



DOCKET ITEM #10

MPA2017-0007

REZ2017-0004

Development Special Use Permit #2017-0011

Special Use Permit #2017-0112

Special Use Permit #2017-0114

Transportation Management Plan SUP #2017-0113

Encroachment #2017-0006

901 & 901A North Fairfax Street – Crowne Plaza Redevelopment

Application	General Data	
Project Name: Crowne Plaza Redevelopment	PC Hearing:	April 3, 2018
	CC Hearing:	April 14, 2018
	If approved, DSUP Expiration:	April 14, 2021 (3 years)
	Plan Acreage:	1.97 acres (85,853 SF)
Location: 901 and 901 A N. Fairfax Street	Existing Zone:	OCM(50) / Office Commercial Medium (50)
	Proposed Zone:	CRMU-X / Commercial Residential Mixed Use (Old Town North)
	Proposed Uses:	Multifamily residential and theater (arts and cultural anchor)
	Dwelling Units:	194 units (maximum)
Applicant: CP Alexandria Owner LLC, represented by Ken Wire, attorney.	Gross Floor Area:	287,830 SF (291,261 including the theater)
	Net Floor Area:	267,067 SF
	Small Area Plan:	Old Town North
	Historic District:	N / A
	Green Building:	LEED Silver or Equivalent for the Theater / Arts and Cultural Anchor and LEE Certified or Equivalent for the Residential Uses

Purpose of Application
Consideration of a request for a Development Special Use Permit with Site Plan to convert an existing hotel into multifamily dwellings and a theater, and construct 41 townhouse-style multifamily units.
Special Use Permits and Modifications Requested:
1. A Master Plan Amendment to the Old Town North Small Area Plan height map to allow up to 142 feet of building height on 901 and 901 A N. Fairfax Street; 2. A Rezoning of 901 and 901 A N. Fairfax Street from OCM(50) to CRMU-X; 3. Development Special Use Permit and Site Plan with modifications for multifamily dwellings in the CRMU-X zone; 4. Special Use Permit for an increase in FAR to 2.5 in the CRMU-X zone;

5. Special Use Permit to utilize the 30 percent density bonus for arts-related uses in Old Town North;
6. Special Use Permit for a theater (amusement enterprise);
7. Special Use Permit to allow increased signage for the theater;
8. Special Use Permit for a transportation management plan;
9. Modification to the height to setback Ratio;
10. Modification to the vision clearance for N. Fairfax and Montgomery Streets;
11. Modification to the crown coverage requirement; and
12. Encroachment to allow stairs for a townhouse and stairs and ramp for the trail overlook terrace on the Mount Vernon Trail right-of-way.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Robert M. Kerns, AICP, Chief of Development

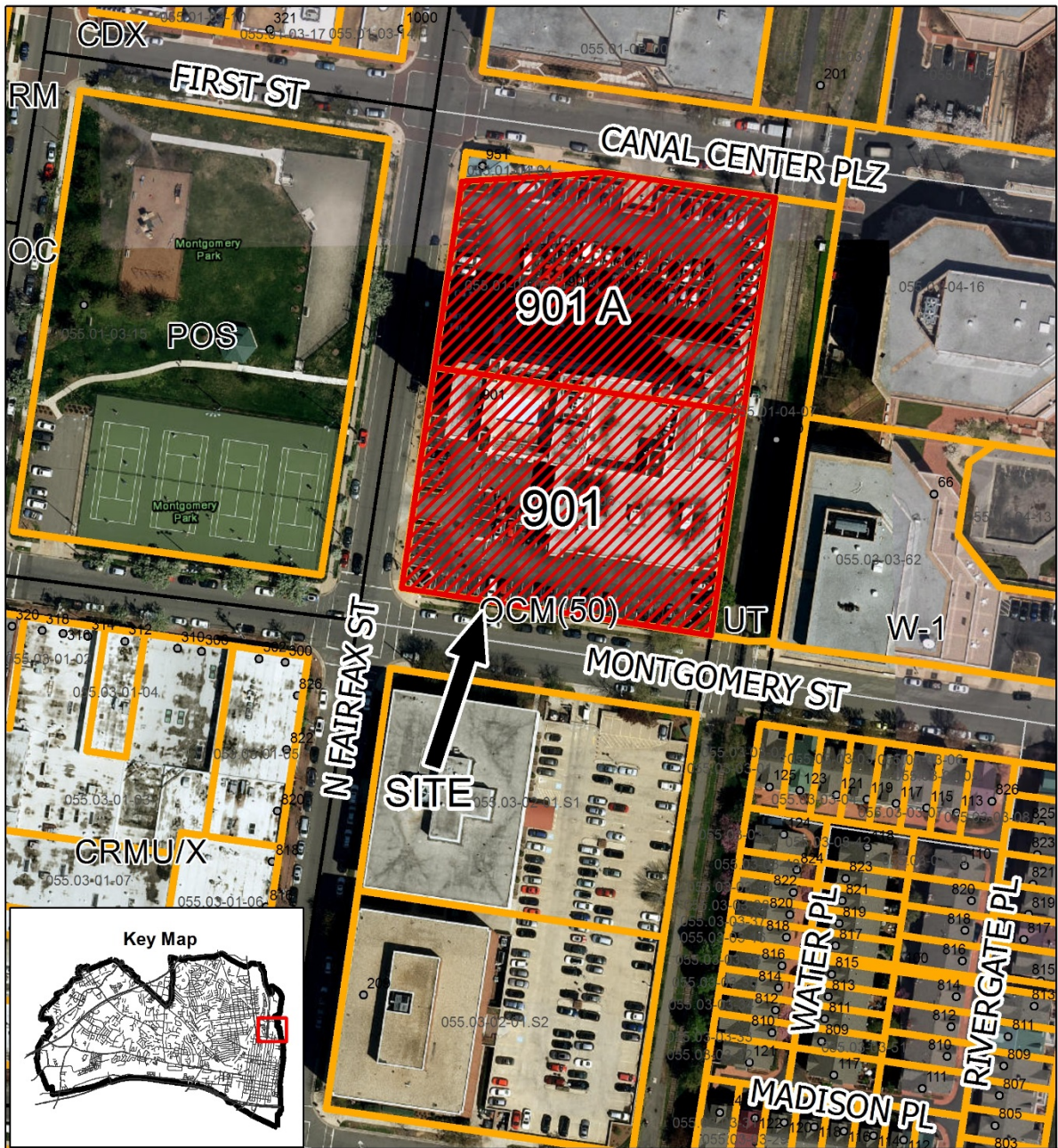
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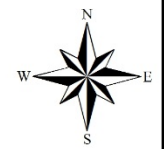
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Rezoning #2017-0004
Development Master Plan Amendment #2017-0007
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Transportation SUP #2017-0113
Special Use Permit #2017-0114
Encroachment #2017-0006
901 and 901 A North Fairfax Street - Crowne Plaza Redevelopment

0 0.005 0.01 0.02 0.03 0.04 Miles



I. SUMMARY

A. Recommendation

Staff recommends approval of the request to convert a 13-story hotel to a multifamily tower, and the construction of 41 townhouse condominium dwellings and a theater with a Development Special Use Permit (DSUP) and associated requests, and subject to compliance with Staff recommendations. The proposal provides a number of benefits for the City and surrounding community, including:

- High quality design and architecture that will enhance Old Town North and the Mount Vernon Trail;
- An arts and cultural anchor fronting N. Fairfax Street, which will support the Old Town North Arts and Cultural District;
- Streetscape, pedestrian and trail improvements, including sidewalk widening along N. Fairfax Street, Montgomery Street and Canal Center Plaza, improvements to the Mount Vernon Trail;
- Publicly accessible open space in a linear walkway and parklet connecting N. Fairfax Street with the Mount Vernon Trail;
- Green building design, including LEED Certified (or equivalent) for residential and LEED Silver (or equivalent) for the theater;
- The addition of green infrastructure, including areas of green roof and BMP tree pits along N. Fairfax Street;
- On-site public art (at a minimum value of \$30,447);
- A \$10,000 contribution to the Living Landscape Fund;
- Improvements to the Mount Vernon Trail, including landscape, lighting, trail path and furniture, (approximately \$772,677); and
- An affordable housing contribution (approximately \$448,153).

B. General Project Description & Summary of Issues

The applicant, CP Alexandria Owner LLC, requests approval for the conversion of a 13-story hotel to a multifamily tower containing 97 condominium or 153 rental units, and the construction of 41 townhouse condominium dwellings and a theater. The site is bounded by Montgomery Street to the south, N. Fairfax Street to the west, Canal Center Plaza to the north, and the Mount Vernon Trail to the east. The 41 townhouse-style units will be located along each site frontage and the Mount Vernon Trail, and two rows will be located internal to the site facing the multifamily tower. The underground garage serving the tower is accessed from Canal Center Plaza. The theater will be placed at the site frontage on N. Fairfax Street, in front of the multifamily tower. The theater is also referred to an “arts and cultural anchor” as defined in the Old Town North Arts and Cultural District text amendment.

The applicant is requesting the following approvals with this project:

- An amendment to the height map to allow a maximum height of 142 on 901 and 901 A North Fairfax Street in the Old Town North Small Area Plan chapter of the Master Plan;
- An amendment to the official zoning map to change the zone at 901 and 901 A North Fairfax Street from OCM(50) to CRMU-X;
- A Development Special Use Permit (DSUP) with Site Plan and including:
 - The conversion of a 13-story hotel to a multifamily tower, and the construction of 41 townhouse condominium dwellings, including requests for a Special Use Permit (SUP) to increase the floor area ratio to 2.5 in the CRMU-X zone, an SUP to utilize the 30 percent density bonus for arts-related uses in Old Town North, a theater (amusement enterprise); an SUP to allow a theater (amusement enterprise), and an SUP to allow increased signage for the theater;
 - A Special Use Permit for a transportation management plan;
 - Modifications to the height to setback ratio, vision clearance for N. Fairfax and Montgomery Streets, and crown coverage requirement; and
- An encroachment to allow stairs from a townhouse and stairs and a ramp for the trail overlook terrace on the Mount Vernon Trail right-of-way.

Key issues that were considered in the staff analysis of this proposal and discussed in further detail in this report include:

- Site design
 - Creating a pedestrian-friendly site that allows for visual and physical access to the Mount Vernon Trail
 - Enhancing the streetwall in Old Town North, and relating the building frontages to the street and neighborhood
 - Accommodating vehicular circulation in a pedestrian-friendly manner
- Building design
 - Architectural design of the townhouse rows, multifamily tower and arts center, and how they relate to the Old Town North neighborhood
 - Addressing the noncomplying height of the existing tower
- Location, design and access to the arts and cultural anchor
 - Securing an off-site location for parking the theater use

II. BACKGROUND

A. Site Context

The nearly two-acre site is located in the mixed-use Old Town North neighborhood and is currently comprised of two (2) parcels on nearly an entire City block. The parcels are addressed as 901 and 901A N. Fairfax Street, and are the location of the Crowne Plaza hotel, constructed in 1973. The

parcel line between 901 and 901A N. Fairfax Street is located generally through the midpoint of the block and the central portion of the hotel. The existing 253-room hotel is 13 stories and is noncomplying in terms of height and floor area (the zoning noncompliance of the existing structure will be discussed in the Master Plan Amendment and Special Use Permit sections of this report). A parking structure with one underground level is located around the perimeter of the site and is marked by a concrete wall that lines the site at street level. The main entrance to the site is located on N. Fairfax Street, and access to the underground level of parking is on Canal Center Plaza. The loading area is located at the rear of the building, accessed along a paved area that is adjacent to the rear of the property and the Mount Vernon Trail.

During the 19th and early 20th centuries, the site was an important location for the City's industrial development. The Second Lift Lock for the Alexandria Canal was situated here from 1843 to 1886. After the canal was abandoned, the site was the location of Old Dominion Glass Works from 1901 to 1925. In its heyday, Old Dominion employed as many as 250 workers, many of them local African Americans living in the surrounding Cross Canal neighborhood.

Buildings containing a mix of uses border the site, including office complexes (Transpotomac Plaza and Canal Center) to the north and east, a vacant office building that will potentially convert to multifamily use to the south, and Montgomery Park to the west. Commercial uses are located diagonally to the northwest and southwest, and townhouses (Rivergate) are located to the southeast. The site is coterminous with the City block, save the approximate 1,300 square-foot triangular lot that is located at the northeast corner of the block, directly in front of the hotel site. The lot, addressed as 951 N. Fairfax Street, contains a carry-out restaurant located within a one-story, 550 square-foot building constructed in 1986, and is accessed (for loading purposes) from a separate curb cut on Canal Center Plaza. Directly to the east of the site is a section of the Mount Vernon Trail and railroad track that is currently not in use. This 50-foot right-of-way section has been determined to be City-owned, though was used by Norfolk Southern in the past. A paved portion of this right-of-way adjacent to the Crowne Plaza site is currently used by the hotel property owner to access the loading dock at the rear of the building. More discussion on the history and ownership of this right-of-way is discussed in the Staff Analysis below.

The site topography is generally flat, though slopes downward slightly toward the southeast along the perimeter of the site. The site has no landscaping or pervious surfaces due to the parking structure, with the exception of the northernmost portion of the site, which has trees and landscaping past the extent of the parking structure. Street trees are located along each frontage and hedges and other small plantings line the outside of the parking structure wall along much of the perimeter of the site.

B. Project Evolution/Procedural Background

The Crowne Plaza hotel has been owned and operated by The Carr Companies through CP Alexandria Owner, LLC (or affiliated companies) since at least 2007. The hotel property has seen its property value decline over the last decade, and redevelopment of the site has been discussed publicly at least since the Old Town North Small Area Plan (OTN-SAP) process commenced in 2015. The proposed conversion of the hotel into a predominantly residential use follows the

redevelopment pattern of nearby sites, including the former Travelodge (700 N. Washington Street) and the current proposal at the Old Colony Inn (1101 N. Washington Street).

The applicant met with staff and was active in soliciting input from OTN-SAP Advisory Group during the planning process to discuss potential redevelopment schemes. The current site layout scheme was generally agreed upon during the process and resulted in an “illustrative layout” of the site that was included with the adopted Old Town North Plan in 2017.

Since a Concept I was submitted by the applicant in the spring of 2017, the site design and architecture has evolved based on input from the Urban Design Advisory Committee (UDAC) and staff. Changes have included:

- Site design, including the treatment of the two linear open spaces on each side of the tower, the plaza in front of the tower, and the townhouse alleys;
- Relation of the site to the Mount Vernon Trail, including shifting townhouses eastward and orienting front doors to the trail, and designing a trail overlook parklet that directly connects to the trail; and
- Refinements to the townhouse rows, including providing simpler window and brick color patterns, more contemporary design elements, and a focus on high-quality materials on each façade.

C. Detailed Project Description

The applicant is proposing to convert the existing 13-story hotel at 901 and 901 A N. Fairfax Street into a multifamily building, while redesigning the existing parking deck and lining it with 41 condominium townhouses and an approximately 127-seat theater facing N. Fairfax Street.

The existing hotel will undergo a partial demolition and removal of portions of the building in the eastern half of the block. The remaining tower will be “reskinned” with contemporary glass, metal and panel materials, and the renovated building will be outfitted for multifamily residential units. The tower renovation will also consist of addition of massing on the 13th floor, which will include residential units, a club room for residents and access to rooftop open space. This additional massing will not exceed the existing height of the building, and this portion of the redevelopment is discussed in more detail in the Master Plan Amendment section below. The entrance to the multifamily tower will be located behind the theater accessed from N. Fairfax Street, through a mixed pedestrian and vehicle plaza marked with hardscape pavers. The multifamily tower will contain either 153 rental units or 97 condominium units.

The theater, situated at the center of the block and projecting from the west side of the tower, will front N. Fairfax Street as a one-story glass box. The theater is two levels and approximately 7,300 square feet¹, with the stage and seating located below grade (to be built into the existing garage) while the ground floor atrium will provide flexible event space. The theater core and shell will be constructed by the applicant, and the end user of the space will coordinate internal improvements to the theater. The end user most likely to occupy the theater is MetroStage, which is currently

¹ Half of this square footage is located below grade and does not count toward the City’s definition of floor area.

located at 1201 N. Royal Street, though the intent of the construction of the theater / arts space is to allow for flexibility in the future arts-related uses and users. The use is currently proposed to be a theater, though the uses of the space will be guided by the Arts and Cultural Anchor definition in Section 6-900 of the Zoning Ordinance. The text amendment for Section 6-900 (TA2018-0002) is being concurrently reviewed with this development proposal.

The 41 townhouses are considered multifamily units in the Zoning Ordinance due to their condominium ownership. They will be accessed from one of four site frontages, including the Mount Vernon Trail, and internally through the site. The Montgomery Street and Canal Center Plaza frontages contain rows of eight townhouses, though the Canal Center townhouses are located in two strings, on both sides of the underground garage entrance. The nine townhouses fronting N. Fairfax Street are located in two strings, to the north and south of the theater. These townhouses have floor-to-ceiling storefront glass on the first floor of each unit, as these townhouses were originally envisioned to allow for arts-related “live-work” units, though existing building code constraints will most likely limit their initial use to residential. Three townhouses at the northeast portion of the site are oriented to face the Mount Vernon Trail, with stairs and landings that have direct access to the trail. In addition to the townhouses with street or trail frontage, two east-west rows of townhouses are located internal to the site, on both sides of the multifamily tower. These townhouses have front doors that face the multifamily tower and are accessed through the east-west linear walkways that connect the site to the Mount Vernon Trail from N. Fairfax Street. All of the townhouse units have two-car garages which are accessed through a network of internal alleys with curb cut access on Montgomery and N. Fairfax Streets.

The site features one level of parking under the extent of the property, which holds 171 spaces and is accessed from Canal Center Plaza. The parking is proposed to serve only the multifamily tower; the art center will have off-site parking provided at 901 N. Pitt Street, on the opposite (west) side of Montgomery Park from the site. The garage structure will remain as it currently exists on the hotel site, though the concrete slab and columns will be strengthened to allow the placement of townhouses above structure, and a portion of the garage will be enclosed to serve as theater.

The existing hotel site contains little-to-no ground-level open space, and the proposal will add approximately 14,000 square feet of ground-level open space to the site and nearly 29,000 square feet when above-ground open space is added. The open space is generally located in two linear areas between the multifamily tower and each internal row of townhouses. Each linear open space features a mixture of green space, paving treatments and a 5-foot walkway that arches around the multifamily tower, connecting to the internal rows of townhouses and a “trail overlook terrace” that sits directly to the west of the Mount Vernon Trail. The terrace will serve as a parklet for residents and visitors, with seating and views of the trail. The linear paths and terrace will contain interpretive elements based on the Old Town North Interpretation Guide. The walkways and adjacent green space on the southern side of the multifamily tower, the trail overlook terrace and plaza areas will have public access easements.

Submitted with the DSUP application was two layout options for the terrace and trail-facing townhouses – “Option A” and “Option B.” The layouts differ on the basis of direct access to the Mount Vernon Trail. Option A includes a direct connection to the Mount Vernon Trail through stair access from the trail overlook terrace and trail-facing townhouses, while Option B includes

no direct access from the eastern frontage of the site to the trail. Staff recommends that Option A is approved as the preferred site layout. More discussion on ownership of the trail and the potential constraints of site-trail integration is in the Open Space section below.

The applicant is proposing streetscape improvements, including rebuilt and widened sidewalks with green strips and BMP tree wells adjacent to the site frontage on Montgomery and N. Fairfax Streets and Canal Center Plaza. The applicant will also provide landscape, lighting and trail path improvements along the Mount Vernon Trail segment adjacent to the site.

As described in greater detail in the Staff Analysis section (Section IV) below, the applicant requests site plan modifications for the height to setback ratio for the western edge of the multifamily tower in relation to the N. Fairfax Street centerline, and modification to the 25 percent crown coverage requirement.

III. ZONING

Table 1 – Zoning Tabulations

Property Address:	901 N. Fairfax Street	
Total Site Area:	1.97 acres (85,853 SF)	
Existing Zone:	OCM(50) / Office Commercial Medium (50)	
Proposed Zone:	CRMU-X / Commercial Residential Mixed Use (Old Town North)	
Current Use:	Hotel	
Proposed Uses:	Multifamily residential and theater (arts and cultural anchor)	
	Permitted / Required	Proposed / Provided
FAR	2.5 with SUP	3.11*
Height:	77 Feet	141 Feet
Open Space:	25% (21,464 SF)	33.5% (28,766 SF) 14,136 SF at ground level
Crown Coverage:	25% (21,464 SF)	11.7% (10,073 SF)***
Parking:	240 - 272 Residential Spaces** 82 Spaces for the townhouse units 171-190 Spaces for rental units OR 162-179 Spaces for condominium units 32 Theater Spaces	263 Residential Spaces 171 Spaces in the garage 82 Spaces in the townhouse units 32 theater spaces****
Loading spaces:	0	1

* The FAR of 3.11 includes the 30-percent (maximum) density bonus for constructing an arts and cultural anchor in the Old Town North Arts and Cultural District.

**The parking requirement includes the range for multifamily residential units outlined in Section 8-200 of the Zoning Ordinance, and the possibility of either renter or owner-occupied units in the tower.

*** Modification requested.

****Theater spaces to be located off-site at 901 N. Pitt Street.

IV. STAFF ANALYSIS

A. Conformance with the Master Plan

This development proposal is the first to be sited in Old Town North that is to be reviewed by Planning Commission and City Council since the adoption of the Old Town North Small Area Plan (OTN-SAP). The plan was adopted by City Council in September 2017 and envisions a “pedestrian-focused neighborhood” with a “diverse public realm network.”

The proposal was identified in the OTN-SAP as a potential redevelopment site (Figure 2.07) with a proposed rezoning to CRMU-X (as discussed above). City staff discussed the potential redevelopment with the applicant through the OTN-SAP process, and an illustrative layout was added to the plan (Figure 2.19 in the plan, also see Figure below). As shown in the figure, the proposal relates significantly to the illustrative layout, and includes “potential arts, cultural, or retail uses adjacent to park,” a “mid-block pedestrian connection,” “trail and park improvements,” and “townhouse scale” along the adjacent street frontages.

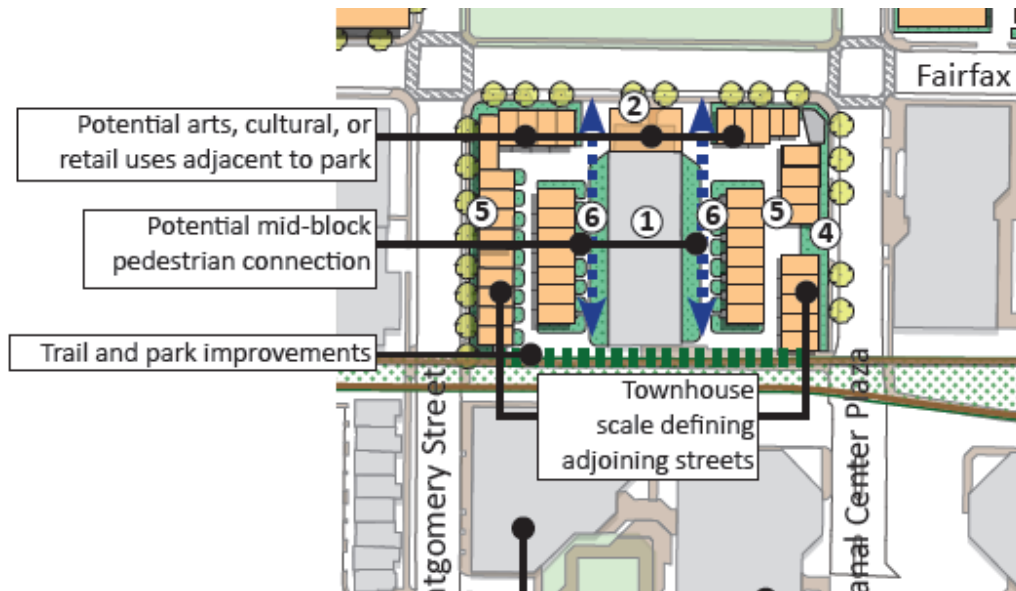


Figure 1 - Illustrative Layout from Old Town North Small Area Plan

The proposal is compliant with the principles and objectives of the OTN-SAP. Principles of the plan that are advanced based on the proposal are related to encouraging arts and cultural uses, enhancing the public realm “in a way that prioritizes the pedestrian,” creating a variety of passive and active open spaces and incorporating the history of the plan area into the site design. The proposal provides an arts and cultural anchor fronting N. Fairfax Street, which has been designated as an Arts Corridor in the OTN-SAP.

B. Urban Design Standards & Guidelines for Old Town North

The Urban Design Standards & Guidelines for Old Town North (OTN-UDSG) were approved alongside the OTN-SAP and is an update to the Urban Design Guidelines for Old Town North that

were adopted in 1994. The OTN-UDSG aim to promote “high-quality architectural and urban design within an established urban context and to encourage a cohesive and attractive environment” within the planning area. The Standards and Guidelines were utilized by staff and UDAC in the review of the development, and were influential in setting building massing and location, general site design and streetscape for the proposal.

The guidelines included in the OTN-UDSG are “defined criteria” that should be incorporated into a development proposal to the “extent possible,” while standards “necessitate a higher level of review.” The proposal complied with the applicable standards in the OTN-UDSG, though the applicant was unable to comply with Standard 1 (Section 3.2 – V) that states ground-level residential uses “shall provide a front setback of 2-10 feet from the required sidewalk to provide space for individual front yards, plantings, landscaping, fences, stoops, and similar elements.” The underground garage structure and perimeter wall are remaining with this proposal, and townhouse rows with street frontage will be integrated into the garage wall with stairs to each unit encroaching into the sidewalk up to the dimensions permitted by City Code. Staff and UDAC (as discussed below) found that the development proposal complied with the foundation and purpose of the OTN-UDSG.

C. Master Plan Amendment

The development proposal requires an amendment to the Old Town North Small Area Plan Height Map to place floor area above the existing height limit on the site, which is 77 feet. The development proposal does not include the addition of height above the existing height, and the proposed Master Plan Amendment would allow only for the addition of floor area at or below the existing building height.

Noncompliance of existing height

The existing zone of the site is OCM(50), which allows for a 50-foot building height, and 77 feet with an SUP. The proposed zone is CRMU-X, a zone specific to Old Town North that defers to the height map in the Small Area Plan as the maximum allowed building height. The height map in the recently updated OTN-SAP allows for 77 feet of maximum building height on this site and was not changed with the update from the building height allowance in the 1992 OTN-SAP.

Built in the early 1970s, the original 13-story Ramada Inn of Alexandria (SIT71-018 / SUP#842 / BZA#1282) was allowed 131 feet in building height, with a proposed height of 130 feet, according to the site plan. Based on building and average finished grade (AFG) surveys conducted as part of the development process, the applicant has demonstrated that the existing tower is approximately 141 feet tall, measured to the roof of the massing located at the northern half of the central portion of the rooftop. This massing contains the existing entrance to the hotel deck and rooftop pool. The mechanical penthouse directly to the south of this massing stands 8 feet taller than the established roof height and will remain with the redevelopment. Figure 1 (below) shows the existing and proposed rooftop appurtenances and additions, including the existing stair tower overruns, mechanical areas and parapet (to be removed) on the southern façade.

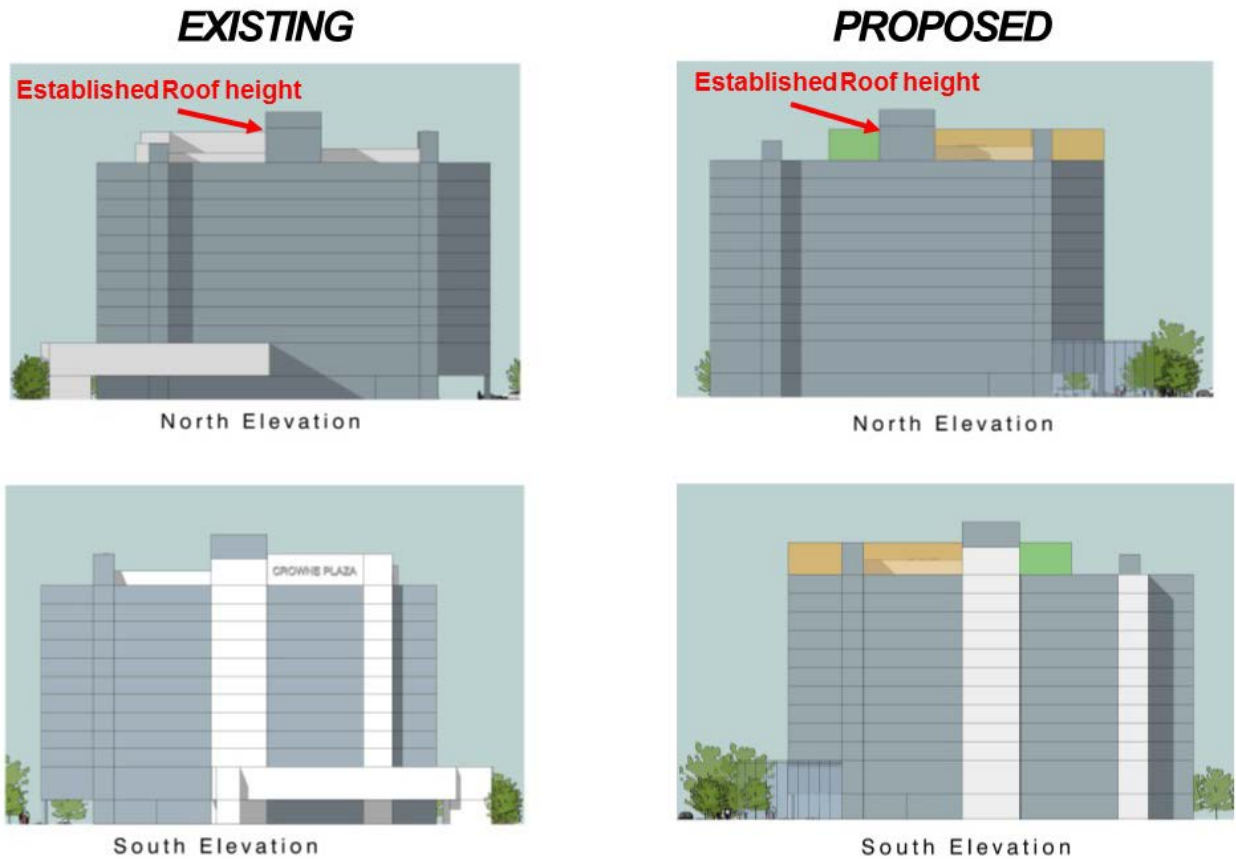


Figure 2: Existing and proposed elevations. Added areas in orange (residential units) and green (club room) will not exceed the established roof height.

Development Proposal

Per Section 12-100 of the Zoning Ordinance, the existing tower may remain a noncomplying structure at its current height if the “degree of noncompliance” is not increased. The applicant approached the City about adding floor area to portions of the 13th floor to allow for residential units and a club room for residents, with access to rooftop open space. These additions, while inserted below the determined existing roof height, add floor area to the tower above the existing 77-foot height limit. Staff has determined that the added floor area above the 77-foot height limit increases the degree of noncompliance in relation to height, and an amendment to the Old Town North Height Map is necessary to allow for any added floor area above the currently permitted height.

The amendment to the Old Town North Small Area Plan is required for “Figure 2.14 – Recommended Height District Limits” for the block bordered by N. Fairfax and Montgomery Streets, Canal Center Plaza and the Mount Vernon Trail. The request for 142 feet was suggested by staff to allow for a small degree of tolerance based on the ongoing review of AFG and roof height.

Discussion

As seen in the figure above, the added floor area should add minimal visual impact when viewed from adjacent streets and properties. This is due to the building materials of the addition, which will be mostly glass, and the relation of the proposed massing to the existing parapets on the site, which extend several feet above the adjacent roof line. This includes the location of the south-facing Crowne Plaza sign.

City staff asked the applicant to present the proposed Master Plan Amendment to community members and provided this information to the North Old Town Independent Citizens Association (NOTICE) in two meetings and received no objections to the request. Staff supports the height map amendment because it does not have an adverse impact on neighboring properties and will allow for better utilization of the rooftop of an adaptively reused structure.

D. Rezoning

The applicant is asking to rezone the two parcels on the site, 901 and 901 A N. Fairfax Street, from OCM(50) to CRMU-X. The CRMU-X zone allows the applicant increased flexibility with floor area ratio (FAR) and building height. The applicant may request an SUP for increased FAR of up to 2.5 in the CRMU-X zone and is allowed a building height that is consistent with the height map in the Small Area Plan (as discussed above).

The OTN-SAP details recommended rezonings for anticipated redevelopment sites on the map labeled as Figure 2.12 - Recommended Zoning. The Crowne Plaza property is listed on this map as a future CRMU-X zoned site. The applicant team, including the existing property, was an active participant in OTN-SAP process, which included extensive public input. Staff supports the proposed rezoning based on its inclusion in the Recommended Zoning map, which demonstrates its compatibility with the goals of the OTN-SAP and the public process in which the rezoning proposal was reviewed.

E. Urban Design Advisory Committee (UDAC)

The applicant presented the proposal to the Urban Design Advisory Committee for Old Town North (UDAC) four (4) times between October 2017 and January 2018. UDAC has an advisory role in reviewing development applications, per Section 6-505 of the Zoning Ordinance and with the review criteria provided by the OTN-UDSG.

Over the course of four meetings, the committee provided feedback and guidance to the applicant on the following:

- The massing and character of the townhouse rows, including materials and detailing on the front, side and rear facades
- The reskinning of the tower, including how the materials of the tower relate to the townhouse rows
- The relationship of the theater “glass box” to the adjacent residential structures
- Streetscape improvements along the site frontages

- Functionality and design of the internal alley system and linear open spaces

At the meeting on January 10, the committee endorsed the project in a 5-0 vote as it relates to its general compliance with the OTN-UDSG. An endorsement letter drafted by the chair of the committee, Stephen Kulinski, has been included as an attachment to this report, and further discusses UDAC's review of the proposal.

F. Building Design

The proposed conversion of the hotel site involves the introduction of three building types with differing design vocabularies. The development is located in a mixed-use neighborhood and provides frontages that are primarily residential (Montgomery Street and Canal Center Plaza), while framing the glass-box theater with townhouses on N. Fairfax Street and the reskinned tower at the center of the site.

Multifamily Tower

The tower will be reskinned with glass and metal panels, which are light materials that will contrast with the mostly masonry townhouse rows. Portions of the light-colored panels will be comprised of composite materials to complement the predominantly metal portions of the facades. The two-story tower base will have private patios for residential units and be skinned with brick or cast stone, which will relate at the ground level more directly to the adjacent internal townhouses. The existing two-story base will be reduced in footprint with the demolition and removal of building sections that are currently contain conference and food-service areas and do not contain hotel units directly above. A portion of the second floor containing resident amenities will be located at the western portion of the building, extending over the porte-cochere and over a portion of the theater building footprint.

The existing 13th story will be reconfigured and expanded with common space and residential units on the western half of the building. This portion of the building generally resembles lower floors with a window wall and composite metal cladding over mechanical areas or stairwells. Open space on the rooftop totals 3,850 square feet and will be located on the eastern half of the tower and will provide direct views of the Potomac River.

Arts and Cultural Anchor (Theater)

The arts and cultural anchor on the site is proposed as an approximately 7,300 square foot theater, including the below-grade stage and seating area. The above-grade structure is approximately 3,900 square feet and currently has 127 seats proposed. The theater will be enclosed with a window curtain wall and contain a two-story volume in the entrance area. A green roof will be located above the theater. As discussed in the Detailed Project Description, the "core and shell" of the theater will be constructed by the applicant, though fit-out will be coordinated with the future user of the space.

Townhouses

The site will be lined with 41 townhouse-style multifamily units along three street frontages, two internal rows, and the Mount Vernon Trail. The townhouse rows blend traditional and contemporary architectural elements and contain front and side facades that are primarily masonry, with two-over-two windows and a dark cornice which partially conceals the front-facing fourth-story patios. The end units of each townhouse row contain a two-story expression that contains “warehouse-style” windows and a corner open space patio above. Staff has worked extensively with the applicant on brick color, including individual brick colors for adjacent units, window patterns and detailing. Staff will continue to work with the applicant on refining details such as brick and mortar color through the standard process during Final Site Plan.

The fourth-story penthouses are generally located in the rear half of the townhouse units, though some internal units are four-stories at the front building line. The applicant has made the argument for including fourth-story open spaces at the front portion of the townhouse rows in order to take advantage of southern exposure and views of the Potomac River or Montgomery Park. The applicant has proposed that the penthouses and the rear facades of internal townhouse units be clad with cementitious panels. Staff has added a condition that ensures the architectural quality of the panels used on the townhouses.

G. Site Layout and Open Space

The redevelopment of the hotel site has provided the opportunity to repurpose the parking deck, which is essentially a surface parking lot, for development that relates to adjacent streets and blocks and adds neighborhood open space amenities and connections. The removal of low-rise portions of the tower creates areas new townhouses, two linear open space areas and a terrace that overlooks the Mount Vernon Trail.

The 41 townhouse units have introduced a neighborhood scale to the site. All four site frontages are lined with townhouse strings, and the two internal rows of townhouses help to frame the adjacent open space areas. Vehicular access to the townhouse garages, trash pickup and loading access for the tower is facilitated through a network of internal alleys. These alleys are accessed from curb cuts on N. Fairfax and Montgomery Streets, and cross the open space areas. Pedestrian, vehicular and shared zones are delineated by paving treatments. These treatments include scored concrete in the alleys and pavers on both sides of the arts and cultural anchor and under the porte cochere for the entrance to the tower.

Ground-level open space on site is accessed from either N. Fairfax Street or the Mount Vernon Trail. The open space layout consists of two linear open spaces that are connected by the plaza between the multifamily tower entrance and the theater, and the trail overlook terrace. The linear open spaces feature plantings and a five (5)-foot wide walkway that generally arches around the multifamily tower on both sides. The northern linear open space has been designed more for the use of residents and includes an approximately 20-foot by 60-foot “activity lawn” that also serves as an emergency vehicle easement for fire access to the tower. The southern open space contains additional tree plantings, hardscape with areas for seating, and areas for historic interpretive elements. The plaza at the western portion of the site generally encompasses the areas to the north,

south and east of the theater footprint, and will include pavers for areas that are reserved for pedestrians, and areas that are primarily for vehicular circulation. The trail overlook terrace is situated approximately six (6)-feet above the Mount Vernon Trail, and will contain areas for seating and a trellis that arches around the rear of the terrace area. The southern linear open space and trail overlook terrace will contain public access easements.

The applicant provides more than 14,000 square feet of open space above ground for the use of residents. This includes terraces located on each of the 41 townhouse units, and the 3,850 square-foot open space that is located on the eastern half of the multifamily tower rooftop. Additionally, though not counted in the open space calculation are the nearly 100 balconies that are attached to residential units in the multifamily tower.

Table 2 – Open Space Provided

LOCATION	AREA
Ground-Level	14,136 SF (16.5%)
Rooftop (Tower)	10,780 SF (12.6%)
Rooftop (Townhouses)	3,850 SF (4.5%)
Total	28,766 SF (33.5%)

Connection to Trail and Alternate Site Layout

An integral part of the site design is the connection to the Mount Vernon Trail, both visually and physically. The alignment of the tower and theater at the center of the block, and the internal townhouse rows create two sightlines along the linear open spaces, creating a connection between Montgomery Park and the trail.

City staff has worked with the applicant on establishing a physical connection to the trail from the redevelopment site throughout the Concept and Preliminary review process. The applicant has oriented three of the townhouses to face the trail and has created a trail overlook terrace directly behind the multifamily tower. The issue of direct connection to the trail has been with determining ownership of this portion of the Mount Vernon Trail. It has been assumed through much of the process that Norfolk Southern Railway (through its predecessors) maintained ownership of the adjacent right-of-way, which includes the trail path and railroad line.

Recent research by City staff has produced evidence that the City had not vacated the right-of-way (formerly N. Lee Street and Water Street) to a railway company and remains the right-of-way owner. The portion of the railroad/trail right-of-way north of Canal Center Plaza (formerly First Street) was not incorporated into the City until 1930. City ownership of this right-of-way allows for stair and ramp encroachments from the site onto the trail (see the Encroachment section below for more discussion). The City is drafting a letter to Norfolk Southern Railway that details the City's claim of the right-of-way. The letter to Norfolk Southern includes a deed from 1976 related to the construction of a Mount Vernon Trail segment that shows the property line of Norfolk Southern and the City right-of-way (N. Lee Street).

The “Option B” site layout included in the Preliminary Plan details an alternate site layout if right-of-way ownership claims cannot be reconciled with Norfolk Southern. Option B shows the trail-facing townhouses and trail overlook as contained within the site, with no stair access to the trail.

Historical Interpretation

A detailed history of industrial activities exists for the redevelopment site. As also mentioned in the Site Context section, the Alexandria Canal bisected the site during the mid-19th Century, and the Old Dominion Glass Company was located on the site in the early 20th century. The development proposal provides an opportunity to incorporate historic elements into the site design.

The OTN-SAP includes a recommendation that all DSP or DSUP projects “will incorporate a historic interpretation component as part of the review and approval process.” The applicant has currently proposed incorporating panels with historical content and glass aggregate material into the pedestrian pathway in the southern linear open space, in addition to interpretive panels. Per added conditions of approval, the applicant will submit information that indicates historical themes on the site, provides forms of interpretation to implement and the locations of the interpretive elements to be reviewed by staff during the Final Site Plan process.

H. Conformance to City Policies

The proposed development meets several applicable City policies including:

Affordable Housing Policy

The proposed development requests a rezoning from the OCM(50) to the CRMU-X Zone. In addition, as described above, the developer has requested bonus density to provide an arts anchor space pursuant to the proposed Arts District text amendment envisioned by the Old Town North Small Area Plan. In the case of a rezoning application when additional density is being requested, the City’s Housing Master Plan recommends that voluntary developer contributions take into account that affordable housing is one of the City’s highest priorities and that there should be a significant monetary or in-kind contribution to affordable housing in excess of what would normally be required with a Development Special Use Permit. In this case, the developer has offered a voluntary monetary contribution that is consistent with the City’s Tier 2 affordable housing contribution rate on the difference between what is permitted under the existing and proposed FAR (1.5 and 2.5, respectively). It is noted that the developer is not providing a contribution on the development associated with the bonus density for the arts anchor space, and that AHAAC has separately submitted a memorandum outlining issues regarding the use of bonus density for purposes other than affordable housing development.

Green Building Policy

The City adopted the Green Building Policy in 2009, establishing a requisite condition and standard for green building certification for new development. The proposal includes both a residential and nonresidential component, and therefore the project will be certified at two different levels. For the townhouse units and the multifamily tower, the policy requires the project to be

LEED Certified or an equivalent certification from another third-party program. For nonresidential developments, the policy requires the project to be LEED Silver or an equivalent certification from another third-party program. Attainment of these certifications is included as part of the conditions of approval for this project. The applicant has indicated they will comply with the policy and the specific certification program will be finalized during the final site plan process.

Public Art Policy

The applicant also proposes to include public art at the project site, pursuant to the City's Public Art Policy adopted on December 13, 2014. The value of the on-site art should be a minimum of \$30,447, based on the added square footage on site and the \$0.30 per square foot that is asked for public art contributions on projects without on-site public art. The applicant will work with City staff to incorporate a public art installation along the wall of the exposed garage facing the Mount Vernon Trail.

I. Special Use Permit Requests

Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve Special Use Permits (SUPs), five (5) of which are included with this application. The Zoning Ordinance requires that the approval of the SUPs associated with the development application:

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

A summary of each SUP requested with this application along with a rationale for approval is provided below.

Increase of FAR to 2.5 in CRMU-X Zone (Included in the DSUP)

The proposed rezoning from OCM(50) to CRMU-X allows the applicant to request additional floor area up to 2.5. The CRMU-X zone allows a "by-right" option which allows development up to 1.5 solely for townhouse development. Any other development in the zone must request a "mixed use, residential or commercial" SUP which allows for a variety of uses and a maximum FAR of 2.5.

This SUP for a mix of uses and increased density was anticipated with the site redevelopment, and the recommended rezoning to CRMU-X that was included in the OTN-SAP. Staff supports the request for the increase of FAR and mix of uses in the CRMU-X zone based on the recommended rezoning of the site in the Small Area Plan. The request for this SUP in the CRMU-X zone contains additional criteria that is outlined in the CRMU-X zone section of the Zoning Ordinance (Section 5-409). Below is each criterion and staff response (*in italics*):

- (A) The number, viability and compatibility of the individual uses proposed and their physical and functional integration.

The proposal includes a mixture of multifamily, townhouse condominium and a theater. The uses are arranged in separate portions of the block, though are connected by a series of common open spaces and internal alleys. The theater and multifamily tower uses are placed mid-block and are well-framed by the townhouse rows.

- (B) The ability of the design to promote the integration of uses within the project and to promote compatibility of the project with the neighborhood.

The townhouse rows create an urban streetwall around the site, and the addition of the theater on N. Fairfax Street enhances the mixed-use character in Old Town North.

- (C) The inclusion of site amenities, open space and features, supporting uses in a manner which encourages pedestrian use and promotes internal compatibility of uses.

The pedestrian-friendly site design allows residents and visitors the ability to access the Mount Vernon Trail and Old Town North street network on foot. The linear open spaces create an amenity for the residents and Old Town North community.

- (D) The distribution of floor area ratio over the site so that the mass and scale of buildings do not overwhelm and are compatible with neighboring areas.

The site frontage features a streetwall of four (4)-story townhouses and a one (1)-story (above ground) theater, and the larger massing (multifamily tower) is located at the internal portion of the site.

- (E) Compliance of the proposed development with the master plan.

The proposed rezoning to CRMU-X was recommended in the Small Area Plan, and the site design resembles the “illustrative layout” that was included in the plan.

Density Bonus of 30 Percent for an Arts and Cultural Anchor in Old Town North (Included in the DSUP)

In addition to the SUP request for increased density in the CRMU-X zone, the applicant has requested to utilize a density bonus of up to 30 percent for providing an arts and cultural anchor on-site. The density bonus incentive is outlined in the text amendment to add Section 6-900 (Old Town North Arts and Cultural District Overlay) to the Zoning Ordinance, which is under concurrent review with the DSUP proposal.

The text amendment has been drafted to provide incentives to attract and retain arts and cultural uses in Old Town North, as recommended for the N. Fairfax Street Arts Corridor in the OTN-SAP. An arts and cultural anchor is defined in the text amendment as a “destination or venue where visual or performing arts and cultural works are taught, created, and made available to the public.”

In order to qualify for a 30-percent increase in FAR, a DSUP application must provide an arts and cultural use that is a minimum 5,000 square feet, including areas below grade, with a minimum 2,000 square feet of ground-floor area. The proposal for the theater complies with the definition and square footage requirements for a density bonus. The theater will operate as a use that complies with the provisions of Section 6-900 for a minimum of 30 years from the issuance of a Certificate of Occupancy. Provisions in the Zoning Ordinance text amendment and the memorandum of understanding (MOU) to be drafted per condition of approval will outline the parameters for ownership, operation and maintenance of the space as an arts and cultural anchor.

Based on the three criteria City Council considers in their approval of SUPs, staff supports this approval due to the following:

1. The added density and arts anchor will be located in a portion of Old Town North with higher density development and will be compatible with the surrounding area.
2. The additional FAR provided by the density bonus SUP will be used for the construction of additional townhouse units, with massing and siting that will better utilize the site and enhance neighborhood character while providing areas for natural surveillance around the tower.
3. The utilization of this density bonus has been outlined in the OTN-SAP.

Theater (Amusement Enterprise) (SUP#2017-0112)

The proposed theater fronting N. Fairfax Street is classified as an “amusement enterprise” per the special uses that can be approved in the CRMU-X zone. The multifamily dwellings in the townhouse-style units and tower are also considered a special use in the CRMU-X zone, though are considered the primary uses and are included in the DSUP request. The theater is considered an amusement enterprise per Section 2-111 of the Zoning Ordinance, which defines an amusement enterprise as a “use devoted to entertainment,” and lists theaters as an example. This SUP request is for an amusement enterprise, though the proposed theater structure must remain an arts-related use per the bonus density SUP request discussed above. Parking for the theater use will be provided off-site at 901 N. Pitt Street (see Parking section below for more information).

Based on the three criteria City Council considers in their approval of SUPs, staff supports this approval due to the following:

1. The theater will be constructed in a mixed-use neighborhood and will be only be adjacent to residential uses that are to be constructed as part of this development. Future residents will be provided a disclosure of the existence of a theater and/or arts-related use at the designated site.
2. Potential impacts, related to the functions of the theater, including noise, are addressed in the conditions of approval.
3. The location of an arts and cultural anchor along N. Fairfax Street is consistent with the N. Fairfax Street Arts Corridor and OTN-SAP.

Request to Allow Increased Signage for the Theater (SUP#2017-0114)

The applicant has requested through an SUP that the theater be allowed an amount of signage up to 2 square feet per linear foot of theater frontage on N. Fairfax Street. The frontage of the theater is 70 feet, allowing a maximum of 140 square feet of signage. This request allows the applicant the ability to place signage on the theater to the size that is proposed on the Preliminary Plan and add additional “playbill” signage on the interior of the curtain wall facing the street. The figure below displays the general size and placement of the main theater signage as proposed in the Preliminary Plan.

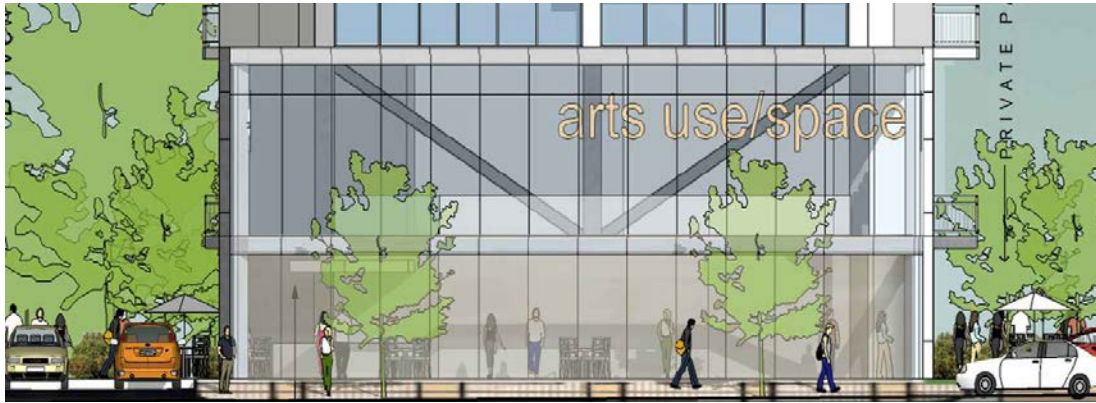


Figure 3: Frontage of the theater as shown on the Preliminary Plan

The specific SUP request is allowed in Section 9-103(D) of the Zoning Ordinance, which allows a “waiver of requirement by special use permit.” The waiver in this case allows for the applicant to include signage on the theater that is in excess of the 1 square foot per 1 linear foot of signage allowed for wall signs in most zones. This SUP is different from a coordinated sign SUP, which mandates the development must be located in a Coordinated Development District (CDD) or on a site of at least 3 acres.

This SUP is subject to specific criteria for approval. These criteria are listed below, with staff response in italics:

1. The special use permit applicant shall demonstrate that the proposed signage would correspond with the intent of this Article IX (Signs):

The theater signage will be regulated by the standards in Article IX of the Zoning Ordinance, with the only waiver from these standards being the increase in the area of the signage. The signage will be comply with the intent outlined in Section 9-101 of the Zoning Ordinance, which promotes signs “that are compatible with the use of the property...landscape and architecture of surrounding buildings, are legible and appropriate to the activity to which they pertain.”

2. City Council finds that:
 - a. The proposed signage has an exceptional design or approach that cannot be accomplished with the existing regulations;

The SUP allows the applicant and the user of the theater space to construct signage that provides adequate information to theater patrons. Staff has added conditions of approval that require the signs be constructed of durable, high quality materials and finishes.

- b. The proposed signage will not have an adverse impact on the nearby neighborhood; and

The signage will be facing Montgomery Park, and will not be directly viewed by any adjacent residential property. Additionally, the regulations included in Article IX of the Zoning Ordinance and the conditions of approval will ensure signage that is not internally illuminated and will not create an adverse visual impact as seen from N. Fairfax Street or across Montgomery Park.

- c. The signs comply with the applicable standards for approval of a special use permit set forth in Section 11-504.

Aside from the regulations to the signage described above that will limit impacts on the neighborhood, the signage request is for the benefit of the theater, which is a use (arts and cultural anchor) that conforms with the OTN-SAP at this location and enhances the Arts and Cultural District envisioned for this neighborhood.

Transportation Management Plan (SUP#2017-0102)

According to Section 11-700 of the Zoning Ordinance, the applicant is required to participate in a Transportation Management Plan (TMP) to encourage modes of transportation other than the single occupancy vehicle (SOV). To support the TMP, the applicant has agreed to the City's standard TMP rates, (adjusted annually per the Consumer Price Index [CPI-U]) to be contributed to the City's TMP fund.

The TMP will require a coordinator to implement and oversee the TMP program for the facility. The TMP requires annual reporting and surveys. Specific elements of plan implementation are included in the conditions and allow for flexibility based on the needs and interests of the employees and guests.

J. Modifications

As part of this DSUP, the applicant is requesting two modifications to the Zoning Ordinance relating to zone transition setback and the landscape island to parking ratio. Pursuant to Section 11-416 of the Zoning Ordinance, the Planning Commission may approve these modifications if they determine that such modifications:

1. Are necessary or desirable to good site development;
2. That specific and identified features of the site design compensate for the impacts otherwise protected by the regulations for which the modification is sought; and

3. That such modification will not be detrimental to neighboring property or to the public health, safety and welfare.

Height to Setback Ratio

The multifamily tower requires a site plan modification for the setback of the multifamily tower from the street centerline in relation to the building height at a given point of the building. The Zoning Ordinance requires that buildings are no more than twice as tall as they are set back from the centerline of an adjacent street. The hotel tower received a height-to-centerline setback modification for N. Fairfax Street from the Board of Zoning Appeals when it originally received site plan and SUP approval in the early 1970s (BZA#1282). The redevelopment of the tower as part of this DSUP includes additions to the 13th floor of the existing building. This partial floor addition adds height to the western portion of the building, closest to the N. Fairfax Street frontage. City Staff asked the applicant to apply for this modification due to the increase of the height to centerline ratio with the redevelopment. See Figure 3 below which exhibits where the building encroaches upon the setback.

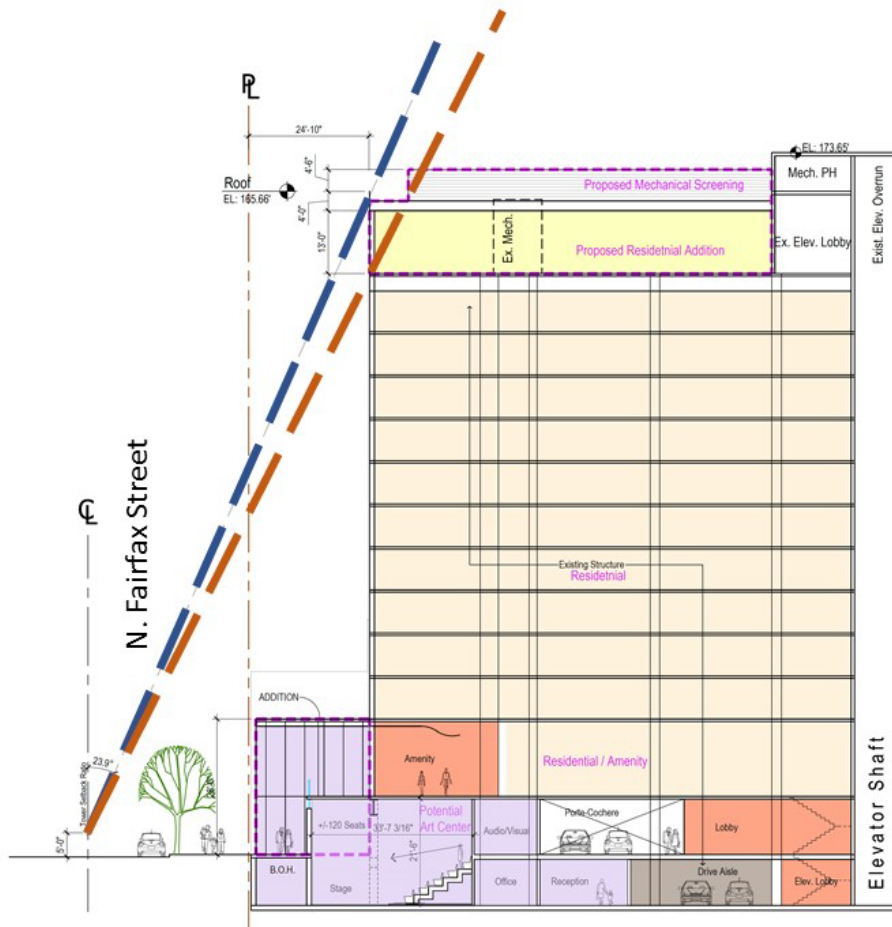


Figure 4: Lines show the height to setback ratio for the existing building (orange) and proposed addition (blue)

Based on the criteria listed above, that Planning Commission uses to approve modifications, staff supports this modification for the following reasons:

1. The modification is desirable in that it allows the applicant to better utilize the tower for residential units while adding minimal visual impact. The proposal includes adequate amounts of open space, including a significant amount of rooftop open space that will be created on the eastern half of the tower roof.
2. The height to centerline ratio will be changed with this proposal, though the overall building height will not increase, as the rooftop addition requiring this modification will not surpass the existing building height. The rooftop addition will contain a high amount of glass and will create a minimal visual impact.
3. This portion of the building that requires this modification will be located within the existing maximum building height and will face Montgomery Park and uses that are primarily commercial on adjacent blocks.

Crown Coverage

The applicant is requesting a modification to the 25-percent-minimum crown coverage requirement that is noted in the City *Landscape Guidelines*, and as required by Section 11-410(CC) of the Zoning Ordinance. The 25 percent crown coverage requirement for the site is 21,464 square feet, and the applicant is providing 10,073 square feet.

The site redevelopment provides an opportunity to provide open space and plantings on an existing parking deck. The applicant is providing an amount of open space that exceeds requirements for the CRMU-X zone. The provided crown coverage is below the City requirement because the parking structure will continue to encompass the entire site, which creates challenges in providing enough soil depth in many areas to accommodate shade tree plantings. Additionally, the City's Landscape Guidelines allow an applicant to count only 50 percent of the crown coverage square footage for every shade tree planting above a structure. The applicant will mitigate the impact of reduced on-site crown coverage through the planting of 23 shade trees along the three street frontages, plantings as part of the Mount Vernon Trail improvements and a \$10,000 contribution to the Living Landscape Fund.

Based on the criteria listed above that Planning Commission uses to approve modifications, staff supports this modification for the following reasons:

1. The modification is necessary due to the limitations of redeveloping a site above an existing parking structure.
2. The site layout provides ample open space and planted areas, and off-site improvements will contribute to the crown coverage in the general vicinity.
3. The reduced amount of crown coverage will not have an adverse impact on neighboring properties. The on-site open space, plantings, and off-site improvements, including new street trees lining the site, will enhance the character of the adjacent neighborhood.

Vision Clearance

The applicant is also requesting a modification for the vision clearance for the townhouses located adjacent to the intersection of N. Fairfax and Montgomery Streets. According to Section 7-801 of

the Zoning Ordinance, buildings with corner frontage or on corner lots shall have no structure or other obstructions “within the area enclosed by the centerline of the intersecting streets and a line joining points on such centerlines at distances from their intersections,” which is 75 feet for most commercial and mixed-use portions of the City.

Based on the criteria listed above that Planning Commission uses to approve modifications, staff supports this modification for the following reasons:

1. The modification is desirable insofar that it allows the applicant to place townhouses along the building line, which provides an urban streetwall along N. Fairfax and Montgomery Streets. The applicant is restricted in its placement of the townhouses based on the location of the existing garage wall, which will generally remain and will be integrated into the townhouse building design.
2. The addition of townhouses with a high level of design detail and the improved streetscape will provide a benefit to the neighborhood, with an increase of the streetwall on the two street frontages.
3. The proposed modification will provide minimal impact to the area, as the adjacent streets handle lower speed traffic in a highly walkable portion of the City.

K. Encroachment

An encroachment application is necessary to adequately accommodate the integration of the development site with the Mount Vernon Trail. The existing parking structure (to remain) which lines the site is roughly coterminous with the property line. In order to adequately connect the trail overlook terrace and townhouses at the northeast portion of the site to the trail, stairs and a ramp from the site will need to encroach onto the Mount Vernon Trail right-of-way. The dimensions of the stairs and ramp that descend from the trail overlook are approximately 7 feet by 109 feet². Two of the three aforementioned townhouses include stairs and landings that comply with the permitted encroachment outlined in 5-2-29 of City Code. The townhouse that requires an encroachment has stair dimensions of 4 feet³ by 13 feet. An exhibit detailing the proposed encroachments is below.

Staff supports the requested encroachment, as it will enhance this section of the Mount Vernon Trail by providing more visual interest from the adjacent property, and encourages connections between trail users, residents and visitors to the development site and Old Town North. Direct access to the trail overlook terrace will connect trail users to the linear park and interpretive elements on the development site.

² The final encroachment length will be approximately 94 feet. Staff and the applicant have agreed that the second set of stairs extending from the north end of the trail overlook terrace can be removed from the site plan and elevations, since the trail overlook terrace will be served by another set of stairs and a ramp.

³ The full stair and landing width is 5 feet, though only 4 feet extend past the property line.

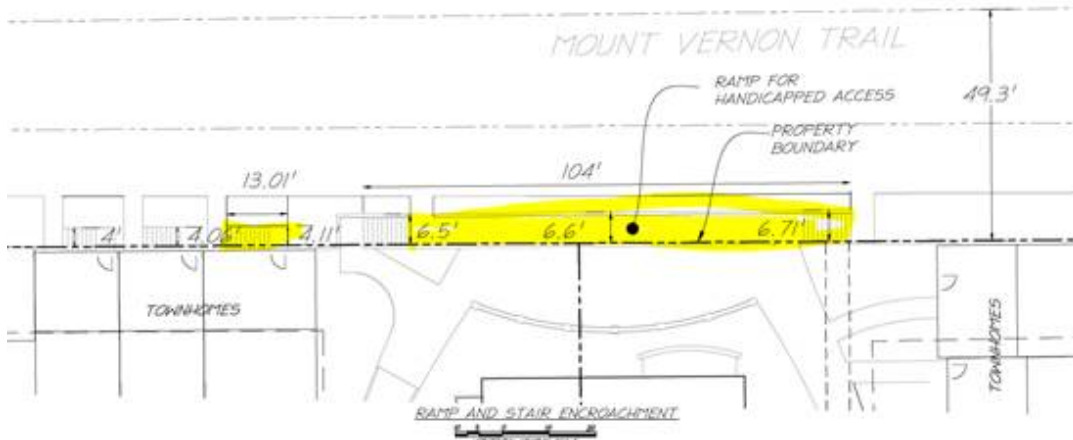


Figure 5: Encroachment exhibit (areas requiring an encroachment ordinance are highlighted)

L. Pedestrian and Streetscape Improvements

The proposal features significant improvements to the streetscape and tree canopy along its three street frontages. Around the street frontages of the site, the applicant will provide the following improvements:

- A new 10-foot concrete sidewalk along N. Fairfax Street and six (6)-foot sidewalks along Montgomery Street and Canal Center Plaza. The sidewalk dimensions comply with the recommendations in the OTN-SAP.
- Connected (BMP) tree pits (6' x 10') along N. Fairfax Street and six (6)-foot wide green strips along Canal Center Plaza and Montgomery Street, with 23 street trees.
- Areas reserved for a Capital Bikeshare station and a bus stop on N. Fairfax Street.

In order to provide the sidewalks, tree pits and green strips along the three street frontages per the street section recommendations in the OTN-SAP, the applicant will be shifting the curb line for the street frontages and narrowing the existing roadways. Montgomery Street, N. Fairfax Street and Canal Center Plaza will have two 11-foot travel lanes in each direction with areas for parallel parking adjacent to the site.

In addition to improvements in the public right-of-way, the applicant will be providing pedestrian and open space improvements on the site, including areas that will be covered by a public access easement. Discussion of the on-site open space improvements are located in the Site Layout and Open Space section.

Mount Vernon Trail Improvements

As discussed in the Site Layout and Open Space section above, staff is working with the applicant on providing direct access to the Mount Vernon Trail and coordinating improvements to the adjacent section of the Mount Vernon Trail. The improvements will include trail path, lighting, landscaping and improvements to the garage wall that is located along the eastern property line. The plan for specific improvements to this section of the Mount Vernon Trail will be initiated by the City and coordinated with the applicant during the final site plan process. Staff anticipates the

planning process for the Mount Vernon Trail linear park from Pendleton Street to the NRG site to commence by 2019. The improvements to this trail section that are constructed by the applicant are related to the developer contributions that have been negotiated with the development community to implement the OTN-SAP.

M. Parking and Transportation

Parking and Loading

As proposed, the project is meeting its requirement for provided off-street parking per the City Zoning Ordinance. Parking for each use (townhouse units, multifamily tower units, theater) are provided in separate locations:

- Each of the 41 townhouse units contains a rear-loaded two-car garage. Eleven (11) of these units are proposed to be 18 feet wide and will be able to accommodate one standard space and one compact parking space.
- The 171 parking spaces in the underground garage are reserved for the multifamily units. The number of parking spaces provided complies with the multifamily parking ranges outlined in the Zoning Ordinance if either the 97 condominium or 153 rental units are constructed in the multifamily tower.
- The theater requires 32 parking spaces based on the proposed 127 seats. Per the parking agreement submitted by the applicant dated November 27, 2017, up to 105 spaces are available at the office building located at 901 N. Pitt Street for use by the theater on nights and weekends. The parking at the office building is less than 1,000 feet from the location of the theater and does not require an SUP for a parking reduction.

In addition to off-street parking, spaces will be available on-street adjacent to the site frontage. Six (6) on-street parking spaces will be available on Montgomery Street, four (4) parking spaces will be available along the Canal Center Plaza frontage, and 10 spaces will be available along the N. Fairfax Street frontage.

No loading spaces are required on-site based on the proposed uses. A loading area for the multifamily tower will be provided at the eastern portion of the site and is accessible through the internal alleys that serve the townhouses.

Traffic

The proposal does not trigger a traffic study based on the City's guidelines for the trip generation for a proposed development. According to the trip generation analysis submitted by the applicant, the residential portions of the redevelopment would generate fewer trips than the existing hotel, and the theater was not anticipated to create a number of trips significant enough to increase the overall number of daily trips compared to the existing hotel.

Transit and Bicycle Facilities

This site is located within proximity to transit and bicycle facilities. The N. Fairfax Street frontage is served by a bus stop that serves the DASH AT2 bus, and the AT4 and AT8 bus lines have stops on Madison and Montgomery Streets. The AT2 bus serves the City from Lincolnia to the Braddock Road Metro Station, the AT4 travels from City Hall to Parkfairfax and the Pentagon Metro Station, and the AT8 runs from Old Town to Van Dorn Metro Station and Landmark Mall. The closest Metrorail station, Braddock Road, is located 0.8 miles. An existing Capital Bikeshare station, which stores up to 14 bicycles, is located one block south of the site at the corner of N. Fairfax and Madison Streets. An additional Bikeshare station is planned to be located on or near the development site.

V. COMMUNITY

The project has been presented four times at UDAC meetings (see UDAC section above), and twice to the North Old Town Independent Citizens' Association (NOTICE).

Table 3 – Community and City Meetings

DATE	MEETING
Community Meetings	
October 9, 2017	NOTICE Presentation
January 9, 2018	NOTICE Presentation
City Meetings	
October 4, 2017	Urban Design Advisory Committee for Old Town North (UDAC)
November 16, 2017	Urban Design Advisory Committee for Old Town North (UDAC)
December 13, 2017	Urban Design Advisory Committee for Old Town North (UDAC)
January 10, 2018	Urban Design Advisory Committee for Old Town North (UDAC)

VI. CONCLUSION

Staff recommends approval of the development site plan and modifications and all associated special use permits subject to compliance with all applicable codes and the following staff recommendations.

Staff: Karl Moritz, Director, Planning and Zoning
Robert M. Kerns, AICP, Chief, Development Division
Gary Wagner, PLA, ASLA, Principal Planner, Development Division
Michael Swidrak, AICP, Urban Planner, Development Division

VII. GRAPHICS



Figure 6: Site Plan (showing Option A with direct trail connections)



Figure 7: West tower elevation (top-left), east elevation facing the trail (top-right) and south tower elevation (bottom)



Figure 8: Townhouse row fronting N. Fairfax Street (top) and townhouse row fronting Montgomery Street (bottom)

VIII. STAFF RECOMMENDATIONS:

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated January 23, 2018 and comply 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 concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 10 feet on N. Fairfax Street and 6 feet on Montgomery Street and Canal Center Plaza.
 - d. BMP tree pits on N. Fairfax Street shall be minimum 6 feet wide by 10 feet long and green strips on Montgomery Street and Canal Center Plaza shall be 6 feet wide per the Preliminary Plan.
 - e. Sidewalks shall be flush across all driveway crossings.
 - f. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - g. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
 - h. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
 - i. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)) may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.
 - j. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials and tree pits so as to minimize any potential impacts.
 - k. Direct access to the Mt. Vernon Trail shall be accommodated as per Option A (sheet C400 and L1.01), provided that the City grants permission to access and use the Trail or the applicant obtains it from Norfolk Southern.
 - l. Reserve a space for a 15-dock bikeshare station on First Street Canal Center Plaza as per most recent site plan. *** (P&Z)(T&ES)

B. PUBLIC ART:

3. Per the City's Public Art Policy, adopted December 13, 2014, work with City staff to determine ways to incorporate public art elements along the wall facing the Mt. Vernon Trail with emphasis on areas that do not have stairs or plantings. In the event public art cannot be incorporated, an equivalent monetary contribution will be provided to be used toward public art within the Small Area Plan planning area, to the satisfaction of the Directors of RP&CA and P&Z. The in-lieu contribution shall be \$.30 per gross square foot, with a maximum contribution of \$75,000. In the event public art is provided on-site, the public art shall be of an equivalent value. (RP&CA)(P&Z)
 - a. Prior to release of the Final Site Plan, the applicant shall have selected the artist, have locations and medium finalized and provide a schedule for the art installation. The applicant is strongly encouraged to concurrently provide information on construction materials and the recommended maintenance regimen. The art shall be installed prior to the issuance of the first Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. (RP&CA)(P&Z) *, ***

C. OPEN SPACE/LANDSCAPING:

4. 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 Director of P&Z. Landscape plans shall be submitted in accordance with the City of Alexandria's Landscape Guidelines, and at a minimum shall:
 - a. Ensure positive drainage in all planted areas.
 - b. Provide detail, section, and plan drawings for plantings located above-structure and on-grade. Illustrate at-grade and sub-surface conditions, including irrigation, adjacent curb/pavement construction, edge restraint system, dimensions, drainage, and coordination with site utilities.
 - c. The location of all pole-mounted lights shall be coordinated with all trees. Light poles shall be located a minimum of ten (10) feet from the base of all trees, and the placement and height of light poles shall take into account the mature size and crown shape of all nearby trees.
 - d. Transformers shall be fully screened by landscaping and/or architectural features per the Preliminary Plan and shall not obstruct any walkway.
 - 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. To the extent feasible and consistent with the Preliminary

Plan, all planting above structure should meet the requirements of the City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)

5. Provide hardscape details, for the pavers and concrete paving in walkways, alleys, plaza and trail overlook terrace. Any paving treatment shall meet appropriate requirements for heavy vehicular traffic. Shop drawings of the pavers shall be submitted to the City of Alexandria for approval. (T&ES)(P&Z)
6. Provide details of materials proposed to line the garage wall facing the trail as well as portions of the garage wall and garage entrance exposed to the public right-of-way. Proposed materials shall match building materials used on townhouses and/or tower, in coordination with any public art installation on the garage wall, to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)*
7. 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. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
 - b. Provide at least one (1) accessible, external water hose bib on the multifamily building sides at a maximum spacing of 90 feet apart.
 - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - d. Install all lines beneath paved surfaces as sleeved connections.
 - e. Locate water sources and hose bibs in coordination with City Staff. (P&Z)(Code)
8. Develop a palette of site furnishings in consultation with staff.
 - a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, drinking fountains and other associated features (P&Z)(T&ES)
9. A public access easement shall be granted for the linear open space area located directly to the south of the multifamily tower and theater, and the Trail Overlook Terrace. The public access easement shall be granted, including determination of the rules and regulations, prior to issuance of final Certificate of Occupancy. A plat delineating the public access easement shall be prepared by the Applicant and approved by the Directors of P&Z and RP&CA and the City Attorney prior to release of the Final Site Plan. The final approved plat and restriction language shall be recorded among the land records.
 - a. The easement language shall include the following additional language:

- i. “for use by the public as a public park and recreation area following the hours and guidelines established by the Department of Recreation, Parks, and Cultural Activities.”
 - ii. The area may be closed for emergency maintenance of open space amenities, the below grade garage or adjacent buildings. The applicant shall notify RP&CA as soon as possible when closure is needed. (P&Z)(RP&CA)*,***
10. 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 of P&Z and T&ES.* (P&Z)(T&ES)
11. Hire a professional history consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the fabric of the open space and to prepare interpretive elements, which shall be erected as part of the development project consistent with the adopted Old Town North Historic Interpretation Guide. The site plan shall indicate historical themes, forms of historic interpretation to implement and locations of interpretive elements. Prior to release of the final site plan, the consultant shall provide a historic interpretation program for the site, including text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.* (Arch)(P&Z)(RP&CA)

D. BUILDING:

12. The proposed building materials shall be in substantial conformance with the Preliminary Plan and submission dated January 23, 2018 and presentation to the Urban Design Advisory Committee dated January 5, 2018.
 - a. The two-story base of the tower shall be clad in cast stone, brick or precast concrete.
 - b. The “composite panel cladding” on the multifamily tower shall be a minimum 75 percent metal-skinned.
 - c. The theater / arts and cultural anchor shall be enclosed with window curtain walls.
 - d. Fiber cement panel cladding for the townhouse penthouses and rear facades (where brick is not otherwise required) shall be Hardie Reveal Panel System with Recess Trim, 7/16” material, or approved equal, in conformance with the approved elevations dated January 23, 2018. (P&Z)
13. Provide the following building refinements to the satisfaction of the Director of P&Z:

- a. Townhouse windows shall correctly reflect the architectural style and building type that is shown in the Preliminary Plan. Exterior muntins shall also:
 - i. Have a *minimum* depth/projection of 3/8 inches and a maximum width of 1 inch.
 - ii. have a detailed profile that will create a strong shadow pattern;
 - iii. have an integral spacer bar between the panes of glass that matches the muntins in width;
 - iv. corresponding interior muntins are encouraged, but not required;
 - b. Windows that reflect more modern styles shall be reviewed on an individual basis, but a minimum glass setback from face of sash is required of 3/8 inches.
 - c. Any ventilation for the theater or arts and cultural anchor use shall be integrated with the overall building design, reviewed and approved to the satisfaction of the Director of Planning and Zoning.
 - d. All wall mounted vents shall be flush mounted and architecturally integrated with the building and garage wall design with regard to both placement and color. (P&Z)
14. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at 1/4"=1'-0" scale, in color, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology or different bay type. (P&Z)
15. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the Preliminary Plan and as set forth in the associated *Guidelines for Preparations of Mock-Up Panels* Memo to Industry, effective May 16, 2013. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
- a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant. ***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **

- e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)
16. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver or Equivalent for the theater / arts and cultural anchor and LEED Certified or Equivalent for the multifamily tower and townhouses to the satisfaction of the Directors of P&Z, and/or RP&CA 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 and provide a draft checklist showing how the project plans to achieve the certification. *
 - 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 certification within two (2) years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Certification (or equivalent) for the theater / arts and cultural anchor and /or LEED Silver (or equivalent) for the commercial project 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.
 - f. Provide documentation to future user of the theater / arts and cultural anchor encouraging them to operate their business consistently with the goals of LEED, as well as to pursue LEED for Retail or LEED for Commercial Interiors certification. (P&Z)(T&ES)
17. The applicant shall pursue recycling and/or reuse of the existing building materials when practical as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
18. Energy Star labeled appliances shall be installed in all residential units. (T&ES)
19. At least one (1) parking space per townhouse condominium dwelling shall have necessary infrastructure installed for future Level 2 electric vehicle chargers. (T&ES)
20. A minimum of 5 percent of the required parking spaces in the underground garage shall have necessary infrastructure installed for future level 2 electric vehicle chargers. (T&ES)

21. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. A list of applicable mechanisms can be found at <http://www.epa.gov/WaterSense>. (T&ES)
22. The stairwells within structured parking garages shall be visible, as permitted by the Building Code without solid walls. The balusters shall be open to allow for a clear line of vision. Provide guards that are 42 inches in height along open sides of the stairways and landings which are located 30 inches above the floor or grade below. The width between the balusters shall be no wider than 4 inches and the handrails are to be a minimum of 34 inches and a maximum of 38 inches. (Police)
23. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code and existing conditions permit. (Police)
24. In lieu of ladder truck access for the multifamily tower, smoke or heat detection (as appropriate for the environment) shall be installed in all common areas, including hallways, mechanical, utility, telecommunications and storage areas, offices and assembly areas. (Fire)

E. SIGNAGE:

25. Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics, business signs, and interpretive signage that highlights the history and archaeology of the site. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of Archaeology, P&Z, and/or RP&CA, and T&ES.* (Arch)(P&Z)(RP&CA)(T&ES)
26. Install a temporary informational sign as required by Section 11-303(D) of the Zoning Ordinance 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 temporary 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)
27. Building signs for the theater / arts and cultural anchor and the multifamily tower shall be designed to relate in material, color and scale to the building on which the sign is displayed, subject to the satisfaction of the Director of P&Z:
 - a. Building signs shall be constructed of durable, high-quality materials and finishes.
 - b. Installation of exterior building-mounted signage shall not damage the building.
 - c. Signage for the multifamily tower shall be no larger than otherwise allowed in the Zoning Ordinance.

- d. The total amount of signage for the theater / arts or cultural anchor may be up to two (2) square feet per linear foot of building frontage, per the request included in SUP2017-0114.
- e. Internally illuminated box signs are prohibited.
- f. Back-lit, halo-lit illumination or reverse channel letters with halo illumination are preferred.
- g. The scale of signs shall be appropriate to the building on which they are placed.

F. ARTS AND CULTURAL USE:

- 28. The use for the arts and cultural anchor fronting N. Fairfax Street that is identified as a theater in the DSUP application shall only be utilized for any use that can be defined as an Arts and Cultural Anchor per Section 6-900 of the Zoning Ordinance, as consistent with other provisions of the Zoning Ordinance.
 - a. A Memorandum of Understanding will be drafted with the applicant, city and user of the arts space detailing use limitations, tenancy and framework for the future transfer of ownership and/or tenancy, operations, cost-sharing agreements with the condominium and/or master association, and the City's right of first refusal for future operators and/or purchasers of the space. (P&Z)(RP&CA)*

G. HOUSING:

- 29. Provide a monetary contribution of \$448,153 to the Housing Trust Fund.

H. PARKING:

- 30. Provide 71 bicycle parking space(s) per Alexandria's current Bicycle Parking Standards as may be adjusted under the condo scenario to maintain compliance with the Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. *** (T&ES)
- 31. The design and allocation of parking shall be subject to the following to the satisfaction of the directors of P&Z, T&ES, and Code Administration:
 - a. The townhouse garages shall contain a minimum unobstructed interior dimension of 18 feet x 18.5 feet to enable two adjacent parking spaces, or 18-foot wide units, which may have a minimum unobstructed interior area for one standard space (18.5 feet by 9 feet) and one compact space (16 feet by 8 feet). The parking space dimensions shall not include columns, walls, or obstructions. Dimension lines for interior garages for each of the unit types shall be provided.

- b. All parked vehicles shall be prohibited from encroaching on the proposed streets, drive aisles, pedestrian walkways, or emergency vehicle easements, and all purchasers shall be notified of this prohibition. Each of the townhouse units shall provide a sufficient area within each unit, garage, or in an enclosed area for a City standard super can and recycling container exclusive of the area required for parking.
 - c. Individual townhouse garages shall be utilized only for parking and cannot be converted to living space; storage which interferes with the use of the garages for vehicle storage is prohibited. (P&Z)(T&ES)(Code Administration)
32. All spaces in the garage that are not assigned to residents may be made generally available to visitors or to the theater/ arts and cultural anchor. (P&Z)(T&ES)
33. All residential parking shall be unbundled (i.e., the cost to purchase or lease a parking space is separate from the cost to purchase or lease the residential unit). (T&ES)

Off-site visitor parking spaces for the theater/arts and cultural anchor shall be advertised to residents and visitors. The location of the off-site facility for visitor parking shall be indicated on signage visible from the entrance. Information regarding off-site visitor parking spaces shall be provided in the lease/purchase agreements. (T&ES)(P&Z)

34. Provide a Parking Management Plan with the Final Site Plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the Final Site Plan and shall at a minimum include the following:
- a. General project information/summary and development point of contact.
 - b. Provide controlled access into the underground garage for vehicles and pedestrians. The controlled access shall be designed to allow convenient access to the underground parking for residents.
 - c. A plan of the garage facility – including the number of lanes of traffic for entering / exiting, indicating any reversible lanes.
 - d. Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
 - e. Bicycle parking information (number of spaces, type of parking- racks, gated, location, etc.)
 - f. Information/circulation diagram noting how cyclists will reach the bicycle storage.
 - g. Information on the location of any carshare vehicle or electric vehicle spaces.
 - h. A description of and plan showing access control equipment and locations.
 - i. An explanation of how the garage will be managed. Include information on access for residential and non-residential parkers, hours of operation, and

accommodation for the various users of the garage residents, visitors, bicycles, etc.). (P&Z)(T&ES) *

35. Parking spaces within the underground parking garage may be made available for market-rate parking (separate from daily residential visitor parking) through an administrative special use permit, provided excess parking can be demonstrated by a parking study. This request shall be to the satisfaction of the Directors of P&Z and T&ES, and subject to the following requirements:
- a. Provide a parking study to analyze on-site residential parking demand at the time of the request and determine an appropriate number of spaces that are available for market-rate parking.
 - b. Provide a parking management plan to include, at a minimum, the following:
 - i. An explanation of how garage access to the parking spaces leased to non-residents will be provided. Controlled access to the underground garage shall be maintained.
 - ii. Information on how the garage will be managed, including how spaces will be assigned to residents, visitors, and third party lease holders.
 - c. Provide a copy of the lease or other agreement to be used for market rate parkers.
- Provide a parking study one (1) year from the date of approval of the administrative special use permit to evaluate the impacts of providing market-rate parking within the residential garage and determine whether any corrective action or adjustments need to occur. Additional studies may be required in subsequent years as determined by staff. (T&ES)(P&Z)
36. Place the off-site parking agreement for the theater / arts and cultural anchor on a sheet in the plan set for future reference. (P&Z)(T&ES)
37. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the Final Site Plan. (P&Z)(T&ES)
38. Protect the existing multimeters on North Fairfax Street, and reinstall on this street after construction is completed. (T&ES) ***

I. TRANSPORTATION MANAGEMENT PLAN:

39. According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement strategies to encourage residents and employees to take public transportation, walk, bike or share a ride, as opposed to being a sole occupant of a vehicle. The details of the Plan are included in the TMP Attachment [#] to the general staff conditions. Below are the basic conditions from which other details originate. (T&ES)

40. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES)
41. The applicant shall integrate into the District Transportation Management Program when it is organized. All TMP holders in the established district will be part of this District TMP. The objective of this district is to make optimum use of transportation resources for the benefit of residents and employees through economies of scale. No increase in TMP contributions will be required as a result of participation in the District TMP. (T&ES)
42. An annual TMP fund shall be created and managed by the TMP Coordinator, and the funds shall be used exclusively for the approved transportation activities detailed in the attachment. The annual base assessment rate for this development in March 2013 dollars shall be \$81.12 per residential unit, \$0.203 per square foot of retail space, \$0.254 per square foot of commercial space, \$40.56 per hotel room and \$0.101 per square foot of industrial/warehouse. The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. The TMP shall operate on the fiscal year, July 1 to June 30. (T&ES)
43. An on-site TMP Coordinator shall be designated for the entire project prior to release of the first residential certificate of occupancy. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project. *** (T&ES)
44. The Director of T&ES may require that the funds be paid to the City upon determination that the TMP Coordinator or Association has not made a reasonable effort to use the funds for TMP activities. As so determined, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in transportation support activities which benefit the site. (T&ES)
45. The TMP Coordinator or Association will submit to the Transit Services Division the following as detailed attachments; biannual fund reports due in July and January of each fiscal year, and modes of transportation survey, and a TMP Coordinator survey both due in July of each fiscal year.. (T&ES)

46. The TMP coordinator shall allow City transportation demand management staff or their assigns onto the premises to assist in transportation demand management activities. (T&ES)
47. Prior to accepting tenancy or ownership from any occupant other than residential, the owner or tenant shall contact the City's transportation demand management program to discuss an employee transportation strategy. The TMP coordinator shall have the correct contact information for the City's transportation demand management program at all times. (T&ES)
48. As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the use may be required to participate in the Citywide TMP Program, may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the City Council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance. (T&ES)

J. BUS STOPS AND BUS SHELTERS:

49. Install an unobstructed 35-foot long, parallel to the roadway, by 8-foot wide, perpendicular to the curb bus stop passenger loading pad at North Fairfax Street.
 - a. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The loading pad's cross slope shall be less than 2 percent. The exiting width of the sidewalk may be counted towards the 8-foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. See attached standard details.
 - b. Create a 120 foot "No Parking, Bus Stop Zone" if the bus stop is located along the curb for bus stops located on the near side of the intersection. Create a 90 foot "No Parking, Bus Stop Zone" if the bus stop is located along the curb on the far side of an intersection. Create a 150 foot "No Parking, Bus Stop Zone" if the bus stop is located along the curb for midblock bus stops. If the bus stop is located on a bulb out / extension into the roadway, the "No Parking, Bus Stop Zone" shall not be required. If the bus stop is located on a bulb out / extension into the roadway, the "No Parking, Bus Stop Zone" shall not be required. At minimum, if installed on the near side of an intersection, a bulb out for a bus stop shall be at least 35 feet in length parallel to the curb (does not include the taper) and extend at minimum 7 feet into the roadway. If installed on the far side of an intersection, a bulb out for a transit stop shall be at least 45 feet in length parallel to the curb (taper area is not included in the 45 feet in length) and extend at minimum 7 feet into the roadway. (T&ES)

50. Street trees in close proximity to bus stop approaches or directly adjacent to travel lanes shall be:
 - a. Located to avoid conflict with vehicles, specifically:
 - i. Trees shall be excluded from a 40-foot zone which represents the length of the bus as it is serving the stop.
 - ii. Trees within both the 10 foot departure zone and the 20 foot approach zone (on either side of the 40 foot zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses.
 - b. Subject to the character of the adjacent area and relevant design guidelines for spacing, distance from the curb and species selection. In general, trees shall be of the same species along the entire block face.
 - c. selected from upright branching species in areas where relevant design guidelines do not otherwise specify
 - d. Installed with a minimum 6 feet of clear stem and gradually pruned to reduce conflict with vehicles, under consultation from a certified arborist. Pruning of street trees is part of the regular maintenance required of applicants under the City's bond for public improvements.
 - e. Set back from the curb edge where the width of sidewalk and adjacent conditions allow. (T&ES)

K. SITE PLAN:

51. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. (P&Z)
52. Submit the plat of consolidation and all applicable easements with the Final Site Plan submission. The plat(s) shall be approved prior to or concurrently with the release of the Final Site Plan. * (P&Z)(T&ES)
53. The plat shall be recorded and a copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit, to the Satisfaction of the Directors of P&Z and T&ES. ** (P&Z)(T&ES)
54. 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 and tree wells.

- d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(BAR)
55. 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 and/or P&Z in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
 - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - d. All proposed cobra head light fixtures in the City right of way shall be approved Dominion LED light fixtures.
 - e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - f. 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 and proposed street lights and site lights.
 - g. 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.
 - h. If site lights are included in the photometric plan to comply with City's lighting standards then these lights shall be put on photovoltaic switches.
 - i. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - j. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - k. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - l. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - m. The walls and ceilings in the garage must be light-colored concrete (painted or dyed) to increase reflectivity and improve lighting levels at night.
 - n. The lighting for the underground parking garage shall be a minimum of 5.0 foot candle maintained, when occupied, unless a new City standard is applied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.

- o. Light fixtures for the underground/structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - p. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - q. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
 - r. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES) (Police)(BAR)(Code)
56. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan submission. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Retail, Office) if known. (P&Z)
57. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)
58. Provide a georeferenced CAD file in .dwg format [insert elements needed] of the dimension plan of this project. This information will be used to compile a master CAD reference to ensure all [elements/layers] are correctly located and will connect. * (P&Z)(DPI)

L. ENCROACHMENT:

59. The applicant (and his/her successors, if any) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his /her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. *(T&ES)
60. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
61. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)

62. The encroachment ordinance shall be approved prior to the release of the Final Site Plan. * (T&ES)(P&Z)

M. CONSTRUCTION MANAGEMENT:

63. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the site plan.* (T&ES)
64. Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. The plan shall:
- a. No street lights shall be removed without authorization from the City of Alexandria.
 - b. If street lights are to be removed from the public right of way then temporary lights shall be provided until the installation and commissioning of new lights.
 - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
 - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction;
 - e. Include an overall proposed schedule for construction;
 - f. Include a plan for temporary pedestrian circulation;
 - g. Include the location and size of proposed construction trailers, if any;
 - h. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
 - i. 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.
 - j. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)
65. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street, and the applicant shall be responsible for ensuring that all contractors use the off-street parking provided. 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 off-street construction workers parking 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)
66. 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. The maintenance of pedestrian access shall be included in the Construction Management Plan and will be approved by T&ES. (T&ES)
67. Any bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility cannot be maintained on the street adjacent to the site, a detour for bicyclists shall be established and maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
68. Unless approved by the City as part of the T&ES right of way permitting process, no major construction staging shall be allowed within the public right-of-way, including on the adjacent Mt. Vernon Trail segment. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
69. To the extent feasible, The Mt. Vernon Trail shall remain open for the duration of construction of the on-site development. If necessary, the applicant shall install adjacent security fencing and/or an overhead enclosure to the satisfaction of the Director of T&ES to catch debris from falling onto the trail. Upon the City granting or obtaining permission to improve the trail without an access fee or payment, the trail may be closed or rerouted to install trail improvements such as new landscaping and/or hardscape. All design elements shall be compliant with AASHTO trail design guidelines and MUTCD. (T&ES)(RP&CA)
70. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop at North Fairfax Street, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Office of Transit Services at 703-746-4075 as well as with the transit agency which provides service to the bus stop. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction. (T&ES)

71. 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)
72. A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way 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)
73. 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 a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z)(T&ES)
74. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
75. 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 and T&ES. (P&Z)(T&ES)
76. 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. Provide information on the program in construction management plan. If program is implemented in coordination with green building certification, include documentation as appropriate per the City’s Green Building Policy and conditions herein. (T&ES)

77. Temporary on-site construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. *** (P&Z) (Code)
78. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the released Final Site Plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z)
79. 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 Coordinator 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)
80. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
81. 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 and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

N. WASTEWATER / SANITARY SEWERS:

82. The sewer connection fee must be paid prior to release of the site plan.* (T&ES)
83. If a commercial kitchen is constructed then the kitchen facility shall be provided with an oil & grease separator and the discharge from the separator shall be connected to a sanitary sewer.* (T&ES)
84. If a commercial kitchen is constructed, submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to the release of the final site plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to site plan release. * (T&ES)

O. SOLID WASTE:

85. Provide \$896 per receptacle to the Director of T&ES for purchase and installation of four (4) Victor Stanley Ironsites Series model SD-42 receptacle with Dome Lid dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. * (T&ES)
86. Provide \$996 per receptacle to the Director of T&ES for the purchase and installation of four (4) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. * (T&ES)

P. STREETS / TRAFFIC:

87. Maintain a separation as shown in the Preliminary Plan between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES)
88. Additional curb cuts beyond those proposed on the preliminary plan are not supported since these will impede traffic flow. (T&ES)
89. The setback between the buildings and the drive aisles shall be a minimum of 2 feet to provide adequate turning movements. The setback shall have a maximum length of 4 feet or a minimum of 18 feet, if a driveway is provided. (T&ES)
90. The shared internal alleys serving the townhouses shall be consistent with the concrete and stamped concrete treatment shown on the Preliminary Plan.
 - a. The materials shall be H-20 loaded based on their placement in a dedicated emergency vehicle easement. (P&Z)
91. 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)
92. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)

- 93. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES)
- 94. Traffic studies and multi-modal transportation studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
- 95. Show turning movements of standard vehicles in the parking structure and/or parking lots. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
- 96. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration. (T&ES)

Q. UTILITIES:

- 97. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
- 98. No transformer and switch gears shall be located in the public right of way. (T&ES)

R. SOILS:

- 99. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)

S. WATERSHED, WETLANDS, & RPAs:

- 100. Provide Environmental Site Assessment Notes that clearly delineate the individual components of the RPA (where applicable) as well as the total geographic extent of the RPA, to include the appropriate buffer, in a method approved by the Director of Transportation and Environmental Services. The Environmental Site Assessment shall also clearly describe, map or explain intermittent streams and associated buffer; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

T. STORMWATER MANAGEMENT:

- 101. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality

Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)

102. 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 Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES)
103. All stormwater Best Management Practices (BMPs) must be designed to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs. This includes site specific plan views, cross sections, planting plans, and complete design calculations for each BMP. (T&ES)
104. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs), and latitude and longitude in decimal degrees (T&ES)
105. The stormwater 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 released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. **** (T&ES)
106. Surface-installed stormwater Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
107. Submit two (2) originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum 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)

108. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA) and/or master association for the mix of uses and owners for the development, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA and/or master association, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and transfer the contract to the HOA and/or master association. 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)
109. If units will be sold as individual units and a homeowner's association (HOA) and/or master association established the following two conditions shall apply:
 - a. The Applicant shall furnish the Homeowner's Association and/or master association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.
 - b. The Developer shall furnish each home purchaser/owner with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA) and/or master association with respect to maintenance requirements. Upon activation of the HOA and/or master association, the Developer shall furnish five copies of the brochure per unit to the HOA and/or master association for distribution to subsequent homeowners/owners. (T&ES)
110. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division on digital media prior to release of the performance bond. ****(T&ES)
111. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. ****(T&ES)

U. CONTAMINATED LAND:

112. Indicate whether or not there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES)
113. If environmental site assessments or investigations discover the presence of contamination on site, the final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
 - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. The determination whether air monitoring is needed must be adequately addressed in the Health and Safety Plan submitted for review.
 - e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
 - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. * (T&ES)
114. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the

appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the Final Site Plan. (T&ES)

115. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES)

V. NOISE:

116. Prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time, and upon completion of the improvements within the Old Town North Plan in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD). The applicant shall achieve average interior noise design rating of 45dBA Ldn. In addition, include analysis of the levels of noise residents of the project will be exposed to due to activities related to the arts and cultural anchor or theater, activities within the adjacent open spaces, loading and unloading activities, idling and traffic. Identify options to minimize noise and vibration exposure to future residents at the site, particularly in those units closest to the loading areas, garage entrances, interstate highway, railroad tracks and airport traffic, including triple-glazing for windows, additional wall / roofing insulation, installation of resilient channels between interior gypsum board and wall studs, installation of a berm or sound wall and any other special construction methods to reduce sound transmission. If needed, the applicant shall install some combination of the above to the satisfaction of the Directors of P&Z and T&ES. (T&ES)
117. The noise study and noise commitment letter shall be submitted and approved prior to Final Site Plan release.* (T&ES)
118. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
119. If a restaurant use is proposed, the use of loudspeakers or musicians outside is prohibited. (T&ES)
120. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
121. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in the loading dock area. The applicant shall post of minimum of two no

idling for greater than 10 minutes signs in the loading dock area in plain view.
(T&ES)

W. AIR POLLUTION:

- 122. 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)
- 123. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
- 124. No material may be disposed of by venting into the atmosphere. (T&ES)
- 125. No paint or coatings shall be applied outside the paint spray booth. (T&ES)
- 126. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

X. CONTRIBUTIONS:

- 127. Contribute \$20,000 towards the Capital Bikeshare fund for construction of a bikeshare station within the vicinity of this project. Payment is due prior to release of the site plan. (T&ES)*
- 128. Provide a \$10,000 contribution to the Living Landscape Fund. (P&Z)(RP&CA)***
- 129. The applicant shall improve the section of the Mount Vernon Park and Trail fronting the project site in the amount that shall not exceed \$772,677 (derived from \$9 per square foot of site area included in the rezoning request). The \$9 per square foot will be adjusted for inflation annually based upon the Consumer Price Index for all Urban Consumers (CPI-U) for the Washington Metropolitan area.
 - a. The park and trail improvements shall be consistent with the City's Plan and design for the Linear Park, and may include the following:
 - i. Removal of the existing drive aisle – paving and trail.
 - ii. Removal of the existing rail track and associated elements (if recommended by the City approved plan for the Park)
 - iii. Installation of a new trail and all applicable hardscape improvements.
 - iv. Trees, shrubs, grass installation.
 - v. Lighting and utility installation.
 - vi. Outdoor benches and seating.
 - vii. Environmental remediation as may be necessary to install the park and trail improvements.

- viii. Any necessary archeological surveys and field work.
- ix. Installation of historical interpretive elements that may be required by the City's approved plan for the park.
- x. Any stormwater improvements that may be required as a result of the park improvements required herein.
- b. The planting plan shall include a variety of plant material, including shade trees to be planted adjacent to the site frontage, to the satisfaction of the Director of P&Z.*
- c. Improvements provided by the applicant may be made to the Mount Vernon Trail Linear Park between Pendleton Street and Montgomery Street or Montgomery Park in addition to the improvements listed above, to the satisfaction of the Directors of P&Z, T&ES and RP&CA.
- d. Any improvements shall be completed prior to the issuance of the first Certificate of Occupancy permit for the site, to the satisfaction of the Directors of P&Z, T&ES and RP&CA. (P&Z)(T&ES)(RP&CA)***

Y. ARCHAEOLOGY:

130. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)

Z. DISCLOSURE REQUIREMENTS:

131. The Condominium Association documents shall incorporate language that requires the following elements and other restrictions deemed necessary by the City Attorney to ensure that the trees proposed to be saved are retained including:
- a. Require property owners to sign a disclosure statement acknowledging the presence and required protection of the trees.
 - b. The trees to be protected as depicted on the released site plan shall be required to be retained unless otherwise permitted to be removed by the City Arborist due to the health and safety of the tree.
 - c. Any proposal to remove a tree that is designated to be retained on the released site plan for reasons other than health or safety shall require unanimous approval by the Homeowners Association and a site plan amendment. (P&Z)
132. All condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.

- a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
 - b. The designated visitor parking spaces shall be reserved for the use of the condominium guests.
 - c. No more than two parking spaces shall be assigned to a specific condominium unit until all settlement on the units are complete; all unassigned spaces in the garage shall be made generally available to residents and/or visitors.
 - d. The garages for 18-foot wide townhouses are designed for one standard parking space and one compact parking space.
 - e. All landscaping and open space areas within the development shall be maintained by the Condominium Owners' Association.
 - f. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
 - g. Develop a noise control by-law aimed at controlling noise levels in the proposed development and resolving noise issues between neighboring occupants, and disclose this by-law to all involved at the time of sale or lease agreement.
 - h. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. *** (P&Z)
 - i. Stormwater facility BMPs must be inspected and adequately maintained as designed to ensure proper functioning.
 - j. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. *** (P&Z) (T&ES)
133. If environmental site assessments or investigations discover the presence of onsite contamination, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of the site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
134. Notify prospective buyers, in their homeowner documents, that the internal streets are private streets with public access easements and shall not be maintained by the City of Alexandria; and that the sanitary and storm sewers located within the site are private and shall be maintained privately. (T&ES)
135. Present a disclosure statement to potential buyers disclosing the location of a live theater / arts and cultural anchor on site, to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)***

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

- F – 1 In the future, if a property owner requests approval to construct a deck on their property, the property owner must demonstrate continued compliance with open space, floor area ratio requirements and setbacks pursuant to the Zoning Ordinance.
- C - 1 Tree conservation and protection plans shall identify all trees to be removed, and all trees to be protected / preserved. Construction methods to reduce disturbance within driplines shall also be identified. An on-site inspection of existing conditions shall be held with the City Arborist and Natural Resources Division Staff prior to the preparation of the Tree Conservation and Protection Plan.
- C - 2 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 - 3 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 (3) years after completion. **** (P&Z) (T&ES)

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 materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, 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 inches in the public Right of Way and sanitary lateral 6 inches for all commercial and institutional developments; however, a 4 inch 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 inch 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 feet (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 inches 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 inches for sanitary sewer and 12 inches 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 inch 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 inches 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. The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F - 13. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 14. 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 - 15. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 16. 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 - 17. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and 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. These sheets are to be provided as "Information Only." (T&ES)
- F - 18. The following notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)
- a. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on all MOT Sheets.
 - b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. *
- F - 19. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- C - 1 Parking ratio requirement adjustment. Any parking requirement may be adjusted within 5% of the requirement if the director of Planning and Zoning determines that physical requirements of the building prevent compliance with the specific number of parking spaces required. (Section 8-200(A)(2)(c)(i) of the Zoning Ordinance) (T&ES) (P&Z)
- C - 2 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 stormwater 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 - 3 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the stormwater quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. 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 or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 4 Per the requirements of Article 13-114 (f) 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 stormwater 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 - 5 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C - 6 If it is determined that the site is not in compliance with Section 13-1-3 of the City Code, then the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with the Code. (T&ES)
- C - 7 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 - 8 (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 - 9 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 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 - 10 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 to the condominium townhomes portion of the development. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)

- C - 11 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 12 The applicant shall provide required storage space for both trash and recycling 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 plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: www.alexandriava.gov/solidwaste or by contacting the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)
- C - 13 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 14 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: <http://www.alexandriava.gov/solidwaste> or by calling the Solid Waste Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)
- C - 15 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 16 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)
- C - 17 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 - 18 Provide a phased erosion and sediment control plan consistent with grading and construction plan. The erosion and sediment controls shall be confined to the owner's property. Extension of erosion and sediment controls in the public right of way, if required, must be approved as part of the Construction Management Plan. (T&ES)
- C - 19 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 ensure 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 - 20 The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 21 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C - 22 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 - 23 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 24 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 25 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 - 26 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
 - a. Monday Through Friday from 7 AM To 6 PM and
 - b. Saturdays from 9 AM to 6 PM.
 - c. No construction activities are permitted on Sundays and holidays.
Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours :
 - d. Monday Through Friday from 9 AM To 6 PM and
 - e. Saturdays from 10 AM To 4 PM
 - f. No pile driving is permitted on Sundays and holidays.
Section 11-5-109 restricts work in the right of way for excavation to the following:
 - g. Monday through Saturday 7 AM to 5 pm
 - h. No excavation in the right of way is permitted on Sundays. (T&ES)

- C - 27 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 Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)
- C - 28 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 29 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or 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 state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP)_for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. *(T&ES)
- C - 30 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final 1 submission. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must be copied onto the plan sheet containing the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must be included in the released site plans, and the approved hardcopy SWPPP Binder Book must accompany the construction drawings onsite. Separate parcel owners will be required to seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES-Storm)

VAWC Comments

1. No comments received from VAWC on the Preliminary submission.

AlexRenew Comments

1. Ensure all discharges are in accordance with City of Alexandria Code Title 5, Chapter 6, Article B.
2. The Applicant shall coordinate with the City of Alexandria T&ES to ensure that planned flow capacity does not exceed City of Alexandria allotted AlexRenew plant capacity, nor exceed AlexRenew Potomac Interceptor during wet and average flow conditions.
3. Dewatering and other construction related discharge limits could be regulated by AlexRenew Pretreatment. Engineer/Owner is required to contact Alexandria Renew Enterprises (AlexRenew) Pre-Treatment Coordinator at (703) 549-3382.

Fire Department

- F - 1. All new fire hydrants on private property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance and service.

Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
- C - 7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C - 8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C - 9 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Police

Parking Garage Recommendations

- R - 1. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.
- R - 2. Only residents with proper electronic access cards should be able to enter into the stairwells from the underground parking garage. This makes the stairwells safer for residents.
- R - 3. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.

Landscape Recommendations

- R - 4. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

Parks

- R - 5. It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.

Miscellaneous

- R - 6. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R - 7. It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.
- R - 8. It is recommended that a “door-viewer” (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

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

☐ Master Plan Amendment MPA# _____

☐ Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 901 N. Fairfax Street

APPLICANT

Name: CP Alexandria Owner LLC

Address: 1455 Pennsylvania Avenue NW, Suite 800, Washington, DC 20004

PROPERTY OWNER:

Name: CP Alexandria Owner LLC

Address: 1455 Pennsylvania Ave NW Suite 800, Washington, DC 20004

Interest in property:

☒ Owner ☐ Contract Purchaser

☐ Developer ☐ Lessee ☐ Other _____

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

☒ yes: If yes, provide proof of current City business license.

☐ no: If no, said agent shall obtain a business license prior to filing application.

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

Kenneth W. Wire

Print Name of Applicant or Agent


Signature

1750 Tysons Blvd., Suite 1800

Mailing/Street Address

703-712-5362

Telephone #

703-712-5050

Fax #

Tysons, Virginia

City and State

22201

Zip Code

11/28/17
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

MPA # _____

REZ # _____

SUBJECT PROPERTY

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

Address Tax Map - Block - Lot	Land Use		Master Plan Designation		Zoning Designation		Frontage (ft.)	Land Area (acres)
	Existing	Proposed	Existing	Proposed	Existing	Proposed		
1 055.01-04-05	hotel	res	77'	141'	OCM(50)	CRMU-X		0.9703 acres
2 055.01-04-06	hotel	res	77'	141'	OCM(50)	CRMU-X		1.0005 acres
3								
4								

PROPERTY OWNERSHIP☐ Individual Owner☒ Corporation or Partnership Owner

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

- Name: CP Alexandria Owner LLC
 Address: 1455 Pennsylvania Ave NW, Suite 800, Washington, DC 20004
 Extent of Interest: 100%
- Name: Oliver T. Carr Jr.
 Address: _____
 Extent of Interest: _____
- Name: _____
 Address: _____
 Extent of Interest: _____
- Name: _____
 Address: _____
 Extent of Interest: _____

MPA # _____
REZ # _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

[see attached]

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

[see attached]

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

[see attached]

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

[see attached]



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ Project Name: _____

PROPERTY LOCATION: 901 N. Fairfax St.

TAX MAP REFERENCE: 055.01-04-05, 055.01-04-06 ZONE: OCM(50)

APPLICANT:

Name: CP Alexandria Owner LLC

Address: 1455 Pennsylvania Ave NW, Suite 800, Washington, DC 20004

PROPERTY OWNER:

Name: CP Alexandria Owner LLC

Address: 1455 Pennsylvania Ave NW, Suite 800, Washington, DC 20004

SUMMARY OF PROPOSAL Applicant proposes conversion of a 13-story hotel to multifamily residential and addition of townhomes.

MODIFICATIONS REQUESTED

SUP's REQUESTED (1) increase to 2.5 FAR for residential use, (2) utilization of 30% density bonus for arts-related use in Old Town North Small Area Plan.

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

[x] 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.

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

Kenneth W. Wire

Print Name of Applicant or Agent

1750 Tysons Blvd, Suite 1800

Mailing/Street Address

Tysons, VA 22102

City and State Zip Code

Signature

703-712-5362

Telephone #

703-712-5050

Fax #

kwire@mcguirewoods.com

Email address

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

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

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

Oliver T. Carr Jr.; 1455 Pennsylvania Ave NW, Suite 800, Washington, DC 20004; ownership interest is >3%

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

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

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

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Oliver T. Carr Jr.	1455 Pennsylvania Ave NW, Suite 800, Washington, DC 20004	>3%
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 901 N. Fairfax Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. CP Alexandria Owner LLC	1455 Pennsylvania Ave NW, Suite 800, Washington, DC 20004	100%
2.		
3.		

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

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

3/20/18
Date

Kenneth W. Wire

Printed Name


Signature

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

Applicant seeks a development special use permit to convert an existing 13-story hotel at 901 N. Fairfax Street into a multifamily residential building. In addition, applicant intends to demolish the surface parking lots on the site and replace them with 41 townhomes and an arts use. This development special use permit is filed concurrent with an application to rezone the property from the OCM(50) zone to the CRMU-X zone, consistent with the recommendation of the Old Town North Small Area Plan. Applicant will provide onsite parking for the residential uses and seeks a special use permit to provide offsite parking for the arts use. Applicant seeks additional special use permits to increase residential use density to 2.5 FAR in the CRMU-X zone and utilize 30% bonus density for the provision of an arts use as recommended in the Old Town North Small Area Plan.

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

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

to be determined in accordance with the needs of the arts use operator

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

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

to be determined in accordance with the needs of the arts use operator

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

Day	Hours	Day	Hours
TBD			

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

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
noise consistent with residential uses

- B. How will the noise from patrons be controlled?
noise will be adequately controlled as provided for in the Virginia Uniform Statewide Building Code.

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

no unusual odors

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?
residential trash

B. How much trash and garbage will be generated by the use?
levels consistent with residential use

C. How often will trash be collected?
in accordance with municipal garbage collection schedules.

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

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

☐ Yes. ☒ No.

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

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

☒ Yes. ☐ No.

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

Arts use may store small amounts of paint and cleaning supplies. These will be disposed in accordance with legal requirements.

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

_____**ALCOHOL SALES****12. Will the proposed use include the sale of beer, wine or mixed drinks?**☐ Yes. ☒ No.

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

_____**PARKING AND ACCESS REQUIREMENTS****13. Provide information regarding the availability of off-street parking:**

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

See Sheet C100 for parking breakdown by unit type and use

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

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces
_____ Other

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

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

Arts use will enter into a parking sharing arrangement with a nearby parking garage

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?

- B. How many loading spaces are available for the use?

- C. Where are off-street loading facilities located?

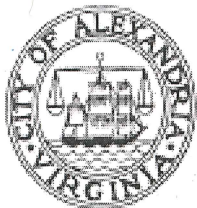
One off-street loading facility will be provided within proposed multifamily building.

- D. During what hours of the day do you expect loading/unloading operations to occur? Sporadically dependent upon residents move-in, move-out schedules.

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

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

adequate



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 901 N. Fairfax Street

TAX MAP REFERENCE: 055.01-04-05, 055.01-04-06 **ZONE:** OCM(50)

APPLICANT:

Name: CP Alexandria Owner LLC

Address: 1455 Pennsylvania Ave NW, Suite 800, Washington, DC 20004

PROPOSED USE: Applicant proposes a 3, 800 square feet live arts use for amusement enterprise use;

reduction in required onsite parking for arts use; waiver of signage requirements and TMP SUP.

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **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 IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☐ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Kenneth W. Wire

Print Name of Applicant or Agent

1750 Tysons Boulevard, Suite 1800

Mailing/Street Address

Tysons, VA

City and State

22102

Zip Code

Signature

3/22/18

Date

703-712-5362

Telephone #

703-712-5222

Fax #

kwire@mcguirewoods.com

Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
 (Property Address)
 grant the applicant authorization to apply for the _____ use as
 (use)
 described in this application.

Name: _____

Phone: _____

Please Print

Address: _____

Email: _____

Signature: _____

Date: _____

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

☐ **Required floor plan and plot/site plan attached.**

☐ **Requesting a waiver. See attached written request.**

- 2.** The applicant is the (*check one*):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

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

Oliver T. Carr Jr.; 1455 Pennsylvania Ave, NW, Suite 800, Washington, DC 20004;

Ownership interest is > 3%

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Oliver T. Carr Jr.	1455 Pennsylvania Avenue, NW, Suite 800 Washington, DC 20004	> 3%
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 901 N. Fairfax Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. CP Alexandria Owner LLC	1455 Pennsylvania Avenue, NW, Suite 800 Washington, DC 20004	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 and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.		
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.

3/20/18
Date

Kenneth W. Wire

Printed Name


Signature

SUP. # _____

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

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

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

NARRATIVE DESCRIPTION

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

Applicant requests approval of a Special Use Permit for live arts use, parking reduction for arts use and TMP SUP.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

USE CHARACTERISTICS

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

- ☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

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

Maximum permitted for theater seating

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

Less than forty on performance nights

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

Day:

daily normal business hours

performance nights until midnight

Hours:

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

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

typical for theater use

B. How will the noise be controlled?

property management

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

none

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

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

typical of theater use

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

daily

- C. How often will trash be collected?

as needed

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

property management

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

[] Yes.

[✓] No.

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

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

☒ Yes. ☐ No.

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

typical cleaning supplies

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

property management

ALCOHOL SALES

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

☒ Yes ☐ No

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

potentially during live performances

PARKING AND ACCESS REQUIREMENTS

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

None Standard spaces
none Compact spaces
none Handicapped accessible spaces.
none Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (*check one*)

☐ on-site

☒ off-site

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

shared parking with nearby office buildings

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

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? none

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? _____

- C. During what hours of the day do you expect loading/unloading operations to occur?

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

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

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☐ No
Do you propose to construct an addition to the building? ☐ Yes ☐ No
How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?
_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: *(check one)*
☐ a stand alone building
☐ a house located in a residential zone
☐ a warehouse
☐ a shopping center. Please provide name of the center: _____
☐ an office building. Please provide name of the building: _____
☐ other. Please describe: _____

End of Application



APPLICATION

ENCROACHMENT

ENC# _____

PROPERTY LOCATION: 901 N. Fairfax St.

TAX MAP REFERENCE: 055.01-04-05, 055.01-04-06 **ZONE:** OCM (50)

APPLICANT

Name: CP Alexandria Owner LLC

Address: 1455 Pennsylvania Ave NW, Suite 800, Washington, DC 20004

PROPERTY OWNER

Name: CP Alexandria Owner LLC

Address: 1455 Pennsylvania Ave NW, Suite 800, Washington, DC 20004

PROPOSED USE: development is for residential and arts use; encroachment is for entrance staircases for new townhomes.

INSURANCE CARRIER (copy attached) [submit at a later date] **POLICY #** _____

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

☒ **THE UNDERSIGNED** hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.

☐ **THE UNDERSIGNED** hereby applies for an Administrative Use Permit in accordance with the provisions of Article VI, Section 6-600 of the 1992 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** I/so 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 their knowledge and belief.

Kenneth W. Wire

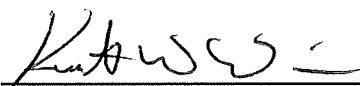
Print Name of Applicant or Agent

1750 Tysons Blvd, Suite 1800

Mailing/Street Address

Tysons, VA 22102

City and State Zip Code


Signature

703-712-5362 703-712-5050

Telephone # Fax #

kwire@mcguirewoods.com

Email address

10/14/17
Date

Application Received: _____

Date and Fee Paid: \$ _____

ACTION - PLANNING COMMISSION: _____ ACTION - CITY COUNCIL: _____

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Oliver T. Carr Jr.	1455 Pennsylvania Ave NW, Suite 800, Washington, DC 20004	>3%
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 901 N. Fairfax St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. CP Alexandria Owner LLC	1455 Pennsylvania Ave NW, Suite 800, Washington, DC 20004	100%
2.		
3.		

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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.		
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.

Date
Kenneth W. Wire
Printed Name
Signature

City of Alexandria

Urban Design Advisory Committee

March 21, 2018

Planning Commission for the City of Alexandria

David Brown
Stephen Koenig
Mindy Lyle
Mary Lyman, Chair
Nathan Macek
Melissa McMahon
Maria Wasowski

Re: 901 N. Fairfax Street Redevelopment
(Crowne Plaza Site)
Concept Design Submission

Committee Members:

Stephen Kulinski, Chair
Marie McKenney Tavernini, Vice Chair
Roger Waud
Engin Artemel
Abbey Oklak, Secretary

The Urban Design Advisory Committee (UDAC) serves in an appointed advisory committee capacity to the Planning Commission and to City Council on the planning and design of projects within the Old Town North (OTN) small area plan boundaries. In that role, the committee has met on four separate occasions between October 2017 and January 2018 to review the concept plan submission for the above referenced project. The development team was responsive to the committee's input and worked to conform to the guidelines.

This redevelopment project is the first to be considered by UDAC since the adoption of the revised Urban Design Standards and Guidelines on September 16, 2017. Although the project has existing constraints due to the retention of the current building and garage structure, the proposed project follows the standards and adheres closely to the guidelines.

The committee unanimously endorsed the overall concept design for the project at the January 10, 2018 meeting for the drawing submission dated January 05, 2018.

Respectfully,

Urban Design Advisory Committee

Stephen Kulinski, AIA , Chair