

April 3, 2018

**VIA EMAIL TO [karl.moritz@alexandriava.gov](mailto:karl.moritz@alexandriava.gov)**

Mary Lyman, Chair and Members of Planning Commission  
301 King Street, Suite 2100  
Alexandria, VA 22314

RE: Docket Item 10  
DSUP 2017-0011

Dear Madam Chair and Members of the Planning Commission:

On behalf of my client, CP Alexandria Owner, LLC (the "Applicant"), I am requesting the following edits to the staff recommended conditions of approval:

**Condition B(3)(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~~ **final** Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. (RP&CA)(P&Z) \*,  
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**Condition 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)\*

**Condition 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.

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- c. The **North Fairfax Street façade and the sides of the** theater / arts and cultural anchor **extending beyond the base of the tower** 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)

**Condition 16**

Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED ~~Silver~~ **Certified for New Construction v4.0** 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:

We look forward to discussing these requests with you at tonight's Planning Commission hearing.

Sincerely,



Kenneth W. Wire