striped to accommodate multiple games such as racquet sports and half-court basketball,~~
 - iii. Minimum of two fixed-roof shade structures over groupings of tables and chairs,
 - iv. Minimum of two additional seating area(s) with a shade grove or structure,
 - v. A yard game area with selected permanent game facilities,
 - vi. A play garden with low decorative fence as needed,
 - vii. A flexible lawn and event space generally located in the center of the site and bisected by a path from the main building entrance to the Eisenhower Ave. public sidewalk, and
 - viii. Provide landscape solutions at the west and east ends of the park space to improve user experience and delineate the space.
- i. Provide a hardscape (low wall) and/or landscape screen between the parking lot and the sidewalk on the west side of Pepperell Street.
- j. Provide lighting for publicly accessible park spaces to permit extended use for the minimum hours per City public parks policy and include timer mechanisms to reduce lighting to security and ingress/egress lighting after such hours.
- k. Provide a system of terraces or patios on the north side of the building to provide typical multi-unit housing resident amenities including but not limited to gathering areas and seating, grilling or outdoor kitchens, and informal games.
- l. Continue to work with City staff to determine whether the provision of a small dog park space on the north side of the conversion building is feasible.
- m. For the private dog park, post signage with contact information to facilitate reporting of any noise, pet waste, or other issues. Show the location and design of the sign(s) prior to Final Site Plan release and

install the sign(s) prior to the issuance of the first Certificate of Occupancy.

Speakers:

Chair Macek summarized a question from a community member about the levels of affordability associated with the tax abatement and asked Staff for additional background on how the proposed affordability levels and unit mix was determined with the applicant.

Staff noted that conversions do not typically include a request to increase density, which is the primary tool to require affordable housing. So, the proposed affordability levels are more than what we would be able to obtain without a tax abatement and reiterated that the City Council will consider the details of the proposed tax abatement during their future meetings. Staff also noted the complexity associated with converting this building and that this project likely would not be viable without the tax abatement.

Ken Wire, Wire Gill, LLP, project attorney, spoke in support of the project. He noted that the applicant would not like to provide the requested sports court within the parallel park due to concerns about the aesthetics of fencing and the proximity to Eisenhower Avenue. If the Planning Commission would like the court, then he asked the condition specify the southeast corner of the park as the location.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to close the public hearing. The motion carried on a vote of 6-0. Commissioner Ramirez recused herself from this item.

Commissioner Lyle acknowledged the longstanding challenges with redeveloping this corridor and building and supported the proposal to conserve this building for residential. She said that she supports a sports court within the CDD but agreed with the applicant that the court should not be in front of the conversion building. As proposed, she believes that the project meets the goals of the Eisenhower West Small Area Plan, including the new street grid and trees.

Commissioner Koenig agreed with Commissioner Lyle and said that the proposed conversion is thoughtful and represents good design. He concurred that the CDD needs a sports court, but that it should go in another location.

Vice Chair McMahon agreed with her fellow Commissioners about the importance of retaining the existing building. She supported the proposed affordability levels and believed that even the workforce units have value. She also agreed with relocating the sports court within the CDD and found the internalization of the parking to be a creative solution to a challenging problem. While the drive aisles are narrow, she said that residents will be able to maneuver in them. She encouraged the applicant to inform prospective tenants about the parking limitations so that residents are not surprised when they try to park larger vehicles.

Mr. Wire suggested moving the sports court requirement from the DSUP condition for the parallel park to the CDD condition for the perpendicular park.

Staff agreed with the proposed condition amendment.

Commissioner Brown said that he does not have any problem with the project and amended condition. He said that the Eisenhower West Small Area Plan emphasizes retail along the corridor, excluding the conversion building. He encouraged future phases and proposals along this corridor to provide retail so that residents will have places to walk to for groceries, restaurants, etc.

Chair Macek said that he agreed with the comments of his fellow Commissioners and noted that this proposal is a signature accomplishment after so many years. Regarding the sport court, he is glad that they could find an alternate, potentially better location. He noted other examples of sports courts along the street, so it may have been appropriate for the parallel park too. He hopes that the court is installed in a timely manner since many kids who are too old for the playground will be living in this neighborhood and they will need a place too.



PROJECT LOCATION MAP

I. SUMMARY

A. Recommendation

Staff recommends **approval** of the proposal to convert the former Victory Center office building to a multi-unit residential building, publicly accessible open space, and public streets, subject to compliance with the Staff recommendations. This proposal includes a Development Special Use Permit (DSUP) and site plan to convert the building and provide site improvements per Phase 1 as outlined in the Coordinated Development District (CDD) Concept Plan. The DSUP would provide several benefits for the City:

- Redeveloping and adaptively reusing an underused building and property,
- 1.06-acre open space (this DSUP application, including 0.25 acre publicly accessible park),
- 377 committed affordable and rent-controlled units (50-100% AMI)
- 2,000 SF community room for City use
- Right-of-way dedications, public and private street improvements per the Eisenhower West Small Area Plan,
- Consistency with the City's Green Building Policy,
- Public art contribution / on-site public art (\$75,000 value)
- Capital Bikeshare contribution (\$30,000 value)
- Enhanced streetscape along Eisenhower Avenue including utility undergrounding

The future DSUPs for phases 2 and 3 of the CDD Concept Plan would provide additional affordable housing, open space, transportation, and public art benefits consistent with City policies at the time of submission. The CDD Concept Plan has committed to 1.96 total acres of open space across phases 1, 2, and 3. Staff also anticipate that this project will catalyze development on the adjacent and nearby sites.

B. Summary of Issues

The applicant, 5001 Eisenhower Office Owner, LLC, c/o Stonebridge, seeks to redevelop the property formerly known as Victory Center, and convert the existing office building to residences.

To construct this project, the applicant has requested approval of:

- Master Plan amendment,
- Rezoning of the property with associated CDD Concept Plan and Text Amendment,
- DSUP with modifications for the conversion building,
- Special Use Permit (SUP) for the multi-unit residential use adjacent to Eisenhower Avenue for the conversion building,
- SUP for a parking reduction for the conversion building, and
- Subdivision to create future development parcels per the CDD Concept Plan.

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

- Appropriateness of the Master Plan Amendment and rezoning requests,
- Site layout and CDD phasing,
- Consistency with the City's approved plans and policies, including the Eisenhower West Small Area Plan, its urban design guidelines, and the Housing Master Plan,
- Open space and site amenities, and

- Provision of parking and requested parking reduction.

II. BACKGROUND

A. Site Context

The project site is in the Eisenhower Valley, approximately 750 feet east of the Covanta Waste-to-Energy plant and one-third of a mile east of the Van Dorn Metro Station. The Eisenhower West Small Area Plan (EWSAP) recommends redeveloping the property into mixed-use office/residential with ground-level retail uses in buildings measuring between 5-15 stories.

The project site comprises two lots totaling 423,650 sq. ft. (9.72 ac.), with an 11-story office building known as the Victory Center and a large surface parking lot situated west of the building. The existing grade on the lots slope significantly downward to the north, resulting in a difference of as much as 26 feet from Eisenhower Avenue in the south to the northern property line near the railroad tracks. A Resource Protection Area (RPA) associated with Backlick Run is along, and encroaches into, the northern edge of the property and extends across the entire length of the site.

The 120,730 sq. ft. (2.77 ac.) portion of the site associated with this DSUP (Phase 1 of the CDD Concept Plan) consists of the existing building and its immediate surroundings, including approximately 525 ft. of frontage along Eisenhower Avenue. East of the building, street and sidewalk improvements are proposed for existing Pepperell Street, and a new public street is proposed west of the building.

A mix of residential, institutional, industrial, and commercial uses surround the site. Eisenhower Pointe by TriPointe Homes (DSUP#2020-10035) is a townhouse community located to the east, on what was formerly a parking lot serving the Victory Center. The City of Alexandria Fire Station 210 and Police Firing Range are to the west. Norfolk Southern railroad tracks are to the north, running parallel to Backlick Run. The Cameron Station neighborhood is on the northern bank of Backlick Run. South of the site across Eisenhower Avenue are residential, industrial, and office uses, including the Eisenhower Industrial Center, Atlantic Self-Storage, and the Reserve at Eisenhower and Exchange at Van Dorn apartment and condominium complexes.

B. Small Area Plan

The EWSAP chapter of the City's Master Plan identifies the surface parking lots associated with the former Victory Center office building as sites for redevelopment. The westernmost part of the site is within Neighborhood #4 (Van Dorn Metro Center). Due to the proximity to the Metro station, the plan proposes mixed-use buildings at relatively high density and heights ranging from 10-20 stories for this neighborhood. The rest of the project site is within Neighborhood #5 (Bush Hill) of the EWSAP. In this neighborhood, the plan envisions predominantly residential uses, with building heights between 5-15 stories. The plan expected that the former Victory Center would remain an office building.

C. Previous Approvals

The former Victory Center building was constructed in 1973 as a single building on a sixteen-acre lot for the Army Material Command Center. The site has been vacant for many years and has gone through several redesigns and development reviews during that period.

In 2005, a Development Site Plan (DSP) (DSP#2004-0037) was approved to permit a multi-phase office complex to provide the necessary design and security elements to attract a Federal employer. The first phase of the plan was to renovate the existing office building. Two additional office buildings, to be located on the western side of the existing building, and three above-grade parking structures were approved in the requested site plan for future project phases. The renovation of the existing building was completed in 2008, and the site was in contention for the new location of the Washington Headquarters Service. After the Mark Center location was chosen for that tenant, the applicant continued to market the Victory Center site to the Federal Government. The additional office buildings and parking structures were not built.

Five land-use approvals were subsequently granted for various renovations and changes to the site, including DSP#2009-00018, DSP#2010-00011, DSP#2013-00015, and DSP#2014-00030. The most recent DSP approval, DSP#2016-00018, was granted for the existing office building plus construction of a new office building/conference center, one above-ground parking garage, and up to 14,000 sq. ft. of retail. In summer 2015, the U.S. General Services Administration (GSA) selected the site for a 15-year lease for the new offices of the U.S. Transportation Security Administration. However, the U.S. Court of Federal Claims ordered the lease voided after a court challenge by a competing bid. GSA reopened the bidding process in Spring 2016 whereby Victory Center was ultimately not selected. DSP#2016-00018 expired in July 2019 with none of the envisioned improvements constructed.

The City Council approved a Subdivision (SUB#2019-00002) and Rezoning (REZ#2019-00001) for the property in May 2019. The subdivision divided the property into two new lots. The new 6.9-acre lot, now known as 4901 Eisenhower Avenue, contained the eastern parking lot and an associated rezoning request changed the zone of this lot from OCM (100) to CRMU-H (with proffers). The intent was to allow additional zoning flexibility to market a portion of the site for other uses and thereby create opportunities to attract a federal tenant.

In October 2019, Stonebridge bought both properties, owning each under different subsidiary companies. The new owner continued to market the existing office building to federal tenants. One criterion under which the Federal Government evaluates potential leases is whether various amenities, such as retail/restaurant uses, are nearby. DSUP#2020-10022 was approved in November 2020 to permit a new 9,000 square foot retail building with drive-thru on the western side of the existing office building to strengthen its future bids for a lease with a federal office tenant.

D. Recent Adjacent Land Use Requests

4901 Eisenhower - Subdivision

In 2020, the Planning Commission approved a Subdivision (SUB#2020-0002) to create three lots from the original Victory Center site. Lot 602 measures 33,055 sq. ft. and is to the east of the existing office building. Lot 601 measures 267,459 sq. ft. (6.14 acres) is to the east of Lot 601 and is the site of the Eisenhower Pointe townhouse project. A public access easement on Lot 602

allowed for access to Proposed Lot 601 via a private street subsequently named Pepperell Street. At the time, Lot 602 was created for compliance reasons to continue marketing Victory Center as a federal employment site while the plans for Eisenhower Pointe progressed through approvals.

4901 Eisenhower – Townhouse Community (Eisenhower Pointe)

The second of the two land-use approvals was DSUP#2020-10035, approved March 2021 to permit the construction of 139 residential units in townhouses and townhouse-style multi-unit buildings on the 4901 Eisenhower Avenue site, in the former east parking lot (Lot 601 referenced above). The project is currently under construction.

III. PROJECT DESCRIPTION

A. CDD Concept Plan

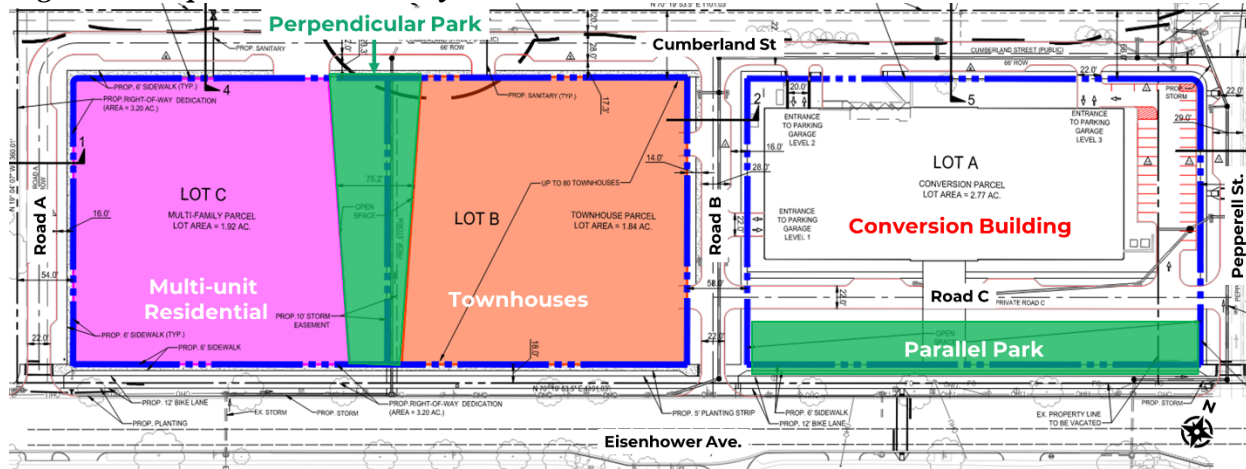
Consistent with the EWSAP recommendation, the applicant requests rezoning of the property to a CDD to allow for phased redevelopment of the 9.73-acre 5001 Eisenhower site consisting of the existing office building and western parking lot, as shown in Figure 1 below. Concurrent with the CDD, the applicant requests a Master Plan Amendment and a Preliminary Subdivision of the property to create lots that align with future CDD development phases.

CDD Phase 1, described below in greater detail, is a DSUP to convert the existing Victory Center office building and immediate surroundings to up to 400 residential units and approximately 320 parking spaces within the existing structure.

CDD Phase 2 encompasses a 1.84-acre parcel west of the existing building (Lot B) planned for up to 80 townhouse units. CDD Phase 3 proposes a multi-unit building on the 1.92-acre western-most portion of the site (Lot C). Portions of Lot B and Lot C are designated to form a central mid-block open space corridor that extends from Eisenhower Avenue to Cumberland Street as shown in the CDD Concept Plan. The design details of this publicly accessible park space will be determined as future DSUPs are submitted for review.

CDD Phase 4 encompasses infrastructure improvements to create new streets in alignment with the EWSAP. In addition to street improvements associated with Phase 1, Phase 4 creates “Public Road A” located furthest west on the site in the approximate location of an entrance to the existing parking lot. This street would connect to a proposed extension of Cumberland Street, north of the site and parallel to Eisenhower Avenue. The CDD Concept Plan and Staff have recommended a condition to stipulate that the timing of Phase 4 is concurrent with either Phase 2 or Phase 3, whichever is developed first.

Figure 1: Proposed CDD Site Layout



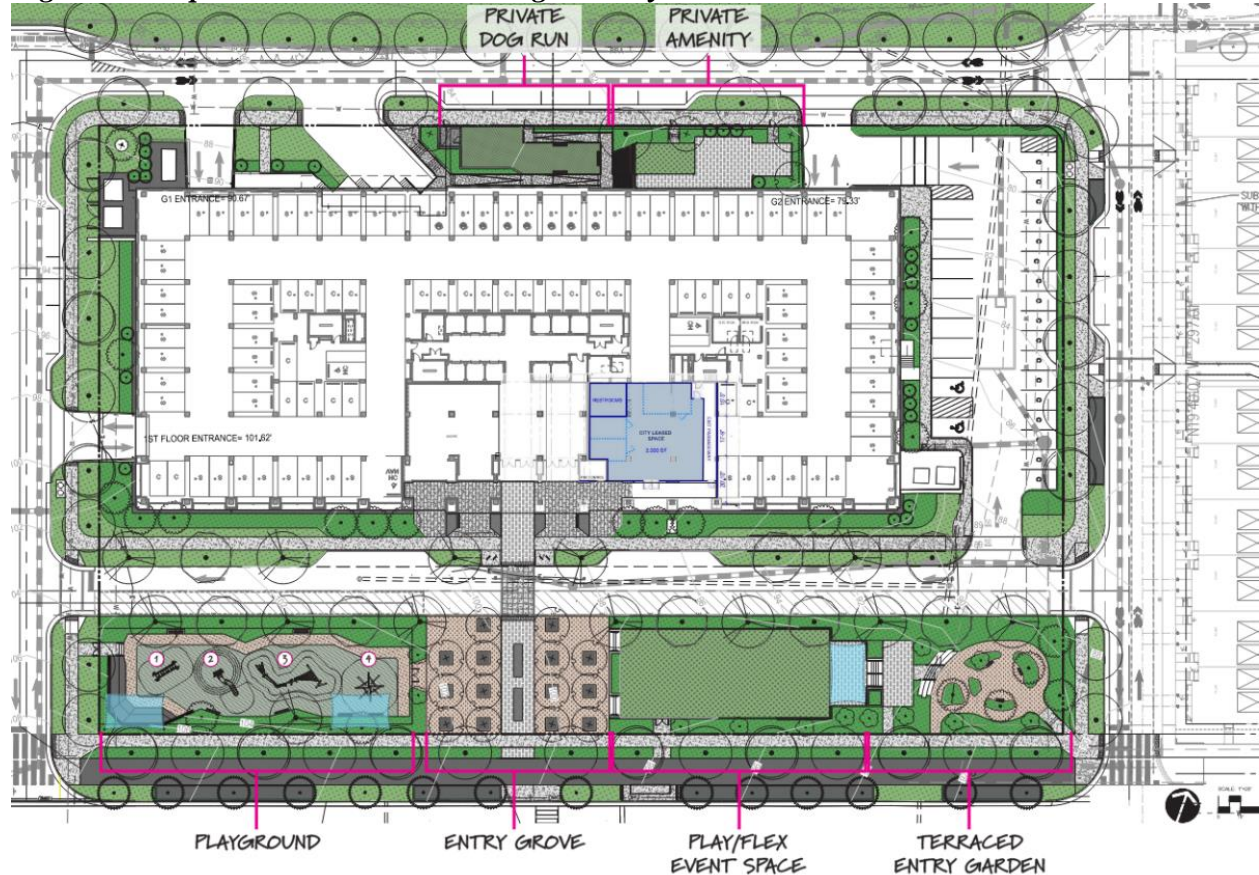
B. DSUP for Office Conversion

Per Phase 1 of the CDD Concept Plan, the applicant has requested approval of a DSUP to convert the existing office building to multi-unit residential, as shown in Figure 2 below. Additional improvements on the 2.77-acre portion of the site include upgrades to Pepperell Street west of the site, Cumberland Street to the north, and a new street (Public Street B) to the west. A publicly accessible park space is planned between the existing building and Eisenhower Avenue.

As part of the DSUP, a portion of the first floor, and two below-grade levels will be converted to provide parking for residents. The three floors of parking do not share entrances or an internal ramp. Due to the grade of the site and existing conditions, the applicant would provide three separate garage entrances for each parking level.

In addition to a parking reduction, the applicant has requested Zoning Ordinance modifications necessitated by certain pre-existing building conditions that do not conform to current Zoning Ordinance standards. The existing column spacing of the building precludes a minimum 22-ft. wide drive aisle, and standard and compact parking dimensions are precluded in some locations due to column placement and elevator core configuration. These constraints and requests for relief are described in greater detail later in this report. Since the building is already constructed and somewhat recently renovated, changes to the appearance and façade of the building are minimal.

Figure 2: Proposed Conversion Building Site Layout¹



IV. ZONING

A. *Current Zoning*

The project site is currently zoned OCM (100) / Office Commercial Medium (100). The OCM (100) zone allows a range of commercial uses either as permitted or special uses. The maximum allowable floor area ratio (FAR) in the OCM (100) zone is 1.5. The maximum allowable building height in the zone is 100 feet but may be increased up to 150 feet with SUP approval.

B. *Proposed Zoning*

The applicant has requested approval of a map amendment (rezoning) to change the zoning of the project site to a CDD and have submitted a CDD Concept Plan for the project. If approved, the proposed new CDD would be CDD #31, which would allow for a maximum of 1.5 million sq. ft. of gross floor area and building heights of between 60-140 ft. on the three development blocks/phases per the CDD Concept Plan. The proposed CDD requires at least 30% open space, per the recommendations of the EWSAP and includes a provision to enable the construction of the publicly accessible open space in front of the conversion building.

¹ Refer to Exhibit D for the full version of this sheet. This exhibit shows the current proposal as adjusted from the Preliminary Plan to accommodate the ground floor community-leased space, one fewer loading dock, and additional open space details.

If approved, the rezoning and new CDD would add language to the Zoning Ordinance, which requires the approval of a Text Amendment. This approval is being processed by the City as TA#2024-00001. The text amendment would amend the CDD section of the Zoning Ordinance (§ 5-602) to add the table contained in Attachment #3 at the end of this report. CDD #31 may expand over time to include several nearby parcels north and east of the proposed CDD boundaries.

Table 1: Zoning Tabulations

Property Address:	4991 and 5001 Eisenhower Avenue			
CDD Site Area:	9.73 acres (423,654 SF) (Includes future streets)			
DSUP Site Area:	2.77 acres (120,712 SF) (CDD Phase 1)			
Current Zone:	OCM (100) / Office commercial medium (100)			
Proposed Zone:	CDD #31 / Coordinated Development District #31			
Current Use:	Office Building (Vacant)			
Proposed Use:	Multi-unit Residential (Phase 1), Townhouses, Multi-unit Residential (Phases 2, 3)			
	Proposed CDD#31 Permitted / Required	Proposed / Provided		
		DSUP / CDD Phase 1	CDD Phase 2	CDD Phase 3
Gross Floor Area	1,432,153	612,153	320,000	500,000
Height (ft.)	140	140	60	85
Dwelling Units	880	400	80	400
Parking Spaces ¹	905	320	160	400
Open Space	30% (min. 15% ground level)	38.1%	11.2%	36.1%
		CDD total 30.0% (24.7% ground level)		
Crown Coverage	25%	37.9%	TBD	TBD

¹ SUP requested to reduce the minimum off-street parking requirement for the Phase 1 conversion building

V. STAFF ANALYSIS

Staff supports these land use requests to convert the existing office building to multi-unit residential and to commence redevelopment of the remainder of the site per the proposed CDD Concept Plan. The proposal differs from prior plans that generally sought to expand upon the former Victory Center as an office use anchor. Staff believes that converting the existing office building is a sustainable way to provide additional housing in the city at a range of affordability levels, including 41 units at 50% of the Area Median Income (AMI) and 41 units at 60% of the AMI. The proposal is slightly less dense than the EWSAP envisioned, yet it remains largely consistent with the plan except as provided for in the requested Master Plan Amendment.

The proposal complements other recent land use applications nearby, such as the Eisenhower Pointe townhouses to the east, and the Vulcan Materials site opposite Van Dorn Street. Establishing a new street grid and dedicating lands for private parks that are publicly accessible are particularly notable, as well as aesthetic improvements to the Eisenhower Avenue street frontage following utility undergrounding and constructing a multi-use path and planting street trees. The proposed residences will add vitality to the area and advance the potential to attract neighborhood serving retail to transition the area to a mixed-use neighborhood.

A. *Master Plan Amendment*

Consistency with Master Plan Goals/Objectives

The proposed CDD Concept Plan and Phase 1 DSUP are consistent with many of the objectives of both the plan-wide and neighborhood-specific elements of the EWSAP. The plan identifies the surface parking lots of the former Victory Center as sites for redevelopment. Development of the eastern parking lot has commenced, featuring townhouse and townhouse-style condominiums for sale in the Eisenhower Pointe development.

The objectives from the plan highlighted in this report include affordable housing, transportation, and street connectivity, parks and open space, and environmental sustainability. More specifically:

1. *Affordable Housing* – The EWSAP identified a shortage of affordable housing options within the plan area and recommended providing new housing at a range of affordability levels, including housing provided through bonus density, voluntary contributions, partnerships, and co-located with public facilities. As discussed in greater detail in the subsequent Affordable Housing Policy section, through the DSUP the applicant is proposing to provide 377 committed affordable and rent-controlled units convenient to transit, an EWSAP recommendation, ranging from 50-100% of AMI. Future phases of the CDD would be subject to the City’s Affordable Housing Policy, and Staff may seek additional on-site affordable units in those later phases. The units affordable to households with incomes at or below 60% AMI provided with this DSUP would be the first committed affordable units in the EWSAP.
2. *Transportation & Street Connectivity* – The EWSAP calls for establishing a network of new streets as part of redevelopment projects, including new north-south streets connecting with Eisenhower Avenue, and by improving the walking and cycling environment including parallel connectivity between sites. The applicant has proposed streets that align with the EWSAP’s framework for recommended streets.

Existing Pepperell Street, located east of the site between the conversion building and Eisenhower Pointe, will be improved and converted from a private street and upgraded to public street standards. “Public Road B” is located to the west of the existing building and will provide a new connection and entry point from Eisenhower Avenue, linking to Cumberland Street to the north. Cumberland Street will be extended west from the Eisenhower Pointe project, with improvements to the existing driveway behind the office building. Cumberland will be further extended west per subsequent CDD Concept Plan phases, finally connecting to “Public Road A”, which will provide another north/south street that connects with Eisenhower Avenue. Internal driveways and alleys will be considered as the DSUPs for Phase 2/Lot B and Phase 3/Lot C are submitted. A significant feature of the plan is an improved streetscape along Eisenhower Avenue with a 6-foot sidewalk and 12-foot cycle-path that will connect to similar improvements along the frontage of the Eisenhower Pointe project and allow easy connectivity between properties and with planned open spaces, the existing Metrorail station to the west, and other recreation amenities.

3. *Parks and Open Space* – The EWSAP seeks to provide residents with recreational opportunities by establishing an open space network in new development areas and linking to existing facilities if available. The proposed CDD Concept Plan designates two primary publicly accessible open spaces. As part of Phase 1, the existing turf area in front of the

conversion building will be designed as a privately maintained publicly accessible park to serve residents of the conversion building as well as the nearby community. Designated as the “parallel park” in the CDD conditions, this half-acre park will be landscaped attractively and provide passive and active amenities to serve a variety of ages. Staff has included conditions that direct the applicant to finalize the design and amenities of this park during the Final Site Plan process. Another park known as the “perpendicular park” will be located farther west of the conversion building. This park will extend from the Eisenhower Avenue frontage north to Cumberland Street and bisect Phase 2 and Phase 3 of the CDD. Design details for this park will be reviewed in future DSUPs.

In addition to these areas and private open space areas around the buildings, additional sections of the Cumberland Street right-of-way will be dedicated to the City so that the street can extend west. A portion of the right of way cannot be built upon because it is within the 100-foot RPA buffer area. While it cannot be counted towards the CDD open space requirement, it will visually be part of the vegetated lands north of the site adjacent to the railroad right of way.

4. *Environmental Sustainability* - The EWSAP sets goals for constructing high-efficiency buildings, reducing stormwater pollution, and protecting and stabilizing specific waterways. Regarding high-efficiency buildings, and as discussed further in the Green Building Policy section, the applicant has committed to meeting the City's Green Building Policy, repurposing the existing building during Phase 1, and providing electric vehicle charging spaces. During the Final Site Plan process, the applicant will determine the green building rating system to use. The applicant also worked collaboratively with City staff to achieve a stormwater mitigation plan that would accomplish the plan's goal to reduce stormwater runoff. The proposal would eliminate the existing untreated, impervious surface on the site and improve the nearby RPA associated with Backlick Run.

Master Plan Amendment

This proposal meets many of the goals and objectives of the EWSAP, by implementing the recommended street network, creating new open spaces, and providing urban scaled buildings. Numerous prior proposals to attract office tenants to the site have not been successful, necessitating a reconsideration of the mix of uses envisioned for the area. The market for office buildings has changed dramatically in recent years and the existing building at 5001 Eisenhower has been vacant for over a decade. Currently, the EWSAP recommends office/institutional land uses on the far western portion of the site, closest to the Metro station.

Staff recommends approval of the applicant’s request for one amendment to the EWSAP, to change the land use designation from office/institutional to mixed-use to accommodate the requested new multi-unit building per Phase 3 of the CDD Concept Plan. Staff finds that this use is appropriate given current conditions and housing demand. While the overall proposal is less dense than originally envisioned, the CDD Concept Plan still proposes that the portion closest to the Metro station will be of appropriate height and density. The Master Plan Amendment resolution and amended Figure 4.1, Plan Area Land Uses, are shown in Attachment 1.

B. Rezoning and CDD Text Amendment

Both parcels are zoned OCM (100) / Office commercial medium (100), and the applicant has requested a Map Amendment (rezoning) to CDD #31. If approved, the proposed CDD zone would

allow a total of 1.5 million sq. ft. of gross floor area of development with building heights ranging from 60-140 ft.

Staff recommends approval of the applicants request to rezone to CDD #31. The EWSAP envisions a CDD for this area, and Staff anticipates that adjacent properties may join the proposed CDD over time. The existing OCM (100) zone largely emphasizes office uses, and residential provisions are not oriented towards multi-unit and mixed-use projects. Although the multi-unit use is permitted, the density is limited to 1.5 FAR. Further, the current zoning district does not acknowledge the adjacent high-capacity transit & transportation networks that can accommodate greater density at this location. The rezoning to a CDD with an accompanying CDD Concept Plan allows for phased infrastructure improvements such as streets, publicly accessible open space, and utility undergrounding.

Text Amendment, TA#2024-00014 would amend § 5-602 of the Zoning Ordinance to include CDD #31, as shown in the CDD table in Attachment 3. The CDD permits a variety of uses with a CDD Special Use Permit. In accordance with the EWSAP, development within the CDD requires a minimum of 30% open space, 15% of which must be publicly accessible and at-grade. The proposed CDD also simplifies certain use limitations to facilitate the construction of the “parallel park” between the existing building and Eisenhower Avenue.

C. CDD Concept Plan Standards

Staff supports the proposed CDD Concept Plan request accompanying CDD #31. We find that the site is consistent with the standard that it be “of such size or... so situated as to have significant development related impacts on the City as a whole or a major portion thereof and in order to promote development consistent with the Master Plan” (§ 5-601).

Establishing the street network in this location furthers the vision of the EWSAP. In addition, Staff supports the two publicly accessible open spaces for a neighborhood with few community spaces. Continuing the sidewalk and trail design along the Eisenhower Avenue frontage, including street trees and utility undergrounding, will further improve the appeal of the area as it continues to transition to a mixed-use, transit accessible neighborhood. The proposal is also consistent with the six specific standards for CDD Concept Plan approval contained in § 5-604 of the Zoning Ordinance as detailed in Attachment #2.

D. CDD Concept Plan Design

The general design of the CDD Concept Plan represents good urban planning practice and is consistent with the EWSAP. The CDD Concept Plan provides two new recommended north-south streets and extends Cumberland Avenue further west from the newly constructed segment at Eisenhower Pointe to the east of the site. Adding streets at the former Victory Center site further divides the property into smaller blocks, which are more pedestrian-friendly, visually appealing, and generally follow the block layouts, streets, and open spaces of the EWSAP. The plan also facilitates improvements to and dedication of Pepperell Street, currently a private north-south street east of the existing office building.

Staff also support the arrangement of the uses at the site as depicted in the CDD Concept Plan. The applicant discussed alternate site designs with Staff during concept reviews and worked with Staff to arrive at the current plan that includes an appropriate and attainable mix of housing types in varied buildings. In addition, the CDD Concept Plan focuses building density on the western

portion of the site (Phase 3), closest to the Eisenhower Avenue Metro station as directed by the EWSAP.

Finally, Staff support including publicly accessible open spaces as depicted in the Plan. The “parallel park” in front of the conversion building will be a visual amenity for the community, softening the view between the street and building façade, and will offer an attractive publicly accessible gathering place for residents. The “perpendicular park” located between Lot C and Lot B will undergo a full design as future DSUPs are submitted. Given its location and topography, it has interesting design potential.

E. Building Design

The requested DSUP proposes converting the existing office building at 5001 Eisenhower Avenue to multi-unit residential. The conversion is Phase 1 per the requested CDD Concept Plan, with building design and architecture for Phases 2 and 3 to be reviewed in the future under separate respective DSUPs. Per the concept plan, Phase 2 permits either townhouses or a multi-unit building, and Phase 3 permits a multi-unit building.

Exterior

In 2008, the exterior of the building was updated to its present appearance, concurrent with interior renovations and plans to re-envision the site with additional buildings to create a “campus” with the necessary design and security elements to make the site attractive to a potential Federal employer. The existing appearance is formal and symmetrical with a vertical pattern of window openings and bays. Exterior walls are clad in precast concrete in neutral colors with metal panel and trim around the window openings. A prominent entry canopy easily identifies the main building entrance. Staff and the applicant agreed that little exterior change was necessary or desirable. The most visible change will be to replace the fixed glass with operable windows as needed for the residential use.

Another change will be replacing the main level windows (Level G1) along the front façade on each side of the main lobby entrance. This change is necessary to support the primary use of this floor for parking. The applicant has proposed metal screens to fulfill garage ventilation requirements. Staff and the applicant will continue to work on the architectural treatment of this façade through the Final Site Plan process to select an attractive solution that meets technical requirements while complementing the rest of the façade.

Figure 3: Conversion Building Front Elevation

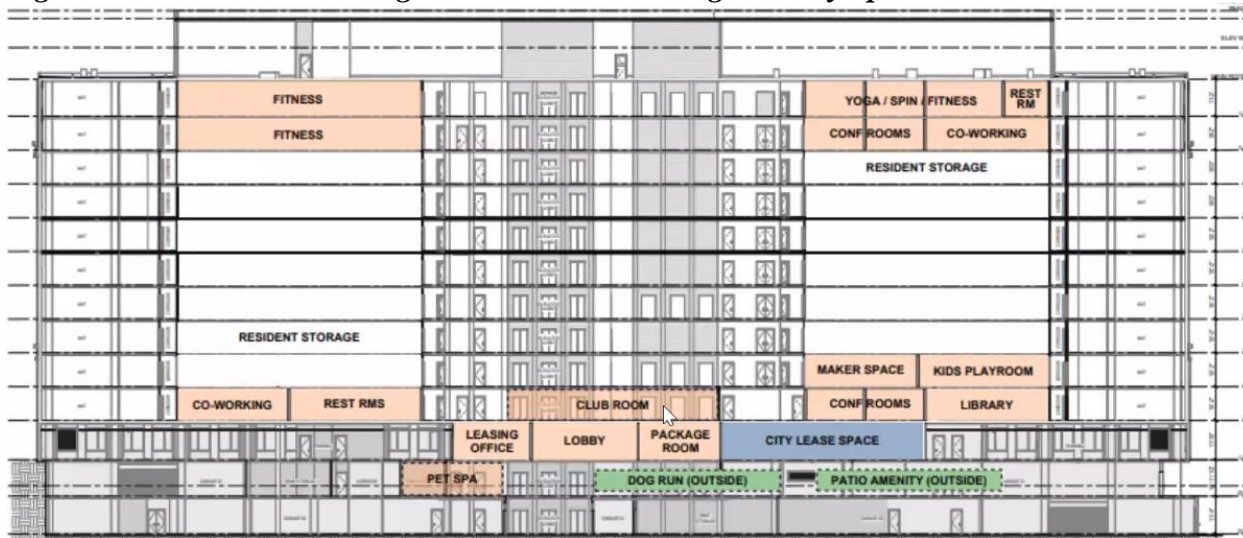


Interior

The changes to the existing building are primarily internal. The main level of the building and two levels below will be configured to provide parking on three levels and a community-leased space on the ground floor.² Ten interior floors of the building will be gutted and re-partitioned. There are seven different unit types and sizes, ranging from a junior one-bedroom to family-sized three-bedroom, two-bath units. As is common with office buildings converted to residential use, unit floorplans typically feature areas used during the daytime placed around the perimeter of the building near windows and daylight. Bathrooms, bedrooms, utilities and storage closets can be placed nearer the center of the building where less daylight is necessary. The applicant will also employ various design strategies to transmit light further into the units and to also pass light between rooms.

Since not all interior space in office-to-residential conversions will be suitable for apartments, the applicant also proposes several interior amenities for future residents. Figure 4 shows the approximate locations of proposed fitness, coworking, playroom, library, club room, maker spaces, and pet spas.

Figure 4: Conversion Building Cross Section Showing Amenity Spaces



F. Special Use Permit for Multi-Unit Residential

The applicant is seeking an SUP per § 4-1003(BB.1) for a multi-unit residential building within 1,000-ft. of the centerline of Eisenhower Avenue. Per § 11-504, the City Council may approve the requested SUP if the proposal:

1. Will not adversely affect the health or safety of persons residing or working in the neighborhood,
2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood, and
3. Will substantially conform to the master plan.

Staff have reviewed the design and location of the conversion building for multi-unit residential and do not have any concerns that the proposal would adversely affect the future residents or would

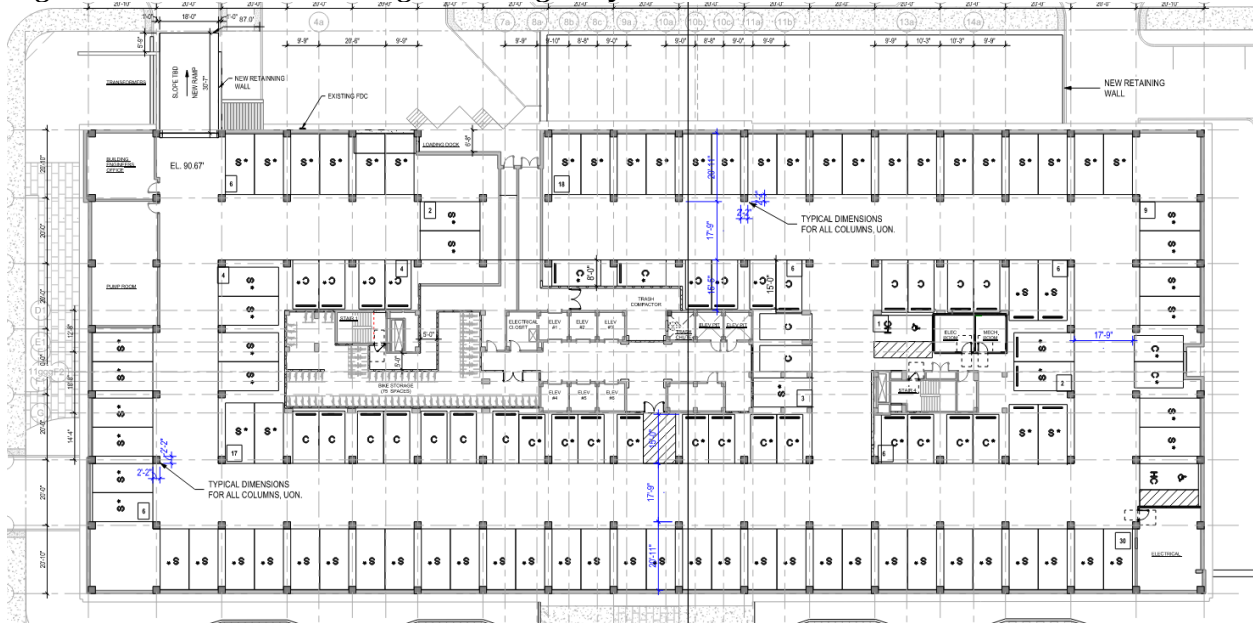
² The layout and entrances of the parking levels are a unique consideration. Parking details are further described in the analysis of the parking SUP and modifications later in this report.

be detrimental to the surrounding neighborhood. For the reasons discussed in the preceding Master Plan Amendment section, multi-unit residential is an appropriate use for the conversion building and Staff believe that the proposal is consistent with many aspects of the EWSAP and that, with the amendment, it would substantially conform to the master plan.

G. Parking, Parking Reduction SUP, DSUP Modification

The conversion building poses unique challenges to providing parking due to pre-existing structural constraints encountered when converting the structure from an office to a residential use. The applicant proposes to convert three existing floors within the building to parking to make the project viable for multi-unit residential. The uppermost parking level is above-grade and at the same level as the building's entry lobby. Beneath that level would be a partially below-grade parking level (shown in Figure 5), followed by another slightly smaller fully below-grade parking level. These three levels combined have 291 total spaces. An additional 29-space surface parking lot is to the east of the building, with 3 of these parking spaces reserved for the community-leased space. Because of the sloping grade of the site, each level of parking has its own entry/exit point. This design allows for traffic into and out of the parking levels to be dispersed to different points on the site and eliminates the space inefficiency of ramps inside the building.

Figure 5: Conversion Building G2 Garage Layout



The applicant is seeking an SUP to reduce the parking requirement for the conversion building from 439 spaces to 317 spaces for a ratio of 0.84 spaces per unit, as noted in Table 2. Per § 8-100(A)(4), the City Council may approve the requested SUP if:

1. The applicant demonstrates that providing the required parking would be infeasible,
2. If the applicant proposes a parking management plan that includes reasonable and effective measures, appropriate to the size, scale, and location of the use, building, or structure, which will mitigate the impacts of the proposed reduction in parking,
3. The City Council finds that the proposed reduction in parking will not have an adverse impact on the nearby neighborhood and that the applicant otherwise complies with § 11-504, and

4. The SUP cannot reduce the number of off-street spaces otherwise required below the number of spaces that are provided at the time of the permit application, unless allowed by another provision of the ordinance or required by extraordinary circumstances.

Staff do not have concerns with this reduction and do not believe that the proposal will have an adverse impact on the surrounding neighborhood. The constraints on converting the existing building mean that providing additional spaces within the structure is infeasible and reserving spaces on the western lot would complicate continued redevelopment and may risk the preservation and reuse of the existing building. Through the innovative conversion of three floors to parking, the applicant is increasing the total number of spaces in the conversion parcel (Lot 701) from the 98 surface parking spaces that exist today to 333 total spaces (residential, community-leased room, on-street, and rideshare spaces), while also improving the streetscape by converting many of the existing surface spaces into open spaces and streets that comply with the City's Complete Streets Policy and Alexandria Mobility Plan.

The subsequent Transportation and Streetscape section details the sitewide improvements that the applicant will be making as part of their parking management plan to make the site more appealing to modes other than driving alone, including improving the experience of biking, walking, waiting for the bus, and accessing Van Dorn Metro Station. The site is a half mile from the Van Dorn Metro Station (10 min. walk), which also has DASH (routes 30, 32, and 35) and Fairfax County Connector (routes 109, 231, 321) bus service. In addition, DASH route 32 stops directly in front of the building on Eisenhower Avenue. While historically largely industrial, opposite Eisenhower Avenue are now several specialty athletic clubs and gyms and to the east on the corridor are a café, deli, BBQ restaurant, and meadery, all within a comfortable walking distance. The applicant will be contributing to and participating in the Citywide Transportation Management Plan. Finally, if during leasing the applicant determines that additional parking would be necessary, then they may pursue shared parking as part of the future multi-unit building in later phases of the CDD.

Table 2: Residential Parking Requirements

	50% AMI	60% AMI	80% AMI ²	100% AMI ²	Total ³
Number Units ¹	41	41	189	106	-
Number of Bedrooms ¹					
Min.	62	62	265	186	
Max.	62	62	265	226	
Base Ratio (Per bedroom) ³	0.8	0.8	0.8	0.8	-
Maximum Parking Requirement	50	50	212	181	492
Voluntary Ratio	0.65	0.75	0.80	0.80	-
Credits					
Proximity to BRT	-	-	-	-	-
Walkability Index	-	-	-	-	-
4 or more bus routes	-	-	-	-	-
20% or more studios	-	-	-	-	-
Proximity to Metro (affordable only)	10%	10%	-	-	-
Total Credits	10%	10%	-	-	-
Adjusted Ratio	0.585	0.675	0.80	0.80	-
Minimum Parking Requirement	37	42	212	149	439
Provided Residential Parking	-	-	-	-	317

¹ Voluntary ratio based on *bedrooms* for market rate units, and *units* for affordable units. Maximum number of bedrooms used for maximum parking requirement and minimum number of bedrooms used for minimum parking requirement. For three-bedroom units, a minimum of two bedrooms counts towards the parking requirement.
² Considered market rate units for parking requirements
³ Totals may not sum due to rounding.
⁴ Within 0.5-mile walkshed of the Van Dorn Metro Station

Modification Request: Drive-aisle Width

As part of this DSUP, the applicant is requesting a Zoning Ordinance modification to reduce the minimum width of two-way parking drive aisles that serve 90-degree parking spaces as required by § 8-200(D)(a). Staff believes that the modification is justified by the existing building’s structure and necessity to provide parking for the proposed residential use. Pursuant to § 11-416, the Planning Commission may approve these modifications if they determine that such modifications:

- Are necessary or desirable to good site development,
- That specific and identified features of the site design compensate for the impacts otherwise protected by the regulations for which the modification is sought,
- That such modification will not be detrimental to neighboring property or to the public health, safety, and welfare, and
- The modification will not violate the intention of § 11-410(CC) to require a reasonable amount of landscaping.

The 20-foot by 20-foot (or less) on-center spacing of the existing columns and their sizing of greater than 2-foot square typically leaves as little as 17 ft. 9 in. of free space between each column. This space allows adequate room for 90-degree parking stalls; however, a constraint is created in consideration of the width between the columns for two-way drive aisles. §8-200(D)(a) of the states that the minimum width of a two-way aisle serving 90-degree parking shall be no less than 22 ft.

The applicant worked extensively with Staff to demonstrate that vehicular turning movements are feasible with 17 ft. 9-in. wide, two-way drive aisle serving the 90-degree parking within the building. Additional turning movement analyses were performed, and the applicant is further studying traffic patterns within the parking garage, such as making certain portions one-way. The final site plan will include a signage and marking plan to increase driver awareness within the garage in drive aisles that do not meet the minimum width, and Staff will continue to work closely with the applicant to ensure garage operations and driving patterns will enable safe operations. For these reasons, Staff supports the applicant’s request for a modification.

H. Compliance with City Policies

Affordable Housing Policy

With the first phase of the redevelopment, the applicant is proposing to provide 377 committed affordable, workforce affordable, and rent-controlled units for a 40-year period, or any extension thereof, at 50-100% of AMI, adjusted for projected costs related to utilities and parking. Table 3 shows the 2024 AMIs by household size for the Washington, DC Metropolitan Area, and Table 4 shows the proposed affordability levels and unit mix.

Separately, the City Council will consider a tax abatement structure to support the conversion of the building at the proposed affordability levels and unit mix. Using a tax abatement to support this property’s return to active use is not intended to set a precedent. This site was already approved for two prior tax abatement proposals which never came to fruition due to the inability to execute a lease with the Federal Government or other office tenant. As part of the Housing 2040 master planning process, Staff are studying tax abatements among the range of potential financial tools to support the preservation and creation of affordable housing. Using a tax abatement for this project means that no other City affordable housing investment is anticipated, and the units will operate like other set asides yielded through the development process. As a result, the units will be subject to standard set-aside unit conditions, including the City’s Rent Increase Guidelines, and will be monitored annually for compliance consistent with City policy.

Table 3: 2024 Area Median Household Incomes for DC Metro Area

Income range	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person
50% AMI	\$54,150	\$61,900	\$69,650	\$77,350	\$83,550	\$89,750
60% AM	\$64,980	\$74,280	\$83,580	\$92,820	\$100,260	\$107,700
80% AMI	\$86,640	\$99,040	\$111,440	\$123,760	\$133,680	\$143,600
100% AMI	\$108,300	\$123,800	\$139,300	\$154,700	\$167,100	\$179,500

Source: HUD 2024

Table 4: Affordability and Unit Mix

Unit Type	50% AMI	60% AMI	80% AMI	100% AMI	Total
Junior one-bedroom	20	20	40	0	80
One-bedroom	0	0	62	0	62
One-bedroom and den	0	0	11	26	37
Two-bedroom	20	20	0	20	60
Two-bedroom and den	1	1	76	20	98
Three-bedroom	0	0	0	40	40
Total	41	41	189	106	377
Percent of Total	11%	11%	50%	28%	100%

For unit types not addressed by the Low-Income Housing Tax Credit program rent guidelines for standard unit types, a junior one-bedroom will rent at an efficiency rent, a one bedroom plus den at a one-bedroom rent; any junior two-bedrooms at a one-bedroom rent, and a two bedroom plus den at a two-bedroom rent.

During initial lease-up, units affordable at 80% and 100% of AMI will be available exclusively to income-qualified renters for 180 days. Upon subsequent availability (whenever vacated), these units will be exclusively available to income-qualified renters for 75 days. If an 80% or 100% of AMI unit is not leased to an income-qualified renter during the exclusivity periods, the unit can be leased at the restricted rent to a tenant whose income is above the specified level. This provision will help minimize vacancies in the development while continuing to maintain the established rent levels.

The proposed project does not involve more density than the EWSAP envisioned. As a result, the project is subject to the City’s voluntary monetary affordable housing contribution policies for office to residential building conversions. Excluding parking, which is exempt from affordable housing contributions in the multi-unit context, Staff have estimated a contribution of \$797,551 (in \$2024) on 453,154 net sq. ft. of residential development. The developer has asked that this contribution be waived in Phase 1 in consideration of the proposed committed affordable housing. This waiver is part of the separate tax abatement ordinance package. While the applicant would not be providing a voluntary contribution per the City’s Affordable Housing Policy for this phase, future phases would be subject to the City’s voluntary monetary affordable housing contribution policy in effect at the time. As stated above, no affordable housing funding is being requested from the City to support the proposed affordability. Based on recent affordable housing developments, the average City investment (provided as a loan) to produce a new unit affordable at 50-60% AMI through nonprofit partners, who use the City’s investment to leverage low-income housing tax credit equity and other project loans and grant funding, is approximately \$90,000. As proposed, the project will deliver 277 total affordable and workforce units towards the City’s Housing Master Plan and Regional Housing Initiative targets.

The opportunity to provide committed affordable units in this transit-accessible neighborhood is significant. Currently, no comparable committed affordable units exist in the plan area. The only other multi-unit rental property within a one-half mile radius is the 226-unit Reserve at Eisenhower located across the street with rents in the range of workforce affordability (affordable to households with incomes at 80% of AMI). Per the terms of the performance agreement associated with the proposed tax abatement, the applicant would need to deliver the conversion building and its committed affordable units within 4.5 years of approval of the DSUP.

On November 18, the Alexandria Housing Affordability Advisory Committee (AHAAC) convened a special virtual meeting to discuss the project, and the members voted unanimously to endorse it. AHAAC members were excited to see the City consider using tax abatement as an inducement for affordable housing and reiterated their interest in the planned assessment of the tool's utility during the Housing 2040 master planning process. Several committee members expressed disappointment with the lack of deeper levels of affordability (especially at 40% AMI) and proposed the development consider providing fewer units at 80% AMI in exchange for some units at 40% AMI while maintaining the overall value of the contribution. In addition, members recommended providing a greater number of family sized units, such as two-bedroom and dens or three-bedroom units, at 50-60% AMI, in response to identified community need.

Green Building

The adaptive reuse of the office building and conversion to residential use per the DSUP presents a unique opportunity for sustainable redevelopment of a property near Metro that has been vacant and underutilized for many years. The building conversion will comply with the City's Green Building Policy, as will buildings constructed in future phases per the CDD Concept Plan. The converted building will provide an updated building energy performance analysis and building energy use intensity (energy use per sq. ft.) factor prior to release of the building permits for above-grade construction. The roof will be solar-ready and 5% of the converted building's parking spaces will include Level 2 EV chargers.

Future phases will be evaluated per the Green Building Policy in effect at the time of DSUP approvals and EWSAP recommendations to further sustainability initiatives by creating opportunities for renewable energy production, open space, and improved stormwater management practices.

On November 18, 2024, Staff presented the project to the Environmental Policy Commission (EPC). The EPC members celebrated the opportunity to conserve the former Victory Center Building, the right-sized parking, new open spaces, affordability, and the opportunity to transform the untreated surface parking lot into a new neighborhood. EPC members appreciated the intent to pursue all-electric systems with the conversion building and were okay with reusing limited, existing gas systems if they are still operable. The EPC members also asked if the applicant could provide a life-cycle analysis demonstrating the magnitude of the embodied carbon saved by conserving the building and encouraged the applicant to install solar panels on the roof of the existing and future buildings.

Public Art

The City's 2014 Public Art Policy requires new development projects to provide on-site or in-kind contributions to support the growth of public art in the city. The policy requires a contribution of \$0.30 per gross square foot for buildings in a DSUP application, capped at \$75,000 per building. This series of applications includes one DSUP, accordingly, due to its size, the contribution is \$75,000 for the conversion building. The policy will apply to future DSUPs per the phasing plan as those applications are submitted.

Staff will continue to work with the applicant through the Final Site Plan process to finalize the public art implementation for the conversion building. Preliminary discussions have examined opportunities for public art placement in the publicly accessible open spaces.

I. Stormwater Management and Natural Resources

Storm runoff from the site ultimately drains to Backlick Run. Stormwater management design is required and analyzed with each DSUP; thus, the preliminary stormwater calculations apply to the building conversion application, or Phase 1/Lot A per the CDD Concept Plan. Approximately 55% of the existing Lot A is impervious.

In addition to an underground stormwater storage vault and a manufactured treatment device, the applicant proposes 14 Best Management Practice (BMP) tree wells to treat stormwater. These BMPs will be located along the west side of Pepperell Street and along the Eisenhower Avenue frontage. Together these strategies will remove 26.5% more phosphorous per acre per year than required. Additional BMPs will be constructed concurrent with subsequent DSUPs, per the CDD Concept Plan phasing, ensuring that the project will meet stormwater requirements at each phase. The proposed BMPs will achieve compliance with Article XIII requirements for sites discharging to natural stormwater conveyance systems by reducing peak flow rates from both the 24-hour, 1-year, and 10-year storm events compared to the existing condition. This improvement will ensure that the downstream natural channel does not experience increased erosive forces during rain events.

As noted previously, an RPA is along the northern edge of the property, parallel to the railroad tracks. The required 100-foot RPA buffer extends along the length of the plan area, adjacent to and sometimes within the right-of-way that will become an extension of Cumberland Avenue. There are small areas of existing paved encroachments into the RPA, however future development phases may not encroach further than the existing impervious footprint. Portions of the future right-of-way dedication for Cumberland Avenue are located within the RPA, but the actual street will not be constructed in such areas.

J. Open Space

The EWSAP requires between 25-30% ground level open space for residential developments, which varies by neighborhood. Neighborhood 4 – Van Dorn Metro Center requires 25% open space for residential developments, and Neighborhood 5 – Bush Hill, requires 30%, half of which is required to be at grade publicly accessible open space. As outlined previously in Table 1, proposed CDD #31 requires a minimum of 30% open space for the entire CDD with at least 15% at-grade. Phase 1 proposes 38% (per Table 5), Phase 2 11.2%, and 36% for Phase 3, thus meeting the requirement for the EWSAP and CDD #31.

Table 5: Conversion Building Open Space

	Required	Provided
At-grade (SF)	18,108 (15%)	
<i>Private</i>	-	24,000 (20%)
<i>Publicly accessible</i>	-	22,000 (18%)
Above grade	-	-
Total	42,252 (30%)	46,000 (38%)

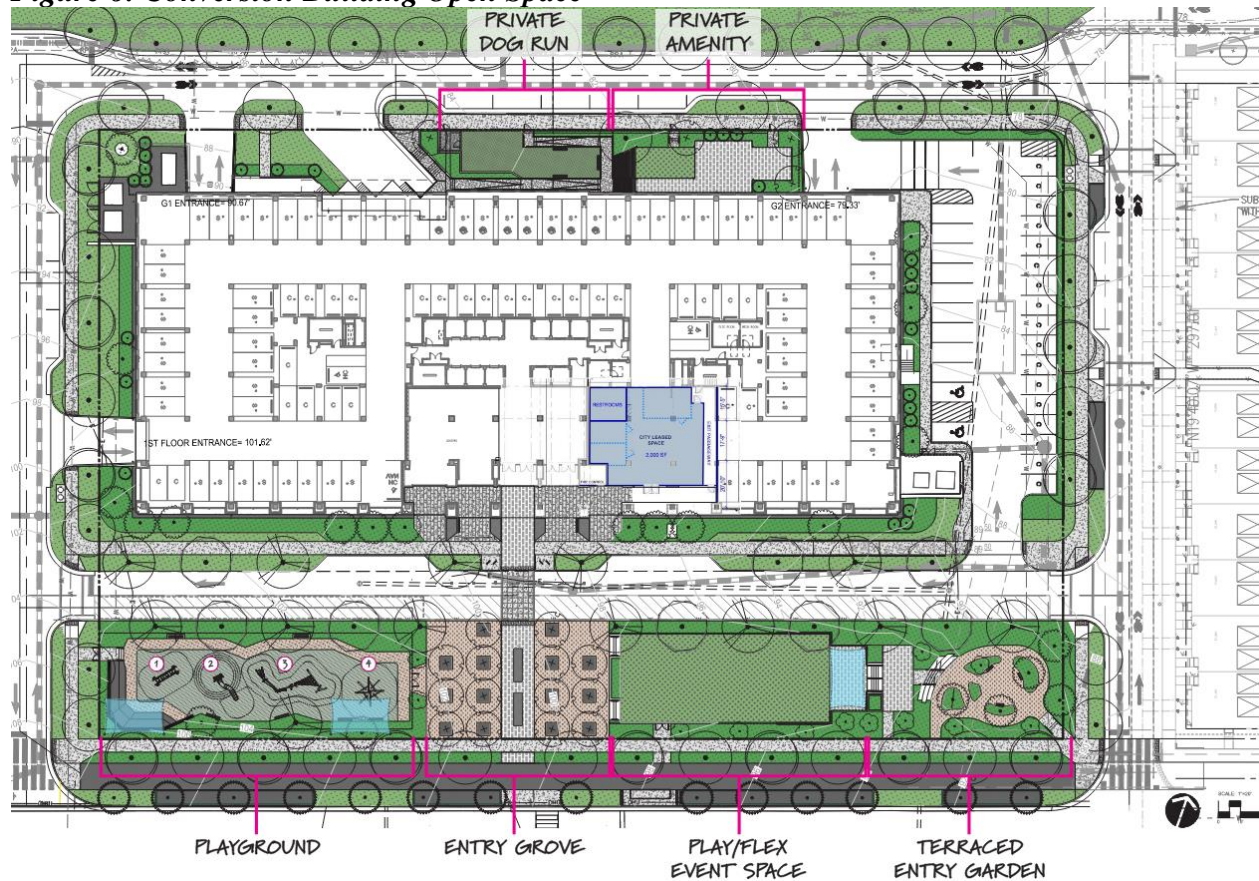
Proposed Park / Amenity Areas

The CDD Concept Plan identifies two publicly accessible open spaces. The “parallel park” is in front of the conversion building and extends 437 ft. along the length of the Eisenhower Avenue frontage from Pepperell Street to Public Street B. It totals 22,000 sq. ft. (0.5 acres). Staff have

worked with the applicant on the design of this park, and the final design and amenities will be concluded during the Final Site Plan process to ensure visual coherence with and safety for future users. Staff have included a series of development conditions that direct the final design of the “parallel park” to include specific elements such as shade, play equipment, and seating. Staff strongly recommend revising the plan during the final site plan process to include a multi-use sports court and increased provision of play structures. The closest courts are across the railroad tracks at Backlick Run at Armistead Boothe Park (1.8-mile walk), making this development otherwise isolated and remote from recreational facilities. The residential density at this site and as proposed in the CDD will increase the need for recreational facilities within walking distance, and the parallel park should serve these needs to the greatest degree feasible.

Separately, the applicant has proposed a private dog park and seating area on the northern side of the conversion building adjacent to Cumberland Street. As a less visible location than the proposed publicly accessible parallel park, Staff do not have any concerns with restricting the use of the dog park and seating area to residents and their guests.

Figure 6: Conversion Building Open Space



A future “perpendicular park” would split the western side of the site. This open space would lie between Lots B and C and include portions of each parcel. The intent is to provide a publicly accessible mid-block open space extending north-south between Eisenhower Avenue and Cumberland Street with various public amenities. The applicant has shared concept designs with staff that subdivide the space and use the sloping topography to best advantage. The final design will be addressed in future Phase 2 and Phase 3 DSUPs per the CDD Concept Plan and recommended conditions of approval.

Open Space Connectivity

An objective of the EWSAP is to enhance existing open spaces and create an open space network in new developments. The CDD Concept Plan builds upon the site layout and open space amenities found at the Eisenhower Pointe project to the east. This townhouse and condominium development was constructed under conventional zoning, but it was the first redevelopment project separated from the original Victory Center parcel. Staff and the applicant worked to provide pathways and places for possible future interconnectivity between adjacent parcels. The Eisenhower Pointe plan also established the design for the sidewalk and multi-use path along the Eisenhower Avenue frontage, as well as Cumberland Street to the north that runs parallel to the railroad and its vegetated open space with the railroad right-of-way corridor.

K. Reservations

Community-Leased Room

The applicant has proposed a minimum 2,000 sq. ft. community-leased room with restroom(s) on the ground floor of the conversion building. Per the proposed tax abatement term sheet, the City would have exclusive use of this room for 40 years at a nominal rent of \$1 per year. The applicant will reserve three surface parking spaces for users of this space, with additional surface parking available for users on a first-come, first-served basis during standard workday hours. If approved, the City will evaluate the area needs and determine a use for the space that is compatible with the conversion building's multi-unit residential use.

Daycare Facility

The applicant has proposed to provide a minimum 10,000 sq. ft. space on the ground level of the future multi-unit residential building on Lot C for a daycare facility. Per the proposed tax abatement term sheet, the applicant would offer discounted rent of \$10, triple net lease, per rentable square foot for 40 years for the daycare use. If a daycare use is not feasible, then the City and the applicant may identify an alternate use that is compatible with the multi-unit residential building, such as a library, which would also benefit from the discounted rental rate. If the City and the applicant cannot identify any user for the space, then the applicant would be able to find an alternate compatible use.

Retail Space

The applicant has proposed to provide a minimum 5,000 sq. ft. space on the ground level of the future multi-unit residential building on Lot C for retail use(s). Per the proposed tax abatement term sheet, if the applicant is unable to lease the space after a reasonable period of marketing, then the applicant may convert this proposed retail space into an amenity for the residential building.

L. Subdivision

The applicant proposes to re-subdivide 4991 and 5001 Eisenhower to create lots that align with the phasing plan per the proposed CDD. Staff notes that the parcel addressed 4991 Eisenhower Avenue (noted in the "Recent Approvals" section) will be extinguished. A portion will be consolidated with Lot 701 to include the existing building and publicly accessible open space, and another portion will be dedicated with the conversion of Pepperell Street from private to public. To the north of Lot 701 would be the street dedication for Cumberland Street and to the west would

be the street dedication for new Public Street B. Lot 700 would constitute the remaining CDD #31 land area and would be re-subdivided in future phases to accommodate the planned redevelopment and additional street dedications.

Table 6: Area of Tabulation Before Subdivision

Parcel	Area		Current Use
	sq. ft.	ac.	
5001 Eisenhower Ave. (TM #068.04-01-20)	396,379	9.10	Vacant
4991 Eisenhower Ave. (TM #068.04-01-24)	27,271	0.63	Vacant

Table 7: Area of Tabulation After Subdivision

Parcel	Area		Proposed Use
	sq. ft.	ac.	
Lot 700	232,724	5.34	Vacant
Lot 701	120,712	2.77	Residential
Street dedication	70,214	1.61	Right-of-way

M. Transportation and Streetscape

The redevelopment of the existing building with the DSUP extends the streetscape begun to the east with the Eisenhower Pointe project on Eisenhower Avenue with undergrounded utilities, street trees, a 12-ft. wide trail, and a 6-ft. wide sidewalk. The enhanced streetscape is adjacent to the planned publicly accessible open space and will provide a more comfortable space for walking and cycling along Eisenhower Avenue. The applicant will also upgrade the existing crosswalk and HAWK signal on Eisenhower Avenue. The CDD conditions require a \$60,000 contribution towards Capital Bikeshare (\$30,000 with the conversion building), which will fund a future station on Eisenhower Avenue at the intersection with Public Street A on the western edge of the site. This station will complement the one provided with the Eisenhower Pointe development at the intersection with Warburton Street.

In addition, the applicant advances the street grid envisioned by the EWSAP by converting Pepperell Street into a public street on the east side of the building, adding a new Public Street B to the west side, and extending Cumberland Street parallel to Eisenhower at the rear of the building. A fourth street, Private Street C would remain in front of the building. The sidewalks along these streets are all six feet wide with curb extensions to minimize crossing distances, consistent with the City's Complete Street's Policy and Alexandria Mobility Plan. The DSUPs for future phases will continue to build out the street grid per the CDD Concept Plan and EWSAP by extending Cumberland Street and adding Public Street A to connect Cumberland to Eisenhower Avenue. In addition, the applicant will provide a shelter for the existing bus stop adjacent to future Lot C. Finally, Staff concur with the finding from the applicant's traffic impact study that the roadway network can support the increased traffic demand anticipated under the maximum build scenario for the CDD without needing any mitigation.

N. School Impacts

With the DSUP, the applicant proposes to convert the Victory Center building into up to 400 residential units, with the current plan showing 377 units. During the Final Site Plan process, the unit mix may change, thereby yielding the maximum number of units. The student generation rate for new market-rate high-rise multi-unit buildings is 0.04 students per unit and 0.83 students per

unit for income-restricted housing, per Table 8. In this proposal, 82 units would be affordable at 50-60% of AMI, yielding 69 students. If all the remaining 318 units (under the maximum scenario) were income-restricted at 80-100% AMI, which is equal to market-rate for this neighborhood, then the 0.04 student generation rate would apply to yield 13 additional students. However, Staff have recommended a condition of approval to maintain proportionality between the committed affordable and workforce units if the unit count increases during the final site plan process. So, in total, Staff anticipate that the conversion would at most generate 82 students.

For the remainder of the CDD, the future multi-unit building could have up to 400 units and the future townhome development could have up to 80 units. The townhouse student generation rate is 0.13. So, for the future CDD phases, Staff anticipate 16 additional students from the multi-unit building and 11 students from the townhouses, under the maximum build scenario. Including the conversion building, Staff anticipate 109 students at full build out.

Table 8: Student Generation Rate

Type of Unit	Old properties¹ (> 30 yrs.) Per unit	New properties¹ (< 30 yrs.) Per unit
Single Unit Detached (market rate)	0.3	0.21
Townhouse/Duplex (market rate)	0.2	0.13
Low-Rise Apt./Condo (market rate)	0.3	0.04
Midrise Apt./Condo (market rate)	0.2	0.04
Highrise Apt./Condo (market rate)	0.1	0.04
Public Housing	0.2	0.65
Other Income-Restricted Housing²	0.7	0.83

¹ Old properties are greater than 30 years old and new properties are less than 30 years old.

² Properties in which most of the units are income restricted, excluding senior housing.

This project is within the Samuel W. Tucker Elementary School attendance area and the Francis C. Hammond Middle School attendance area. Staff have coordinated with the Alexandria City Public Schools and will integrate the project into forthcoming school enrollment forecasts.

VI. COMMUNITY

The applicant and Staff held or attended six community meetings (per Table 8). The Eisenhower West/Landmark Van Dorn Implementation Advisory Group members supported the project and asked about the proposed density, open spaces, streetscape, parking, and student generation. The applicant also hosted a virtual community meeting, with about 30 attendees. The attendees asked about the construction timeline, parking for the parallel park, retail/commercial opportunities, pedestrian routes to the Van Dorn Metro Station, and the traffic impacts. Several residents said they welcomed the project.

As noted in the preceding Affordable Housing Policy section, the applicant presented their affordable housing plan to AHAAC, which voted unanimously to endorse the plan with some potential refinements to the affordability levels and unit mix. Finally, as detailed in the preceding Green Building section, Staff presented to the EPC, which voted to support the project.

Table 8: Community Meetings

Date	Entity
September 22, 2023	Eisenhower West/Landmark Van Dorn Implementation Advisory Group*
December 6, 2023	Eisenhower West/Landmark Van Dorn Implementation Advisory Group
November 18, 2024	Alexandria Housing Affordability Advisory Committee
November 18, 2024	Environmental Policy Commission*
November 20, 2024	Virtual community meeting
November 21, 2024	Eisenhower West/Landmark Van Dorn Implementation Advisory Group

*Staff-led update

VII. CONCLUSION

Staff finds that the applicant’s phased development plan for 4991 and 5001 Eisenhower Avenue to be appropriate and advances the EWSAP. We recommend approval of the Master Plan Amendment, Rezoning, Zoning Text Amendment, CDD Concept Plan, and Subdivision. We additionally recommend approval of the DSUP with Site Plan, associated SUPs, and site plan modifications to convert the existing office building to a multi-unit residential building, 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
 Jared Alves, AICP, Urban Planner
 Bill Cook, AICP, Urban Planner

VIII. GRAPHICS

Exhibit A: Site Plan

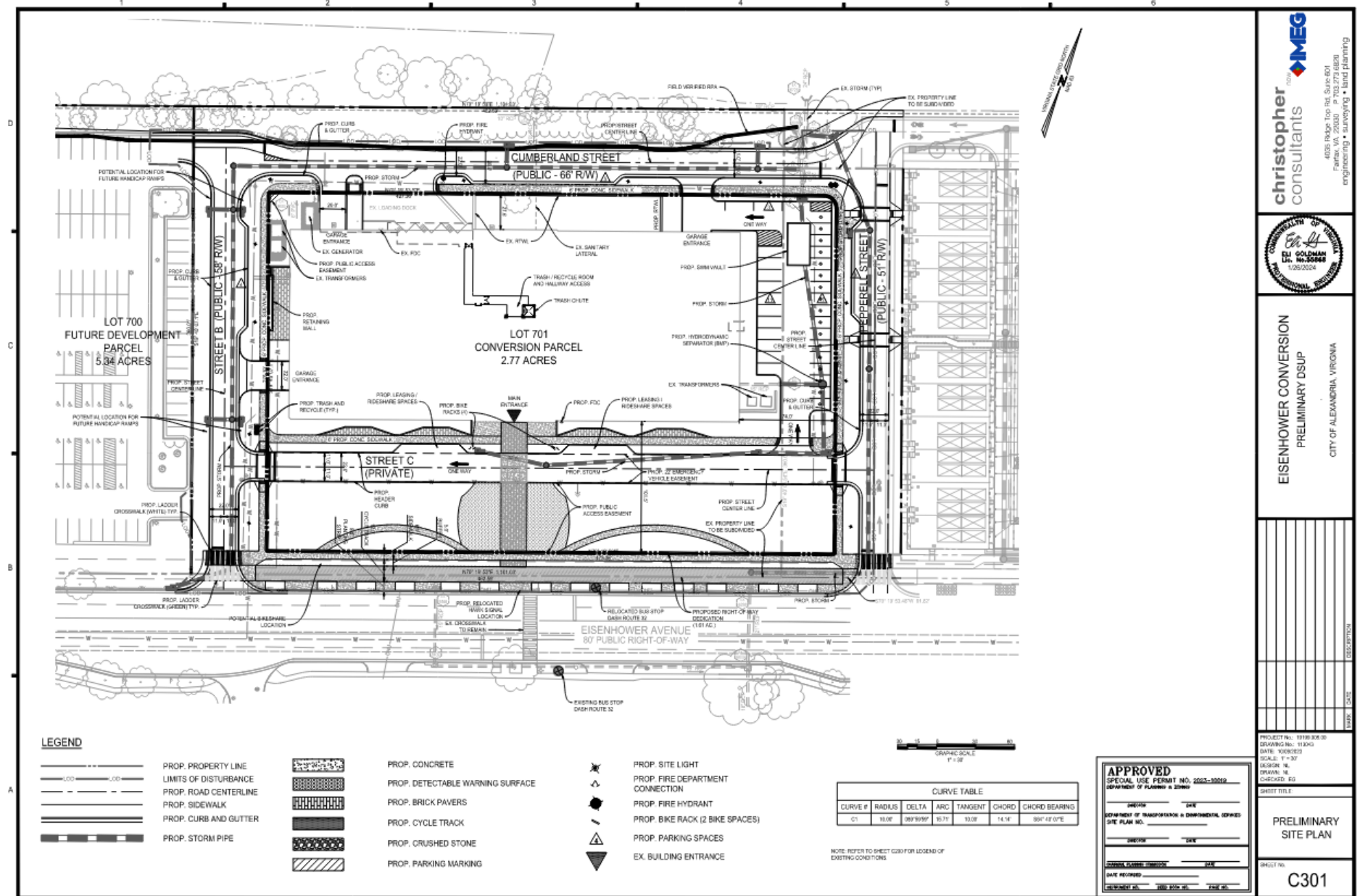
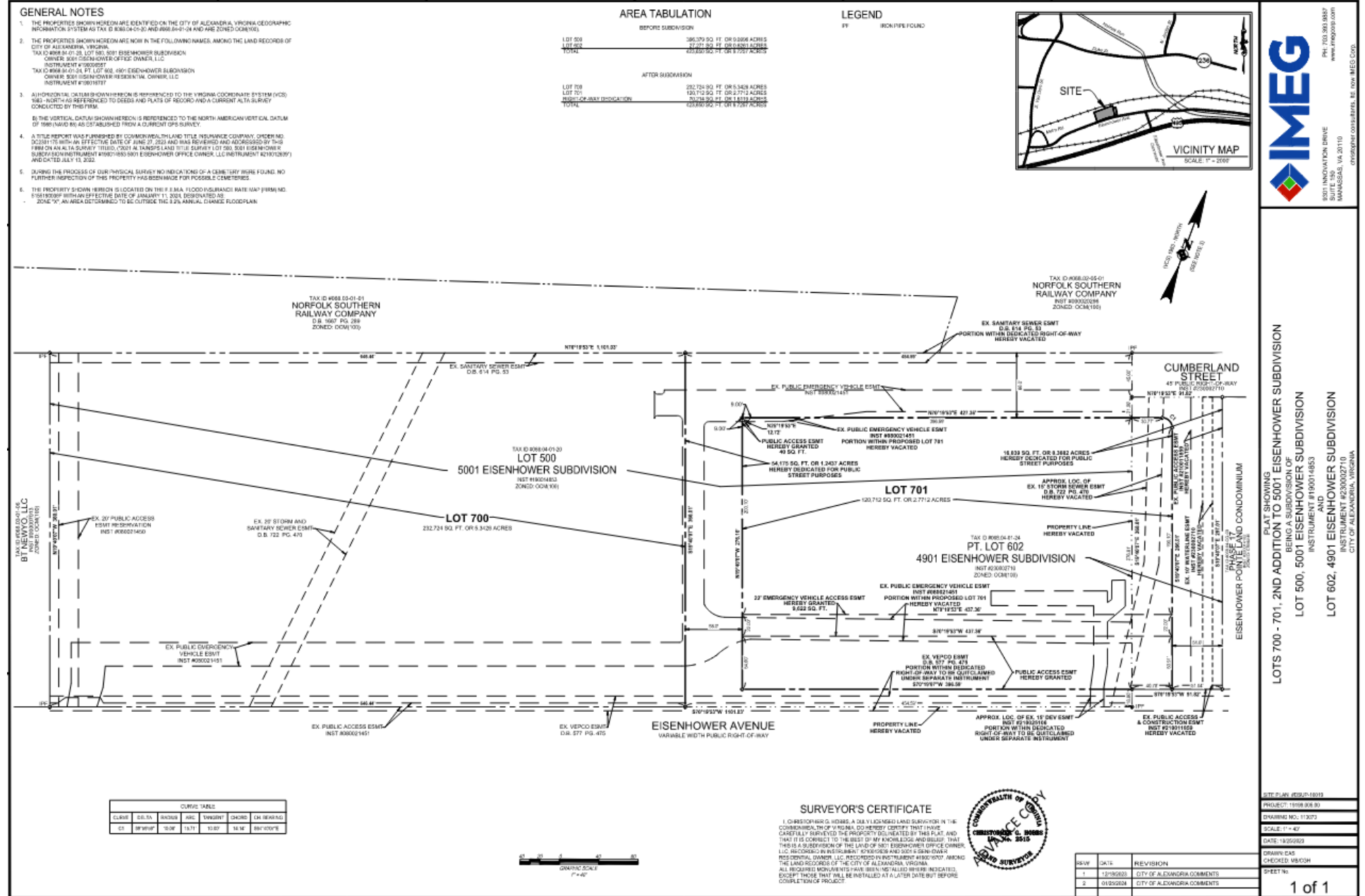


Exhibit B: Subdivision Plat



IMEG
 8301 INNOVATION DRIVE
 SUITE 150
 MANASSAS, VA 20110
 PH: 703.903.9857
 WWW.IMEG.COM
 crs@img.com
 crs@img.com

Exhibit C: Eisenhower Avenue Cross Section

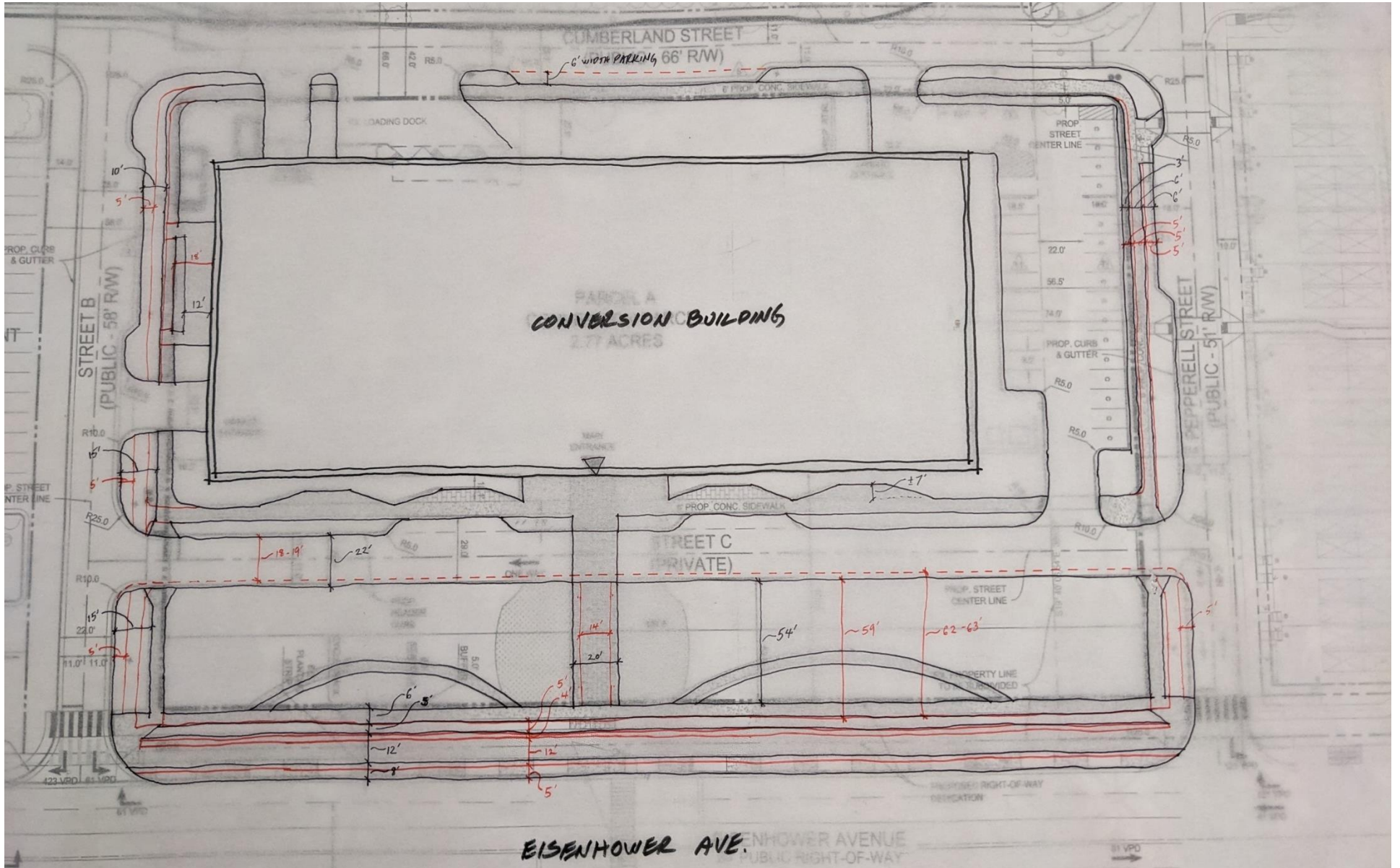


Exhibit D: Revised Sheets Corresponding to Affordable Housing Plan, Community-Leased Space, and Landscaping

DSUP 2023-10019
5001 EISENHOWER AVE CONVERSION
 PRELIMINARY DSUP
 CITY OF ALEXANDRIA, VIRGINIA

SHEET INDEX

CIVIL	COVER
C100	NOTES AND TABULATIONS
C200	OVERALL EXISTING CONDITIONS
C201	EXISTING CONDITIONS
C300	CONTEXTUAL PLAN
C303	EXISTING TREES EXHIBIT
C300	OVERALL PRELIMINARY SITE PLAN
C301	PRELIMINARY SITE PLAN
C302	PRELIMINARY GRADING PLAN
C303	AVERAGE FINISHED GRADE EXHIBIT
C304	PRELIMINARY DIMENSION PLAN
C305	OPEN SPACE PLAN
C400	FIRE SAFETY PLAN
C500	PRELIMINARY BMP COMPUTATIONS
C601	BMP MAP
C602	BMP DETAILS
C603	SWM OUTFALL ANALYSIS
C604-0606	PRE AND POST HYDROGRAPHS
C700-C703	SIGHT DISTANCES
C800-C803	TURNING MOVEMENTS

LANDSCAPE

L001	REFERENCE PLAN
L101	MATERIALS PLAN
L102	PROGRAM PRECEDENT IMAGERY
L401	PLANTING PLAN
L410	PLANTING SCHEDULE AND TABULATIONS
L411	PLANTING SCHEDULE AND TABULATIONS
L412	PLANTING SCHEDULE AND TABULATIONS
L501	SOIL VOLUME PLAN
L502	IRRIGATION PLAN
L601	DETAILS - HARDSCAPE
L602	DETAILS - HARDSCAPE
L701	DETAILS - PLANTING

ARCHITECTURE

A100	TABULATIONS
A101	GFA DIAGRAMS
A102	ARCHITECTURAL SITE PLAN
A111	G3 FLOOR PLAN
A112	G2 FLOOR PLAN
A113	G1 FLOOR PLAN
A114	1ST FLOOR PLAN
A117	TYPICAL (4-8) FLOOR PLAN
A120	ROOF PLAN
A122	PENTHOUSE ROOF PLAN
A200	NORTH ELEVATION
A201	SOUTH ELEVATION
A202	EAST AND WEST ELEVATIONS
A301	BUILDING SECTION

NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BOUNDARIED TO THE SOUTH BY EISENHOWER AVENUE, TO THE NORTHWEST BY NORTOLUX SOUTHERN RAILWAY CO., TO THE WEST BY A LOTS EMPLOYEE PARKING LOT AND TO THE EAST BY A TOWNHOUSE DEVELOPMENT. THE EXISTING SITE IS CURRENTLY A VACANT PARKING LOT AND OFFICE BUILDING.

SITE ACCESS: THE PRIMARY ACCESS TO THE SITE WILL BE FROM EISENHOWER AVENUE.

THE EXISTING SITE SLOPES TO THE NORTH AND ULTIMATELY DRAINING TO BACKLICK RUN.

THIS APPLICATION PROPOSES TO CONVERT THE EXISTING OFFICE BUILDING TO A RESIDENTIAL BUILDING WITH THE LOWER THREE LEVELS BEING USED FOR PARKING. THERE WILL ALSO BE SURFACE PARKING LOT TO THE EAST OF THE CONVERSION BUILDING. THERE WILL BE A NEW PRIVATE STREET IN FRONT OF THE CONVERSION BUILDING. A NEW PUBLIC STREET WEST OF THE BUILDING AND THE STREETS NORTH/EAST OF THE BUILDING WILL BE DEDICATED AS PUBLIC STREETS. THERE WILL BE OPEN SPACE AREAS SOUTH OF THE CONVERSION BUILDING BETWEEN PRIVATE STREET C AND EISENHOWER AVENUE.

ZONING TABULATIONS

LIMITS OF DISTURBANCE: 3.36 AC

EXISTING IMPERVIOUS AREA: 1.57 AC

EXISTING PERVIOUS AREA: 1.79 AC

PROPOSED IMPERVIOUS AREA: 1.86 AC

PROPOSED PERVIOUS AREA: 1.30 AC

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

MODIFICATIONS

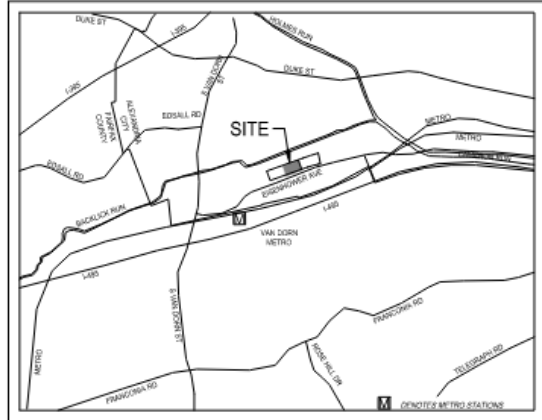
1. LESS THAN 22' DRIVEABLE WIDTH
2. DIMENSIONS OF STAIRWELL AND COMPACT PARKING

SPECIAL USE PERMITS

1. PARKING REDUCTION

REQUESTS

1. SUBDIVISION (SUBP 2023-00005)
2. DSUP (DSUPM 2023-10019)
3. RECONCILING TO CDD (CDDM 2023-00002) AND MPA (MPAM 2023-00004) UNDER SEPARATE COVER



VICINITY MAP
 SCALE 1" = 2000'

OWNER / APPLICANT
 5001 EISENHOWER OFFICE OWNER LLC /
 5001 EISENHOWER RESIDENTIAL OWNER LLC

C/O STONEBRIDGE
 7200 WISCONSIN AVE
 SUITE 700
 BETHESDA, MD 20814
 (301) 913-9610

ARCHITECT
LESSARD DESIGN

8521 LEESBURG PIKE
 SEVENTH FLOOR
 VIENNA, VA 22182
 (571) 830-1800

CIVIL ENGINEER
IMEG
 4035 RIDGE TOP ROAD
 SUITE 601
 FAIRFAX, VIRGINIA 22030
 (703) 273-6820

ATTORNEY
WIRE GILL, LLP
 700 NORTH FAIRFAX STREET
 SUITE 600
 ALEXANDRIA, VIRGINIA 22314
 (703) 836-5757

LANDSCAPE ARCHITECT
LandDesign
 200 SOUTH PEYTON STREET
 ALEXANDRIA, VA 22314
 (703) 549-7784

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
	10/26/23	DSUP COMPLETENESS SUBMISSION#1
	12/17/23	DSUP COMPLETENESS SUBMISSION#2
	02/04	DSUP COMPLETENESS SUBMISSION#3
	11/13/24	CONDITIONS EXHIBIT

APPROVED
 SPECIAL USE PERMIT NO. 2023-10019
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR: _____ DATE: _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO.: _____

DIRECTOR: _____ DATE: _____

ISSUING ENGINEER: _____ DATE: _____

DATE RECEIVED: _____

RECEIVED BY: _____ ISSUED BY: _____ FEE NO.: _____

SHEET: C100

GENERAL NOTES

1. THE ADDRESS OF THE SUBJECT PROPERTY IS 5001 EISENHOWER AVENUE, AS OBSERVED POSTED IN THE FIELD AT THE TIME OF SURVEY.
2. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE CITY OF ALEXANDRIA COUNTY, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS TAX MAP 008A-04-01-20 AND IS ZONED OCM-10.
3. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF 5001 EISENHOWER OFFICE OWNER, LLC, RECORDED INSTRUMENT NO. 2023-00004 AND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
4. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A COURSE IN OPENSURVEY.
5. BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A P.L.D. SURVEY CONDUCTED BY THIS FIRM BETWEEN THE DATES OF JUNE 21, 2022 AND JULY 13, 2022 AND UPDATED SEPTEMBER 7, 2023.
6. NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH AGENCY OR GOVERNMENTAL, RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, L.P.'S SERVICES FOR THE PROJECT AS SHOWN HEREON.
7. NO CERTIFICATION HAS BEEN MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE, WATER, SANITARY AND STORM SEWERS, UNDERGROUND MAINS OR OTHERS OBSERVED AT THE TIME OF SURVEY HAVE BEEN LOCATED AND SHOWN HEREON FOR REFERENCE ONLY.
8. THERE ARE NO SIGNIFICANT SITE FEATURES OMBITE.
9. THERE IS NO OBSERVABLE INDICATIONS OF CEMETERIES OR BURIAL GROUNDS.
10. THERE IS A SPAWALONG THE NORTH SIDE OF THE SITE.
11. IN ACCORDANCE WITH THE CITY OF ALEXANDRIA MARINE CLAY AREAS MAP DATED NOVEMBER 11TH, 2018, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THIS SITE.
12. THIS PROJECT IS NOT LOCATED WITHIN A CONTAMINATED SENIOR AREA.
13. BASED ON PREVIOUS SUBSURFACE INVESTIGATIONS, THERE IS EVIDENCE OF BLACK ASH AND METAL IN FILL MATERIAL TO THE WEST OF OUR KNOWLEDGE. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS CURRENTLY LOCATED AT THIS PROPERTY OR AREAS LOCATED WITHIN 1,000 FEET OF A SANITARY LANEWELL. RESIDUAL CONCENTRATIONS OF PETROLEUM HYDROCARBONS FROM UNDERGROUND STORAGE TANKS (USTs) PRESENT AT THE PROPERTY ARE LIKELY TO BE IDENTIFIED DURING EXCAVATION. APPROPRIATE PROCEDURES FOR THE HANDLING AND DISPOSAL OF PETROLEUM IMPACTED SOIL WILL BE ADDRESSED IN A SOIL IMPROVEMENT PLAN SHOULD ANY UNIDENTIFIED UNDERGROUND STORAGE TANKS OR USTs BE ENCOUNTERED AT THE SITE. THE APPLICANT SHALL IMMEDIATELY NOTIFY THE CITY OF ALEXANDRIA FIRE DEPARTMENT AND DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES OFFICE OF ENVIRONMENTAL QUALITY.

FLOOD ZONE NOTE

THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 51558006E, WITH AN EFFECTIVE DATE OF JUNE 16, 2011.
 BY GRAPHIC DETECTION ONLY, THE PROPERTY SHOWN HEREON IS:
 • FLOOD ZONE "X" (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SANITARY SEWER ADEQUATE OUTFALL NARRATIVE

THE CURRENT SITE IS AN EXISTING OFFICE BUILDING AND PARKING LOT THAT HAS A PEAK FLOW OF 0.75 CFS. THE SANITARY FLOW FOR THE PROPOSED DEVELOPMENT OF THE CONVERSION BUILDING HAS A PEAK FLOW OF 0.71 CFS SINCE THE PROPOSED DEVELOPMENT HAS A LOWER PEAK FLOW RATE. THERE WILL BE A NET DECREASE IN PEAK FLOW BY 0.04 CFS. SEE CALCULATIONS BELOW.
 THE SITE ALL BURNS TO AN EXISTING SEWER MAIN THAT IS LOCATED ALONG THE NORTH OF THE SITE AND FLOWS WEST TO EAST. THE ADDITIONAL FLOW TO THE SEWER WILL BE EVALUATED WITH THE CURRENT FLOWS IN THE SYSTEM AND ANY UPGRIDS NECESSARY WILL BE IN PLACE WHILE MAINTAINING SERVICE TO THE UPSTREAM AREAS.
 THE SITE WILL OUTFLOW INTO A MAINWELL AT THE NORTHERN PROPERTY BOUNDARY AND EXITS THE SITE IN AN EXISTING STORM PIPE. THIS PIPE CROSSES THE EXISTING RIGHT-OF-WAY TRAILS AND IS ENCASED INTO AN EXISTING STORM PIPE WHERE THE MAINWELL IS END.

CONCEPTUAL SANITARY DESIGN FLOWS

EXISTING FLOWS
 0.75 CFS OF OFFICE
 CITY OF ALEXANDRIA RECOMMENDED AVERAGE DESIGN FLOWS
 200 GPD (1.289 SF) (OFFICE)
 0.65 CFS SF X 280 GPD / 1,000 SF = 131.280 GPD
 0.1 (X) 200 GPD / 1.48 GAL/CFT = 0.0786 CFS (SEE) = 0.188 CFS
 PEAK FACTOR FOR LATERALS = 1.0
 DESIGN FLOW = 0.188 X 4.4 = 0.75 CFS

PROPOSED FLOWS

FOR RESIDENTIAL UNITS
 CITY OF ALEXANDRIA RECOMMENDED AVERAGE DESIGN FLOWS
 300 GPD/UNIT (FOR MULTIFAMILY/FORMER OFFICE UNITS)
 800 GPD/UNIT X 400 UNITS = 320,000 GPD
 0.2 (X) 320,000 GPD / 1.48 GAL/CFT = 0.0438 CFS (SEE) = 0.188 CFS
 PEAK FACTOR FOR LATERALS = 1.0
 DESIGN FLOW = 0.185 X 4.4 = 0.74 CFS

NET DESIRED INFLOW

174 CFS - 0.75 CFS = 173.25 CFS
 NOTE:
 THE PROPOSED PEAK FLOW DOES NOT EXCEED AN ADDITIONAL 16,000 GPD, THEREFORE, NO SANITARY SEWER OUTFALL ANALYSIS IS REQUIRED PER MDM TO INDUSTRY 6-14.

SANITARY SEWER NOTES:

1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5 (CHAPTER 4) ARTICLE 8.
2. OBTAINING AND OTHER COMPLETION RELATED DECISIONS UNDER THE SEWER SYSTEM ARE REGULATED BY ALEXANDRIA WASTEWATER TREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXANDRIA PRETREATMENT COORDINATOR AT 703-751-3500 X300.

RELATED LAND USE APPLICATIONS:

- CDD #2023-00002
- MPA #2023-00004
- SUB #2023-00005

ZONING TABULATIONS

SITE ADDRESSES & TAX MAP NUMBERS:
 0804-01-20 (0501 EISENHOWER AVENUE), 0804-01-20
EXISTING ZONE:
 OCM-10
PROPOSED ZONE:
 CDD
SMALL AREA PLAN (SAP):
 0501EISENHOWER WEST
EXISTING SITE USE:
 PARKING LOT AND VACANT BUILDING
PROPOSED SITE USE:
 RESIDENTIAL BUILDING WITH PARKING GARAGE
EXISTING SITE AREA:
 429,804 SF OR 9.73 AC.
PROPOSED SITE AREA:
 LOT 701 (CONVERSION BUILDING)
 120,720 SF OR 2.77 AC.
 LOT 700 (FUTURE DEVELOPMENT)
 232,724 SF OR 5.34 AC.
SEPARATE:
 RIGHT-OF-WAY DEDICATION
 70,210 SF OR 1.61 AC.
TOTAL:
 642,854 SF OR 14.73 AC.

TOTAL DISTURBED AREA: 3.08 AC
 EXISTING IMPERVIOUS AREA: 1.27 AC
 PROPOSED IMPERVIOUS AREA: 1.96 AC

GRASSES SF:
 GARAGE = 128,800 SF
 RESIDENTIAL = 187,840 SF
 TOTAL = 316,640 SF
NET SF:
 GARAGE (AT GRADE) = 47,818 SF
 RESIDENTIAL = 851,348 SF
 TOTAL = 900,166 SF

NOTE: SEE SHEET A-11 FOR MORE INFORMATION.

PERMITTED FAR: N/A
PROPOSED FAR: 306,812 SF / 120,720 SF = 2.54

PROPOSED NUMBER OF UNITS: 400 UNITS

UNIT MIX CHART:
 1 BR: 175 UNITS
 2 BR: 150 UNITS
 3 BR: 75 UNITS
TOTAL: 400 UNITS

NOTE: APPLICANT IS PROPOSING 377 UNITS AND IT MAY BE INCREASED UP TO A MAXIMUM OF 400 UNITS WITH THE FINAL SITE PLAN.

UNITS PER ACRE REQUIRED: N/A
UNITS PER ACRE PROVIDED: 400 UNITS / 2.77 ACRES = 144 UNITS/ACRE
MAXIMUM BUILDING HEIGHT: = 10 STORIES
PROPOSED BUILDING HEIGHT: = 108 FT (11 STORIES, LOWER 3 TO BE GARAGE PARKING)
REQUIRED LOT FRONTAGE: = 50'
PROVIDED LOT FRONTAGE: = 100'

SETBACKS:
 NORTH = 27.5'
 SOUTH = 105.0'

PARKING REQUIRED: COMPRESSION

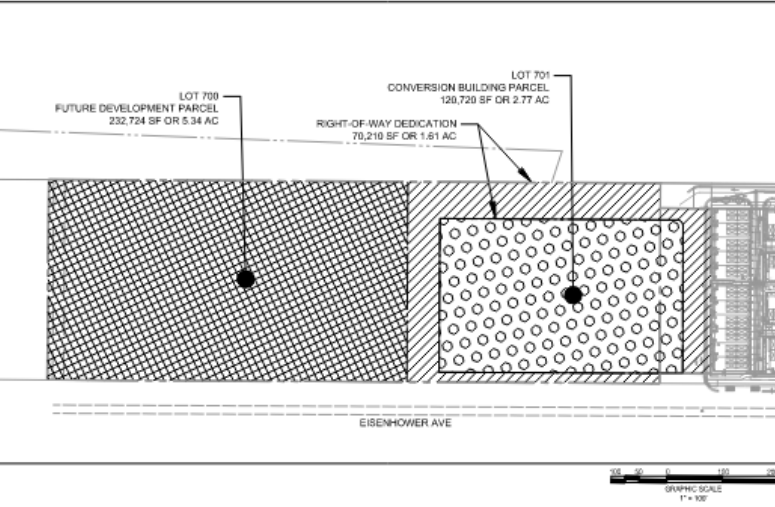
Unit Type	Bedrooms per Unit	Total # of Units	Total # of Bedrooms	Parking Ratio	Base Rate	Unit	Reduction	Required Spaces
1 BR	1	20	20	0.65	per unit	10%	10%	12.7
	2	21	42	0.65	per unit	10%	10%	12.385
2 BR	1	20	20	0.75	per unit	10%	10%	13.5
	2	21	42	0.75	per unit	10%	10%	14.175
3 BR	1	113	113	0.8	per BR	0%	0%	90.4
	2	19	38	0.8	per BR	0%	0%	135.8
TOTAL		0	0	0.8	per BR	0%	0%	0
		0	0	0.8	per BR	0%	0%	0
1 BR	1	175	175	0.8	per BR	0%	0%	139.8
	2	150	300	0.8	per BR	0%	0%	64
2 BR	1	150	150	0.8	per BR	0%	0%	64
	2	75	150	0.8	per BR	0%	0%	64
TOTAL NEEDED:								408

- PARKING NOTES:**
- 1) PARKING TO AFFORDABLE HOUSING PLAN 21 05% AMO AND 21 00% AMO THROUGHTHOUGH UNITS CONSIST OF ONE EXTERIOR BEDROOM AND ONE INTERIOR BEDROOM.
 - 2) PARKING REQUIREMENT CALCULATION BASED ON TOTAL NUMBER OF UNITS PROPOSED (377 UNITS).
 - 3) THERE ARE 77 COMPACT SPACES IN THE GARAGE AND 17 COMPACT SPACES AT GRADE. THIS IS A TOTAL OF 94 COMPACT SPACES, WHICH ACCOUNT FOR 30% OF THE SPACES.
 - 4) THE MINIMUM PARKING THAT CAN BE PROVIDED IS 315 SPACES.
 - 5) SEE SHEET A-11 FOR MORE INFORMATION ABOUT THE PARKING SPACES LOCATED IN THE GARAGE.
 - 6) THERE ARE FIVE (5) TRASH PARKING SPACES IN THE PARKING GARAGE AND THESE SPACES ARE NOT INCLUDED IN THE PARKING TABULATIONS.
 - 7) THE THREE (3) PROPOSED CITY-LEADED SPACES ARE EXCLUDED FROM THE PARKING TOTALS.
 - 8) APPROXIMATELY TEN (10) ON-STREET SPACES WILL BE PROVIDED IN THE DESIGNATED RIGHT-OF-WAY.
 - 9) THERE ARE FOUR (4) PROPOSED LEADING / REDESIGN SPACES LOCATED IN STREET C.

APPROVED
 SPECIAL USE PERMIT NO. 2023-10019
 DEPARTMENT OF PLANNING & DESIGN

APPROVED: _____ DATE: _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO.: _____ DATE: _____

DATE PREPARED: _____
 PREPARED BY: _____
 CHECKED BY: _____
 REVIEWED BY: _____
 DATE: _____

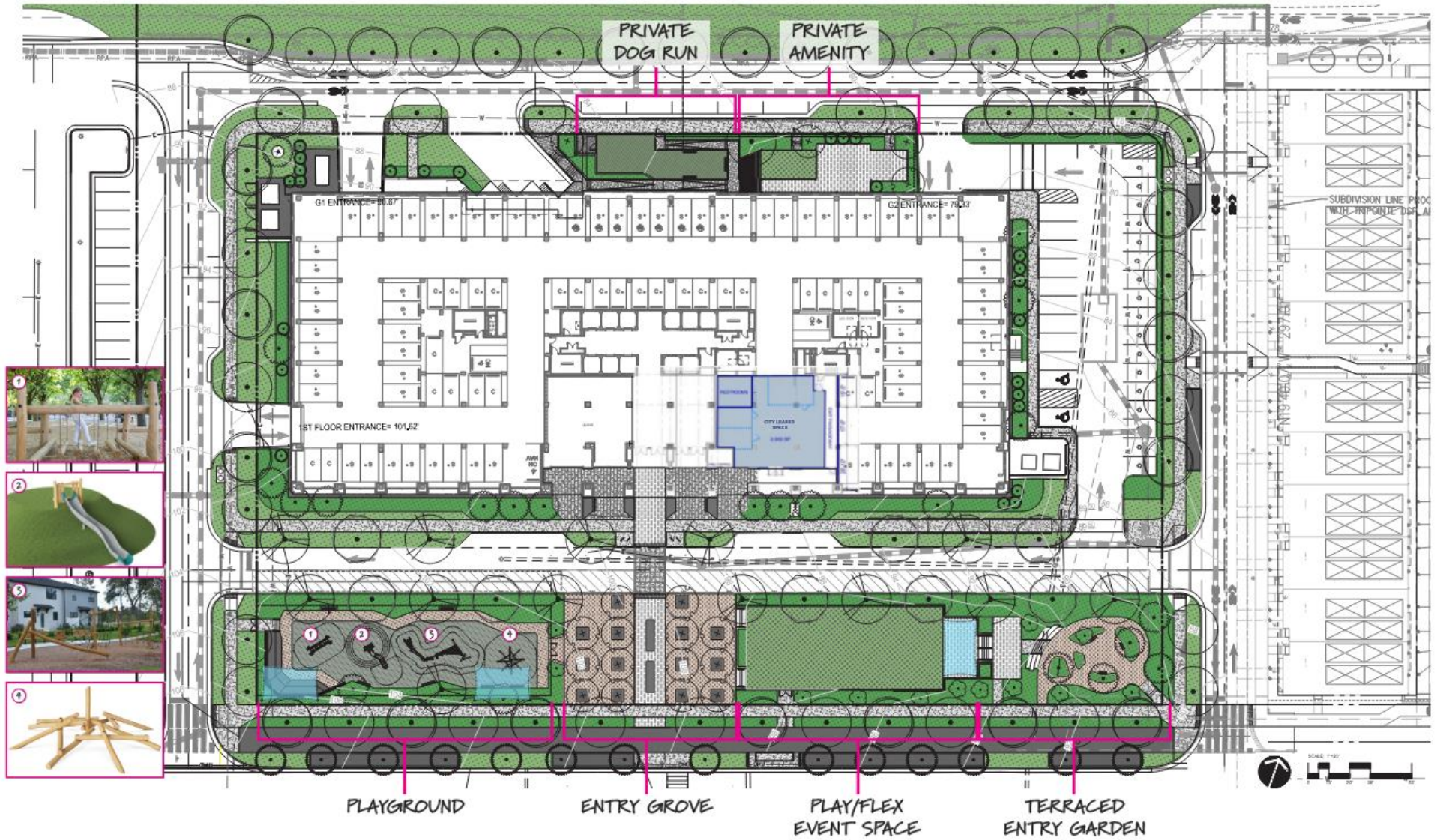


christopher consultants
 11111 KENNESAW RD, SUITE 100
 FARMERSVILLE, VA 22409
 engineering • surveys • land planning

christopher consultants
 11111 KENNESAW RD, SUITE 100
 FARMERSVILLE, VA 22409
 engineering • surveys • land planning

**EISENHOWER CONVERSION
 PRELIMINARY DSUP**
 CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO.: 1909.002.00
 DRAWING NO.: 11843
 DATE: 09/08/23
 SCALE: 1" = 30'
 DESIGN BY: CHENRY, N.
 CHECKED BY: CHENRY, N.
 SHEET TITLE: NOTES AND TABULATIONS
 SHEET NO.: C101



IX. STAFF RECOMMENDATIONS: CDD#2023-00002

A. GENERAL

1. The applicant shall comply with the Coordinated Development District Conceptual Design Plan (“CDD Concept Plan”), accompanying this application and dated January 26, 2024, and as it may be revised, all conditions contained herein, and with the zoning requirements of CDD #31. (P&Z)
2. The conditions of this approval are binding upon the applicant, its successors and/or assigns. (P&Z)
3. Within the conditions for CDD#2023-00002 and DSUP#2023-10019, these definitions shall apply, as proposed to be configured per the CDD Concept Plan: (P&Z)
 - a. “Lot A” is the proposed lot located farthest east within the project site where the existing office building addressed as 5001 Eisenhower Avenue and formerly known as Victory Center is located.
 - b. “Public Street B” is the proposed public street (to be named) located west of Lot A and east of Lot B, intersecting with Eisenhower Avenue and terminating at the intersection with proposed extensions of Cumberland Street.
 - c. “Lot B” is the proposed lot located in the center of the project site between Public Street B and Lot C, and is the site of proposed townhouses and an area of open space adjoining open space on Lot C.
 - d. “Lot C” is the proposed lot located farthest west within the project site and is the site of a proposed multi-unit building, with an area of open space adjoining open space on Lot B to the east, and Public Road A to the west.
 - e. “Public Road A” is the proposed public street located west of Lot C, intersecting with Eisenhower Avenue and connecting to the proposed extension of Cumberland Street running north across the project site.
 - f. “Conversion Building” is the existing building, formerly known as Victory Center, located on Lot A, proposed to be converted from office to multi-unit use.
 - g. “Parallel Park” is the privately-owned and maintained land with public access easement located in front of the Conversion Building intended as open space for passive and active uses.
 - h. “Perpendicular Park” is the privately-owned and maintained land with public access easement located between Lot C and Lot B, extending from the Eisenhower Avenue frontage to the Cumberland Street frontage.
4. Per the phasing proposed in the CDD Concept Plan, the applicant shall obtain approval of a Development Special Use Permit for each lot/block(s) and/or building(s), and any other applicable approvals (including Special Use Permit approval for bonus density as applicable) prior to construction. Development Special Use Permits may be submitted for a portion of a block or infrastructure item when an applicant can provide sufficient information regarding the location, approximate size, type, uses, open space, parking, loading access and additional information as needed for the remainder of the block and

adjoining blocks, streets and open space to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)

5. At least 120 days prior to submitting a preliminary Development Special Use Permit application, unless otherwise waived by the Director of P&Z, the applicant shall submit a Development Special Use Permit Concept Plan for review by the City for each proposed block(s), building(s) and/or open spaces(s) within the CDD Concept Plan area. (P&Z)
6. The floor area and building heights defined for each block within CDD#31 are maximum floor area and maximum building heights for said blocks subject to compliance with the CDD conditions listed herein and applicable requirements of the Zoning Ordinance. (P&Z)
7. Notwithstanding any contrary provisions in the Zoning Ordinance, the CDD Concept Plan CDD#2023-0002 or any revisions thereof shall remain valid for 15 years from approval. (P&Z)
8. The Directors of P&Z and T&ES may require that infrastructure, open space, land uses and other matters adjacent to the subject site deemed necessary to review a preliminary Development Special Use Permit application also be shown in the preliminary Development Special Use Permit application. (P&Z) (T&ES)
9. The Applicant(s) shall coordinate, to the extent necessary, with all future property owners and Applicant(s) within CDD #31 on the design of streets, parks-open spaces, sewer systems and other related infrastructure and construction. (P&Z) (T&ES)

B. CDD CONCEPT PLAN REVISIONS

10. The applicant shall submit a final CDD Concept Plan within 120 days from approval of the CDD Concept Plan by the City Council for administrative review and approval by the Director of P&Z. The final CDD Concept Plan shall be revised to meet all applicable conditions. (P&Z) (T&ES)
11. Depict public rights-of-way on the final CDD Concept Plan for their entire length along Lot A (Phase I), Lot B (Phase II), and Lot C (Phase III) and otherwise remain generally consistent with the approved preliminary site plans under each development plan applications associated with the CDD. (P&Z) (T&ES)
12. Revise the development blocks and street locations with the final CDD Concept Plan, in connection with all changes to the public right-of-way or other revisions required in these conditions of approval and provide corrected square footages for the land on each block and buildings to be constructed on each block. (P&Z)
13. Remove the label and cross-hatched depiction of the land north of Cumberland Street as “park dedication” on Sheet C400. (P&Z) (T&ES)

C. PHASING

14. The applicant shall construct future development within the CDD Concept Plan area in the phases shown on the preliminary CDD Concept Plan, as those phases may be revised on the final CDD Concept Plan, or as those phases may be revised through the future submission of a Supplemental Phasing & Construction Plan. (P&Z)
15. Submit a Supplemental Phasing & Construction Plan with each subsequent Development Special Use Permit submission after the Phase 1 (Conversion Building) DSUP within the CDD Concept Plan area. The Supplemental Phasing Plan shall include the following items to the satisfaction of the Directors of P&Z and T&ES: (P&Z) (T&ES)
 - a. Provide, for the entire CDD Concept Plan area, a general outline of the site and the applicant's most up-to-date projection of the dates when construction of the different land uses for each block shall commence,
 - b. Provide the following information regarding the street layout, the sanitary sewer system, the stormwater management system, and utility systems, and the off-site improvements connected with this project:
 - i. The general location and layout of the major infrastructure components; and
 - ii. The dates when construction of the infrastructure shall commence, provided that the projected dates for the commencement of construction of these components shall be consistent with the triggers noted herein.
 - c. Depict and label for each park/open space area required by the conditions herein:
 - i. The proposed size and location of the park/open space, and
 - ii. The timeframe when construction of the improvements to the park/open space is expected and/or projected to commence.
 - d. Provide a circulation plan depicting the temporary pedestrian, bicycle and vehicular circulation during the different construction phases. The plan shall identify temporary sidewalks, fencing around the site and any other features necessary to ensure safe pedestrian and vehicular travel around the site during construction and during the phasing of the development, including methods for constructing the underground parking garages without disturbing pedestrian access from completed portions of the project,
 - e. No Development Special Use Permits within the CDD Concept Plan area shall be docketed for Planning Commission until the Directors of P&Z and T&ES have approved the Supplemental Phasing Plan which accompanies the Development Special Use Permit application(s),
 - f. Notwithstanding the above, the applicant, at its discretion, may submit an updated Supplemental Phasing Plan from time to time for administrative review and approval by the Directors of P&Z and T&ES provided that no such submission shall relieve the applicant of the requirement that it submit an updated Supplemental Phasing Plan with each Development Special Use Permit application that seeks

approval of one or more buildings or structures within the CDD Concept Plan Area, and

- g. Provide updated tabulations for the following items, indicating both what is proposed and what has been approved cumulatively to date: development square footage (gross and net) for each use and for each block/building; open space square footage; and parking spaces.

D. DEDICATIONS & EASEMENTS

16. Prior to the release of the first Development Special Use Permit for each development block of the CDD Concept Plan, submit subdivision plats, easement plats, deeds, and any other necessary documentation to the satisfaction of the Director of P&Z and subsequently dedicate to the City, or as otherwise directed by the City in fee simple or by easement, the following minimum land dedications, reservations and easements located immediately adjacent to each respective block as shown on the final CDD Concept Plan, it's phasing plan, and if applicable, the following minimum land dedications in locations necessary for access to a given block from existing streets: (P&Z) (T&ES)
 - a. Dedication of right-of-way for all required new public streets or portions thereof,
 - b. Dedication of right-of-way for all new public streets or portions thereof deemed optional at the discretion of the applicant, and
 - c. Dedication of all other easements that may be required, including but not limited to public access easements and emergency vehicle easements.

17. All public streets depicted within the CDD Concept Plan shall be dedicated: (P&Z) (T&ES)
 - a. Private streets and private alleys may be allowed to the satisfaction of the Directors of P&Z and T&ES and if approved as part of future Development Special Use Permits for individual buildings, and
 - b. The Directors of P&Z and T&ES may delay City acceptance of public rights-of-way within the CDD Concept Plan area until prior to the release of the final Development Special Use Permit within the CDD Concept Plan. Should the City delay acceptance of any streets, the applicant must maintain said street(s) as private, publicly accessible street(s) in good condition from the time said street(s) are constructed until such time that the Directors choose to accept them as public right-of-way.

18. In instances where the Directors of P&Z and T&ES require public access easements or public park and recreational easements for open space, plazas, streets, and/or sidewalks, the easement(s) shall be perpetual public access and use easements. The easements shall allow the public to access parks, at a minimum, for all uses and hours associated with public parks. The City and the applicant reserve the right within the easement to reprogram the park by mutual agreement so long as the reprogramming is consistent with the intent of the park. (P&Z) (T&ES)

E. INFRASTRUCTURE

19. Depict the following minimum infrastructure items on the first Development Special Use Permit request for each block in the CDD Concept Plan area, and for the entirety of each block, unless waived by the Directors of P&Z and T&ES, regardless of whether the first Development Special Use Permit on each block requests approval for all buildings anticipated on said block. (P&Z) (T&ES) *
 - a. The entire final road surface, parking lanes, traffic signs and signals, and necessary roadway markings for all required new streets or portions thereof,
 - b. Curbs and gutters for all streets,
 - c. ADA-compliant curb ramps,
 - d. Any revised traffic signs, traffic signals, or roadway markings that may be necessary, as determined by the Directors of P&Z and T&ES, along existing streets adjacent to the CDD Concept Plan area,
 - e. The approved streetscape dimensions as generally shown on the CDD Final Site Plan,
 - f. All grading, topography, and spot elevation necessary to review the proposed infrastructure,
 - g. All necessary above and below-grade utilities, including stormwater, sanitary, water and electrical connection, and
 - h. Temporary bus stops during construction.
20. The design of Public Street B shall not preclude crosswalks (to be provided with the future Lot B) including but not limited to the intersection of Cumberland Street and the intersection with Private Street C. Explore and provide north-south and or east-west bike/ped only connections (which may exist in the form of shared-use paths/alleys) through both development sites to the west of the existing office building. (T&ES)
21. 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. (Fire)
22. All infrastructure within future public rights-of-way shall be designed and constructed to City Standards while materials used within the private roadways may be alternate materials to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)
23. The western most curb cut to the site (Public Road A) shall include a signalized crossing for pedestrians crossing Eisenhower Avenue. This crossing shall align with existing or planned curb cuts for the property south of the site, whichever is appropriate at the time of submitted plans for the adjacent blocks. The Final Site Plan for the adjacent blocks shall include Signal Design Plans, to the satisfaction of Director of T&ES prior to Final Site Plan approval. (T&ES)
24. Depict new bike lanes within the Eisenhower Avenue separated cycle-track, Cumberland Street, and any other necessary bike lane markings on the first Development Special Use

Permit submission for the first building in each block adjacent to said streets. (P&Z) (T&ES)

25. Coordinate the final design for the portions of the Eisenhower Avenue separated cycle-track appurtenant to each development block during review of its respective final site plan. (T&ES)
26. Provide a City Standard Bus Shelter (More information available at: www.alexandriava.gov/6548) for the existing DASH stop located in front of Lot C. The shelter shall be installed upon request of the first Certificate of Occupancy for said parcel. Bus shelters require a building permit. (T&ES) (Code) ***

F. BUILDING DESIGN

27. Architecture for future buildings within the CDD Concept Plan area shall comply with the design principles of the Eisenhower West Small Area Plan guidelines in effect at the time of future Development Special Use Permit applications, to the satisfaction of the Director of P&Z. (P&Z)
28. The applicant shall provide a ground floor space for use by the City within the conversion building that faces the publicly accessible open space, is accessible from the main lobby and/or an exterior door, has access to restrooms, is at least 2,000 sq. ft., and has three reserved parking spaces available. Additional unreserved spaces would be available in the surface parking lot adjacent to Pepperell Street. The community-leased space shall be available for use by the City for a period of 40 years after receipt of the final certificate of occupancy for the conversion building. (P&Z)

G. USES

29. Any proposed land uses shall be subject to the development levels, requirements and locations set in the final CDD Concept Plan, the conditions contained herein, and the CDD#31 zone requirements. (P&Z)
30. Any permanent use permitted by the CDD may be constructed on Lot B. Townhouses are not permitted on Lot C. (P&Z)
31. Per the Eisenhower West Small Area Plan, future multi-unit building(s) on Lots B and C should explore opportunities for ground floor commercial uses as feasible. (P&Z)

H. PARKING

32. All on-street parking controls and restrictions on public streets within the project area are determined by the City. Any such controls and restrictions which the applicant requests shall be shown on the final site plan. Within the project area, any parking meters which are placed on private streets with public access easements or on public rights-of-way shall be acquired and installed by the applicant in accord with City specifications. The City reserves the right to enforce parking meters on private streets containing public access easements. (P&Z) (T&ES)

I. TRANSPORTATION/TRAFFIC

33. Any DSUP submission that generates 50 net trips or greater within the AM or PM peak hour and submitted within five years of CDD Final Site Plan submission may be permitted to submit a Technical Transportation Memorandum, in lieu of the required Multimodal Transportation Impact Analysis. This Technical Transportation Memorandum shall, at a minimum, address the following: (T&ES)
- a. Justification statement explaining why the DSUP Multimodal Transportation Impact Analysis is not required
 - b. Date in which the CDD Application was presented and approved by City Council.
 - c. The proposed trip generation for the corresponding block presented in the CDD Study, as well as the proposed trip generation as presented in the DSUP application, within a comparison table
 - d. Any information regarding any proposed changes or deviation from the CDD Study
 - e. A signed copy of the scope intake form of the CDD Study
 - f. Any phasing or timing requirements that would invalidate the Technical Transportation Memorandum.
 - g. A preliminary assessment of pedestrian, bicycle, and transit facilities and accommodations, including site circulation routes, nearby bus stops and other amenities.
34. Any DSUP submission that generates 50 net trips or greater within the AM or PM Peak hour and submitted after five years of the CDD Final Site Plan submission shall be subject to the City's most recent and relevant Multimodal Transportation Impact Analysis guidelines and requirements. Should staff deem improvements necessary due to findings in the study that are not identified in the CDD study, then they shall be a condition in the DSUP submission. (T&ES)
35. Reserve and show on the CDD Concept Plan a 45' x 7' space for a Capital Bikeshare station, preferably at the northeast corner of the intersection of Eisenhower Ave and Public Street A on the sidewalk bump out. (T&ES)

J. HOUSING

36. Comply with the City's published relocation policies and process in effect at the time future Development Special Use Permit proposals are accepted for review. (Housing)
37. The applicant shall also submit a draft Affordable Housing Plan (AHP) with each Development Special Use Permit submission in the CDD Plan area to the Office of Housing consistent with published Affordable Housing Plan Guidelines. The applicant shall present the final proposed AHP for each Development Special Use Permit submission in the CDD Plan area to the Alexandria Housing Affordability Advisory Committee for review prior to the CDD's consideration by Planning Commission and City Council. (Housing)

38. The approved floor area in the CDD Plan area shall be subject to the published monetary affordable housing contribution policies and procedures in effect at the time of each Development Special Use Permit application. (Housing)
39. Subject to the future mutual agreement of the Director of Housing and the applicant, the applicant may provide monetary contributions to the Housing Trust Fund in the form of on-site affordable housing of equivalent value as part of new development in Phases 2 and 3. (Housing)
40. Subject to the mutual agreement of the Director of Housing and the applicant, the applicant may provide affordable set-aside units as part of affordable or mixed-income housing projects within the CDD plan area. (Housing)
41. Affordable set-aside units shall be subject to the City's published standard set-aside conditions and affordable housing contribution policies and procedures in effect at that time of each Development Special Use Permit application. (Housing)

K. OPEN SPACE

42. A minimum of 30% of the land area within the CDD area shall be provided as useable open space, half of which (15%) must be publicly accessible ground-level open space. At-grade useable open space may be provided at any location within the CDD area to meet the open space requirement, but in all cases the provision of at-grade open space shall be generally consistent with the CDD Concept Plan submission. Amenities shall be provided per specific conditions by parcel and shall be high quality. Public rights-of-way shall not be counted as open space. (P&Z) (T&ES).
43. Additional amenity spaces may be considered in addition to at-grade open spaces, as part of future Development Special Use Permit submissions for residential buildings. Such spaces shall be designed as high-quality open space with active and passive uses for residents and building tenants. (P&Z)
44. For playgrounds within the CDD Concept Plan area, will adhere to the City of Alexandria Playspace Policy in effect at the time of approval of future Development Special Use Permits. (P&Z)
45. The CDD anticipates two private parks that are publicly accessible: (P&Z)
 - a. Parallel Park shall be constructed with the Phase 1 DSUP and be at least 20,000 sq. ft.
 - b. Perpendicular Park shall be constructed with (or prior to) the Phase 3 DSUP and be at least 18,000 sq. ft.
46. Parallel Park design and amenities shall be per the DSUP2023-10019 conditions of approval to the satisfaction of the Director of P&Z. (P&Z)

47. **CONDITION AMENDED BY PLANNING COMMISSION:** Perpendicular Park shall include these amenities to the satisfaction of the Director of P&Z: (P&Z)
- a. One pre-school aged playground, of a minimum size of 1,500 sf with resilient safety surface and sufficient play equipment to provide for a minimum of 30 users.
 - b. One dog exercise area with surfacing, fencing and gates, plumbing and fixtures, seating, and other appurtenances per City standards. The size of the exercise area will be determined at the DSUP but shall be at least 40' x 50' in dimension, or equivalent.
 - c. One shade structure with solid/fabric roofing, sufficiently sized to cover a minimum of two tables.
 - d. One rectangular area of synthetic turf or engineered-base sod appropriately sized for small sports practice and/or play for ages 2-6 years old.
 - e. **At least one 50' x 55' multi-use court area, striped to accommodate multiple games such as racquet sports and half-court basketball.**

L. PUBLIC ART

48. Incorporate public art on-site, or provide an equivalent monetary contribution to be used toward public art within the CDD planning area, consistent with the public art policy in effect at the time of the approval of the first Development Special Use Permit in the CDD Concept Plan area to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)
49. With the first Development Special Use Permit submission in CDD 31, the applicant shall submit a draft of a consolidated and coordinated public art plan outlining locations for public art throughout CDD #31. The preliminary public art plan shall be consistent with the following requirements and shall be approved by the Directors of P&Z and RP&CA prior to the release of the first Final Site Plan in the CDD #31 area: (P&Z) (RP&CA)
- a. On-site public art, consistent with the public art policy in effect at the time of the approval of the first Development Special Use Permit in the CDD Concept Plan area, shall be depicted on the plan to the satisfaction of the Directors of RP&CA and P&Z,
 - b. The plan shall note all instances in which the value of on-site public art is the result of contributions from multiple development blocks within the CDD area,
 - c. All on-site public art shall be located on private property and accessible to the public, in publicly accessible open space,
 - d. If approved by the Directors of P&Z and RP&CA, an equivalent monetary contribution to be used toward public art within the applicable Small Area Plan area in lieu of on-site public art may be provided, and said contribution shall be noted in the coordinated public art plan, and
 - e. The plan shall specify at what point in the development process each piece of on-site public art shall be installed or at what point each in-lieu monetary contribution shall be provided to the City for each development block or combination of development blocks.

50. Prior to release of each building's Final Site Plan, the applicant shall identify the following, in accordance with the consolidated and coordinated public art plan, to the satisfaction of the Directors of P&Z and RPCA: (P&Z) (RP&CA)
 - a. The applicant shall have selected the artist, and medium (if applicable). The applicant is strongly encouraged to concurrently provide information on construction materials and the recommended maintenance regimen.
 - b. The location of the building's proposed public art, either on-site or committed to a location within CDD #31 Plan area.
 - c. The final amount of the required public art contribution.
 - d. The timeline for installing the public art.
 - e. Public art located on a property shall be the responsibility of the property owner, including all maintenance of the public art in perpetuity.

M. CONTRIBUTION(S)

51. Development within the CDD Concept Plan area shall be subject to the applicable developer contribution rate consistent with the Eisenhower West Small Area Plan Contribution Policy in effect at the time that Development Special Use Permits after Phase 1 are approved. Contribution rates are subject to an annual escalation clause equivalent to the CPI-U for the Washington Metro area and shall be recalculated January 1st of each year. (P&Z)
52. All checks shall be made payable to the City of Alexandria with the applicable fund reference code and submitted to the Department of Planning and Zoning with a cover letter citing the project name, contribution amount, and the condition being fulfilled. Payment shall be made prior to the release of the first certificate of occupancy for the Phase 2 Development Special Use Permit. (P&Z)
53. The Applicant(s) will provide an inception-to-date update on the amount of Developer Contributions received and status of improvements as required herein, as part of each preliminary Development Special Use Permit process within the CDD Concept Plan area. (P&Z)
54. The Applicant's Capital Bikeshare contribution for the entire build-out of the CDD, as proposed in CDD#2023-00002 (the "CDD"), shall be a minimum of \$60,000 and paid proportionally with each DSUP application. Should the Applicant amend the proposed program number set forth in the CDD at a future date, then the City reserves the right to adjust the contribution amount pursuant to the Capital Bikeshare policy in place at said time. (T&ES)
55. The City may request a contribution with future DSUP Application(s) for phases after the first phase the provision of a new traffic signal on Eisenhower Avenue if warranted by a traffic study and with the contribution proportional to the traffic impact of that phase. (T&ES)

N. ARCHAEOLOGY

56. Alexandria’s Archaeology Protection Code may apply to projects in this Coordinated Development District (CDD) on a case-by-case basis. See the City of Alexandria Archaeological Standards (2021) or contact Alexandria Archaeology with questions. (Archaeology)

O. UTILITIES

57. All new electrical transformers and associated utilities shall be screened to the satisfaction of the Director of P&Z or provided in underground vaults which shall comply with all applicable Dominion Virginia Power (DVP) standards. Ventilation grates shall not be located within public open space, sidewalks or streets - public right-of-way, or shall be provided with inlaid paving materials equivalent to those in the surrounding field paving according to Dominion Virginia Power standards and to the satisfaction of the Directors of P&Z and T&ES. The final location of the transformers and/or vaults shall be approved as part of the preliminary Development Special Use Permit review for each building/block. (P&Z) (T&ES)
58. As part of the Development Special Use Permit process, the applicant shall submit a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 06-14. The applicant may be required to provide infrastructure improvements related to existing city-owned sanitary collector sewers to mitigate impacts from sanitary flows generated from development projects in this CDD. (T&ES)
59. All new utilities serving the CDD, whether located within or outside of the CDD, shall be placed underground at the cost of applicant. All utilities except for those having a franchise agreement with the City shall be located outside the public right-of-way; however, no transformers or switch gears shall be placed in the public right-of-way. (T&ES)
60. All overhead utilities along Eisenhower Avenue shall be undergrounded, per the phasing plan of the CDD and conditions of each Development Special Use Permit associated with the CDD. The sequence of utility undergrounding at each phase of the CDD shall generally be as follows, to the satisfaction of the Directors of P&Z and T&ES: (P&Z) (T&ES)
- a. Phase I: Install empty utility conduits underground along the frontage of the Conversion Building (Lot A per the CDD). Ensure the installation is properly aligned with the underground utilities on the frontage of adjacent parcels. The existing above ground utilities may remain in service until wires are pulled and placed underground with the next phase.
 - b. Underground all overhead utilities along the frontages of Lots A, B, and C with the Phase 3 multi-unit building or within four years of first Certificate of Occupancy for the Phase 2 townhouses, whichever is earlier. Pull wires through the conduits installed per Phase 1 and along the entirety of the CDD frontage including the Eisenhower Pointe/TriPointe Homes (DSUP#2020-10035) frontage on Eisenhower Avenue.

P. STORMWATER

61. The applicant shall meet the requirements set forth in the Environmental Management Ordinance (Chesapeake Bay Preservation Act) as adopted by the City of Alexandria at the time of the submittal of each preliminary Development Special Use Permit. (T&ES)
62. For projects that implement a Stormwater Master Plan (SWMP), each phase of the development must meet the water quality requirements adopted by the City of Alexandria at the time of the submittal of each preliminary Development Special Use Permit. This includes the 1) state phosphorus reduction and 2) Alexandria water quality volume default (WQVD) requirements. (T&ES)
63. The applicant shall meet the requirements as set forth in Memorandum to Industry 01-18, Use of Manufactured/Proprietary Stormwater BMPs or applicable City Policy at the time of approval for each Development Special Use Permit. (T&ES)
64. The stormwater runoff from impervious surfaces within new public rights-of-way shall receive treatment from stormwater Best Management Practice (BMP) facilities in accordance with Memo to Industry 21-02 or applicable City policy at the time of approval. (T&ES)
65. All stormwater treatment facilities (BMPs) and detention facilities shall be maintained by the property owner, Community Development Authority, Business Improvement District, Master Association, or similar entity. This includes facilities installed in public rights of way and public parks. (T&ES)
66. The stormwater collection system is located within the Cameron Run watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 1-year, 2-year, and 10-year storm events. (T&ES)
67. All required environmental reports must be submitted and reviewed for approval by the City prior to the release of construction plans and commencement of land-disturbing activities for each Development Special Use Permit. (T&ES)

Q. SUSTAINABILITY

68. All buildings shall comply with the City's Green Building Policy at the time of Development Special Use Permit. (OCA)
69. Each project shall further sustainability by evaluating opportunities for renewable energy production, open space, and/or stormwater management as required by the Eisenhower West Small Area Plan, p. 53. (OCA) (P&Z)

R. STREET NAMES

70. All new streets shall be named and said street names require City Council approval through a Street Name Case request before assignment. Street Name Case requests for new street

names within a CDD phase must be approved by City Council prior to the release of the first Final Site Plan for the respective CDD phase in which the public streets are located. (P&Z)

S. INTERIM USES AND CONDITIONS

71. The applicant shall provide interim infrastructure improvements in the CDD Concept Plan area to the satisfaction of the Directors of P&Z and T&ES to provide access to a given block from existing public right-of-way. (P&Z) (T&ES)
72. Loading areas and staging areas for construction shall require construction fencing/screening prior to receipt of the first Certification of Occupancy for a building DSUP: (P&Z) (T&ES)
73. Interim or temporary screening shall be consistent with these guidelines to the satisfaction of the Directors of P&Z and T&ES: (P&Z) (T&ES)
 - a. Treatment of visible portions of structures intended to be covered by future constructed features shall include one or both of the following:
 - i. Installing building or structure-mounted fabric scrims and/or vinyl banners to screen and buffer views of structures (e.g. parking garages, faces of buildings) intended to be covered by future construction.
 - ii. Freestanding fences with vinyl wrap or slat inserts.
 - b. Sidewalks, walkways or staircases/ramps shall be maintained along Eisenhower Avenue.
74. Permitted interim uses include: (P&Z)
 - a. Parking and motor vehicle storage for over 20 vehicles,
 - b. Pop-up temporary placemaking or community events (movie night, food trucks, community-serving activities/uses or similar),
 - c. Construction materials storage for DSPs/DSUPs within this CDD per the Construction Management Plan(s),
 - d. Permitted uses in the underlying OCM (100) zoning district, and
 - e. Similar temporary uses and/or uses approved by the Director of P&Z so long as it/they do not preclude the layout or function of the approved CDD Concept plan.

X. STAFF RECOMMENDATIONS: DSUP#2023-10019

1. The Final Site Plan shall conform substantially with the preliminary plan dated January 26, 2024, as modified by Exhibit D, and comply with the following conditions of approval. (P&Z)
2. The conditions of this approval are binding upon the applicant, its successors and/or assigns. (P&Z)

I. SITE PLAN

3. Per § 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 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)
4. Submit the plats and associated deeds for all applicable easements and vacations concurrent with the first Final Site Plan. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. (P&Z) (T&ES) *
 - a. Provide public easements to the satisfaction of the Directors of P&Z and T&ES. Easements shall be consistent with the site plan.
 - b. 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.
5. Submit the final plat and deed for the subdivision with the first Final Site Plan for approval prior to Final Site Plan release. (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. Show site utilities compatible with other site conditions on the site plan to the satisfaction of the Directors of P&Z and T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *
 - a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
 - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Excluding above grade utilities from dedicated open space areas and tree wells.
 - d. Screening all utilities from the public right-of-way.
8. Provide a lighting plan with the Final Site Plan, unless otherwise identified below, 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 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. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - i. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - j. 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.
 - k. Light-colored concrete (painted or dyed) for walls and ceilings in all garages to increase reflectivity and improve night lighting levels. **
 - l. A minimum of 3.0-foot candle-maintained lighting for underground/ structured parking garages. When unoccupied the lighting levels may be no less than 1.5-foot candles. **
 - m. 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. Demonstrate and provide an ADA-accessible sidewalk path from the building's main entrance to the ADA spaces on the surface parking lot to the east with the first Final Site Plan submission, to the satisfaction of the Directors of P&Z and T&ES: (P&Z) (T&ES) *
 10. 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) *
 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 have the dimension plan including existing conditions, proposed conditions, and grading elements. (P&Z) (DPI) (GIS) *

A. BUILDING

12. 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 January 26, 2024, as modified by Exhibit D, and the following conditions. (P&Z)
13. Provide the following building information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) *
 - a. Samples of actual window frame type, glazing, and sash components proposed for each area of the building in the color and material to be installed. (Sample sizes may be reduced for each of handling)
 - b. Window mullion dimensions and projection in front of face of glass.
 - c. 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.
 - d. Proposals to enhance the existing structure will be reviewed administratively.
 - e. All wall mounted vents shall be flush mounted and architecturally integrated with the building design regarding both placement and material/color.
14. Provide the following building refinements to the satisfaction of the Director of P&Z: (P&Z) *
 - a. Work with Staff on the final design of the G-1 level glazing on the building front:
 - i. Consider translucent glass so that the floor does not appear dark at night.
 - ii. Glass should be recessed as deeply as possible and continue the architectural pattern of openings on floors above.
 - iii. Bollards or a barrier may be required at the front of parking spaces to protect the glass.
15. 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 skin typology, different wall, window or bay type that has been modified from the existing condition.
 - c. When warranted by the three-dimensional complexity of the design, the applicant shall provide isometric vignettes of special conditions or building areas to the satisfaction of the Director of P&Z.
 - d. All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Code or an encroachment has been obtained.

16. 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. (P&Z) (*, **, ***)
 - 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, relationships, and each type of window opening 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. Because this is a partial renovation, with most of the building skin remaining intact, mock-up panel(s) may be located on site or incorporated in the building to the satisfaction of the City Architect. **
 - e. One mockup is required for each substantially different type of opening (i.e., upper level with operable sash, ground floor facing south in front of parking, etc.) **
 - f. 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. ***
17. Provide a building code analysis with these 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) *
18. With the first final site plan, show the ground floor community-leased space facing the publicly accessible park in the plan set to the satisfaction of the Director of P&Z. The community-leased space shall be available for city use with receipt of the final Certificate of Occupancy. (P&Z) (*, ***)
19. The applicant may submit demolition permit and interior fit out and openings building permit(s) for the conversion building prior to final site plan release once staff have reviewed and approved the final floor plans as amended by these conditions of approval to the satisfaction of the Director of P&Z. The building permits will also include the scope for first floor storefront, exterior operable windows, and louver vents; and the new parking garage entrances. The applicant must obtain final site plan release and substantially complete the exterior site work prior to receipt of the first Certificate of Occupancy for the conversion building. (P&Z)

B. OPEN SPACE/LANDSCAPING

20. **CONDITION AMENDED BY PLANNING COMMISSION:** Provide these modifications to the landscape plan and supporting drawings with the Final Site Plan: (P&Z) *, ***
- a. Work with City staff to selectively reduce the width of the streetscape at Eisenhower Avenue to maximize the Parallel Park space area in front of the Conversion Building per Exhibit C.
 - b. Work with City staff to reduce or eliminate non-functional (decorative) secondary pathways or plazas to maximum useable open space.
 - c. Work with City staff to develop the program and design of the Parallel Park in front of the conversion building. The following features, amenities, and design recommendations should be included:
 - i. A multi-age fully fenced and safety-surfaced playground; (minimum 4,725 sq. ft.),
 - ii. ~~At least one 50' x 55' multi-use court area, striped to accommodate multiple games such as racquet sports and half-court basketball,~~
 - iii. Minimum of two fixed-roof shade structures over groupings of tables and chairs,
 - iv. Minimum of two additional seating area(s) with a shade grove or structure,
 - v. A yard game area with selected permanent game facilities,
 - vi. A play garden with low decorative fence as needed,
 - vii. A flexible lawn and event space generally located in the center of the site and bisected by a path from the main building entrance to the Eisenhower Ave. public sidewalk, and
 - viii. Provide landscape solutions at the west and east ends of the park space to improve user experience and delineate the space.
 - d. Provide a hardscape (low wall) and/or landscape screen between the parking lot and the sidewalk on the west side of Pepperell Street.
 - e. Provide lighting for publicly accessible park spaces to permit extended use for the minimum hours per City public parks policy and include timer mechanisms to reduce lighting to security and ingress/egress lighting after such hours.
 - f. Provide a system of terraces or patios on the north side of the building to provide typical multi-unit housing resident amenities including but not limited to gathering areas and seating, grilling or outdoor kitchens, and informal games.
 - g. Continue to work with City staff to determine whether the provision of a small dog park space on the north side of the conversion building is feasible.
 - h. For the private dog park, post signage with contact information to facilitate reporting of any noise, pet waste, or other issues. Show the location and design of the sign(s) prior to Final Site Plan release and install the sign(s) prior to the issuance of the first Certificate of Occupancy.
21. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. (P&Z) *

22. Provide location, 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. (P&Z) (T&ES) *
 - a. 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.
23. 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) *
24. Develop and install a playspace for structured and/or unstructured play that conforms to the City of Alexandria's Playspace Policy, to the satisfaction of the Director of P&Z. Provide a letter of certification from a certified safety professional attesting that the design meets the policy prior to Final Site Plan release and provide a letter of certification after construction to confirm that the playground was built per the design prior to issuance of the Certificate of Occupancy. The playspace design, installation, and maintenance shall meet these requirements: (P&Z) (Code) *, ***
 - a. Provide a coordinated array of the play elements.
 - b. Depict the location, scale, massing, and character of the playspace, grade conditions, surfacing, site furnishings, vegetation, and other site features.
 - c. Playspaces and site equipment shall comply with the most recent guidelines, specifications, and recommendations of the Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292).
 - d. Play area and equipment shall comply with Americans with Disabilities Act 2010 ADA Standards for Accessible Design.
 - e. Playspaces shall be regularly inspected and maintained according to CPSC, ASTM, and manufacturer recommendations. Natural play spaces and/or elements shall be maintained and cared for according to landscape standards provided by landscape architect, planner, and/or to relevant CPSC and ASTM standards.
 - f. Play areas shall be open to the public and located in areas accessible to the public. The play areas will also be subject to a public access easement.
 - g. Playspaces shall have appropriate signage posted with hours of operation and other operational information.
 - h. Playspaces shall be fully enclosed with fences, walls, or similar structures for safety and access control. Fencing shall not be utilized in any way to prevent the public use of the playspace.
25. Provide a Maintenance Plan for the publicly accessible open space for approval by the City prior to final performance bond release. Staff will collaborate with the applicant to develop the Final Project Maintenance Plan. The Maintenance Plan shall guide execution of work, labor, and materials for plantings, play equipment and surfaces, recreational equipment and amenities, hardscape, utilities and irrigation (if any), and other open space furnishings and

amenities in a functioning, usable, and attractive appearance. The Maintenance Plan include scheduling and provision of all labor and materials for: (P&Z) ****

- a. Daily, weekly, and seasonal facilities maintenance for all applicable project components including irrigation system, lighting, and active recreation and fitness features.
 - b. Daily, weekly, and seasonal grounds maintenance including litter, debris, solid waste, and recycling removal and general policing of grounds.
 - c. Product warranty and anticipated replacement schedules, including equipment updates to ensure continuous compliance with recreational safety standards.
26. Post sign(s) stating that open space public access easements are open to the public, noting any operating hours or other restrictions. 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) *, ***
 27. The applicant and or successors. shall be responsible for maintaining the Parallel Park in front of the conversion building in good condition in perpetuity, and consistent with all required easements, to the satisfaction of the Director of P&Z. Provide a maintenance agreement as described in the DSUP conditions. (P&Z)
 28. Live programming and other special events to be held within the Parallel Park by private entities on a limited basis, including food and craft sales during such events, may be allowed subject to an administrative protocol to the satisfaction of the Director of P&Z. (P&Z)
 29. The applicant shall allow the Parallel Park to be used for City-sponsored events in accordance with the terms of the public access easement. (P&Z)

C. TREE PROTECTION AND PRESERVATION

30. Provide a Tree and Vegetation Protection Plan per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the duration of construction. (P&Z) *

D. ARCHAEOLOGY

31. 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) *
32. 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

33. Provide the pedestrian improvements listed below or as otherwise shown in the Preliminary Plan as modified by Exhibit D 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. Install ADA accessible pedestrian improvements serving the site.
 - b. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks and internal pathways shall be six feet.
 - 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 may be required as directed by staff at Final Site Plan. Alternative crosswalk treatments must be approved by the Director of T&ES.
 - h. Install audible pedestrian countdown signals and pedestrian activated pushbuttons in accordance with City Standards. All pedestrian-activated push buttons shall be accessible per ADA Accessibility Guidelines.
 - i. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.
34. Work with Staff during the review of the Final Site Plan to identify additional pedestrian improvements to the area surrounding the existing loading dock. More specifically, explore the feasibility of supplemental warning beacons and/or other devices and pavement markings/treatments that will improve the safety and comfort of the pedestrian, to the satisfaction of the Director of T&ES. (T&ES) *

F. PARKING

35. 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)
36. Provide controlled access into the garage for vehicles and pedestrians. The controlled access to the garage shall allow convenient access to the underground parking for residents. (T&ES) (P&Z)
37. Provide wheel stops for all 90-degree and angled vehicle parking spaces adjacent to a sidewalk if the back of the sidewalk is less than 7 feet from the curb. (T&ES).
38. 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. At a minimum, the parking management plan shall include: (P&Z) (T&ES) *

- a. On-Street Parking: Any proposed on-street parking spaces.
 - b. Parking wayfinding, performance parking and advanced parking management systems. The Plan shall include a parking wayfinding plan which shall include illuminated wayfinding.
 - c. The Applicant shall be responsible for the implementation of the Parking Management Plan. The Applicant shall be responsible for the installation of all infrastructure required to support the implementation of the Plan including, but not limited to, parking wayfinding signs, advanced parking management technologies and performance parking metering systems.
39. Share parking occupancy data annually for the facility with the City upon request. (T&ES)
40. 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) *
41. 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. (T&ES) *
42. 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) *, ***
43. Provide 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) *
44. At the applicant's discretion, they may convert the 17 surface parking spaces perpendicular to Pepperell Street to landscaped open space and/or may reorient the spaces to be diagonal or parallel to increase the available open space, Even if the total number of surface spaces decreases because of the redesign, subject to minor site plan amendment review to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)
45. Provide Level 2 electric vehicle chargers for at least five percent of the required parking spaces, rounded up to the next whole number parking space. (OCA)
46. The condition above OR: Install at least one publicly accessible electric vehicle DC Fast Charger (level 3), prior to issuance of the final Certificate of Occupancy. The Level 3 charger space(s) would not be in addition to the off-street parking required under the Zoning Ordinance. If one charger is not feasible at the project site, the applicant may work with city staff to identify an alternative suitable location in the city. (OCA) ***
47. 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

48. This DSUP is subject to the CDD's Sustainability Conditions of Approval. (OCA)

49. The applicant may propose additional strategies to the sustainability conditions outlined below and these additional sustainability strategies may be incorporated administratively to the satisfaction of the Climate Action Officer and the Director of P&Z. (P&Z) (OCA)
50. 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 unless exempted by the certification rating systems and the Green Building Policy: (P&Z) (OCA)
- a. Provide evidence of the project’s registration with LEED, Green Globes, NGBS, 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. *
 - b. 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. **
 - c. Provide updated building energy performance analysis and building energy use intensity (EUI) (energy use per sq. ft.) prior to release of the building permits for above-grade construction. **
 - d. Provide a draft commissioning plan and verification, if required by the Green Building Rating System and the building code, 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.
 - e. Provide updated water efficiency documentation for the priority performance points as defined by the City of Alexandria’s Green Building Policy prior to building permit release for above-grade construction. **
 - f. 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. **
 - g. Provide evidence that design phase credits (for the certifying party) have been submitted by the first Certificate of Occupancy. ***
 - h. Provide evidence 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 release 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 Climate Action Officer and the Director of P&Z.
51. 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) ***
 52. The building shall be solely electric with limited exceptions for allowances for natural gas where electric is not feasible. Natural gas shall be prohibited with limited exceptions for: restaurants, and emergency generators. For these limited accessory elements, the buildings shall be designed to support low cost and available conversion from fossil fuels to electricity in the future. (OCA)
 53. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Final Site Plan. (OCA)
*
 54. The project shall further sustainability by evaluating opportunities for renewable energy production, open space, and/or stormwater management as required by the Eisenhower West Small Area Plan, p. 53. (P&Z) (OCA)

II. TRANSPORTATION

A. STREETS/TRAFFIC

55. 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) ****
56. 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) *
57. 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) ***
58. Slopes on parking ramps to garage entrances and exits shall not exceed that shown on the Preliminary Site Plan. 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) *

59. The circulation plan within the garage shall minimize turning vehicles within the drive aisle encroaching into the opposing vehicle path. The design shall be consistent with the Preliminary Plan as modified by Exhibit D to the satisfaction of the Director of T&ES prior to Final Site Plan release. (T&ES)
60. 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) ****
61. 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) ****
62. Upgrade the existing pedestrian signal and crossing (including both curb ramps and the crosswalk treatments) in front of the site on Eisenhower Avenue using the most up to date HAWK Signal design guidance and install prior to Certificate of Occupancy. The Final Site Plan shall include Signal Design Plan of the proposed HAWK Signal to the satisfaction of the Director of T&ES. (T&ES). *, ***
63. Provide bicycle facilities on the site's frontage per the Alexandria Mobility Plan applicable Small Area Plans and the City's Complete Street's Design Guidelines. Show the facilities prior to Final Site Plan release and install them prior to receipt of the final Certificate of Occupancy. (T&ES) *, ***
 - a. Provide routing signs on on-street bicycle facilities consistent with guidance from AASHTO and MUTCD. For shared-use paths, signs should be consistent with the City's Wayfinding Program.
 - b. Install the 12-foot-wide unobstructed cycle-track along the entirety of the site's frontage with Eisenhower Avenue, consistent with AASHTO / NACTO of T&ES.
 - c. Install sharrows on all remaining streets, consistent with AASHTO / NACTO guidelines.
 - d. Final design of all bicycle facilities shall be determined during review of the Final Site Plan, to the satisfaction of the Director of T&ES.
64. Obtain approval for a street naming case from the Planning Commission for all new public and private streets prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *
65. Street names and addresses must be obtained 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) *
66. Cumberland Street: Work with Staff during review of the final site plan to identify and provide additional traffic calming improvements, to the satisfaction of the Director of T&ES. (T&ES) *

- a. Study specifically whether the off-set T-Intersections of Cumberland Street and Public Street B; and Cumberland and Pepperell Streets can be further calmed with traffic islands/diverters within the current and proposed rights-of-way. Include relevant turning movements for standard and emergency apparatus.
 - b. On-street parking stalls on the south side of Cumberland Street behind the existing structure shall be a minimum of 7' in width and maintain a 6' sidewalk.
67. Pepperell Street: work with Staff during review of the Final Site Plan to identify and provide additional pedestrian improvements, which may include but not be limited to narrowed lane widths to the satisfaction of the Director of T&ES. (T&ES) *
68. Public Street B: Pursuant to CDD#2023-00003 Condition #20, the design of roadway shall not preclude crosswalks, including but not limited to the intersections of Cumberland and Public Street B; and Cumberland and Private Street C. (T&ES) ***
69. Private Street C: Work with Staff during review of the final site plan to make the following refinements to the street, to the satisfaction of the Director of T&ES. (T&ES) *
- a. Stripe-out an 11-foot wide (with 10' feet being desirable) fire lane and to effectively reduce the width of the entire roadway to a single, 11' wide travel lane while maintaining access for emergency vehicles. To discourage private motor vehicles from using the fire lane, consider using signage and/or other pavement markings.
70. Work with Staff during review of the final site plan to refine the design of the mid-block crossing in front of the main entrance to the conversion building. More specifically, study and explore ways to calm vehicular traffic at the crossing by providing elements that may include supplemental warning signage (i.e., Rapid Rectangular Flashing Beacons (RRFBs)), roadway markings, differentiated materials, or other similar measures as approved by the Director of T&ES. (T&ES) *
71. Depending on turning movements, explore the feasibility of reducing select travel lanes to 10' in width for low volume streets roads internal to the site and depict these changes with the first final site plan. (T&ES) *
72. Provide a traffic signal design plan for the HAWK signal prior to Final Site Plan release and install the HAWK signal prior to receipt of the first Certificate of Occupancy, subject to the satisfaction of the Director of T&ES. (T&ES) *, ***

B. TRANSPORTATION MANAGEMENT PLAN

73. Contribute to the Citywide Transportation Management Plan (TMP) at the rate specified by the current TMP policy. Unless the upfront payment or partial upfront payment option is chosen as described below, payments are due once per year no later than September 30 for 30 years with rates adjusted annually for inflation based on the April-to-March Consumer Price Index change reported by the Bureau of Labor Statistics. (T&ES)
- a. Projects that obtain their first Certificate of Occupancy prior to July 1, will have their first year of assessment in the current calendar year. Projects that obtain their first Certificate of Occupancy on July 1 or later will have their first year of assessment in the next calendar year.

- b. A development may receive a 35% discount for paying the entire 30-year amount (unadjusted for inflation) prior to receipt of the first Certificate of Occupancy. Under this option, no further TMP payments are required. ***
 - c. A development may receive a 25% discount for paying one quarter of the entire 30-year amount (unadjusted for inflation) before receipt of the final Certificate of Occupancy and five standard subsequent payments over the next five years. The five annual payments will be made no later than September 30 each year. After these payments are made, no further TMP payments are required. ***
74. The applicant/owner may request permission to manage its own TMP fund subject to the approval of the Director of T&ES. The property must have achieved specific single occupancy vehicle targets for at least three years in a row, as specified in the current TMP policy, and have provided the City with detailed information about how the applicant/owner will manage the TMP for the development. Development would retain the annual TMP contributions and must spend it exclusively on transportation related activities approved by the Director of T&ES or designee. (T&ES)
75. Designate an on-site TMP Coordinator prior to the issuance of the first Certificate of Occupancy. Provide the name, address, email, and telephone number of the coordinator to the City's Mobility Services Division, updating this information annually or as needed. This person will be the City's point of contact for the development and will be responsible for paying invoices, coordinating with staff on TMP-related activities as needed. (T&ES) ***

C. BUS STOPS AND SHELTERS

76. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan and provide these improvements for the existing bus stop in front of the conversion building to the satisfaction of the Director of T&ES: (T&ES) *, ***
- a. An ADA-compliant City Standard Bus Shelter with a bench, illumination, the ability to accommodate digital real-time bus information screens, and electric connections, to the satisfaction of the Director of T&ES. More information on City Standard Shelters is available at: <http://www.alexandriava.gov/6548>. Bus shelters require a building permit.
 - b. An ADA-compliant and unobstructed 25-foot wide, parallel to the roadway, by 8-foot-wide (aligned with bus doors), perpendicular to the curb bus stop passenger loading pad made of concrete or other sturdy, non-slippery materials.
 - c. The designs for the passenger loading pad and shelter shall be coordinated during review of the Final Site Plan.
 - d. All the bus stops, shelters, and pads shall be installed prior to the issuance of the final Certificate of Occupancy. (T&ES) ***
77. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The loading pad's cross slope shall be less than two percent. 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.

78. 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: (P&Z) (T&ES) *
 - a. Ensure any trees planted in immediate proximity of bus stops or bus travel lanes have a clearance of at least 15-ft. to the canopy 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.

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

79. Pay the sewer connection fee in accordance with City Code Sec. 5-6-25.1(a). (T&ES) ***

B. UTILITIES

80. 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)
81. Install conduits for future utility undergrounding along the site frontage on Eisenhower Avenue in accordance with the CDD phasing plan. (T&ES) ****
82. Do not locate transformer and switch gears in the public right-of-way. (T&ES)
83. All new fire hydrants on public 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) ***
84. Please conduct a CCTV inspection and provide status verification of the existing stormwater sewers within the project's construction footprint. Ensure that all sewers are adequately assessed to prevent any potential damage or impact from construction activities, where applicable. (T&ES)

C. SOLID WASTE

85. Purchase and install one public space trash receptacle and one public space recycling receptacle to the satisfaction of the Director of T&ES prior to Performance Bond. (T&ES) ****
 - a. Trash receptacles shall be Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid
 - b. Recycling receptacles shall be Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection.

- c. Place the receptacle(s) in the right-of-way and parks. In general, locate receptacles along the property frontage and at convenient locations in the vicinity of the site as approved by the Director of T&ES and shown on the Final Site Plan.
- d. To the extent that the receptacles cannot be located where accessible for public collection, the applicant may agree to placing approved containers on private property and contract for private collection, disposal, and maintenance.

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

- 86. 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) *
- 87. 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) *
- 88. 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) *
- 89. 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) *
- 90. 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) *****
- 91. 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: (T&ES) *****

- 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.
92. 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) *****
93. 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) *
94. The owner/property manager shall be responsible for maintaining stormwater Best Management Practices (BMPs). Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/or owner, the applicant shall: (T&ES) *****
- a. Execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA, master association, and/or owner.
 - b. Include a copy of the contract in the BMP Operation and Maintenance Manual.
 - c. Submit a copy of the maintenance contract to T&ES prior to Performance Bond release.
95. Provide an Owner's Operation and Maintenance Manual for all BMPs to the owner/property manager. The manual shall include at a minimum: (T&ES)
- a. An explanation of the functions and operations of the BMP(s),
 - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
 - c. Catalog cuts on maintenance requirements including mechanical or electrical equipment,
 - d. Manufacturer contact names and phone numbers,
 - e. A copy of the executed maintenance service contract, and
 - f. A copy of the maintenance agreement with the City.
96. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) *****
97. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations prior Performance Bond release to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, provide a description of the maintenance measures performed. (T&ES) *****

B. WATERSHED, WETLANDS, & RPAs

98. 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)

99. 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)
100. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site): (T&ES)
 - 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; springs, seeps, or related features, and
 - e. A listing of all wetlands permits required by law.
101. Provide documentation on the source of onsite wetland delineation and detail actions to minimize and/or mitigate the effect of the development on existing wetlands as required by Article XIII of the City of Alexandria Zoning Ordinance. (T&ES)
102. Prepare a Water Quality Impact Assessment per Article XIII of the City of Alexandria Zoning Ordinance to the satisfaction of the Director of T&ES. (T&ES) *
103. Prepare a Stormwater Pollution Prevention Plan with enhanced protective measures from site sources to the proximity of the RPA(s) to the project. (T&ES)
104. Mitigate any development effects on water quality due to encroachment into and/or destruction of an existing RPAs and mapped wetland area to the satisfaction of the Director of T&ES. Mitigate RPA encroachments according to the Riparian Buffers Modification & Mitigation Guidance Manual by the Chesapeake Bay Local Assistance Department. (T&ES)

C. CONTAMINATED LAND

105. 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) *
106. 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. 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. A 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).
107. 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) *
108. If warranted by a Site Characterization report investigating mitigation for a building conversion, 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. NOISE

109. Submit a noise study on the existing building to identify 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. (T&ES) *
110. If the noise study on the existing building 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) *
111. 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) ***
112. Submit a noise mitigation plan for fitness center and amenity spaces to address noise impacts from the use on other residents within the building. To the satisfaction of the Director of T&ES, the plan shall aim to achieve an interior noise level below 45dBA, consistent with the Noise Guidance Book used by the U.S. Department of Housing and Urban Development. Provide a commitment letter stating the applicant’s commitment to implementing the mitigation measures specified in the plan. Submit the mitigation plan and commitment letter for review and approval by T&ES Office of Environmental Quality Staff prior to Final Site Plan release. (T&ES)

E. AIR POLLUTION

113. 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

114. 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. ***
115. 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: (P&Z) (T&ES) *
 - 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.

116. Include a chapter 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) **
117. Include a chapter 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) **
118. Include a chapter 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)
119. 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) **
120. Transit stops adjacent to the site shall remain open, if feasible, for the duration of construction. If construction requires closing a stop, 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)
121. 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) *
122. 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) **
123. 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)
124. 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. Install a temporary informational sign prior to Final Site Plan

release with the community liaison's name and contact information. Display the sign until construction finishes. (P&Z) (T&ES) *, ***

125. 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) ***
126. 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) ***
127. 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

128. Contribute \$30,000 to the City prior to Final Site Plan release for a Capital Bikeshare station, bicycles, and/or system operations. (T&ES) *

VII. HOUSING

129. Provide twenty (20) junior one-bedroom, twenty (20) two-bedroom, and one (1) two-bedroom and den affordable rental units, or a unit mix to the satisfaction of the Director of Housing, with rents not to exceed the maximum amounts allowed under the Federal Low Income Housing Tax Credit (LIHTC) program for households with incomes at 50 percent of the Washington D.C. Metropolitan Area Median Family Income (including utility allowances and any parking charges) for a 40-year period, or any extension thereof, from the date of initial occupancy of each affordable unit.
130. Provide twenty (20) junior one-bedroom, twenty (20) two-bedroom, and one (1) two-bedroom and den affordable rental units, or a unit mix to the satisfaction of the Director of Housing, with rents not to 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, or any extension thereof, from the date of initial occupancy of each affordable unit.(Housing)
131. Provide forty (40) junior one-bedroom, sixty (62) one-bedroom, eleven (11) one-bedroom and den, seventy six (76) two-bedroom and den affordable rental units, or a unit mix to the satisfaction of the Director of Housing, with rents not to exceed the maximum amounts allowed under the Federal Low Income Housing Tax Credit (LIHTC) program for households with incomes at 80 percent of the Washington D.C. Metropolitan Area Median

Family Income (including utility allowances and any parking charges) for a 40-year period, or any extension thereof, from the date of initial occupancy of each affordable unit. (Housing)

132. Provide 106 affordable rental units with rents affordable to households with incomes up to 100 percent of the Washington D.C. Metropolitan Area Median Family Income (including utility allowances and any parking charges) for a 40-year period, or any extension thereof, from the date of initial occupancy of each affordable unit. (Housing)
133. For unit types not addressed by the LIHTC program, a junior one-bedroom shall rent at an efficiency rent; a one bedroom plus den shall rent at a one-bedroom rent; a junior two-bedroom shall rent at a one-bedroom rent; and a two bedroom plus den shall rent at a two-bedroom rent. (Housing)
134. If the project's total unit count exceeds 377 at the time of Final Site Plan, the final unit count and mix at each level of affordability will be evaluated for proportionality and equivalency in value prior to Final Site Plan release to the satisfaction of the Director of Housing. (Housing)
135. Total non-refundable fees, excluding application and pet fees, shall not exceed 15 percent of gross affordable rent. (Housing)
136. Residents may be charged a monthly parking fee of up to \$50 (in 2025 dollars) or the standard fee whichever is lower for their first parking space. Any additional parking spaces shall be subject to standard fees. (Housing)
137. Recertify the incomes of resident households annually. (Housing)
138. Once an income-qualified 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 that year the household shall not be eligible to continue at that rent. (Housing)
139. 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)
140. Provide residents with access to all amenities offered within the entire development. (Housing)
141. Units regardless of their level of affordability shall have the same finishes in the development. Clustering of units by level of affordability shall be avoided. (Housing)
142. Notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing no less than 90 days prior to leasing. Provide the City with marketing information no less than 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 units. The applicant shall not accept applications for the 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)

143. During initial lease-up, units affordable at 80 percent and 100 percent of the Washington D.C. Metropolitan Area Median Family Income will be exclusively available to income-qualified renters for 180 days. Upon subsequent availability (whenever vacated), such units will be exclusively available to income-qualified renters for 75 days. If a unit is not leased to an income-qualified renter during the exclusivity period, the unit can be leased at the restricted rent to tenants whose incomes are above the specified level.
144. List units at www.VirginiaHousingSearch.com, or an alternative website as identified by the Office of Housing at the time of lease up. (Housing)
145. Provide the City with the records and information necessary for annual compliance monitoring with the Housing conditions for the 40-year affordability period, or any extension thereof, and cooperate with the City's annual inspection of the property, including a selection of units randomly chosen. (Housing)
146. Units shall comply with the City's Rent Guidelines Policy, including annual rent increases. (Housing)

VIII. PUBLIC ART

147. Work with City staff to incorporate on-site public art elements or provide an equivalent monetary contribution for public art within the Small Area Plan per the City's Public Art Policy, adopted December 13, 2014, to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)
148. The in-lieu contribution shall be \$0.30 per gross square foot, with a maximum contribution of \$75,000 per building prior to issuance of the first Certificate of Occupancy. On-site public art shall be of an equivalent value to the contribution. (P&Z) (RP&CA) ***

IX. USES AND SIGNS

149. Design building signs to relate in material, color, and scale to the building to the satisfaction of the Director of P&Z. (P&Z) *

X. SUBDIVISIONS

150. The final subdivision plat shall comply with the requirements of § 11-1709 of the Zoning Ordinance. (P&Z) *
151. Depict the location of all easements and reservations, including those required in this approval, on the Final Subdivision Plat. Do not construct any permanent building or retaining wall over any existing private and/or public utility easements. (T&ES) *
152. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg format that adheres to the National CAD Standards with the Signature Set submission. The file shall include the subdivision plat including existing and new parcels and neighboring parcels. Identify legal lot numbers for each lot and document the square footages. Show adjacent lots and their Tax Map numbers on the subdivision plat. (GIS) *

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. 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 - 3. 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 § 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 - 5. Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. **

C. Archaeology

- C - 1. All archaeological preservation measures shall comply with § 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%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, the final property lines, and associated property line annotation. When possible, show all annotation pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). (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 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 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. Parking for the residential and commercial uses shall match the Zoning Ordinance requirements in effect at approval by the City Council and/or Planning Commission as modified by the DSUP. (P&Z) (T&ES) *
- F - 19. 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 - 20. 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, § 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 § 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, § 5-3-2 and § 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 § 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 § 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, § 4-2-21, Appendix A, § 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 T&ES. 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. Include a note on the Final Site Plan that mandates delivering all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. Stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) *
- C - 10. Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: <https://www.alexandriava.gov/ResourceRecovery> or contact the Resource Recovery Division at (703) 746-4410 or CommercialRecycling@alexandriava.gov. (T&ES) *
- C - 11. Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) *
- C - 12. Post the bond for the public improvements before Final Site Plan release. (T&ES) *
- C - 13. 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 - 14. Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *
- C - 15. 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 - 16. 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 - 17. 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 - 18. No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. (T&ES) *
- C - 19. Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *
- C - 20. All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 21. 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, which includes: (T&ES)
- a. Ensure trash collection occurs during allowable hours. Section 5-1-42 (c) states no collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30).
 - b. Ensure the location of all mechanical equipment, including HVAC equipment, is considered to mitigate potential noise concerns and comply with the residential standard of 55dB(A) at the property line.
- C - 22. Comply with the Alexandria Noise Control Code Title 11, Ch. 5, § 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. § 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
- b. § 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 - 23. 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 - 24. Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *
- C - 25. 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 - 26. 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**
- C - 1. Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) *
- 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.

G. Police Department

- R - 2. Provide controlled access for doors in the garage (garage levels only) that lead to the stairwell. Controlled access must not interfere with the emergency push-bar release located on the inside of the stairwell.
- R - 3. Plant shrubbery that achieves a natural growth height of no more than 2.5 to 3 feet with a maximum height of 3 feet when it matures to avoid obstructing the view of patrolling law enforcement officers.
- R - 4. Choose benches middle armrests to deter unwanted sleeping and skateboarding.
- R - 5. Equip all ground floor windows with a device or hardware that enables securing them in a partially open position. This design prevents breaking and entering when the windows are open for air.
- R - 6. Install “door-viewers” (commonly known as a peepholes) in all doors on the ground level that lead directly into an apartment to increase security for the occupant.

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

XII. ATTACHMENTS

1. Master Plan Resolution MPA #2023-00004
2. CDD Concept Plan Approval Standards
3. CDD #31 Zoning Table

Attachment 1: Master Plan Amendment Resolution with List of Master Plan Graphics

RESOLUTION NO. **MPA 2023-00004**

WHEREAS, under the Provisions of § 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 amendment will amend the **Eisenhower West 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 3, 2024**, with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **Eisenhower West Small Area Plan** section of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the **Eisenhower West Small Area Plan** section of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the **Eisenhower West 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 amendment to the **Eisenhower West 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;

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

1. The attached amendment to the **Eisenhower West Small Area Plan** is hereby adopted in its entirety amending the Eisenhower West Small Area Plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with § 9.05 of the Charter of the City of Alexandria, Virginia, to the:
 - Amend Figure 4.1 – Land use; to amend land use map for the subject property from office/institutional to mixed use.

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 ____ day of December 2024.

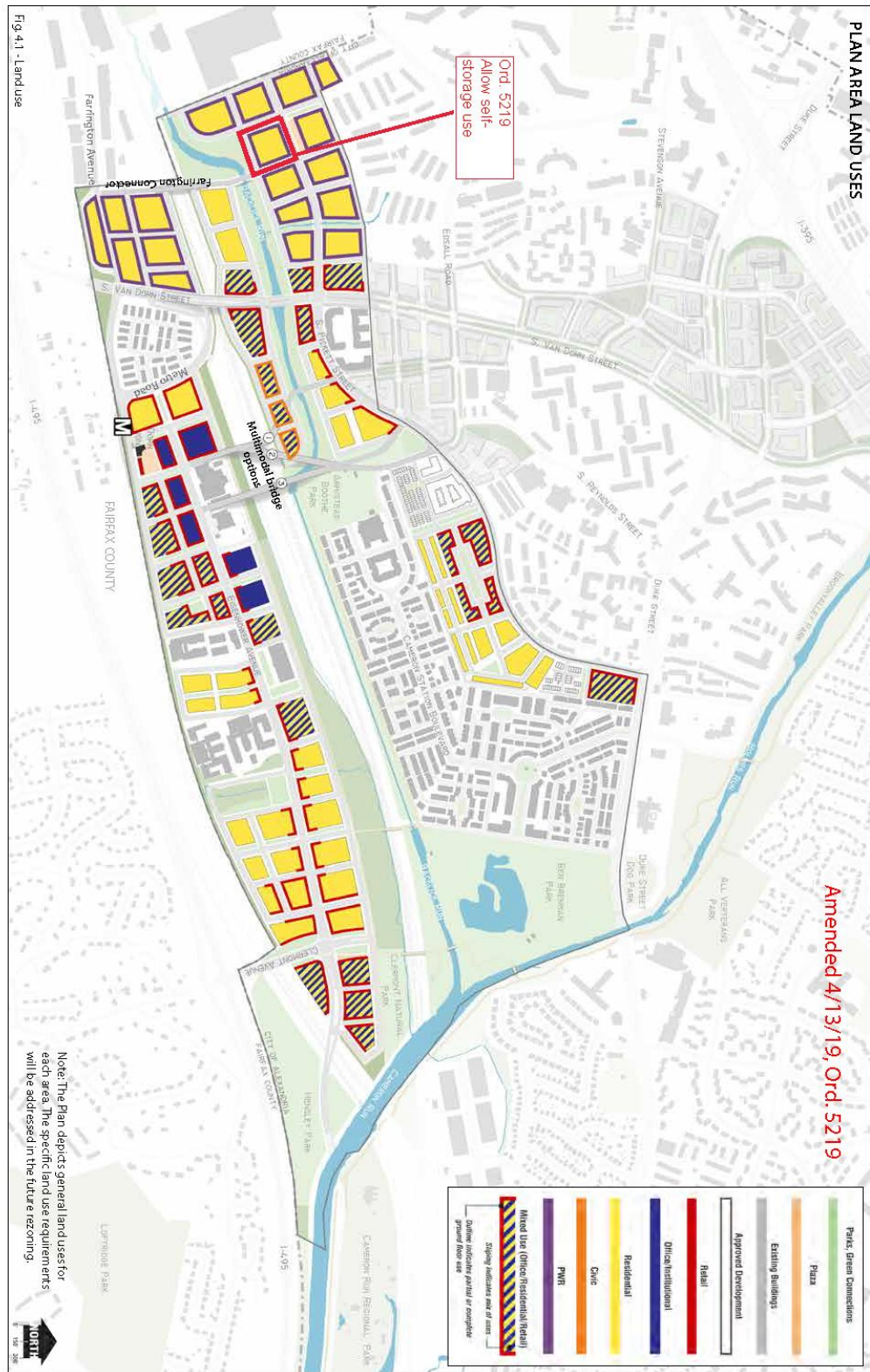
Chair, Alexandria Planning Commission

ATTEST: _____

Karl Moritz, Secretary

Attachments

Figure 4.1 – Land use, Existing



Attachment 2: CDD Concept Plan Approval Standards

The proposal conforms to the six specific standards for CDD Concept Plan approval pursuant to § 5-604(H) of the Zoning Ordinance:

1. *The proposed development shall substantially conform to the city’s master plan with respect to the general type, character, intensity, and location of uses, as reflected in the CDD guidelines of the applicable area plan.*

As noted previously, the proposed development conforms to the broad goals and objectives of the EWSAP, as proposed to be amended, as well as many of its recommendations for the CDD in and around the project site within the plan areas denoted as Neighborhood 4 - Van Dorn Metro Center, and Neighborhood 5 – Bush Hill. Staff finds the proposed development generally consistent with the EWSAP in terms of density, open space, road networks, and urban form. The requested CDD zoning seeks to implement broad plan recommendations across properties such as open space and road networks and is complementary to recent adjacent development.

The property is well-situated for density and urbanization, given its large size, prominent location and proximity to Metro and other modes of transportation. Staff supports the requested Master Plan Amendment to allow for residential and town house use on the Van Dorn Center portion of the Property. The design also includes minor revisions such as a modest reduction in height at the western portion of the site, and small variations from the right-of-way and cross section widths of new streets envisioned by the EWSAP.

2. *The proposed development shall preserve and protect to the extent possible all scenic assets and natural features of the land.*

The proposed development will preserve and dedicate vegetated land north of the proposed roadway dedication at the northern property boundary. This area is within the RPA associated with Backlick Run. The “perpendicular park” per the CDD Concept Plan is located on a natural sloping area on the site and engages with a portion of the RPA buffer. The applicant and Staff have worked collaboratively to avoid expanding the existing encroachment into the buffer and anticipates that future expansion of the CDD may include additional adjacent natural areas.

3. *The proposed development shall be designed to mitigate substantial adverse impacts to the use and value of surrounding lands.*

The property currently includes a long-vacant office building and a large amount of surface parking. The proposed development will improve stormwater management and add vitality to an area of the EWSAP that has been envisioned for development. Amidst a regional housing shortage, the project will add new residents in an area that is walkable to Metrorail and nearby amenities. In addition to the provided resident amenities and publicly accessible open space, streetscape improvements, including trees, utility undergrounding, and a multi-use trail are features of the plan that will improve the appearance of the area. Development contributions consistent with the Green Building, Affordable Housing, and other City policies will be provided.

4. *The proposed development shall be designed in accordance with public facilities, services, transportation systems, and utilities which are adequate for the development proposed, and which are available, or reasonably probable of achievement, prior to use and occupancy of the development.*

The CDD Concept Plan provides and/or improves public infrastructure commensurate to the proposed development. The applicant will provide new public streets, publicly accessible park and open spaces, and utility improvements serving the site in accordance with the phasing plan and recommended conditions of approval.

5. *The proposed development shall be designed to provide adequate recreational amenities and, if appropriate to the site, a comprehensive system of pedestrian, bicycle, or other recreational paths which shall be carefully coordinated with the provision of open spaces, public facilities, vehicular access routes, and mass transportation facilities.*

The proposed development will provide a new network of streets through and around the site, which will facilitate pedestrian and bicycle use. The streetscape improvements to Eisenhower Avenue, including the multi-use trail, will facilitate access to Metrorail and buses and elsewhere in the EWSAP area. A bikeshare station will be added in the future per the phasing plan and CDD conditions.

6. *The proposed development shall provide a substantial amount of residential units, including an affordable housing component.*

The proposed development adds up to 880 units of multi-unit and townhouse-style housing in proximity to Metrorail and other transportation networks. The applicant has also committed to providing a monetary contribution subject to the City's Affordable Housing Contribution Policies and Procedures for the future approvals associated with Phases 2 and 3. With the conversion building, the applicant will provide at least 377 committed affordable and rent-controlled units at 50-100% of AMI, as detailed in the preceding Affordable Housing Policy section.

Attachment 3: CDD#31 Zoning Table

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
31	Eisenhower Conversion	OCM (100) zoning regulations shall apply	<p><u>Maximum floor area:</u> 1.5 million sq. ft. of gross floor area</p> <p><u>Minimum open space:</u> A minimum of 30% of the land area within the CDD area shall be provided as useable open space, half of which (15%) must be publicly accessible, ground-level useable open space.</p> <p><u>Minimum yards:</u> None, except as may be applicable pursuant to the supplemental yard and setback regulations of § 7-1000.</p> <p><u>Area Requirements:</u> There are no lot area or frontage requirements.</p> <p>The height-to-setback ratio required in § 6-403(A) of the Zoning Ordinance, the zone transition requirements of § 7-900, and the front yard use limitations of § 7-103(A) do not apply.</p>	The maximum heights shall conform to the CDD-31 Concept Plan as may be amended.	Active recreational uses; animal care facility; any use with live entertainment; apartment hotel; business and professional office; child care home; church; congregate housing facility; congregate recreational facility; continuum of care facility; dwelling, multi-unit; dwelling, townhouse; elder care home; food or beverage production exceeding 5,000 sq. ft., which includes a retail component; fraternal or private club; hospice; hospital; hotel; light assembly, service, and crafts; medical care facility; nursing or convalescent home or hospice; outdoor market; passive recreational use; public park; private school, academic; public building; recreation and entertainment use, outdoor; retail shopping establishment, over 20,000 sq. ft.; valet parking; and veterinary/animal hospital.