

***Docket Item #4A&B
Subdivision Plat #2013-0006
Development Site Plan #2012-0024***

Application	General Data	
Project Name: Cromley Row	PC Hearing:	July 2, 2013
	CC Hearing:	N/A
	If approved, DSP Expiration:	July 2, 2016
	Plan Acreage:	0.18 Acres (7,780 sq. ft.)
Location: 317-329 N. Columbus St and 330 N. Washington	Zone:	CD, Commercial Downtown
	Proposed Use:	Residential
	Dwelling Units:	5 Townhouses
	Net Floor Area:	10,180 square feet
Applicant: Cromley Row, LLC	Small Area Plan:	Braddock Metro
	Historic District:	Old and Historic Alexandria
	Green Building:	Compliance with the City's Green Building Policy

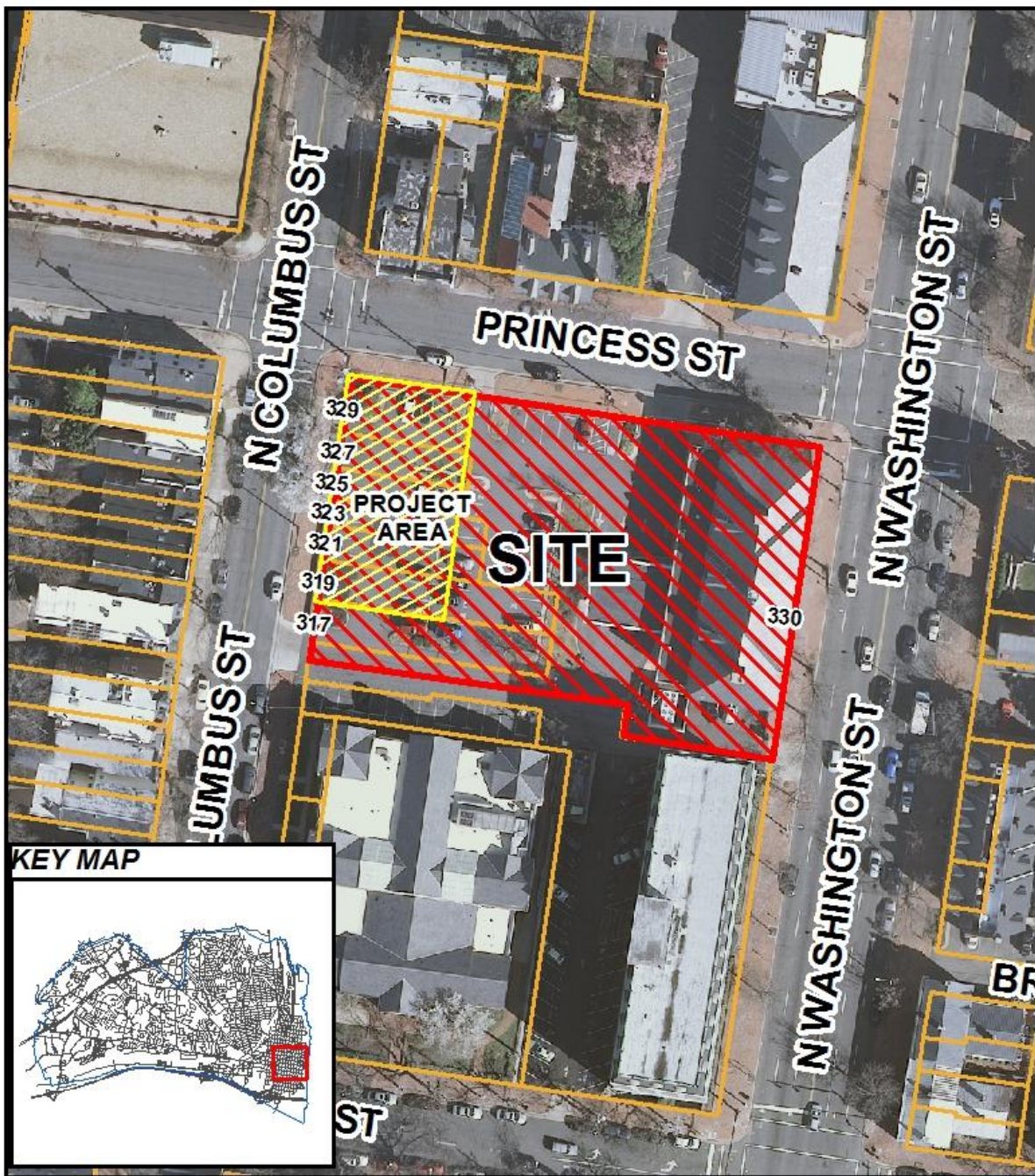
Purpose of Application:
The applicant requests approval of a subdivision to create six lots, and a development site plan with modifications, to permit the construction of five townhouses.
Special Use Permits and Modifications Requested:
<ol style="list-style-type: none">1. Subdivision to create six lots;2. Development Site Plan (DSP) to construct five townhomes;3. Modifications to front yard setbacks, rear yard setbacks, a side yard setback and open space provision.

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Gary Wagner, gary.wagner@alexandriava.gov James Roberts, james.roberts@alexandriava.gov

SUB2013-0006

DSP2012-0024

317-329 N. Columbus St. & 330 N. Washington St.



SUB #2013-0006

DSP #2012-0024

317-329 N. Columbus St. &
330 N. Washington St.

7/2/2013 N



I. SUMMARY

A. Recommendation

Staff recommends approval of a request for a subdivision and development site plan with modifications, to construct five townhouses in the CD/Commercial Downtown zone, subject to compliance with the staff recommendations.

B. General Project Description and Summary of Issues

The applicant, Cromley Row, LLC, requests approval of a subdivision and a development site plan (DSP) to construct five residential townhouses on a site which is currently occupied by a surface parking lot. The applicant proposes to create a six lot subdivision to include five building lots and one large lot to remain as the lot for the commercial building and parking at 330 North Washington Street (offices and Wells Fargo bank). To construct the project, the applicant requests approval of the following:

- Subdivision pursuant to Section 11-1700;
- Development Site Plan pursuant to Section 11-400;
- Modifications pursuant to Section 11-416(A)(1) to include:
 - Lots 602 – 606: modification to the required 35% open space;
 - Lots 602 – 606: modification to front yard setbacks;
 - Lot 602: reduced side yard setback; and
 - Lots 603 – 606: reduced rear yard setbacks.

In addition to the applications noted above that have been submitted for Planning Commission review and action, the project requires review and approval by the Old and Historic Alexandria District Board of Architectural Review (BAR). The BAR reviewed a concept plan for the project in March and approved with conditions a Certificate of Appropriateness – contingent on Planning Commission approval of the subdivision and DSP – on June 19th.

As the BAR has reviewed and approved the architecture for the townhouses, the Planning Commission is being asked to focus attention on the site plan and subdivision aspects of the proposal.

Key issues that were considered with this proposal, which are discussed in further detail below include the following:

- The mass, scale and character of the proposed townhouses, in relation to the neighborhood context and adjacent historic structures;
- Access to proposed parking spaces;
- Requested modifications – especially the open space modification;
- The alterations to the existing bank parking lot; and
- Potential archaeological impacts.

II. BACKGROUND

A. Site Context

The project site is approximately 0.18 acres (7,780 square feet) and is located in the Old and Historic Alexandria District. The site is the northwestern portion of a City block that includes a commercial building and a civic building. The site where the townhouses are proposed had historically included a row of townhouses, which had been constructed in the latter half of the nineteenth century. These were subsequently demolished to accommodate the current parking lot. The lots now form part of the parking lot for the existing office and Wells Fargo bank at 330 N. Washington Street. The site is bordered by Princess Street to the north, N. Columbus Street to the west, a parking lot and the Barrett Library to the south and the parking lot for 330 N. Washington Street to the east.

The surrounding neighborhood is a mixture of residential and commercial development. A row of townhouses directly faces the site across N. Columbus Street. Several larger commercial and institutional buildings are in the immediate vicinity. The block on which the site is located is similar to some other adjacent blocks in that it is also characterized by off street parking lots that serve office and institutional buildings.

B. Project Evolution

The applicant met with City staff prior to submitting a concept plan. Early discussions led the applicant to request a total of five townhouses, in order to meet zoning regulations for lot size, parking and access to the fullest extent possible. The applicant submitted an initial concept plan in the early Fall of 2012 followed by a more detailed concept plan, which included the proposed building mass and scale. One key component of the project identified early on was to ensure the provision of Zoning Ordinance required parking for the existing office and bank building at 330 N. Washington Street, even after development of the five townhouses.

The Board of Architectural Review (BAR) staff has also worked with the applicant and their architect in the development of the design of the new townhouses to ensure their compatibility within the context of the surrounding neighborhood. The project was reviewed by the BAR on March 20, 2013 and received conceptual endorsement for scale, mass and character. On June 19, 2013, the BAR held a public hearing on the Certificate of Appropriateness for this project and – at this meeting – approved with conditions the design of the five townhouses.

C. Detailed Project Description

The applicant proposes to remove part of the existing commercial parking lot, subdivide the site into six lots and construct new residential townhouses on five of the lots, ranging in size from 1,554 to 1,564 sf. The sixth lot is the remaining lot for 330 N. Washington Street, which is the site of an existing building with offices and the Wells Fargo Bank, and the associated parking lot.

Consistent with the Zoning Ordinance requirements, the applicant proposes two parking spaces on each townhouse lot, all of which are accessed from the drive aisle to the rear of the townhouses and which is shared access for the parking for 330 N. Washington Street. The remaining parking lot will have a sufficient number of spaces to meet Zoning Ordinance parking requirements for the existing bank and office space.

All five townhomes will front onto N. Columbus Street and have small front yards together with a rear open space deck located on the rooftop of the attached garages. The townhouses contain three floors and a basement. They are approximately 33 feet in height which is within the 35 foot height limit allowed in the CD zone.

The remaining lot for the bank and office (330 N. Washington Street) will continue to function as is with the only changes related to the parking area. The parking lot will be reconfigured through changes to the landscape areas and re-striping, as described in more detail later in this report.

III. ZONING

Property Address:	317-329 N. Columbus St & 330 N. Washington St.	
Total Site Area:	0.18 Acres (7,780 sq. ft.)	
Zone:	CD / Commercial Downtown	
Current Use:	Parking Lot	
Proposed Use:	Five Residential Townhouses	
	Permitted/Required	Proposed
Lot size	1,452 sq. ft. (min.)	1,554 to 1,564 sq. ft.
FAR	1.5	1.31
Height	35 feet or 45 feet*	33.48 feet max
Setbacks		
Front (N. Columbus)	18.7 feet	8.0 feet**
(N. Princess)	0.0 feet (602 only)	0.0 feet
Side	5.0 feet (602 only)	0.0 feet **
Rear	16 feet (603-606 only)	0.0 feet **
Parking	2 spaces per residence	2 spaces per residence
Open Space	35% percent	9% **

* The maximum permitted height for a structures is 35 feet, provided however that the maximum height may be increased to an amount not to exceed 45 feet if the ridge line of the roof is parallel to the street and the slope of the roof is compatible with neighboring buildings.

** These are reductions for which modifications have been requested and discussed in greater detail in the Staff Analysis section of the report.

IV. STAFF ANALYSIS

A. Request for Subdivision

Pursuant to Section 11-1700 of the zoning ordinance, the applicant is requesting approval of a six lot subdivision. Five new townhouse lots will be created and oriented with the fronts of each facing onto N. Columbus Street. The rear of each townhouse lot will abut an existing parking lot to the east. The parking lot will be reconfigured to provide a shared access drive with an access easement for the required townhouse parking that will be located in attached garages at the rear of each townhouse. The remaining lot shall continue as the lot for the building and required parking at 330 North Washington Street (offices and Wells Fargo bank).

The proposed lots will meet the minimum CD zone district requirements for both lot size and lot frontage. No variations are required for this subdivision.

Additionally, staff has analyzed the subdivision with regard to the standards for approval as outlined in Section 11-1708 and 11-1710 of the Zoning Ordinance. Staff finds that the proposed subdivision meets these standards for creating a legal subdivision and supports the proposal for the six lots.

B. Request for Development Site Plan

In addition to a subdivision, the applicant is also requesting approval of a site plan pursuant to Section 11-400. Staff's analysis of the site plan includes compliance with the standards for approval of a site plan as well as compliance with other City plans and policies. Staff has determined that the site plan meets these standards, plans and policies as discussed in greater detail in the following sections of this report

C. Conformance to the Small Area Plan

The Braddock Road Metro Small Area Plan, originally adopted as part of the 1992 Master Plan, is a guiding document for the redevelopment of sites within the Braddock Metro neighborhood. The Braddock Plan was most recently updated in 2008.

Staff considers that several of the guiding principles of the Plan are applicable to the subject development:

Principle	Project elements that achieve the principle
Provide walkable neighborhoods that are secure and feel safe	The sidewalks are enhanced with pedestrian-friendly street tree planting. The townhouse uses will increase the natural surveillance benefit to adjacent streets.
Manage multimodal transportation, parking and road infrastructure	The townhouses are located close to several mass transit options and approximately ½ mile from Braddock Road Metro station

Achieving varying and transitional heights and scales	The height and scale of the townhouses transitions from the larger neighboring office and institutional buildings to the smaller townhouses of the neighborhood.
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The Plan's design guidelines also recommend that the pedestrian experience be enhanced through improved sidewalk conditions and streetscape design. The Plan calls for wider sidewalks, street trees and a recommendation for small green front yards between the edge of the sidewalk and the front of new buildings. The proposed development includes both new street tree planting and small front yards which are in conformance with the design guidelines.

Staff believes that the applicant's proposal to remove part of the existing surface parking lot and construct five residential townhomes is consistent with the goals of maintaining the neighborhood's residential character and enhancing the pedestrian environment.

D. Building Design

Design Approach

North Columbus Street includes several examples of multiple townhouses which were constructed by developers with strongly consistent façade treatments (i.e. a run of four or five houses that look nearly identical to each other). The subject townhouses are designed to meet that architectural intent. The gabled rooflines run perpendicular to the street, with prominent fenestration centered on the front facades and framed by brick, with a masonry base running around the entire building.

The property lies within the boundaries of the Old and Historic Alexandria District and the final building design for each townhouse is subject to review and approval by the Old and Historic Board of Architectural Review (BAR). The project was presented to the BAR on March 20th at concept stage and attained conceptual endorsement for scale, mass and character. The project was before the BAR for its Certificate of Appropriateness hearing on June 19th. The Certificate of Appropriateness was approved, but was conditioned on approval for the subdivision and development site plan, given that the planning commission hearing is later than the BAR hearing. BAR staff will continue to work with the project architect to make building refinements.

Scale & Massing

When considering the scale and massing for the townhouses, the adjacent commercial and civic buildings were taken into account in addition to the nearby residences. The proposed townhouses meet the requirements of the zoning ordinance for height and floor area ratio. The site lies between a residential neighborhood and the larger properties along N. Washington Street and the adjacent library building. As such, staff finds it appropriate that the height and scale of the proposed development falls between that of its immediate residential neighbors (for example along N. Columbus St) and that of the adjacent commercial and civic buildings.

Staff finds that the overall scale, massing and site planning are acceptable and compatible with the surrounding character of the neighborhood.

E. Requests for Site Plan Modifications

This project requests approval of a development site plan (DSP) pursuant to Section 11-400. Since the residential use is a permitted use in the CD Zone, a special use permit (SUP) is not required. As part of the DSP request, the applicant is asking for several modifications for each of the lots. Modifications to certain zoning requirements may be granted by the Planning Commission pursuant to Section 11-416(A)(1) of the zoning ordinance. A number of the modifications requested are partly driven by the desire to create a townhouse infill project that complements the character of the neighborhood.

Open Space Modification

Townhouse developments in the CD zone are required to provide 35 percent open space per residential lot. With this application, the open space requirements would be between 544 and 547 square feet per lot. Patios, paths, decks (less than two feet above grade) and planted areas are all considered to count towards open space. Within this zone, single-family, two-family and townhouse developments are not permitted to count driveways and alleys towards open space. Where two or more parking spaces are provided, one parking space may be considered open space. Significantly, for multifamily developments (not townhouses) in the CD zone, open and usable space may be located on roofs if such space is considered to function as open space for residents to the same extent ground level open space would.

The applicant proposes front yards measuring 141 square feet of open space per lot, which means that the amount of regulation ground-level open space is approximately 9% per lot versus the 35% required.

Normally, staff would not support such a low percentage of open space; however, there are a number of factors in this case, which have led staff to recommend this substantial modification:

1. First and foremost, the applicant is proposing a series of decks on the attached rear garages (each of which is 509 square feet in size). Under regulation 4-506 (2) (d) for the CD zone, multifamily buildings may count “landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space to the same extent that ground level open space would.” The same provision is not afforded to townhouse dwellings. However, staff believes that there is a strong argument to be made that the open space provided at the roof deck level in this project functions much like private open space at ground level, such as a patio or ground-level deck behind a typical townhouse, which would be considered regulation open space. In fact, as a roof deck it is arguably more useable as open space than ground level open space often found in the neighborhood which doubles as a parking pad.
2. Secondly, the large, fixed planters proposed around the perimeter of the decks will provide a heavily planted edge when viewed from the street level. These planters play the

dual role of capturing rainwater from the townhouse roof and add to the sustainability of the project. If one accepts the landscaped decks as having value in terms of providing green relief and sustainable design, then the 509 square feet of the decks – added to the ground level open space on each lot – would equal 650 square feet, or an equivalent of approximately 41% open space for each lot.

3. Next, this project replaces a surface parking lot that provides no usable open space. The new front yards, additional street trees, and the planted rear decks will result in a neighborhood corner that is greener, more sustainable, and more compatible with the surrounding area than what is there now. Although the technical open space requirement would be modified, the end product would be an improvement to the sense of greenery at this corner.
4. Finally, the five new townhouses have been configured to adhere to the historic development patterns of the neighborhood. Adding larger front yards to provide more open space would not be in keeping with historic development patterns and the requirement for two, off-street parking spaces makes it difficult to build large, open back yards that would count as regulation open space. Even if the townhouses did not have garages and had ground-level patios with parking, they would not meet the technical open space requirement and would have walls surrounding the patio/parking areas, which would obscure most landscaping or greenery from public view. Staff believes that it is important to maintain the historic development patterns in the neighborhood and to provide the full two off-street parking spaces for each townhouse. Not meeting the 35% open space requirement is a by-product of these efforts. Having planted decks that are above ground-level is a different solution that will provide not only sustainability, but also landscaping and greenery to an otherwise hardscape area.

Yard Setback Modifications

The applicant is requesting a modification to the front yard requirements of Section 4-106(A)(2)(a) for all five townhouse lots, rear yard modifications for four of the lots (603-606) and a side yard modification for one lot (602). Staff supports the requested yard setback modifications for the following reasons:

Front yards (Lots 602-606)

The CD zone requires the front building line to be at the front lot line unless a majority of the existing building(s) on the block frontage have a greater setback, in which case the front building line is required to be the average setback of the existing building(s). At the subject location, the front setback for N. Columbus Street is considered to be 18.7 feet, based on the average setback of the neighboring library building. The front setback on Princess Street is considered to be 0 feet, based on the setback of the neighboring bank/office building.

The applicant is proposing an eight foot setback along N. Columbus Street. Staff considers this a suitable compromise between the zoning ordinance requirement for an 18.7 foot setback and the character of the surrounding residential neighborhood which is typically townhouse units at the front building line, or set back with small front yards.

Rear Yards (Lot 603-606)

The CD zone requires rear yards with a setback ratio of 1:2 and a minimum of 16 feet. In this case, the minimum 16 feet setback is the requirement. The applicant is proposing no rear yard setbacks, as the rear garage wall is built at the rear property line. Staff considers this modification reasonable for a number of reasons. First, the layout allows for a small front yard which can actually be green in character rather than the reverse where any rear yard provided would be paved access to the rear garages. Second, the lots abut the existing parking lot and drive aisle associated with the bank, rather than abutting a neighboring building or even a residence where a reduced setback may have greater impact.

Side Yard (Lot 602)

As a corner lot with two front yards and two side yards, rather than requiring a rear yard setback modification, Lot 602 requires a side yard modification. The CD zone requires side yards with a minimum of five feet for end unit townhouses. The applicant is proposing no side yard setback. For the same reasons outlined in the rear yard setback modification discussion above, staff supports this modification.

F. Pedestrian and Streetscape Improvements

The redevelopment of this site provides an opportunity to enhance the existing streetscape and complete the street corner. A total of five new street trees are proposed on Princess Street. On N. Columbus Street, the two largest trees are proposed to be retained and three smaller trees will be replaced.

Additionally, staff considers the location of the townhouses adjacent to the sidewalks as a benefit to the streetscape, framing the street and providing presence to the street corner.

G. Parking

Pursuant to Section 8-200 of the Zoning Ordinance a total of two parking spaces are required for each townhouse unit. Accordingly, each townhouse will be provided with an attached two-car garage to the rear. Access to the parking garages will be via a drive aisle located in the adjacent parking lot, with an access easement provided for the townhouse units.

On-street parking will also be available on both N. Columbus Street and Princess Street. Staff estimates about eleven spaces can be accommodated along the two streets.

H. Alterations to the adjacent lot at 330 N. Washington Street

The applicant proposes to re-subdivide the existing lots fronting N. Columbus Street together with the large adjacent lot which accommodates the offices, bank and associated parking lot located at 330 N. Washington Street. The parking lot will be reduced in size (to accommodate the new townhouses), with eight fewer parking spaces provided. Even with the lower number of spaces, the new parking lot configuration still meets the minimum number of parking spaces

required by the Zoning Ordinance (8-200 (A) (18)) for the bank and office uses: 44 spaces are required for the existing bank and office uses based on their square footage.

The reconfiguration of the bank parking lot to accommodate the required number of parking spaces can be achieved through changes to the existing landscape islands, drive apron alignment and re-striping. With these changes, the total site disturbance for the lot can be limited below 2,500 square feet which exempts the requirement for a Grading Plan. However, as the lot is subject to an existing Plot Plan (97-0014), City staff has conditioned the applicant to achieve approval of the changes to the bank lot through a Minor Site Plan amendment.

I. Archaeology

The subject property is located to the north of the site of the Quaker Burying Ground (the Barrett Library site). Burials are known to exist to the west of the original boundaries of the Quaker Cemetery, and it is possible that they could extend to the north as well. The townhouses previously situated on the parcels to the west and north of the cemetery were constructed in the second half of the nineteenth century. In the case of those to the west, it was clear from the previous archaeological excavations that they were built on top of burials. A similar situation could occur on the north side of the cemetery. However, the distance of the currently proposed ground disturbance (about 55 feet) from the original northern cemetery boundary makes it less likely that burials will be present.

The City's Archaeology staff has worked with the applicant and with a representative of the trustees of the nearby Burying Ground in order to put in place appropriate archaeological measures to document, monitor and preserve anything of potential archaeological significance. These measures include conditions requiring the applicant to hire an archaeological consultant to complete a documentary study and an archaeological evaluation, and that the evaluation shall include scraping of the fill and any buried surface layers to look for evidence of grave shafts in a 20-foot wide strip along the southern edge of the development property.

J. Contributions

The applicant has agreed to make a voluntary contribution to the City's Affordable Housing Trust Fund of \$15,000 (\$3,000 per dwelling unit). It is of interest to note that a 4 unit project would be totally exempt from the voluntary affordable housing policy.

As a Development Site Plan, which does not require a Special Use Permit, the project is not subject to the City's public arts policy

K. Green Building

The project is required to meet the City's Green Building policy (adopted April 18, 2009), and must meet a standard of LEED Certified or equivalent. The applicant proposes to provide a development which substantially exceeds that requirement. For example, the heating/cooling for the townhouses is proposed to be operated on a geo-thermal system, and the building will be

wrapped in a continuous envelope and utilizes AAC (autoclaved aerated) block which significantly enhances insulation.

L. School Impacts

The student generation rate for new townhouses is 0.09 students per unit, or 0.45 students for the 5 townhouses. This project is located in the Lyles-Crouch elementary school attendance area. The proposed development project has been accounted for in school enrollment forecasts.

V. COMMUNITY

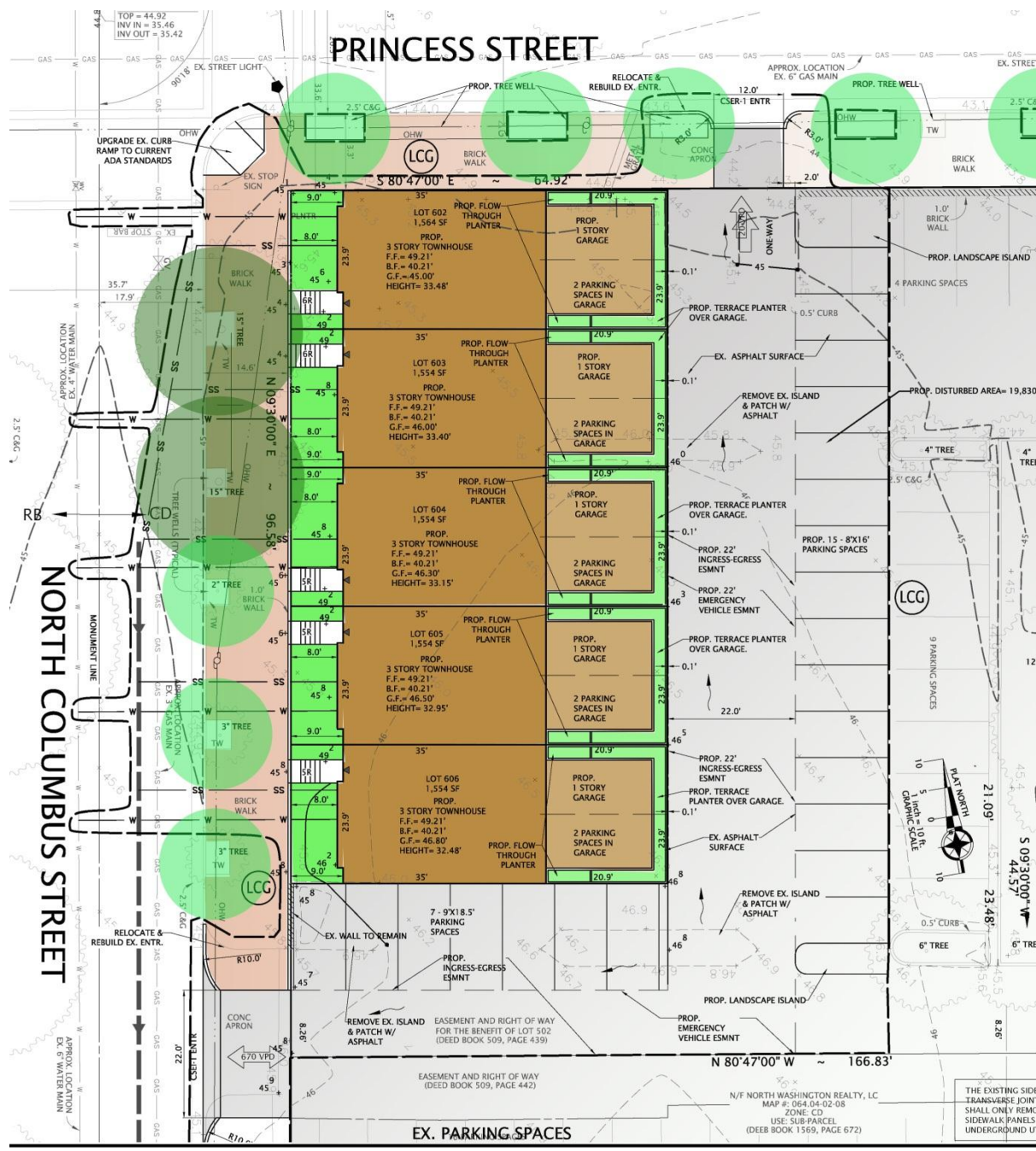
The applicant has met with West Old Town Civic Association on April 11th and with the Old Town Civic Association Board on April 23rd. A concept presentation of the project was made to the Board of Architectural Review on March 20th, with a follow-up review for a Certification of Appropriateness on June 19th. Comments were generally supportive of townhouses being developed at this location and a completion of the block face. However, concerns were raised as to the scale of the townhouses and the architectural style of the building and its compatibility with nearby townhouses. A secondary concern was the removal of some the parking spaces from the bank lot, which are used by residents outside of office hours.

VI. CONCLUSION

Staff recommends approval of the request for a subdivision and development site plan, with modifications subject to compliance with all applicable codes, ordinances and the following staff recommendations.

VII. GRAPHICS

SITE PLAN



FRONT PERSPECTIVE



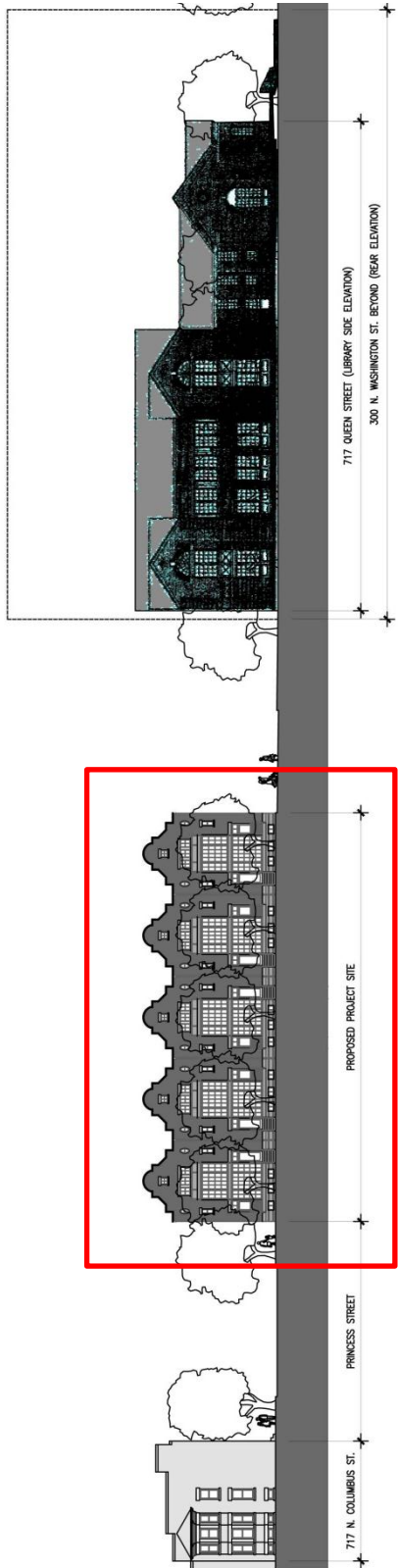
REAR PERSPECTIVE



ILLUSTRATIVE VIEWS FROM N. COLUMBUS ST.



CONTEXTUAL ELEVATIONS



1
 A2.3
 SCALE = 1/8" = 1'-0"

COLUMBUS STREET ELEVATION



2
 A2.3
 SCALE = 1/8" = 1'-0"

PRINCESS STREET ELEVATION

VIII. STAFF RECOMMENDATIONS:

1. The Final Site shall be in substantial conformance with the preliminary plan dated March 4/11/13 and the preliminary subdivision plat dated 2/05/13, except to the extent revised by changes made to the plans including the architecture by the Old and Historic Alexandria BAR or Planning Commission and complies with the following conditions of approval.

A. PEDESTRIAN/STREETSCAPE:

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
 - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. Construct all brick sidewalks to City standards (except that the existing brick pattern shall be matched). The minimum unobstructed width of newly constructed sidewalks shall be 6 feet.
 - d. Sidewalks shall be flush across all driveway crossings.
 - e. Install an ADA curb ramp on the southeast corner of the Princess Street and North Columbus Street intersection. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - f. Restripe the four existing crosswalks at the intersection of Princess Street and North Columbus Street with white thermoplastic reflective material.*** (P&Z)(T&ES)

B. OPEN SPACE/LANDSCAPING:

3. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z. At a minimum the Landscape Plan shall:
 - a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region. Ensure positive drainage in all planted areas.
 - b. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.

- c. Provide detail sections showing above and below grade conditions for plantings above a structure.
 - d. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
 - e. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.
 - f. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
 - g. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, and all planting above structure meets the requirements of the City's *Landscape Guidelines* for soil volume. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)
4. Provide the following modifications to the landscape plan and supporting drawings:
- a. Standardize the existing tree wells on N. Columbus to be a minimum of 4 feet by 10 feet in open surface area.
 - b. Diversify the plant species in the garage deck planters. (P&Z)(RP&CA)
5. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of P&Z and Code Administration.
- a. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - b. Provide an irrigation system or accessible hose bibs for the planting in the garage deck planters.
6. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors P&Z and T&ES. (P&Z)(T&ES)(BAR)

C. TREE PROTECTION AND PRESERVATION:

7. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, and the City Arborist. The plan shall be prepared by a professionally registered arborist and shall include the two mature *Pyrus* (pear) trees located in the Right-of-Way. (P&Z)(RP&CA).

8. In the event that the project arborist determines that the condition of the two pear trees makes preservation unlikely, replacement street trees shall be installed in tree wells to the satisfaction of the Director of Planning and Zoning and per the City's Landscape Guidelines. (P&Z)
9. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. *** (P&Z)(RP&CA)
10. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated 4/11/13 and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

D. BUILDING:

11. Building materials, finishes, and architectural details shall be subject to review and approval by the Old and Historic Alexandria District Board of Architectural Review. A materials board shall be submitted as part of the Certificate of Appropriateness approval. (BAR)
12. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified (or equivalent to the satisfaction of the Directors of P&Z and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
 - a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan.*
 - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of LEED Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Certification (or equivalent) will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(T&ES)
13. The applicant shall work with the City for recycling and/or reuse of any building materials which are leftover, unused, and/or discarded. (T&ES)(P&Z)

14. Energy Star labeled appliances shall be installed in the five townhomes. (T&ES)
15. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at <Http://www.epa.gov/WaterSense/pp/index.htm>. (T&ES)

E. SIGNAGE:

16. A freestanding subdivision monument or identification sign shall be prohibited (P&Z)
17. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.* (P&Z)(T&ES)

F. HOUSING:

18. The developer shall make a voluntary affordable housing contribution of \$15,000 to the City's Housing Trust Fund. (Housing)

G. SITE PLAN:

19. Submit the plat of subdivision and all applicable easements prior to the final site plan submission. The plat(s) shall be approved and recorded prior to the release of the final site plan.* (P&Z)(T&ES)
20. If required for the management and maintenance of shared facilities, a homeowners' association shall be established. (P&Z)(T&ES)
21. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z, and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas. (P&Z)(T&ES)(BAR)
22. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, P&Z, and/or RP&CA in consultation with the Chief of Police and shall include the following:

- a. Clearly show location of all existing street lights 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. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
- d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights 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. Show existing street lights and site lights.
- e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
- f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
- g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
- h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
- i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
- j. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
- k. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(BAR)

H. CONSTRUCTION:

- 23. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. * (T&ES)
- 24. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
 - a. Include a plan for temporary pedestrian and vehicular circulation;
 - b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
 - c. Include the overall schedule for construction and the hauling route;

- d. Copies of the plan shall be given to each subcontractor before they commence work;
 - e. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)(Code)
25. Provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
- a. Establish 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. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)
26. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
27. No major construction staging shall be allowed within the public right-of-way on Princess Street or North Columbus Street to the satisfaction of the Director of T&ES. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
28. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)
29. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)

30. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)
31. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)
32. Implement a waste and refuse control program during the construction phase of this development. 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. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)
33. 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 Department of Transportation and Environmental Services Site Plan prior to requesting 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 which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z) (T&ES)
34. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
35. If there are outstanding performance, completion or other bonds for the benefit of the City 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 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)

I. WASTEWATER / SANITARY SEWERS:

36. The project lies within the Combined Sewer District, therefore, stormwater management and compliance with the City's Chesapeake Bay Program shall be coordinated with the City's policy for management of the Combined Sewer District. (T&ES)
37. The project lies within the Combined Sewer area; therefore, the applicant shall contribute \$40,185.00 (based on the total site area) to the City's Combined Sewer Separation Fund prior to release of the Final Site Plan. * (T&ES)
38. Provide sanitary service for Lots 602-604 by extending the existing 10" sanitary sewer in North Columbus Street. This extension shall follow the same alignment of the existing sewer. A manhole shall be set at the connection point between the existing and proposed sanitary sewer runs and a terminal manhole will be required. The new manholes and the run of sanitary sewer will be publicly owned and maintained. The proposed sanitary sewer extension shall be constructed to City standards. And the proposed laterals shall be connected per the Memo to Industry No.01-11. The lateral for Lot 602 shall be connected two feet downstream of the new terminal manhole. An alternative connection design may be submitted for approval by the Director of T&ES. (T&ES)

J. SOLID WASTE:

39. In order for the City to provide solid waste service, the development must meet all the minimum street standards. Solid waste containers must be placed inside the units or within an enclosure that completely screens them from view. The developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of T&ES. Payment shall be made to the City or proof of payment for approved containers provided, prior to issuance of the Certificate of Occupancy for each townhouse.(T&ES)
40. Where the City of Alexandria provides the solid waste collection services; all refuse/recycling shall be placed at the City Right-of-Way. (T&ES)

K. STREETS / TRAFFIC:

41. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
42. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction Management & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)

43. Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES)
44. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)

L. UTILITIES:

45. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)

M. WATERSHED, WETLANDS, & RPAs:

46. The storm water collection system is located within the Potomac River watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

N. BMP FACILITIES:

47. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the project site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
48. Provide 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 Worksheet A or B and Worksheet C, as applicable. (T&ES)
49. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:

- a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. **** (T&ES)
50. Submit two originals of the storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)
51. The Applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until activation of the homeowner's association (HOA), if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. ****(T&ES)
52. If units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply:
- a. The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMP's) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.
 - b. The Developer shall furnish each home purchaser with a brochure describing the storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowner's Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners.

Otherwise the following condition applies:

53. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer

contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)

- 54. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. ****(T&ES)
- 55. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. ****(T&ES)

O. CONTAMINATED LAND:

- 56. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)

P. NOISE:

- 57. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
- 58. Loading and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

Q. AIR POLLUTION:

- 59. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)

R. ARCHAEOLOGY:

- 60. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)

61. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)
62. Certificates of Occupancy shall not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)
63. Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
64. Call Alexandria Archaeology immediately (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 area of the discovery 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)
65. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure 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)
66. The Archaeological Evaluation for this project shall include scraping off the fill and any buried surface layers to look for evidence of grave shafts in a 20-foot wide strip along the southern edge of the development property. (See F-1 below.)
67. It is illegal to disturb human remains without obtaining appropriate legal authorization. If burials are found during the archaeological investigation and need to be moved prior to development, the applicant shall be responsible for the archaeological removal and for obtaining the necessary legal documents, including a permit from the Virginia Department of Historic Resources for the archaeological removal of burials. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
68. It is recommended that the testing for the presence of grave shafts be completed prior to the submission of the Final Site Plan. If graves are discovered, the applicant shall apply for the VDHR permit for the archaeological removal of burials after the testing. However, if the applicant opts for testing for the presence of grave shafts is to be

conducted after the approval of the Final Site Plan, the applicant shall apply for an anticipatory burial removal permit prior to the submission of the Final Site Plan. This ensures that there will be no delays to the construction project if burials are discovered and need to be archaeologically removed.

Archaeology Findings

- F-1 The subject property is located to the north of the site of the Quaker Burying Ground. As a result, there is a possibility that burials could be present on the development lots. Burials are known to exist to the west of the original boundaries of the Quaker Cemetery, and it is possible that they could extend to the north as well. The townhouses previously situated on the parcels to the west and north of the cemetery were constructed in the second half of the nineteenth century. In the case of those to the west, it was clear from the previous archaeological excavations that they were built on top of burials. A similar situation could occur on the north side of the cemetery. However, the distance of the currently proposed ground disturbance (about 55 feet) from the original northern cemetery boundary makes it less likely that burials will be present.
- F-2 Civil War-era maps do not show development of the subject property, but by 1877 a row of three houses is shown fronting on North Columbus Street under the ownership of W. Padgett. Given the proximity of the Quaker Burying Ground, and the presence of row houses in the late nineteenth century, the subject property has the potential to yield significant information pertaining to the development of Alexandria in the nineteenth century.
- F-3 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

- C-1. As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. ***** (P&Z) (T&ES)
- C-2. The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by

City staff per City Code requirements. A final inspection for landscaping is also required three years after completion. ***** (P&Z) (T&ES)

- C-3 No permits shall be issued prior to the release of the Certificate of Appropriateness from the Board of Architectural Review. (BAR)

Transportation and Environmental Services

- F - 1. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 2. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:
- <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 3. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with 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 - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 6. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe material will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternately, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-

77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 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 - 7. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be 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" or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 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 - 8. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F - 9. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18" for sanitary sewer and 12" for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)
- F - 10. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the

water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)

- F - 11. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 12. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the 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. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 15. The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (T&ES)
- F - 16. A minor amendment to the previously approved bank parking lot plot plan will be required to document proposed restriping and modifications to the bank parking lot. (TES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater

outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)

- C - 3 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 Location of customer utility services and installation of 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 in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 5 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 7 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate

Outfall Analysis dated June 1, 2007. The memorandum is available at the following web address of the City of Alexandria (T&ES)

[http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20\(02-07\).pdf](http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20(02-07).pdf)

- C - 8 In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)
- C - 9 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C - 10 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)
- C - 11 The sewer tap fee must be paid prior to release of the site plan.* (T&ES)
- C - 12 All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)
- C - 13 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.* (T&ES)
- C - 14 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 15 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 16 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)

- C - 17 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 18 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 19 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 20 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management. (T&ES)
- C - 21 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 22 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF. * (T&ES)

VAWC Comments:

- 69. Developer shall submit a Needed Fire Flow (NFF) calculation to Code Administration on final review. After Code Administration approves the calculation, developer shall send VAW a copy of the approved calculation with a Code Administration signature, in order to verify whether the existing and proposed water main layout can meet the NFF requirement.
- 70. Please advise the peak daily water demand (gpm) of each new domestic service line.
- 71. Please advise the size of each domestic service line.
- 72. Please advise whether these townhouses need a fire service line.
- 73. Please refer to the as-built sketch for reference (provided separately to applicant).

AlexRenew Comments:

No comments received

Code Administration (Building Code):

No comments received

Police

No comments received

Archaeology

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Asterisks denote the following:

- * 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 release of the certificate of occupancy
- **** Condition must be fulfilled prior to release of the bond

APPLICATION**SUBDIVISION OF PROPERTY**SUB # 2013-00006

PROPERTY LOCATION: 317 329 North Columbus Street 330 North Washington Street
TAX MAP REFERENCE: 64 04 02 01-07 & 14 **ZONE:** CD/Commercial Downtown

APPLICANT:

Name Cromley Row, LLC a Virginia limited liability company
Address 426 North Columbus Street, Alexandria, Virginia 22314

PROPERTY OWNER:

Name MRS Real Estate Investment Properties, LLC
Address 2045 Lord Fairfax Drive Vienna, Virginia 22182

SUBDIVISION DESCRIPTION

Approval of a plat of resubdivision to resubdivide 317-329 North Columbus Street and 330 North Washington Street into six (6) new lots of land

[] **THE UNDERSIGNED** hereby applies for Subdivision in accordance with the provisions of Section 11 700 of the Zoning Ordinance of the City of Alexandria, Virginia.

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

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

Duncan W. BlairPrint Name of Applicant or Agent524 King StreetMailing/Street AddressAlexandria, VA 22314City and State Zip CodeSignature703-836-1000Telephone #703-549-3335Fax #dblair@landcarroll.comEmail addressMarch 2013Date**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**Application ReceivedFee Paid and DateACTION PLANNING COMMISSION

Subdivision # 2013-00006

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

☒ the Owner ☒ Contract Purchaser ☐ Lessee or ☐ Other _____ of the subject property

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

Cromley Row, LLC is a Virginia limited liability company. The only member of the Company is William Cromley, 426 North Columbus Street, Alexandria, Virginia 22314.

MRS Real Estate Investment Properties, LLC is a Virginia limited liability company _____ is the only person or entity owning in excess of ten percent (10%) of the company

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

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

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. William Cromley	426 N. Columbus Street	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application

Name	Address	Percent of Ownership
1		
2		
3		

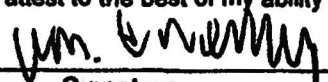
3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2 with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity below and "None" in the corresponding fields)

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1 William Cromley		BAR (OHAD) PC
2		
3		

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

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

3/12/17 William Cromley
Date Printed Name


Signature

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1		
2		
3		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 317-329 N. Columbus St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1 Mohamed Ousri	2045 Lord Fairfax Drive Vienna, Virginia	100%
2		
3		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2 with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity below and "None in the corresponding fields")

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1 Mohamed Ousri		BAR (OAH) PC
2		
3		

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

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

3/12/2013 Mohamed Ousri
Date Printed Name

[Signature]
Signature

Subdivision # 2013-00006

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

**SUBMITTED TO
THE DEPARTMENT OF PLANNING AND ZONING
CITY OF ALEXANDRIA, VIRGINIA**

PROJECT NAME: Cornley Row

PROJECT ADDRESS: 317 329 North Columbus Street and 330 North Washington Street, Alexandria Virginia 22314

DESCRIPTION OF REQUEST:

Re-subdivision of the property into six (6) new lots of land.

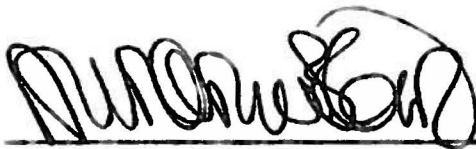
THE UNDERSIGNED hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above for the number of days in excess of forty five (45) between the date this application is filed until June 4, 2013.

Date March 2013

☐ Applicant

☐ Agent

Signature



Printed Name: Duncan W. Blair Esq Land, Carroll & Blair, P.C

**APPLICATION****DEVELOPMENT SITE PLAN****DSP #** 2012-0024**Project Name:** Cromley Row**PROPERTY LOCATION:** 317 - 329 North Columbus Street**TAX MAP REFERENCE:** 64.04 02 01-07**ZONE:** CD/Commercial Downtown**APPLICANT****Name** Cromley Row, LLC, a Virginia limited liability company**Address** 426 North Columbus Street, Alexandria, Virginia 22314**PROPERTY OWNER****Name** MRS Real Estate Investment Properties, LLC**Address** 2045 Lord Fairfax Road, Vienna, Virginia 22182**PROPOSED USE:** Site Plan approval to construct five (5) residential townhouses with modification of Open Space.

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

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

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

Duncan W. BlairPrint Name of Applicant or Agent524 King StreetMailing/Street AddressAlexandria, VA 22314City and State Zip CodeSignature703-836-1000Telephone #703-649-3335Fax #dblair@landcarroll.comEmail addressMarch 1, 2013Date**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**Application Received
Fee Paid and DateReceived Plans for Completeness
Received Plans for PreliminaryACTION - PLANNING COMMISSION

Development Site Plan (DSP) # 2012-0024

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

☐ the Owner ☒ Contract Purchaser ☐ Lessee or ☐ Other: _____ of the subject property

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

Cromley Row, LLC is a Virginia limited liability company. The only member of the Company is William Cromley, 426 North Columbus Street, Alexandria, Virginia 22314

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

☒ **Yes.** Provide proof of current City business license.

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

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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2.		
3.		

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¹ William Cromley		BAR (OHAD) PC
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3		

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

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

3/12/13

Date

William Cromley

Printed Name



Signature

44

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
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2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 317-329 N. Columbus St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

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1. Mohamed Ousri		BAR (OAH) PC
2		
3		

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

3/12/2013 Mohamed Ousri
Date Printed Name


Signature

45
9
45

Date: June 9, 2013

To: Board of Architectural Review for the Old and Historic District of the City of Alexandria: Thomas Hulfish, Chair, Chip Carlin, Oscar Fitzgerald, Arthur Keleher, Wayne Neale, Peter Smeallie, and John Von Senden

To: Planning Commission for the City of Alexandria: H. Stewart Dunn, Jr., Derek Hyra, John Komoroske, Mary Lyman, Nathan Macek, Eric Wagner, and Maria Wasowski

From: The Residents of the 300 Block of North Columbus Street, Alexandria, VA

Re: Neighborhood Assessment of Proposed Development for 317-329 North Columbus Street.

Discussion:

The BAR is considering a proposal to build 5 townhouses on the East side of 300 North Columbus Street. Residents in the surrounding area welcome this initiative. The proposed five residences do much to restore the integrity of the block that was lost 50 years ago. We also welcome the developer's promise of quality construction, his placement of the garages at the back of the townhouses, and his response to the BAR's suggestion at the March 20, 2013 Concept Review meeting to modify the visuals of the side elevations.

Those facing the proposed development have a single issue with the proposal: the industrial and commercial character of the facade facing the residences on North Columbus Street. As proposed, the facade design overwhelms and alters the character of this historical Old Town residential block. This problem stems from the selection of commercial and civic building standards for the proposed design.

City of Alexandria Zoning Ordinance for the Old and Historic District of Alexandria, Virginia

The proposed facade conflicts with sections of Article X of the City of Alexandria Zoning Ordinance that apply to the Old and Historic District of Alexandria. The two principal sections are:

1. Section X-105 (A) (2) (b): "original materials and methods of construction, the pattern, design and style of fenestration, ...and like decorative or functional fixtures");
2. Section X-105 (A) (3) (a) (2): the massing of residential townhouses in the Old and Historic Alexandria District have a characteristic "15 to 20 feet bay width" and any new design should express such width through "changes in material, articulation of wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing."

Comparison of Architectural Elements between the Existing Residences and the Proposed Residences

Table 1 [attached] titled: - "Comparison of Architectural Elements of Existing versus Proposed Residences" compares architectural elements for the facades of residences of North Columbus Street and Princess Street that face the facade or side elevation of the proposed development with elements

does not meet the standards as specified in Article X of the BAR's mandate. There is a serious lack of compatibility between the proposed façade and the facades of adjacent historical homes and landmark Old Town Alexandria buildings.

Major Issues with the Townhouses Proposed for 317-329 North Columbus St.

The major issues with the proposed façade include the following:

1. Windows that comprise almost half (46 percent) of the total space of the façade.
2. Lack of articulation for a 120 ft. mass—i.e., no use of bays or insets to break up the mass.
3. No attempt to disguise or minimize a third floor, with visual elements that imply four stories.
4. A total height that is well above the height of all surrounding residences.

Request Before the Board of Architectural Review and the Planning Commission

In accord with the architectural standards established for the Old and Historic District of Alexandria, we request that:

- Changes be made in the design of the façade of the townhouses proposed for 317-329 North Columbus Street to accord more closely with the façade elements of the historic adjacent Old Town residences.
- The residents be kept informed of modifications in the design for the proposed development.

Sincerely yours,

Alex E. Benjamin	326 N. Columbus St.
Linda Trovarey	328 N. Columbus Street
M. Tversky	326 N. Columbus St.
Ahmed Khaleki	378 N. Columbus St.
Virginia L. Arnold	316 N. Columbus St.
William B. Auld	316 N. Columbus St.
Mary M. Dillon	324 N. Columbus St.
Li B. Bernstein	330 N. Columbus Street
Nanette Shupak	338 N. Columbus St.
" "	" "
Jim	" "
Sam L. Paul	314 N. Columbus St.

SIGNATURES CONTINUED

Melissa Neuman
310 N. Columbus St.
Alexandria, VA 22314

Jon Hecht
Jon Hecht
332 W. Columbus St.
Alexandria, VA 22314

Table 1. Comparison of Architectural Elements of Existing versus Proposed Residences

Facades of Residences of North Columbus and Princess Streets	West-Facing Façade for Proposed Residences at 317–329 North Columbus Street
<p>A.) Void : Solid ratio [A void: solid ratio is the total area of a building's windows and doors to the total area of the façade]. All but two of the residences present a void ratio of 17 – 21%, with two presenting a ratio of 30%.</p>	<p>A.) Windows and doors constitute 46% of the total area of the façade. This ratio is 1.5 – 2.5 times greater than the fronting residences.</p>
<p>B.) Window Registers, Shape and Dimensions All 11 residences present a single register of individual windows on each habitable floor, with a minor register of windows for raised basements.</p>	<p>B.) Each proposed residence has a sheet of windows, 19 feet wide at the base and 22 feet high that rises through two floors in a single register.</p>
<p>C.) 2-Floors + raised Basement with Dormers for 3rd Floor. The total height of the residences varies between 19 ft. and 24 ft.</p>	<p>C.) The façade has 3 ½ floors over a raised basement of 46" versus the 30-36" across the street. Total height varies from 30 ft. to 38 ft. The third floor has a register of windows. It is not disguised or minimized by the use of dormers. Above the third floor register of windows is a cathedral ceiling window that implies a fourth floor.</p>
<p>D.) Strong 2nd Floor Horizontal Cornice/Parapet</p>	<p>D.) No cornice line. Saw-tooth of five gables, topped with large Spanish-Dutch strapping rising 10-15 feet above the missing cornice line.</p>
<p>E.) Massing & Articulation. [<i>"Articulation" is a technique of advancing and recessing wall planes to fragment a building's mass.</i>] Except for Christ Church Rectory, the width of each residence is 15-20 ft., with use of setbacks and bays to break up the mass.</p>	<p>E.) Unrelieved brick mass of 120 feet wide and 30 - 38 feet in height, with no articulation of massing.</p>
<p>F.) Individual Residences. All 11 residences present as individually designed buildings with individual front doors.</p>	<p>F.) Presents as a single building. The façade thus suggests an office, a big-box chain store, or a rental of one to five national associations.</p>
<p>G.) Brick and Strong Masonry Lintels. All 11 residences present a brick façade, with 34 - 42" wide masonry lintels that visually support the mass of brick.</p>	<p>G.) Presents 12-15 feet high brick walls sitting on large sheets of glass. This creates an impression of instability. Glass cannot support 12 – 15 feet of brick, and the design visually seems to defy gravity.</p>

**NEIGHBORHOOD ASSESSMENT OF THE
317-329 NORTH COLUMBUS STREET PROJECT**

Submitted to the June 19, 2013, BAR Review

WHY THE NEIGHBORHOOD IS SUBMITTING THIS REPORT

In 1962 the residential block of 300 North Columbus Street was significantly altered when the City of Alexandria gave developers permission to create offices and parking by demolishing 8 residences on the East side of the 300 block of N. Columbus Street (site of the 5 proposed residences), 3 residences on the South side of the 700 block of Princess Street facing the Christ Church Rectory, and 3 mansions with extensive gardens on the West side of the 300 block of North Washington Street.

The BAR is considering a proposal to build 5 townhouses on the East side of 300 North Columbus Street. Residents in the surrounding area welcome this initiative. The proposed five residences do much to restore the integrity of the block that was lost 50 years ago. We also welcome the developer's promise of quality construction, his placement of the garages at the back of the townhouses, and his response to the BAR's suggestion at the March 20, 2013 Concept Review meeting to modify the visuals of the side elevations.

We have a single issue with the proposal: the industrial and commercial character of the facade facing the residences on North Columbus Street. As proposed, the facade design overwhelms and alters the character of this historical Old Town residential block. This problem stems from the selection of commercial and civic building standards for the proposed design.

This report:

1. Summarizes the requirements of Article X of City of Alexandria Zoning Ordinance that defines the mandate for the BAR.
2. Analyzes the architectural commonalities of nearby landmark buildings and of residences facing the front and side elevations of the proposed development. (The details of the analysis appear in Appendices #1 and #2.)
3. Compares architectural elements of the facade of the proposed project with the commonalities of the facades of the existing historical residences immediately contiguous to the project.
4. Shows a significant lack of compatibility between the facade for proposed project and the facades of the existing residences.

1. BAR MANDATE: ARTICLE X – HISTORIC DISTRICTS AND BUILDINGS

The 300 North Columbus Street block lies within the Old and Historic Alexandria District, a zoning district that provides for citizen input about facade design through Article X of the Zoning Ordinance. The legal mandate for the BAR establishes the scope and purpose of architectural reviews in the Old and Historic Alexandria District. The BAR is to assess:

- the "overall architectural design, form and style of the structure" ... "the height, mass and scale of buildings" X-105 (A) (2) (a);

- "original materials and methods of construction, the pattern, design and style of fenestration, ...and like decorative or functional fixtures" X-105 (A) (2) (b);
- "Texture, material and color" to the end that these "features are historically appropriate to existing and adjacent structures" X-105 (A) (2) (d) "and buildings...in the immediate surroundings." X-105 (A) (2) (e).
- "Protecting the unique resource that is the historic district, including familiar landmarks and other treasured elements of the area X-101 (A) and the need to "preserve or protect historic places and areas of historic interest in the city" X-105 (A) (2) (g) to the end of "attracting tourists, students, writers, historians, artists, and artisans, attracting new residents, encouraging study and interest in American historyeducating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live." X-105 (A) (2) (j).
- Section 3 of Article X-105 establishes that the massing of residential townhouses in the Old and Historic Alexandria District have a characteristic "15 to 20 feet bay width" and that new design should express such width through "changes in material, articulation of wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing." X-105 (A) (3) (a) (2).

2. ANALYSES OF NEARBY LANDMARK BUILDINGS AND ADJACENT RESIDENCES

2.1. Landmark Context Surrounding 317-329 North Columbus

The proposed development lies on a path between several historical landmarks. Appendix 1 gives the details of four of these landmarks.

- Christ Church Rectory at 711 Princess Street
- Lloyd House at 220 North Washington Street
- Christ Church at North Columbus and Cameron Streets
- Lee family homes at 607, 609 and 614 Oronoco Street and 424, 414, 407 North Washington Street, the home now recognized as the primary Lee home being at 607 Oronoco Street.

2.2. Architectural Commonalities among Residences at 320-338 North Columbus and 711-717 Princess Streets

The BAR requires that any proposed development be compatible with immediately contiguous buildings. The eight North Columbus Street residences (320-338) are immediately contiguous to the project's façade. The three Princess Street buildings (711-717) are immediately contiguous to the project's side elevation.

A summary of the architectural commonalities among these residences is below. Appendix 2 gives the details for these residences.

A.) Void - Solid Ratio: The "void - solid ratio" compares the total area of a building's windows and door to the total area of the façade. All but two of the residences present a void ratio of 17 – 21%, while the two 15 ft. wide/low-roofed residences at 324 and 330 North Columbus Street present a ratio of 30%.

B.) Window Registers, Shape and Dimensions: A "register" is a line of windows, or paneling, on a wall. All 11 residences present a **single register of individual windows** on each habitable floor, with a minor register of windows for raised basements. Habitable floor windows range from 27 – 42" wide and 59 – 84" high and from 12 sq. ft. to 23.6 sq. ft. in area.

C.) 2-Floors + raised Basement or 3 floors plus raised basement with dormers for the 3rd floor. All 11 residences present 2 habitable floors 8 – 10 feet in height, on raised basements 30 – 36" in height, or 3 floors with dormer windows that disguise or minimize the 3rd floor. The total height varies between 19 ft. and 24 ft.

D.) Strong 2nd Floor Horizontal Cornice/Parapet: All 11 residences present a strong 2nd floor horizontal cornice line, surmounted by either a sloping roof, or a flat masonry parapet.

E.) Massing & Articulation: ("Articulation" is a technique of advancing and recessing wall planes to fragment a building's mass.) All eight residences facing 317-329 North Columbus Street range in width from 15 feet to 20 feet. Three of these residences disguise their true width with double-floor bays. Two residences present a 10' partial articulation that furthers an impression of advancing and receding mass though curved stairs and a stoop.

F.) Individual Residences: All 11 residences present as individually designed buildings with individual front doors, variations in such elements in color, material and iron work.

G.) Brick and Strong Masonry Lintels: All 11 residences present a brick façade, with 34 - 42" wide masonry lintels.

3. COMPARISON OF FAÇADE ELEMENTS OF PROPOSED RESIDENCES WITH EXISTING RESIDENCES ON NORTH COLUMBUS AND PRINCESS STREETS

Table 1 compares commonalities for the contiguous residences with the façade elements of the proposed residences at 317-329 North Columbus Street.

TABLE 1. Comparison of Architectural Elements of Facades

Residences of North Columbus and Princess Streets	West-Facing Façade for Proposed Residences at 317–329 North Columbus Street
A.) Void : Solid ratio. All but two of the residences present a void ratio of 17 – 21%, with two presenting a ratio of 30%.	A.) Presents a void ratio of 46% of windows. This ratio is 1.5 – 2.5 times greater than the fronting residences.
B.) Window Registers, Shape and Dimensions All 11 residences present a single register of individual windows on each habitable floor, with a minor register of windows for raised basements.	B.) Each proposed residence has a sheet of windows, 19 feet wide at the base and 22 feet high that rises through two floors in a single register.
C.) 2-Floors + raised Basement with Dormers for 3rd Floor. The total height of the residences varies between 19 ft. and 24	C.) The façade has 3 ½ floors over a raised basement of 46" versus the 30-36" across the street. Total height is 38 ft. The third floor has a register of windows. It is

ft.

D.) Strong 2nd Floor Horizontal Cornice/Parapet

E.) Massing & Articulation. Except for Christ Church Rectory, width of each residence is 15-20 ft., with use of setbacks and bays to break up the mass.

F.) Individual Residences. All 11 residences present as individually designed buildings with individual front doors.

G.) Brick and Strong Masonry Lintels. All 11 residences present a brick façade, with 34 - 42" wide masonry lintels that visually support the mass of brick.

not disguised or minimized by the use of dormers. Above the third floor register of windows is a cathedral ceiling window that implies a fourth floor.

D.) No cornice line. Saw-tooth of five gables, topped with large Spanish-Dutch strapping rising 10-15 feet above the missing cornice line.

E.) Unrelieved brick mass of 120 feet wide and 30 - 38 feet in height, with no articulation of massing.

F.) Presents as a single building. The façade thus become reminiscent of an office, a big-box chain store, or, at best, a rental of one to five national associations.

G.) Presents 12-15 feet high brick walls sitting on large sheets of glass. This creates an impression of instability. Glass cannot support 12 - 15 feet of brick, and the design visually seems to defy gravity.

4. IMPLICATIONS OF TABLE 1

As specified in Article X, the BAR is legally required to adhere to a standard of compatibility between proposed developments and adjacent historical homes and landmark buildings:

- "original materials and methods of construction, the pattern, design and style of fenestration, ...and like decorative or functional fixtures" Article X-105 (A) (2) (b);
- "Texture, material and color" to the end that these "features are historically appropriate to existing and adjacent structures" X-105 (A) (2) (d) "and buildings...in the immediate surroundings." Article X-105 (A) (2) (e).

Table 1 shows that the proposed façade for the five townhouses does not meet the standards as specified in Article X that defines the BAR's mandate. There is a serious lack of compatibility between the proposed façade and the facades of adjacent historical homes and landmark Old Town Alexandria buildings. The major issues with the proposed façade are:

1. Windows that comprise almost half (46 percent) of the total space of the façade.
2. Lack of articulation for a 120 ft. mass—i.e., no use of bays or insets to break up the mass.
3. No attempt to disguise or minimize a third floor, with visuals that imply four stories.
4. A total height that is well above the height of all surrounding residences.

The photographs that the developer submitted for the March 20, 2013, BAR concept review of this project included a number of commercial buildings. This may have left some on the BAR with the incorrect impression that the 300 block of North Columbus Street is "commercial." On the contrary,

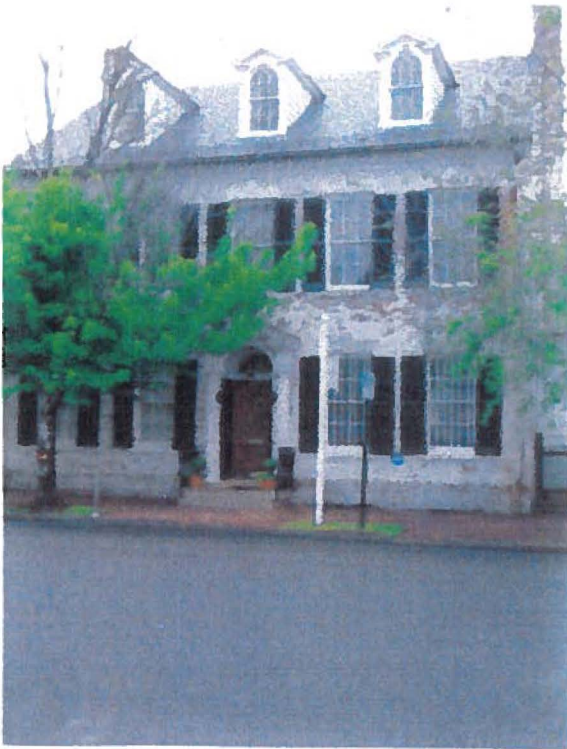
June 4, 2013

every building facing the proposed five townhouses and fronting on its side elevation are residential in character.

The developer's submission for the June 19, 2013, BAR review compares the proposed townhouses with the Barrett Library, a civic building. A civic building is an inappropriate comparator for residences because of its mass. That said, the maximum height of the north elevation of the library that faces the proposed townhouses is lower than the height of the proposed townhouses (35 ft. versus 38 ft.) The north elevation has a void: solid ratio of 11% in comparison to the 46% void : solid ratio of the proposed townhouses.

Changes in the design of the proposed façade to accord more closely to the façade elements of adjacent residences would resolve the neighborhood's problems with this proposal: reduced void : solid ratio, articulation to break up the mass of the facade, disguised third floor, and reduced height of the parapet.

APPENDIX 1



**Christ Church Rectory
711 Princess Street – Facing the Block**

The 1785 Federal, Christ Church Rectory, at 711 Princess Street, is 25.5 feet high and 40 feet wide, a pleasing height: width ratio of 5:8. The brick building has a void: solid ratio of just under 21%. It has refined ornamentation – keystone-lintels, columned doorway, and dormer windows. The New York Metropolitan Museum once sought to purchase this building to place its façade in its new American Wing as a signature example of Federal architecture. It is now on the market as a residence for \$2.85 million.

Constructed two years after the Treaty of Paris that ended glass restrictions, the Rectory has nine (six-over-six) very tall, shuttered windows, one register per floor, are each 42" wide and 81" high and spaced 46" apart, adding more horizontal divisions in addition to the cornice and water table.



Robert E. Lee's Boyhood Home
607 Oronoco Street –
1 Block North and 1 Block East

Robert E. Lee's boyhood home was built in 1795 and presents an austere, two-floor, Federal façade with keystone lintels and strong horizontal cornice, a central bay, 14.5 feet wide, 29 feet high and capped by a pediment, and is accessed by a handsome stone stoop.

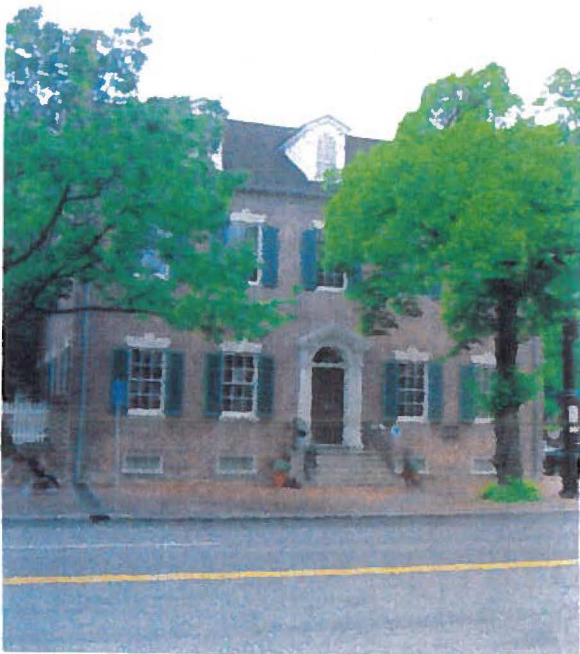
Nine (six-over-six) windows, one register per floor, are 38" wide by 73" high and are spaced 60" apart, establishing another golden ratio of 3:5. The house has a void : solid ratio of 14%.

Flanking wings are 29 feet high and 20.75 wide. Though the façade is twice as wide as high, the center bay and the wings are distinct, and each generates a vertical impression.

Marshall-Lee-Lloyd House
220 North Washington – 1 Block East

This two-floor Federal house was built in 1797 on a raised basement and boasts an impressive stone stoop. The façade is 27.7 feet tall and 48 feet wide—a ratio of 5:8. As with the Christ Church Rectory, 220 North Washington has keystone-lintels and three half-circle dormers, but the building registers as big-boned.

Lloyd House presents nine (six-over-six) windows, each 36" by 72" that are arranged one register per floor. With the 18" basement windows, these generate a void : solid ratio of 16%.



APPENDIX 2



320 North Columbus Street

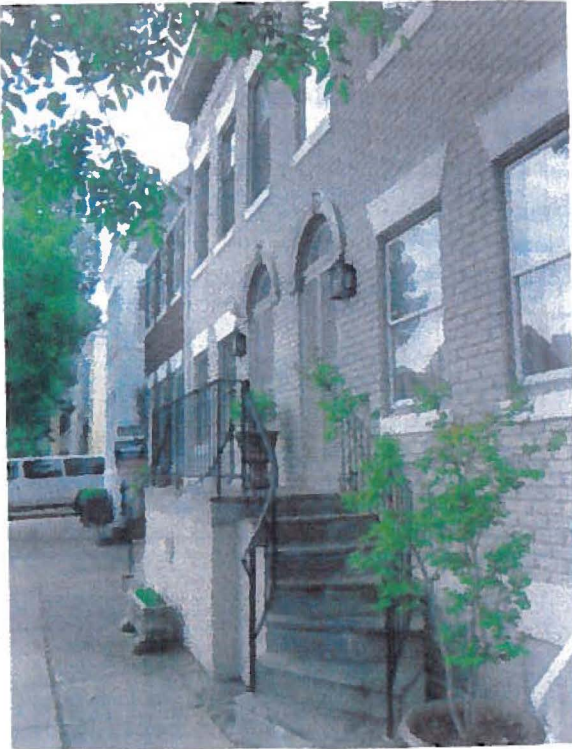
Situated on a double lot of 40 feet, 320 NCS is 24'4" wide, with four vertical articulations. It had five string-courses associated with registers of windows, one register per floor, terminating with an eight-row corbelled cornice, a pyramidal roof atop the bay, and arch-segment windows. One-over-one windows measure 27 - 36" x 86" on the main and 27 - 36" x 64" on the upper floors. Window and door openings generate a void : solid ratio of just over 20%.



324 – 330 North Columbus Street

The 324 and 330 dwellings have pitched roofs barely clearing a cornice and upper register of windows, a reverse pattern of window heights and different floor heights. Six-over-nine windows in the bookend dwellings are 34" wide, 69" high on the main floor and six-over-six windows are located on the bedroom floor. Windows in the center block are reversed.

324 and 330 North Columbus Street openings generate a void : solid ratio of 30%.



326 – 328 North Columbus Street

These two dwellings have an uninterrupted 30 foot wide cornice line and parapet reaching to 34 feet and 24 feet of symmetrical curved stairs that blurs entries. These elements confuse pedestrians into "seeing a mansion" that is not actually present.

Windows and doors of 326 – 328 North Columbus Street generate a void : solid ratio of 18%



332 North Columbus Street

This residence is 18' wide with a 2' side-yard and a façade of 3 vertical articulations made by a 1' projection of the main bay. The house has a neo-classical relief panel, egg-and-dart molding in the cornice, and eight rough-granite lintels that together with extended sill and cornice / parapet lines establish nine string-courses.

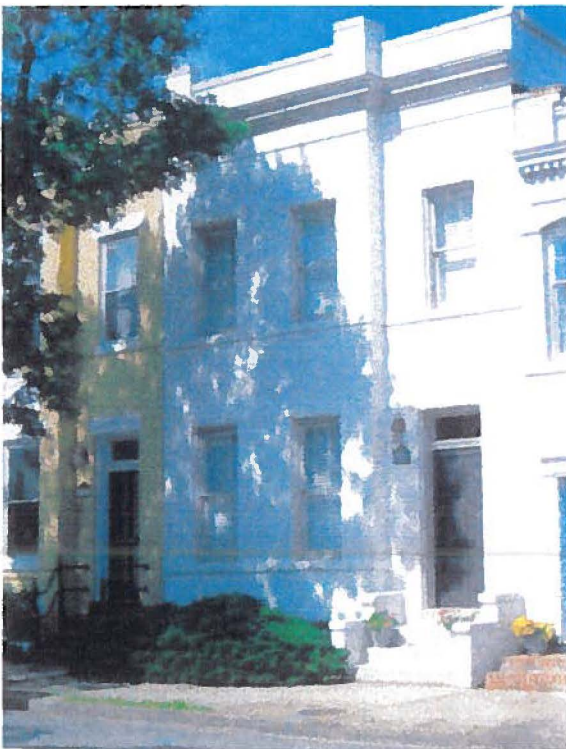
One-over-one windows on the main floor are 34" x 78" while those on the floor above are 34" x 68." Combined windows and door generate a void : solid ratio of just under 18%.

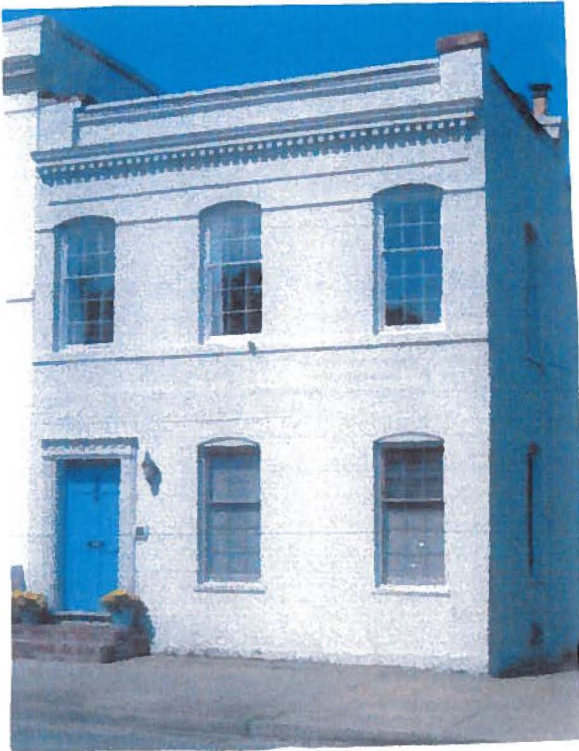
334 North Columbus Street

This residence fills a 20' wide lot, with three vertical articulations and a 1' projection of the center bay.

The house echoes its 332 North Columbus Street neighbor with nine string courses, eight rough-granite lintels, and identical windows. However, it has no relief panels or egg-and-dart moldings.

334 North Columbus Street's openings generate a void : solid ratio of under 17%.

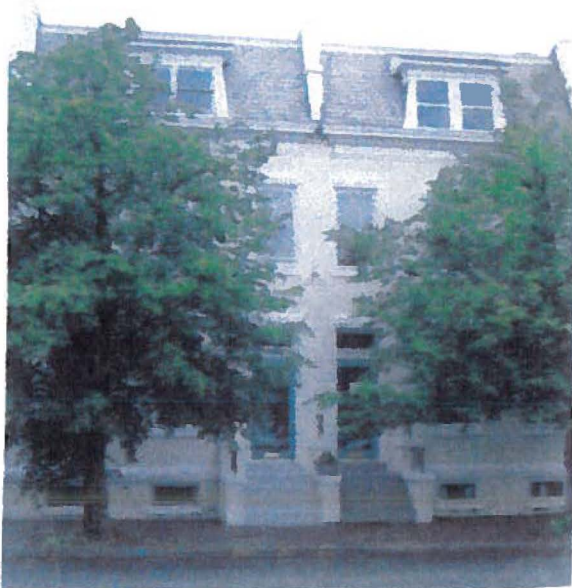




338 North Columbus Street

This is a 20' wide, two-floor vernacular building. It differs from the other seven on the block as it contains two apartments, one per floor.

338 North Columbus Street has five understated string courses and shallow-arch lintels that recall 320 North Columbus Street. It has handsome window proportions of 34" x 68" that are spaced 58" apart and recall the ratios of Lee's boyhood home. 338 North Columbus Street openings generate a void : solid ratio of under 19%.



715 – 717 Princess Street

As with 332 – 334 NORTH COLUMBUS STREET, the twins display registers of windows for two floors and a raised basement. Like 332 – 334 North Columbus Street, they also have rough-granite lintels over 37.5" wide windows, which are 81" high on the main floor and 70" on the floor above. Openings facing Princess Street create a void : solid ratio of 22.5% while the ratio of those facing North Columbus Street is under 11%.

CROMLEY ROW 317-325 N Columbus Street Alexandria, VA 22314				STEPHEN D. POPE, III, P.E. 1111 N. LEE STREET ALEXANDRIA, VA 22314		COPYRIGHT © The copyright and design rights in this drawing are reserved by the author. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the author.		Consultant Name Consultant Address 1 Consultant Address 2		Elevations-4 Drawing Title Line 2 Drawing Title Line 3			
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