DOCKET ITEM #10

Master Plan Amendment #2023-00004
Text Amendment #2024-00001
Rezoning #2023-00007
Coordinated Development District Concept Plan #2023-00002
Development Special Use Permit #2023-10019
Subdivision #2023-00005
5001 & 4991 Eisenhower Avenue Conversion

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

Purpose of Application

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

Applications and Modifications Requested:

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

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Robert M. Kerns, AICP, Division Chief, Robert.Kerns@AlexandriaVA.gov
Maya Contreras, Principal Planner, Maya.Contreras@AlexandriaVA.gov
Jared Alves, AICP, Urban Planner, Jared.Alves@AlexandriaVA.gov
Bill Cook, AICP, Urban Planner, William.Cook@AlexandriaVA.gov



PROJECT LOCATION MAP

I. SUMMARY

A. Recommendation

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

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

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

B. Summary of Issues

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

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

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

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

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

- Provision of parking and requested parking reduction.

II. BACKGROUND

A. Site Context

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

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

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

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

B. Small Area Plan

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

C. Previous Approvals

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

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

Five land-use approvals were subsequently granted for various renovations and changes to the site, including DSP#2009-00018, DSP#2010-00011, DSP#2013-00015, and DSP#2014-00030. The most recent DSP approval, DSP#2016-000018, was granted for the existing office building plus construction of a new office building/conference center, one above-ground parking garage, and up to 14,000 sq. ft. of retail. In summer 2015, the U.S. General Services Administration (GSA) selected the site for a 15-year lease for the new offices of the U.S. Transportation Security Administration. However, the U.S. Court of Federal Claims ordered the lease voided after a court challenge by a competing bid. GSA reopened the bidding process in Spring 2016 whereby Victory Center was ultimately not selected. DSP#2016-00018 expired in July 2019 with none of the envisioned improvements constructed.

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

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

D. Recent Adjacent Land Use Requests

4901 Eisenhower - Subdivision

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

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

4901 Eisenhower – Townhouse Community (Eisenhower Pointe)

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

III. PROJECT DESCRIPTION

A. CDD Concept Plan

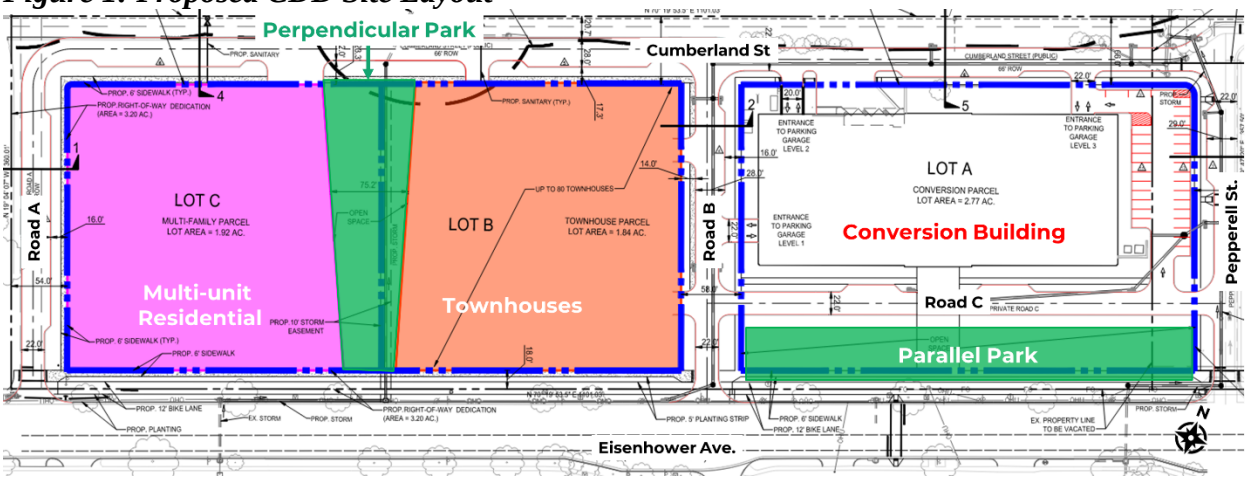
Consistent with the EWSAP recommendation, the applicant requests rezoning of the property to a CDD to allow for phased redevelopment of the 9.73-acre 5001 Eisenhower site consisting of the existing office building and western parking lot, as shown in Figure 1 below. Concurrent with the CDD, the applicant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

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

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

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

Figure 1: Proposed CDD Site Layout



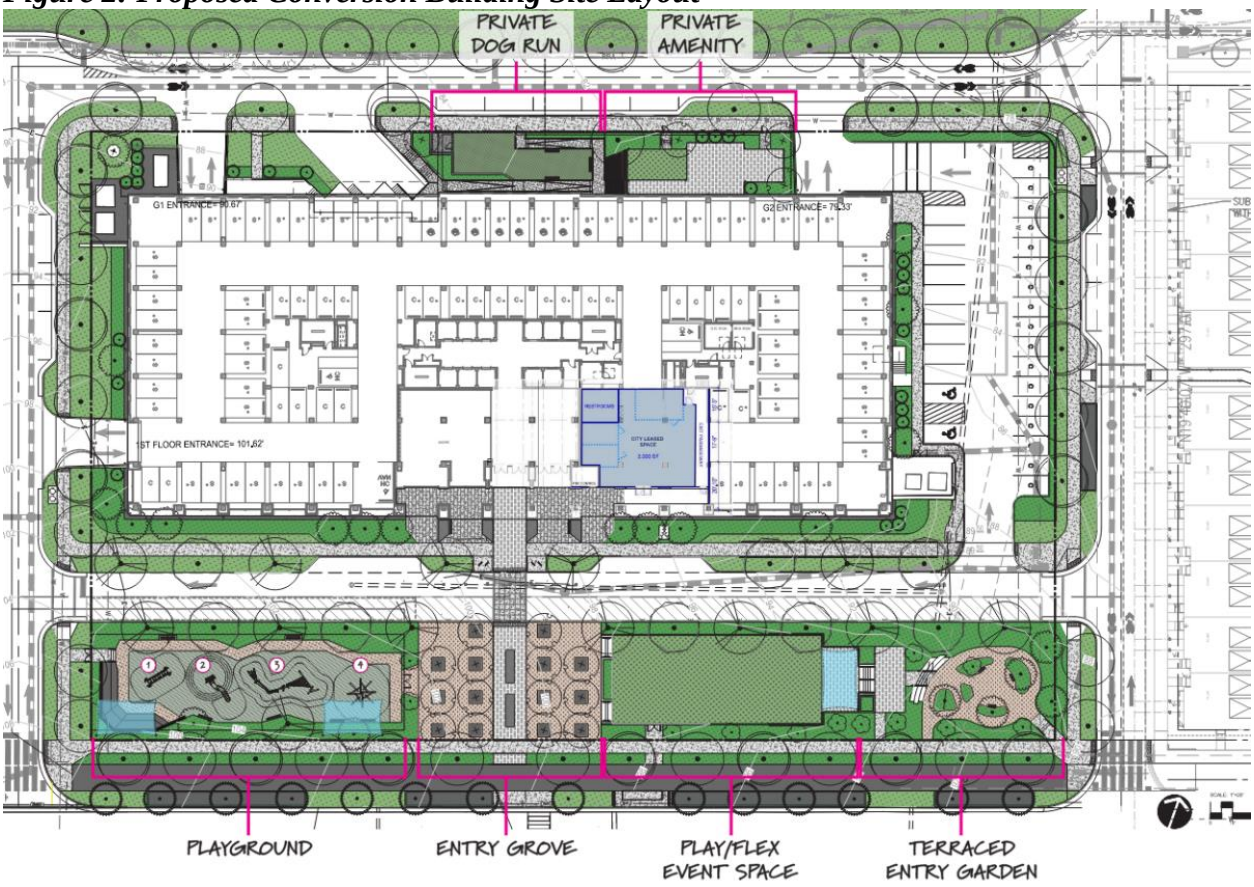
B. DSUP for Office Conversion

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

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

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

Figure 2: Proposed Conversion Building Site Layout[1]



IV. ZONING

A. *Current Zoning*

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

B. *Proposed Zoning*

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

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

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

Table 1: Zoning Tabulations

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

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

V. STAFF ANALYSIS

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

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

A. Master Plan Amendment

Consistency with Master Plan Goals/Objectives

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

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

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

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

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

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

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

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

Master Plan Amendment

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

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

B. Rezoning and CDD Text Amendment

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

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

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

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

C. CDD Concept Plan Standards

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

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

D. CDD Concept Plan Design

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

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

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

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

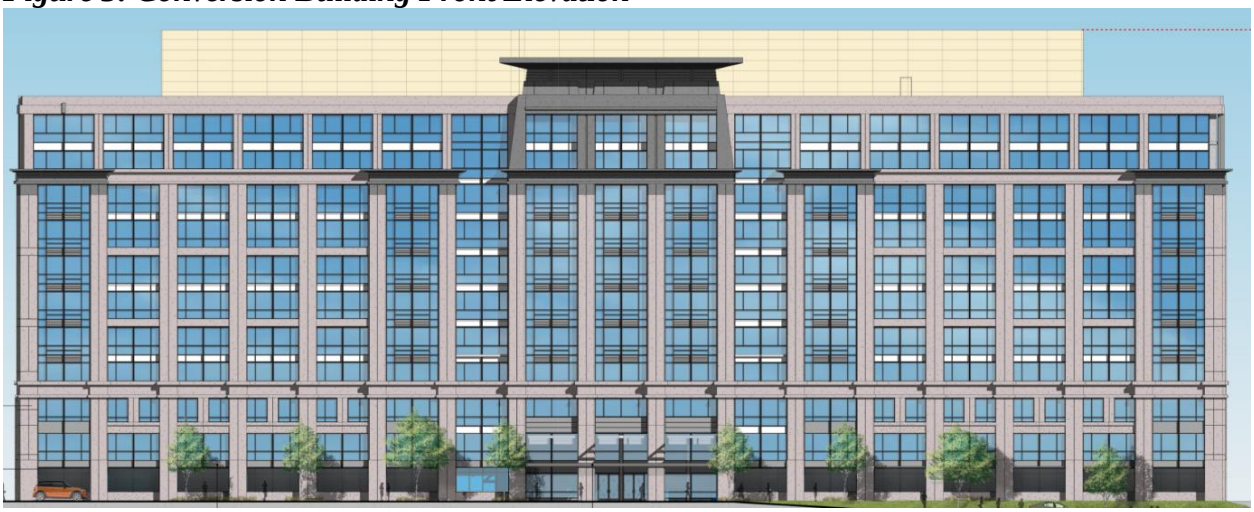
E. Building Design

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

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

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

Figure 3: Conversion Building Front Elevation

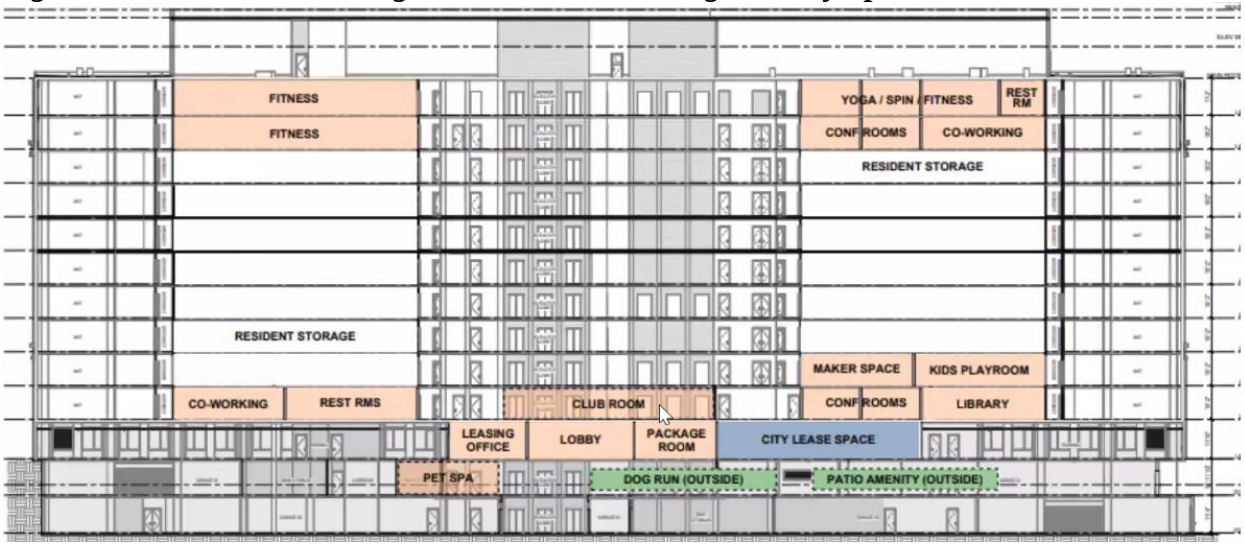


Interior

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

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

Figure 4: Conversion Building Cross Section Showing Amenity Spaces



F. Special Use Permit for Multi-Unit Residential

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

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

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

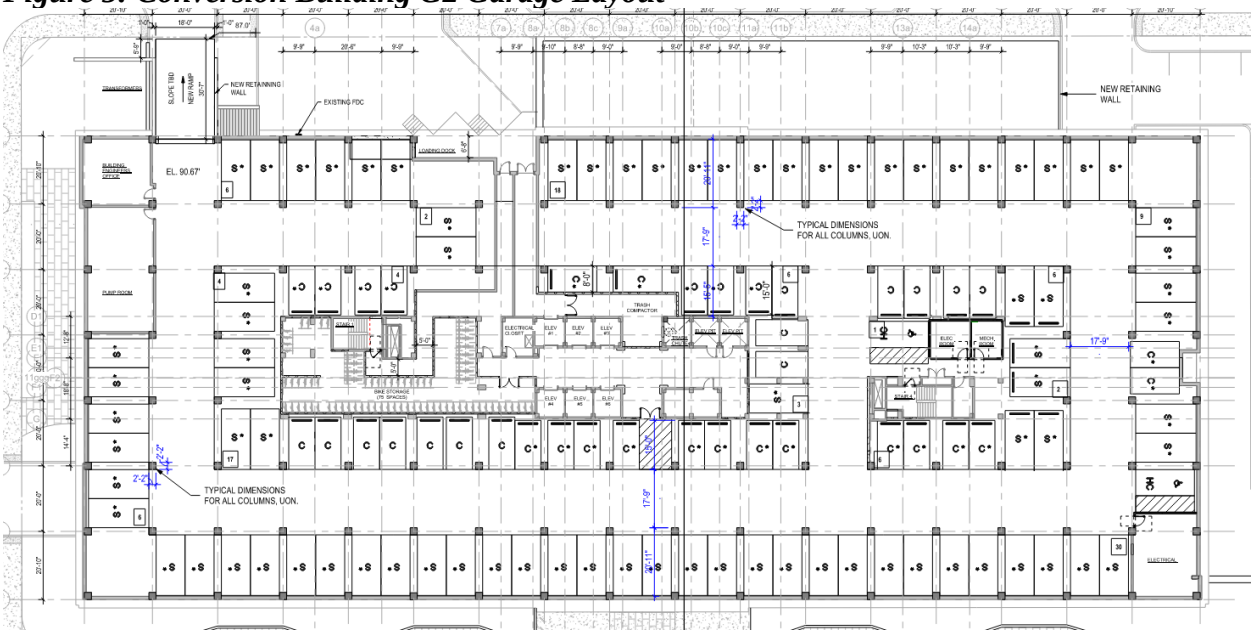
[2] The layout and entrances of the parking levels are a unique consideration. Parking details are further described in the analysis of the parking SUP and modifications later in this report.

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

G. Parking, Parking Reduction SUP, DSUP Modification

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

Figure 5: Conversion Building G2 Garage Layout



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

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

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

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

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

Table 2: Residential Parking Requirements

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

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

Modification Request: Drive-aisle Width

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

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

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

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

H. Compliance with City Policies

Affordable Housing Policy

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

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

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

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

Source: HUD 2024

Table 4: Affordability and Unit Mix

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

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

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

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

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

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

Green Building

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

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

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

Public Art

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

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

I. Stormwater Management and Natural Resources

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

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

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

J. Open Space

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

Table 5: Conversion Building Open Space

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

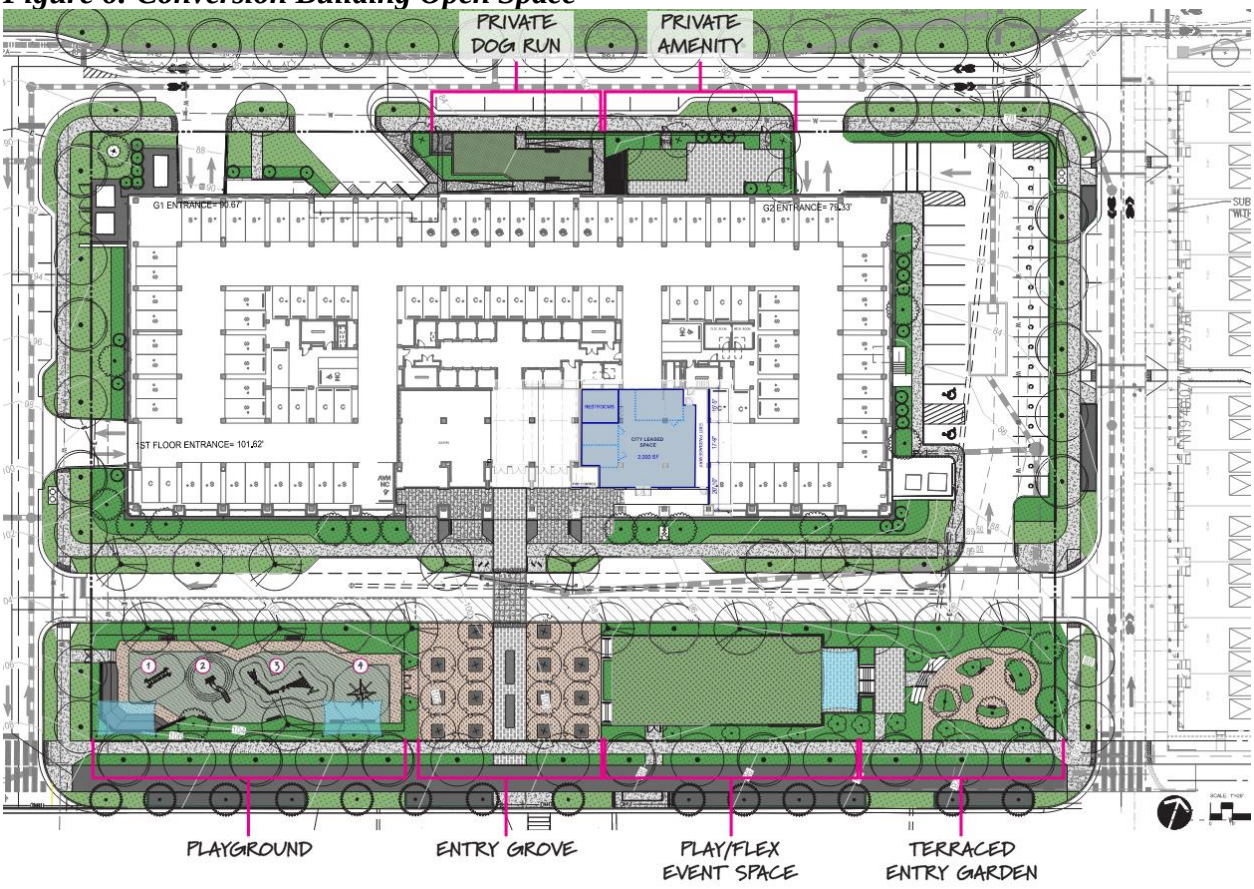
Proposed Park / Amenity Areas

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

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

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

Figure 6: Conversion Building Open Space



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

Open Space Connectivity

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

K. Reservations

Community-Leased Room

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

Daycare Facility

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

Retail Space

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

L. Subdivision

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

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

Table 6: Area of Tabulation Before Subdivision

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

Table 7: Area of Tabulation After Subdivision

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

M. Transportation and Streetscape

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

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

N. School Impacts

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

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

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

Table 8: Student Generation Rate

Type of Unit	Old properties[1] (> 30 yrs.) Per unit	New properties[1] (< 30 yrs.) Per unit
Single Unit Detached (market rate)	0.3	0.21
Townhouse/Duplex (market rate)	0.2	0.13
Low-Rise Apt./Condo (market rate)	0.3	0.04
Midrise Apt./Condo (market rate)	0.2	0.04
Highrise Apt./Condo (market rate)	0.1	0.04
Public Housing	0.2	0.65
Other Income-Restricted Housing[2]	0.7	0.83

[1] Old properties are greater than 30 years old and new properties are less than 30 years old.
[2] Properties in which most of the units are income restricted, excluding senior housing.

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

VI. COMMUNITY

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

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

Table 8: Community Meetings

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

*Staff-led update

VII. CONCLUSION

Staff finds that the applicant's phased development plan for 4991 and 5001 Eisenhower Avenue to be appropriate and advances the EWSAP. We recommend approval of the Master Plan Amendment, Rezoning, Zoning Text Amendment, CDD Concept Plan, and Subdivision. We additionally recommend approval of the DSUP with Site Plan, associated SUPs, and site plan modifications to convert the existing office building to a multi-unit residential building, subject to compliance with all applicable codes and the recommended conditions included in this report.

Staff: Robert M. Kerns, AICP, Division Chief, Development
Maya Contreras, Principal Planner
Jared Alves, AICP, Urban Planner
Bill Cook, AICP, Urban Planner

VIII. GRAPHICS

Exhibit A: Site Plan

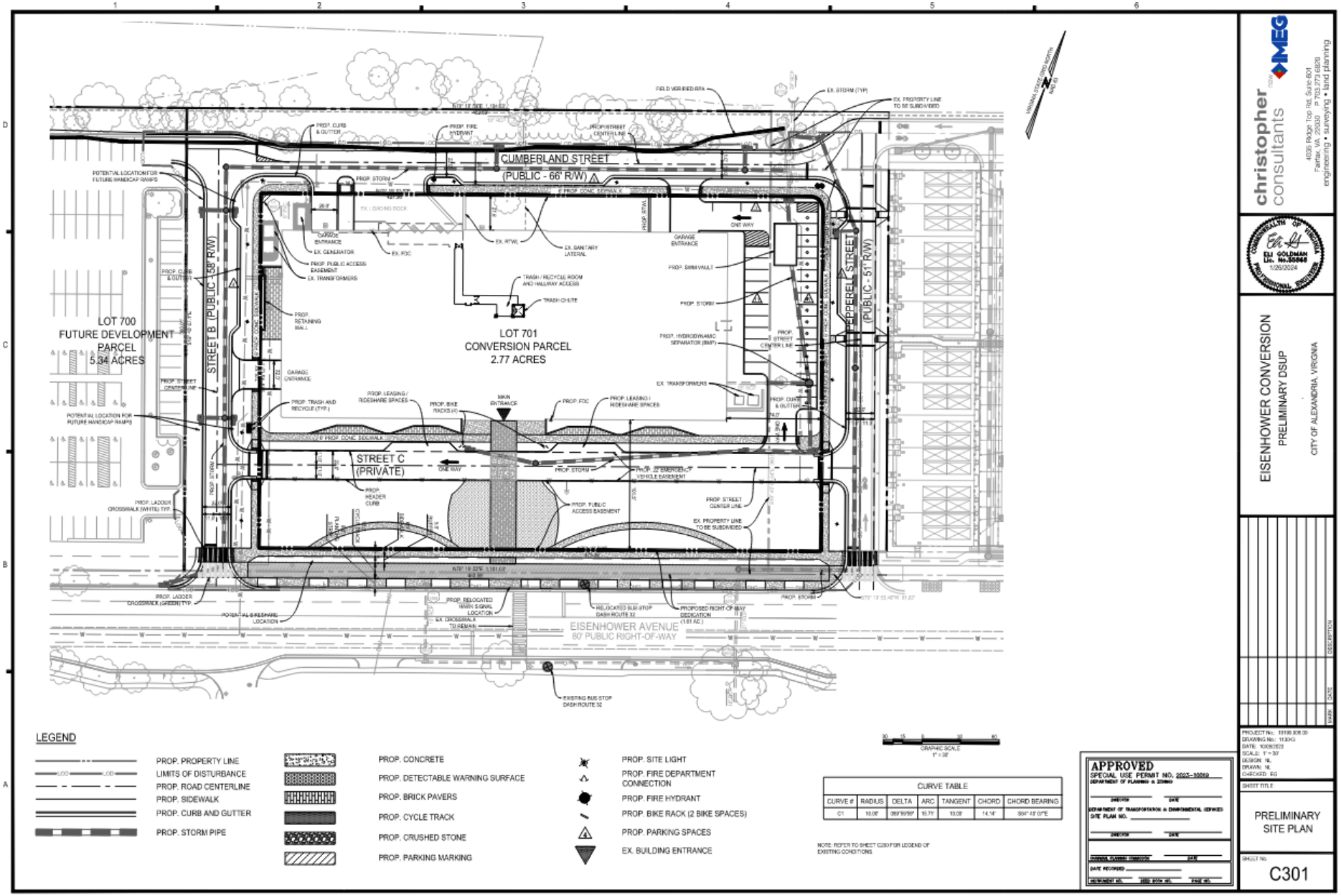


Exhibit B: Subdivision Plat

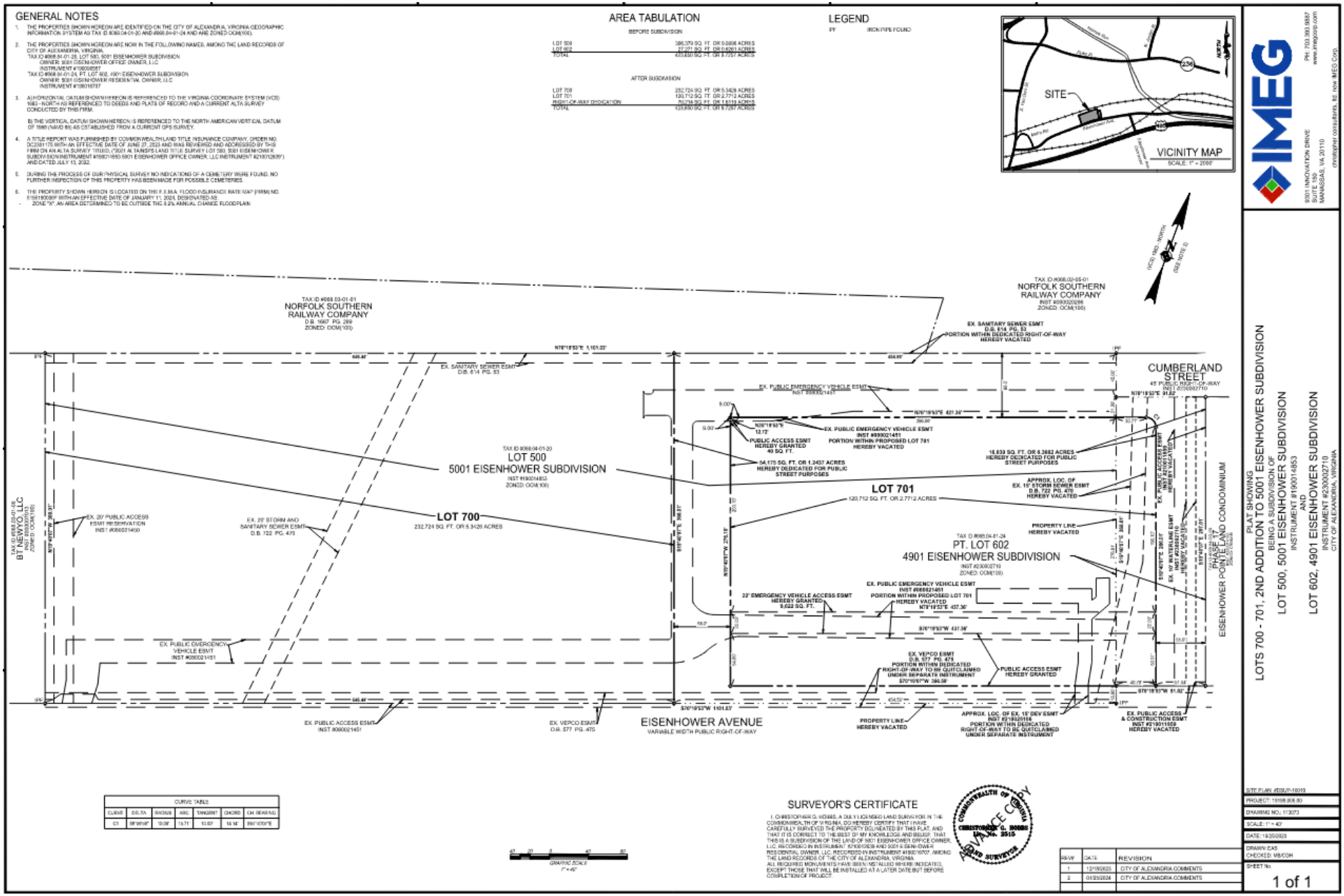


Exhibit C: Eisenhower Avenue Cross Section

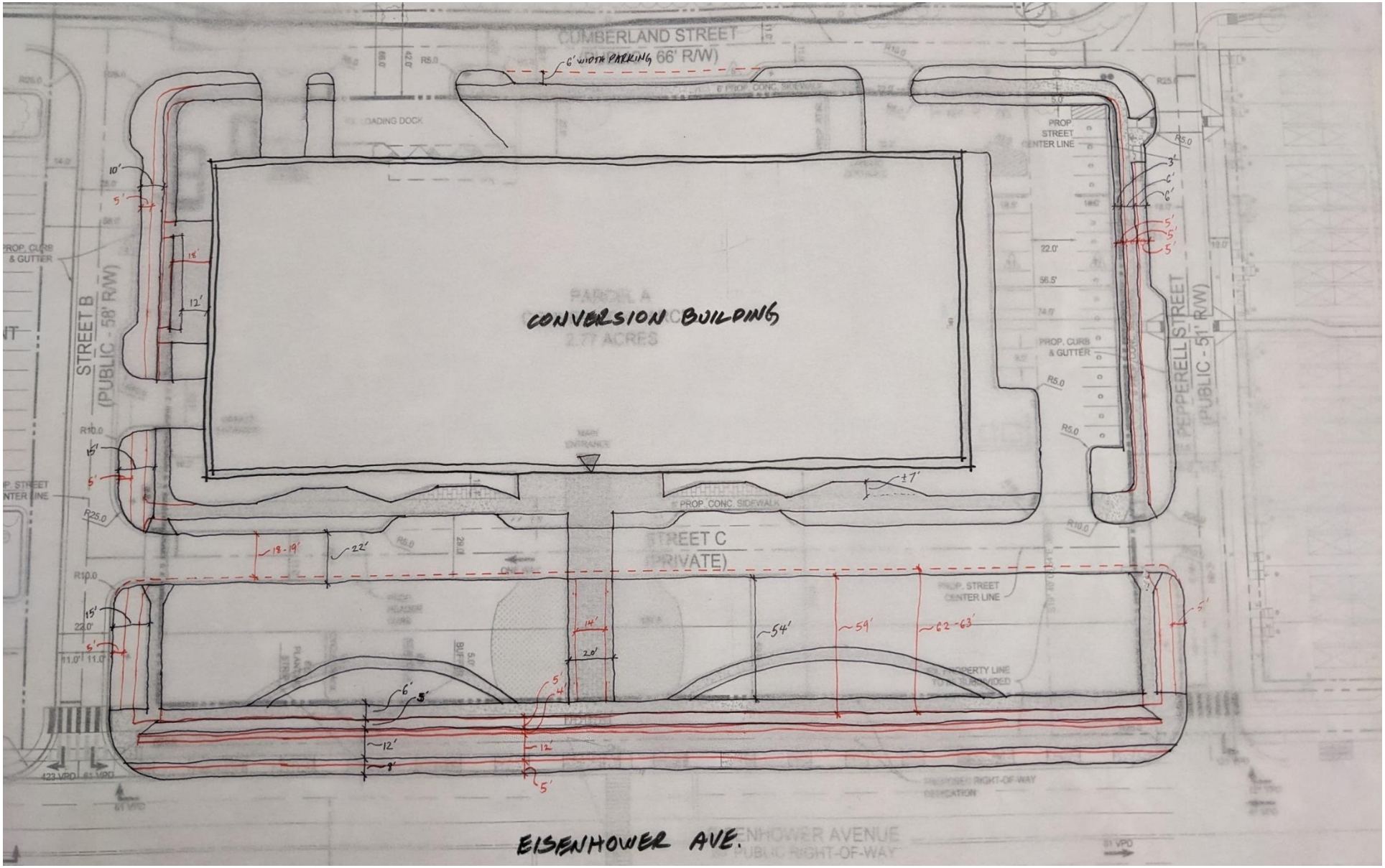


Exhibit D: Revised Sheets Corresponding to Affordable Housing Plan, Community-Leased Space, and Landscaping

DSUP 2023-10019
5001 EISENHOWER AVE CONVERSION

PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

SHEET INDEX

CIVIL	
C100	COVER
C101	NOTES AND TABULATIONS
C200	OVERALL EXISTING CONDITIONS
C201	EXISTING CONDITIONS
C202	CONTEXTUAL PLAN
C203	EXISTING TREES EXHIBIT
C300	OVERALL PRELIMINARY SITE PLAN
C301	PRELIMINARY SITE PLAN
C302	PRELIMINARY GRADING PLAN
C303	AVERAGE FINISHED GRADE EXHIBIT
C304	PRELIMINARY DIMENSION PLAN
C305	OPEN SPACE PLAN
C400	FIRE SAFETY PLAN
C900	PRELIMINARY BMP COMPUTATIONS
C901	BMP MAP
C902	BMP DETAILS
C903	SWM OUTFALL ANALYSIS
C904-C906	PRE AND POST HYDROGRAPHS
C700-C703	SIGHT DISTANCES
C900-C903	TURNING MOVEMENTS
LANDSCAPE	
L001	REFERENCE PLAN
L101	MATERIALS PLAN
L102	PROGRAM PRECEDENT IMAGERY
L401	PLANTING PLAN
L410	PLANTING SCHEDULE AND TABULATIONS
L411	PLANTING SCHEDULE AND TABULATIONS
L412	PLANTING SCHEDULE AND TABULATIONS
L501	SOIL VOLUME PLAN
L502	IRRIGATION PLAN
L601	DETAILS - HARDSCAPE
L602	DETAILS - HARDSCAPE
L701	DETAILS - PLANTING
ARCHITECTURE	
A-100	TABULATIONS
A-101	GFA DIAGRAMS
A-102	ARCHITECTURAL SITE PLAN
A-111	G3 FLOOR PLAN
A-112	G2 FLOOR PLAN
A-113	G1 FLOOR PLAN
A-114	1ST FLOOR PLAN
A-117	TYPICAL (4-8) FLOOR PLAN
A-120	ROOF PLAN
A-122	PENTHOUSE ROOF PLAN
A-200	NORTH ELEVATION
A-201	SOUTH ELEVATION
A-202	EAST AND WEST ELEVATIONS
A-301	BUILDING SECTION

NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE SOUTH BY EISENHOWER AVENUE, TO THE NORTH BY NORFOLK SOUTHERN RAILWAY CO., TO THE WEST BY A UPS EMPLOYEE PARKING LOT AND TO THE EAST BY A TOWNHOUSE DEVELOPMENT. THE EXISTING SITE IS CURRENTLY A VACANT PARKING LOT AND OFFICE BUILDING.

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

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

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

ZONING TABULATIONS

LIMITS OF DISTURBANCE: 3.06 AC

EXISTING IMPERVIOUS AREA: 1.57 AC
EXISTING PERVIOUS AREA: 1.39 AC

PROPOSED IMPERVIOUS AREA: 1.96 AC
PROPOSED PERVIOUS AREA: 1.10 AC

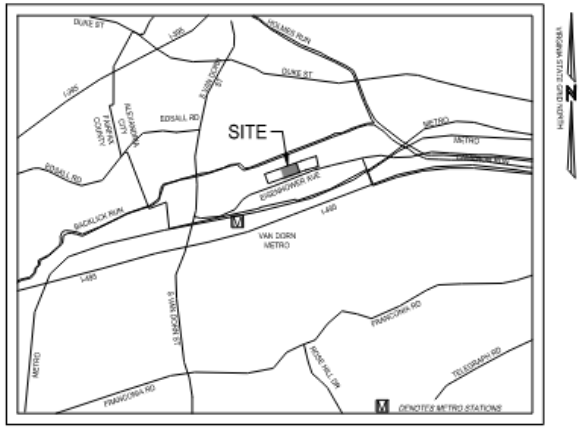
SPECIAL USE PERMITS/ZONING MODIFICTIONS/WAIVERS

MODIFICATIONS
1. LESS THAN 22' DRIVE AISLE WIDTH
2. DIMENSIONS OF STANDARD AND COMPACT PARKING

SPECIAL USE PERMITS
1. PARKING REDUCTION

REQUESTS

1. SUBDIVISION (SUB# 2023-00005)
2. DSUP (DSUP# 2023-10019)
3. REZONING TO CDD (CDD# 2023-00002) AND MPA (MPA# 2023-00004) UNDER SEPARATE COVER



VICINITY MAP
SCALE 1"= 2000'

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
COMMONWEALTH OF VIRGINIA — ELI GOLDMAN Lic. No.53468 — PROFESSIONAL ENGINEER — 11/12/2024	10/30/23	DSUP COMPLETENESS SUBMISSION #1
	12/21/23	DSUP COMPLETENESS SUBMISSION #2
	1/26/24	DSUP COMPLETENESS SUBMISSION #3
	11/12/24	CONDITIONS EXHIBIT

OWNER / APPLICANT
5001 EISENHOWER OFFICE OWNER LLC /
5001 EISENHOWER RESIDENTIAL OWNER LLC
C/O STONEBRIDGE
7200 WISCONSIN AVE
SUITE 700
BETHESDA, MD 20814
(301) 913-9610

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

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

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

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

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. —
DIRECTOR — DATE
PLANNING COMMISSION — DATE
DATE RECORDED: —
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

SHEET: C100

GENERAL NOTES

1. THE ADDRESS OF THE SUBJECT PROPERTY IS 5001 EISENHOWER AVENUE, AS OBSERVED POSTED IN THE FIELD AT THE TIME OF SURVEY.
2. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE CITY OF ALEXANDRIA COUNTY, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS TAX MAP #068.04-01-20 AND IS ZONED OCM(100).
3. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF 5001 EISENHOWER OFFICE OWNER, LLC, RECORDED IN INSTRUMENT #210012635, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
4. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
5. BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY THIS FIRM BETWEEN THE DATES OF JUNE 21, 2022 AND JULY 13, 2022 AND UPDATED SEPTEMBER 7, 2023.
6. NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONDERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREON.
7. NO CERTIFICATION HAS BEEN MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS. UNDERGROUND MARKINGS BY OTHERS OBSERVED AT THE TIME OF SURVEY HAVE BEEN LOCATED AND SHOWN HEREON FOR REFERENCE ONLY.
8. THERE ARE NO SIGNIFICANT SITE FEATURES ONSITE.
9. THERE IS NO OBSERVABLE INDICATIONS OF CEMETERIES OR BURIAL GROUNDS.
10. THERE IS A RPA ALONG THE NORTH SIDE OF THE SITE.
11. IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THIS SITE.
12. THIS PROJECT IS NOT LOCATED WITHIN A COMBINED SEWER AREA.
13. BASED ON PREVIOUS SUBSURFACE INVESTIGATIONS, THERE IS EVIDENCE OF BLACK ASH AND METAL IN FILL MATERIAL. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS CURRENTLY LOCATED AT THE PROPERTY OR AREAS LOCATED WITHIN 1,000 FEET OF A SANITARY LANDFILL. RESIDUAL CONCENTRATIONS OF PETROLEUM HYDROCARBONS FROM UNDERGROUND STORAGE TANK FORMERLY PRESENT AT THE PROPERTY ARE LIKELY TO BE ENCOUNTERED DURING EXCAVATION. APPROPRIATE PROCEDURES FOR THE HANDLING AND DISPOSAL OF PETROLEUM IMPACTED SOIL WILL BE ADDRESSED IN A SOIL MANAGEMENT PLAN. SHOULD ANY UNANTICIPATED UNDERGROUND STORAGE TANKS OR DRUMS BE ENCOUNTERED AT THE SITE, THE APPLICANT SHALL IMMEDIATELY NOTIFY THE CITY OF ALEXANDRIA FIRE DEPARTMENT AND DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY.

FLOOD ZONE NOTE

THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), NO. 5155190036E, WITH AN EFFECTIVE DATE OF JUNE 16, 2011.

BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:

- FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SANITARY SEWER ADEQUATE OUTFALL NARRATIVE

THE CURRENT SITE IS AN EXISTING OFFICE BUILDING AND PARKING LOT THAT HAS A PEAK FLOW OF 0.75 CFS. THE SANITARY FLOW FOR THE PROPOSED DEVELOPMENT OF THE CONVERSION BUILDING HAS A PEAK FLOW OF 0.74 CFS SINCE THE PROPOSED DEVELOPMENT HAS A SMALLER PEAK FLOW RATE, THERE WILL BE A NET DECREASE IN PEAK FLOW BY 0.01 CFS, SEE CALCULATIONS BELOW.

THE SITE ALL DRAINS TO AN EXISTING SEWER MAIN THAT IS LOCATED ALONG THE NORTH OF THE SITE AND FLOWS WEST TO EAST. THE ADDITIONAL FLOW TO THE SEWER WILL BE EVALUATED WITH THE CURRENT FLOWS IN THE SYSTEM, AND ANY UPGRADES NECESSARY WILL BE MADE, WHILE MAINTAINING SERVICE TO THE UPSTREAM AREAS.

THE SITE WILL OUTFALL INTO A MANHOLE AT THE NORTHERN PROPERTY BOUNDARY AND EXISTS THE SITE IN AN EXISTING 12" PIPE. THIS PIPE CROSSES THE EXISTING RAILWAY TRACKS, AND THEN EMPTIES INTO AN EXISTING 33" PIPE WHERE THE ANALYSIS WILL END.

CONCEPTUAL SANITARY DESIGN FLOWS

EXISTING FLOWS
605,898 SF OF OFFICE

CITY OF ALEXANDRIA RECOMMENDED AVERAGE DESIGN FLOWS:

200 GPD/ 1,000 SF (OFFICE)

605,898 SF X (200 GPD / 1,000 SF) = 121,260 GPD
Q = (121,260 GPD / 7.48 GAL/CF) / (DAY/86,400 SEC) = 0.188 CFS
PEAK FACTOR FOR LATERALS = 4.0
DESIGN FLOW = 0.188 X 4.0 = 0.75 CFS

PROPOSED FLOWS
408 RESIDENTIAL UNITS

CITY OF ALEXANDRIA RECOMMENDED AVERAGE DESIGN FLOWS:

300 GPD/UNIT (FOR MULTI FAMILY/AFFORDABLE UNITS)

300 GPD/UNIT X 408 UNITS = 120,000 GPD
Q = (120,000 GPD / 7.48 GAL/CF) / (DAY/86,400 SEC) = 0.185 CFS
PEAK FACTOR FOR LATERALS = 4.0
DESIGN FLOW = 0.185 X 4.0 = 0.74 CFS

NET DECREASE IN FLOW
0.74 CFS - 0.75 CFS = 0.01 CFS

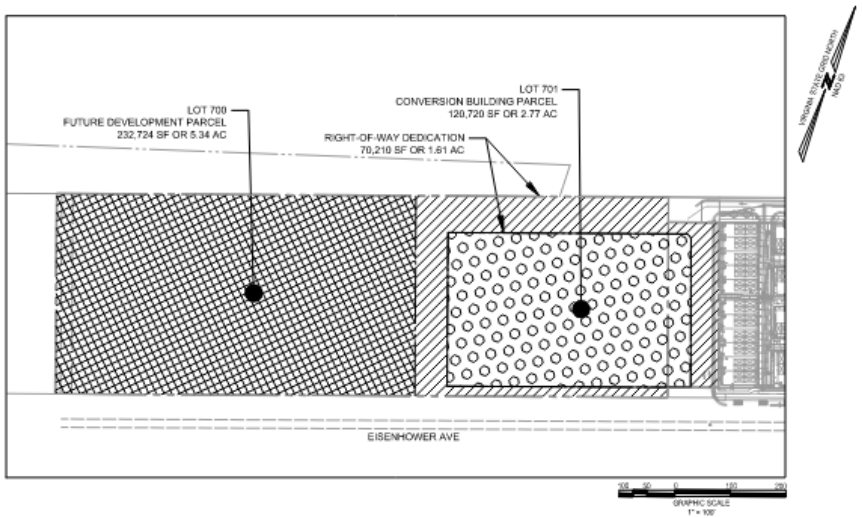
NOTE:
THE PROPOSED PEAK FLOW DOES NOT EXCEED AN ADDITIONAL 10,000 GPD, THEREFORE, NO SANITARY SEWER OUTFALL ANALYSIS IS REQUIRED PER MEMO TO INDUSTRY 6-14.

SANITARY SEWER NOTES:

1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
2. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3582 X2620.

RELATED LAND USE APPLICATIONS:

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



ZONING TABULATIONS

SITE ADDRESSES & TAX MAP NUMBERS:	068.04-01-20 (5001 EISENHOWER AVENUE), 068.04-01-23
EXISTING ZONE:	OCM(100)
PROPOSED ZONE:	CDD
SMALL AREA PLAN DISTRICT:	EISENHOWER WEST
EXISTING SITE USE:	PARKING LOT AND VACANT BUILDING
PROPOSED SITE USE:	RESIDENTIAL BUILDING WITH PARKING GARAGE
EXISTING SITE AREA:	423,804 SF OR 9.73 AC.
PROPOSED SITE AREA:	
LOT 701 (CONVERSION BUILDING)	120,720 SF OR 2.77 AC
LOT 700 (FUTURE DEVELOPMENT)	232,724 SF OR 5.34 AC
SUBTOTAL	353,444 SF OR 8.11 AC
RIGHT-OF-WAY DEDICATION	70,210 SF OR 1.61 AC
TOTAL	423,654 SF OR 9.73 AC

TOTAL DISTURBED AREA:	3.06 AC
EXISTING IMPERVIOUS AREA:	1.67 AC
PROPOSED IMPERVIOUS AREA:	1.56 AC
GROSS SF:	GARAGE = 126,892 SF RESIDENTIAL = 597,671 SF TOTAL = 833,763 SF NOTE: SEE SHEET A101 FOR MORE INFORMATION.
NET SF:	GARAGE (AT-GRADE) = 47,818 SF RESIDENTIAL = 453,154 SF TOTAL = 500,972 SF
PERMITTED FAR:	N/A
PROPOSED FAR:	500,972 SF / 120,712 SF = 4.15
PROPOSED NUMBER OF UNITS:	408 UNITS NOTE: APPLICANT IS PROPOSING 377 UNITS AND IT MAY BE INCREASED UP TO A MAXIMUM OF 460 UNITS WITH THE FINAL SITE PLAN.
UNIT MIX CHART	
1 BR:	179 UNITS
2 BR:	158 UNITS
3 BR:	40 UNITS
TOTAL:	377 UNITS
UNITS PER ACRE REQUIRED:	N/A
UNITS PER ACRE PROVIDED:	460 UNITS / 3.77 ACRES = 144 UNITS/ACRE
MAXIMUM BUILDING HEIGHT:	= 10 STORIES
PROPOSED BUILDING HEIGHT:	= 106.9' (11 STORIES, LOWER 3 TO BE GARAGE PARKING)
REQUIRED LOT FRONTAGE:	= 50'
PROVIDED LOT FRONTAGE:	= 100'
SETBACKS:	
NORTH = 27.6'	EAST = 74.9'
SOUTH = 101.9'	WEST = 18.5'

PARKING REQUIRED:
CONVERSION

Unit Type	Bedrooms per Unit	Total # of Units	Total # of Bedrooms	Parking Ratio: Base Rate	Parking Ratio: Unit	Reduction	Required Spaces
50% AMI							
1 BR	1	20	20	0.65	per unit	10%	11.7
2 BR	2	21	42	0.65	per unit	10%	12.285
60% AMI							
1 BR	1	20	20	0.75	per unit	10%	13.5
2 BR	2	21	42	0.75	per unit	10%	14.175
80% AMI							
1 BR	1	113	113	0.8	per BR	0%	90.4
2 BR	2	76	152	0.8	per BR	0%	121.6
3 BR	2	0	0	0.8	per BR	0%	0
100% AMI							
1 BR	1	26	26	0.8	per BR	0%	20.8
2 BR	2	40	80	0.8	per BR	0%	64
3 BR	2	40	80	0.8	per BR	0%	64
					TOTAL REQ'D		403

ACCESSIBLE = 9 SPACES
VAN ACCESSIBLE = 2 SPACES

PARKING PROVIDED:
CONVERSION BUILDING = 317 SPACES (291 GARAGE SPACES, 26 SURFACE SPACES)
ACCESSIBLE = 8 SPACES (9 SPACES REQUIRED PER PARKING SPACES PROVIDED)
VAN ACCESSIBLE = 2 SPACES
CITY LEASED SPACE = 3 SPACES (LOCATED IN THE SURFACE PARKING LOT)

PARKING NOTES:
1) PURSUANT TO AFFORDABLE HOUSING PLAN, 25 (50% AMI AND 20 (60% AMI THREE-BEDROOM UNITS CONSIST OF ONE EXTERIOR BEDROOM AND ONE INTERIOR BEDROOM.
2) PARKING REQUIREMENT CALCULATION BASED ON TOTAL NUMBER OF UNITS PROPOSED (377 UNITS).
3) THERE ARE 77 COMPACT SPACES IN THE GARAGE AND 17 COMPACT SPACES AT-GRADE. THIS IS A TOTAL OF 94 COMPACT SPACES, WHICH ACCOUNT FOR 30% OF THE SPACES.
4) THE MINIMUM PARKING THAT CAN BE PROVIDED IS 313 SPACES.
5) SEE SHEET A11-1-A13 FOR MORE INFORMATION ABOUT THE PARKING SPACES LOCATED IN THE GARAGE.
6) THERE ARE FIVE (5) TANDEM PARKING SPACES IN THE PARKING GARAGE AND THESE SPACES ARE NOT INCLUDED IN THE PARKING TABULATIONS.
7) TWO THREE (3) PROPOSED CITY LEASED SPACES ARE EXCLUDED FROM THE PARKING TOTALS.
8) APPROXIMATELY TEN (10) ON-STREET SPACES WILL BE PROVIDED IN THE DEDICATED RIGHT OF WAY.
9) THERE ARE FOUR (4) PROPOSED LEASING / RIDESHARE SPACES LOCATED IN STREET C.

LOADING SPACES REQUIRED: = 2 SPACES
LOADING SPACES PROVIDED: = 2 SPACES
BIKE PARKING REQUIRED: = RESIDENTIAL REQUIREMENT (CLASS 1 OR CLASS 2): 3 SPACES FOR EVERY 10 UNITS
VISITOR REQUIREMENT (CLASS 1 OR CLASS 2): 1 SPACES FOR EVERY 50 RESIDENTIAL
= (3 X (408 / 10)) + (1 X (408 / 50)) + 108 = 8
= 126 SPACES TOTAL (126 RESIDENTIAL AND 8 VISITOR)
BIKE PARKING PROVIDED: = 126 SPACES FOR RESIDENTIAL (IN GARAGE)
8 SPACES FOR VISITORS (AT-GRADE)
EXISTING AVG. DAILY TRIPS: = 0 VPD
PROPOSED AVG. DAILY TRIPS: = 1,210 VPD
OPEN SPACE REQUIRED: = 30% OF ENTIRE CDD AREA
OPEN SPACE PROVIDED: = 24,080 SF OR 0.55 AC (PRIVATE)
22,080 SF OR 0.50 AC (PRIVATE WITH PUBLIC ACCESS)
TOTAL OPEN SPACE = 46,080 SF OR 1.06 AC = 30.1% OF LOT 701 AREA
SEE SHEET C305 FOR MORE INFORMATION

GREEN BUILDING NARRATIVE

THIS PROJECT WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY.

GENERAL APPROACH
LEED SILVER OR NGBS SILVER

ENERGY
THIS IS AN ADAPTIVE REUSE PROJECT THAT REPRESENTS THE BEST CASE SCENARIO FOR REDUCTION IN EMBODIED CARBON. THE CONVERSION WILL MEET CURRENT ENERGY STANDARDS, INCLUDING ENERGY STAR APPLIANCES WHERE APPLICABLE.

WATER
THE PROJECT ANTICIPATES THE INTEGRATION OF NATIVE PLANTING TO ALLOW REDUCTION IN IRRIGATION DEMANDS. THE CONVERSATION WILL MEET CURRENT WATER USE STANDARDS AS WELL AS GARNER WATER USE REDUCTION CREDITS REQUIRED FOR GREEN CERTIFICATION. THIS WILL BE ACCOMPLISHED THROUGH LOW FLOW FIXTURES IN THE RESIDENTIAL UNITS.

INDOOR ENVIRONMENTAL QUALITY
THE PROJECT WILL MEET INDOOR AIR QUALITY (ASHREA STANDARDS). INCORPORATION OF OPERABLE WINDOWS FOR NATURAL VENTILATION IN EACH RESIDENTIAL UNIT IS ANTICIPATED.

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR — DATE
PLANNING COMMISSION — DATE
DATE RECORDED:
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

christopher consultants
4035 Ridge Top Rd, Suite 801
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

ELI GOLDMAN
Lic. No.35568
11/21/24

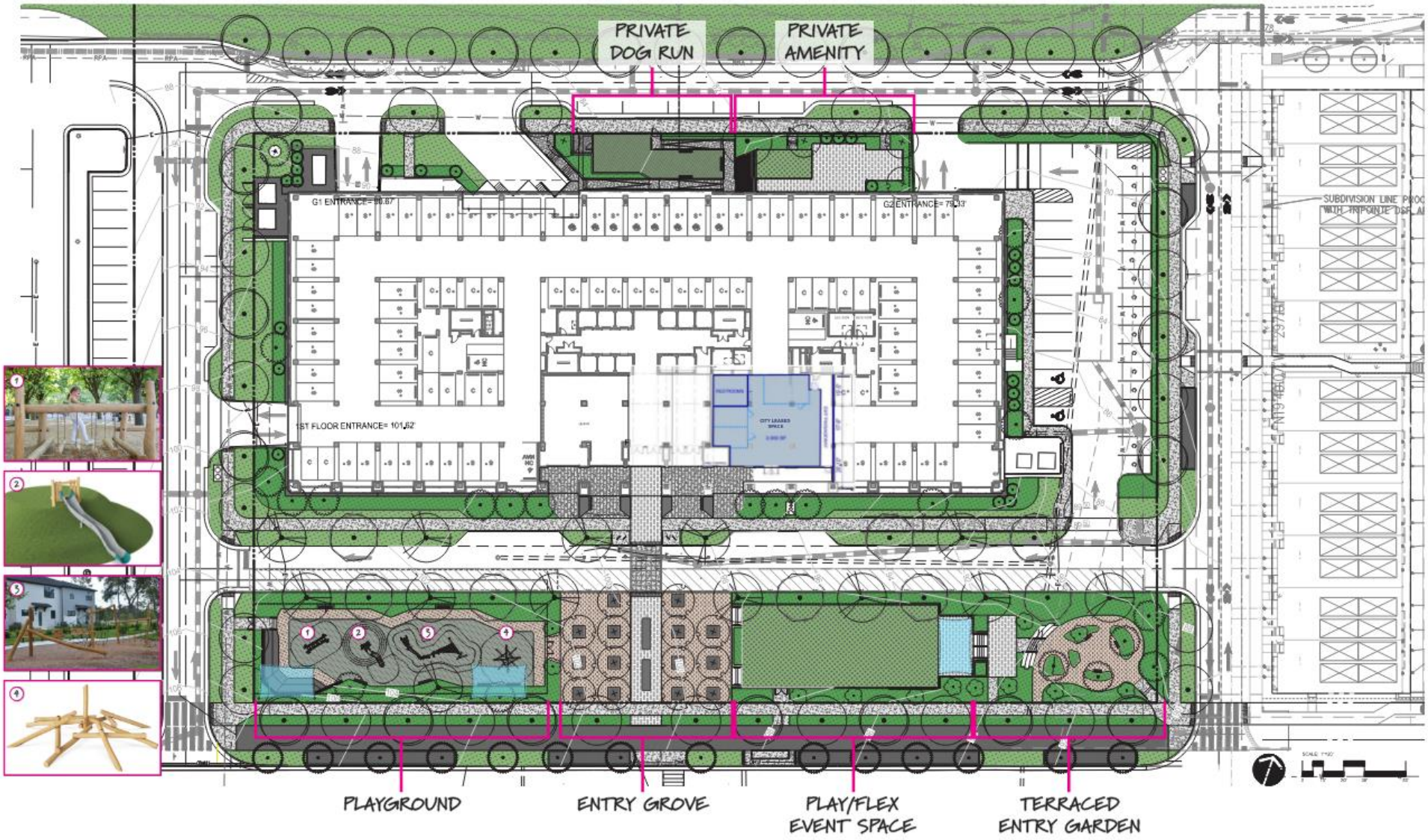
EISENHOWER CONVERSION
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 19109.005.00
DRAWING No.: 11 OF 43
DATE: 10/30/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:
NOTES AND TABULATIONS

SHEET No.
C101


PRIVATE DOG RUN
PRIVATE AMENITY
PLAYGROUND
ENTRY GROVE
PLAY/FLEX EVENT SPACE
TERRACED ENTRY GARDEN

IX. STAFF RECOMMENDATIONS: CDD#2023-00002

A. GENERAL

1. The applicant shall comply with the Coordinated Development District Conceptual Design Plan ("CDD Concept Plan"), accompanying this application and dated January 26, 2024, and as it may be revised, all conditions contained herein, and with the zoning requirements of CDD #31. (P&Z)

2. The conditions of this approval are binding upon the applicant, its successors and/or assigns. (P&Z)

3. Within the conditions for CDD#2023-00002 and DSUP#2023-10019, these definitions shall apply, as proposed to be configured per the CDD Concept Plan: (P&Z)

    a. "Lot A" is the proposed lot located farthest east within the project site where the existing office building addressed as 5001 Eisenhower Avenue and formerly known as Victory Center is located.
    b. "Public Street B" is the proposed public street (to be named) located west of Lot A and east of Lot B, intersecting with Eisenhower Avenue and terminating at the intersection with proposed extensions of Cumberland Street.
    c. "Lot B" is the proposed lot located in the center of the project site between Public Street B and Lot C, and is the site of proposed townhouses and an area of open space adjoining open space on Lot C.
    d. "Lot C" is the proposed lot located farthest west within the project site and is the site of a proposed multi-unit building, with an area of open space adjoining open space on Lot B to the east, and Public Road A to the west.
    e. "Public Road A" is the proposed public street located west of Lot C, intersecting with Eisenhower Avenue and connecting to the proposed extension of Cumberland Street running north across the project site.
    f. "Conversion Building" is the existing building, formerly known as Victory Center, located on Lot A, proposed to be converted from office to multi-unit use.
    g. "Parallel Park" is the privately-owned and maintained land with public access easement located in front of the Conversion Building intended as open space for passive and active uses.
    h. "Perpendicular Park" is the privately-owned and maintained land with public access easement located between Lot C and Lot B, extending from the Eisenhower Avenue frontage to the Cumberland Street frontage.

4. Per the phasing proposed in the CDD Concept Plan, the applicant shall obtain approval of a Development Special Use Permit for each lot/block(s) and/or building(s), and any other applicable approvals (including Special Use Permit approval for bonus density as applicable) prior to construction. Development Special Use Permits may be submitted for a portion of a block or infrastructure item when an applicant can provide sufficient information regarding the location, approximate size, type, uses, open space, parking, loading access and additional information as needed for the remainder of the block and

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

5. At least 120 days prior to submitting a preliminary Development Special Use Permit application, unless otherwise waived by the Director of P&Z, the applicant shall submit a Development Special Use Permit Concept Plan for review by the City for each proposed block(s), building(s) and/or open spaces(s) within the CDD Concept Plan area. (P&Z)

6. The floor area and building heights defined for each block within CDD#31 are maximum floor area and maximum building heights for said blocks subject to compliance with the CDD conditions listed herein and applicable requirements of the Zoning Ordinance. (P&Z)

7. Notwithstanding any contrary provisions in the Zoning Ordinance, the CDD Concept Plan CDD#2023-0002 or any revisions thereof shall remain valid for 15 years from approval. (P&Z)

8. The Directors of P&Z and T&ES may require that infrastructure, open space, land uses and other matters adjacent to the subject site deemed necessary to review a preliminary Development Special Use Permit application also be shown in the preliminary Development Special Use Permit application. (P&Z) (T&ES)

9. The Applicant(s) shall coordinate, to the extent necessary, with all future property owners and Applicant(s) within CDD #31 on the design of streets, parks-open spaces, sewer systems and other related infrastructure and construction. (P&Z) (T&ES)

B. CDD CONCEPT PLAN REVISIONS

10. The applicant shall submit a final CDD Concept Plan within 120 days from approval of the CDD Concept Plan by the City Council for administrative review and approval by the Director of P&Z. The final CDD Concept Plan shall be revised to meet all applicable conditions. (P&Z) (T&ES)

11. Depict public rights-of-way on the final CDD Concept Plan for their entire length along Lot A (Phase I), Lot B (Phase II), and Lot C (Phase III) and otherwise remain generally consistent with the approved preliminary site plans under each development plan applications associated with the CDD. (P&Z) (T&ES)

12. Revise the development blocks and street locations with the final CDD Concept Plan, in connection with all changes to the public right-of-way or other revisions required in these conditions of approval and provide corrected square footages for the land on each block and buildings to be constructed on each block. (P&Z)

13. Remove the label and cross-hatched depiction of the land north of Cumberland Street as “park dedication” on Sheet C400. (P&Z) (T&ES)

C. PHASING

14. The applicant shall construct future development within the CDD Concept Plan area in the phases shown on the preliminary CDD Concept Plan, as those phases may be revised on the final CDD Concept Plan, or as those phases may be revised through the future submission of a Supplemental Phasing & Construction Plan. (P&Z)

15. Submit a Supplemental Phasing & Construction Plan with each subsequent Development Special Use Permit submission after the Phase 1 (Conversion Building) DSUP within the CDD Concept Plan area. The Supplemental Phasing Plan shall include the following items to the satisfaction of the Directors of P&Z and T&ES: (P&Z) (T&ES)

    a. Provide, for the entire CDD Concept Plan area, a general outline of the site and the applicant's most up-to-date projection of the dates when construction of the different land uses for each block shall commence,
    b. Provide the following information regarding the street layout, the sanitary sewer system, the stormwater management system, and utility systems, and the off-site improvements connected with this project:

        i. The general location and layout of the major infrastructure components; and
        ii. The dates when construction of the infrastructure shall commence, provided that the projected dates for the commencement of construction of these components shall be consistent with the triggers noted herein.

    c. Depict and label for each park/open space area required by the conditions herein:

        i. The proposed size and location of the park/open space, and
        ii. The timeframe when construction of the improvements to the park/open space is expected and/or projected to commence.

    d. Provide a circulation plan depicting the temporary pedestrian, bicycle and vehicular circulation during the different construction phases. The plan shall identify temporary sidewalks, fencing around the site and any other features necessary to ensure safe pedestrian and vehicular travel around the site during construction and during the phasing of the development, including methods for constructing the underground parking garages without disturbing pedestrian access from completed portions of the project,
    e. No Development Special Use Permits within the CDD Concept Plan area shall be docketed for Planning Commission until the Directors of P&Z and T&ES have approved the Supplemental Phasing Plan which accompanies the Development Special Use Permit application(s),
    f. Notwithstanding the above, the applicant, at its discretion, may submit an updated Supplemental Phasing Plan from time to time for administrative review and approval by the Directors of P&Z and T&ES provided that no such submission shall relieve the applicant of the requirement that it submit an updated Supplemental Phasing Plan with each Development Special Use Permit application that seeks

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

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

D. DEDICATIONS & EASEMENTS

16. Prior to the release of the first Development Special Use Permit for each development block of the CDD Concept Plan, submit subdivision plats, easement plats, deeds, and any other necessary documentation to the satisfaction of the Director of P&Z and subsequently dedicate to the City, or as otherwise directed by the City in fee simple or by easement, the following minimum land dedications, reservations and easements located immediately adjacent to each respective block as shown on the final CDD Concept Plan, it's phasing plan, and if applicable, the following minimum land dedications in locations necessary for access to a given block from existing streets: (P&Z) (T&ES)

    a. Dedication of right-of-way for all required new public streets or portions thereof,
    b. Dedication of right-of-way for all new public streets or portions thereof deemed optional at the discretion of the applicant, and
    c. Dedication of all other easements that may be required, including but not limited to public access easements and emergency vehicle easements.

17. All public streets depicted within the CDD Concept Plan shall be dedicated: (P&Z) (T&ES)

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

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

E. INFRASTRUCTURE

19. Depict the following minimum infrastructure items on the first Development Special Use Permit request for each block in the CDD Concept Plan area, and for the entirety of each block. unless waived by the Directors of P&Z and T&ES, regardless of whether the first Development Special Use Permit on each block requests approval for all buildings anticipated on said block. (P&Z) (T&ES) *

    a. The entire final road surface, parking lanes, traffic signs and signals, and necessary roadway markings for all required new streets or portions thereof,
    b. Curbs and gutters for all streets,
    c. ADA-compliant curb ramps,
    d. Any revised traffic signs, traffic signals, or roadway markings that may be necessary, as determined by the Directors of P&Z and T&ES, along existing streets adjacent to the CDD Concept Plan area,
    e. The approved streetscape dimensions as generally shown on the CDD Final Site Plan,
    f. All grading, topography, and spot elevation necessary to review the proposed infrastructure,
    g. All necessary above and below-grade utilities, including stormwater, sanitary, water and electrical connection, and
    h. Temporary bus stops during construction.

20. The design of Public Street B shall not preclude crosswalks (to be provided with the future Lot B) including but not limited to the intersection of Cumberland Street and the intersection with Private Street C. Explore and provide north-south and or east-west bike/ped only connections (which may exist in the form of shared-use paths/alleys) through both development sites to the west of the existing office building. (T&ES)

21. All new fire hydrants on city streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative. (Fire)

22. All infrastructure within future public rights-of-way shall be designed and constructed to City Standards while materials used within the private roadways may be alternate materials to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)

23. The western most curb cut to the site (Public Road A) shall include a signalized crossing for pedestrians crossing Eisenhower Avenue. This crossing shall align with existing or planned curb cuts for the property south of the site, whichever is appropriate at the time of submitted plans for the adjacent blocks. The Final Site Plan for the adjacent blocks shall include Signal Design Plans, to the satisfaction of Director of T&ES prior to Final Site Plan approval. (T&ES)

24. Depict new bike lanes within the Eisenhower Avenue separated cycle-track, Cumberland Street, and any other necessary bike lane markings on the first Development Special Use

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

25. Coordinate the final design for the portions of the Eisenhower Avenue separated cycle-track appurtenant to each development block during review of its respective final site plan. (T&ES)

26. Provide a City Standard Bus Shelter (More information available at: www.alexandriava.gov/6548 for the existing DASH stop located in front of Lot C. The shelter shall be installed upon request of the first Certificate of Occupancy for said parcel. Bus shelters require a building permit. (T&ES) (Code) ***

F. BUILDING DESIGN

27. Architecture for future buildings within the CDD Concept Plan area shall comply with the design principles of the Eisenhower West Small Area Plan guidelines in effect at the time of future Development Special Use Permit applications, to the satisfaction of the Director of P&Z. (P&Z)

28. The applicant shall provide a ground floor space for use by the City within the conversion building that faces the publicly accessible open space, is accessible from the main lobby and/or an exterior door, has access to restrooms, is at least 2,000 sq. ft., and has three reserved parking spaces available. Additional unreserved spaces would be available in the surface parking lot adjacent to Pepperell Street. The community-leased space shall be available for use by the City for a period of 40 years after receipt of the final certificate of occupancy for the conversion building. (P&Z)

G. USES

29. Any proposed land uses shall be subject to the development levels, requirements and locations set in the final CDD Concept Plan, the conditions contained herein, and the CDD#31 zone requirements. (P&Z)

30. Any permanent use permitted by the CDD may be constructed on Lot B. Townhouses are not permitted on Lot C. (P&Z)

31. Per the Eisenhower West Small Area Plan, future multi-unit building(s) on Lots B and C should explore opportunities for ground floor commercial uses as feasible. (P&Z)

H. PARKING

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

I. TRANSPORTATION/TRAFFIC

33. Any DSUP submission that generates 50 net trips or greater within the AM or PM peak hour and submitted within five years of CDD Final Site Plan submission may be permitted to submit a Technical Transportation Memorandum, in lieu of the required Multimodal Transportation Impact Analysis. This Technical Transportation Memorandum shall, at a minimum, address the following: (T&ES)

    a. Justification statement explaining why the DSUP Multimodal Transportation Impact Analysis is not required
    b. Date in which the CDD Application was presented and approved by City Council.
    c. The proposed trip generation for the corresponding block presented in the CDD Study, as well as the proposed trip generation as presented in the DSUP application, within a comparison table
    d. Any information regarding any proposed changes or deviation from the CDD Study
    e. A signed copy of the scope intake form of the CDD Study
    f. Any phasing or timing requirements that would invalidate the Technical Transportation Memorandum.
    g. A preliminary assessment of pedestrian, bicycle, and transit facilities and accommodations, including site circulation routes, nearby bus stops and other amenities.

34. Any DSUP submission that generates 50 net trips or greater within the AM or PM Peak hour and submitted after five years of the CDD Final Site Plan submission shall be subject to the City's most recent and relevant Multimodal Transportation Impact Analysis guidelines and requirements. Should staff deem improvements necessary due to findings in the study that are not identified in the CDD study, then they shall be a condition in the DSUP submission. (T&ES)

35. Reserve and show on the CDD Concept Plan a 45' x 7' space for a Capital Bikeshare station, preferably at the northeast corner of the intersection of Eisenhower Ave and Public Street A on the sidewalk bump out. (T&ES)

J. HOUSING

36. Comply with the City's published relocation policies and process in effect at the time future Development Special Use Permit proposals are accepted for review. (Housing)

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

38. The approved floor area in the CDD Plan area shall be subject to the published monetary affordable housing contribution policies and procedures in effect at the time of each Development Special Use Permit application. (Housing)

39. Subject to the future mutual agreement of the Director of Housing and the applicant, the applicant may provide monetary contributions to the Housing Trust Fund in the form of on-site affordable housing of equivalent value as part of new development in Phases 2 and 3. (Housing)

40. Subject to the mutual agreement of the Director of Housing and the applicant, the applicant may provide affordable set-aside units as part of affordable or mixed-income housing projects within the CDD plan area. (Housing)

41. Affordable set-aside units shall be subject to the City's published standard set-aside conditions and affordable housing contribution policies and procedures in effect at that time of each Development Special Use Permit application. (Housing)

K. OPEN SPACE

42. A minimum of 30% of the land area within the CDD area shall be provided as useable open space, half of which (15%) must be publicly accessible ground-level open space. At-grade useable open space may be provided at any location within the CDD area to meet the open space requirement, but in all cases the provision of at-grade open space shall be generally consistent with the CDD Concept Plan submission. Amenities shall be provided per specific conditions by parcel and shall be high quality. Public rights-of-way shall not be counted as open space. (P&Z) (T&ES).

43. Additional amenity spaces may be considered in addition to at-grade open spaces, as part of future Development Special Use Permit submissions for residential buildings. Such spaces shall be designed as high-quality open space with active and passive uses for residents and building tenants. (P&Z)

44. For playgrounds within the CDD Concept Plan area, will adhere to the City of Alexandria Playspace Policy in effect at the time of approval of future Development Special Use Permits. (P&Z)

45. The CDD anticipates two private parks that are publicly accessible: (P&Z)

    a. Parallel Park shall be constructed with the Phase 1 DSUP and be at least 20,000 sq. ft.

    b. Perpendicular Park shall be constructed with (or prior to) the Phase 3 DSUP and be at least 18,000 sq. ft.

46. Parallel Park design and amenities shall be per the DSUP2023-10019 conditions of approval to the satisfaction of the Director of P&Z. (P&Z)

47. Perpendicular Park shall include these amenities to the satisfaction of the Director of P&Z: (P&Z)

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

L. PUBLIC ART

48. Incorporate public art on-site, or provide an equivalent monetary contribution to be used toward public art within the CDD planning area, consistent with the public art policy in effect at the time of the approval of the first Development Special Use Permit in the CDD Concept Plan area to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)

49. With the first Development Special Use Permit submission in CDD 31, the applicant shall submit a draft of a consolidated and coordinated public art plan outlining locations for public art throughout CDD #31. The preliminary public art plan shall be consistent with the following requirements and shall be approved by the Directors of P&Z and RP&CA prior to the release of the first Final Site Plan in the CDD #31 area: (P&Z) (RP&CA)

    a. On-site public art, consistent with the public art policy in effect at the time of the approval of the first Development Special Use Permit in the CDD Concept Plan area, shall be depicted on the plan to the satisfaction of the Directors of RPCA and P&Z,
    b. The plan shall note all instances in which the value of on-site public art is the result of contributions from multiple development blocks within the CDD area,
    c. All on-site public art shall be located on private property and accessible to the public, in publicly accessible open space,
    d. If approved by the Directors of P&Z and RPCA, an equivalent monetary contribution to be used toward public art within the applicable Small Area Plan area in lieu of on-site public art may be provided, and said contribution shall be noted in the coordinated public art plan, and
    e. The plan shall specify at what point in the development process each piece of on-site public art shall be installed or at what point each in-lieu monetary contribution shall be provided to the City for each development block or combination of development blocks.

50. Prior to release of each building's Final Site Plan, the applicant shall identify the following, in accordance with the consolidated and coordinated public art plan, to the satisfaction of the Directors of P&Z and RPCA: (P&Z) (RP&CA)

    a. The applicant shall have selected the artist, and medium (if applicable). The applicant is strongly encouraged to concurrently provide information on construction materials and the recommended maintenance regimen.
    b. The location of the building's proposed public art, either on-site or committed to a location within CDD #31 Plan area.
    c. The final amount of the required public art contribution.
    d. The timeline for installing the public art.
    e. Public art located on a property shall be the responsibility of the property owner, including all maintenance of the public art in perpetuity.

M. CONTRIBUTION(S)

51. Development within the CDD Concept Plan area shall be subject to the applicable developer contribution rate consistent with the Eisenhower West Small Area Plan Contribution Policy in effect at the time that Development Special Use Permits after Phase 1 are approved. Contribution rates are subject to an annual escalation clause equivalent to the CPI-U for the Washington Metro area and shall be recalculated January 1st of each year. (P&Z)

52. All checks shall be made payable to the City of Alexandria with the applicable fund reference code and submitted to the Department of Planning and Zoning with a cover letter citing the project name, contribution amount, and the condition being fulfilled. Payment shall be made prior to the release of the first certificate of occupancy for the Phase 2 Development Special Use Permit. (P&Z)

53. The Applicant(s) will provide an inception-to-date update on the amount of Developer Contributions received and status of improvements as required herein, as part of each preliminary Development Special Use Permit process within the CDD Concept Plan area. (P&Z)

54. The Applicant's Capital Bikeshare contribution for the entire build-out of the CDD, as proposed in CDD#2023-00002 (the "CDD"), shall be a minimum of $60,000 and paid proportionally with each DSUP application. Should the Applicant amend the proposed program number set forth in the CDD at a future date, then the City reserves the right to adjust the contribution amount pursuant to the Capital Bikeshare policy in place at said time. (T&ES)

55. The City may request a contribution with future DSUP Application(s) for phases after the first phase the provision of a new traffic signal on Eisenhower Avenue if warranted by a traffic study and with the contribution proportional to the traffic impact of that phase. (T&ES)

N. ARCHAEOLOGY

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

O. UTILITIES

57. All new electrical transformers and associated utilities shall be screened to the satisfaction of the Director of P&Z or provided in underground vaults which shall comply with all applicable Dominion Virginia Power (DVP) standards. Ventilation grates shall not be located within public open space, sidewalks or streets - public right-of-way, or shall be provided with inlaid paving materials equivalent to those in the surrounding field paving according to Dominion Virginia Power standards and to the satisfaction of the Directors of P&Z and T&ES. The final location of the transformers and/or vaults shall be approved as part of the preliminary Development Special Use Permit review for each building/block. (P&Z) (T&ES)

58. As part of the Development Special Use Permit process, the applicant shall submit a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 06-14. The applicant may be required to provide infrastructure improvements related to existing city-owned sanitary collector sewers to mitigate impacts from sanitary flows generated from development projects in this CDD. (T&ES)

59. All new utilities serving the CDD, whether located within or outside of the CDD, shall be placed underground at the cost of applicant. All utilities except for those having a franchise agreement with the City shall be located outside the public right-of-way; however, no transformers or switch gears shall be placed in the public right-of-way. (T&ES)

60. All overhead utilities along Eisenhower Avenue shall be undergrounded, per the phasing plan of the CDD and conditions of each Development Special Use Permit associated with the CDD. The sequence of utility undergrounding at each phase of the CDD shall generally be as follows, to the satisfaction of the Directors of P&Z and T&ES: (P&Z) (T&ES)

    a. Phase I: Install empty utility conduits underground along the frontage of the Conversion Building (Lot A per the CDD). Ensure the installation is properly aligned with the underground utilities on the frontage of adjacent parcels. The existing above ground utilities may remain in service until wires are pulled and placed underground with the next phase.
    b. Underground all overhead utilities along the frontages of Lots A, B, and C with the Phase 3 multi-unit building or within four years of first Certificate of Occupancy for the Phase 2 townhouses, whichever is earlier. Pull wires through the conduits installed per Phase 1 and along the entirety of the CDD frontage including the Eisenhower Pointe/TriPointe Homes (DSUP#2020-10035) frontage on Eisenhower Avenue.

P. STORMWATER

61. The applicant shall meet the requirements set forth in the Environmental Management Ordinance (Chesapeake Bay Preservation Act) as adopted by the City of Alexandria at the time of the submittal of each preliminary Development Special Use Permit. (T&ES)

62. For projects that implement a Stormwater Master Plan (SWMP), each phase of the development must meet the water quality requirements adopted by the City of Alexandria at the time of the submittal of each preliminary Development Special Use Permit. This includes the 1) state phosphorus reduction and 2) Alexandria water quality volume default (WQVD) requirements. (T&ES)

63. The applicant shall meet the requirements as set forth in Memorandum to Industry 01-18, Use of Manufactured/Proprietary Stormwater BMPs or applicable City Policy at the time of approval for each Development Special Use Permit. (T&ES)

64. The stormwater runoff from impervious surfaces within new public rights-of-way shall receive treatment from stormwater Best Management Practice (BMP) facilities in accordance with Memo to Industry 21-02 or applicable City policy at the time of approval. (T&ES)

65. All stormwater treatment facilities (BMPs) and detention facilities shall be maintained by the property owner, Community Development Authority, Business Improvement District, Master Association, or similar entity. This includes facilities installed in public rights of way and public parks. (T&ES)

66. The stormwater collection system is located within the Cameron Run watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 1-year, 2-year, and 10-year storm events. (T&ES)

67. All required environmental reports must be submitted and reviewed for approval by the City prior to the release of construction plans and commencement of land-disturbing activities for each Development Special Use Permit. (T&ES)

Q. SUSTAINABILITY

68. All buildings shall comply with the City's Green Building Policy at the time of Development Special Use Permit. (OCA)

69. Each project shall further sustainability by evaluating opportunities for renewable energy production, open space, and/or stormwater management as required by the Eisenhower West Small Area Plan, p. 53. (OCA) (P&Z)

R. STREET NAMES

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

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

S. INTERIM USES AND CONDITIONS

71. The applicant shall provide interim infrastructure improvements in the CDD Concept Plan area to the satisfaction of the Directors of P&Z and T&ES to provide access to a given block from existing public right-of-way. (P&Z) (T&ES)

72. Loading areas and staging areas for construction shall require construction fencing/screening prior to receipt of the first Certification of Occupancy for a building DSUP: (P&Z) (T&ES)

73. Interim or temporary screening shall be consistent with these guidelines to the satisfaction of the Directors of P&Z and T&ES: (P&Z) (T&ES)

    a. Treatment of visible portions of structures intended to be covered by future constructed features shall include one or both of the following:

        i. Installing building or structure-mounted fabric scrims and/or vinyl banners to screen and buffer views of structures (e.g. parking garages, faces of buildings) intended to be covered by future construction.
        ii. Freestanding fences with vinyl wrap or slat inserts.

    b. Sidewalks, walkways or staircases/ramps shall be maintained along Eisenhower Avenue.

74. Permitted interim uses include: (P&Z)

    a. Parking and motor vehicle storage for over 20 vehicles,
    b. Pop-up temporary placemaking or community events (movie night, food trucks, community-serving activities/uses or similar),
    c. Construction materials storage for DSPs/DSUPs within this CDD per the Construction Management Plan(s),
    d. Permitted uses in the underlying OCM (100) zoning district, and
    e. Similar temporary uses and/or uses approved by the Director of P&Z so long as it/they do not preclude the layout or function of the approved CDD Concept plan.

X. STAFF RECOMMENDATIONS: DSUP#2023-10019

1. The Final Site Plan shall conform substantially with the preliminary plan dated January 26, 2024, as modified by Exhibit D, and comply with the following conditions of approval. (P&Z)

2. The conditions of this approval are binding upon the applicant, its successors and/or assigns. (P&Z)

I. SITE PLAN

3. Per § 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)

4. Submit the plats and associated deeds for all applicable easements and vacations concurrent with the first Final Site Plan. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. (P&Z) (T&ES) *

    a. Provide public easements to the satisfaction of the Directors of P&Z and T&ES. Easements shall be consistent with the site plan.
    b. Emergency Vehicle Easement(s) (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane.

5. Submit the final plat and deed for the subdivision with the first Final Site Plan for approval prior to Final Site Plan release. (P&Z) (T&ES) *

6. Record the plat and submit a copy of the recorded plat, dedications, and deeds with the first application for a building permit. (P&Z) (T&ES) **

7. Show site utilities compatible with other site conditions on the site plan to the satisfaction of the Directors of P&Z and T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *

    a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
    b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
    c. Excluding above grade utilities from dedicated open space areas and tree wells.
    d. Screening all utilities from the public right-of-way.

8. Provide a lighting plan with the Final Site Plan, unless otherwise identified below, to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z and T&ES in consultation with the Chief of Police and Code administration shall include: (P&Z) (T&ES) (Code) *

a. The location of all existing and proposed streetlights and site lights, shading back less relevant information.
b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
c. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
d. Manufacturer's specifications and details for all fixtures including site, landscape, pedestrian, sign(s), and security lighting.
e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
f. Full cut-off lighting as applicable to prevent light spill onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with light spill regulations.
g. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
h. Basic, approved Dominion LED light fixtures for all proposed light fixtures in the City right-of-way. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
i. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
j. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
k. Light-colored concrete (painted or dyed) for walls and ceilings in all garages to increase reflectivity and improve night lighting levels. **
l. A minimum of 3.0-foot candle-maintained lighting for underground/ structured parking garages. When unoccupied the lighting levels may be no less than 1.5-foot candles. **
m. Light fixtures for the open canopies and underground/structured parking garages shall be recessed into the ceiling for any areas visible from the public right-of-way. **

9. Demonstrate and provide an ADA-accessible sidewalk path from the building's main entrance to the ADA spaces on the surface parking lot to the east with the first Final Site Plan submission, to the satisfaction of the Directors of P&Z and T&ES: (P&Z) (T&ES) *

10. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan. The unit numbers shall comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and continue in this scheme for the remaining floors. Indicate the use of each unit (i.e., residential, retail, office). (GIS) *

11. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. (P&Z) (DPI) (GIS) *

A. BUILDING

12. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated January 26, 2024, as modified by Exhibit D, and the following conditions. (P&Z)

13. Provide the following building information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) *

    a. Samples of actual window frame type, glazing, and sash components proposed for each area of the building in the color and material to be installed. (Sample sizes may be reduced for each of handling)
    b. Window mullion dimensions and projection in front of face of glass.
    c. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression.
    d. Proposals to enhance the existing structure will be reviewed administratively.
    e. All wall mounted vents shall be flush mounted and architecturally integrated with the building design regarding both placement and material/color.

14. Provide the following building refinements to the satisfaction of the Director of P&Z: (P&Z) *

    a. Work with Staff on the final design of the G-1 level glazing on the building front:

        i. Consider translucent glass so that the floor does not appear dark at night.
        ii. Glass should be recessed as deeply as possible and continue the architectural pattern of openings on floors above.
        iii. Bollards or a barrier may be required at the front of parking spaces to protect the glass.

15. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) *

    a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at ¼” =1’-0” scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
    b. Separate design drawings shall be submitted for each primary building skin typology, different wall, window or bay type that has been modified from the existing condition.
    c. When warranted by the three-dimensional complexity of the design, the applicant shall provide isometric vignettes of special conditions or building areas to the satisfaction of the Director of P&Z.
    d. All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Code or an encroachment has been obtained.

16. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current Guidelines for Preparation of Mock-Up Panels, Memo to Industry effective at application submission. (P&Z) (Code) *, **, ***

    a. Prior to ordering final building materials, provide a materials board that includes all proposed materials and finishes at first Final Site Plan. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) *, ***
    b. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights. *
    c. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
    d. An on-site, mock-up panel using the approved materials, finishes, relationships, and each type of window opening shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. Because this is a partial renovation, with most of the building skin remaining intact, mock-up panel(s) may be located on site or incorporated in the building to the satisfaction of the City Architect. **
    e. One mockup is required for each substantially different type of opening (i.e., upper level with operable sash, ground floor facing south in front of parking, etc.) **
    f. The mock-up panel shall remain on-site, in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy. ***

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

18. With the first final site plan, show the ground floor community-leased space facing the publicly accessible park in the plan set to the satisfaction of the Director of P&Z. The community-leased space shall be available for city use with receipt of the final Certificate of Occupancy. (P&Z) *, ***

19. The applicant may submit demolition permit and interior fit out and openings building permit(s) for the conversion building prior to final site plan release once staff have reviewed and approved the final floor plans as amended by these conditions of approval to the satisfaction of the Director of P&Z. The building permits will also include the scope for first floor storefront, exterior operable windows, and louver vents; and the new parking garage entrances. The applicant must obtain final site plan release and substantially complete the exterior site work prior to receipt of the first Certificate of Occupancy for the conversion building. (P&Z)

B. OPEN SPACE/LANDSCAPING

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

    a. Work with City staff to selectively reduce the width of the streetscape at Eisenhower Avenue to maximize the Parallel Park space area in front of the Conversion Building per Exhibit C.
    b. Work with City staff to reduce or eliminate non-functional (decorative) secondary pathways or plazas to maximum useable open space.
    c. Work with City staff to develop the program and design of the Parallel Park in front of the conversion building. The following features, amenities, and design recommendations should be included:

        i. A multi-age fully fenced and safety-surfaced playground; (minimum 4,725 sq. ft.),
        ii. At least one 50’ x 55’ multi-use court area, striped to accommodate multiple games such as racquet sports and half-court basketball,
        iii. Minimum of two fixed-roof shade structures over groupings of tables and chairs,
        iv. Minimum of two additional seating area(s) with a shade grove or structure,
        v. A yard game area with selected permanent game facilities,
        vi. A play garden with low decorative fence as needed,
        vii. A flexible lawn and event space generally located in the center of the site and bisected by a path from the main building entrance to the Eisenhower Ave. public sidewalk, and
        viii. Provide landscape solutions at the west and east ends of the park space to improve user experience and delineate the space.

    d. Provide a hardscape (low wall) and/or landscape screen between the parking lot and the sidewalk on the west side of Pepperell Street.
    e. Provide lighting for publicly accessible park spaces to permit extended use for the minimum hours per City public parks policy and include timer mechanisms to reduce lighting to security and ingress/egress lighting after such hours.
    f. Provide a system of terraces or patios on the north side of the building to provide typical multi-unit housing resident amenities including but not limited to gathering areas and seating, grilling or outdoor kitchens, and informal games.
    g. Continue to work with City staff to determine whether the provision of a small dog park space on the north side of the conversion building is feasible.
    h. For the private dog park, post signage with contact information to facilitate reporting of any noise, pet waste, or other issues. Show the location and design of the sign(s) prior to Final Site Plan release and install the sign(s) prior to the issuance of the first Certificate of Occupancy.

21. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. (P&Z) *

22. Provide location, specifications, and details for site furnishings that depict the installation, scale, massing, and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) *

    a. Site furnishings may include benches, bicycle racks, trash bins, recycling receptacles, and other associated features. City standard materials are mandatory in all public right-of-way.

23. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *

24. Develop and install a playspace for structured and/or unstructured play that conforms to the City of Alexandria's Playspace Policy, to the satisfaction of the Director of P&Z. Provide a letter of certification from a certified safety professional attesting that the design meets the policy prior to Final Site Plan release and provide a letter of certification after construction to confirm that the playground was built per the design prior to issuance of the Certificate of Occupancy. The playspace design, installation, and maintenance shall meet these requirements: (P&Z) (Code) *, ***

    a. Provide a coordinated array of the play elements.
    b. Depict the location, scale, massing, and character of the playspace, grade conditions, surfacing, site furnishings, vegetation, and other site features.
    c. Playspaces and site equipment shall comply with the most recent guidelines, specifications, and recommendations of the Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292).
    d. Play area and equipment shall comply with Americans with Disabilities Act 2010 ADA Standards for Accessible Design.
    e. Playspaces shall be regularly inspected and maintained according to CPSC, ASTM, and manufacturer recommendations. Natural play spaces and/or elements shall be maintained and cared for according to landscape standards provided by landscape architect, planner, and/or to relevant CPSC and ASTM standards.
    f. Play areas shall be open to the public and located in areas accessible to the public. The play areas will also be subject to a public access easement.
    g. Playspaces shall have appropriate signage posted with hours of operation and other operational information.
    h. Playspaces shall be fully enclosed with fences, walls, or similar structures for safety and access control. Fencing shall not be utilized in any way to prevent the public use of the playspace.

25. Provide a Maintenance Plan for the publicly accessible open space for approval by the City prior to final performance bond release. Staff will collaborate with the applicant to develop the Final Project Maintenance Plan. The Maintenance Plan shall guide execution of work, labor, and materials for plantings, play equipment and surfaces, recreational equipment and amenities, hardscape, utilities and irrigation (if any), and other open space furnishings and

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

a. Daily, weekly, and seasonal facilities maintenance for all applicable project components including irrigation system, lighting, and active recreation and fitness features.
b. Daily, weekly, and seasonal grounds maintenance including litter, debris, solid waste, and recycling removal and general policing of grounds.
c. Product warranty and anticipated replacement schedules, including equipment updates to ensure continuous compliance with recreational safety standards.

26. Post sign(s) stating that open space public access easements are open to the public, noting any operating hours or other restrictions. Show the sign locations and design on the Final Site Plan and install the signs prior to the issuance of the first Certificate of Occupancy. (P&Z) *, ***

27. The applicant and or successors. shall be responsible for maintaining the Parallel Park in front of the conversion building in good condition in perpetuity, and consistent with all required easements, to the satisfaction of the Director of P&Z. Provide a maintenance agreement as described in the DSUP conditions. (P&Z)

28. Live programming and other special events to be held within the Parallel Park by private entities on a limited basis, including food and craft sales during such events, may be allowed subject to an administrative protocol to the satisfaction of the Director of P&Z. (P&Z)

29. The applicant shall allow the Parallel Park to be used for City-sponsored events in accordance with the terms of the public access easement. (P&Z)

C. TREE PROTECTION AND PRESERVATION

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

D. ARCHAEOLOGY

31. Call Alexandria Archaeology immediately at 703.746.4399 if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the discovery area until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

32. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

E. PEDESTRIAN/STREETSCAPE

33. Provide the pedestrian improvements listed below or as otherwise shown in the Preliminary Plan as modified by Exhibit D to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) ***

    a. Install ADA accessible pedestrian improvements serving the site.
    b. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks and internal pathways shall be six feet.
    c. Sidewalks shall be flush across all driveway crossings.
    d. All newly constructed curb ramps shall be concrete with detectable warning and shall conform to current VDOT standards.
    e. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street.
    f. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development.
    g. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks may be required as directed by staff at Final Site Plan. Alternative crosswalk treatments must be approved by the Director of T&ES.
    h. Install audible pedestrian countdown signals and pedestrian activated pushbuttons in accordance with City Standards. All pedestrian-activated push buttons shall be accessible per ADA Accessibility Guidelines.
    i. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.

34. Work with Staff during the review of the Final Site Plan to identify additional pedestrian improvements to the area surrounding the existing loading dock. More specifically, explore the feasibility of supplemental warning beacons and/or other devices and pavement markings/treatments that will improve the safety and comfort of the pedestrian, to the satisfaction of the Director of T&ES. (T&ES) *

F. PARKING

35. All residential parking shall be unbundled (i.e., the cost to purchase or rent a parking space is separate from the cost to purchase or rent the residential unit). (T&ES)

36. Provide controlled access into the garage for vehicles and pedestrians. The controlled access to the garage shall allow convenient access to the underground parking for residents. (T&ES) (P&Z)

37. Provide wheel stops for all 90-degree and angled vehicle parking spaces adjacent to a sidewalk if the back of the sidewalk is less than 7 feet from the curb. (T&ES).

38. Provide a Parking Management Plan with the Final Site Plan submission that complies with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. To release the Final Site Plan, the Parking Management Plan shall be approved by the Departments of P&Z and T&ES. At a minimum, the parking management plan shall include: (P&Z) (T&ES) *

a. On-Street Parking: Any proposed on-street parking spaces.
b. Parking wayfinding, performance parking and advanced parking management systems. The Plan shall include a parking wayfinding plan which shall include illuminated wayfinding.
c. The Applicant shall be responsible for the implementation of the Parking Management Plan. The Applicant shall be responsible for the installation of all infrastructure required to support the implementation of the Plan including, but not limited to, parking wayfinding signs, advanced parking management technologies and performance parking metering systems.

39. Share parking occupancy data annually for the facility with the City upon request. (T&ES)

40. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes desired after the Signature Set approval. (P&Z) (T&ES) *

41. Provide bicycle parking per current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking, and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. (T&ES) *

42. Provide details on the locations and types of bicycle parking on the Final Site Plan. Install bicycle parking prior to the issuance of the first Certificate of Occupancy. (T&ES) *, ***

43. Provide signage, striping, or other means to prevent parking in emergency vehicle easement(s) prior to Final Site Plan release, to the satisfaction of the Director of T&ES. (T&ES) *

44. At the applicant's discretion, they may convert the 17 surface parking spaces perpendicular to Pepperell Street to landscaped open space and/or may reorient the spaces to be diagonal or parallel to increase the available open space, Even if the total number of surface spaces decreases because of the redesign, subject to minor site plan amendment review to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)

45. Provide Level 2 electric vehicle chargers for at least five percent of the required parking spaces, rounded up to the next whole number parking space. (OCA)

46. The condition above OR: Install at least one publicly accessible electric vehicle DC Fast Charger (level 3), prior to issuance of the final Certificate of Occupancy. The Level 3 charger space(s) would not be in addition to the off-street parking required under the Zoning Ordinance. If one charger is not feasible at the project site, the applicant may work with city staff to identify an alternative suitable location in the city. (OCA) ***

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

G. SUSTAINABILITY

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

49. The applicant may propose additional strategies to the sustainability conditions outlined below and these additional sustainability strategies may be incorporated administratively to the satisfaction of the Climate Action Officer and the Director of P&Z. (P&Z) (OCA)

50. The project shall comply with the requirements of the current City of Alexandria Green Building Policy at the time of DSUP approval. Diligent pursuit and achievement of this certification shall be monitored through these requirements unless exempted by the certification rating systems and the Green Building Policy: (P&Z) (OCA)

    a. Provide evidence of the project's registration with LEED, Green Globes, NGBS, Earthcraft, or equivalent with the submission of the first Final Site Plan and provide a draft checklist from the P&Z website showing how the project plans to achieve the certification and clearly indicate that requirements for the priority performance points are being met as defined by the City of Alexandria's Green Building Policy. *
    b. Provide an updated copy of the draft certification scorecard/checklist prior building permit release for above-grade construction to show compliance with the Green Building Policy. **
    c. Provide updated building energy performance analysis and building energy use intensity (EUI) (energy use per sq. ft.) prior to release of the building permits for above-grade construction. **
    d. Provide a draft commissioning plan and verification, if required by the Green Building Rating System and the building code, from a certified third-party reviewer that includes items "i" through "v" below, prior to receiving building permits for above-grade construction. **

        i. A narrative describing the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
        ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed.
        iii. Functions to be tested including, but not limited to, calibrations and economizer controls.
        iv. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
        v. Measurable criteria for performance.

    e. Provide updated water efficiency documentation for the priority performance points as defined by the City of Alexandria's Green Building Policy prior to building permit release for above-grade construction. **
    f. Provide updated documentation for the indoor environmental quality priority performance points as defined by the City of Alexandria's Green Building Policy prior to the release of building permits for above-grade construction. **
    g. Provide evidence that design phase credits (for the certifying party) have been submitted by the first Certificate of Occupancy. ***
    h. Provide evidence showing that the requirements for priority performance points for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria's Green Building Policy for Design Phase credits to the U.S. Green Building Council, Green Globes, or Earthcraft (or equivalent) prior to issuance of a Certificate of Occupancy. ***

i. Provide documentation of applicable green building certification prior to release of the performance bond clearly indicating that the priority performance points requirement for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality have been achieved as defined by the City of Alexandria's Green Building Policy. ****

j. Failure to achieve the certification level, as required by the City of Alexandria's Green Building Policy, will be evaluated by City Staff to determine whether a good faith, reasonable, and documented effort was made to achieve the certification level to the satisfaction of the Climate Action Officer and the Director of P&Z.

51. Post information on the City of Alexandria's Reuse Directory in a public place near trash collection area for residents of multifamily buildings that exceed 100 units and send proof to T&ES staff prior to the issuance of the first Certificate of Occupancy. The directory is available at: https://www.alexandriava.gov/tes/solidwaste/info/default.aspx?id=19202#NewCityofAlexandriasReuseDirectory (T&ES) ***

52. The building shall be solely electric with limited exceptions for allowances for natural gas where electric is not feasible. Natural gas shall be prohibited with limited exceptions for: restaurants, and emergency generators. For these limited accessory elements, the buildings shall be designed to support low cost and available conversion from fossil fuels to electricity in the future. (OCA)

53. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Final Site Plan. (OCA) *

54. The project shall further sustainability by evaluating opportunities for renewable energy production, open space, and/or stormwater management as required by the Eisenhower West Small Area Plan, p. 53. (P&Z) (OCA)

II. TRANSPORTATION

A. STREETS/TRAFFIC

55. Repair any of the City's existing public infrastructure that is damaged during construction per the most recent version of the T&ES Design and Construction Standards, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) ****

56. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection Staff and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) *

57. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets, prior to the issuance of the first Certificate of Occupancy. (T&ES) ***

58. Slopes on parking ramps to garage entrances and exits shall not exceed that shown on the Preliminary Site Plan. For non-parking ramps with slopes of 10 percent and greater, a minimum of 10 feet in length transition slopes at the top and bottom of the ramp shall be required, and the transition slope shall be half the difference in slope between two adjacent

sections. Final design shall be to the satisfaction of the Director of T&ES prior to Final Site Plan release. (T&ES) *

59. The circulation plan within the garage shall minimize turning vehicles within the drive aisle encroaching into the opposing vehicle path. The design shall be consistent with the Preliminary Plan as modified by Exhibit D to the satisfaction of the Director of T&ES prior to Final Site Plan release. (T&ES)

60. Any wall mounted obstructions at the wall end of a parking space shall be limited to no more than 24 inches extended from the wall and at least 48 inches from the garage floor. Areas with obstructions that exceed this requirement will not count as parking spaces. (T&ES) ****

61. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) ****

62. Upgrade the existing pedestrian signal and crossing (including both curb ramps and the crosswalk treatments) in front of the site on Eisenhower Avenue using the most up to date HAWK Signal design guidance and install prior to Certificate of Occupancy. The Final Site Plan shall include Signal Design Plan of the proposed HAWK Signal to the satisfaction of the Director of T&ES. (T&ES). *, ***

63. Provide bicycle facilities on the site's frontage per the Alexandria Mobility Plan applicable Small Area Plans and the City's Complete Street's Design Guidelines. Show the facilities prior to Final Site Plan release and install them prior to receipt of the final Certificate of Occupancy. (T&ES) *, ***

    a. Provide routing signs on on-street bicycle facilities consistent with guidance from AASHTO and MUTCD. For shared-use paths, signs should be consistent with the City's Wayfinding Program.
    b. Install the 12-foot-wide unobstructed cycle-track along the entirety of the site's frontage with Eisenhower Avenue, consistent with AASHTO / NACTO of T&ES.
    c. Install sharrows on all remaining streets, consistent with AASHTO / NACTO guidelines.
    d. Final design of all bicycle facilities shall be determined during review of the Final Site Plan, to the satisfaction of the Director of T&ES.

64. Obtain approval for a street naming case from the Planning Commission for all new public and private streets prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

65. Street names and addresses must be obtained for mail delivery (addressed per the front door) and for emergency services (addressed per street access) prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

66. Cumberland Street: Work with Staff during review of the final site plan to identify and provide additional traffic calming improvements, to the satisfaction of the Director of T&ES. (T&ES) *

a. Study specifically whether the off-set T-Intersections of Cumberland Street and Public Street B; and Cumberland and Pepperell Streets can be further calmed with traffic islands/diverters within the current and proposed rights-of-way. Include relevant turning movements for standard and emergency apparatus.
b. On-street parking stalls on the south side of Cumberland Street behind the existing structure shall be a minimum of 7' in width and maintain a 6' sidewalk.

67. Pepperell Street: work with Staff during review of the Final Site Plan to identify and provide additional pedestrian improvements, which may include but not be limited to narrowed lane widths to the satisfaction of the Director of T&ES. (T&ES) *

68. Public Street B: Pursuant to CDD#2023-00003 Condition #20, the design of roadway shall not preclude crosswalks, including but not limited to the intersections of Cumberland and Public Street B; and Cumberland and Private Street C. (T&ES) ***

69. Private Street C: Work with Staff during review of the final site plan to make the following refinements to the street, to the satisfaction of the Director of T&ES. (T&ES) *

a. Stripe-out an 11-foot wide (with 10' feet being desirable) fire lane and to effectively reduce the width of the entire roadway to a single, 11' wide travel lane while maintaining access for emergency vehicles. To discourage private motor vehicles from using the fire lane, consider using signage and/or other pavement markings.

70. Work with Staff during review of the final site plan to refine the design of the mid-block crossing in front of the main entrance to the conversion building. More specifically, study and explore ways to calm vehicular traffic at the crossing by providing elements that may include supplemental warning signage (i.e., Rapid Rectangular Flashing Beacons (RRFBs)), roadway markings, differentiated materials, or other similar measures as approved by the Director of T&ES. (T&ES) *

71. Depending on turning movements, explore the feasibility of reducing select travel lanes to 10' in width for low volume streets roads internal to the site and depict these changes with the first final site plan. (T&ES) *

72. Provide a traffic signal design plan for the HAWK signal prior to Final Site Plan release and install the HAWK signal prior to receipt of the first Certificate of Occupancy, subject to the satisfaction of the Director of T&ES. (T&ES) *, ***

B. TRANSPORTATION MANAGEMENT PLAN

73. Contribute to the Citywide Transportation Management Plan (TMP) at the rate specified by the current TMP policy. Unless the upfront payment or partial upfront payment option is chosen as described below, payments are due once per year no later than September 30 for 30 years with rates adjusted annually for inflation based on the April-to-March Consumer Price Index change reported by the Bureau of Labor Statistics. (T&ES)

a. Projects that obtain their first Certificate of Occupancy prior to July 1, will have their first year of assessment in the current calendar year. Projects that obtain their first Certificate of Occupancy on July 1 or later will have their first year of assessment in the next calendar year.

b. A development may receive a 35% discount for paying the entire 30-year amount (unadjusted for inflation) prior to receipt of the first Certificate of Occupancy. Under this option, no further TMP payments are required. ***
c. A development may receive a 25% discount for paying one quarter of the entire 30-year amount (unadjusted for inflation) before receipt of the final Certificate of Occupancy and five standard subsequent payments over the next five years. The five annual payments will be made no later than September 30 each year. After these payments are made, no further TMP payments are required. ***

74. The applicant/owner may request permission to manage its own TMP fund subject to the approval of the Director of T&ES. The property must have achieved specific single occupancy vehicle targets for at least three years in a row, as specified in the current TMP policy, and have provided the City with detailed information about how the applicant/owner will manage the TMP for the development. Development would retain the annual TMP contributions and must spend it exclusively on transportation related activities approved by the Director of T&ES or designee. (T&ES)

75. Designate an on-site TMP Coordinator prior to the issuance of the first Certificate of Occupancy. Provide the name, address, email, and telephone number of the coordinator to the City's Mobility Services Division, updating this information annually or as needed. This person will be the City's point of contact for the development and will be responsible for paying invoices, coordinating with staff on TMP-related activities as needed. (T&ES) ***

C. BUS STOPS AND SHELTERS

76. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan and provide these improvements for the existing bus stop in front of the conversion building to the satisfaction of the Director of T&ES: (T&ES) (Code) *, ***

a. An ADA-compliant City Standard Bus Shelter with a bench, illumination, the ability to accommodate digital real-time bus information screens, and electric connections, to the satisfaction of the Director of T&ES. More information on City Standard Shelters is available at: http://www.alexandriava.gov/6548. Bus shelters require a building permit.
b. An ADA-compliant and unobstructed 25-foot wide, parallel to the roadway, by 8-foot-wide (aligned with bus doors), perpendicular to the curb bus stop passenger loading pad made of concrete or other sturdy, non-slippery materials.
c. The designs for the passenger loading pad and shelter shall be coordinated during review of the Final Site Plan.
d. All the bus stops, shelters, and pads shall be installed prior to the issuance of the final Certificate of Occupancy. (T&ES) ***

77. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The loading pad's cross slope shall be less than two percent. The existing width of the sidewalk may be counted towards the eight-foot-wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible.

78. Plant and maintain street trees in proximity to bus stop approaches or directly adjacent to travel lanes pursuant to the Landscape Guidelines and to avoid conflict with vehicles, specifically: (P&Z) (T&ES) *

    a. Ensure any trees planted in immediate proximity of bus stops or bus travel lanes have a clearance of at least 15-ft. to the canopy and will not grow branches that protrude into bus stop area or bus travel lane.
    b. Exclude trees from a 40-foot zone, which represents the length of the bus as it is serving the stop.
    c. Locate trees within both the 10-foot departure zone and the 20-foot approach zone (on either side of the 40-foot zone) to minimize conflict with vehicles and to allow direct line of sight for approaching buses.

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

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

B. UTILITIES

80. If a franchise agreement has not been entered into with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)

81. Install conduits for future utility undergrounding along the site frontage on Eisenhower Avenue in accordance with the CDD phasing plan. (T&ES) ****

82. Do not locate transformer and switch gears in the public right-of-way. (T&ES)

83. All new fire hydrants on public streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative. Hydrants must be installed and functional prior to issuance of the Certificate of Occupancy. (T&ES) ***

84. Please conduct a CCTV inspection and provide status verification of the existing stormwater sewers within the project's construction footprint. Ensure that all sewers are adequately assessed to prevent any potential damage or impact from construction activities, where applicable. (T&ES)

C. SOLID WASTE

85. Purchase and install one public space trash receptacle and one public space recycling receptacle to the satisfaction of the Director of T&ES prior to Performance Bond. (T&ES) ****

    a. Trash receptacles shall be Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid
    b. Recycling receptacles shall be Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection.

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

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

86. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) *

87. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *

88. Design all stormwater Best Management Practices (BMPs) to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *

89. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *

90. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by The City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) ****

91. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are: (T&ES) ****

a. Constructed and installed as designed and in accordance with the released Final Site Plan.
b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized.

92. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the submission of As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) ****

93. Submit two originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the Final Site Plan #2. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *

94. The owner/property manager shall be responsible for maintaining stormwater Best Management Practices (BMPs). Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/or owner, the applicant shall: (T&ES) ****

a. Execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA, master association, and/or owner.
b. Include a copy of the contract in the BMP Operation and Maintenance Manual.
c. Submit a copy of the maintenance contract to T&ES prior to Performance Bond release.

95. Provide an Owner's Operation and Maintenance Manual for all BMPs to the owner/property manager. The manual shall include at a minimum: (T&ES)

a. An explanation of the functions and operations of the BMP(s),
b. Drawings and diagrams of the BMP(s) and any supporting utilities,
c. Catalog cuts on maintenance requirements including mechanical or electrical equipment,
d. Manufacturer contact names and phone numbers,
e. A copy of the executed maintenance service contract, and
f. A copy of the maintenance agreement with the City.

96. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) ****

97. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations prior Performance Bond release to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, provide a description of the maintenance measures performed. (T&ES) ****

B. WATERSHED, WETLANDS, & RPAs

98. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)

99. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)

100. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site): (T&ES)

    a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
    b. Highly erodible and highly permeable soils,
    c. Steep slopes greater than 15 percent in grade,
    d. Known areas of contamination; springs, seeps, or related features, and
    e. A listing of all wetlands permits required by law.

101. Provide documentation on the source of onsite wetland delineation and detail actions to minimize and/or mitigate the effect of the development on existing wetlands as required by Article XIII of the City of Alexandria Zoning Ordinance. (T&ES)

102. Prepare a Water Quality Impact Assessment per Article XIII of the City of Alexandria Zoning Ordinance to the satisfaction of the Director of T&ES. (T&ES) *

103. Prepare a Stormwater Pollution Prevention Plan with enhanced protective measures from site sources to the proximity of the RPA(s) to the project. (T&ES)

104. Mitigate any development effects on water quality due to encroachment into and/or destruction of an existing RPAs and mapped wetland area to the satisfaction of the Director of T&ES. Mitigate RPA encroachments according to the Riparian Buffers Modification & Mitigation Guidance Manual by the Chesapeake Bay Local Assistance Department. (T&ES)

C. CONTAMINATED LAND

105. Indicate on the plan whether any soil and groundwater contamination are present Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *

106. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *

    a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
    b. A Risk Assessment indicating any risks associated with the contamination.
    c. Remediation Plan detailing any contaminated soils and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with "clean" soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
    d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood,

and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.

e. A Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).

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

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

D. NOISE

109. Submit a noise study on the existing building to identify the noise levels that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development prior to the Final Site Plan release. (T&ES) *

110. If the noise study on the existing building identified noise impacted areas, conduct a building shell analysis identifying ways to minimize noise and vibration exposure to future residents. Submit the building shell analysis and the noise commitment letter for review and approval prior to Final Site Plan release. (P&Z) (T&ES) *

111. No vehicles, including construction vehicles, associated with this project shall be permitted to idle for more than 10 minutes when parked, including vehicles in the loading dock. Post at least two no idling for greater than 10 minutes signs in the loading dock area in plain view prior to the issuance of the Certificate of Occupancy. (T&ES) ***

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

E. AIR POLLUTION

113. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)

V. CONSTRUCTION MANAGEMENT

114. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)

    a. No streetlights shall be removed without authorization from the City of Alexandria,
    b. If streetlights are to be removed from the public right-of-way, then temporary lights shall be provided until the installation and commissioning of new lights, *
    c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *
    d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
    e. Include an overall proposed schedule for construction, *
    f. Include a plan for temporary pedestrian circulation, *
    g. Include the location and size of proposed construction trailers, if any, *
    h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
    i. Post copies of the plan in the construction trailer and give to each subcontractor before they start work. ***

115. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall: (P&Z) (T&ES) *

    a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit,
    b. Post information on transit schedules and routes,
    c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
    d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected.

116. Include a chapter on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **

117. Include a chapter on maintaining bicycle access within the Construction Management Plan. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **

118. Include a chapter on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all wastes offsite per all applicable federal, state, and local laws. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)

119. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) **

120. Transit stops adjacent to the site shall remain open, if feasible, for the duration of construction. If construction requires closing a stop, a temporary ADA accessible transit stop shall be determined and installed. Coordinate with the T&ES Transportation Planning Division at 703.746.4088 as well as with the transit agency which provides service to the bus stop. Install signs noting the bus stop closure and location of the temporary bus stop prior to taking bus stops out of service. (T&ES)

121. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. (T&ES) *

122. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) **

123. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z) (Code)

124. Identify a community liaison throughout the duration of construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan

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

125. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***

126. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the T&ES Site Plan Coordinator prior to applying for a Certificate of Occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***

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

VI. CONTRIBUTIONS

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

VII. HOUSING

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

130. Provide twenty (20) junior one-bedroom, twenty (20) two-bedroom, and one (1) two-bedroom and den affordable rental units, or a unit mix to the satisfaction of the Director of Housing, with rents not to exceed the maximum amounts allowed under the Federal Low Income Housing Tax Credit (LIHTC) program for households with incomes at 60 percent of the Washington D.C. Metropolitan Area Median Family Income (including utility allowances and any parking charges) for a 40-year period, or any extension thereof, from the date of initial occupancy of each affordable unit.(Housing)

131. Provide forty (40) junior one-bedroom, sixty (62) one-bedroom, eleven (11) one-bedroom and den, seventy six (76) two-bedroom and den affordable rental units, or a unit mix to the satisfaction of the Director of Housing, with rents not to exceed the maximum amounts allowed under the Federal Low Income Housing Tax Credit (LIHTC) program for households with incomes at 80 percent of the Washington D.C. Metropolitan Area Median

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

132. Provide 106 affordable rental units with rents affordable to households with incomes up to 100 percent of the Washington D.C. Metropolitan Area Median Family Income (including utility allowances and any parking charges) for a 40-year period, or any extension thereof, from the date of initial occupancy of each affordable unit. (Housing)

133. For unit types not addressed by the LIHTC program, a junior one-bedroom shall rent at an efficiency rent; a one bedroom plus den shall rent at a one-bedroom rent; a junior two-bedroom shall rent at a one-bedroom rent; and a two bedroom plus den shall rent at a two-bedroom rent. (Housing)

134. If the project's total unit count exceeds 377 at the time of Final Site Plan, the final unit count and mix at each level of affordability will be evaluated for proportionality and equivalency in value prior to Final Site Plan release to the satisfaction of the Director of Housing. (Housing)

135. Total non-refundable fees, excluding application and pet fees, shall not exceed 15 percent of gross affordable rent. (Housing)

136. Residents may be charged a monthly parking fee of up to $50 (in 2025 dollars) or the standard fee whichever is lower for their first parking space. Any additional parking spaces shall be subject to standard fees. (Housing)

137. Recertify the incomes of resident households annually. (Housing)

138. Once an income-qualified household's income increases to more than 140 percent of the then-current income limit, provide one additional one-year lease term at the affordable rent but notify the household that at the end of that year the household shall not be eligible to continue at that rent. (Housing)

139. Do not deny households receiving Housing Choice Voucher assistance admission based on receiving such assistance. A household is income qualified if the amount of rent it can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent. (Housing)

140. Provide residents with access to all amenities offered within the entire development. (Housing)

141. Units regardless of their level of affordability shall have the same finishes in the development. Clustering of units by level of affordability shall be avoided. (Housing)

142. Notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing no less than 90 days prior to leasing. Provide the City with marketing information no less than 45 days prior to leasing, which shall include the affordable rents, fees, property amenities, and contact information for applications. The City shall notify interested parties of the availability of units. The applicant shall not accept applications for the units until 45 days after providing written notification to the Office of Housing or until the Office of

Housing advises the applicant that the information has been distributed and posted, whichever occurs first. (Housing)

143. During initial lease-up, units affordable at 80 percent and 100 percent of the Washington D.C. Metropolitan Area Median Family Income will be exclusively available to income-qualified renters for 180 days. Upon subsequent availability (whenever vacated), such units will be exclusively available to income-qualified renters for 75 days. If a unit is not leased to an income-qualified renter during the exclusivity period, the unit can be leased at the restricted rent to tenants whose incomes are above the specified level.

144. List units at www.VirginiaHousingSearch.com, or an alternative website as identified by the Office of Housing at the time of lease up. (Housing)

145. Provide the City with the records and information necessary for annual compliance monitoring with the Housing conditions for the 40-year affordability period, or any extension thereof, and cooperate with the City's annual inspection of the property, including a selection of units randomly chosen. (Housing)

146. Units shall comply with the City's Rent Guidelines Policy, including annual rent increases. (Housing)

VIII. PUBLIC ART

147. Work with City staff to incorporate on-site public art elements or provide an equivalent monetary contribution for public art within the Small Area Plan per the City's Public Art Policy, adopted December 13, 2014, to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)

148. The in-lieu contribution shall be $0.30 per gross square foot, with a maximum contribution of $75,000 per building prior to issuance of the first Certificate of Occupancy. On-site public art shall be of an equivalent value to the contribution. (P&Z) (RP&CA) ***

IX. USES AND SIGNS

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

X. SUBDIVISIONS

150. The final subdivision plat shall comply with the requirements of § 11-1709 of the Zoning Ordinance. (P&Z) *

151. Depict the location of all easements and reservations, including those required in this approval, on the Final Subdivision Plat. Do not construct any permanent building or retaining wall over any existing private and/or public utility easements. (T&ES) *

152. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg format that adheres to the National CAD Standards with the Signature Set submission. The file shall include the subdivision plat including existing and new parcels and neighboring parcels. Identify legal lot numbers for each lot and document the square footages. Show adjacent lots and their Tax Map numbers on the subdivision plat. (GIS) *

XI. CITY DEPARTMENT CODE COMMENTS

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

A. Planning and Zoning (P&Z)

C - 1. Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) ****

C - 2. The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. (P&Z) (T&ES) ****

C - 3. Any parking requirement may be adjusted within five percent of the requirement if the Director of P&Z determines that physical requirements of the building prevent complying with the specific number of required parking spaces per § 8-200(A)(2)(c)(i) of the Zoning Ordinance. (P&Z) (T&ES)

B. Code Administration (Building Code)

F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor at (703) 746-4200 with any questions.

C - 1. New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code (USBC) in effect when applying for building permit(s).

C - 2. Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).

C - 3. Submit a soils report with the building permit application for all new and existing building structures. **

C - 4. Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **

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

C. Archaeology

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

D. Transportation & Environmental Services (T&ES)

F - 1. Prepare the Final Site Plan per the Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at: http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf (T&ES) *

F - 2. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES) *

F - 3. Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotation pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). (T&ES) *

F - 4. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). (T&ES) *, ****

F - 5. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single family residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES) *, ****

F - 6. Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for

the sewer pipe material and pressure test it in place without leakage prior to install. (T&ES) *, ****

F - 7. Provide at least 18-inches of vertical separation for sanitary sewer and 12-inches for storm sewer when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for 10-feet on each side of the point of crossing. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. (T&ES) *, ****

F - 8. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. (T&ES) *, ****

F - 9. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) *, ****

F - 10. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) *, ****

F - 11. Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. (T&ES) *, ****

F - 12. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. (T&ES) *

F - 13. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) *

F - 14. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) *

F - 15. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry #04-18. (T&ES) *

F - 16. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): (T&ES)

a. Include the statement: “FOR INFORMATION ONLY” on all MOT Sheets. *

b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
c. Contractor shall apply for all necessary permits for uses of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.

F - 17. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES) *

F - 18. Parking for the residential and commercial uses shall match the Zoning Ordinance requirements in effect at approval by the City Council and/or Planning Commission as modified by the DSUP. (P&Z) (T&ES) *

F - 19. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES) *

F - 20. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) *

C - 1. Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) *

C - 2. Comply with the stormwater quality requirements and provide channel and flood protection per the Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Braddock-West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. (T&ES) *

C - 3. Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) *

C - 4. Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) *

C - 5. The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES)

a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. *, ****

b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, ****

C - 6. Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. (T&ES) *, ****

C - 7. Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. (T&ES) *

C - 8. Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of T&ES. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: https://www.alexandriava.gov/ResourceRecovery or by contacting the City's Resource Recovery Division at 703.746.4410 or commercialrecycling@alexandriava.gov. (T&ES) *

C - 9. Include a note on the Final Site Plan that mandates delivering all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. Stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) *

C - 10. Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: https://www.alexandriava.gov/ResourceRecovery or contact the Resource Recovery Division at (703) 746-4410 or CommercialRecycling@alexandriava.gov. (T&ES) *

C - 11. Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) *

C - 12. Post the bond for the public improvements before Final Site Plan release. (T&ES) *

C - 13. Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) *

C - 14. Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *

C - 15. Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005, prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) ****

C - 16. Design the thickness of sub-base, base, and wearing course using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) *, ****

C - 17. Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) *

C - 18. No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. (T&ES) *

C - 19. Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *

C - 20. All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)

C - 21. Comply with the City of Alexandria's Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line, which includes: (T&ES)

a. Ensure trash collection occurs during allowable hours. Section 5-1-42 (c)) states no collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30).
b. Ensure the location of all mechanical equipment, including HVAC equipment, is considered to mitigate potential noise concerns and comply with the residential standard of 55dB(A) at the property line.

C - 22. Comply with the Alexandria Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours: (T&ES)

i. Monday Through Friday from 7 AM to 6 PM
ii. Saturdays from 9 AM to 6 PM
iii. No construction activities allowed on Sundays and holidays

a. § 11-5-4(b)(19) further restricts pile driving to these hours:

iv. Monday through Friday from 9 AM to 6 PM

v. Saturdays from 10 AM to 4 PM
vi. No pile driving is allowed Sundays and holidays

b. § 11-5-109 restricts excavating work in the right-of-way to:

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

C - 23. Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Article XIII of the Zoning Ordinance. (T&ES) *

C - 24. Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *

C - 25. Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: http://alexandriava.gov/tes/info/default.aspx?id=3522. (T&ES) *

C - 26. Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES) *

E. Information Technology

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

F. Fire Department

C - 1. Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) *

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

G. Police Department

R - 2. Provide controlled access for doors in the garage (garage levels only) that lead to the stairwell. Controlled access must not interfere with the emergency push-bar release located on the inside of the stairwell.

R - 3. Plant shrubbery that achieves a natural growth height of no more than 2.5 to 3 feet with a maximum height of 3 feet when it matures to avoid obstructing the view of patrolling law enforcement officers.

R - 4. Choose benches middle armrests to deter unwanted sleeping and skateboarding.

R - 5. Equip all ground floor windows with a device or hardware that enables securing them in a partially open position. This design prevents breaking and entering when the windows are open for air.

R - 6. Install “door-viewers” (commonly known as a peepholes) in all doors on the ground level that lead directly into an apartment to increase security for the occupant.

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

XII. ATTACHMENTS

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

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

RESOLUTION NO. **MPA 2023-00004**

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

WHEREAS, the proposed amendment will amend the **Eisenhower West Small Area Plan** chapter of the 1992 Master Plan;

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

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **December 3, 2024,** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **Eisenhower West Small Area Plan** section of the City; and

2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the **Eisenhower West Small Area Plan** section of the 1992 Master Plan; and

3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the **Eisenhower West Small Area Plan**; and

4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the **Eisenhower West Small Area Plan** chapter of 1992 Master Plan will, in accordance with present and probably future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

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

1. The attached amendment to the **Eisenhower West Small Area Plan** is hereby adopted in its entirety amending the Eisenhower West Small Area Plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with § 9.05 of the Charter of the City of Alexandria, Virginia, to the:

   - Amend Figure 4.1 – Land use; to amend land use map for the subject property from office/institutional to mixed use.

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

ADOPTED the **___ day of December 2024**.

_____

Chair, Alexandria Planning Commission

ATTEST: _____

Karl Moritz, Secretary

Attachments

Figure 4.1 – Land use, Existing

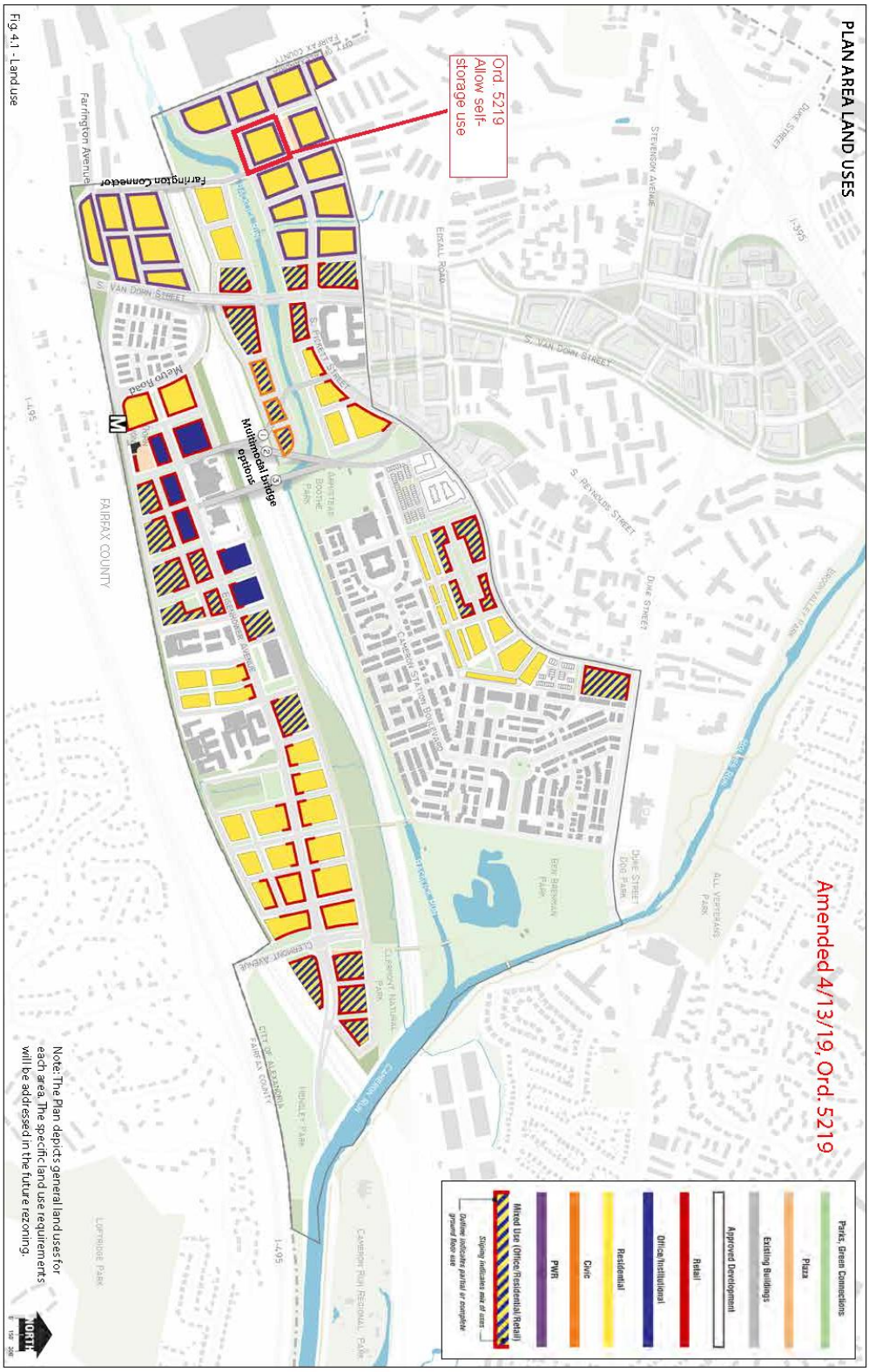
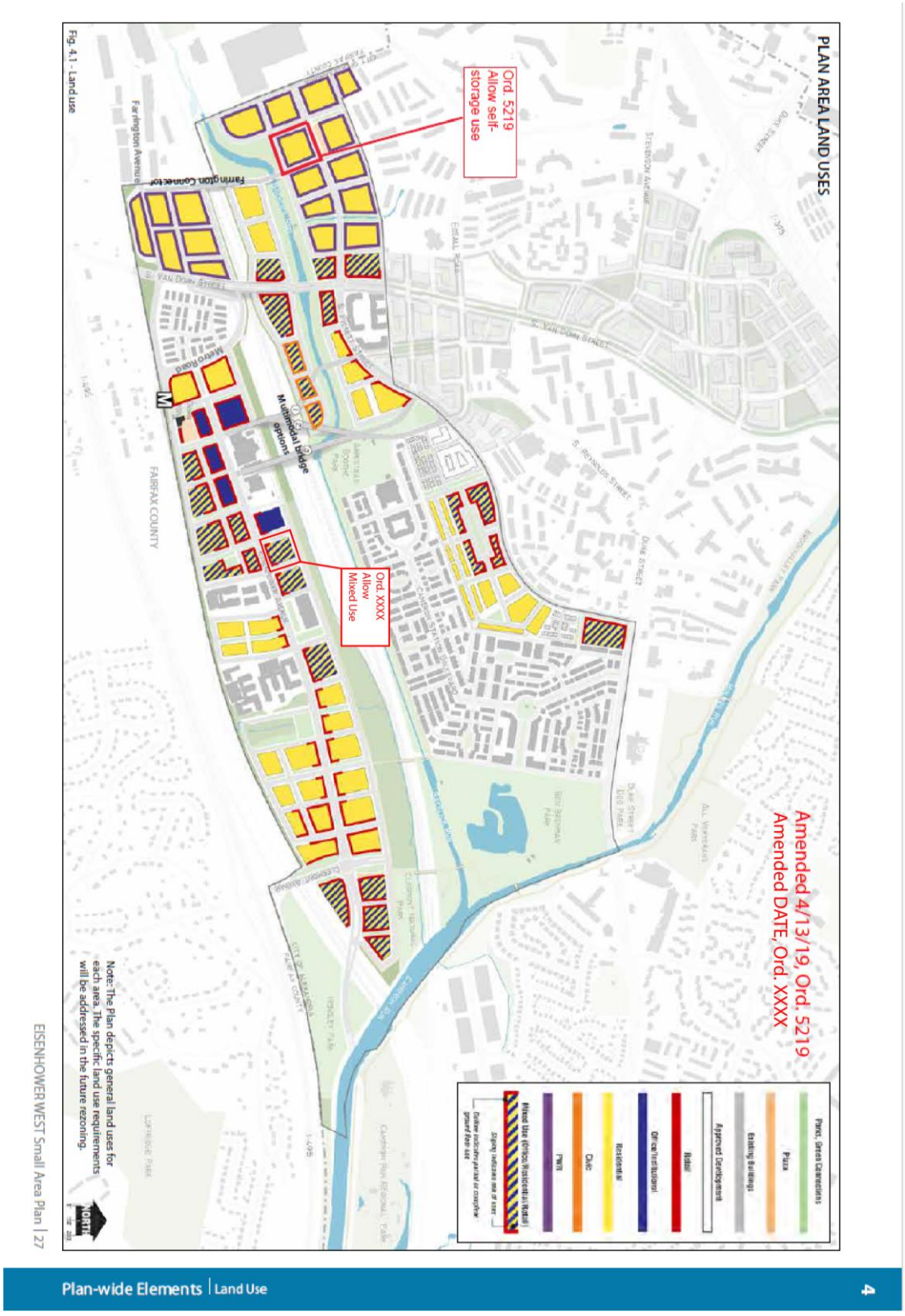


Figure 4.1 – Land use, Proposed



Attachment 2: CDD Concept Plan Approval Standards

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Attachment 3: CDD#31 Zoning Table

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

APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

_____ Filing Fee

_____ Planning Commission Hearing

_____ City Council

REQUIREMENTS FOR MAILING NOTICES:

Applicants must send written notice to all abutting property owners. See detailed instructions on “Notice Requirements.”

Mail certified or registered notice of hearings between _____ and _____.

Return notice materials to Department of Planning and Zoning by _____.

INSTRUCTIONS
DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN APPLICATION

APPLICATIONS FOR DEVELOPMENT SPECIAL USE PERMIT, WITH SITE PLAN. A Development Special Use Permit, with Site Plan, for new construction in the City of Alexandria is permitted in accordance with Sections 11-400 and 11-503 (A) (5) of the Alexandria Zoning Ordinance. Such Development Site Plan, with Special Use Permit, must be approved by the Alexandria Planning Commission and City Council after public hearings. Complete all parts of the application form using black ink or type. Sign the form, and include a daytime telephone number.

FILING FEE. Applicants must submit a filing fee with the application. Consult the latest fee schedule to determine fee amount. The fee schedule can be found at www.alexandriava.gov/planning

PROPERTY OWNER NOTIFICATION. Applicants must send written notice by certified mail to all adjoining and facing property owners at least 10 days prior to the Planning Commission public hearing and not more than 30 days prior to the City Council public hearing meeting. Applicants may use the notice forms supplied with the application forms. In the event the application is deferred, notification shall be given again. The following must be submitted to the Department of Planning and Zoning no later than five days prior to the meeting: (a) a copy of the notice letter sent, (b) a copy of the list of the names and addresses of persons to whom notice was sent, (c) a certification of notice statement that notice was sent to those required, (d) a copy of the date-stamped post office receipts.

Failure to send accurate or correct notices will result in deferral of the application to a later hearing date. Property ownership information is to be obtained from the City Office of Real Estate Assessments, Room 2600, City Hall, 301 King Street.

STAFF REPORT. A staff report and recommendation will be prepared and made available in the Department of Planning and Zoning office. The report is typically available 11 days prior to the PC public hearing.

For assistance with any of these procedures,
please call the Department of Planning & Zoning at 703.746.4666

APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2023-10019 Project Name: Eisenhower Conversion

PROPERTY LOCATION: 5001 Eisenhower Ave. and 4991 Eisenhower Ave.

TAX MAP REFERENCE: 068.04-01-20 and 068.04-01-23 ZONE: OCM(100)

APPLICANT:

Name: 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner LLC c/o Stonebridge

Address: 7373 Wisconsin Ave. Suite 700, Bethesda, MD 20814

PROPERTY OWNER:

Name: 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner LLC c/o Stonebridge

Address: 7373 Wisconsin Ave. Suite 700, Bethesda, MD 20814

SUMMARY OF PROPOSAL Office-to-Residential building conversion

MODIFICATIONS REQUESTED Relief from the following requirements: 1) 22' drive aisle width; & 2) dimensions of standard and compact parking spaces

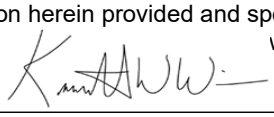
SUP's REQUESTED Parking reduction

[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 their knowledge and belief.

Kenneth W. Wire, Attorney, Wire Gill LLP
Print Name of Applicant or Agent


Signature

700 N. Fairfax, Suite 600
Mailing/Street Address

202-431-3624
Telephone #

Fax #

Alexandria, VA 22314
City and State Zip Code

kwire@wiregill.com
Email address

Jan. 26, 2024
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received:

Fee Paid and Date:

Received Plans for Completeness:

Received Plans for Preliminary:

ACTION - PLANNING COMMISSION:

ACTION - CITY COUNCIL:

Development SUP # 2023-10019

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)
[X] 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.

5001 Eisenhower Office Owner LLC and and 5001 Eisenhower Residential Owner LLC

7373 Wisconsin Ave. Suite 700, Bethesda, MD 20814

No individual has an ownership interest greater than 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?

[X] 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. 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner	7373 Wisconsin Ave. Suite 700, Bethesda, MD 20814	No individual owns greater than 3%
2. LLC		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5001 & 4991 Eisenhower Ave. (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.

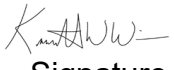
Name	Address	Percent of Ownership
1. Same as Applicant above		
2.		
3.		

3. BusinessorFinancialRelationships. 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 the12-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. 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner	None	None
2. LLC		
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.

Jan. 26, 2024 — Kenneth W. Wire, Wire Gill LLP — 

Date — 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.)

As part of the proposed CDD rezoning under separate cover, the Applicant seeks a phased development generally consistent with the Eisenhower East Small Area Plan. The first phase is an office to residential conversion of the 5001 office building known once known as Victory Center. The phase one conversion will include a max. of 400 multifamily units and up to 345 parking spaces. The Applicant requests an SUP to allow for a parking reduction. Additionally, the Applicant seeks modifications for relief of Zoning Ordinance requirements to allow for less than 22' drive aisles, and compact and standard parking space dimensions that do not meet the Zoning Ordinance. Please see enclosed rezoning application, support narrative, and other applications under separate cover.

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
Typical of multifamily residential building of a similar size

4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).
Typical of multifamily residential building of a similar size

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

Day	Hours	Day	Hours
7 days	24 hours		

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Typical of multifamily residential building of a similar size

B. How will the noise from patrons be controlled?
Noise ordinance

7. Describe any potential odors emanating from the proposed use and plans to control them:
None anticipated

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?
Typical of multifamily residential building of a similar size

C. How often will trash be collected?
1-2 times per week

D. How will you prevent littering on the property, streets and nearby properties?
Building management staff, trash recepticals, etc.

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

[ ] Yes. [X] 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?

[X] Yes. [ ] No.

If yes, provide the name, monthly quantity, and specific disposal method below:
Cleaning and other products used by building management for property cleaning and maintenance.
Products, quantity and disposal method typical of multifamily residential building of a similar size.

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

Secure resident key card or similar access; controlled garage access; building and property lighting; and other safety methods typical of multifamily residential building of a similar size

ALCOHOL SALES

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

[ ] Yes. [X] 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 DSUP plans

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

222 Standard spaces
92 Compact spaces
As required Handicapped accessible spaces
31 surface Other

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

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

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

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

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

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

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

C. Where are off-street loading facilities located?
3 existing loading spaces are available for the building and are located on the north side of the building accessed by an adjacent road way.

D. During what hours of the day do you expect loading/unloading operations to occur?
Day time hours

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Frequently during initial lease up; 1-2 times per week

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?
A new grid of streets is planned for the property; see enclosed DSUP plans.

APPLICATION

CDD DEVELOPMENT CONCEPT PLAN

CDD # __CDD2023-00002_____

[*must use black ink or type*]

PROPERTY LOCATION: 5001 and 4991 Eisenhower Ave.

TAX MAP REFERENCE: 068.04-01-20and 068.04-01-23 **ZONE:** OCM(100)

APPLICANT'S NAME: 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner LLC

ADDRESS: 7373 Wisconsin Ave. Suite 700, Bethesda, MD 20814

PROPERTY OWNER NAME: 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner LLC

ADDRESS: 7373 Wisconsin Ave. Suite 700, Bethesda, MD 20814

REQUEST: Rezoning to CDD to allow for an office to residential conversion, multifamily building, town houses, new grid of streets & open space

THE UNDERSIGNED hereby applies for CDD Development Concept Plan approval in accordance with the provisions of Section 5-600 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 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 Planning Commission or City Council in the course of public hearings 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, Wire Gill LLP
Print Name of Applicant or Agent

Signature

700 N. Fairfax Street, Suite 600
Alexandria, VA 22314
Mailing/Street Address

202-431-3624
Telephone #

Fax #

kwire@wiregill.com
Email address

DO NOT WRITE IN THIS SPACE OFFICE USE ONLY

Application Received: _____ Date and Fee Paid: _____ $_____

ACTION - PLANNING COMMISSION: _____ ACTION - CITY COUNCIL _____

The applicant is: (check one)
[X] 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.

5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner LLC 7373 Wisconsin Ave. Suite 700, Bethesda, MD 20814

No individual has an ownership interest greater than 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?

[X] 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. 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner	7373 Wisconsin Ave. Suite 700, Bethesda, MD 20814	No individual owns greater than 3%
2. LLC		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5001 & 4991 Eisenhower Ave. (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. Same as Applicant above		
2.		
3.		

3. BusinessorFinancialRelationships. 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 the12-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. 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner	None	None
2. LLC		
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.

Jan. 26, 2024 Kenneth W. Wire, Wire Gill LLP

Date Printed Name Signature

APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2023-00087

PROPERTY LOCATION: 5001 Eisenhower Ave. and 4991 Eisenhower Ave.

TAX MAP REFERENCE: 068.04-01-20 and 068.04-01-23 **ZONE:** OCM(100)

APPLICANT:

Name: 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner LLC c/o Stonebridge

Address: 7373 Wisconsin Ave. Suite 700, Bethesda, MD 20814

PROPOSED USE: Parking reduction & modifications to: 1) exceed maximum number of parking spaces; 2) reduce drive aisle widths; and 3) reduce standard and compact parking space sizes

☑ 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, Attorney, Wire Gill LLP		Jan. 26, 2024
Print Name of Applicant or Agent	Signature	Date
700 N. Fairfax, Suite 600	202-431-3624	
Mailing/Street Address	Telephone #	Fax #
Alexandria, VA 22314	kwire@wiregill.com	
City and State Zip Code	Email address	

DocuSign Envelope ID: 768CFCED-2478-44EB-B89C-FA455B488585

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner LLC, I hereby
(Property Address)
grant the applicant authorization to apply for the special use permit use as
(use)
described in this application.

Name: Douglas M. Firstenberg Phone 301-913-9610
Please Print
Address: 7373 Bethesda Ave., Suite 700 Bethesda, MD 20184 Email: firstenberg@stonebridge.us.com

Signature: Douglas M. Firstenberg **Date:** 9/21/23

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):*
[x] 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.

5001 Eisenhower Office Owner, LLC: No individual owns greater than 3%

5001 Eisenhower Residential Owner, LLC: No individual owns greater than 3%

7373 Bethesda Ave., Suite 700 Bethesda, MD 20184

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. 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner	7373 Wisconsin Ave. Suite 700 Bethesda, MD 20814	No individual owns greater than 3%
2. LLC		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5001 & 4991 Eisenhower Ave. (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. Same as Applicant above		
2.		
3.		

3. BusinessorFinancialRelationships. 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 the12-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. 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner	None	None
2. LLC		
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 Printed Name Signature

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?

[X] **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.)

Through a DSUP, the Applicant seeks a conversion of an existing office building to residential use of up to 400 units. Because the Applicant is repurposing the existing garage, the column spacing and other structural elements such as the placement of elevator cores preclude the currently required drive aisle widths of 22' and the required size of standard and compact parking spaces. Please see enclosed DSUP plans showing the proposed drive aisle width, the slightly reduced sizes of standard and compact space, the amount of compact parking and proposed parking ratio of approximately 0.86 spaces per unit. The Applicant seeks an SUP to allow for a parking reduction and modifications listed above.

USE CHARACTERISTICS

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

[ ] a new use requiring a special use permit,
[✓] an expansion or change to an existing use without a special use permit,
[ ] an expansion or change to an existing use with a special use permit,
[ ] other. Please describe:_____

5. Please describe the capacity of the proposed use:

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

~~Typical of multifamily residential building of a similar size~~

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

~~Typical of multifamily residential building of a similar size~~

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

Day:	Hours:
7 days a week	24 hours/day

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

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

Noise typical for a residential building of a similar size

B. How will the noise be controlled?

City noise ordinance and building management

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

None anticipated

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 type for a residential buildings of a similar size

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

Typical for a residential buildings of a similar size

C. How often will trash be collected?

1-2 times per week

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

Building management staff, trash recepticals, etc.

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

[ ] Yes. [✓] No.

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

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

[✓] Yes. [ ] No.

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

Cleaning and building maintenance supplies typical for a residential buildings of a similar size.

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

Site lighting, fob, key card similar controlled access to buildings and garages

ALCOHOL SALES

13.

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

[ ] Yes [ ] X 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.

PARKING AND ACCESS REQUIREMENTS

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

222 Standard spaces
92 Compact spaces
As required Handicapped accessible spaces.
31 surface 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?

_____

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? 1

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? Within the garage, north side of building

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

Day time hours

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

During initial lease up of rental units and as units turn over

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?

Street access to/from Eisenhower will be through DSP for new grid of streets

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?

633,763 sq. ft. (existing) + 0 sq. ft. (addition if any) = 633,763 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

Department of Planning & Zoning
Special Use Permit Application Checklist

Supplemental application for the following uses:

- ☐ Automobile Oriented
- ☑ Parking Reduction
- ☐ Signs
- ☐ Substandard Lot
- ☐ Lot modifications requested with SUP use

Interior Floor Plan

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

If Applicable

- ☐ Plan for outdoor uses

Contextual site image

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

APPLICATION

SUBDIVISION OF PROPERTY

SUB #SUB2023-00005

PROPERTY LOCATION: 5001 Eisenhower Ave. and 4991 Eisenhower Ave.

TAX MAP REFERENCE: 068.04-01-20 and 068.04-01-23 ZONE: OCM(100)

APPLICANT:

Name: 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner LLC c/o Stonebridge

Address: 7373 Wisconsin Ave. Suite 700, Bethesda, MD 20814

PROPERTY OWNER:

Name: 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner LLC c/o Stonebridge

Address: 7373 Wisconsin Ave. Suite 700, Bethesda, MD 20814

SUBDIVISION DESCRIPTION

Subdivision of property into lots and public streets

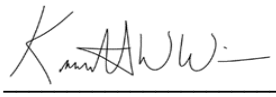
☑ THE UNDERSIGNED, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 of the Zoning Ordinance of the City of Alexandria, Virginia.

☑ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria 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 XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

Kenneth W. Wire, Wire Gill LLP
Print Name of Applicant or Agent


Signature

700 N. Fairfax Street, Suite 600
Mailing/Street Address

202-431-3624 Telephone #

Fax #

Alexandria, VA 222314
City and State Zip Code

kwire@wiregill.com
Email address

Jan. 26, 2024
Date

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: *(check one)*

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

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

5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner LLC c/o Stonebridge 7373 Wisconsin Ave. Suite 700, Bethesda, MD 20814

~~*No individual has an ownership interest greater than 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. 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner LLC	7373 Wisconsin Ave. Suite 700 Bethesda, MD 20814	*No individual owns more than 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 5001 Eisenhower Ave. and 4991 Eisenhower Ave. (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. 5001 Eisenhower Office Owner LLC	7373 Wisconsin Ave. Suite 700 Bethesda, MD 20814	*No individual owns more than 3%*
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 require 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 the12-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 indicated 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. 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner LLC	None	None
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.

Jan. 26, 2024	Kenneth W. Wire, Wire Gill LLP	
Date	Printed Name	Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: Eisenhower Conversion

PROJECT ADDRESS: 5001 & 4991 Eisenhower Ave.

DESCRIPTION OF REQUEST:

~~Subdivision of property into lots and public streets. Please see enclosed Subdivision Plat.~~

THE UNDERSIGNED, hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: Jan. 26, 2023

☐ Applicant

☑ Agent

Signature: _____

Printed Name: Kenneth W. Wire, Wire Gill LLP

MATERIALS CHECKLIST
SUBDIVISION OF PROPERTY APPLICATION

The following materials are required for a **preliminary subdivision submission.**

☑ **COMPLETED SUBDIVISION APPLICATION FORM**

☐ **FILING FEE** of $2,000 plus $500.00/lot for each lot including outlots if total lots <10; or $3,000 plus $500.00/lot for each lot including outlots if 10 or more total lots.

☑ **WAIVER OF RIGHT TO AUTOMATIC APPROVAL FORM**

☑ **PRELIMINARY PLAT TO SCALE**

Format:

☑ PDF of the plat
☑ Scale no less than 100' to 1"

Required contents:

☑ Subdivision name
☑ Name, address of owner of record and the applicant
☑ Name, address, certificate number and seal of the surveyor or engineer
☑ Gross area in acres and total number of buildings, lots or sites involved
☑ Date, scale and north point with reference to source of meridian
☑ Zoning of the property
☑ A form or space, not less than two and one-quarter by three and one-half inches, on which approval by the commission may be shown
☑ Lot lines with the dimensions of the length and width of the lots
☑ In the case of resubdivisions, all lot lines or lot numbers that are proposed to go out of existence by reason of the resubdivision shall be shown by dotted lines and numbers
☑ Location of the property immediately adjoining the proposed subdivision and the names and addresses of all its owners
☑ Location and width of all proposed streets, alleys and public areas and their dimensions Points of connection with the city sewer system
☑ Location of all easements, reservations, and highway setbacks, as established by section 7-1006 of the zoning ordinance
☑ The width and name of adjacent existing streets, alleys, easements and public utilities, including without limitation, liens for water, gas, electric, telephone, storm and sanitary sewer, and railroads shown graphically
☑ Limits of floodplains and resource protection areas
☑ Location of any grave or object or structure marking a place of burial

- ☑ In the following cases the preliminary plat shall be superimposed on a topographic map, at a scale of not greater than 100 feet to the inch, showing contours at intervals not greater than two feet or greater intervals when permitted by the director, and correlated to the U.S. Coast and Geodetic Survey datum, for the purpose of showing the character and drainage of the land:
    a. Whenever any land within the parcel subdivided is to be dedicated to public use; or
    b. For all subdivisions containing lots or parcels of less than one-half acre.
- ☑ Proposed street grade data and the method of storm water disposal
- ☑ General location, dimension, size, height, and species of major trees and shrubs
- ☑ Existing buildings with dimensions form the buildings to the nearest lot lines When known, areas that can reasonably be expected to or which do contain soils or materials contaminated with, but not limited to heavy metals, petroleum products, PCB's, pesticides, flyash, or other toxic or hazardous materials
- ☑ When known, underground storage tanks
- ☑ When known, areas located within 1,000 feet of a former sanitary landfill, dump, or disposal area
- ☑ When known, areas with the potential of generating combustible gases

☐ **FINAL PLAT (Mylar)**

Required contents:

- ☐ All of the information required of a preliminary plat under Section 11-1706(D), except for items 16-24
- ☐ The location of all metals monuments of not less than one inch in diameter and 24 inches in length shown this: O, and located in the ground at each intersection of streets and alleys with plat boundary lines, and at all points on a street, alley and boundary lines where there is a corner, change in direction, or curvature
- ☐ A surveyor's or engineer's seal and certificate of survey in the following form, which may be modified to accommodate title information (see Section 11-1709 B(3) for language)
- ☐ A curve table containing the following for all curvilinear boundaries and street centerlines; delta, radius, arc, tangent, chord and chord bearing. All distances shall be shown to the nearest one-hundredth of a foot; angles or bearings to the nearest ten seconds.

SUP # _____

APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

The Applicant proposes 345 parking spaces for approximately 400 units or 0.86 parking spaces per unit. The Applicant continues to study the final ratio based on parking spaces per bedroom. See submitted traffic study which includes a parking analysis.

2. Provide a statement of justification for the proposed parking reduction.

The requested parking reduction is mitigated in several ways. First, through Street C in front of the building that allows for easy ride share pick-up and drop-off. Additionally, the project is located near several bus lines, bike share stations, and is less than 1/2 mile from the Van Dorn Metro Station for pedestrian access to Metro. See submitted traffic study which includes a parking analysis.

3. Why is it not feasible to provide the required parking?

The Applicant proposes to convert the existing office building and parking garage built in the early 1980s. Additional parking cannot be added to the existing structure. The Applicant will re-stripe the garage to allow for as many spaces as possible.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

_____ Yes. ___✔___ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a *Parking Management Plan* which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

A PMP will be submitted as part of the Final Site Plan.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

APPLICATION

MASTER PLAN AMENDMENT and/or ZONING MAP AMENDMENT (REZONING)

_____ Filing Fee

_____ Filing Deadline

_____ Planning Commission Hearing

_____ City Council Hearing

REQUIREMENTS FOR MAILING NOTICES

Applicants must send written notice of public hearings by certified or registered mail to all abutting property owners at least 10 days prior to the Planning Commission hearing and not more than 30 days prior to the City Council hearing. See detailed instructions on "Notice Requirements".

Mail certified or registered notice of hearings between _____ and _____.
Return notice materials to Department of Planning and Zoning by _____.

APPLICATION CHECKLIST

Check off below items submitted to Department of Planning and Zoning:

- ✔ Completed and signed application
- Filing fee
- ✔ Legal description of subject property
- ✔ Vicinity map (8 ½" by 11")
- ✔ Metes and bounds map (8 ½" by 11")
- ✔ Buildings and structures map
- Draft notice language

**The legal description, vicinity map, metes and bounds map, and buildings & structures map have been filed under separate cover within the MPA/RZ filing.
The filing fee and draft notice language will be submitted when a public hearing is scheduled.**

INSTRUCTIONS
MASTER PLAN AMENDMENT AND/OR ZONING APPLICATION

1. Upload a completed application prior to the filing deadline for the desired Planning Commission public hearing meeting. Call the Planning and Zoning staff (703-746-4666) to obtain the specific filing information for Master Plan and/or Rezoning amendments.

2. Upload the required filing fee. The filing fee is based on the acreage of land for which an amendment is being requested. Please refer to the current fee schedule.

3. Upload a Legal Description of the property proposed for an amendment in this application.

4. Upload a Vicinity Map (8 ½" by 11") showing existing land use, master plan designations and zoning within 300 feet of the subject property.

5. Upload a Metes and Bounds Map (8 ½" by 11") showing the actual dimensions of the subject property, according to the recorded plat of such property, including contour lines, all significant vegetation and other significant natural environmental features on the property.

6. Upload a Buildings and Structures Map showing the use, height, location and ground area of all present and, if known, proposed buildings and structures for the subject property.

7. Provide written notice to nearby property owners pursuant to Section 11-301A of the Zoning Ordinance (see detailed instructions on "Notice Requirements").

8. The Planning and Zoning staff will prepare a report and recommendation to the Planning Commission. The report is typically available 11 days prior to the hearing in the Department of Planning and Zoning.

9. Attend both the Planning Commission and City Council public hearing meetings to present the application and respond to questions.

NOTE: The Director of Planning and Zoning may require additional information as determined necessary for adequate review.

FOR ASSISTANCE WITH ANY OF THESE PROCEDURES,
CALL THE DEPARTMENT OF PLANNING & ZONING AT (703) **746**-4666

APPLICATION

☑ Master Plan Amendment MPA# _____

☑ Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 5001 and 4991 Eisenhower Ave.

APPLICANT

Name: 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner LLC c/o Stonebridge

Address: 7373 Wisconsin Ave. Suite 700, Bethesda, MD 20814

PROPERTY OWNER:

Name: 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner LLC

Address: 7373 Wisconsin Ave. Suite 700, Bethesda, MD 20814

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:

○ X Yes: If yes, provide proof of current City business license.

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

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

Kenneth W. Wire, Wire Gill LLP	[signature]
Print Name of Applicant or Agent	Signature
700 N. Fairfax Street, Suite 600	202-431-3624 _____
Mailing/Street Address	Telephone # Fax #
Alexandria, VA 22314	1/26/2024
City and State Zip Code	Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: $_____

Legal advertisement: _____ _____

ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

MPA # 2023-00004

REZ # _____

SUBJECT PROPERTY

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

Address Tax Map - Block - Lot	Land Use Existing - Proposed	Master Plan Designation Existing - Proposed	Zoning Designation Existing - Proposed	Frontage (ft.) Land Area (acres)
1 5001 Eisenhower Ave. 068.04-01-20	Office / Residential	Mixed / Mixed Use	OCM(100) / CDD	~1100' 9.1 acres
2 4991 Eisenhower Ave. 068.04-01-23	Office / Residential	Mixed / Mixed Use	OCM(100) / CDD	~100 0.76 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 3% interest in such corporation or partnership.

1. Name: 5001 Eisenhower Office Owner LLC Extent of Interest: *No individual owns +3%

   Address: 7200 Wisconsin Ave. Suite 700, Bethesda, MD 20814

2. Name: 5001 Eisenhower Residential Owner LLC Extent of Interest: *No individual owns +3%

   Address: 7200 Wisconsin Ave. Suite 700, Bethesda, MD 20814

3. Name: _____ Extent of Interest: _____

   Address: _____

4 . Name: _____ Extent of Interest: _____

   Address: _____

MPA # 2023-00004

REZ # _____

JUSTIFICATION FOR AMENDMENT
(attach separate sheets if needed)

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

The Property is within the boundary of two neighborhoods described in the Eisenhower West SAP. The Applicant seeks amendments to the SAP for the western side of the Property to allow for residential use and lower height. The conversion of the existing Victory Center office building to residential use and the proposed height are consistent with the EWSAP. The project meets open space and roadway guidance of the SAP

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

Rezoning to a CDD is consistent with the guidance of the EWSAP in order to implement the SAP development recommendations.

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.

The project is adequately served by existing Eisenhower Ave. A new grid of streets will allow internal access. Parking and utilities will be provided to support the project.

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):

This application does not include a request for a conditional zoning per Section 11-804.

Description of

Lot 500

5001 Eisenhower Subdivision

Instrument #190014853

City of Alexandria, Virginia

November 29, 2023

Beginning at a point on the northerly line of Eisenhower Avenue, a variable width public right-of-way, said point also being the southeast corner of the land of BT Newyo, LLC;

Thence departing Eisenhower Avenue and running with BT Newyo, LLC N 19°40'07" W a distance of 360.01 feet to a point, said point being the northeast corner of BT Newyo, LLC and in the southern line of lands owned by Norfolk Southern Railway Company;

Thence departing BT Newyo, LLC and running with the southerly line of Norfolk Southern Railway Company N 70°19'53" E a distance of 1,101.03 feet to a point, said point being the northwest corner of Cumberland Street, a 45 foot wide public right-of-way;

Thence departing Norfolk Southern Railway Company and running with the westerly lines of Cumberland Street and Lot 602 of 4901 Eisenhower Subdivision S 19°40'07" E a distance of 360.01 feet to a point, said point being on the northerly line of the aforementioned Eisenhower Avenue;

Thence running with the northerly line of Eisenhower Avenue S 70°19'53" W a distance of 1,101.03 feet to the point of beginning.

Containing 396,379 square feet or 9.09961 acres, more or less.

9301 Innovation Drive, Suite 150, Manassas, VA 20110
703.393.9887 imegcorp.com

Description of

Lot 602

4901 Eisenhower Subdivision

Instrument #230002710

City of Alexandria, Virginia

November 29, 2023

Beginning at a point on the northerly line of Eisenhower Avenue, a variable width public right-of-way, said point also being in the easterly line of Lot 500 of 5001 Eisenhower Subdivision;

Thence departing Eisenhower Avenue and running with Lot 500 N 19°40'07" W a distance of 297.01 feet to a point, said point being the southwest corner of Cumberland Street, a 45 foot wide public right-of-way;

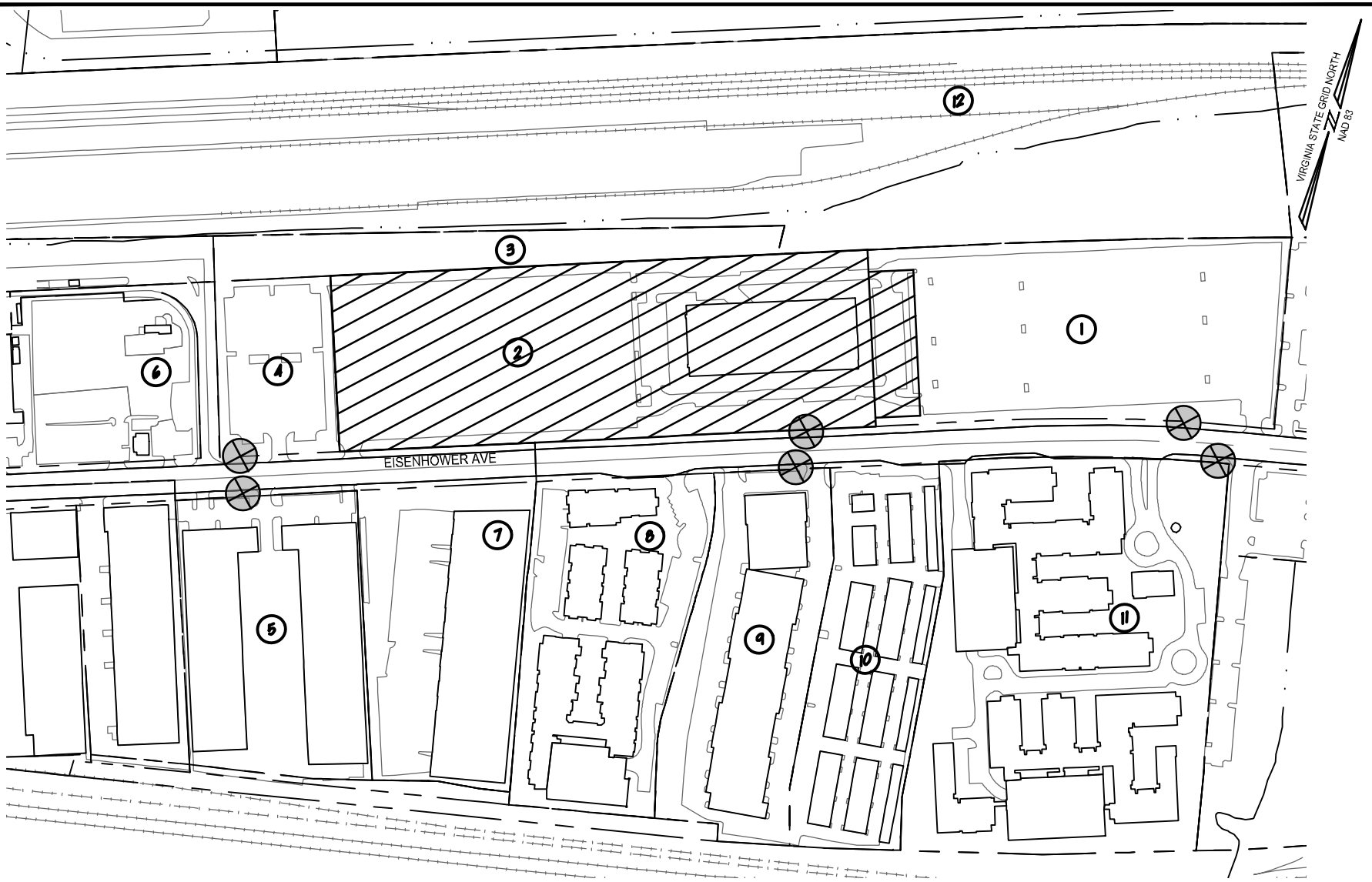
Thence departing Lot 500 and running with the southerly line of Cumberland Street N 70°19'53" E a distance of 91.82 feet to a point, said point being the northwest corner of Lot 601 of 4901 Eisenhower Subdivision;

Thence departing Cumberland Street and running with the westerly line of Lot 601 S 19°40'07" E a distance of 297.01 feet to a point, said point being on the northerly line of the aforementioned Eisenhower Avenue;

Thence running with the northerly line of Eisenhower Avenue S 70°19'53" W a distance of 91.82 feet to the point of beginning.

Containing 27,271 square feet or 0.62606 acres, more or less.

9301 Innovation Drive, Suite 150, Manassas, VA 20110
703.393.9887 imegcorp.com



OWNERSHIP INFORMATION

1. 4901 EISENHOWER ALEXANDRIA LP
   C/O HEARTHSTONE INC
   24151 VENTURA BLVD STE 150
   CALABASAS, CA 91302-1277
   USE: VACANT LAND - RESID. (910)
   ZONE: CRMU-H

2. 5001 EISENHOWER OFFICE OWNER LLC
   C/O STONEBRIDGECARRAS
   7200 WISCONSIN AVE STE 700
   BETHESDA, MD 20814
   USE: OFFICE BUILDINGS
   ZONE: OCM(100)

3. NORFOLK SOUTHERN RAILWAY CO
   8 N JEFFERSON ST
   ROANOKE VA, 24042
   USE: OP. RAILROAD VDT (600)
   ZONE: OCM (100)

4. CORP REAL ESTATE DEPT
   C/O UPS 55 GLENLAKE PKWY
   ATLANTA GA 30328
   USES: VACANT LAND COMMERC (941)
   ZONE: OCM(100)

5. C/O JONES LAND LASALLE
   2000 DUKE ST STE 125
   ALEXANDRIA, VA 22314
   USE: OFFICE/COMM WHSE (486)
   ZONE: OCH

6. 301 KING ST STE 1300
   ALEXANDRIA, VA 22314
   USE: CITY GOVT BLDGS (730)
   ZONE: OCM(100)

7. VF III EISENHOWER LLC
   VELSOR PROPERTIES LLC
   1430 SPRING HILL RD STE 100
   MCLEAN, VA 22102
   USE: MED RISE ELEV (4-6S) (320)
   ZONE: OCM(100)

8. EQR SMOKETREE LLC
   PO BOX 87407
   CHICAGO IL, 60680
   USE: MED RISE ELEV (4-6S) (320)
   ZONE: OCM (100)

9. BUILDAMERICA SIX CONDOMINIUM
   4926 EISENHOWER AVE
   ALEXANDRIA, VA, 22304
   USE: CONDO MASTER CARDS (802)
   ZONE: OCM (100)

10. BOUNDARY 4900 EISENHOWER LLC
    4800 HAMPDEN LN STE 800
    BETHESDA MD, 20814
    USE: SELF STORAGE FACILITY (485)
    ZONE: OCM(100)

11. EXCHANGE AT VAN DORN CONDOMINIUM
    4840 EISENHOWER AVE
    ALEXANDRIA VA, 22304
    USE: CONDO MASTERCARDS (802)
    ZONE: OCM(100)

12. NORFOLK SOUTHERN RAILWAY CO
    THREE COMMERCIAL PLACE
    NORFOLK VA, 23510-2191
    USE: RAILROAD PROPERTY (500)
    ZONE: UT

300 150 0 300 600

GRAPHIC SCALE
1" = 300'

LEGEND

PROJECT SITE

BUS STOP (DASH)

RAILROAD

NOTE:

ALL BUS STOPS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.

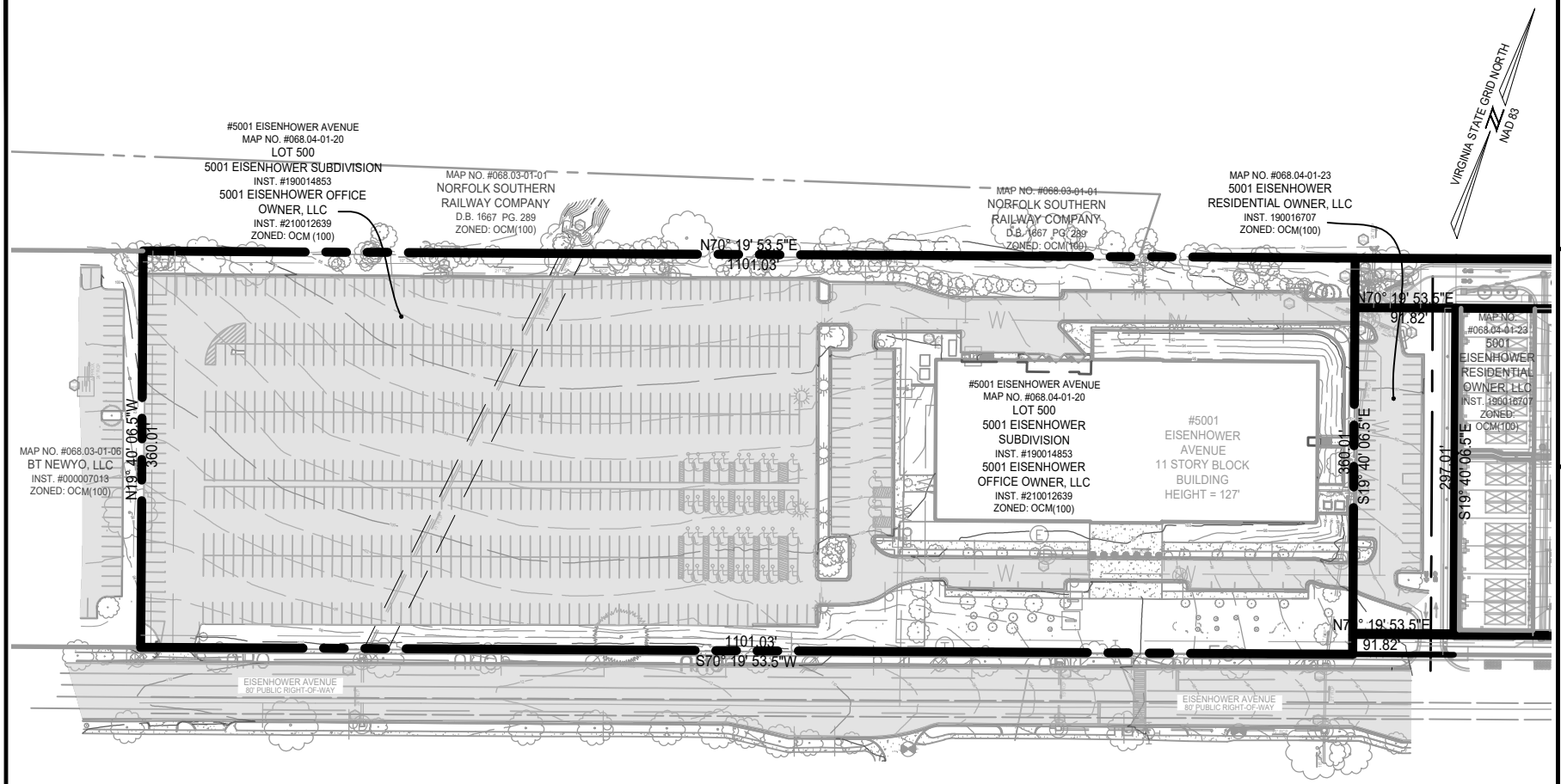
SCALE: 1" = 300'
SHEET: 1 OF 1

DESIGN:NL
DRAWN:NL
CHECKED: EG
DATE: 11/27/2023

VICINITY MAP
MASTER AMENDMENT PLAN
CITY OF ALEXANDRIA, VA

christopher consultants
4035 ridge top rd p 703.273.6820
suite 601
fairfax, va 22030
engineering • surveying • land planning

p:\Projects\19199\005\EXHIBITS\113121 MPA Exhibits\VICINITY MAP.dwg, 11/28/2023 4:15:23 PM, Niqui F. Lacquement, 1:2.8055, christopher consultants, ltd



150 75 0 150 300

GRAPHIC SCALE
1" = 150'

LEGEND

Linetypes

- INDEX CONTOUR (10')
- INT. CONTOUR (2')
- BUILDING OUTLINE
- PROPERTY LINE
- ADJOINER LINE

Surfaces

- ASPHALT AREA
- CONCRETE AREA

NOTE: SEE SHEET C200 OF DSUP2023-10019 FOR MORE DETAILED INFORMATION ON THE EXISTING CONDITIONS AND LEGEND FOR ALL LINETYPES/HATCHES.

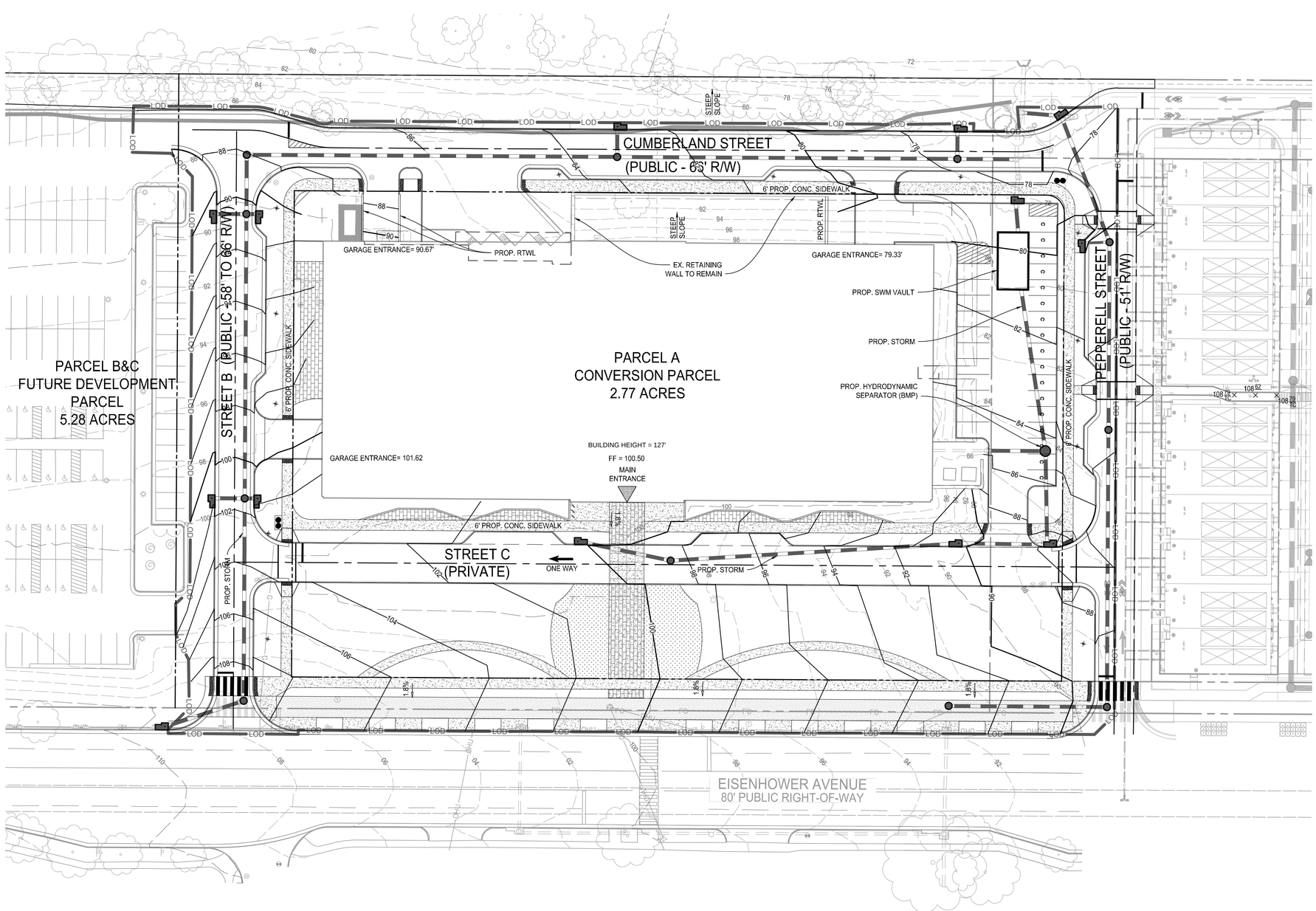
SCALE: 1" = 150'
SHEET: 1 OF 1

DESIGN: NL
DRAWN: NL
CHECKED: EG
DATE: 11/27/2023

EXISTING CONDITIONS EXHIBIT
MASTER AMENDMENT PLAN
CITY OF ALEXANDRIA, VA

christopher consultants
4035 ridge top rd suite 601 fairfax, va 22030
p 703.273.6820
engineering • surveying • land planning

P:\Projects\19199\005\EXHIBITS\113121 MPA Exhibits\OVERALL EXISTING CONDITIONS.dwg, 11/28/2023 3:45:17 PM, Niqui F. Lacquement, 1:2.8055, christopher consultants, ltd



30 15 0 30 60
GRAPHIC SCALE
1" = 30'

LEGEND

- EX. CONTOUR MAJOR
- EX. CONTOUR MINOR
- PROP. CONTOUR MAJOR
- PROP. CONTOUR MINOR
- × 99 79 PROP. SPOT ELEVATION

NOTE: ALL GARAGE ENTRANCES SHALL BE FLUSH FOR PEDESTRIAN CROSSINGS.

APPROVED
SPECIAL USE PERMIT NO. 2023–
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

EISENHOWER CONVERSION
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRIGNIA

MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:
PRELIMINARY GRADING PLAN

SHEET No.
C301

P:\Projects\19199\005\113043 Conversion DSP\C301 PRELIMINARY GRADING PLAN.dwg, 11/27/2023 4:14:00 PM, Nicol F. Lacquement, 1:2.8055, christopher consultants, ltd

APPLICATION

MASTER PLAN AMENDMENT and/or ZONING MAP AMENDMENT (REZONING)

_____ Filing Fee

_____ Filing Deadline

_____ Planning Commission Hearing

_____ City Council Hearing

REQUIREMENTS FOR MAILING NOTICES

Applicants must send written notice of public hearings by certified or registered mail to all abutting property owners at least 10 days prior to the Planning Commission hearing and not more than 30 days prior to the City Council hearing. See detailed instructions on "Notice Requirements".

Mail certified or registered notice of hearings between _____ and _____.
Return notice materials to Department of Planning and Zoning by _____.

APPLICATION CHECKLIST

Check off below items submitted to Department of Planning and Zoning:

- ✔ Completed and signed application
- Filing fee
- ✔ Legal description of subject property
- ✔ Vicinity map (8 ½" by 11")
- ✔ Metes and bounds map (8 ½" by 11")
- ✔ Buildings and structures map
- Draft notice language

**The legal description, vicinity map, metes and bounds map, and buildings & structures map have been filed under separate cover within the MPA/RZ filing.
The filing fee and draft notice language will be submitted when a public hearing is scheduled.**

INSTRUCTIONS
MASTER PLAN AMENDMENT AND/OR ZONING APPLICATION

1. Upload a completed application prior to the filing deadline for the desired Planning Commission public hearing meeting. Call the Planning and Zoning staff (703-746-4666) to obtain the specific filing information for Master Plan and/or Rezoning amendments.

2. Upload the required filing fee. The filing fee is based on the acreage of land for which an amendment is being requested. Please refer to the current fee schedule.

3. Upload a Legal Description of the property proposed for an amendment in this application.

4. Upload a Vicinity Map (8 ½" by 11") showing existing land use, master plan designations and zoning within 300 feet of the subject property.

5. Upload a Metes and Bounds Map (8 ½" by 11") showing the actual dimensions of the subject property, according to the recorded plat of such property, including contour lines, all significant vegetation and other significant natural environmental features on the property.

6. Upload a Buildings and Structures Map showing the use, height, location and ground area of all present and, if known, proposed buildings and structures for the subject property.

7. Provide written notice to nearby property owners pursuant to Section 11-301A of the Zoning Ordinance (see detailed instructions on "Notice Requirements").

8. The Planning and Zoning staff will prepare a report and recommendation to the Planning Commission. The report is typically available 11 days prior to the hearing in the Department of Planning and Zoning.

9. Attend both the Planning Commission and City Council public hearing meetings to present the application and respond to questions.

NOTE: The Director of Planning and Zoning may require additional information as determined necessary for adequate review.

FOR ASSISTANCE WITH ANY OF THESE PROCEDURES,
CALL THE DEPARTMENT OF PLANNING & ZONING AT (703) **746**-4666

APPLICATION

☑ Master Plan Amendment MPA# _____

☑ Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 5001 and 4991 Eisenhower Ave.

APPLICANT

Name: 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner LLC c/o Stonebridge

Address: 7373 Wisconsin Ave. Suite 700, Bethesda, MD 20814

PROPERTY OWNER:

Name: 5001 Eisenhower Office Owner LLC and 5001 Eisenhower Residential Owner LLC

Address: 7373 Wisconsin Ave. Suite 700, Bethesda, MD 20814

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:

○ X Yes: If yes, provide proof of current City business license.

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

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

Kenneth W. Wire, Wire Gill LLP	[signature]
Print Name of Applicant or Agent	Signature
700 N. Fairfax Street, Suite 600	202-431-3624 _____
Mailing/Street Address	Telephone # Fax #
Alexandria, VA 22314	1/26/2024
City and State Zip Code	Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: $_____

Legal advertisement: _____ _____

ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

MPA # 2023-00004

REZ # _____

SUBJECT PROPERTY

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

Address Tax Map - Block - Lot	Land Use Existing - Proposed	Master Plan Designation Existing - Proposed	Zoning Designation Existing - Proposed	Frontage (ft.) Land Area (acres)
1 5001 Eisenhower Ave. 068.04-01-20	Office / Residential	Mixed / Mixed Use	OCM(100) / CDD	~1100' 9.1 acres
2 4991 Eisenhower Ave. 068.04-01-23	Office / Residential	Mixed / Mixed Use	OCM(100) / CDD	~100 0.76 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 3% interest in such corporation or partnership.

1. Name: 5001 Eisenhower Office Owner LLC Extent of Interest: *No individual owns +3%

   Address: 7200 Wisconsin Ave. Suite 700, Bethesda, MD 20814

2. Name: 5001 Eisenhower Residential Owner LLC Extent of Interest: *No individual owns +3%

   Address: 7200 Wisconsin Ave. Suite 700, Bethesda, MD 20814

3. Name: _____ Extent of Interest: _____

   Address: _____

4 . Name: _____ Extent of Interest: _____

   Address: _____

MPA # 2023-00004

REZ # _____

JUSTIFICATION FOR AMENDMENT
(attach separate sheets if needed)

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

The Property is within the boundary of two neighborhoods described in the Eisenhower West SAP. The Applicant seeks amendments to the SAP for the western side of the Property to allow for residential use and lower height. The conversion of the existing Victory Center office building to residential use and the proposed height are consistent with the EWSAP. The project meets open space and roadway guidance of the SAP

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

Rezoning to a CDD is consistent with the guidance of the EWSAP in order to implement the SAP development recommendations.

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.

The project is adequately served by existing Eisenhower Ave. A new grid of streets will allow internal access. Parking and utilities will be provided to support the project.

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):

This application does not include a request for a conditional zoning per Section 11-804.

Description of

Lot 500

5001 Eisenhower Subdivision

Instrument #190014853

City of Alexandria, Virginia

November 29, 2023

Beginning at a point on the northerly line of Eisenhower Avenue, a variable width public right-of-way, said point also being the southeast corner of the land of BT Newyo, LLC;

Thence departing Eisenhower Avenue and running with BT Newyo, LLC N 19°40'07" W a distance of 360.01 feet to a point, said point being the northeast corner of BT Newyo, LLC and in the southern line of lands owned by Norfolk Southern Railway Company;

Thence departing BT Newyo, LLC and running with the southerly line of Norfolk Southern Railway Company N 70°19'53" E a distance of 1,101.03 feet to a point, said point being the northwest corner of Cumberland Street, a 45 foot wide public right-of-way;

Thence departing Norfolk Southern Railway Company and running with the westerly lines of Cumberland Street and Lot 602 of 4901 Eisenhower Subdivision S 19°40'07" E a distance of 360.01 feet to a point, said point being on the northerly line of the aforementioned Eisenhower Avenue;

Thence running with the northerly line of Eisenhower Avenue S 70°19'53" W a distance of 1,101.03 feet to the point of beginning.

Containing 396,379 square feet or 9.09961 acres, more or less.

9301 Innovation Drive, Suite 150, Manassas, VA 20110
703.393.9887 imegcorp.com

Description of

Lot 602

4901 Eisenhower Subdivision

Instrument #230002710

City of Alexandria, Virginia

November 29, 2023

Beginning at a point on the northerly line of Eisenhower Avenue, a variable width public right-of-way, said point also being in the easterly line of Lot 500 of 5001 Eisenhower Subdivision;

Thence departing Eisenhower Avenue and running with Lot 500 N 19°40'07" W a distance of 297.01 feet to a point, said point being the southwest corner of Cumberland Street, a 45 foot wide public right-of-way;

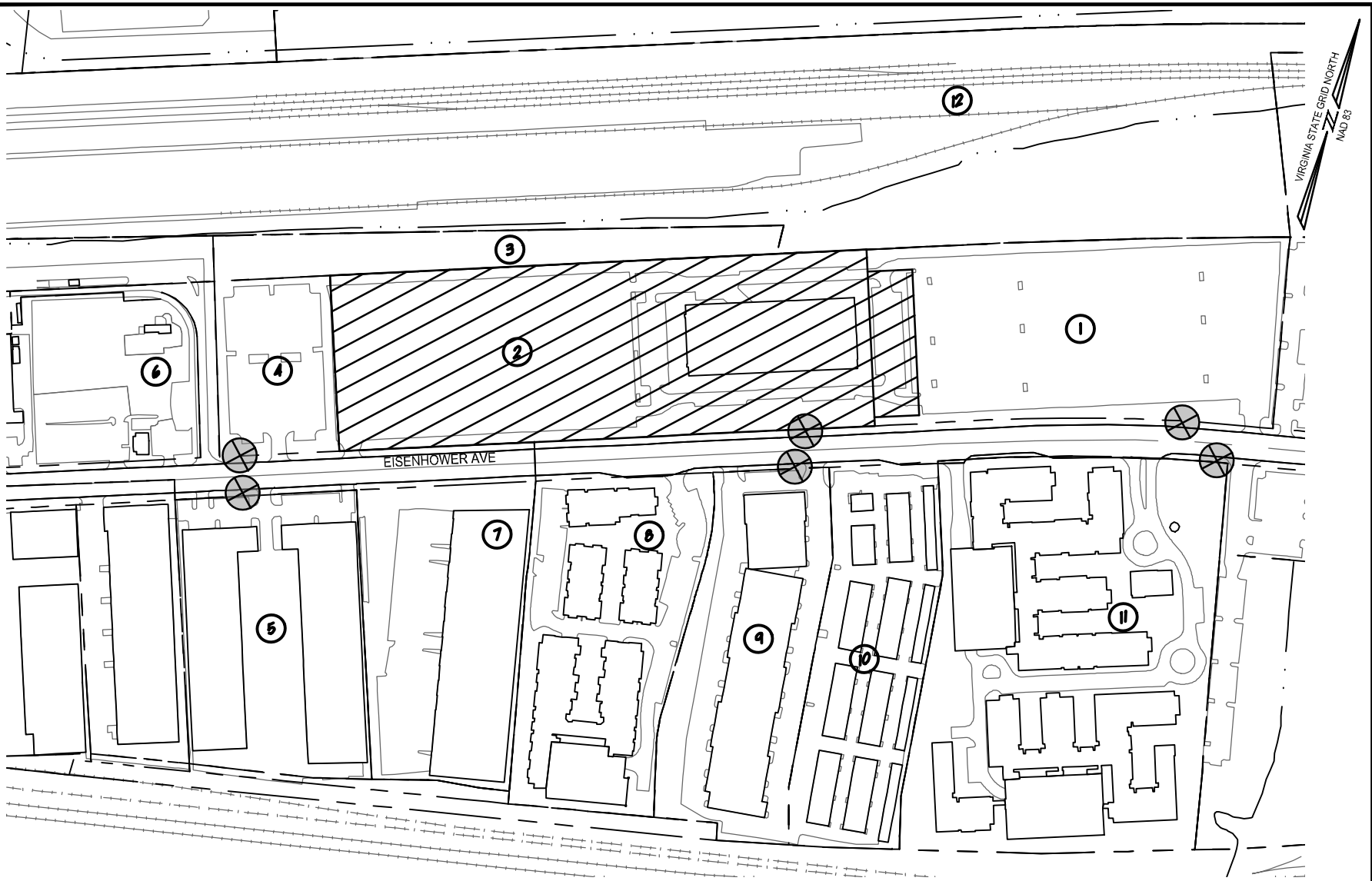
Thence departing Lot 500 and running with the southerly line of Cumberland Street N 70°19'53" E a distance of 91.82 feet to a point, said point being the northwest corner of Lot 601 of 4901 Eisenhower Subdivision;

Thence departing Cumberland Street and running with the westerly line of Lot 601 S 19°40'07" E a distance of 297.01 feet to a point, said point being on the northerly line of the aforementioned Eisenhower Avenue;

Thence running with the northerly line of Eisenhower Avenue S 70°19'53" W a distance of 91.82 feet to the point of beginning.

Containing 27,271 square feet or 0.62606 acres, more or less.

9301 Innovation Drive, Suite 150, Manassas, VA 20110
703.393.9887 imegcorp.com



OWNERSHIP INFORMATION

1. 4901 EISENHOWER ALEXANDRIA LP
   C/O HEARTHSTONE INC
   24151 VENTURA BLVD STE 150
   CALABASAS, CA 91302-1277
   USE: VACANT LAND - RESID. (910)
   ZONE: CRMU-H

2. 5001 EISENHOWER OFFICE OWNER LLC
   C/O STONEBRIDGECARRAS
   7200 WISCONSIN AVE STE 700
   BETHESDA, MD 20814
   USE: OFFICE BUILDINGS
   ZONE: OCM(100)

3. NORFOLK SOUTHERN RAILWAY CO
   8 N JEFFERSON ST
   ROANOKE VA, 24042
   USE: OP. RAILROAD VDT (600)
   ZONE: OCM (100)

4. CORP REAL ESTATE DEPT
   C/O UPS 55 GLENLAKE PKWY
   ATLANTA GA 30328
   USES: VACANT LAND COMMERC (941)
   ZONE: OCM(100)

5. C/O JONES LAND LASALLE
   2000 DUKE ST STE 125
   ALEXANDRIA, VA 22314
   USE: OFFICE/COMM WHSE (486)
   ZONE: OCH

6. 301 KING ST STE 1300
   ALEXANDRIA, VA 22314
   USE: CITY GOVT BLDGS (730)
   ZONE: OCM(100)

7. VF III EISENHOWER LLC
   VELSOR PROPERTIES LLC
   1430 SPRING HILL RD STE 100
   MCLEAN, VA 22102
   USE: MED RISE ELEV (4-6S) (320)
   ZONE: OCM(100)

8. EQR SMOKETREE LLC
   PO BOX 87407
   CHICAGO IL, 60680
   USE: MED RISE ELEV (4-6S) (320)
   ZONE: OCM (100)

9. BUILDAMERICA SIX CONDOMINIUM
   4926 EISENHOWER AVE
   ALEXANDRIA, VA, 22304
   USE: CONDO MASTER CARDS (802)
   ZONE: OCM (100)

10. BOUNDARY 4900 EISENHOWER LLC
    4800 HAMPDEN LN STE 800
    BETHESDA MD, 20814
    USE: SELF STORAGE FACILITY (485)
    ZONE: OCM(100)

11. EXCHANGE AT VAN DORN CONDOMINIUM
    4840 EISENHOWER AVE
    ALEXANDRIA VA, 22304
    USE: CONDO MASTERCARDS (802)
    ZONE: OCM(100)

12. NORFOLK SOUTHERN RAILWAY CO
    THREE COMMERCIAL PLACE
    NORFOLK VA, 23510-2191
    USE: RAILROAD PROPERTY (500)
    ZONE: UT

NOTE:

ALL BUS STOPS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.

300 150 0 300 600

GRAPHIC SCALE
1" = 300'

LEGEND

PROJECT SITE

BUS STOP (DASH)

RAILROAD

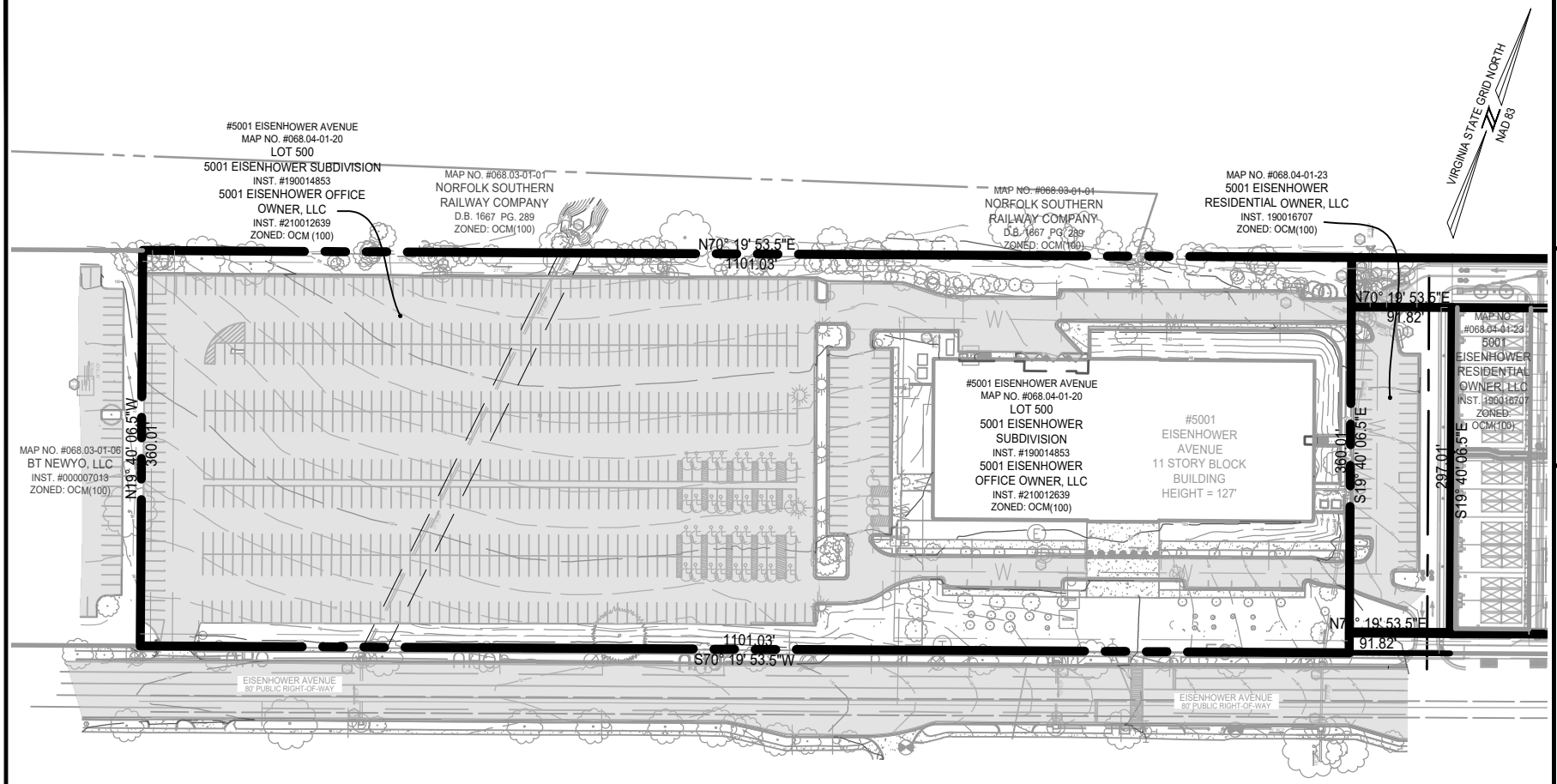
VICINITY MAP
MASTER AMENDMENT PLAN
CITY OF ALEXANDRIA, VA

DESIGN: NL
DRAWN: NL
CHECKED: EG
DATE: 11/27/2023

SCALE: 1" = 300'
SHEET: 1 OF 1

christopher consultants
4035 ridge top rd p 703.273.6820
suite 601
fairfax, va 22030
engineering • surveying • land planning

p:\Projects\19199\005\EXHIBITS\113121 MPA Exhibits\VICINITY MAP.dwg, 11/28/2023 4:15:23 PM, Niqui F. Lacquement, 1:2.8055, christopher consultants, ltd



150 75 0 150 300

GRAPHIC SCALE
1" = 150'

LEGEND

Linetypes

- INDEX CONTOUR (10')
- INT. CONTOUR (2')
- BUILDING OUTLINE
- PROPERTY LINE
- ADJOINER LINE

Surfaces

- ASPHALT AREA
- CONCRETE AREA

NOTE: SEE SHEET C200 OF DSUP2023-10019 FOR MORE DETAILED INFORMATION ON THE EXISTING CONDITIONS AND LEGEND FOR ALL LINETYPES/HATCHES.

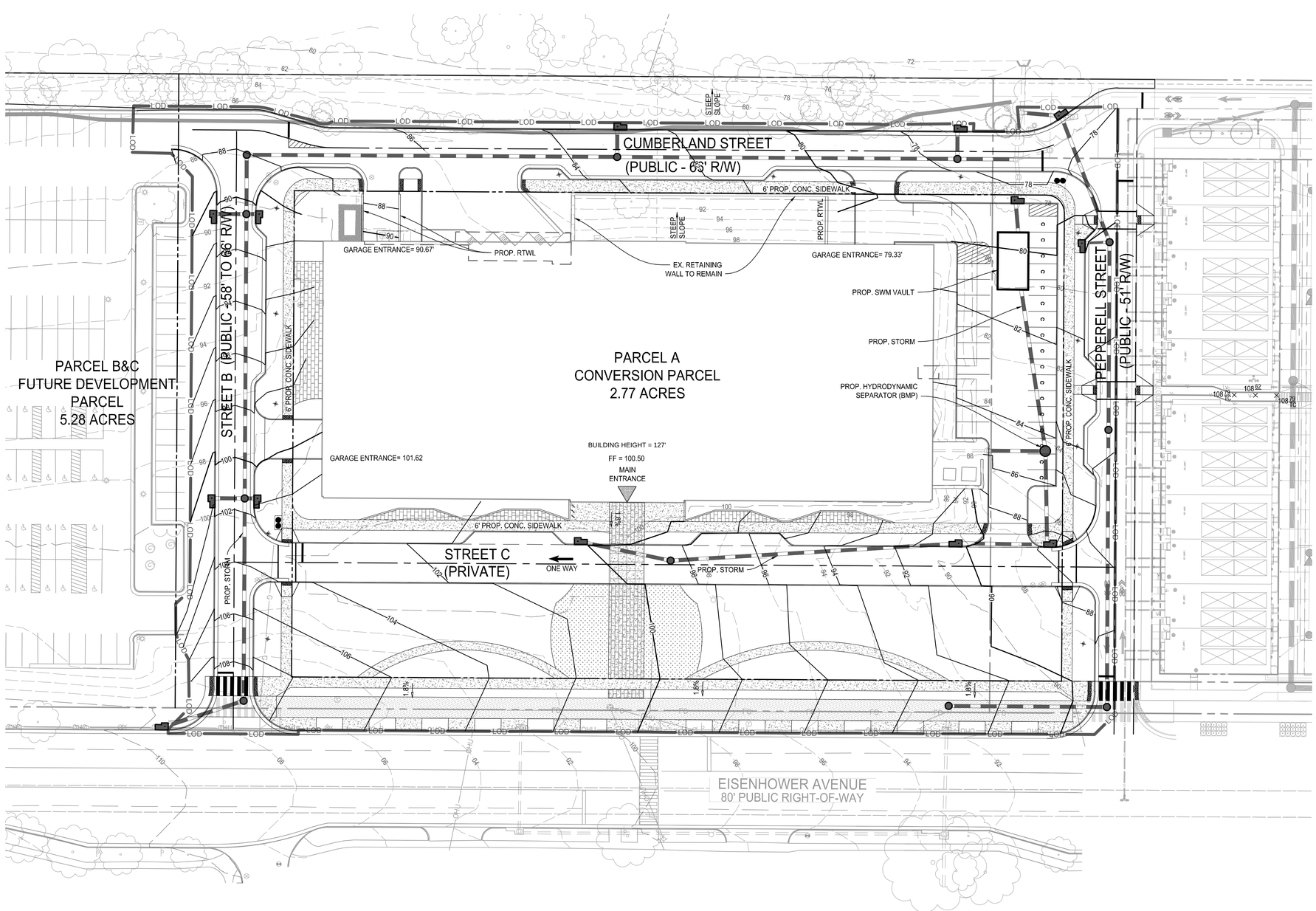
SCALE: 1" = 150'
SHEET: 1 OF 1

DESIGN: NL
DRAWN: NL
CHECKED: EG
DATE: 11/27/2023

EXISTING CONDITIONS EXHIBIT
MASTER AMENDMENT PLAN
CITY OF ALEXANDRIA, VA

christopher consultants
4035 ridge top rd suite 601 fairfax, va 22030
p 703.273.6820
engineering • surveying • land planning

P:\Projects\19199\005\EXHIBITS\113121 MPA Exhibits\OVERALL EXISTING CONDITIONS.dwg, 11/28/2023 3:45:17 PM, Niqui F. Lacquement, 1:2.8055, christopher consultants, ltd



30 15 0 30 60
GRAPHIC SCALE
1" = 30'

LEGEND

- EX. CONTOUR MAJOR
- EX. CONTOUR MINOR
- PROP. CONTOUR MAJOR
- PROP. CONTOUR MINOR
- × 99 79 PROP. SPOT ELEVATION

NOTE: ALL GARAGE ENTRANCES SHALL BE FLUSH FOR PEDESTRIAN CROSSINGS.

APPROVED
SPECIAL USE PERMIT NO. 2023–
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

EISENHOWER CONVERSION
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRIGNIA

MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:
PRELIMINARY GRADING PLAN

SHEET No.
C301

P:\Projects\19199\005\113043 Conversion DSP\C301 PRELIMINARY GRADING PLAN.dwg, 11/27/2023 4:14:00 PM, Nicol F. Lacquement, 1:2.8055, christopher consultants, ltd

5001 Eisenhower
CDD, Conversion & Subdivision
Project Narrative
January 26, 2024

Summary of the Request

Staff asked the Applicant for a list of requests necessary for the redevelopment of the 5001 & 4991 Eisenhower properties (the "Property") which is provided immediately below, with a more complete description and explanation in the subsequent sections.

- Rezoning from OCM(100) to CDD;
- Master Plan Amendments to allow for the proposed residential development plan;
- DSUP for the conversion of the 5001 Eisenhower office building;
- Subdivision of Property into: 1) Conversion parcel; 2) Roads/Infrastructure; 3) Townhouse parcel; 4) Multifamily parcel;
- CDD condition(s) allowing for conversion of 5001 Eisenhower office building through one of the following: minor or major amendment to the approved site plan; or a grading plan;
- List of Zoning Ordinance modifications to allow for the building conversion processed concurrently with the CDD rezoning
    - Relief from drive aisle width requirements of 22' due to 20' column spacing yielding 17'-9" typical drive aisle;
    - Relief from standard and compact parking space dimensions due to elevator core; and
    - An SUP for parking reduction due to structural constraints.
- CDD condition(s) allow for two future DSUPs for the townhouses and multifamily buildings.

Context and Existing Conditions

The Property totals 9.73 acres and includes an existing office building and a large surface parking lot. The Property is generally located southeast of Landmark Mall, one-half mile east of the Van Dorn Metro Station, and north of the Capital Beltway, I-495. To the north lies railroad right-of-way and Backlick Run. On adjacent blocks to the east, south and west there are older low-scale commercial and light industrial uses, with the exception of two nearby residential developments, The Exchange At Van Dorn (condominium) and The Reserve at Eisenhower (apartments), which are located to the south across Eisenhower Avenue.

Zoning and Planning Guidance

The existing zoning of the Property is OCM(100). The existing office building once known as Victory Center was originally built 1973 pursuant to SIT #70-032. There was a substantial renovation constructed in 2005 approved per Development Site Plan ("DSP") #2004-0037 and Development Special Use Permit ("DSUP") #2005-0057. Subsequent amendments were approved for prospective federal tenants; however, were not constructed, and the amendments expired in 2019.

The Property is subject to the Eisenhower West Small Area Plan ("SAP") which provides guidance for future redevelopment of the Property. The Property is within the boundary of two of the six neighborhoods described in the SAP. The western portion of the Property, west of the Victory Center building, is subject to the recommendations of the "Van Dorn Metro Center" neighborhood, and the balance of the Property including Victory Center is included in the "Bush Hill" neighborhood. The following is site specific guidance for the Property:

Van Dorn Metro Center (West of Victory Center) (p. 84-87)

- Use: Office or Institutional with ground floor retail
- Height: 10-15 stories
- Roadways: Establish grid of streets. Parallel road with bike trail required at northern property boundary; greenway connection perpendicular to Eisenhower that breaks up block and leads to green buffer along northern property boundary
- Open space: Greenway connection perpendicular to Eisenhower; "Potential acquisition" of green buffer at northern property boundary
- Parking: Below grade parking required for new buildings, but replacement parking for the existing surface parking may be accommodated in an above grade structure

Bush Hill (Victory Center and east) (p. 88-91)

- Use: Multifamily with ground floor retail
- Height: 10-15 stories at Victory Center and 5 stories east of Victory Center with minimum heights not applicable to townhouse developments
- Roadways: Establish a grid of streets. Parallel road with bike trail required at northern property boundary
- Open space: Potential open space connections are shown crossing the eastern parcel
- Parking: Below-grade, with the exception of screened above-ground parking

The Applicant initially proposed a plan with substantial density and height on the east side of the Property; however, after review of the SAP and as a result of discussions with Staff, the Applicant revised the development plans so that greater density and height is located closest to Metro at the western end of the site, more in keeping with the SAP guidance above.

Proposed CDD Zoning

Consistent with the recommendation of the SAP, the Applicant requests a CDD to allow for a high-density development generally in alignment with the SAP. The Applicant proposes a conversion of the Victory Center office building to residential use through a DSUP; an 8-story multifamily building at the west end of the Property, closest to Metro; townhouses providing family-size for-sale housing type; a network of public roads; and a large mid-block open space. Concurrent with the rezoning to a CDD, the Applicant requests Master

Plan Amendments to allow for residential and town house use on the Van Dorn Center portion of the Property; a reduction in height at the western portion of the Property; delete requirement for retail along Eisenhower Ave.; and modifications to the ROW and cross section widths of new streets.

Conversion, Phase 1: As part of the proposed CDD zoning, the Applicant seeks a phased development. The first phase is a DSUP to allow the conversion of the existing Victory Center office building to residential use of up to 400 residential units and approximately 345 parking spaces within the existing building. Concurrently with the CDD, the Applicant requests Master Plan Amendments and a Preliminary Subdivision of the Property, including a limited area for the building conversion including access points. Certain Zoning Ordinance Modifications are also requested for elements of the existing building that do not conform to current Zoning Ordinance standards, such as the existing column spacing, precluding 22' drive aisle width. Standard and compact parking dimensions are precluded due to placement of existing elevator core. An SUP for a parking reduction is also requested for the same structural constraints of the garage. Note, three garage entries are shown for the conversion building because of the steep grade at the north of the site. The three floors of parking do not share a ramp. Given the building is constructed and has been vacant, the Applicant seeks an expedited review process of primarily interior changes to the building, with limited site work, and minor changes to access points and the facade.

Subsequent Phases: Phases 1 through 3 will include a public road network perpendicular to Eisenhower Ave. and along the rear/north property boundary, as well as DSUPs for both the townhouses and private access roads. The multifamily building and open space will follow.

CDD Amendment Criteria: Below, the Applicant has addressed the CDD submission criteria pursuant to §5-604(C) in italics:

(3) A statement describing the project in narrative form and describing the relationship of the proposed development to the master plan guidelines for the district.

> The Applicant seeks to allow for development that is consistent with the Eisenhower West SAP in terms of density, open space, road networks/access and urban form. The SAP envisioned development via CDD zoning to implement broad plan recommendations across properties, such as open space and road networks. Given the Property's large size, prominent location and proximity to Metro and other modes of transportation, the Property is well situated for density and urbanization. The Applicant requests Master Plan Amendments to allow for residential and town house use on the Van Dorn Center portion of the Property; a reduction in height at the western portion of the Property; delete requirement for retail along Eisenhower Ave.; and modifications to the ROW and cross section widths of new streets.

(4) A general description of how adjacent and neighboring properties will be protected from any adverse effects prompted by the proposed development.

The property is situated a significant distance from Cameron Station to the north, with railway ROW and heavy plantings of Backlick Run. To the west, the Applicant proposes a public road. There will be little impact of residential development to the adjacent surface parking lot to the west. To the south, the Applicant proposes ROW dedication for improved streetscape. In total, the Applicant is dedicating approximately 2.92 acres of land along the property boundaries which includes RPA, 66' public ROW and streetscape improvements.

(5) A statement setting forth the maximum height of buildings to be constructed.

The maximum requested building height for the building conversion is the existing height of 121'. The building height of the proposed townhouses is envisioned to be 45'-60' and up to 85' for the multifamily building.

(6) A statement setting forth the maximum overall gross floor area and floor area ratio proposed, and the maximum gross floor area and floor area ratio proposed for each use in the proposed development.

The proposed floor area of the conversion is approximately 500,972 SF of Floor Area or 633,763 gross SF. The estimated gross floor area of the 80 four-story town houses including the tuck-under garages is 260,000 SF and 525,000 gross floor area for the multifamily building (includes two levels of garage).

(7) A statement setting forth the maximum number of dwelling units proposed, and an approximate breakdown of units by type and size.

The proposed conversion will include up to 400 multifamily units with approximately 48% one-bedroom and studios, 42% two bedrooms and 10% three bedrooms. Note the unit size and type are subject to change as the design progresses. Sixty (60) townhouses and 400 multifamily units in the western building are proposed.

(8) A statement setting forth the maximum number of parking spaces, and the general location and character, whether surface or structured, thereof.

For the conversion, the Applicant proposes 0.8 – 0.9 parking spaces per unit. For the townhouses, 2 spaces per unit is proposed. The multifamily building will provide parking spaces as required in the Zoning Ordinance.

(9) A statement identifying those special amenities proposed for the development.

The primary benefits are the provision of new, substantial on-site open space between the townhouses and multifamily building. The conversion building will provide a comfortable lobby, clubroom, fitness room, coworking areas, package receiving accommodations, bike room, and storage. The multifamily building will include on-site residential amenities such as lobby area with clubhouse, fitness room, yoga room, package receiving

accommodations, storage, bike room and coworking areas, and amenity courtyard with pool, pool deck, and outdoor terrace dining area with grilling stations.

(10) A statement setting forth any proposed interim uses of the site or portion thereof, the proposed development schedule and phases for development, and, if applicable, requesting the division of the district into sections for the purpose of subsequent submissions under this section 5-600.

The Applicant will initially request a rezoning to CDD, Master Plan Amendments, a DSUP, Preliminary Subdivision and Zoning Ordinance Modifications. The Applicant requests an expedited Phase 1 building conversion for the existing office building. Given the minimal work required for the conversion, it is envisioned the CDD will allow for an administrative review process such as a site plan amendment or a grading plan. It is envisioned that building conversion site plan permitting process can begin immediately upon approval of the CDD, Master Plan Amendments, Preliminary Subdivision and approval of Zoning Modifications and parking reduction SUP. Either subsequently or during the CDD review process, DSUPs for the townhouses and multifamily building will occur. The Applicant proposes roads/infrastructure either with townhouses or multifamily phases or as otherwise agreed-to with the City. The substantial open space is envisioned to be part of the multifamily phase of the development.

(11) A statement of the improvements, public or private, on or off site, proposed for construction or dedication, and an estimate of the timing of providing such improvements.

The Applicant proposes a public road and streetscape network to be included either as a standalone phase, or with each respective phase of development. Open space accessible to the public will be provided with the multifamily phase of development.

CDD Amendment Approval Standards

Below, the Applicant has addressed the CDD Standards of approval pursuant to §5-604(H) in italics:

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

The Applicant seeks development that is consistent with the Eisenhower West SAP in terms of density, open space, road networks/access and urban form. The SAP envisioned development via CDD zoning to implement broad plan recommendations across properties, such as open space and road networks. Given the Property's large size, prominent location and proximity to Metro and other modes of transportation, the Property is well situated for density and urbanization. The Applicant requests Master Plan Amendments to allow for residential and town house use on the Van Dorn Center portion of the Property; a reduction in height at the western portion of the Property; delete requirement for retail along Eisenhower Ave.; and modifications to the ROW and cross section widths of new streets.

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

The proposed development will preserve and dedicate vegetated land in the existing RPA north of the proposed roadway dedication at the northern property boundary.

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

The proposed development will positively impact surrounding lands. Currently, the property includes a vacant office building and a large amount of surface parking. The proposed development will add vitality to an area of the SAP that was envisioned for development. A substantial amount of housing walkable to Metro will be added in the midst of a regional housing shortage. The adverse impacts of development will be mitigated through a contribution to the Eisenhower Implementation fund (SAP-area wide transportation improvements), green building techniques consistent with the 2019 Green Building policy, affordable housing contributions, TMP measures, a substantial amount of open space and on-site resident amenities, streetscape improvements, among other contributions.

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

The proposed development will be able to take advantage of the proximity to Metro. It will improve pedestrian networks within and around the Property.

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

The proposed development will provide a new networks of streets through and around the site, which can accommodate pedestrians and bicycles. The streetscape improvements to Eisenhower Ave. will facility pedestrian access to Metro and elsewhere in the SAP area. The development will provide a substantial amount of open space accessible from Eisenhower Ave. and within the development.

(6) The proposed development shall provide a substantial number of residential units, including an affordable housing component.

An affordable housing contribution consistent with the current policy will be provided.

Development Contributions

As part of the proposed CDD, the Applicant agrees to CDD Conditions that require future development to meet the City's current Green Building Policy, the Affordable Housing policy and a contribution to the Eisenhower Implementation Fund.

DSUP 2023-10019
5001 EISENHOWER AVE CONVERSION

PRELIMINARY DSUP

CITY OF ALEXANDRIA, VIRGINIA

NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE SOUTH BY EISENHOWER AVENUE, TO THE NORTH BY NORFOLK SOUTHERN RAILWAY CO., TO THE WEST BY A UPS EMPLOYEE PARKING LOT AND TO THE EAST BY A TOWNHOUSE DEVELOPMENT. THE EXISTING SITE IS CURRENTLY A VACANT PARKING LOT AND OFFICE BUILDING.

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

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

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

ZONING TABULATIONS

LIMITS OF DISTURBANCE: 3.06 AC

EXISTING IMPERVIOUS AREA: 1.67 AC
EXISTING PERVIOUS AREA: 1.39 AC

PROPOSED IMPERVIOUS AREA: 1.96 AC
PROPOSED PERVIOUS AREA: 1.10 AC

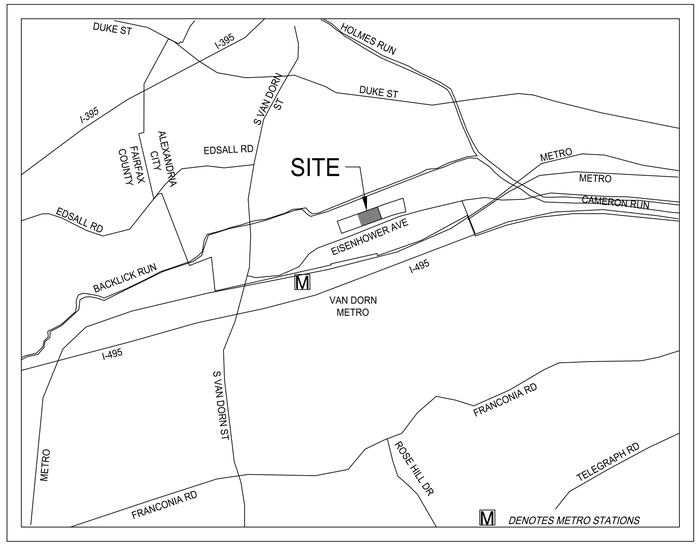
SPECIAL USE PERMITS/ZONING MODIFICTIONS/WAIVERS

MODIFICATIONS
1. LESS THAN 22' DRIVE AISLE WIDTH
2. DIMENSIONS OF STANDARD AND COMPACT PARKING

SPECIAL USE PERMITS
1. PARKING REDUCTION

REQUESTS

1. SUBDIVISION (SUB# 2023-00005)
2. DSUP (DSUP# 2023-10019)
3. REZONING TO CDD (CDD# 2023-00002) AND MPA (MPA# 2023-00004) UNDER SEPARATE COVER



VICINITY MAP

SCALE 1"= 2000'

SHEET INDEX

CIVIL

C100	COVER
C101	NOTES AND TABULATIONS
C200	OVERALL EXISTING CONDITIONS
C201	EXISTING CONDITIONS
C202	CONTEXTUAL PLAN
C203	EXISTING TREES EXHIBIT
C300	OVERALL PRELIMINARY SITE PLAN
C301	PRELIMINARY SITE PLAN
C302	PRELIMINARY GRADING PLAN
C303	AVERAGE FINISHED GRADE EXHIBIT
C304	PRELIMINARY DIMENSION PLAN
C305	OPEN SPACE PLAN
C400	FIRE SAFETY PLAN
C600	PRELIMINARY BMP COMPUTATIONS
C601	BMP MAP
C602	BMP DETAILS
C603	SWM OUTFALL ANALYSIS
C604-C606	PRE AND POST HYDROGRAPHS
C700-C703	SIGHT DISTANCES
C800-C803	TURNING MOVEMENTS

LANDSACPE

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

ARCHITECTURE

A-100	TABULATIONS
A-101	GFA DIAGRAMS
A-102	ARCHITECTURAL SITE PLAN
A-111	G3 FLOOR PLAN
A-112	G2 FLOOR PLAN
A-113	G1 FLOOR PLAN
A-114	1ST FLOOR PLAN
A-117	TYPICAL (4-8) FLOOR PLAN
A-120	ROOF PLAN
A-122	PENTHOUSE ROOF PLAN
A-200	NORTH ELEVATION
A-201	SOUTH ELEVATION
A-202	EAST AND WEST ELEVATIONS
A-301	BUILDING SECTION

PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

DATE	REVISION
10/26/23	DSUP COMPLETENESS SUBMISSION #1
12/21/23	DSUP COMPLETENESS SUBMISSION #2
1/26/24	DSUP COMPLETENESS SUBMISSION #3

OWNER / APPLICANT
5001 EISENHOWER OFFICE OWNER LLC /
5001 EISENHOWER RESIDENTIAL OWNER LLC
C/O STONEBRIDGE
7200 WISCONSIN AVE
SUITE 700
BETHESDA, MD 20814
(301) 913-9610

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

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

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

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

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET: C100

GENERAL NOTES

1. THE ADDRESS OF THE SUBJECT PROPERTY IS 5001 EISENHOWER AVENUE, AS OBSERVED POSTED IN THE FIELD AT THE TIME OF SURVEY.
2. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE CITY OF ALEXANDRIA COUNTY, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS TAX MAP #068.04-01-20 AND IS ZONED OCM(100).
3. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF 5001 EISENHOWER OFFICE OWNER, LLC, RECORDED IN INSTRUMENT #210012639, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
4. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
5. BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY THIS FIRM BETWEEN THE DATES OF JUNE 21, 2022 AND JULY 13, 2022 AND UPDATED SEPTEMBER 7, 2023.
6. NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREON.
7. NO CERTIFICATION HAS BEEN MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS. UNDERGROUND MARKINGS BY OTHERS OBSERVED AT THE TIME OF SURVEY HAVE BEEN LOCATED AND SHOWN HEREON FOR REFERENCE ONLY.
8. THERE ARE NO SIGNIFICANT SITE FEATURES ONSITE.
9. THERE IS NO OBSERVABLE INDICATIONS OF CEMETERIES OR BURIAL GROUNDS.
10. THERE IS A RPA ALONG THE NORTH SIDE OF THE SITE.
11. IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THIS SITE.
12. THIS PROJECT IS NOT LOCATED WITHIN A COMBINED SEWER AREA.
13. BASED ON PREVIOUS SUBSURFACE INVESTIGATIONS, THERE IS EVIDENCE OF BLACK ASH AND METAL IN FILL MATERIAL. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS CURRENTLY LOCATED AT THE PROPERTY OR AREAS LOCATED WITHIN 1,000 FEET OF A SANITARY LANDFILL. RESIDUAL CONCENTRATIONS OF PETROLEUM HYDROCARBONS FROM UNDERGROUND STORAGE TANK FORMERLY PRESENT AT THE PROPERTY ARE LIKELY TO BE ENCOUNTERED DURING EXCAVATION. APPROPRIATE PROCEDURES FOR THE HANDLING AND DISPOSAL OF PETROLEUM IMPACTED SOIL WILL BE ADDRESSED IN A SOIL MANAGEMENT PLAN. SHOULD ANY UNANTICIPATED UNDERGROUND STORAGE TANKS OR DRUMS BE ENCOUNTERED AT THE SITE, THE APPLICANT SHALL IMMEDIATELY NOTIFY THE CITY OF ALEXANDRIA FIRE DEPARTMENT AND DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY.

FLOOD ZONE NOTE

THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), NO. 5155190036E, WITH AN EFFECTIVE DATE OF JUNE 16, 2011.

BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:

- FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SANITARY SEWER ADEQUATE OUTFALL NARRATIVE

THE CURRENT SITE IS AN EXISTING OFFICE BUILDING AND PARKING LOT THAT HAS A PEAK FLOW OF 0.75 CFS. THE SANITARY FLOW FOR THE PROPOSED DEVELOPMENT OF THE CONVERSION BUILDING HAS A PEAK FLOW OF 0.74 CFS SINCE THE PROPOSED DEVELOPMENT HAS A SMALLER PEAK FLOW RATE, THERE WILL BE A NET DECREASE IN PEAK FLOW BY 0.01 CFS, SEE CALCULATIONS BELOW.

THE SITE ALL DRAINS TO AN EXISTING SEWER MAIN THAT IS LOCATED ALONG THE NORTH OF THE SITE AND FLOWS WEST TO EAST. THE ADDITIONAL FLOW TO THE SEWER WILL BE EVALUATED WITH THE CURRENT FLOWS IN THE SYSTEM, AND ANY UPGRADES NECESSARY WILL BE MADE, WHILE MAINTAINING SERVICE TO THE UPSTREAM AREAS.

THE SITE WILL OUTFALL INTO A MANHOLE AT THE NORTHERN PROPERTY BOUNDARY AND EXITS THE SITE IN AN EXISTING 12" PIPE. THIS PIPE CROSSES THE EXISTING RAILWAY TRACKS, AND THEN EMPTIES INTO AN EXISTING 33" PIPE WHERE THE ANALYSIS WILL END.

CONCEPTUAL SANITARY DESIGN FLOWS

EXISTING FLOWS
605,998 SF OF OFFICE

CITY OF ALEXANDRIA RECOMMENDED AVERAGE DESIGN FLOWS:

200 GPD/ 1,000 SF (OFFICE)

605,998 SF X (200 GPD / 1,000 SF) = 121,200 GPD
Q = (121,200 GPD / 7.48 GAL/CF) * (DAY/86,400 SEC) = 0.188 CFS
PEAK FACTOR FOR LATERALS = 4.0
DESIGN FLOW = 0.188 X 4.0 = 0.75 CFS

PROPOSED FLOWS
400 RESIDENTIAL UNITS

CITY OF ALEXANDRIA RECOMMENDED AVERAGE DESIGN FLOWS:

300 GPD/UNIT (FOR MULTIFAMILY/AFFORDABLE UNITS)

300 GPD/UNIT X 400 UNITS = 120,000 GPD
Q = (120,000 GPD / 7.48 GAL/CF) * (DAY/86,400 SEC) = 0.185 CFS
PEAK FACTOR FOR LATERALS = 4.0
DESIGN FLOW = 0.185 X 4.0 = 0.74 CFS

NET DECREASE IN FLOW
0.74 CFS - 0.75 CFS = 0.01 CFS

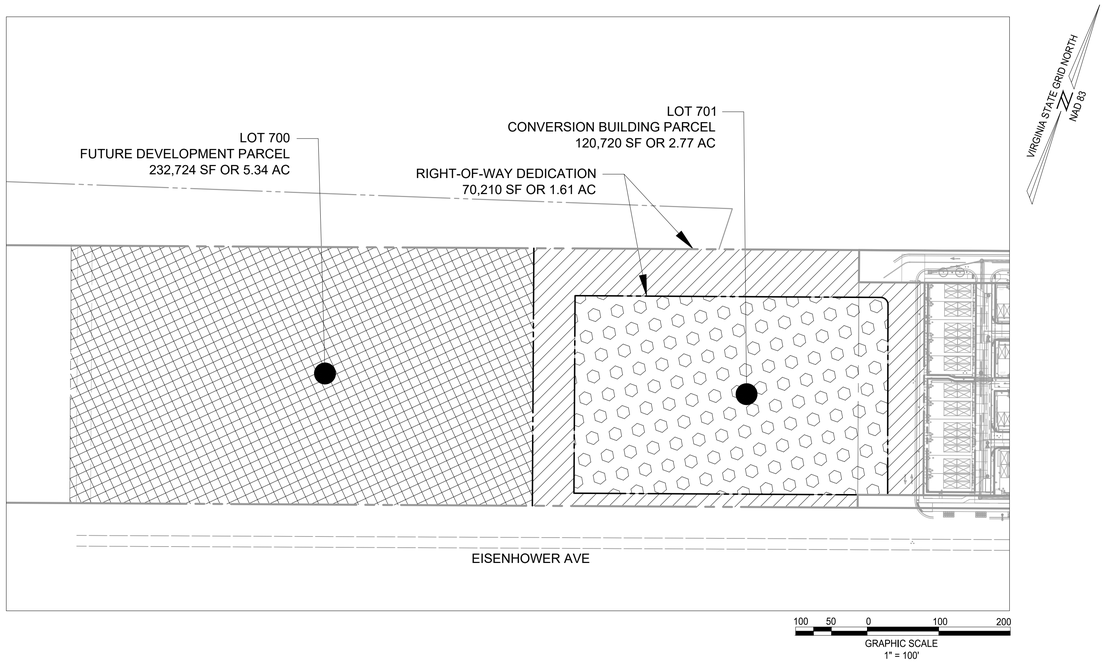
NOTE:
THE PROPOSED PEAK FLOW DOES NOT EXCEED AN ADDITIONAL 10,000 GPD, THEREFORE, NO SANITARY SEWER OUTFALL ANALYSIS IS REQUIRED PER MEMO TO INDUSTRY 6-14.

SANITARY SEWER NOTES:

1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
2. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020.

RELATED LAND USE APPLICATIONS:

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



ZONING TABULATIONS

SITE ADDRESSES & TAX MAP NUMBERS:	068.04-01-20 (5001 EISENHOWER AVENUE), 068.04-01-23
EXISTING ZONE:	OCM(100)
PROPOSED ZONE:	CDD
SMALL AREA PLAN DISTRICT:	EISENHOWER WEST
EXISTING SITE USE:	PARKING LOT AND VACANT BUILDING
PROPOSED SITE USE:	RESIDENTIAL BUILDING WITH PARKING GARAGE
EXISTING SITE AREA:	423,654 SF OR 9.73 AC.
PROPOSED SITE AREA:	
LOT 701 (CONVERSION BUILDING)	120,720 SF OR 2.77 AC.
LOT 700 (FUTURE DEVELOPMENT)	232,724 SF OR 5.34 AC.
SUBTOTAL	353,444 SF OR 8.11 AC.
RIGHT-OF-WAY DEDICATION	70,210 SF OR 1.61 AC.
TOTAL	423,654 SF OR 9.73 AC.
TOTAL DISTURBED AREA:	3.06 AC
EXISTING IMPERVIOUS AREA:	1.67 AC
PROPOSED IMPERVIOUS AREA:	1.96 AC
GROSS SF:	GARAGE = 126,092 SF RESIDENTIAL = 507,671 SF TOTAL = 633,763 SF
NET SF:	GARAGE (AT-GRADE) = 47,818 SF RESIDENTIAL = 453,154 SF TOTAL = 500,972 SF
PERMITTED FAR:	N/A
PROPOSED FAR:	500,972 SF / 120,712 SF = 4.15
PROPOSED NUMBER OF UNITS:	400 UNITS
UNIT MIX CHART	
1 BR:	181 UNITS
2 BR:	158 UNITS
3 BR:	40 UNITS
TOTAL:	379 UNITS
UNITS PER ACRE REQUIRED:	N/A
UNITS PER ACRE PROVIDED:	400 UNITS / 2.77 ACRES = 144 UNITS/ACRE
MAXIMUM BUILDING HEIGHT:	= 10 STORIES
PROPOSED BUILDING HEIGHT:	= 138.5' (11 STORIES, LOWER 3 TO BE GARAGE PARKING)
REQUIRED LOT FRONTAGE:	= 50'
PROVIDED LOT FRONTAGE:	= 100'
SETBACKS:	
NORTH = 27.6'	EAST = 74.0'
SOUTH = 101.5'	WEST = 16.5'
PARKING REQUIRED:	
CONVERSION	= 1 SPACE/BEDROOM (20% REDUCTION) = [181 BR UNITS x 1 SPACE] + [219 2 BR UNITS x 2 SPACES] = 619 SPACES x 20% REDUCTION = 496 SPACES [NOTE - A PARKING REDUCTION IS BEING REQUESTED]
ACCESSIBLE	= 9 SPACES
VAN ACCESSIBLE	= 2 SPACES
PARKING PROVIDED:	
CONVERSION BUILDING	= 345 SPACES (314 GARAGE SPACES, 31 SURFACE SPACES)
ACCESSIBLE	= 9 SPACES
VAN ACCESSIBLE	= 2 SPACES
LOADING SPACES REQUIRED:	= 2 SPACES
LOADING SPACES PROVIDED:	= 3 SPACES
BIKE PARKING REQUIRED:	= RESIDENTIAL REQUIREMENT (CLASS 1 OR CLASS 2): 3 SPACES FOR EVERY 10 UNITS VISITOR REQUIREMENT (CLASS 1 OR CLASS 2): 1 SPACES FOR EVERY 50 RESIDENTIAL = [3 X (400 / 10)] + [1 X (400 / 50)] = 120 + 8 = 128 SPACES TOTAL (120 RESIDENTIAL AND 8 VISITOR)
BIKE PARKING PROVIDED:	= 128 SPACES FOR RESIDENTIAL (IN GARAGE) 8 SPACES FOR VISITORS (AT-GRADE)
EXISTING AVG. DAILY TRIPS:	= 0 VPD
PROPOSED AVG. DAILY TRIPS:	= 1,210 VPD
OPEN SPACE REQUIRED:	= 30% OF ENTIRE CDD AREA
OPEN SPACE PROVIDED:	= 24,000 SF OR 0.55 AC (PRIVATE) 22,000 SF OR 0.50 AC (PRIVATE WITH PUBLIC ACCESS) TOTAL OPEN SPACE = 46,000 SF OR 1.06 AC = 38.1% OF LOT 701 AREA SEE SHEET C305 FOR MORE INFORMATION

NOTE: SEE SHEET A101 FOR MORE INFORMATION.

NOTE: APPLICANT IS PROPOSING 379 UNITS AND IT MAY BE INCREASED UP TO A MAXIMUM OF 400 UNITS WITH THE FINAL SITE PLAN.

NOTE: PARKING REQUIREMENT CALCULATION BASED ON MAXIMUM NUMBER OF UNITS PROPOSED (400 UNITS).

NOTE: APPROXIMATELY 12 ON-STREET SPACES WILL BE PROVIDED IN THE DEDICATED RIGHT-OF-WAY.

NOTES:
1) THERE ARE 92 COMPACT SPACES IN THE GARAGE AND 17 COMPACT SPACES AT-GRADE. THIS IS A TOTAL OF 109 COMPACT SPACES, WHICH ACCOUNT FOR 32% OF THE SPACES.
2) THE MINIMUM PARKING THAT CAN BE PROVIDED IS 333 SPACES.
3) SEE SHEET A111-A113 FOR MORE INFORMATION.

GREEN BUILDING NARRATIVE

THIS PROJECT WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY.

GENERAL APPROACH:
LEED SILVER OR NGBS SILVER

ENERGY:
THIS IS AN ADAPTIVE REUSE PROJECT THAT REPRESENTS THE BEST-CASE SCENARIO FOR REDUCTION IN EMBODIED CARBON. THE CONVERSION WILL MEET CURRENT ENERGY STANDARDS, INCLUDING ENERGY STAR APPLIANCES WHERE APPLICABLE.

WATER:
THE PROJECT ANTICIPATES THE INTEGRATION OF NATIVE PLANTING TO ALLOW REDUCTION IN IRRIGATION DEMANDS. THE CONVERSATION WILL MEET CURRENT WATER USE STANDARDS AS WELL AS GARNER WATER USE REDUCTION CREDITS REQUIRED FOR GREEN CERTIFICATION. THIS WILL BE ACCOMPLISHED THROUGH LOW FLOW FIXTURES IN THE RESIDENTIAL UNITS.

INDOOR ENVIRONMENTAL QUALITY:
THE PROJECT WILL MEET INDOOR AIR QUALITY / ASHREA STANDARDS. INCORPORATION OF OPERABLE WINDOWS FOR NATURAL VENTILATON IN EACH RESIDENTIAL UNIT IS ANTICIPATED.

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRIGNIA

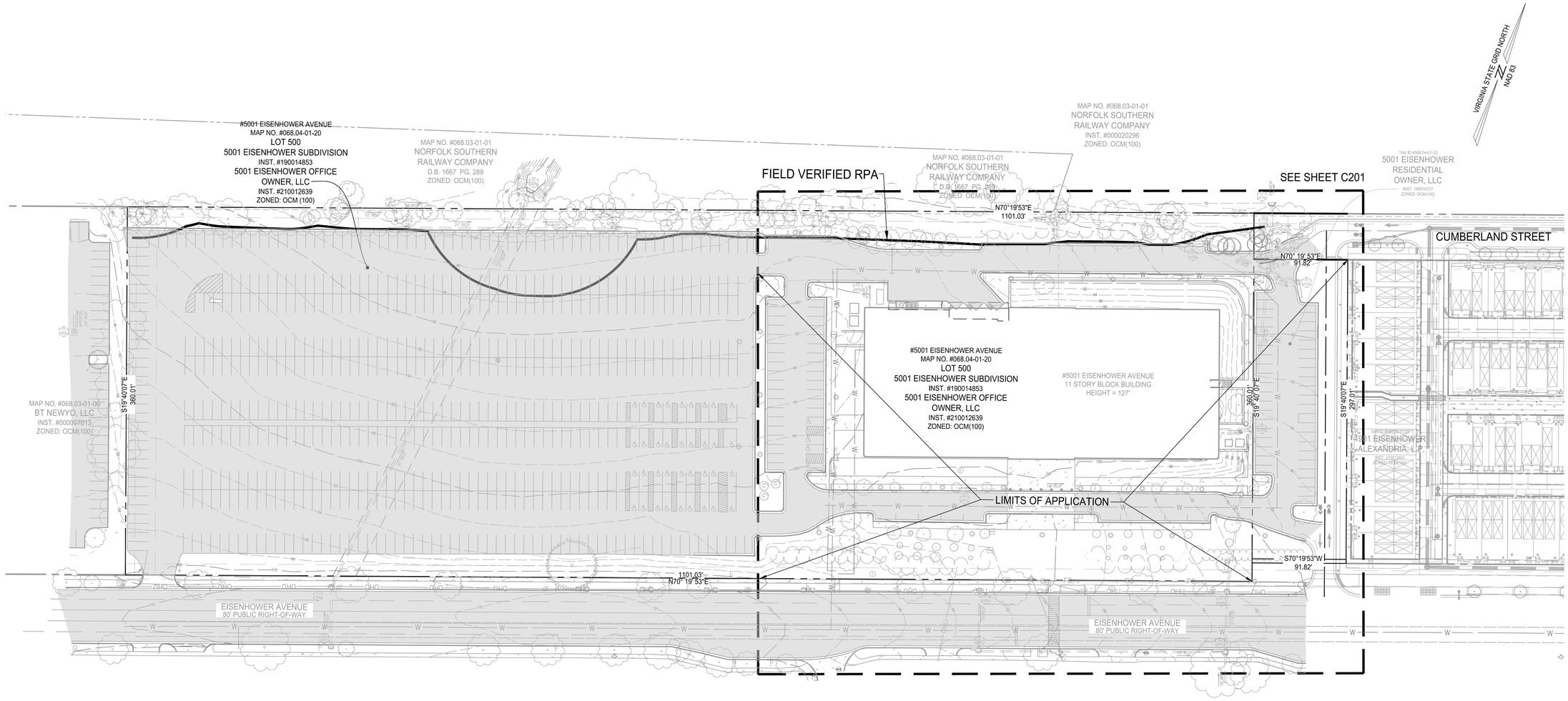
MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:
NOTES AND TABULATIONS

SHEET No.
C101

P:\Projects\19199\005\113043 Conversion DSP\C101 NOTES AND TABULATIONS.dwg, 1/25/2024 5:21:08 PM, Miquil F. Lacquement, 1:2.8955, christopher consultants, ltd



LEGEND

Utilities - Storm
- STORM MANHOLE
- STORM DRAIN INLET
- STORM CULVERT

Utilities - Sanitary
- SANITARY MANHOLE

Utilities - Water
- WATER VALVE
- SIAMESE CONNECTION
- IRRIGATION VALVE
- FIRE HYDRANT

Utilities - Gas
- GAS VALVE

Utilities - Electric
- LIGHT POLE
- UTILITY POLE
- TRAFFIC LIGHT POLE
- ELECTRIC VAULT
- GROUND LIGHT
- GUY WIRE
- ELECTRIC MANHOLE

Utilities - Communication
- CABLE TV PEDESTAL
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- VAULT

Misc. Structures
- 150.0 SPOT ELEVATION
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- SIGN
- BOLLARD
- BUILDING HEIGHT LOCATION
- HANDICAP PARKING
- UNIDENTIFIED MANHOLE
- FLAG POLE
- UNIDENTIFIED VAULT

Abbreviations

EX.	EXISTING
CRW	CONCRETE RETAINING WALL
C&G	CURB AND GUTTER
EPAD	ELECTRIC PAD
OHG	OVERHANG
CSW	CONCRETE SIDEWALK
EP	EDGE OF PAVEMENT
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE

Surfaces
- ASPHALT AREA
- CONCRETE AREA

Linetypes
- INDEX CONTOUR (10')
- INT. CONTOUR (2')
- SANITARY PIPE
- STORM PIPE
- TREE LINE
- GAS LINE PAINT MARKING
- ELECTRIC LINE PAINT MARKING
- FIBER OPTIC LINE PAINT MARKING
- WATER LINE PAINT MARKING
- COMMUNICATIONS LINE PAINT MARKING
- PROPERTY LINE
- ADJOINER LINE
- TOP/BOTTOM OF BANK

NOTE: SEE SHEET C201 FOR EASEMENT LABELS WITHIN THE LIMITS OF THE APPLICATION.

APPROVED
SPECIAL USE PERMIT NO. 2023–10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
.
CITY OF ALEXANDRIA, VIRIGNIA

MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:

OVERALL EXISTING CONDITIONS

SHEET No.
C200

P:\Projects\19199\005\113043 Conversion DSP\C200 OVERALL EXISTING CONDITIONS.dwg, 1/25/2024 5:21:40 PM, Miguel F. Lizcquenot, 12.8055, christopher consultants, ltd

STORM STRUCTURE DATA

EX 6609 — RIM EL. = 93.47
INV IN (15" RCP FROM WEST) = 83.42
INV IN (18" RCP FROM SOUTH) = 83.27
INV OUT (18" RCP TO 6288) = 83.07

EX 6288 — RIM EL. = 92.81
INV IN (18" RCP FROM 6609) = 80.71
INV OUT (21" RCP TO 4261) = 80.51

EX 4261 — RIM EL. = 89.71
BOTTOM OF STRUCTURE ELEVATION = 78.01
POOLED WATER AND LARGE AMOUNTS OF DEBRIS OBSERVED IN STRUCTURE AT TIME OF SURVEY.
NO SEWER CAMERA DATA AVAILABLE FOR THIS STRUCTURE.

EX 4459 — RIM EL. = 85.87
INV IN (15" RCP FROM BUILDING) = 77.67
INV IN (21" RCP FROM 4261) = 76.62
INV OUT (24" RCP TO 4363) = 76.52

EX 4122 — RIM EL. = 78.35
INV OUT (15" RCP TO 4363) = 72.50

EX 4361 — RIM EL. = 77.18
INV OUT (15" PVC TO 4362) = 72.08
INV OUT (15" PVC TO 6096)
APPARENT UNDERGROUND STRUCTURE OBSERVED IN FIELD AT TIME OF SURVEY, TWO PIPES OBSERVED LEAVING STRUCTURE, ONE INACCESSIBLE.
APPROXIMATELY 5.4' OF WATER OBSERVED IN THE STRUCTURE AT TIME OF SURVEY.

EX 4362 — RIM EL. = 77.25
INV IN (15" PVC FROM 4361) = 72.00
INV IN (24" RCP FROM 4363) = 72.05
INV OUT (24" RCP TO 6096) = 71.85

EX 4328 — RIM EL. = 78.61
INV OUT (15" RCP TO 4363) = 72.49

EX 4363 — RIM EL. = 77.55
INV IN (15" RCP FROM 4122) = 72.35
INV IN (15" RCP FROM 4329) = 72.20
INV IN (24" RCP FROM 4459) = 72.25
INV OUT (24" RCP TO 4362) = 72.00

EX 6096 — RIM EL. = 77.15
INV IN (15" PVC FROM 4361) = 71.70
INV IN (24" RCP FROM 4362) = 71.70
INV OUT (24" RCP TO 6722) = 71.65

EX 4360 — RIM EL. = 76.96
INV OUT (15" RCP TO 6722) = 72.71

EX 6722 — RIM EL. = 76.41
INV IN (15" RCP FROM 4360) = 71.51
INV IN (24" RCP FROM 6096) = 71.41
INV OUT (24" RCP TO 6726) = 71.31

EX 6726 — INV OUT (24" RCP FROM 6722) = 70.75

EX 4261 — RIM EL. = 89.71
INV IN (18" RCP FROM 8717) = 83.77

EX 8717 — RIM EL. = 99.17
INV OUT (18" RCP TO 4261) = 93.40

EX 8466 — RIM EL. = 102.74
INV OUT (15" RCP TO 8402) = 99.48

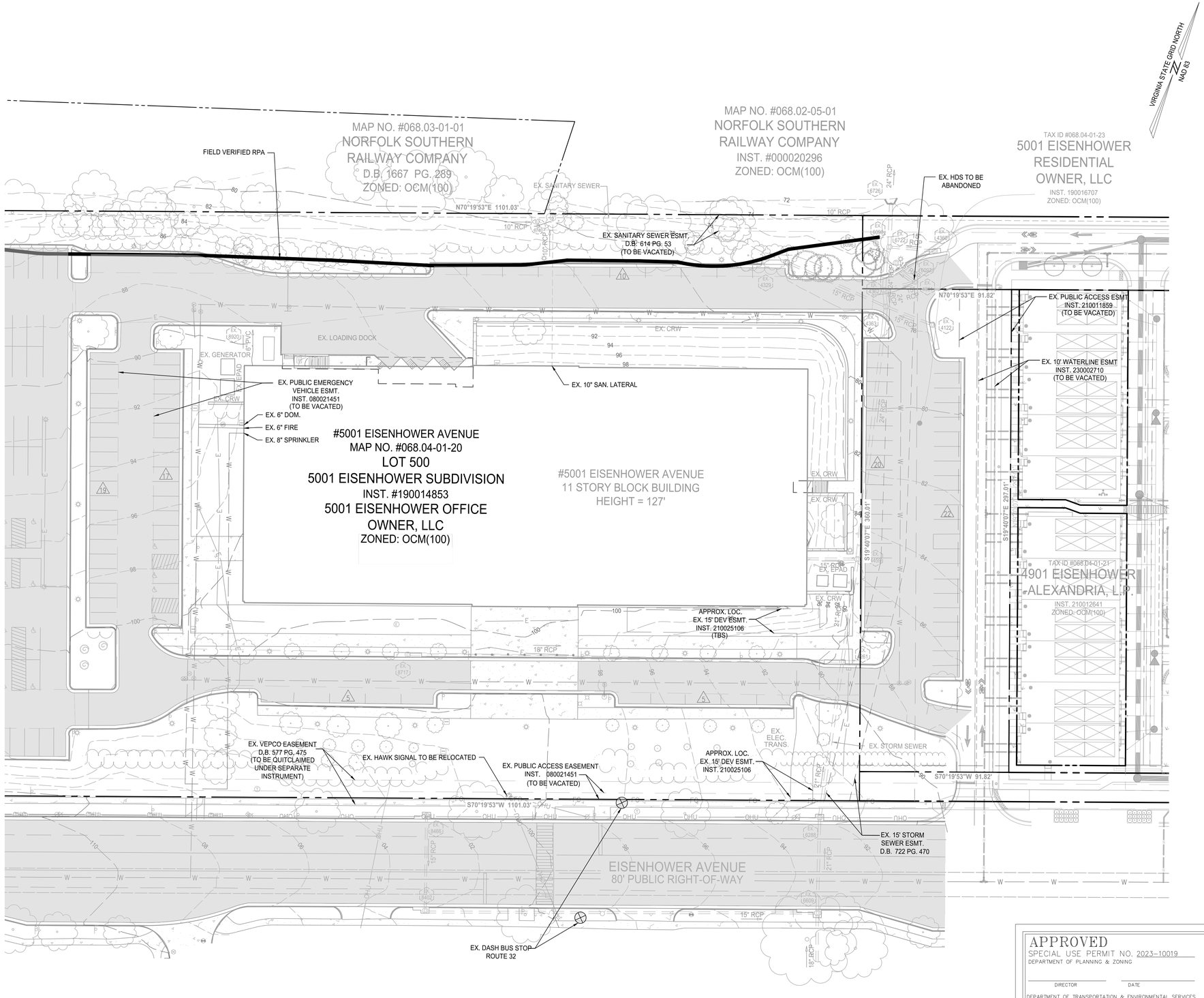
EX 8402 — RIM EL. = 102.91
INACCESSIBLE - SEALED SHUT

EX 8920 — INV (6" PVC FROM BUILDING) = 89.51

SANITARY STRUCTURE DATA

EX 4340 — RIM EL. = 79.55
INV IN (10" DIP FROM WEST) = 69.05
INV IN (10" DIP FROM SOUTH) = 69.15
INV OUT (10" DIP TO EAST) = 68.95

DEMOLITION NARRATIVE:
A MAJORITY OF THE SITE WILL BE DEMOLISHED AND/OR DISTURBED DURING CONSTRUCTION. REFER TO THE LIMITS OF DISTURBANCE ON SHEET C301. THE PORTIONS OF THE SITE THAT WILL REMAIN INCLUDE: TRANSFORMERS, GENERATORS, A PORTION OF THE LOADING DOCK, RETAINING WALL NORTH OF THE BUILDING, SOME STORM INLETS AND UTILITY POLES ALONG EISENHOWER.



30 15 0 30 60
GRAPHIC SCALE
1" = 30'

NOTE: REFER TO SHEET C200 FOR LEGEND OF EXISTING CONDITIONS.

christopher consultants now IMEG
4035 Ridge Top Rd. Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION

PRELIMINARY DSUP

CITY OF ALEXANDRIA, VIRIGNIA

MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:

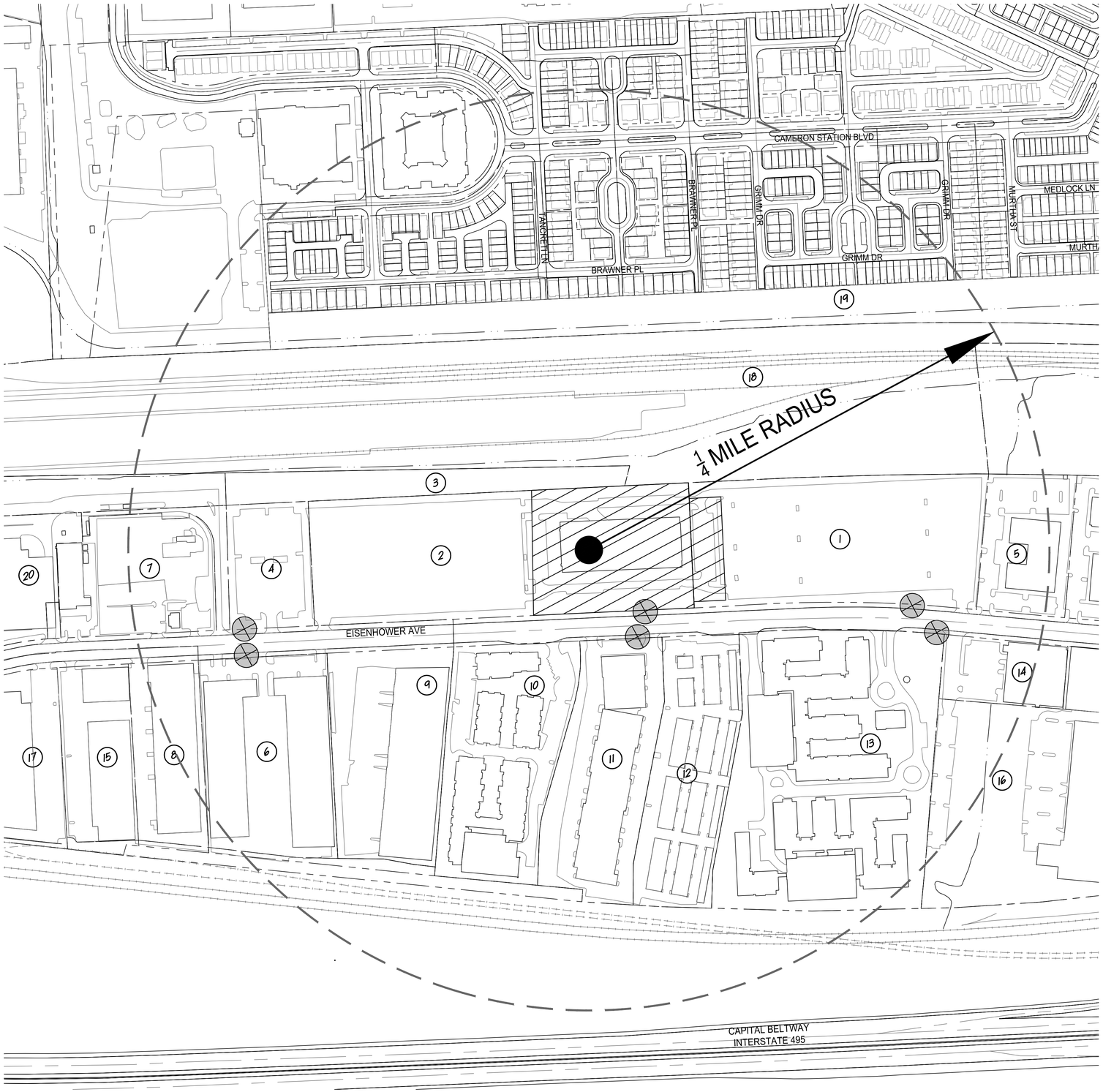
EXISTING CONDITIONS

SHEET No.

C201

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

P:\Projects\19199\005\113043 Conversion DSP\C201 EXISTING CONDITIONS.dwg, 1/25/2024 5:22:11 PM, Nigel F. Lacquement, 12.8055, christopher consultants, ltd



VIRGINIA STATE GRID NORTH
NAD 83

OWNERSHIP INFORMATION

1. 4901 EISENHOWER ALEXANDRIA LP
   C/O HEARTHSTONE INC
   24151 VENTURA BLVD STE 150
   CALABASAS, CA 91302-1277
   USE: VACANT LAND - RESID. (910)
   ZONE: CRMU-H

2. 5001 EISENHOWER OFFICE OWNER LLC
   C/O STONEBRIDGECARRAS
   7200 WISCONSIN AVE STE 700
   BETHESDA, MD 20814
   USE: OFFICE BUILDINGS
   ZONE: OCM(100)

3. NORFOLK SOUTHERN RAILWAY CO
   8 N JEFFERSON ST
   ROANOKE VA, 24042
   USE: OP, RAILROAD VDT (600)
   ZONE: OCM (100)

4. CORP REAL ESTATE DEPT
   C/O UPS 55 GLENLAKE PKWY
   ATLANTA GA 30328
   USES: VACANT LAND COMMERC (941)
   ZONE: OCM(100)

5. AMC FEDERAL CREDIT UNION
   4875 EISENHOWER AVE
   ALEXANDRIA VA, 22304
   USE: OFFICE BUILDINGS (487)
   ZONE: OCM (100)

6. C/O JONES LAND LASALLE
   2000 DUKE ST STE 125
   ALEXANDRIA, VA 22314
   USE: OFFICE/COMM WHSE (486)
   ZONE: OCH

7. 301 KING ST STE 1300
   ALEXANDRIA, VA 22314
   USE: CITY GOVT BLDGS (730)
   ZONE: OCM(100)

8. C/O JONES LAND LASALLE
   2000 DUKE ST STE 125
   ALEXANDRIA, VA 22314
   USE: OFFICE/COMM WHSE (486)
   ZONE: OCH

9. VF III EISENHOWER LLC
   VELSOR PROPERTIES LLC
   1430 SPRING HILL RD STE 100
   MCLEAN VA, 22102
   USE: OFFICE/COMM WHSE (486)
   ZONE: OCM (100)

10. EQR SMOKETREE LLC
    PO BOX 87407
    CHICAGO IL, 60680
    USE: MED RISE ELEV (4-6S) (320)
    ZONE: OCM (100)

11. BUILDAMERICA SIX CONDOMINIUM
    4926 EISENHOWER AVE
    ALEXANDRIA VA, 22304
    USE: CONDO MASTER CARDS (802)
    ZONE: OCM (100)

12. BOUNDARY 4900 EISENHOWER LLC
    4800 HAMPDEN LN STE 800
    BETHESDA MD, 20814
    USE: SELF STORAGE FACILITY (485)
    ZONE: OCM (100)

13. EXCHANGE AT VAN DORN CONDOMINIUM
    4840 EISENHOWER AVE
    ALEXANDRIA VA, 22304
    USE: CONDO MASTER CARDS (802)
    ZONE: OCM (100)

14. VINCENTZ FAMILY LLLP
    4750 EISENHOWER AVE
    ALEXANDRIA VA, 22304
    USE: OFFICE/COMM WHSE (486)
    ZONE: OCM (100)

15. 4800 HAMPDEN LN SUITE 800
    BETHESDA MD 20814
    USE: OFFICE/COMM WHSE (486)
    ZONE: OCH

16. CALEAST NAT CITY STATIONS LLC
    C/O CALEAST 1808 SWIFT DRIVE
    OAK BROOK IL, 60523
    USE: OFFICE/ COMM WHSE (486)
    ZONE: OCM (100)

17. 1803 DOMINION CREST LN
    MCLEAN VA 22101
    USEI OFFICE/COMM WHSE (486)
    ZONE: OCH

18. NORFOLK SOUTHERN RAILWAY CO
    THREE COMMERCIAL PLACE
    NORFOLK VA, 235102191
    USE: RAILROAD PROPERTY (500)
    ZONE: UT

19. CITY OF ALEXANDRIA
    PO BOX 178
    ALEXANDRIA VA, 22313
    USE: CITY PKS/PLAYGROUNDS (731)
    ZONE: CDD#9

20. PO BOX 178
    ALEXANDRIA, VA 22313
    USE: CITY LEASED TO OTHER (736)
    ZONE: OCM(100)

LEGEND

PROJECT SITE

BUS STOP (DASH)

RAILROAD

1/4 MILE RADIUS

NOTE:

ALL BUS STOPS SHOWN ARE EXISTING AND ON DASH BUS ROUTE 32 UNLESS OTHERWISE NOTED.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP

CITY OF ALEXANDRIA, VIRIGNIA

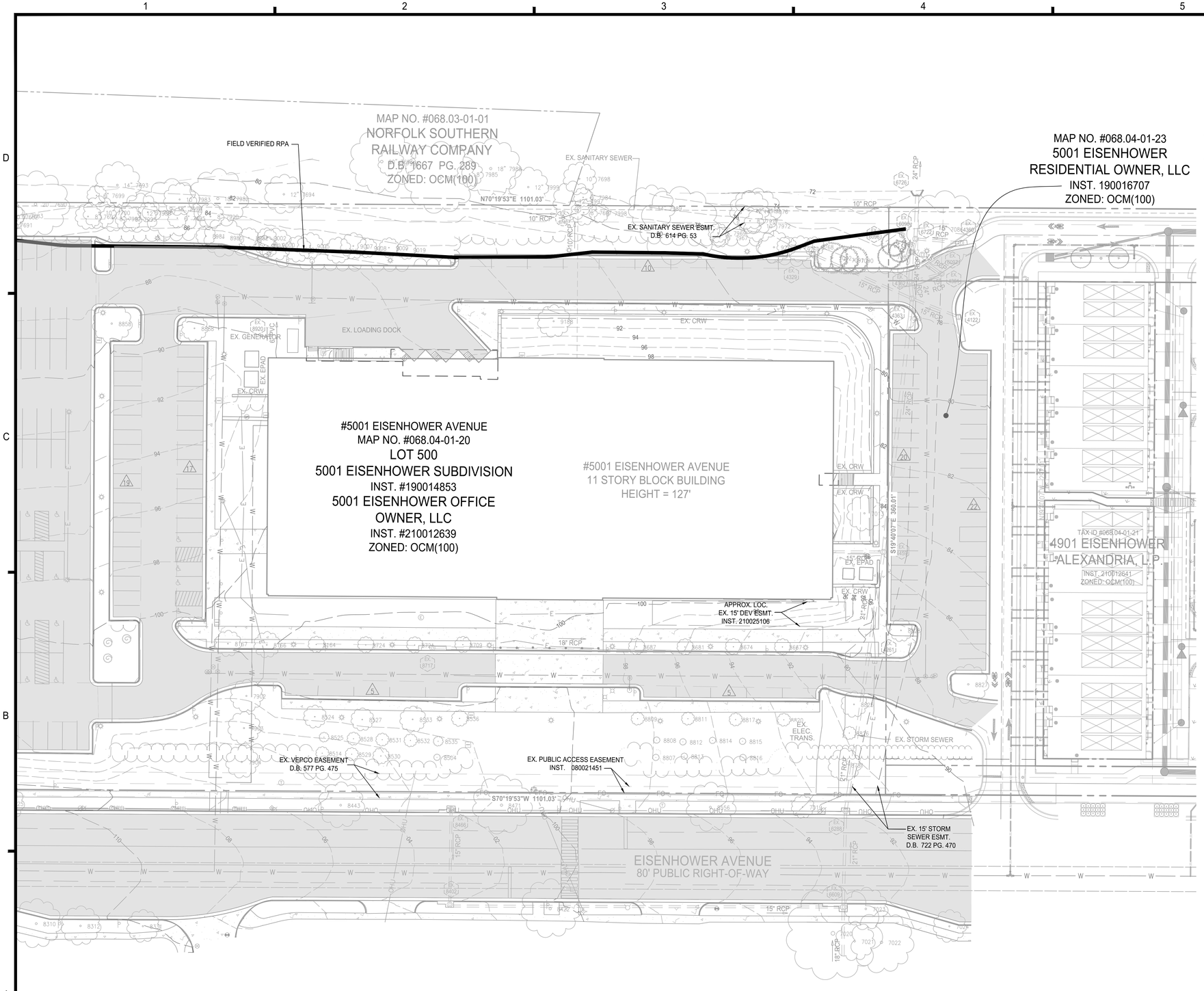
MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:

CONTEXTUAL PLAN

SHEET No.
C202



TREE LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- #1234 — ALUMINUM TREE TAG NUMBER
- DT — DECIDUOUS TREE
- CT — CONIFEROUS TREE

TREE TYPE — DT 24 20 250/MAPLE
- DT: TREE TYPE
- 24: TREE DESCRIPTION
- 20: TREE TAG NUMBER
- 250: TREE COVER (RADIUS IN FEET)
- MAPLE: TRUNK SIZE (DIAMETER IN INCHES)

SCHEDULE OF TREES

Point #	Tree Description	Point #	Tree Description
7013	DT 11 12 7013	9005	DT 8 8 7021 /CEDAR
7019	DT 7 8 7019	9006	DT 8 8 7020 /CEDAR
7086	DT 23 18 7086	9007	DT 8 8 7017 /CEDAR
7087	CT 7 7 7087	9008	DT 6 6 7019 /CEDAR
7088	CT 8 8 7088	9009	DT 6 6 7018 /CEDAR
7089	CT 8 9 7089	9019	DT 6 6 7016 /CEDAR
7090	CT 9 10 7090	9188	DT 10 11 7066/LOCUST
7091	CT 9 10 7091	9268	DT 6 7 7010 /CEDAR
7092	CT 10 10 7092	9269	DT 8 8 7011/CEDAR
7125	DT 10 10 7056	9270	DT 6 6 7012/CEDAR
7128	DT 14 16 7055	9271	DT 10 7 7013/CEDAR
7133	DT 8 12 7054	9539	DT 10 18 7686
7251	DT 14 20 7053	9540	DT 10 18 7687
7290	DT 18 20 7052	9541	DT 10 10 7680
7384	DT 8 15 7058 NE /MULTI	9542	DT 12 12 767I
7392	DT 24 24 7057	9543	DT 12 12 7681
7531	DT 14 16/7051	9544	DT 10 10 7679
7555	CT 26 20/7050	9545	DT 10 10 7659
7799	DT 14 16 7049 /LOCUST	9546	DT 16 16 7668
7825	DT 12 14 7048 /LOCUST	9548	DT 24 24 7662
7902	DT 10 12 7032 /WILLOWOAK	9549	DT 10 10 7669
7903	DT 10 12 7033 /WILLOWOAK	9550	DT 8 8 7656
7904	DT 10 12 7034 /WILLOWOAK	9551	DT 10 10 7650
8166	DT 8 9 7039 /MAPLE	9552	DT 8 8 7671
8167	DT 8 8 7038 /MAPLE	9553	DT 8 8 7667
8443	DT 14 13 7047 /LOCUST	9554	DT 14 14 7653
8471	DT 18 21 7046 /LOCUST	9555	DT 12 12 7649
8524	DT 7 10 7035 /MAPLE	9559	DT 12 12 7645
8527	DT 7 8 7036 /MAPLE	9560	DT 16 16 7647
8533	DT 8 8 7037 /MAPLE	9561	DT 12 12 7652
8556	DT 15 15 7045 /LOCUST	9562	DT 8 8 7663
8781	DT 10 10 7041 /WILLOWOAK	9563	DT 10 10 7658
8825	DT 8 10 7040 /WILLOWOAK	9564	DT 12 12 7646
8827	DT 12 12 7043 /WILLOWOAK	9565	DT 20 20 7651
8828	DT 7 8 7042 /WILLOWOAK	9566	DT 20 20 7661
8858	DT 12 12 7031 /WILLOWOAK	9567	DT 6 6 7655
8888	DT 8 10 7030 /WILLOWOAK	9568	DT 6 6 7648
8980	DT 12 12 7028 /CREPEMYRTLE	9569	DT 6 6 7654
8981	DT 6 6 7029 /CEDAR	9570	DT 6 6 7673
8982	DT 6 6 7027 /CEDAR NE	9572	DT 10 10 7672
9000	DT 10 10 7023 /CREPEMYRTLE	9573	DT 12 12 7674 /3x
9001	DT 6 6 7024 /CEDAR	9574	DT 10 10 7666
9002	DT 6 6 7025 /CEDAR	9800	DT 6 6 7644
9003	DT 6 6 7026 /CEDAR	9801	DT 8 8 7664
9004	DT 8 8 7022 /CEDAR	9802	DT 12 12 7676

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

APPROVED
SPECIAL USE PERMIT NO. 2023–10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd. Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRIGNIA

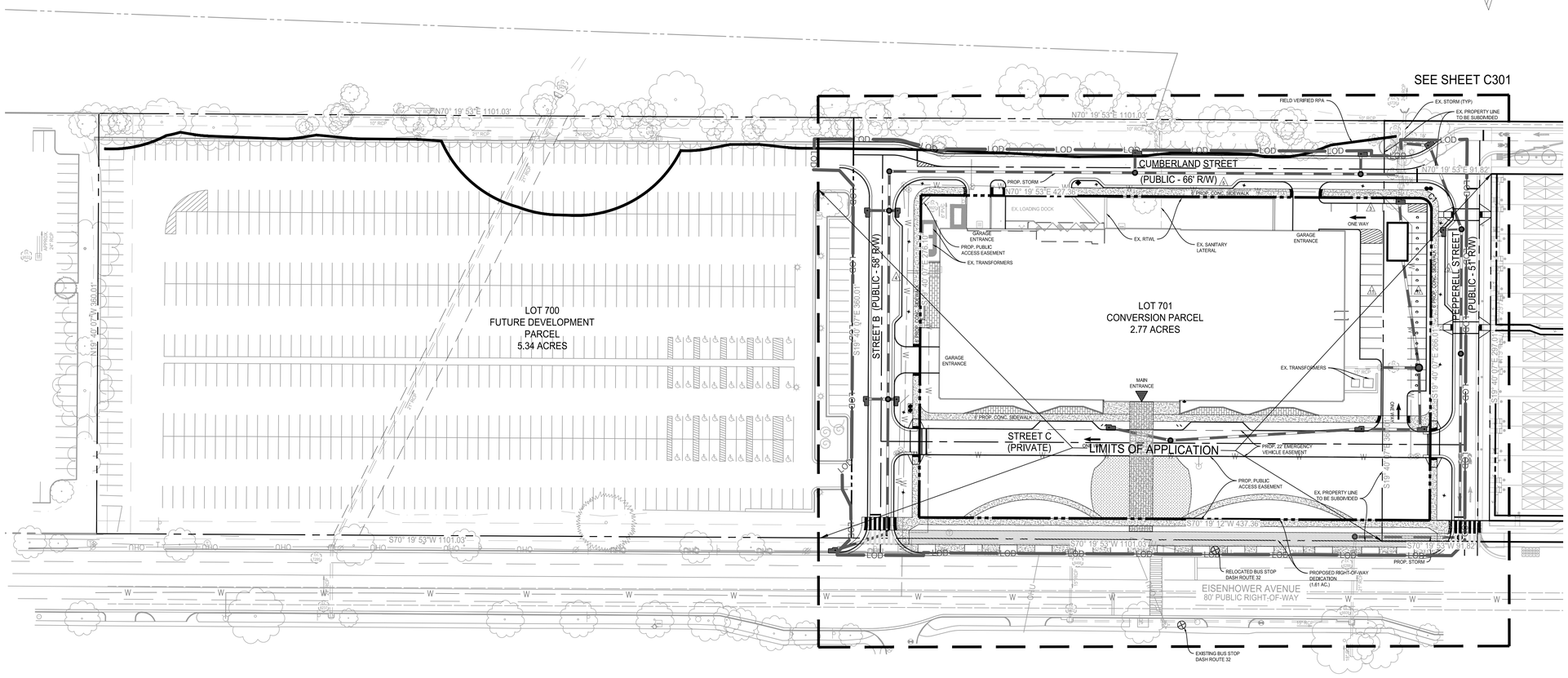
MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:
EXISTING TREES EXHIBIT

SHEET No.
C203

P:\Projects\19199\005\113043 Conversion DSP\C203 EXISTING TREES EXHIBIT.dwg, 1/25/2024 5:23:01 PM, Nicol F. Lacquement, 12.8655, christopher consultants, ltd



NOTE: REFER TO SHEET C200 FOR LEGEND OF EXISTING CONDITIONS.

LEGEND

- PROP. PROPERTY LINE
- LIMITS OF DISTURBANCE
- PROP. ROAD CENTERLINE
- PROP. SIDEWALK
- PROP. CURB AND GUTTER
- PROP. STORM PIPE
- PROP. CONCRETE
- PROP. DETECTABLE WARNING SURFACE
- PROP. BRICK PAVERS
- PROP. CYCLE TRACK
- PROP. CRUSHED STONE
- PROP. PARKING MARKING
- PROP. SITE LIGHT
- PROP. FIRE DEPARTMENT CONNECTION
- PROP. FIRE HYDRANT
- PROP. BIKE RACK (2 BIKE SPACES)
- PROP. PARKING SPACES
- EX. BUILDING ENTRANCE

CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	10.00'	089°59'59"	15.71'	10.00'	14.14'	S64° 40' 07"E

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRIGNIA

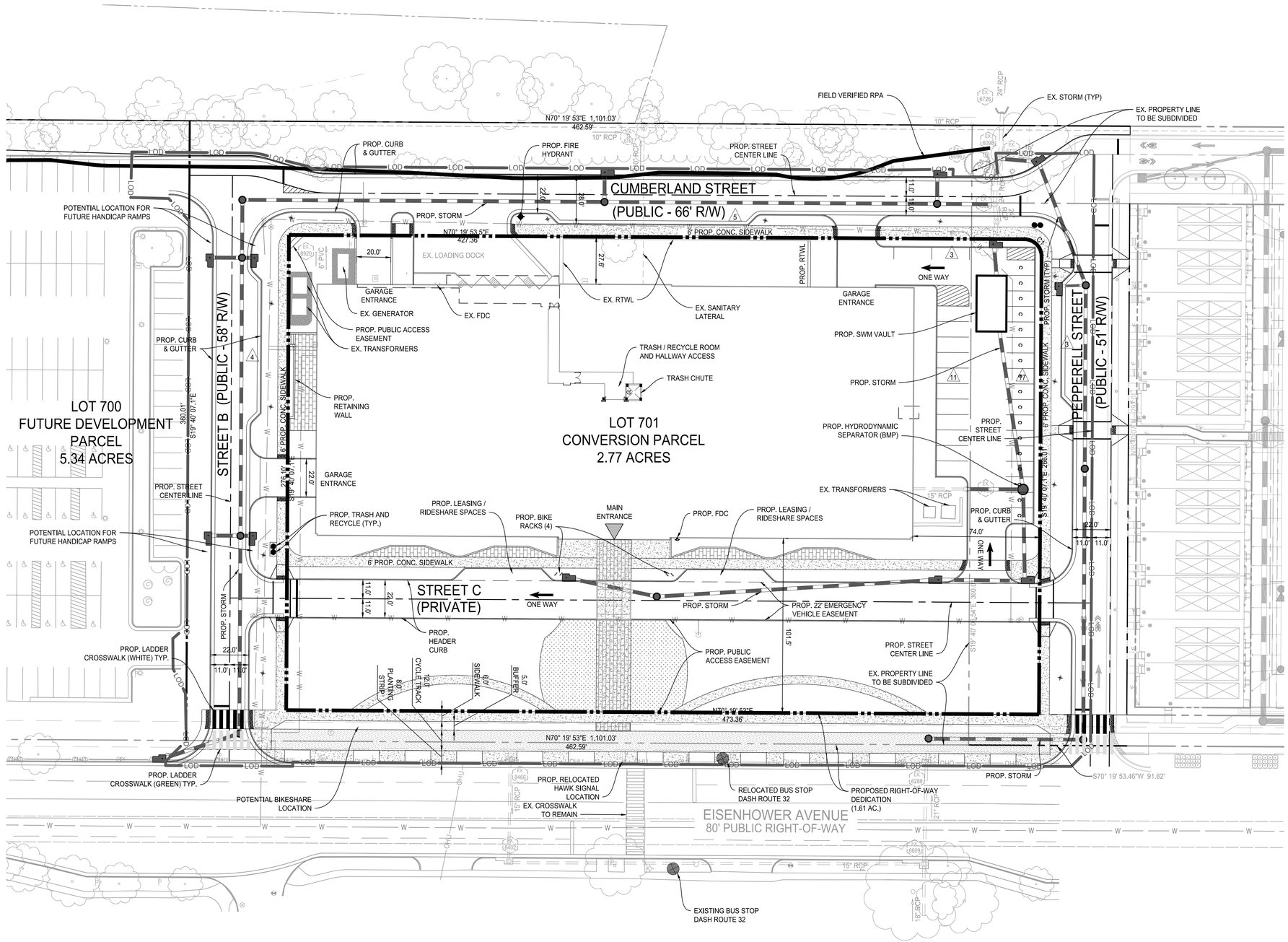
MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:
OVERALL PRELIMINARY SITE PLAN

SHEET No.
C300

P:\Projects\19199\005\113043 Conversion DSP\C300 OVERALL PRELIMINARY SITE PLAN.dwg, 1/25/2024 5:23:56 PM, Nicqui F. Lacquement, 1:2.8055, christopher consultants, ltd



LEGEND

- PROP. PROPERTY LINE
- LIMITS OF DISTURBANCE
- PROP. ROAD CENTERLINE
- PROP. SIDEWALK
- PROP. CURB AND GUTTER
- PROP. STORM PIPE
- PROP. CONCRETE
- PROP. DETECTABLE WARNING SURFACE
- PROP. BRICK PAVERS
- PROP. CYCLE TRACK
- PROP. CRUSHED STONE
- PROP. PARKING MARKING
- PROP. SITE LIGHT
- PROP. FIRE DEPARTMENT CONNECTION
- PROP. FIRE HYDRANT
- PROP. BIKE RACK (2 BIKE SPACES)
- PROP. PARKING SPACES
- EX. BUILDING ENTRANCE

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	10.00'	089°59'59"	15.71'	10.00'	14.14'	S64° 40' 07"E

NOTE: REFER TO SHEET C200 FOR LEGEND OF EXISTING CONDITIONS.

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRIGNIA

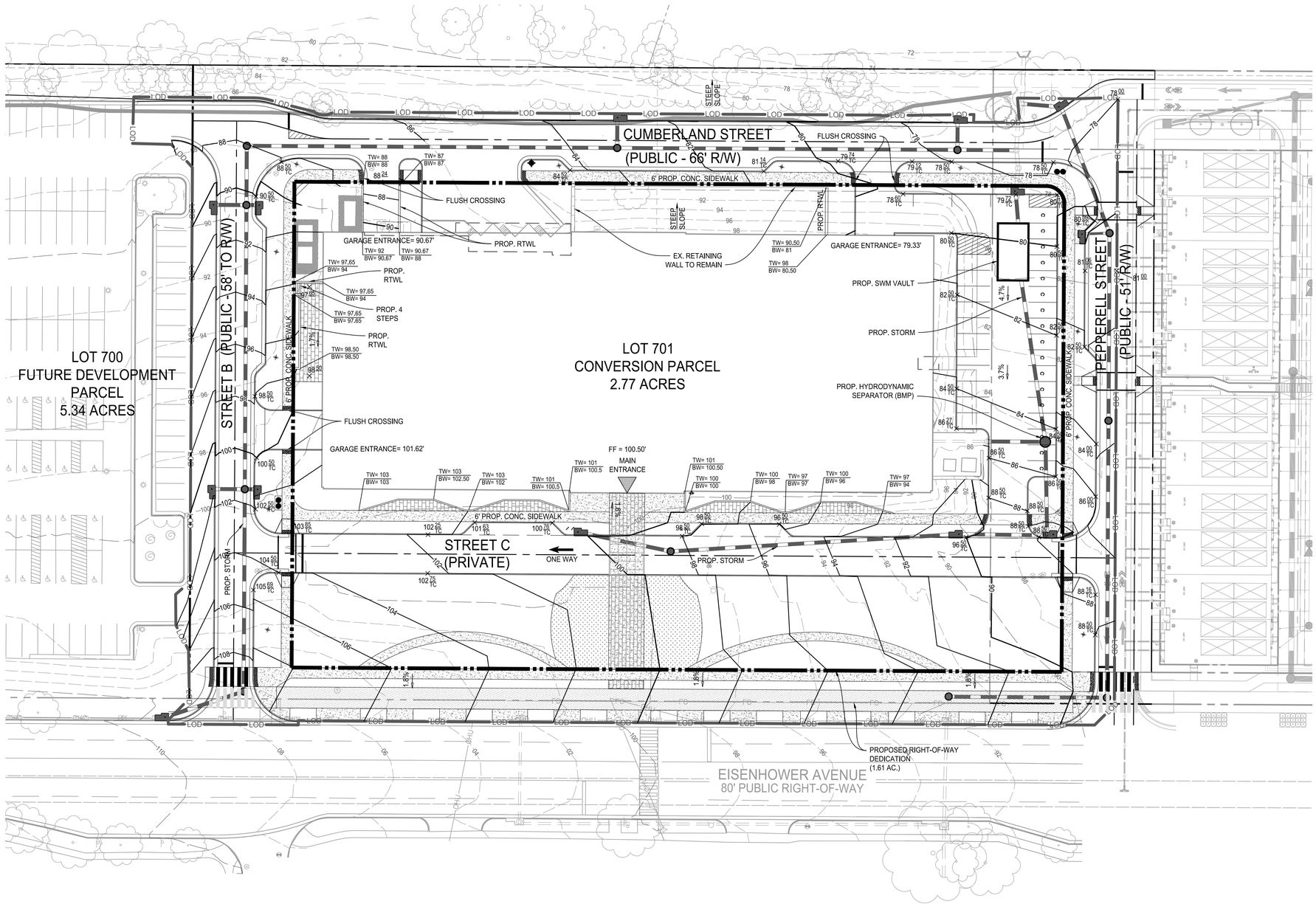
MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET No.
C301

P:\Projects\19199\005\113043 Conversion DSP\C301 PRELIMINARY SITE PLAN.dwg, 1/25/2024 5:24:53 PM, Nigel F. Lecquement, 1:2.8055, christopher consultants, ltd



NOTE: ALL GARAGE ENTRANCES SHALL BE FLUSH FOR PEDESTRIAN CROSSINGS.

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

LEGEND

- EX. CONTOUR MAJOR
- EX. CONTOUR MINOR
- PROP. CONTOUR MAJOR
- PROP. CONTOUR MINOR
- 99 79 — PROP. SPOT ELEVATION

NOTE: REFER TO SHEET C200 FOR LEGEND OF EXISTING CONDITIONS AND C300 FOR LEGEND OF PROPOSED CONDITIONS.

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
.
CITY OF ALEXANDRIA, VIRIGNIA

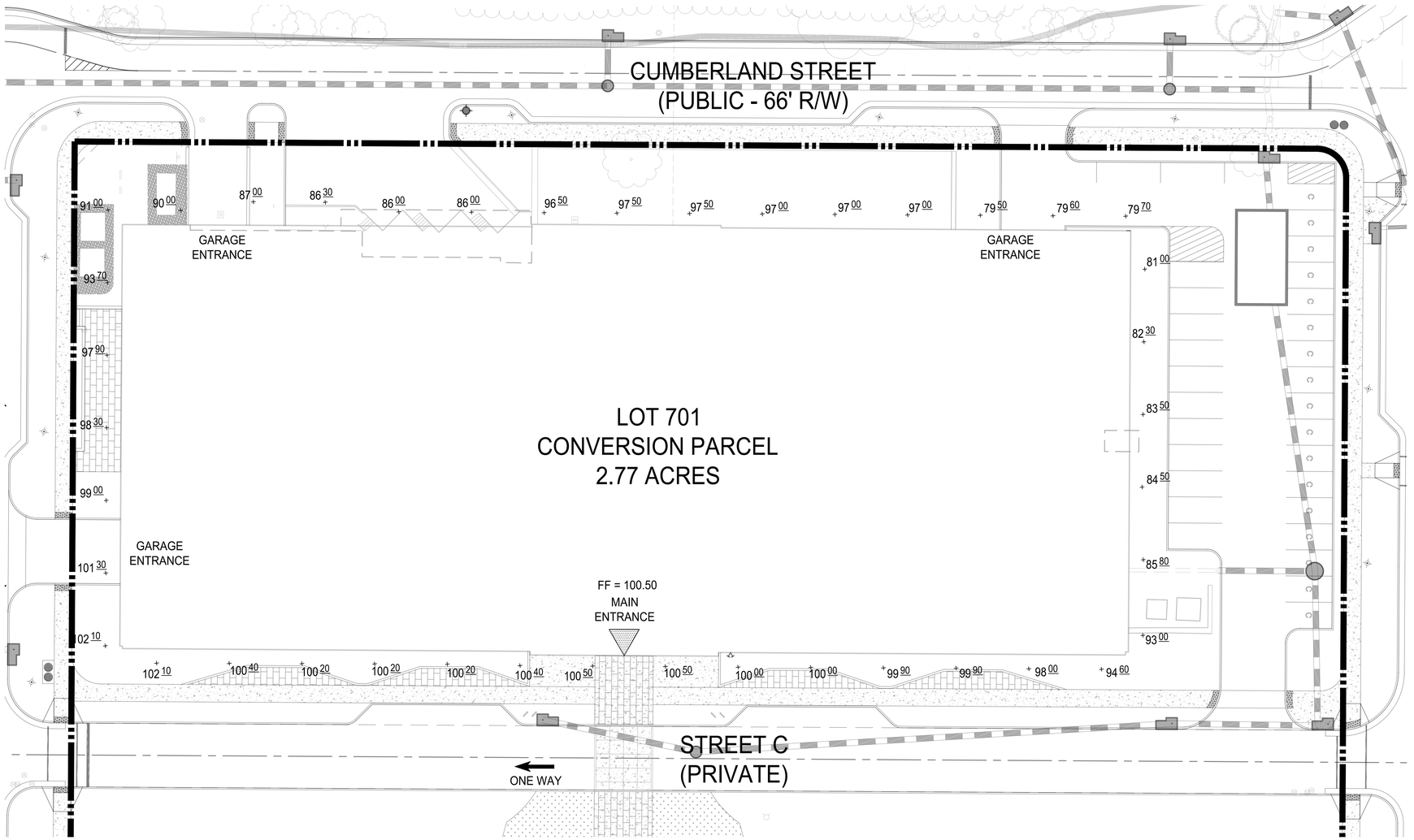
MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:
PRELIMINARY GRADING PLAN

SHEET No.
C302

P:\Projects\19199\005\113043 Conversion DSP\C302 PRELIMINARY GRADING PLAN.dwg, 1/25/2024 5:25:39 PM, Nigel F. Lacquement, 12.8055, christopher consultants, ltd



Eisenhower Conversion AFG Calculation	
Spot	**Elev.**
1	102.1
2	101.3
3	99
4	98.3
5	97.3
6	93.7
7	91
8	90
9	87
10	86.3
11	86
12	86
13	96.5
14	97.5
15	97.5
16	97
17	97
18	97
19	79.5
20	79.6
21	79.7
22	81
23	82.3
24	83.5
25	84.5
26	85.8
27	93
28	94.6
29	98
30	99.9
31	99.9
32	100
33	100
34	100.5
35	100.5
36	100.4
37	100.2
38	100.2
39	100.2
40	100.4
41	102.1
AFG =	**93.8**

NOTE: THE APPROXIMATE AFG FOR THE BUILDING IS +/- 93.8'.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher now IMEG consultants
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP

CITY OF ALEXANDRIA, VIRIGNIA

MARK	DATE	DESCRIPTION

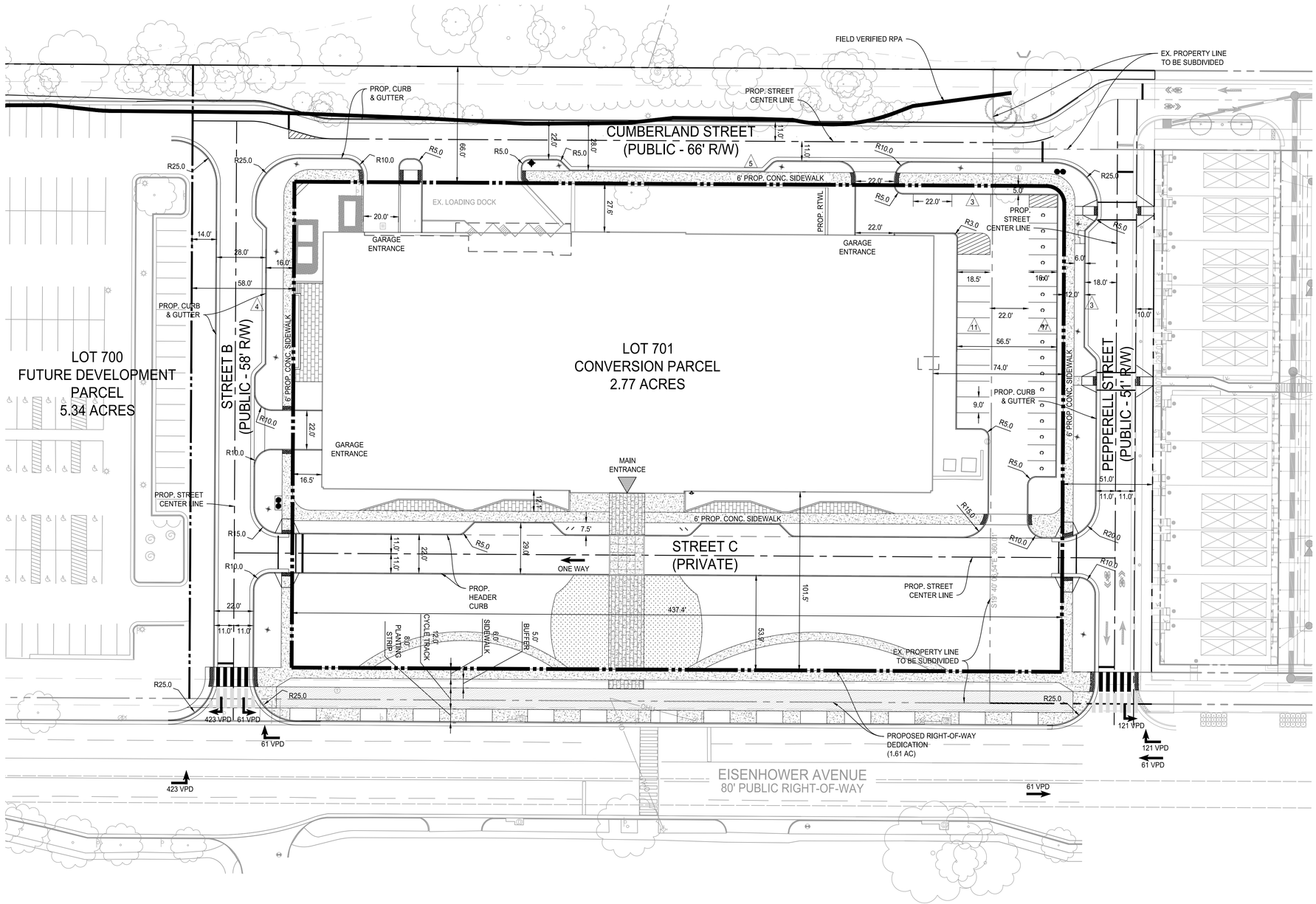
PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:

AVERAGE FINISHED GRADE EXHIBIT

SHEET No.
C303

P:\Projects\19199\005\113043 Conversion DSP\C303 AVERAGE FINISHED GRADE EXHIBIT.dwg, 1/25/2024 5:26:25 PM, Nique F. Lacquement, 1:2.8855, christopher consultants, ltd



NOTE: SEE SHEET C300 FOR LEGEND

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRIGNIA

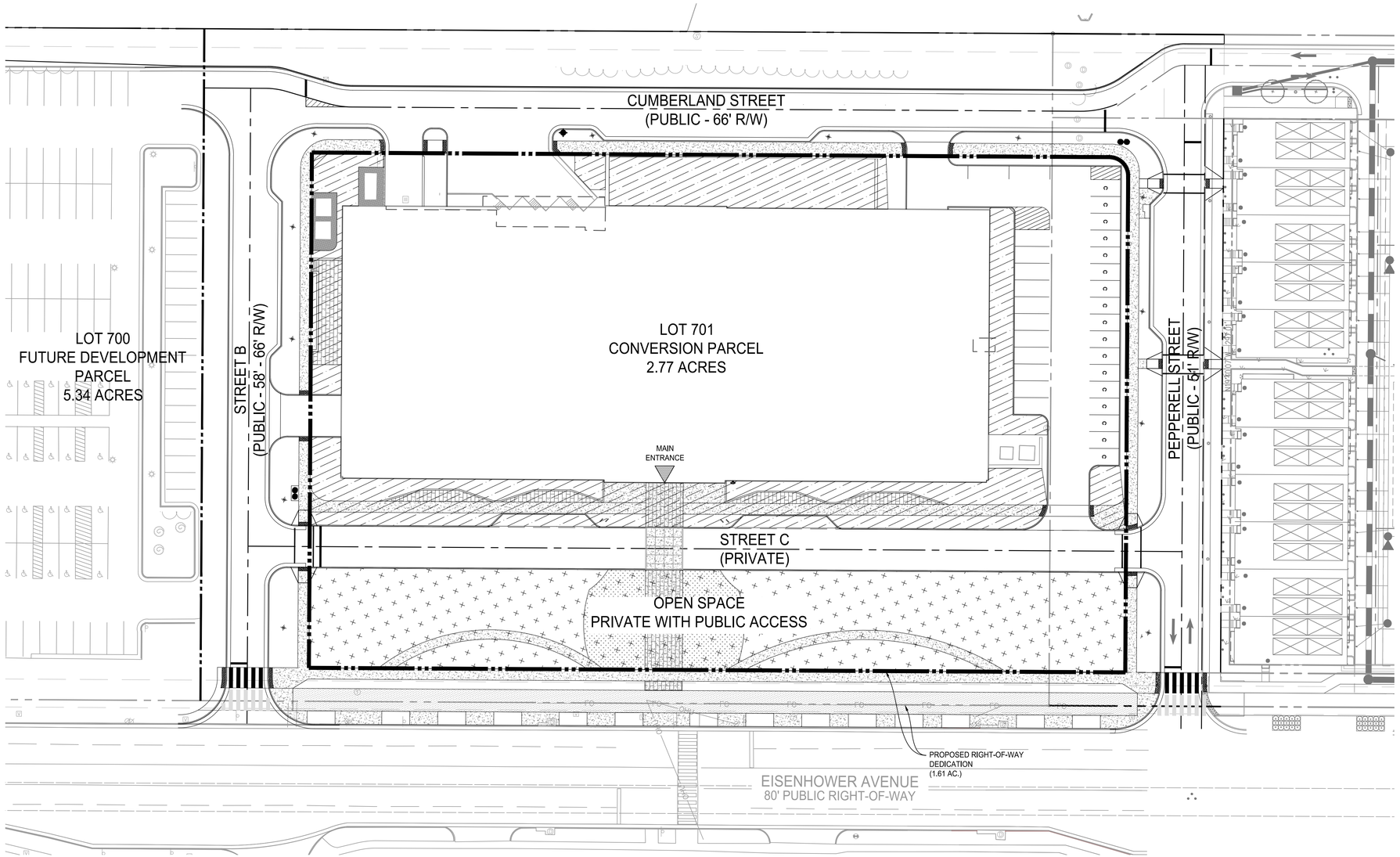
MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:
PRELIMINARY DIMENSION PLAN

SHEET No.
C304

P:\Projects\19199\005\113043 Conversion DSP\C304 PRELIMINARY DIMENSION PLAN.dwg, 1/25/2024 5:27:06 PM, Miguel F. Lacquement, 1:2.8055, christopher consultants, ltd



LEGEND

PROP. ON-SITE AT-GRADE OPEN SPACE (PRIVATE)

PROP. ON-SITE AT-GRADE OPEN SPACE (PRIVATE WITH PUBLIC ACCESS)

OPEN SPACE SUMMARY
PROVIDED PRIVATE = 24,000 SF OR 0.55 AC (19.9%)
PROVIDED PRIVATE WITH PUBLIC ACCESS = 22,000 SF OR 0.50 AC (18.2%)
TOTAL OPEN SPACE PROVIDED = 46,000 SF OR 1.06 AC (38.1%)

SITE AREA WITH THIS APPLICATION:
LOT 701 = 120,720 SF OR 2.77 AC

NOTES:
1) ALL OPEN SPACE PROPOSED WITH THIS PLAN IS AT-GRADE.
2) OPEN SPACE REQUIREMENT IS PER THE WHOLE CDD AREA. REFER TO SHEET C400 OF CDD FOR MORE INFORMATION
3) PERCENTAGE SHOWN ABOVE IS FOR INFORMATIONAL PURPOSES ONLY AND IS BASED ON THE AREA OF LOT 701.

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRIGNIA

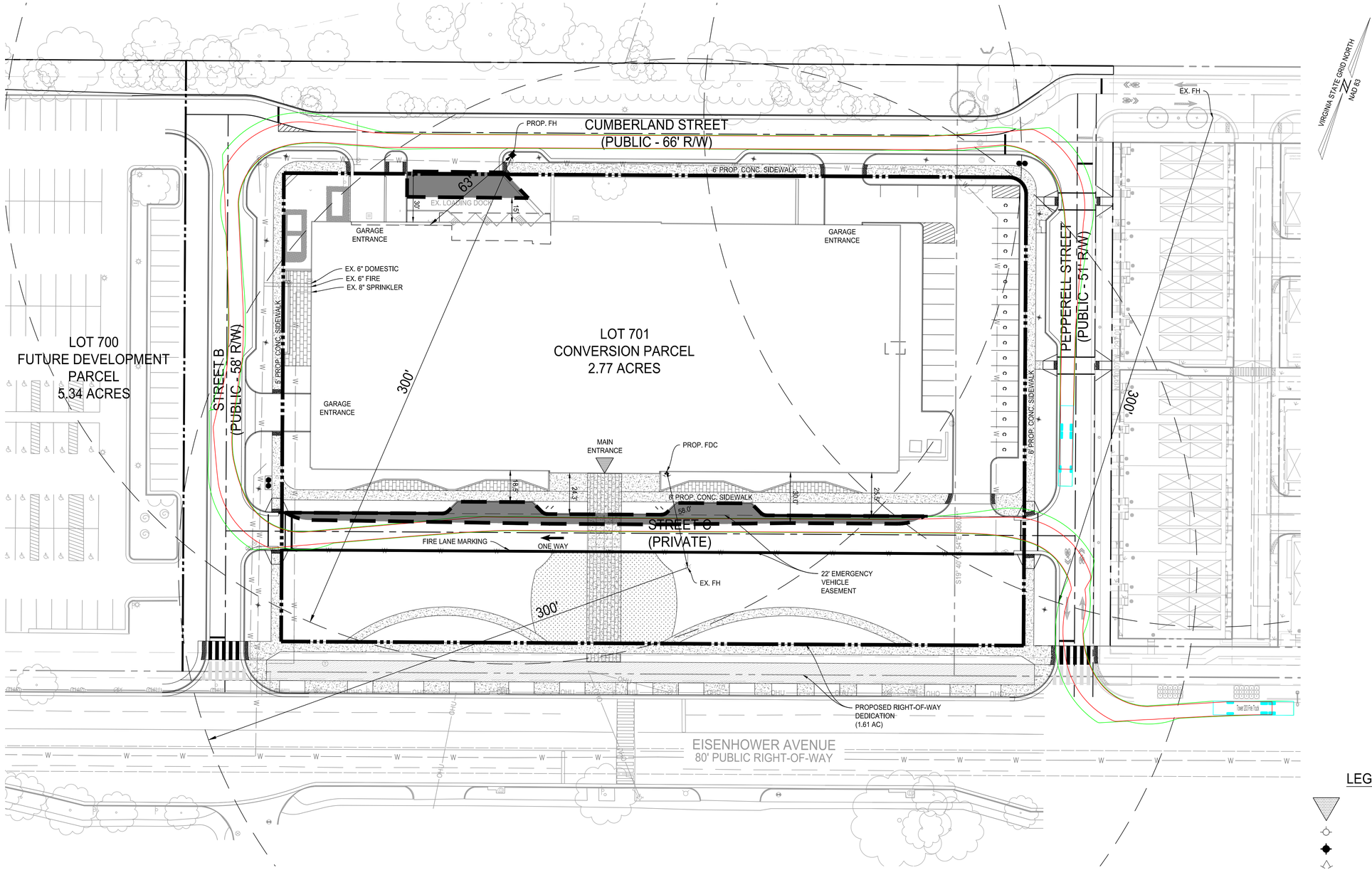
MARK	DATE	DESCRIPTION

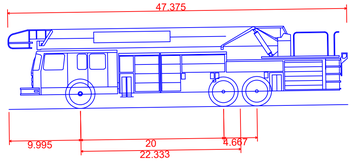
PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:
OPEN SPACE PLAN

SHEET No.
C305

P:\Projects\19199\005\113043 Conversion DSP\C305 OPEN SPACE PLAN.dwg, 1/25/2024 5:27:46 PM, Nilquil F. Lacquement, 1:2.8055, christopher consultants, ltd





Tower 203 Fire Truck

Overall Length	47.375ft
Overall Width	8.167ft
Overall Body Height	11.082ft
Min Body Ground Clearance	1.512ft
Track Width	7.667ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	54.980ft

BUILDING CODE ANALYSIS	
USE:	RESIDENTIAL WITH AMENITIES AND GARAGE
USE GROUP:	R-2, A,B, S-2
TYPE OF CONSTRUCTION:	IB
NUMBER OF STORIES:	11 STORIES+(2 GARAGE LEVELS BELOW GRADE)
BUILDING HEIGHT:	120'4"
FIRE SUPRESSION/DETECTION:	FULLY SPRINKLERED SYSTEM, NFPA 13

5001 EISENHOWER - BILDING FLOOR AREA:

1ST FLOOR = 44,905 SF
2ND - 10TH FLOOR = 45,361 SF

LEGEND

- BUILDING ENTRANCE
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- PROP. FIRE TRUCK ACCESS ENVELOPE
- PROP. PROPERTY LINE

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRIGNIA

MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:
FIRE SAFETY PLAN

SHEET No.
C400

P:\Projects\19199\005\113043 Conversion DSP\C400 FIRE SAFETY PLAN.dwg, 1/25/2024 5:28:35 PM, Miquil F. Jacquement, 1:2.8055, christopher consultants, ltd

EXISTING CONDITION SITE NARRATIVE

THIS SITE IS BORDERED TO THE SOUTH BY EISENHOWER AVENUE, TO THE NORTH BY NORFOLK SOUTHERN RAILWAY CO., TO THE WEST BY A UPS EMPLOYEE PARKING LOT AND TO THE EAST BY A TOWNHOUSE DEVELOPMENT. THE EXISTING SITE IS CURRENTLY A VACANT PARKING LOT AND OFFICE BUILDING.

REVIEW OF EXISTING TOPOGRAPHY SLOPES TO THE NORTH AND ULTIMATELY DRAINS TO BACKLICK RUN.

THERE IS A RESOURCE PROTECTION AREA ON THIS PROPERTY.

PROPOSED CONDITION SITE NARRATIVE

THIS PROJECT PROPOSES TO CONVERT THE EXISTING OFFICE BUILDING TO A RESIDENTIAL BUILDING WITH THE LOWER THREE LEVELS BEING USED FOR PARKING. THERE IS ALSO A PROPOSED SURFACE PARKING LOT TO THE EAST OF THE CONVERSION BUILDING. THERE WILL BE A NEW PRIVATE STREET SOUTH OF THE CONVERSION BUILDING, A NEW PUBLIC STREET WEST OF THE BUILDING AND THE STREETS NORTH/EAST OF THE BUILDING WILL BE DEDICATED AS PUBLIC STREETS. THERE WILL BE OPEN SPACE AREAS SOUTH OF THE CONVERSION BUILDING.

WATER QUALITY TREATMENT (BMP) NARRATIVE

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA) AND ARTICLE XIII OF THE ZONING ORDINANCE, THE PROJECT WILL PROVIDE WATER QUALITY TREATMENT THROUGH THE USE OF BMP TREE WELLS AND A HYDRODYNAMIC SEPARATOR.

THE TREE WELLS WILL TREAT APPROXIMATELY 0.74 ACRES OF IMPERVIOUS RUNOFF FROM THE ROADWAY AND SIDEWALK. THE HYDRODYNAMICS SEPARATOR WILL TREAT APPROXIMATELY 1.17 ACRES OF IMPERVIOUS RUNOFF FROM THE BUILDING AND APPROXIMATELY 0.52 ACRES OF IMPERVIOUS RUNOFF FROM THE ROADWAY AND SIDEWALK.

SITE AREA

PER CITY CODE SECTION 13-103-LL, THE SITE IS THE ENTIRE PARCEL SINCE GREATER THAN 50% OF THE TAX PARCEL IS BEING DISTURBED. THIS TOTAL SITE AREA BEING DISTURBED IS 2.77 ACRES (OF WHICH 2.08 ACRES ARE IMPERVIOUS) AND THIS VALUE WILL BE USED FOR THE WQVD CALCULATIONS. FOR THE BMP/SWM CALCULATIONS, THE LIMITS OF DISTURBANCE AREA OF 3.06 ACRES IS BEING USED.

WQV TREATMENT

THE WQV TO BE TREATED AS PER THE CITY OF ALEXANDRIA SUPPLEMENT TO THE NORTHERN VIRGINIA BMP HANDBOOK IS 1816 CU FT/ ACRE OF IMPERVIOUS SURFACE. THEREFORE WQV REQUIRED = 2.08 x 1816 = 3,777 CU FT. SEE WQV CALCULATIONS ON THIS SHEET.

MEMO TO INDUSTRY 01-18 REQUIREMENT:

THIS CITY REQUIREMENT IF FOR THE TREATMENT OF 65% OF THE STATE'S REQUIREMENT BY NON-PROPRIETARY BMP FACILITIES. THIS REQUIRES A TOTAL OF 0.88 LBS OF PHOSPHORUS BE REMOVED PER YEAR. THIS REQUIREMENT IS MET WITH TREE WELLS. THESE BMP PRACTICES REMOVE 0.93 LBS OF PHOSPHORUS A YEAR.

BMP MAINTENANCE AGREEMENT NOTE:

THE APPLICANT SHALL EXECUTE A MAINTENANCE SERVICE CONTRACT WITH A PRIVATE CONTRACTOR FOR A MINIMUM OF THREE YEARS. A COPY OF THE CONTRACT SHALL BE PLACED IN THE BMP OPERATION AND MAINTENANCE MANUAL. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE CONTRACT SHALL BE SUBMITTED TO THE CITY. THE APPLICANT SHALL PREPARE AN OWNER'S OPERATION AND MAINTENANCE MANUAL FOR ALL THE 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; MANUFACTURER CONTACT NAMES AND PHONE NUMBERS; A COPY OF THE EXECUTED MAINTENANCE SERVICE CONTRACT; AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE OPERATION AND MAINTENANCE MANUAL SHALL BE SUBMITTED TO THE CITY ON A DIGITAL MEDIA.

DESIGN PROFESSIONAL INSPECTION NOTE

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 ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE DESIGN PROFESSIONAL SHALL SUBMIT A WRITTEN CERTIFICATION TO THE DIRECTOR OF T&ES THAT THE BMPS ARE:

A. CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN.
B. CLEAN AND FREE OF DEBRIS, SOIL AND LITTER BY EITHER HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER SITE WAS STABILIZED.

STORM WATER MANAGEMENT / BEST MANAGEMENT PRACTICES NARRATIVE:

TO COMPLY WITH THE STORM WATER REQUIREMENTS IN ACCORDANCE WITH ARTICLE XIII OF THE ZONING ORDINANCE, THIS PROJECT WILL PROVIDE ON-SITE TREATMENT OF SITE RUNOFF THROUGH THE USE OF MULTIPLE, CITY-APPROVED BMP FACILITIES OR STRUCTURES TO MEET BOTH POLLUTANT LOAD REDUCTION AND THE WATER QUALITY VOLUME DEFAULT. IF WE CANNOT EFFECTIVELY TREAT A SMALL PORTION OF THE ON-SITE PROPOSED IMPERVIOUS COVER, WE WILL SUBMIT A REQUEST IN WRITING TO PROVIDE AN IN-LIEU PAYMENT FOR THAT PORTION OF IMPERVIOUS AREA.

PER MEMO TO INDUSTRY 01-18, 65% OF ON-SITE TREATMENT WILL BE THROUGH NONPROPRIETARY SURFACE BMPs AND 35% OF ON-SITE TREATMENT WILL BE THROUGH MANUFACTURED TREATMENT DEVISES. CONCEPTUAL BMPs FACILITIES WILL INCLUDE STORM PLANTERS, PERVIOUS PAVEMENT, AND FILTERING DEVICE. IN CASE PHYSICAL SITE CONSTRAINTS PREVENT FROM MEETING THE ON-SITE TREATMENT REQUIREMENTS, A WAIVER REQUEST WILL BE MADE TO THE DIRECTOR OF T&ES.

WQVD CALCULATIONS

REQUIRED = (1816 CU FT/ACRE) * (2.08 ACRES) = 3,777 CU FT

PROVIDED (ON-SITE) = (1816 CU FT/ACRE) * (0.88 ACRES) = 1,598 CU FT

PROVIDED (OFF-SITE) = (1816 CU FT/ACRE) * (1.54 ACRES) = 2,797 CU FT

TOTAL WQVD REMAINING = 3,105 CU FT - 4,395 CU FT = 0 CU FT

IMPERVIOUS AREA COVERAGE

TOTAL IMPERVIOUS AREA = 2.08 ACRES

TOTAL IMPERVIOUS TREATED (ON-SITE) = 0.88 ACRES

TOTAL IMPERVIOUS TREATED (OFF-SITE) = 1.54 ACRES

TOTAL IMPERVIOUS AREA UNTREATED = 1.71 AC - 2.42 AC = 0.0 AC

VRRM RE-DEVELOPMENT COMPLIANCE SPREADSHEET

Project Name: 5001 Eisenhower Conversion DSP
Date: 10/25/2023
Linear Development Project? No

CLEAR ALL

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 3.06

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0.29*
Post-Development TP Load Reduction for Site (lb/yr):	*1.36*

Check:
BMP Design Specifications List: 2011 Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land					0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed				1.39	1.39
Impervious Cover (acres)				1.67	1.67
					3.06

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land					0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed				1.10	1.10
Impervious Cover (acres)				1.96	1.96
Area Check	OK.	OK.	OK.	OK.	3.06

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	1.39	1.10
Weighted Rv(turf)	0.25	0.25
% Managed Turf	45%	40%
Impervious Cover (acres)	1.67	1.67
Rv(impervious)	0.95	0.95
% Impervious	55%	60%
Total Site Area (acres)	**3.06**	**2.77**
Site Rv	**0.63**	**0.67**

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	1.10
Weighted Rv (turf)	0.25
% Managed Turf	36%
Impervious Cover (acres)	1.96
Rv(impervious)	0.95
% Impervious	64%
Final Site Area (acres)	**3.06**
Final Post Dev Site Rv	**0.70**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	1.10
Weighted Rv (turf)	0.25
% Managed Turf	40%
ReDev. Impervious Cover (acres)	1.67
Rv(impervious)	0.95
% Impervious	60%
Total ReDev. Site Area (acres)	**2.77**
ReDev Site Rv	**0.67**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.29
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.1612	0.1551
Pre-ReDevelopment Treatment Volume (cubic feet)	7,020	6,757
Pre-ReDevelopment TP Load (lb/yr)	**4.41**	**4.25**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.44	1.53
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*1.14*

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.1781	
Final Post-Development Treatment Volume (cubic feet)	7,757	
Final Post-Development TP Load (lb/yr)	**4.87**	
Final Post-Development TP Load per acre (lb/acre/yr)	1.59	

Post-ReDevelopment Treatment Volume (acre-ft)	0.1551	
Post-ReDevelopment Treatment Volume (cubic feet)	6,757	
Post-ReDevelopment Load (TP) (lb/yr)*	**4.25**	
Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.53	
Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**	

Post-Development Treatment Volume (acre-ft)	0.0230	
Post-Development Treatment Volume (cubic feet)	1,000	
Post-Development TP Load (lb/yr)	**0.63**	

TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.85**	
TP Load Reduction Required for New Impervious Area (lb/yr)	**0.51**	

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**1.36**

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.52	0.24	0.13	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.52	0.24	0.13	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.52	0.09	0.07	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 7,757

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	0	364	205	0	0	568
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.42	0.57	0.32	0.00	0.00	2.32
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.28	0.31	0.18	0.00	0.00	0.77
TP LOAD REMAINING (lb/yr)	1.14	0.26	0.14	0.00	0.00	1.54
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00	2.61	1.47	0.00	0.00	4.08

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	4.87
TP LOAD REDUCTION REQUIRED (lb/yr)	1.36
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.77
TP LOAD REMAINING (lb/yr):	4.10
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.58

TOTAL PHOSPHORUS REMOVAL SUMMARY
ON-SITE PROVIDED = 0.77 LBS
OFF-SITE PROVIDED = 0.95 LBS
TOTAL PROVIDED = 1.72 LBS

REQUIRED = 1.36 LBS

NOTE: THE TOTAL PHOSPHORUS REMOVED EXCEEDS THE REQUIREMENT.

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	34.87
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	4.08
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	30.78

Drainage Area A (ON-SITE)

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.52	0.52	0.25
Impervious Cover (acres)				0.52	0.52	0.95
				Total	1.04	

Total Phosphorus Available for Removal in D.A. A (lb/yr) 1.42
Post Development Treatment Volume in D.A. A (ft^3) 2,265

Stormwater Best Management Practices (RR = Runoff Reduction) --Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0	0.52	0.52	0	0	2,265	2,265	20	0.00	1.42	0.28	1.14	

Drainage Area B (ON-SITE)

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.09	0.09	0.25
Impervious Cover (acres)				0.24	0.24	0.95
				Total	0.33	

Total Phosphorus Available for Removal in D.A. B (lb/yr) 0.57
Post Development Treatment Volume in D.A. B (ft^3) 909

Stormwater Best Management Practices (RR = Runoff Reduction) --Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.09	0.24	0	364	546	909	25	0.00	0.57	0.31	0.26	

Drainage Area C (ON-SITE)

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.07	0.07	0.25
Impervious Cover (acres)				0.13	0.13	0.95
				Total	0.20	

Total Phosphorus Available for Removal in D.A. C (lb/yr) 0.32
Post Development Treatment Volume in D.A. C (ft^3) 512

Stormwater Best Management Practices (RR = Runoff Reduction) --Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.07	0.13	0	205	307	512	25	0.00	0.32	0.18	0.14	

Drainage Area D (OFF-SITE)

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)					0.00	0.00
Impervious Cover (acres)				0.37	0.37	0.95
				Total	0.37	

Total Phosphorus Available for Removal in D.A. D (lb/yr) 0.80
Post Development Treatment Volume in D.A. D (ft^3) 1,276

Stormwater Best Management Practices (RR = Runoff Reduction) --Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		0.37	0	510	766	1,276	25	0.00	0.80	0.44	0.36	

Drainage Area E (OFF-SITE)

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)					0.00	0.00
Impervious Cover (acres)				1.17	1.17	0.95
				Total	1.17	

Total Phosphorus Available for Removal in D.A. E (lb/yr) 2.54
Post Development Treatment Volume in D.A. E (ft^3) 4,035

Stormwater Best Management Practices (RR = Runoff Reduction) --Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0		1.17	0	0	4,035	4,035	20	0.00	2.53	0.51	2.03	

Phosphorus Load Reduction Requirements

DA	Area (ac.)	Pre - Imp	Pre - Perv	Post - Imp [2]	Post - Perv	TP Reduction Required	TP Reduction Required with nonproprietary BMPs [1]
BMP Limits	**3.06**	**1.67**	**1.39**	**1.96**	1.10	1.36	0.88

Notes:
(1) Per City's memo-to-industry 01-18, 65% of the total phosphorus removal required by the VRRM must be achieved through nonproprietary BMPs (green infrastructure).
(2) City's WQIF requirement that 100% of the site's impervious area be treated or pay a fee in lieu of ($2/sf) for any untreated impervious area. The impervious area in the Right-Of-Way is excluded from this requirement

BMP TREATMENT FACILITIES NOTE:

REFERENCE BMP TREATMENT FACILITIES AND THEIR ASSOCIATED TREATED AREAS ARE PRELIMINARY AND MAY BE ADJUSTED WITH THE FINAL SITE PLAN. FINAL BMP TREATMENT FACILITIES WILL MEET CITY AND STATE REQUIREMENTS.

NOTE: SEE SHEET C601 FOR BMP VRRM DRAINAGE AREA BREAKDOWN SUMMARY TABLE.

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRIGNIA

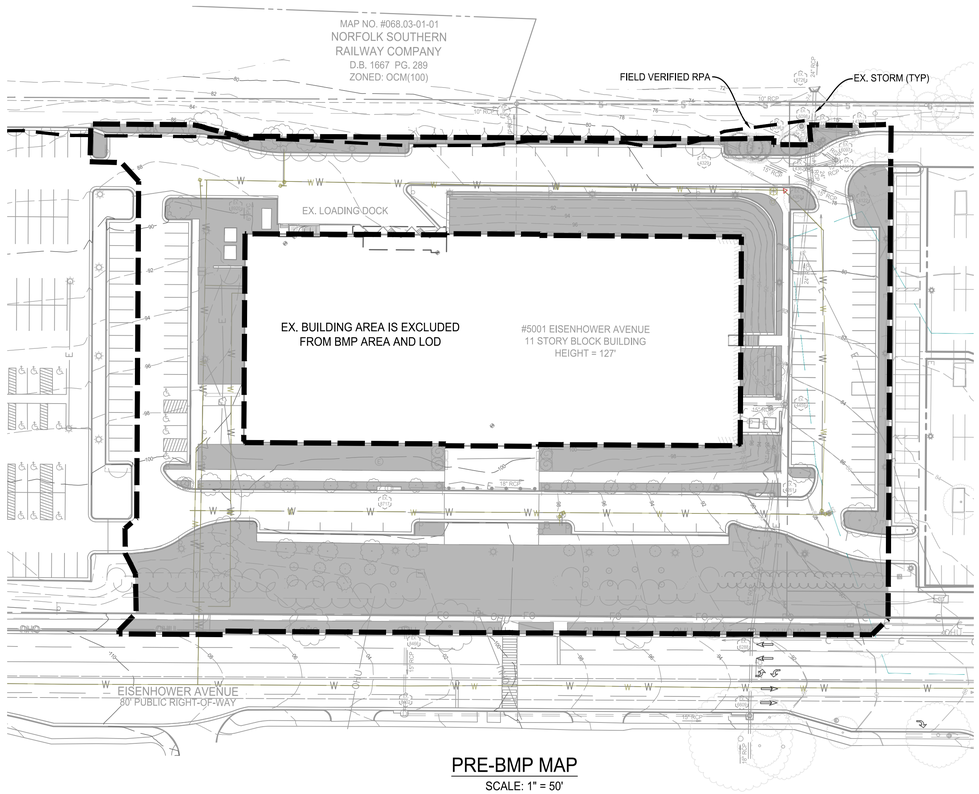
MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

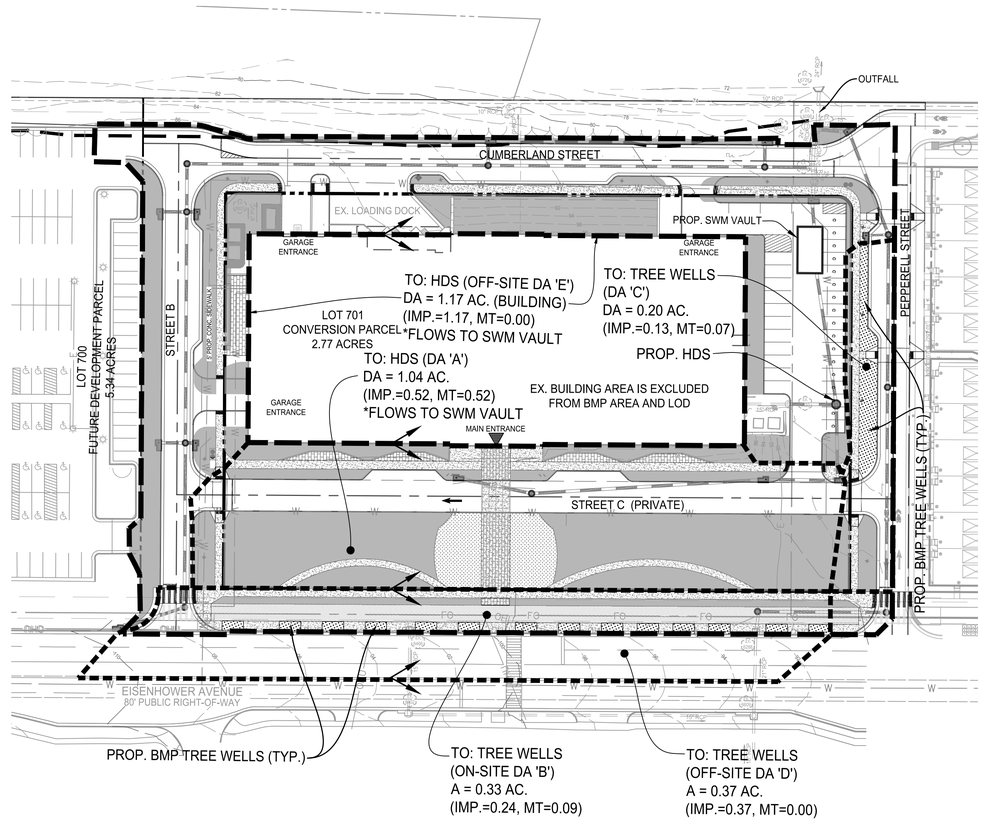
SHEET TITLE:
PRELIMINARY BMP COMPUTATIONS

SHEET No.
C600

P:\Projects\19199\005\113043 Conversion DSP\C600 PRELIMINARY BMP COMPUTATIONS.dwg, 1/25/2024 5:29:01 PM, Nique F. Lacquement, 2.2.8655, christopher consultants, ltd



PRE-BMP MAP
SCALE: 1" = 50'



POST-BMP MAP
SCALE: 1" = 50'

LEGEND

NO HATCH
IMPERVIOUS (AREA = 1.67 AC.)

MANAGE TURF (AREA = 1.39 AC.)

BMP LIMITS (AREA = 3.06 AC.)

BMP DRAINAGE DIVIDES

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

LEGEND

NO HATCH
IMPERVIOUS (AREA = 1.96 AC.)

MANAGE TURF (AREA = 1.10 AC.)

TREE WELLS

BMP LIMITS (AREA = 3.06 AC.)

BMP DRAINAGE DIVIDES

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

BMP VRRM Drainage Area Breakdown

BMP Device	Total Area Treated	Impervious Area Treated	Pervious Area Treated	TP Removal Efficiency (%)	TP Removed	TP Removed (nonproprietary)	Coordinates	Notes
Drainage Area 'A' (ON-SITE)								
14.a. Manufactured Treatment Device-Hydrodynamic	1.04	0.52	0.52	20%	0.28	0.00	X: 11875781 Y: 6978545	0.52 impervious & 0.52 pervious Acres to (14.a. Manufactured Treatment Device-Hydrodynamic)
Drainage Area 'B' (ON-SITE)								
BMP Device	Total Area Treated	Impervious Area Treated	Pervious Area Treated	TP Removal Efficiency (%)	TP Removed	TP Removed (nonproprietary)	Coordinates	Notes
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	0.33	0.24	0.09	25%	0.31	0.31	X: 11875821 Y: 6978322	0.24 Acres to (6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)); Coordinates of each tree well to be provided with Final Site Plan
Drainage Area 'C' (ON-SITE)								
BMP Device	Total Area Treated	Impervious Area Treated	Pervious Area Treated	TP Removal Efficiency (%)	TP Removed	TP Removed (nonproprietary)	Coordinates	Notes
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	0.20	0.13	0.07	25%	0.18	0.18	X: 11875790 Y: 6978594	0.13 Acres to (6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)); Coordinates of each tree well to be provided with Final Site Plan
Drainage Area 'D' and 'E' (OFF-SITE)								
BMP Device	Total Area Treated	Impervious Area Treated	Pervious Area Treated	TP Removal Efficiency (%)	TP Removed	TP Removed (nonproprietary)	Coordinates	Notes
6.a. Bioretnetion #1 or Micro-Bioretention #1 or Urban Bioretnetion (Spec #9) - DA 'D'	0.37	0.37	0.00	25%	0.44	0.44	X: 11875821 Y: 6978322	0.37 Acres to (6.a. Bioretnetion #1 or Micro-Bioretention #1 or Urban Bioretnetion (Spec #9) - DA 'D'); Coordinates of each tree well to be provided with Final Site Plan
14.a. Manufactured Treatment Device-Hydrodynamic - DA 'E'	1.17	1.17	0.00	20%	0.51	0.00	X: 11875781 Y: 6978545	1.17 Acres to (14.a. Manufactured Treatment Device-Hydrodynamic - DA 'E')
Total Treated	**3.11**	**2.43**	**0.68**		**1.72**	**0.93**		
Untreated	0.00	0.00	0.00					
Total	**3.11**	**2.43**	**0.68**					
				Grand Total Phosphorus Removed	**1.72**	**0.93**		
				Total Phosphorus Requirement	1.36	0.88		

Project Description

Development or Redevelopment

Drainage Area	Impervious	Pervious	Total
Site Area	1.96 AC.	1.10 AC.	3.06 AC.
On-Site Treated	0.89 AC.	0.68 AC.	1.57 AC.
Off-Site Treated	1.54 AC.	0.00 AC.	1.54 AC.
Total Treated	2.42 AC.	0.68 AC.	3.10 AC.
Any On-Site Disconnected by a Vegetated Buffer (25 ft)	NONE		
Total On-Site Treated or Disconnected			

Water Treatment on site

BMP Type	*Area treated by BMP (acres)*	*Impervious area treated by BMP (acres)*	*BMP efficiency (%)*
TREE WELLS	0.90 AC.	0.74 AC.	25
HDS	2.21 AC.	1.69 AC.	20

Miscellaneous

Total WQV treated: (yes) no
Detention on site: (yes) no

Project is within which watershed? NO

Project discharges to which body of water? CAMERON RUN

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP

CITY OF ALEXANDRIA, VIRIGNIA

MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

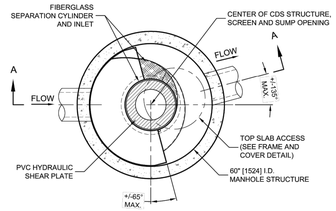
SHEET TITLE:

BMP MAP

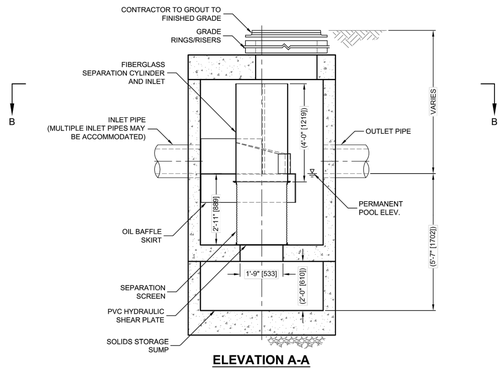
SHEET No.
C601

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

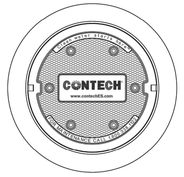
P:\Projects\19199\005\113043 Conversion DSP\C601 BMP MAP.dwg, 1/16/2024 8:15:50 AM, Nigel F. Lacquement, 1:2.8055, christopher consultants, ltd



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

CDS2025-5-C DESIGN NOTES

THE STANDARD CDS2025-5-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (CFS OR L/s)	*
PEAK FLOW RATE (CFS OR L/s)	*
RETURN PERIOD OF PEAK FLOW (YRS)	*
SCREEN APERTURE (2400 OR 4700)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2025-5-C
INLINE CDS
STANDARD DETAIL

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,322,629; 5,624,576; 5,707,527; 5,759,415; 6,641,720; 6,511,595; 7,186,333; 7,296,692; 7,297,266; OTHER PATENTS PENDING.

C:\USERS\SCHLAO\ITEMH2OSETOP\CDS SETAILS 150 MICRON ISO\DWG\ACAD\CDS2025-5-C-DTL.DWG 5/19/2014 5:29 PM

TYPICAL HYDRODYNAMIC SEPARATOR
NOT TO SCALE

SW-300 BMP Tree Well

DESIGNER INFORMATION

Adapt this example to your engineered design.

I. Existing utility lines must be sleeved or relocated. Proposed utility lines to be located out of the BMP facility.

II. Existing conditions and utility conflicts can create major design variables. Survey existing conditions and utilities prior to design and include information within the design submission.

III. Provide beginning and end stations for each facility. Provide stations and/or dimensions and elevations at each inlet, outlet and check dam.

IV. Provide a dimensioned longitudinal section for each run of BMP facilities which includes sidewalk, road, inlet /outlet elevations and depth and elevation of underdrains.

V. Sidewalk elevation must be set above check dam and inlet / outlet elevations to allow overflow to drain to street before sidewalk.

VI. Soil slopes shall be 1:4 max.

VII. Longitudinal slope of the BMP surface shall either match the road slope, or be stepped with check dams.

VIII. Size of the facility shall meet both the requirements for stormwater treatment and soil volume for tree growth.

IX. Refer to Sidewalk BMP Design Guidelines Chapter II.A for stormwater treatment requirements

X. Refer to Sidewalk BMP Design Guidelines Chapter II.B for streetscape and layout requirements

XI. Refer to Sidewalk BMP Design Guidelines Chapter II.C for planting materials specifications

XII. Refer to Sidewalk BMP Design Guidelines Chapter II.D, E & F for maintenance requirements

XIII. Refer to Sidewalk BMP Design Guidelines Chapter II.G for materials specifications

XIV. For tree wells measuring less than 15 ft. in length (open surface dimension), the minimum dimension between the tree and the forebay and between the forebay and the coping curb may be amended.

XV. If infiltration rates are acceptable, underdrains are not required and compacted subgrade at the base of the facility shall be amended to allow infiltration

A. Use the sizing worksheets to determine soil volume and ponding areas. In some cases additional soil panels beneath the sidewalk paving will be needed to meet the soil volume requirement. Several of the typical plan details indicate how soil panels shall be accommodated, and chapter II.B provides guidance on streetscape layout.

B. Min /Max & Typical plan dimensions for BMP facilities include the coping curbs.

C. The side walls of BMP facilities shall be designed to support the edge of the well/trench, structurally support the coping curb and in many cases to provide a root barrier. The design of side walls may include alternatives which meet these requirements, and may include full depth concrete walls, benched walls and battered walls. All structured elements shall be certified by a structural engineer.

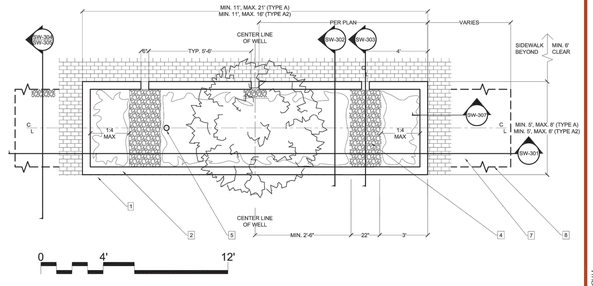
D. Shallow alternative detail may be used where either a sloped profile or a shallow ponding depth allows.

STANDARD NOTES

1. ROAD CURB AND GUTTER
2. COPING CURB (SW-333-A or B)
3. CURB INLET AND GRATE (SW-330, 331 or 321)
4. FORE BAY
5. CLEAN-OUT / OBSERVATION WELL
6. SIDEWALK PAVING
7. UNCOMPACTED PLANTING / FILTER MEDIA
8. SIDEWALK OVER SOIL PANEL: SUSPENDED OR SUPPORTED
9. UNDERDRAIN
10. AGGREGATE
11. COMPACTED SUBGRADE
12. (NOT USED)
13. (NOT USED)
14. ROOT CELLS
15. CURB INLET
16. GRATE
17. (NOT USED)
18. BMP PLANTING
19. GRATED CHANNEL

RELATED DETAILS

SW-301 to 307; SW-330 to 338; SW-350 to 351



SW-300 BMP TREE WELL PLAN

TYPICAL BMP TREE WELL
NOT TO SCALE

P:\Projects\19199\005\111043 Conversion DSP\CS03 BMP DETAILS.dwg, 1/25/2024 5:30:26 PM, Nikjuil F. Lacquement, 1:2.8055, christopher consultants, ltd

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
.
CITY OF ALEXANDRIA, VIRIGNIA

MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:

BMP DETAILS

SHEET No.
C602

APPROVED
SPECIAL USE PERMIT NO. 2023–10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SWM NARRATIVE:

THIS SITE DRAINS TO ONE OUTFALL LOCATED TO THE NORTH, AS SHOWN ON C601. RUNOFF FROM THE SITE FLOWS THROUGH EXISTING STORM, DISCHARGING TO CAMERON RUN. OUTFALL WILL MEET CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS AS SHOWN IN THIS ANALYSIS BY UTILIZING A SWM VAULT DESIGNED TO DETAIN RUNOFF FOR THE 1-YEAR AND 10-YEAR STORMS. THIS SWM VAULT WILL RECEIVE FLOWS FROM A PORTION OF THE SITE AND THE EXISTING BUILDING AFTER IT PASSES THROUGH THE HYDRODYNAMIC SEPARATOR. REFER TO C601 FOR THE SWM VAULT LOCATION AND DRAINAGE AREAS TO THE VAULT.

CHANNEL PROTECTION -

THIS SITE MEETS THE CRITERIA OF F (1)(C) (I) FOR NATURAL STORMWATER CONVEYANCE SYSTEMS. STORMWATER FROM THIS SITE IS DISCHARGED TO A NATURAL STORMWATER CONVEYANCE SYSTEM, THE MAXIMUM PEAK FLOW RATE FROM THE POST DEVELOPMENT ONE-YEAR 24-HOUR STORM HAS BEEN CALCULATED IN ACCORDANCE WITH THE FOLLOWING METHODOLOGY:

QDEVELOPED ≤ I.F. * (QPRE-DEVELOPED * RVPRE-DEVELOPED)/RVDEVELOPED

WHERE I.F (IMPROVEMENT FACTOR) EQUALS 0.8

SEE CALCULATION TO THE RIGHT OF THIS NARRATIVE.

TO MEET THIS REQUIREMENT, 2.41 CFS HAS TO BE DETAINED FROM THE 1-YEAR STORM.

A SWM VAULT IS PROPOSED TO DETAIN RUNOFF FROM THE EXISTING BUILDING AND OTHER PARTS OF THE SITE. THE SWM VAULT IS DESIGNED TO DETAIN 3.36 CFS, EXCEEDING THE REQUIREMENT OF 2.41 CFS AND MEETING THE CHANNEL PROTECTION REQUIREMENTS.

THE SIZE AND LOCATION OF THE SWM VAULT MAY BE REFINED WITH FINAL ENGINEERING.

FLOOD PROTECTION -

CONCENTRATED STORMWATER FLOW WILL BE RELEASED INTO A STORMWATER CONVEYANCE SYSTEM THAT CURRENTLY DOES NOT EXPERIENCE FLOODING DURING THE 10-YR 24 HR. STORM EVENT AND MEETS THE CRITERIA OF F(2) (A) (i) AND (ii). THE POINT OF DISCHARGE RELEASES STORMWATER INTO A CONVEYANCE SYSTEM THAT CONFINES POST DEVELOPMENT PEAK FLOW FOR THE 10-YEAR 24 HOUR STORM WITHIN THE STORMWATER CONVEYANCE SYSTEM (i), AND THE POST DEVELOPMENT PEAK FLOW FOR THE 10-YEAR 24 HOUR STORM IS LESS THAN THE PRE DEVELOPMENT PEAK FLOW FROM THE 10-YEAR 24 HOUR STORM EVENT (ii). THE LIMIT OF ANALYSIS FOR THIS SITE IS SHOWN BELOW UNDER EXTENT OF REVIEW.

PRE QPK 10-YR = 19.69 CFS

POST QPK 10-YR = 20.03 CFS

TO MEET THIS REQUIREMENT, 0.34 CFS OF RUNOFF MUST BE DETAINED FROM THE 10-YEAR STORM.

A SWM VAULT IS PROPOSED TO DETAIN RUNOFF FROM THE EXISTING BUILDING AND OTHER PARTS OF THE SITE. THE SWM VAULT IS DESIGNED TO DETAIN 1.51 CFS, EXCEEDING THE REQUIREMENT OF 0.34 CFS AND MEETING THE CHANNEL PROTECTION REQUIREMENTS.

THE SIZE AND LOCATION OF THE SWM VAULT MAY BE REFINED WITH FINAL ENGINEERING.

EXTENT OF REVIEW -

THE EXTENT OF REVIEW FOR THE OUTFALL IS TO THE POINT IN WHICH IT REACHES 1% OF THE WATERSHED. THE SITE AREA IS 3.06 AC. AND THE TOTAL WATERSHED AT THE OUTFALL IS APPROXIMATELY 653 ACRES.

	On-Site			
	Q1	RV1	Q10	RV10
Pre	8.67	17,814	19.69	42,377
Post	9.03	18,675	20.03	43,492

Channel Protection (1-Year Storm)

Qdev < IF (Qpre*Rvpre)/Rvdev

< 0.80 (8.67 * 17814)/ 18675

9.03 < 6.62

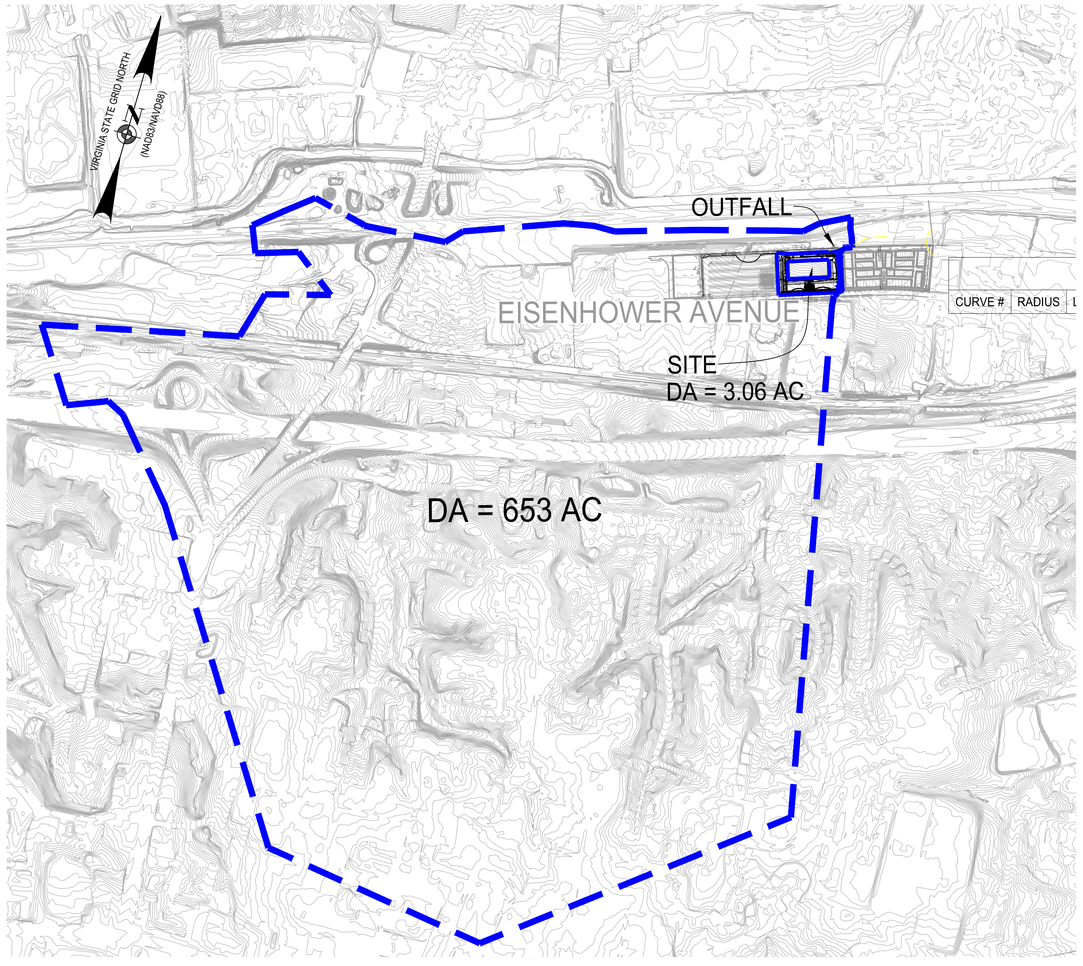
Detention required: 2.41 CFS

Flood Protection (10-Year Storm)

Q10 post < Q10 pre

20.03 < 19.69

Detention required: 0.34 CFS



600 300 0 600 1200

GRAPHIC SCALE
1" = 600'

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP

CITY OF ALEXANDRIA, VIRIGNIA

MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:

SWM OUTFALL ANALYSIS

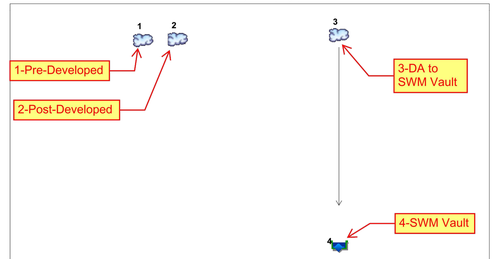
SHEET No.
C603

P:\Projects\19199\005\113043 Conversion DSP\C604 SWM OUTFALL ANALYSIS.dwg, 1/25/2024 3:32:00 PM, Nigel F. Lacquement, 1:2.8055, christopher consultants, ltd

1

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022



Legend

Hyd.	Origin	Description
1	SCS Runoff	PRE-DEV
2	SCS Runoff	POST-DEV
3	SCS Runoff	DA to SWM Vault
4	Reservoir	SWM Vault

Project: PRE AND POST.gpw | Thursday, 10 / 26 / 2023

2

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs) 1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	Hydrograph Description
1	SCS Runoff	------	8.673	10.88	-------	-------	19.69	-------	-------	-------	PRE-DEV
2	SCS Runoff	------	9.028	11.24	-------	-------	20.03	-------	-------	-------	POST-DEV
3	SCS Runoff	------	7.260	8.842	-------	-------	15.09	-------	-------	-------	DA to SWM Vault
4	Reservoir	3	3.980	4.596	-------	-------	13.58	-------	-------	-------	SWM Vault

Reduction of 3.36 cfs

Reduction of 1.51 cfs

Proj. file: PRE AND POST.gpw | Thursday, 10 / 26 / 2023

3

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	8.673	2	716	17,814	------	------	------	PRE-DEV
2	SCS Runoff	9.028	2	716	18,675	------	------	------	POST-DEV
3	SCS Runoff	7.260	2	716	15,500	------	------	------	DA to SWM Vault
4	Reservoir	3.980	2	722	15,498	3	22.34	3,041	SWM Vault

PRE AND POST.gpw | Return Period: 1 Year | Thursday, 10 / 26 / 2023

4

Hydrograph Report

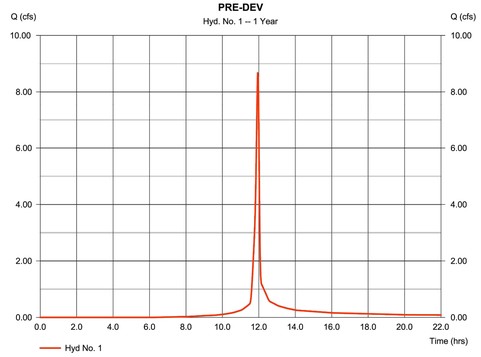
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Thursday, 10 / 26 / 2023

Hyd. No. 1

PRE-DEV

Hydrograph type	= SCS Runoff	Peak discharge	= 8.673 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 17,814 cuft
Drainage area	= 3.060 ac	Curve number	= 90*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.390 x 80) + (1.670 x 98)] / 3.060



5

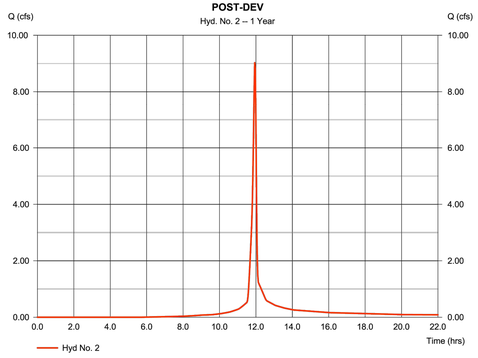
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Thursday, 10 / 26 / 2023

Hyd. No. 2

POST-DEV

Hydrograph type	= SCS Runoff	Peak discharge	= 9.028 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 18,675 cuft
Drainage area	= 3.060 ac	Curve number	= 91
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



6

Hydrograph Report

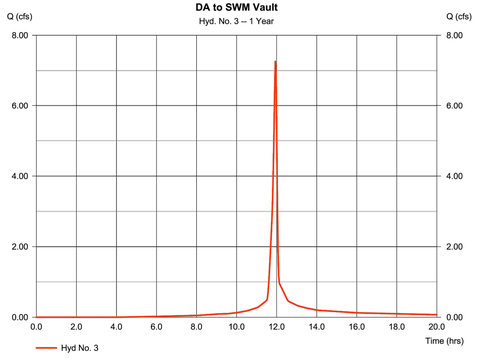
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Thursday, 10 / 26 / 2023

Hyd. No. 3

DA to SWM Vault

Hydrograph type	= SCS Runoff	Peak discharge	= 7.260 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 15,500 cuft
Drainage area	= 2.210 ac	Curve number	= 94*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.520 x 80) + (1.690 x 98)] / 2.210



7

Hydrograph Report

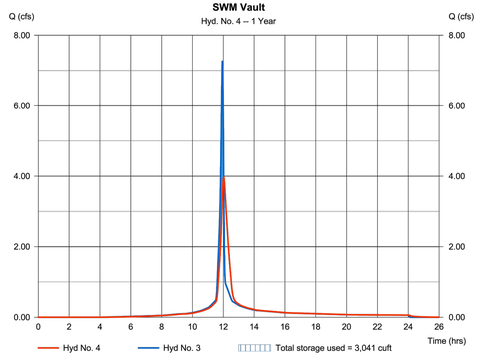
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Thursday, 10 / 26 / 2023

Hyd. No. 4

SWM Vault

Hydrograph type	= Reservoir	Peak discharge	= 3.980 cfs
Storm frequency	= 1 yrs	Time to peak	= 12.03 hrs
Time interval	= 2 min	Hyd. volume	= 15,498 cuft
Inflow hyd. No.	= 3 - DA to SWM Vault	Max. Elevation	= 22.34 ft
Reservoir name	= SWM Vault	Max. Storage	= 3,041 cuft

Storage Indication method used.



8

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Thursday, 10 / 26 / 2023

Pond No. 1 - SWM Vault

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 18.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	18.00	700	0	0
1.00	19.00	700	700	700
2.00	20.00	700	700	1,400
3.00	21.00	700	700	2,100
4.00	22.00	700	700	2,800
5.00	23.00	700	700	3,500
6.00	24.00	700	700	4,200
7.00	25.00	700	700	4,900
8.00	26.00	700	700	5,599
9.00	27.00	700	700	6,299
10.00	28.00	700	700	6,999

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	9.00	0.00	0.00
Span (in)	= 24.00	9.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 18.00	18.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 5.00	0.00	0.00	0.00
Crest El. (ft)	= 27.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	18.00	0.00	0.00	----	----	0.00	----	----	----	----	----	0.000
0.10	70	18.10	0.03 ic	0.03 ic	----	----	0.00	----	----	----	----	----	0.031
0.20	140	18.20	0.12 ic	0.12 ic	----	----	0.00	----	----	----	----	----	0.120
0.30	210	18.30	0.27 ic	0.26 ic	----	----	0.00	----	----	----	----	----	0.256
0.40	280	18.40	0.44 ic	0.44 ic	----	----	0.00	----	----	----	----	----	0.437
0.50	350	18.50	0.64 ic	0.64 ic	----	----	0.00	----	----	----	----	----	0.644
0.60	420	18.60	0.89 ic	0.87 ic	----	----	0.00	----	----	----	----	----	0.866
0.70	490	18.70	1.13 ic	1.08 ic	----	----	0.00	----	----	----	----	----	1.084
0.80	560	18.80	1.26 ic	1.26 ic	----	----	0.00	----	----	----	----	----	1.257
0.90	630	18.90	1.41 ic	1.38 ic	----	----	0.00	----	----	----	----	----	1.382
1.00	700	19.00	1.50 ic	1.50 ic	----	----	0.00	----	----	----	----	----	1.501
1.10	770	19.10	1.64 ic	1.62 ic	----	----	0.00	----	----	----	----	----	1.622
1.20	840	19.20	1.73 ic	1.73 ic	----	----	0.00	----	----	----	----	----	1.733
1.30	910	19.30	1.83 ic	1.83 ic	----	----	0.00	----	----	----	----	----	1.832
1.40	980	19.40	1.99 ic	1.93 ic	----	----	0.00	----	----	----	----	----	1.933
1.50	1,050	19.50	2.08 ic	2.03 ic	----	----	0.00	----	----	----	----	----	2.031
1.60	1,120	19.60	2.18 ic	2.12 ic	----	----	0.00	----	----	----	----	----	2.124
1.70	1,190	19.70	2.28 ic	2.21 ic	----	----	0.00	----	----	----	----	----	2.213
1.80	1,260	19.80	2.39 ic	2.30 ic	----	----	0.00	----	----	----	----	----	2.301
1.90	1,330	19.90	2.39 ic	2.39 ic	----	----	0.00	----	----	----	----	----	2.390
2.00	1,400	20.00	2.48 ic	2.47 ic	----	----	0.00	----	----	----	----	----	2.474
2.10	1,470	20.10	2.59 ic	2.55 ic	----	----	0.00	----	----	----	----	----	2.551
2.20	1,540	20.20	2.70 ic	2.63 ic	----	----	0.00	----	----	----	----	----	2.626
2.30	1,610	20.30	2.71 ic	2.71 ic	----	----	0.00	----	----	----	----	----	2.706
2.40	1,680	20.40	2.81 ic	2.78 ic	----	----	0.00	----	----	----	----	----	2.781
2.50	1,750	20.50	2.92 ic	2.85 ic	----	----	0.00	----	----	----	----	----	2.849
2.60	1,820	20.60	2.92 ic	2.92 ic	----	----	0.00	----	----	----	----	----	2.925
2.70	1,890	20.70	3.03 ic	2.99 ic	----	----	0.00	----	----	----	----	----	2.992
2.80	1,960	20.80	3.06 ic	3.06 ic	----	----	0.00	----	----	----	----	----	3.058
2.90	2,030	20.90	3.15 ic	3.13 ic	----	----	0.00	----	----	----	----	----	3.129
3.00	2,100	21.00	3.27 ic	3.19 ic	----	----	0.00	----	----	----	----	----	3.189
3.10	2,170	21.10	3.27 ic	3.26 ic	----	----	0.00	----	----	----	----	----	3.260

Continues on next page...

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRIGNIA

MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:

PRE AND POST HYDROGRAPHS

SHEET No.

C604

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

P:\Projects\19199\005\113043 Conversion DSP\C606 PRE AND POST HYDROGRAPHS.dwg, 1/25/2024 5:32:23 PM, Nilquil F. Lacquement, 1:2.8055, christopher consultants, ltd

SWM Vault

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Civ A cfs	Civ B cfs	Civ C cfs	Prf/Rsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
3.20	2,240	21.20	3.39 ic	3.32 ic	---	---	0.00	---	---	---	---	---	3.318
3.30	2,310	21.30	3.39 ic	3.39 ic	---	---	0.00	---	---	---	---	---	3.385
3.40	2,380	21.40	3.52 ic	3.44 ic	---	---	0.00	---	---	---	---	---	3.441
3.50	2,450	21.50	3.52 ic	3.51 ic	---	---	0.00	---	---	---	---	---	3.507
3.60	2,520	21.60	3.64 ic	3.56 ic	---	---	0.00	---	---	---	---	---	3.561
3.70	2,590	21.70	3.64 ic	3.62 ic	---	---	0.00	---	---	---	---	---	3.624
3.80	2,660	21.80	3.68 ic	3.68 ic	---	---	0.00	---	---	---	---	---	3.676
3.90	2,730	21.90	3.77 ic	3.74 ic	---	---	0.00	---	---	---	---	---	3.737
4.00	2,800	22.00	3.79 ic	3.79 ic	---	---	0.00	---	---	---	---	---	3.792
4.10	2,870	22.10	3.90 ic	3.85 ic	---	---	0.00	---	---	---	---	---	3.847
4.20	2,940	22.20	3.90 ic	3.90 ic	---	---	0.00	---	---	---	---	---	3.905
4.30	3,010	22.30	4.03 ic	3.95 ic	---	---	0.00	---	---	---	---	---	3.954
4.40	3,080	22.40	4.03 ic	4.01 ic	---	---	0.00	---	---	---	---	---	4.011
4.50	3,150	22.50	4.08 ic	4.06 ic	---	---	0.00	---	---	---	---	---	4.061
4.60	3,220	22.60	4.17 ic	4.11 ic	---	---	0.00	---	---	---	---	---	4.114
4.70	3,290	22.70	4.17 ic	4.17 ic	---	---	0.00	---	---	---	---	---	4.168
4.80	3,360	22.80	4.30 ic	4.21 ic	---	---	0.00	---	---	---	---	---	4.214
4.90	3,430	22.90	4.30 ic	4.27 ic	---	---	0.00	---	---	---	---	---	4.267
5.00	3,500	23.00	4.32 ic	4.32 ic	---	---	0.00	---	---	---	---	---	4.317
5.10	3,570	23.10	4.44 ic	4.36 ic	---	---	0.00	---	---	---	---	---	4.364
5.20	3,640	23.20	4.44 ic	4.42 ic	---	---	0.00	---	---	---	---	---	4.415
5.30	3,710	23.30	4.46 ic	4.46 ic	---	---	0.00	---	---	---	---	---	4.462
5.40	3,780	23.40	4.58 ic	4.51 ic	---	---	0.00	---	---	---	---	---	4.559
5.50	3,850	23.50	4.58 ic	4.56 ic	---	---	0.00	---	---	---	---	---	4.559
5.60	3,920	23.60	4.60 ic	4.60 ic	---	---	0.00	---	---	---	---	---	4.604
5.70	3,990	23.70	4.72 ic	4.65 ic	---	---	0.00	---	---	---	---	---	4.649
5.80	4,060	23.80	4.72 ic	4.70 ic	---	---	0.00	---	---	---	---	---	4.698
5.90	4,130	23.90	4.74 ic	4.74 ic	---	---	0.00	---	---	---	---	---	4.742
6.00	4,200	24.00	4.87 ic	4.79 ic	---	---	0.00	---	---	---	---	---	4.786
6.10	4,270	24.10	4.87 ic	4.83 ic	---	---	0.00	---	---	---	---	---	4.833
6.20	4,340	24.20	4.88 ic	4.88 ic	---	---	0.00	---	---	---	---	---	4.877
6.30	4,410	24.30	5.01 ic	4.92 ic	---	---	0.00	---	---	---	---	---	4.916
6.40	4,480	24.40	5.01 ic	4.96 ic	---	---	0.00	---	---	---	---	---	4.964
6.50	4,550	24.50	5.01 ic	5.01 ic	---	---	0.00	---	---	---	---	---	5.009
6.60	4,620	24.60	5.05 ic	5.05 ic	---	---	0.00	---	---	---	---	---	5.048
6.70	4,690	24.70	5.16 ic	5.09 ic	---	---	0.00	---	---	---	---	---	5.092
6.80	4,760	24.80	5.16 ic	5.14 ic	---	---	0.00	---	---	---	---	---	5.136
6.90	4,830	24.90	5.18 ic	5.18 ic	---	---	0.00	---	---	---	---	---	5.177
7.00	4,900	25.00	5.31 ic	5.22 ic	---	---	0.00	---	---	---	---	---	5.217
7.10	4,970	25.10	5.31 ic	5.26 ic	---	---	0.00	---	---	---	---	---	5.260
7.20	5,039	25.20	5.31 ic	5.30 ic	---	---	0.00	---	---	---	---	---	5.303
7.30	5,109	25.30	5.34 ic	5.34 ic	---	---	0.00	---	---	---	---	---	5.340
7.40	5,179	25.40	5.46 ic	5.38 ic	---	---	0.00	---	---	---	---	---	5.381
7.50	5,249	25.50	5.46 ic	5.42 ic	---	---	0.00	---	---	---	---	---	5.423
7.60	5,319	25.60	5.46 ic	5.46 ic	---	---	0.00	---	---	---	---	---	5.463
7.70	5,389	25.70	5.61 ic	5.50 ic	---	---	0.00	---	---	---	---	---	5.499
7.80	5,459	25.80	5.61 ic	5.54 ic	---	---	0.00	---	---	---	---	---	5.540
7.90	5,529	25.90	5.61 ic	5.58 ic	---	---	0.00	---	---	---	---	---	5.581
8.00	5,599	26.00	5.62 ic	5.62 ic	---	---	0.00	---	---	---	---	---	5.619
8.10	5,669	26.10	5.76 ic	5.65 ic	---	---	0.00	---	---	---	---	---	5.655
8.20	5,739	26.20	5.76 ic	5.69 ic	---	---	0.00	---	---	---	---	---	5.695
8.30	5,809	26.30	5.76 ic	5.73 ic	---	---	0.00	---	---	---	---	---	5.734
8.40	5,879	26.40	5.77 ic	5.77 ic	---	---	0.00	---	---	---	---	---	5.772
8.50	5,949	26.50	5.91 ic	5.81 ic	---	---	0.00	---	---	---	---	---	5.806
8.60	6,019	26.60	5.91 ic	5.85 ic	---	---	0.00	---	---	---	---	---	5.845
8.70	6,089	26.70	5.91 ic	5.88 ic	---	---	0.00	---	---	---	---	---	5.884
8.80	6,159	26.80	5.92 ic	5.92 ic	---	---	0.00	---	---	---	---	---	5.921
8.90	6,229	26.90	6.06 ic	5.95 ic	---	---	0.00	---	---	---	---	---	5.954
9.00	6,299	27.00	6.06 ic	5.99 ic	---	---	0.00	---	---	---	---	---	5.992
9.10	6,369	27.10	6.54 ic	6.01 ic	---	---	0.53	---	---	---	---	---	6.538
9.20	6,439	27.20	7.50 ic	6.01 ic	---	---	1.49	---	---	---	---	---	7.502
9.30	6,509	27.30	8.76 ic	6.01 ic	---	---	2.74	---	---	---	---	---	8.743
9.40	6,579	27.40	10.29 ic	5.99 ic	---	---	4.21	---	---	---	---	---	10.20
9.50	6,649	27.50	11.86 ic	5.97 ic	---	---	5.89	---	---	---	---	---	11.86
9.60	6,719	27.60	13.68 ic	5.94 ic	---	---	7.74	---	---	---	---	---	13.68
9.70	6,789	27.70	15.63 ic	5.88 ic	---	---	9.75	---	---	---	---	---	15.63
9.80	6,859	27.80	17.71 ic	5.80 ic	---	---	11.91	---	---	---	---	---	17.71
9.90	6,929	27.90	19.91 ic	5.69 ic	---	---	14.22	---	---	---	---	---	19.91
10.00	6,999	28.00	22.21 ic	5.56 ic	---	---	16.65	---	---	---	---	---	22.21

...End

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	10.88	2	716	22,583	------	------	------	PRE-DEV
2	SCS Runoff	11.24	2	716	23,517	------	------	------	POST-DEV
3	SCS Runoff	8.842	2	716	19,132	------	------	------	DA to SWM Vault
4	Reservoir	4.596	2	722	19,130	3	23.58	3,907	SWM Vault

PRE AND POST.gpw | Return Period: 2 Year | Thursday, 10 / 26 / 2023

Hydrograph Report

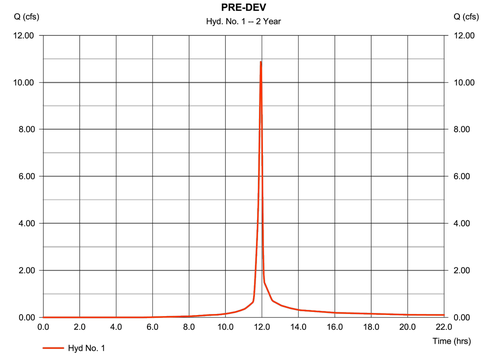
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Thursday, 10 / 26 / 2023

Hyd. No. 1

PRE-DEV

Hydrograph type	= SCS Runoff	Peak discharge	= 10.88 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 22,583 cuft
Drainage area	= 3.060 ac	Curve number	= 90*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.390 x 80) + (1.670 x 98)] / 3.060



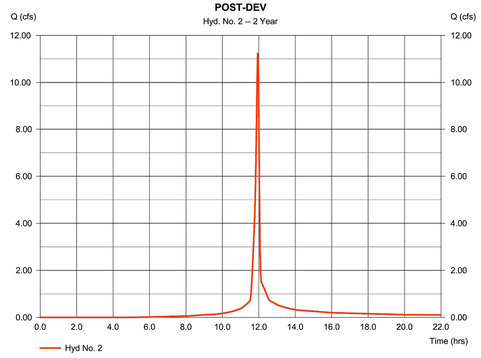
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Thursday, 10 / 26 / 2023

Hyd. No. 2

POST-DEV

Hydrograph type	= SCS Runoff	Peak discharge	= 11.24 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 23,517 cuft
Drainage area	= 3.060 ac	Curve number	= 91
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

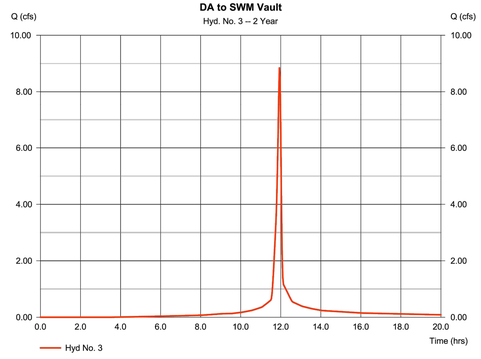
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Thursday, 10 / 26 / 2023

Hyd. No. 3

DA to SWM Vault

Hydrograph type	= SCS Runoff	Peak discharge	= 8.842 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 19,132 cuft
Drainage area	= 2.210 ac	Curve number	= 94*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.520 x 80) + (1.690 x 98)] / 2.210



Hydrograph Report

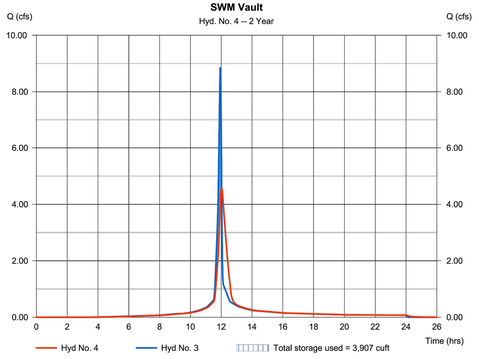
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Thursday, 10 / 26 / 2023

Hyd. No. 4

SWM Vault

Hydrograph type	= Reservoir	Peak discharge	= 4.596 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.03 hrs
Time interval	= 2 min	Hyd. volume	= 19,130 cuft
Inflow hyd. No.	= 3 - DA to SWM Vault	Max. Elevation	= 23.58 ft
Reservoir name	= SWM Vault	Max. Storage	= 3,907 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	19.69	2	716	42,377	------	------	------	PRE-DEV
2	SCS Runoff	20.03	2	716	43,492	------	------	------	POST-DEV
3	SCS Runoff	15.09	2	716	33,885	------	------	------	DA to SWM Vault
4	Reservoir	13.58	2	720	33,882	3	27.59	6,715	SWM Vault

PRE AND POST.gpw | Return Period: 10 Year | Thursday, 10 / 26 / 2023

Hydrograph Report

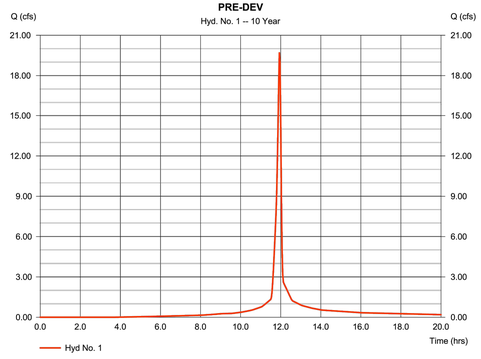
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Thursday, 10 / 26 / 2023

Hyd. No. 1

PRE-DEV

Hydrograph type	= SCS Runoff	Peak discharge	= 19.69 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 42,377 cuft
Drainage area	= 3.060 ac	Curve number	= 90*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.390 x 80) + (1.670 x 98)] / 3.060



christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP

CITY OF ALEXANDRIA, VIRIGNIA

MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:

PRE AND POST HYDROGRAPHS

SHEET No.

C605

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR ____ DATE ____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ____
DIRECTOR ____ DATE ____
CHAIRMAN, PLANNING COMMISSION ____ DATE ____
DATE RECORDED ____
INSTRUMENT NO. ____ DEED BOOK NO. ____ PAGE NO. ____

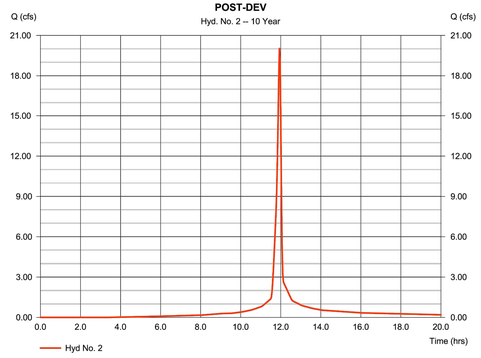
P:\Projects\19199\005\113043 Conversion DSP\C606 PRE AND POST HYDROGRAPHS.dwg, 1/25/2024 5:32:32 PM, Nigel F. Lacquement, 1:2.8055, christopher consultants, ltd

Hydrograph Report

Hyd. No. 2

POST-DEV

Hydrograph type	= SCS Runoff	Peak discharge	= 20.03 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 43,492 cuft
Drainage area	= 3.060 ac	Curve number	= 91
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



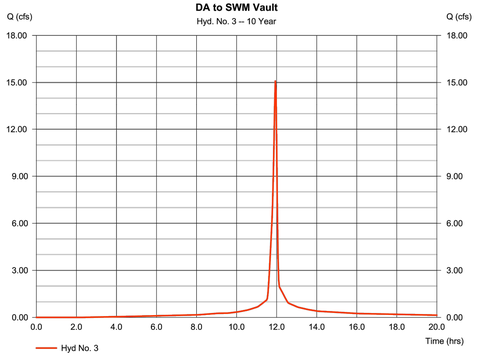
Hydrograph Report

Hyd. No. 3

DA to SWM Vault

Hydrograph type	= SCS Runoff	Peak discharge	= 15.09 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 33,885 cuft
Drainage area	= 2.210 ac	Curve number	= 94*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.520 x 80) + (1.690 x 98)] / 2.210



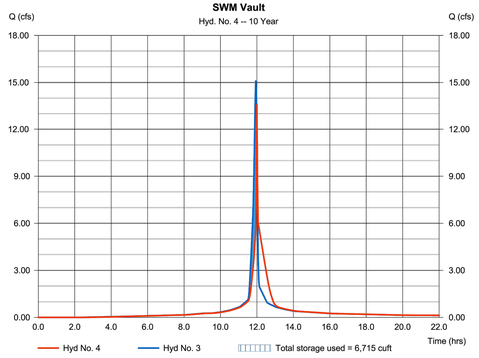
Hydrograph Report

Hyd. No. 4

SWM Vault

Hydrograph type	= Reservoir	Peak discharge	= 13.58 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.00 hrs
Time interval	= 2 min	Hyd. volume	= 33,882 cuft
Inflow hyd. No.	= 3 - DA to SWM Vault	Max. Elevation	= 27.59 ft
Reservoir name	= SWM Vault	Max. Storage	= 6,715 cuft

Storage Indication method used.



Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	--------
2	69.8703	13.1000	0.8658	--------
3	0.0000	0.0000	0.0000	--------
5	79.2597	14.6000	0.8369	--------
10	88.2351	15.5000	0.8279	--------
25	102.6072	16.5000	0.8217	--------
50	114.8193	17.2000	0.8199	--------
100	127.1596	17.8000	0.8186	--------

File name: SampleFHA.idf

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)										
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.69	4.61	3.89	3.38	2.99	2.69	2.44	2.24	2.07	1.93	1.81	1.70
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.57	5.43	4.65	4.08	3.65	3.30	3.02	2.79	2.59	2.42	2.27	2.15
10	7.24	6.04	5.21	4.59	4.12	3.74	3.43	3.17	2.95	2.77	2.60	2.46
25	8.25	6.95	6.03	5.34	4.80	4.38	4.02	3.73	3.48	3.26	3.07	2.91
50	9.04	7.65	6.66	5.92	5.34	4.87	4.49	4.16	3.88	3.65	3.44	3.25
100	9.83	8.36	7.30	6.50	5.87	5.36	4.94	4.59	4.29	4.03	3.80	3.60

Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	2.70	3.20	0.00	3.30	5.20	5.77	6.80	7.95
SCS 6-Hr	1.87	2.27	0.00	0.00	3.36	0.00	0.00	4.00
Huff-1st	0.00	1.55	0.00	2.75	4.00	5.38	6.50	8.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	1.75	0.00	2.80	3.90	5.25	6.00	7.10

Hydraflow Table of Contents

PRE AND POST.gpw

Watershed Model Schematic 1

Hydrograph Return Period Recap 2

1 - Year
- **Summary Report** 3
- **Hydrograph Reports** 4
  - Hydrograph No. 1, SCS Runoff, PRE-DEV 4
  - Hydrograph No. 2, SCS Runoff, POST-DEV 5
  - Hydrograph No. 3, SCS Runoff, DA to SWM Vault 6
  - Hydrograph No. 4, Reservoir, SWM Vault 7
    - Pond Report - SWM Vault 8

2 - Year
- **Summary Report** 10
- **Hydrograph Reports** 11
  - Hydrograph No. 1, SCS Runoff, PRE-DEV 11
  - Hydrograph No. 2, SCS Runoff, POST-DEV 12
  - Hydrograph No. 3, SCS Runoff, DA to SWM Vault 13
  - Hydrograph No. 4, Reservoir, SWM Vault 14

10 - Year
- **Summary Report** 15
- **Hydrograph Reports** 16
  - Hydrograph No. 1, SCS Runoff, PRE-DEV 16
  - Hydrograph No. 2, SCS Runoff, POST-DEV 17
  - Hydrograph No. 3, SCS Runoff, DA to SWM Vault 18
  - Hydrograph No. 4, Reservoir, SWM Vault 19

IDF Report 20

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
.
CITY OF ALEXANDRIA, VIRIGNIA

MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

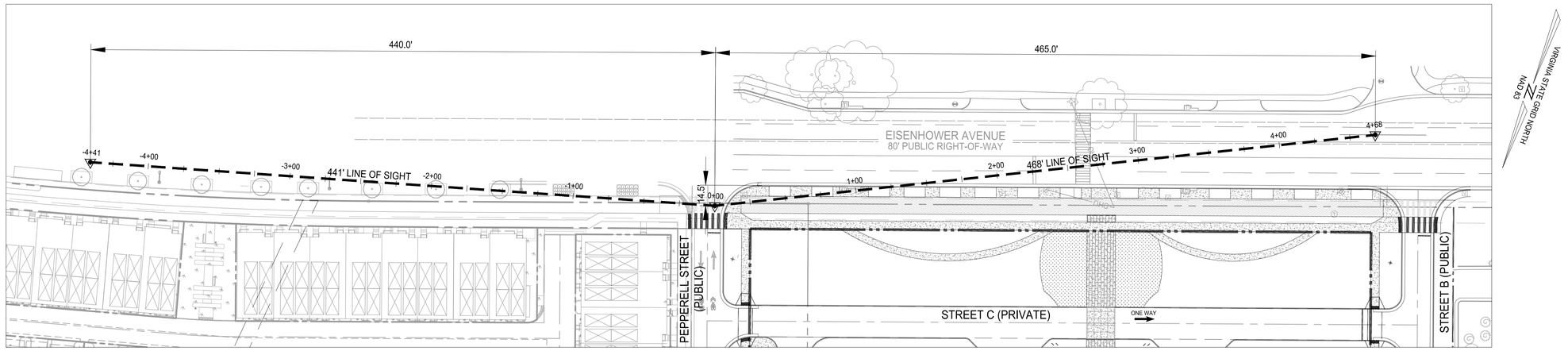
SHEET TITLE:

PRE AND POST HYDROGRAPHS

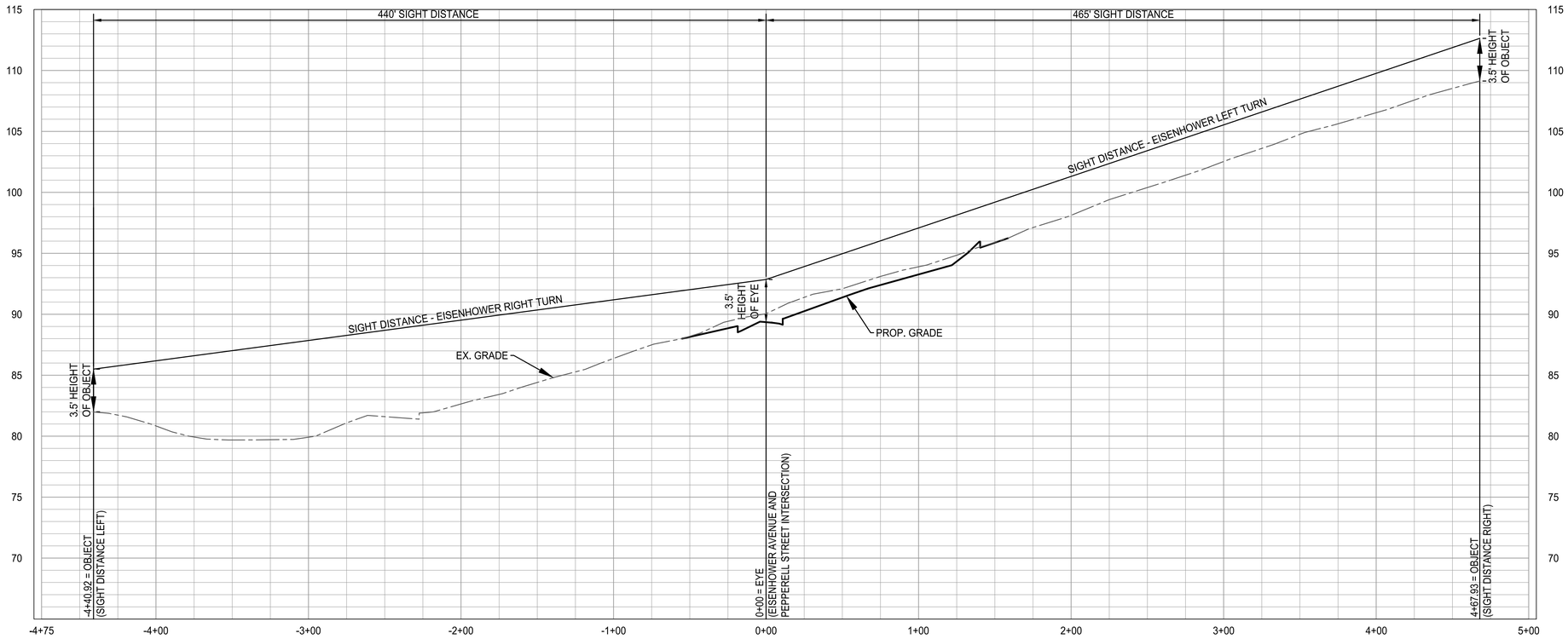
SHEET No.
C606

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

P:\Projects\19199\005\113043 Conversion DSP\C606 PRE AND POST HYDROGRAPHS.dwg, 1/25/2024 5:32:40 PM, Nigul F. Lacquement, 12.805S, Christopher consultants, ltd



SIGHT DISTANCE #1 PLAN
(EISENHOWER AVENUE AND PEPPERELL STREET INTERSECTION)
POSTED SPEED: 35 MPH



SIGHT DISTANCE #1 PROFILE
(EISENHOWER AVENUE AND PEPPERELL STREE INTERSECTION)

christopher now IMEG consultants
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
.
CITY OF ALEXANDRIA, VIRIGNIA

MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

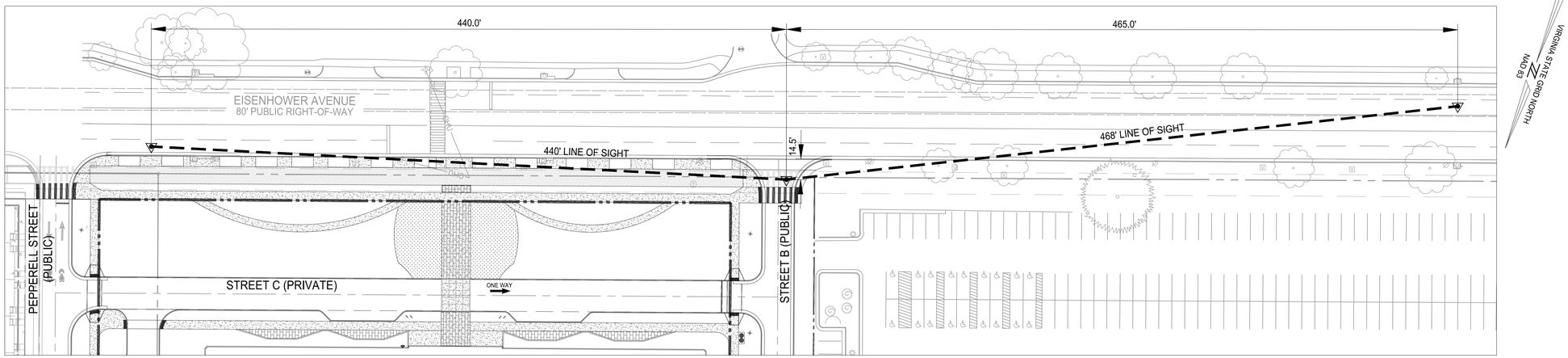
SHEET TITLE:

SIGHT DISTANCE

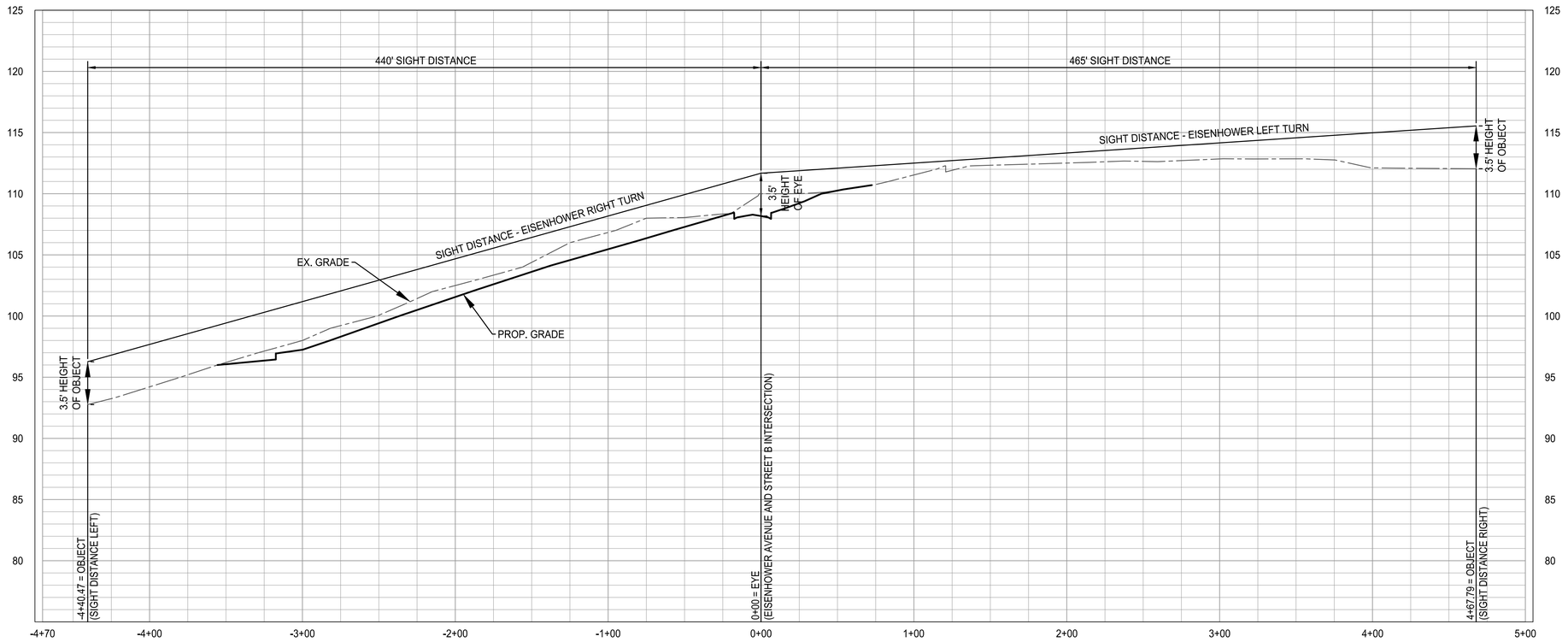
SHEET No.
C700

APPROVED
SPECIAL USE PERMIT NO. 2023–10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

P:\Projects\19199\005\113043 Conversion DSP\C700 SIGHT DISTANCE.dwg, 1/25/2024 5:33:49 PM, Nicu F. Lacuesment, 1:2.8655, christopher consultants, ltd



SIGHT DISTANCE #2 PLAN
(EISENHOWER AVENUE AND STREET B INTERSECTION)
POSTED SPEED: 35 MPH



SIGHT DISTANCE #2 PROFILE
(EISENHOWER AVENUE AND STREET B INTERSECTION)

40 20 0 40 80
HORIZONTAL GRAPHIC SCALE
1" = 40'

5 2.5 0 5 10
VERTICAL GRAPHIC SCALE
1" = 5'

APPROVED
SPECIAL USE PERMIT NO. 2023–10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRIGNIA

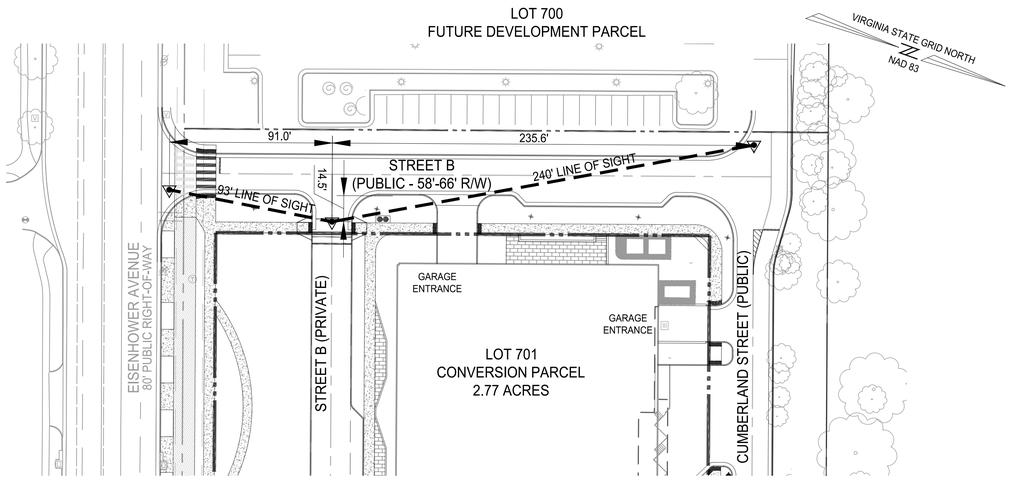
MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

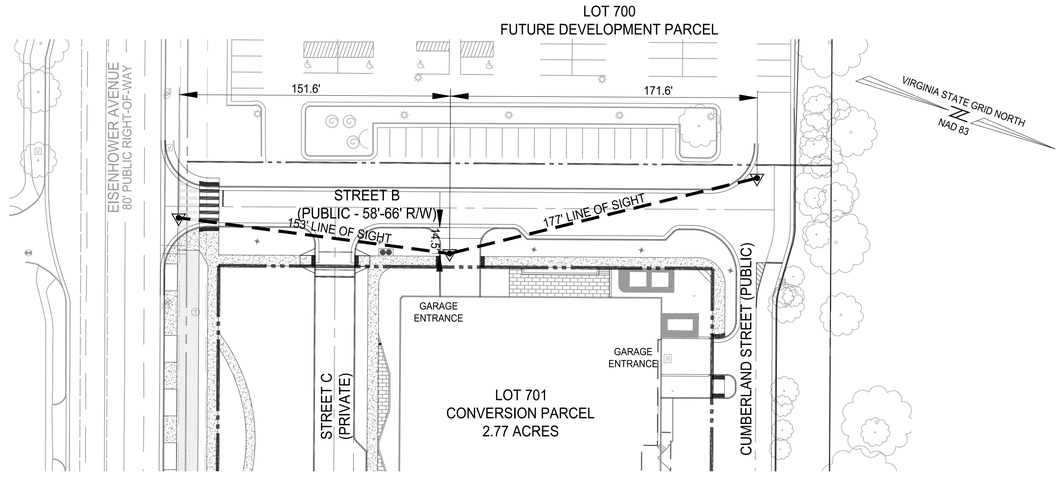
SHEET TITLE:
SIGHT DISTANCE

SHEET No.
C701

P:\Projects\19199\005\113043 Conversion DSP\C700 SIGHT DISTANCE.dwg, 1/25/2024 5:34:11 PM, Nigel F. Lacquement, 12.8055, christopher consultants, ltd

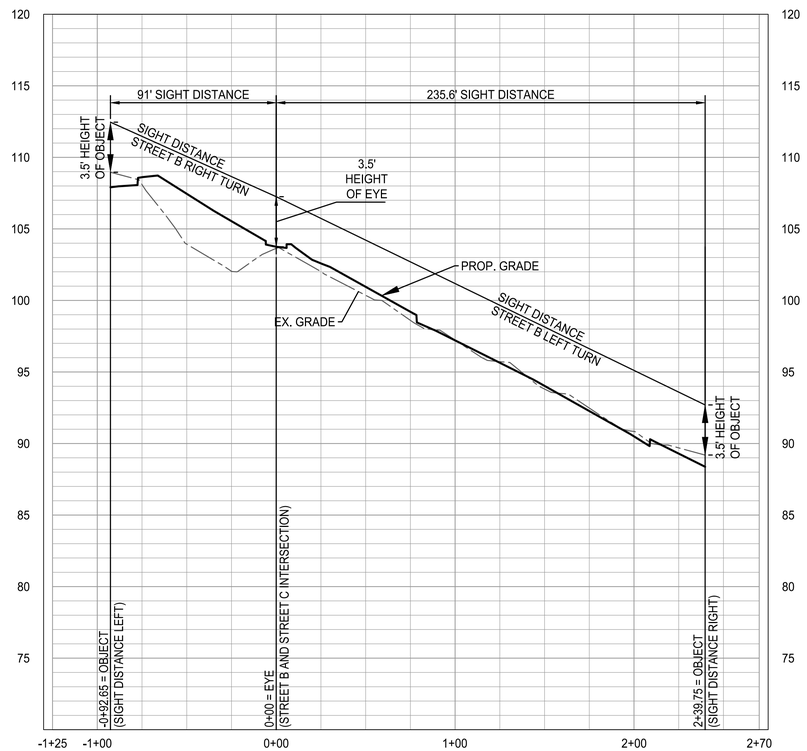


SIGHT DISTANCE #3 PLAN
(STREET B AND STREET C INTERSECTION)
POSTED SPEED: 25 MPH

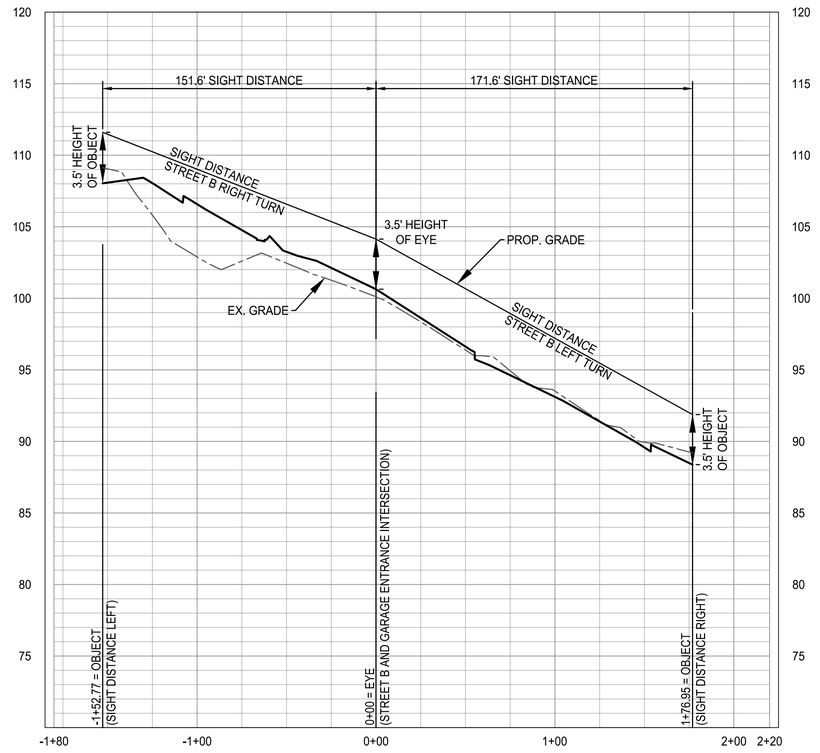


SIGHT DISTANCE #4 PLAN
(STREET B AND GARAGE INTERSECTION)
POSTED SPEED: 25 MPH

40 20 0 40 80
GRAPHIC SCALE
1" = 40'



SIGHT DISTANCE #3 PROFILE
(STREET B AND STREET C INTERSECTION)



SIGHT DISTANCE #4 PROFILE
(STREET B AND GARAGE ENTRANCE INTERSECTION)

40 20 0 40 80
HORIZONTAL GRAPHIC SCALE
1" = 40'

5 2.5 0 5 10
VERTICAL GRAPHIC SCALE
1" = 5'

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
.
CITY OF ALEXANDRIA, VIRIGNIA

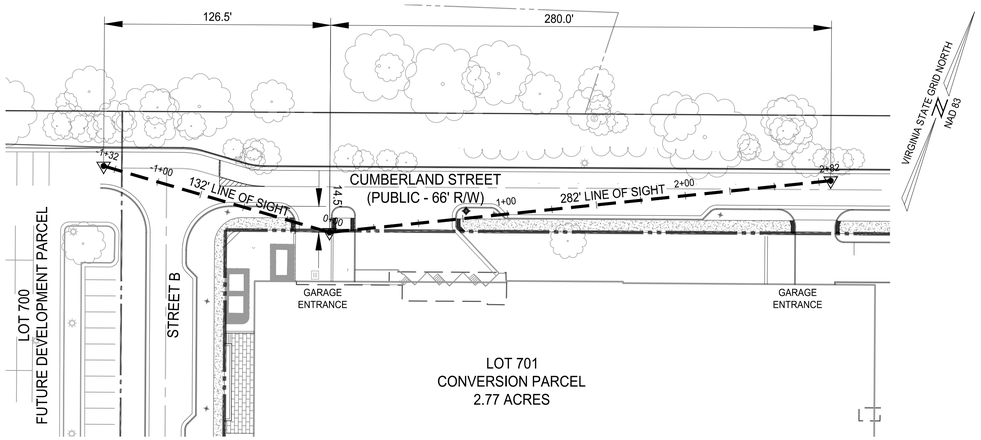
MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

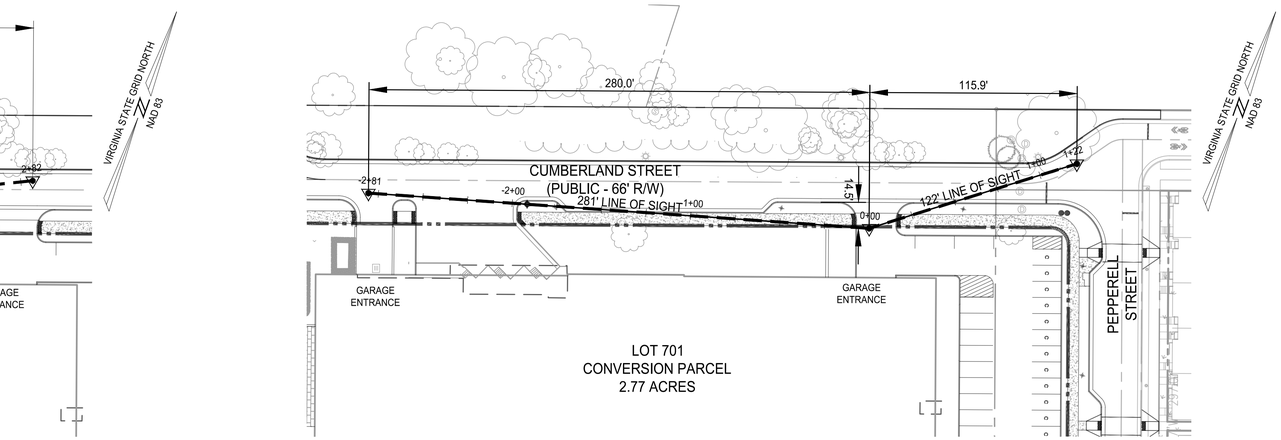
SHEET TITLE:
SIGHT DISTANCE

SHEET No.
C702

P:\Projects\19199\005\113043 Conversion DSP\C700 SIGHT DISTANCE.dwg, 1/26/2024 8:17:00 AM, Nicqui F. Lacquement, 1:2.8055, christopher consultants, ltd

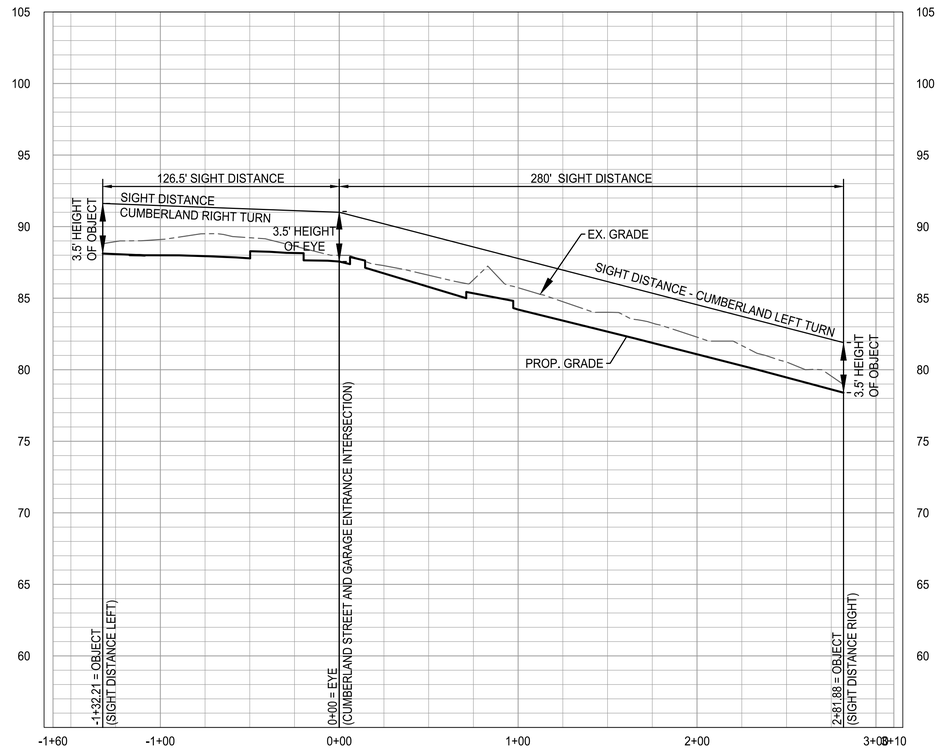


SIGHT DISTANCE #5 PLAN
(CUMBERLAND STREET AND GARAGE ENTRANCE INTERSECTION)
POSTED SPEED: 25 MPH

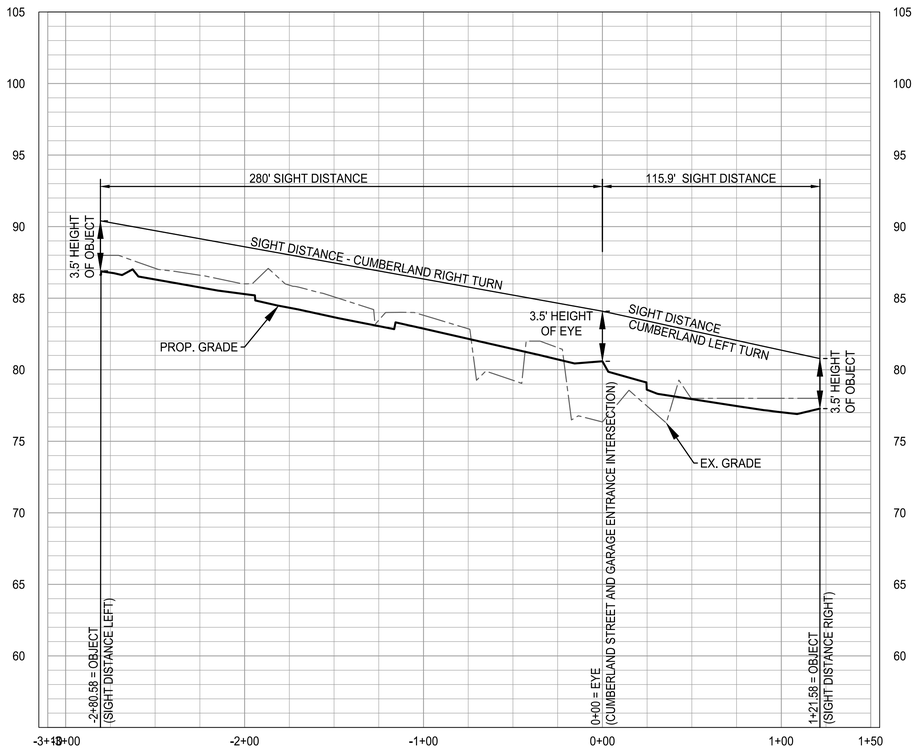


SIGHT DISTANCE #6 PLAN
(CUMBERLAND STREET AND GARAGE ENTRANCE INTERSECTION)
POSTED SPEED: 25 MPH

40 20 0 40 80
GRAPHIC SCALE
1" = 40'



SIGHT DISTANCE #5 PROFILE
(CUMBERLAND STREET GARAGE ENTRANCE INTERSECTION)



40 20 0 40 80
HORIZONTAL GRAPHIC SCALE
1" = 40'

5 2.5 0 5 10
VERTICAL GRAPHIC SCALE
1" = 5'

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher now IMEG consultants
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP

CITY OF ALEXANDRIA, VIRIGNIA

MARK	DATE	DESCRIPTION

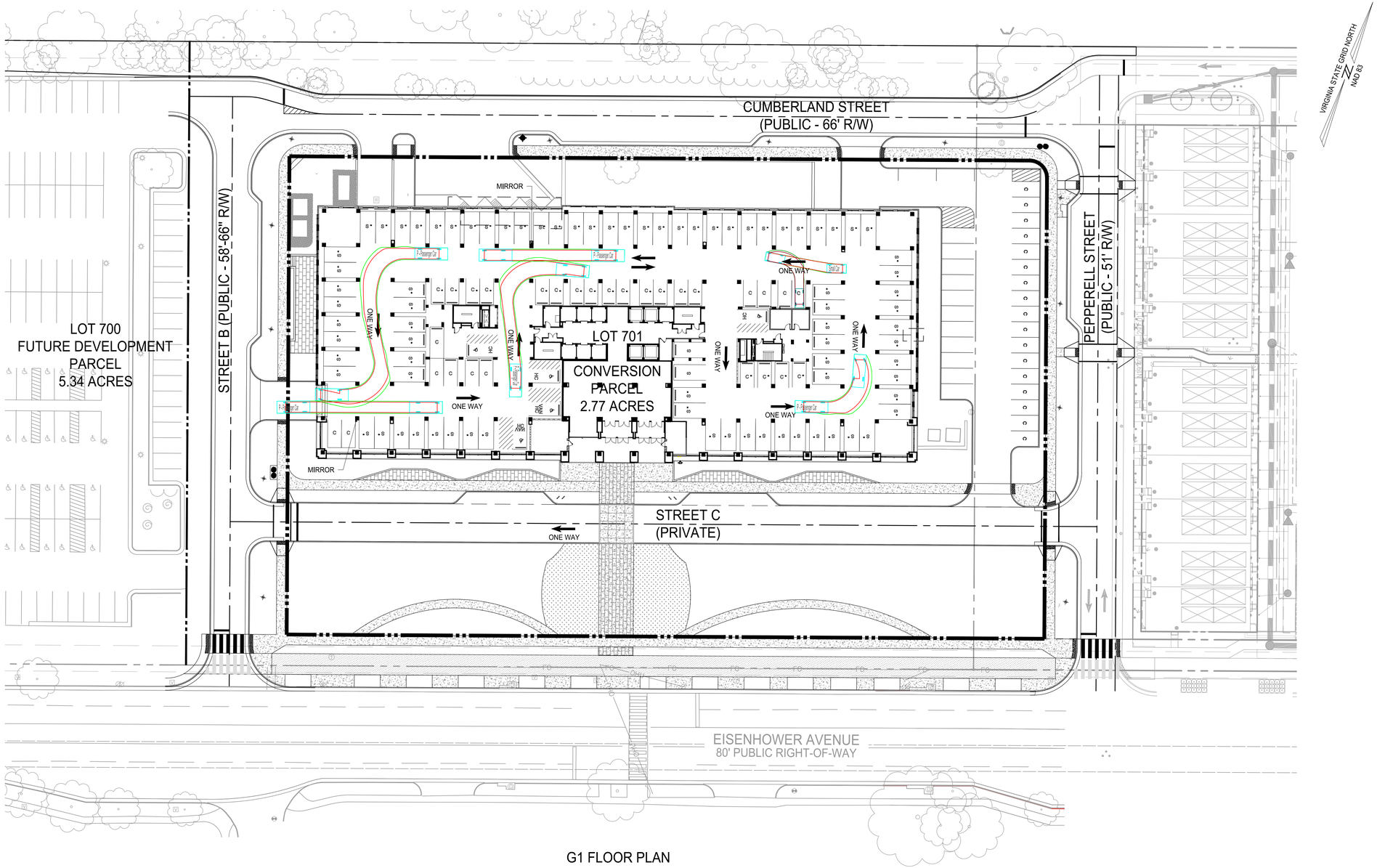
PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:

SIGHT DISTANCE

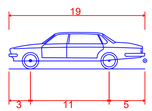
SHEET No.
C703

P:\Projects\19199\005\113043 Conversion DSP\C700 SIGHT DISTANCE.dwg, 1/25/2024 5:35:41 PM, Nique F. Lacquement, 1:2.8855, christopher consultants, ltd

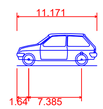


G1 FLOOR PLAN

GRAPHIC SCALE
30 15 0 30 60
1" = 30'



P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	5.101ft
Min Body Ground Clearance	1.116ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°



Small Car	
Overall Length	11.171ft
Overall Width	5.098ft
Overall Body Height	4.499ft
Min Body Ground Clearance	0.697ft
Track Width	4.921ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	16.732ft

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRIGNIA

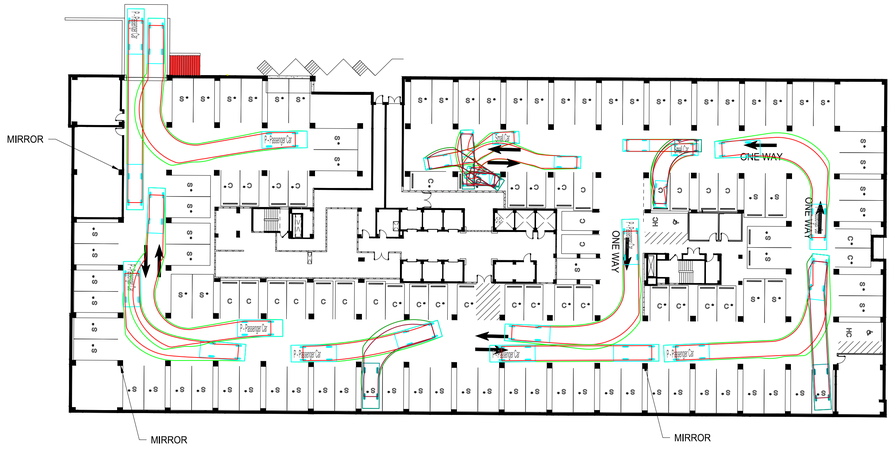
MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

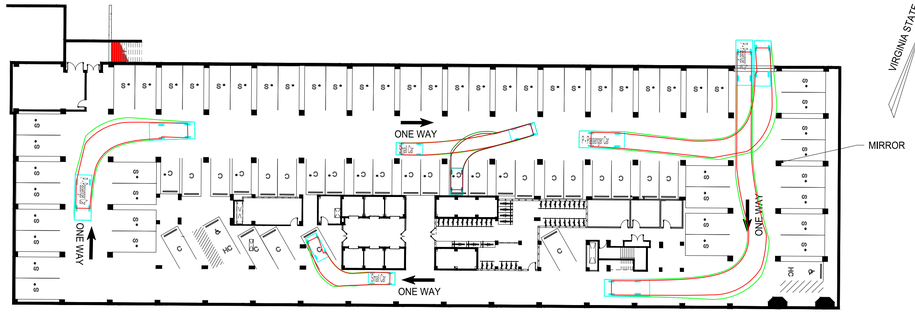
SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
C800

P:\Projects\19199\005\113043 Conversion DSP\C800 TURNING MOVEMENTS.dwg, 1/25/2024 5:36:48 PM, Nigel F. Lacquement, 12.8055, christopher consultants, ltd



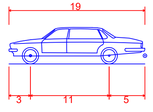
G2 FLOOR PLAN



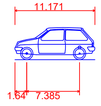
G3 FLOOR PLAN

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

30 15 0 30 60
GRAPHIC SCALE
1" = 30'



P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	5.101ft
Min Body Ground Clearance	1.116ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°



Small Car	
Overall Length	11.171ft
Overall Width	5.098ft
Overall Body Height	4.499ft
Min Body Ground Clearance	0.697ft
Track Width	4.921ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	16.732ft

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP

CITY OF ALEXANDRIA, VIRIGNIA

MARK	DATE	DESCRIPTION

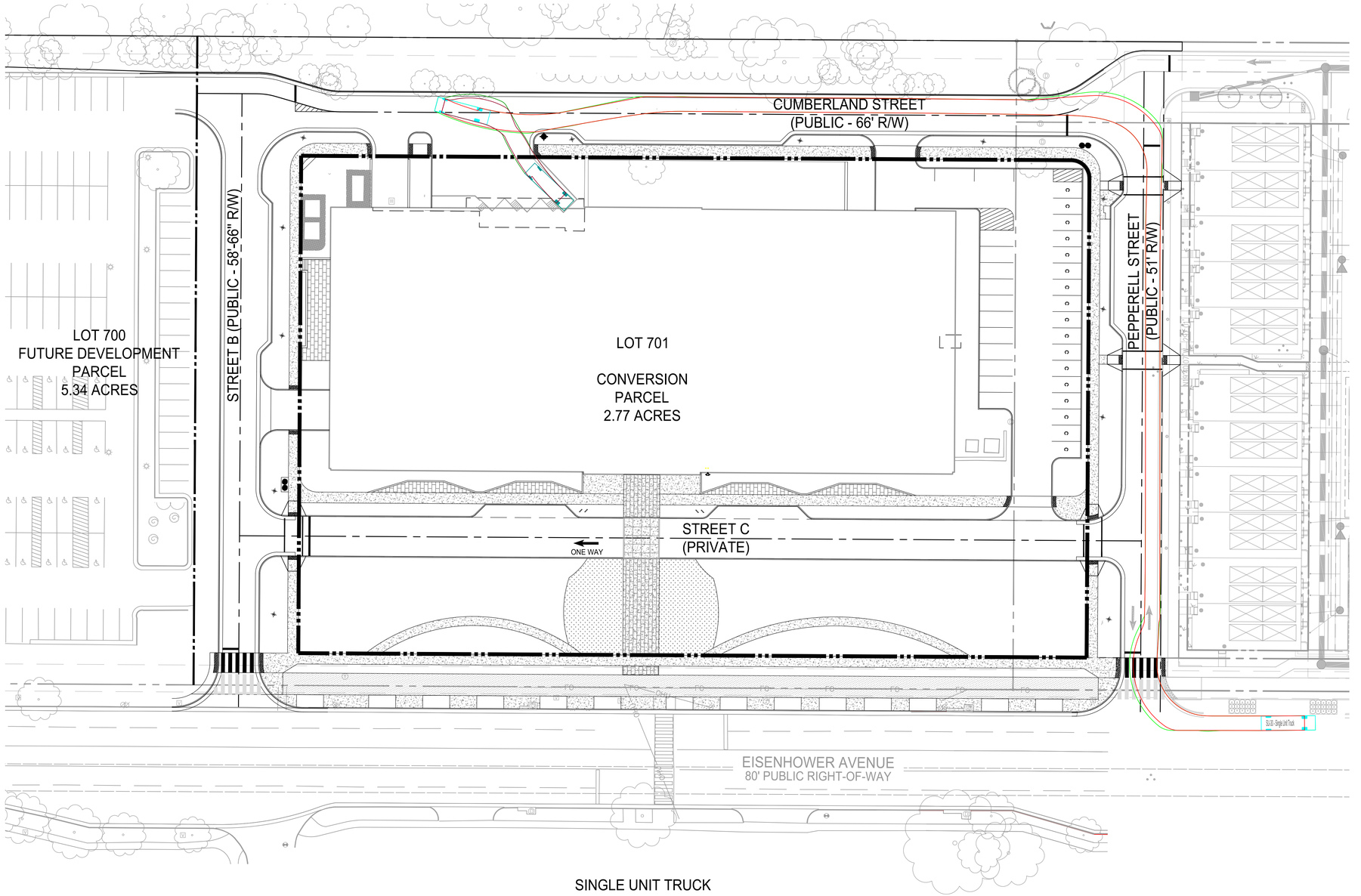
PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:

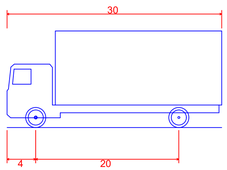
TURNING MOVEMENTS

SHEET No.
C801

P:\Projects\19199\005\113043 Conversion DSP\C800 TURNING MOVEMENTS.dwg, 1/25/2024 5:37:14 PM, Nigel F. Lacquement, 1:2.8055, christopher consultants, ltd



SINGLE UNIT TRUCK



SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRIGNIA

MARK	DATE	DESCRIPTION

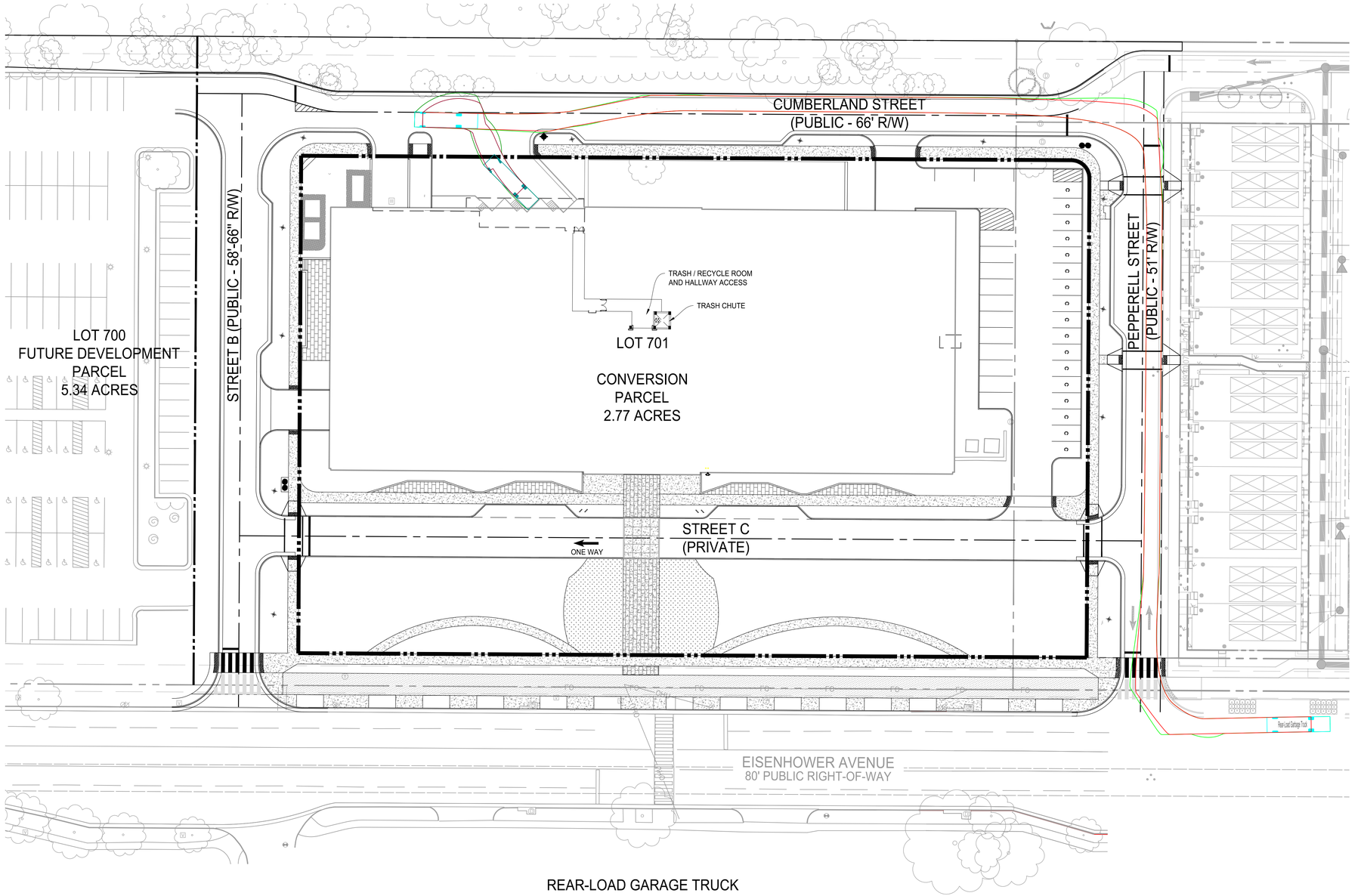
PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

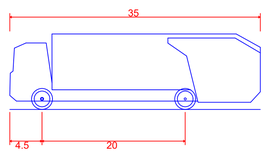
SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
C802

P:\Projects\19199\005\113043 Conversion DSP\C800 TURNING MOVEMENTS.dwg, 1/25/2024 5:37:39 PM, Nigel F. Lacquement, 12.8055, christopher consultants, ltd



REAR-LOAD GARAGE TRUCK



Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRIGNIA

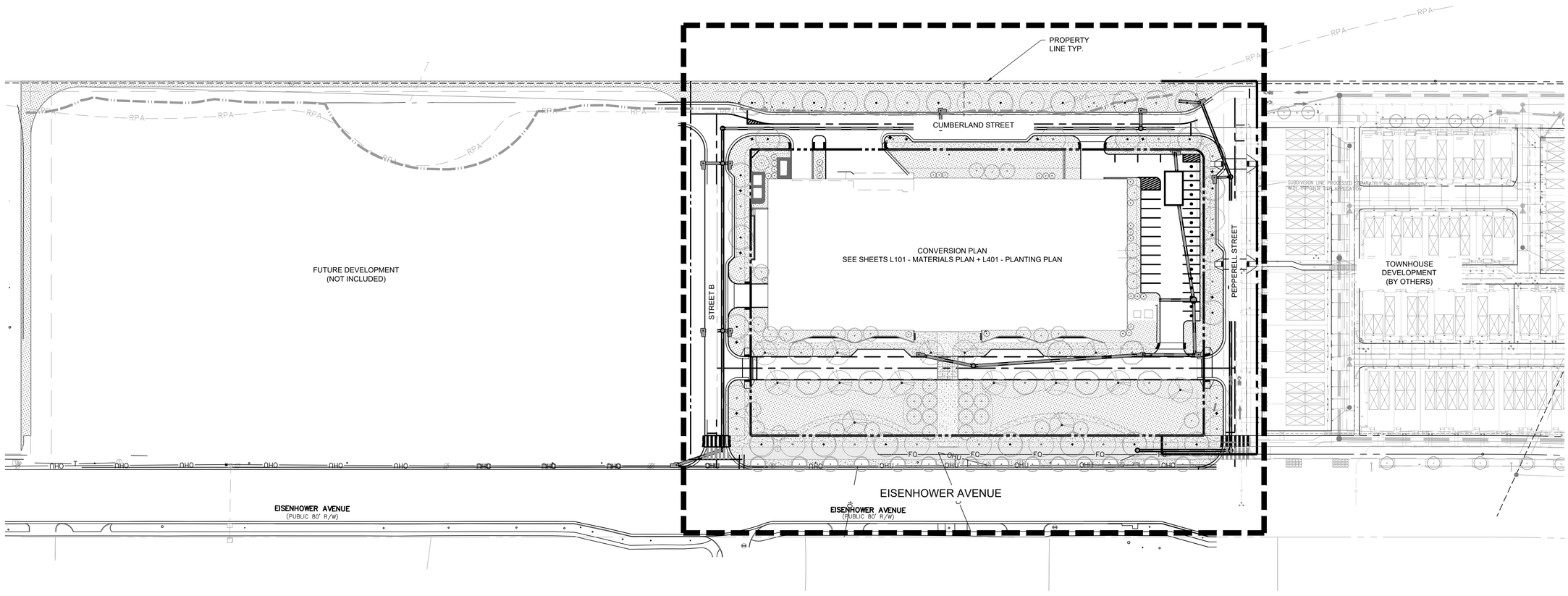
MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
C803

P:\Projects\19199\005\113043 Conversion DSP\C800 TURNING MOVEMENTS.dwg, 1/25/2024 5:38:10 PM, Nigel F. Lacquement, 12.8055, christopher consultants, ltd



NOTES:

1. PAVING PATTERNS ARE PRELIMINARY AND ARE INTENDED TO SHOW CHANGES IN MATERIALS. PATTERNS DO NOT DEPICT FINAL PAVING PATTERN OR LAYOUT.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
01/26/2024
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

5001 EISENHOWER AVE - CONVERSION

STONEBRIDGE

5001 EISENHOWER AVENUE

ALEXANDRIA, VA

LANDDESIGN PROJ.#
2023153

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1.	CONCEPT 2 SUBMISSION	09/22/2023
2.	COMPLETENESS SUBMISSION	10/26/2023
3.	COMPLETENESS SUBMISSION #2	12/21/2023
4.	COMPLETENESS SUBMISSION #3	01/26/2024

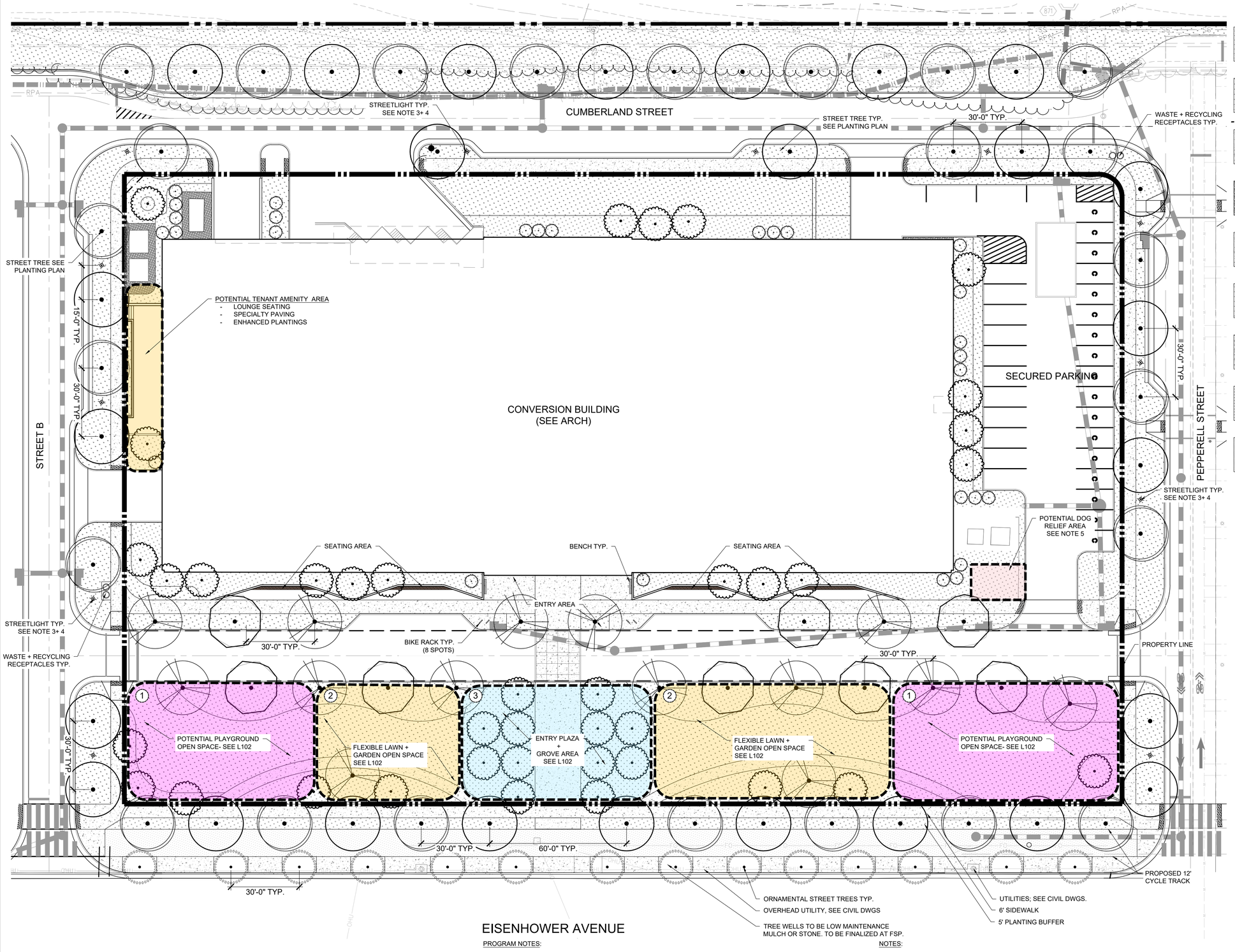
DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE
VERT: N/A
HORZ: 1"=50'
0 25' 50' 100'

NORTH

SHEET TITLE
REFERENCE PLAN

SHEET NUMBER
L001



EISENHOWER AVENUE

PROGRAM NOTES:

1. PROGRAM AREA ON L101 + L102 ARE IN PROCESS AND ARE TO BE FINALIZED AT FINAL SITE PLAN

NOTES:

1. PAVING PATTERNS ARE PRELIMINARY AND ARE INTENDED TO SHOW CHANGES IN MATERIALS. PATTERNS DO NOT DEPICT FINAL PAVING PATTERN OR LAYOUT.
2. SEE PLANTING PLAN L401 FOR TREE PLANTING AND CCA
3. LIGHTING WITHIN SITE IS TO BE DEVELOPED THROUGH THE DESIGN AND APPROVAL PROCESS.

LIGHTING TO BE COORDINATED AND FINALIZED AT FINAL SITE PLAN. SEE 4/L602

4. DOG RELIEF AREA TO BE DEVELOPED THROUGH DESIGN PROCESS AND FINALIZED AT FINAL SITE PLAN

LEGEND

- PLANT BED
- LAWN
- CITY STANDARD CONCRETE
- GRAVEL STONE
- VEHICULAR CONCRETE
- SPECIALTY PAVING - TYPE 1
- SPECIALTY PAVING - TYPE 2
- STABILIZED CRUSHED STONE
- ASPHALT BIKE TRAIL

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
01/26/2024
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

5001 EISENHOWER AVE - CONVERSION

STONEBRIDGE

5001 EISENHOWER AVENUE

ALEXANDRIA, VA

LANDDESIGN PROJ.#

2023153

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1.	CONCEPT 2 SUBMISSION	09/22/2023
2.	COMPLETENESS SUBMISSION	10/26/2023
3.	COMPLETENESS SUBMISSION #2	12/21/2023
4.	COMPLETENESS SUBMISSION #3	01/26/2024

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE NORTH

VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

MATERIALS PLAN

SHEET NUMBER

L101



1 POTENTIAL PLAYGROUND OPEN SPACE PROGRAM
IMAGERY

N/A



2 POTENTIAL FELXIBLE LAWN + GARDEN PROGRAM
IMAGERY

N/A



3 POTENTIAL ENTRY PLAZA AND GROVE PROGRAM
IMAGERY

N/A

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
01/26/2024
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

5001 EISENHOWER AVE - CONVERSION

STONEBRIDGE

5001 EISENHOWER AVENUE

ALEXANDRIA, VA

LANDDESIGN PROJ.#
2023153

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1.	CONCEPT 2 SUBMISSION	09/22/2023
2.	COMPLETENESS SUBMISSION	10/26/2023
3.	COMPLETENESS SUBMISSION #2	12/21/2023
4.	COMPLETENESS SUBMISSION #3	01/26/2024

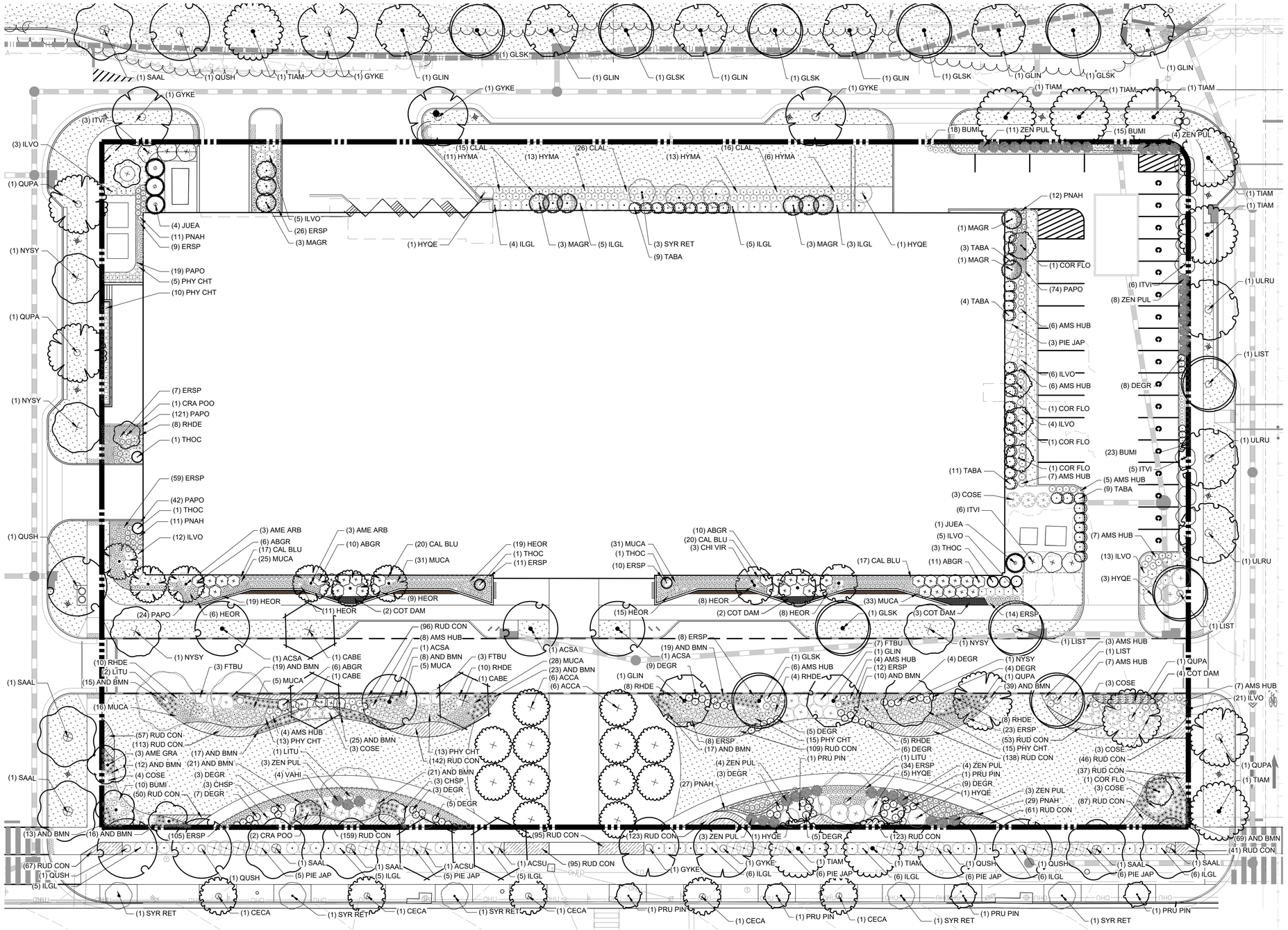
DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
PROGRAM PRECEDENT IMAGERY

SHEET NUMBER
L102



PLANT SCHEDULE FULL SITE

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	ACSA	ACER SACCHARINUM SILVER MAPLE
	ACSU	ACER SACCHARUM SUGAR MAPLE
	CABE	CARPINUS BETULUS EUROPEAN HORNBEAM
	GLIN	GLEDITSIA TRIACANTHOS INERMIS THORNLESS HONEY LOCUST
	GLSK	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' SKYLINE® HONEY LOCUST
	GYKE	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE
	LIST	LIQUIDAMBAR STYRACIFLUA SWEET GUM
	LITU	LIRIODENDRON TULIPIFERA TULIP POPLAR
	NYSY	NYSSA SYLVATICA TUPELO
	QUPA	QUERCUS PALUSTRIS PIN OAK
	QUSH	QUERCUS SHUMARDII SHUMARD OAK
	SAAL	SASSAFRAS ALBIDUM SASSAFRAS
	TIAM	TILIA AMERICANA AMERICAN BASSWOOD
	ULRU	ULMUS RUBRA SLIPPERY ELM

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME
	JUEA	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
	THOC	THUJA OCCIDENTALIS 'EMERALD GREEN' EMERALD GREEN AMERICAN ARBORVITAE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	AME ARB	AMELANCHIER ARBOREA DOWNY SERVICEBERRY
	ACCA	AMELANCHIER CANADENSIS CANADIAN SERVICEBERRY
	AME GRA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY
	CECA	CERCIS CANADENSIS EASTERN REDBUD
	CHI VIR	CHIONANTHUS VIRGINICUS WHITE FRINGETREE
	COR FLO	CORNUS FLORIDA FLOWERING DOGWOOD
	CRA POO	CRATAEGUS CALPODENDRON PEAR HAWTHORN
	MAGR	MAGNOLIA GRANDIFLORA 'LITTLE GEM' SOUTHERN MAGNOLIA
	PRU PIN	PRUNUS PENSYLVANICA PIN CHERRY
	SYR RET	SYRINGA RETICULATA JAPANESE TREE LILAC

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	ABGR	ABELIA X GRANDIFLORA GLOSSY ABELIA
	CHSP	CHAENOMELES SPECIOSA FLOWERING QUINCE
	CLAL	CLETHRA ALNIFOLIA 'HUMMINGBIRD' SUMMERSWEET
	COSE	CORNUS SERICEA 'CARDINAL' CARDINAL RED TWIG DOGWOOD
	DEGR	DEUTZIA GRACILIS 'NIKKO' NIKKO DEUTZIA
	FTBU	FOTHERGILLA GARDENII 'BLUE MIST' BLUE MIST FOTHERGILLA
	HYMA	HYDRANGEA MACROPHYLLA 'HORTFIRE' SEASIDE SERENADE® FIRE ISLAND HYDRANGEA
	HYQE	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA
	ITVI	ITEA VIRGINICA VIRGINIA SWEETSPIRE
	VAHI	VACCINIUM CORYMBOSUM HIGHBUSH BLUEBERRY

EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME
	BUMI	BUXUS MICROPHYLLA 'COMPACTA' DWARF LITTLELEAF BOXWOOD
	ILGL	ILEX GLABRA INKBERRY HOLLY
	ILVO	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY
	PHY CHT	PHYSOCARPUS OPULIFOLIUS 'ZLEBICS' SWEET CHERRY TEA™ NINEBARK
	PIE JAP	PIERIS JAPONICA JAPANESE PIERIS
	RHDE	RHODODENDRON X 'DELAWARE VALLEY WHITE' DELAWARE VALLEY WHITE AZALEA
	TABA	TAXUS BACCATA 'FASTIGIATA' ENGLISH YEW
	ZEN PUL	ZENOBIA PULVERULENTA HONEYCUP

GROUNDCOVER	CODE	BOTANICAL / COMMON NAME
	PAPO	PACHYSANDRA PROCUMBENS ALLEGHENY SPURGE

ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME
	AND BMN	ANDROPOGON TERNARIUS 'BLACK MOUNTAIN' BLACK MOUNTAIN SPLITBEARD BLUESTEM
	CAL BLU	CALAMAGROSTIS CANADENSIS BLUEJOINT GRASS
	ERSP	ERAGROSTIS SPECTABILIS PURPLE LOVE GRASS
	MUCA	MUHLENBERGIA CAPILLARIS 'REGAL MIST' PINK MUHLYGRASS
	PNAH	PANICUM VIRGATUM 'PURPLE TEARS' PURPLE TEARS SWITCH GRASS

PERENNIALS	CODE	BOTANICAL / COMMON NAME
	AMS HUB	AMSONIA HUBRICHTII ARKANSAS BLUESTAR

PERRENIALS / ANNUALS	CODE	BOTANICAL / COMMON NAME
	HEOR	HELLEBORUS ORIENTALIS LENTEN ROSE 'SNOWBELLS'

EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	COT DAM	COTONEASTER DAMMERI BEARBERRY COTONEASTER

PERENNIALS	CODE	BOTANICAL / COMMON NAME
	RUD CON	RUDBECKIA HIRTA AND ECHINACEA MIX BLACK-EYED SUSAN AND CONEFLOWER MIX

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
01/26/2024
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

5001 EISENHOWER AVE - CONVERSION

STONEBRIDGE

5001 EISENHOWER AVENUE

ALEXANDRIA, VA

LANDDESIGN PROJ.#
2023153

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1.	CONCEPT 2 SUBMISSION	09/22/2023
2.	COMPLETENESS SUBMISSION	10/26/2023
3.	COMPLETENESS SUBMISSION #2	12/21/2023
4.	COMPLETENESS SUBMISSION #3	01/26/2024

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L401

PLANT SCHEDULE FULL SITE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.
	ACSA	4	ACER SACCHARINUM / SILVER MAPLE	B & B	2"-3"	12`-14`
	ACSU	2	ACER SACCHARUM / SUGAR MAPLE	B & B	2"-3"	12`-14`
	CABE	3	CARPINUS BETULUS / EUROPEAN HORNBEAM	B & B	1.5" - 1.75"	10` - 12`
	GLE IN4	8	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST	B & B	2"-3"	12`-14`
	GLE INE	7	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST	B & B	2"-3"	12`-14`
	GYKE	6	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	B & B	2"-3"	12`-14`
	LIST	4	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B & B	2"-3"	12`-14`
	LITU	4	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B & B	2"-3"	12`-14`
	NYSY	5	NYSSA SYLVATICA / TUPELO	B & B	2"-3"	12`-14`
	QUPA	5	QUERCUS PALUSTRIS / PIN OAK	B & B	2"-3"	14` - 16`
	QUSH	6	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2"-3"	12`-14`
	SAAL	7	SASSAFRAS ALBIDUM / SASSAFRAS	B & B	2"-3"	6` - 10`
	TIAM	9	TILIA AMERICANA / AMERICAN BASSWOOD	B & B	2"-3"	12`-14`
	ULRU	3	ULMUS RUBRA / SLIPPERY ELM	B & B	2"-3"	12` - 14`

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.
	JUEA	4	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	B & B	1.5" - 1.75"	6` - 10`
	THOC	7	THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN AMERICAN ARBORVITAE	B & B	1.5"-1.75"	6` - 10`

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.
	AME ARB	6	AMELANCHIER ARBOREA / DOWNY SERVICEBERRY	B & B	1.5"-1.75"	6` - 10`
	ACCA	12	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY	B & B	1.5"-1.75"	6` - 10`
	AME GRA	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	1.5" - 1.75"	6` - 10`
	CECA	5	CERCIS CANADENSIS / EASTERN REDBUD	B & B	1.5"-1.75"	6` - 10`
	CHI VIR	3	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	B & B	1.5"-1.75"	6` - 10`
	COR FLO	5	CORNUS FLORIDA / FLOWERING DOGWOOD	B & B	1.5" - 1.75"	6` - 10`
	CRA POO	4	CRATAEGUS CALPODENDRON / PEAR HAWTHORN	B & B	1.5" - 1.75"	6` - 10`
	MAGR	11	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / SOUTHERN MAGNOLIA	B & B	1.5" - 1.75"	6` - 10`
	PRU PIN	6	PRUNUS PENSYLVANICA / PIN CHERRY	B & B	1.5"-1.75"	6` - 10`
	SYR RET	8	SYRINGA RETICULATA / JAPANESE TREE LILAC	B & B	1.5"-1.75"	6` - 10`

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	ABGR	43	ABELIA X GRANDIFLORA / GLOSSY ABELIA	CONTAINER	18" - 24"	
	CHSP	6	CHAENOMELES SPECIOSA / FLOWERING QUINCE	CONTAINER	12" - 18"	
	CLAL	57	CLETHRA ALNIFOLIA `HUMMINGBIRD` / SUMMERSWEET	CONTAINER	18" - 24"	
	COSE	19	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD	CONTAINER	24" - 36"	
	DEU NIK	69	DEUTZIA GRACILIS 'NIKKO' / NIKKO DEUTZIA	CONTAINER		
	FTBU	13	FOTHERGILLA GARDENII 'BLUE MIST' / BLUE MIST FOTHERGILLA	CONTAINER	18" - 24"	
	HYD DEN	43	HYDRANGEA MACROPHYLLA 'HORTFIRE' / SEASIDE SERENADE® FIRE ISLAND HYDRANGEA	CONTAINER	18" - 24"	18" - 24"
	HYQE	11	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	B & B OR CONTAINER	30" - 36"	
	ITVI	17	ITEA VIRGINICA / VIRGINIA SWEETSPIRE	CONTAINER	30"	
	VAHI	4	VACCINIUM CORYMBOSUM / HIGHBUSH BLUEBERRY	CONTAINER	8"-10"	

PLANT SCHEDULE FULL SITE (CONTINUED)

EVERGREEN SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	BUX COM	66	BUXUS MICROPHYLLA `COMPACTA` / DWARF LITTLELEAF BOXWOOD	CONTAINER	18" - 24"	
	ILE GLA	59	ILEX GLABRA / INKBERRY HOLLY	CONTAINER	21" - 24"	24" - 36"
	ILE NAN	69	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	CONTAINER	18" - 24"	21" - 24"
	PHY CHT	71	PHYSOCARPUS OPULIFOLIUS 'ZLEBICS' / SWEET CHERRY TEA™ NINEBARK	CONTAINER	18" - 24"	18" - 24"
	PIE JAP	31	PIERIS JAPONICA / JAPANESE PIERIS	CONTAINER	24" - 36"	24" - 36"
	RHDE	53	RHODODENDRON X 'DELAWARE VALLEY WHITE' / DELAWARE VALLEY WHITE AZALEA	B&B	24" - 30"	
	TABA	36	TAXUS BACCATA 'FASTIGIATA' / ENGLISH YEW	CONTAINER	24" - 36"	
	ZEN PUL	40	ZENOBIA PULVERULENTA / HONEYCUP	CONTAINER	15" - 18"	18" - 24"

GROUNDCOVER	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	PAPO	280	PACHYSANDRA PROCUMBENS / ALLEGHENY SPURGE	CONTAINER	6" - 12"	

ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	AND BMN	334	ANDROPOGON TERNARIUS 'BLACK MOUNTAIN' / BLACK MOUNTAIN SPLITBEARD BLUESTEM	#1	12" - 18"	12" - 18"
	CAL BLU	74	CALAMAGROSTIS CANADENSIS / BLUEJOINT GRASS	CONTAINER	18" - 24"	12" - 18"
	ERSP	326	ERAGROSTIS SPECTABILIS / PURPLE LOVE GRASS	CONTAINER	12" - 18"	
	MUCA	174	MUHLENBERGIA CAPILLARIS `REGAL MIST` / PINK MUHLYGRASS	CONTAINER	18" - 24"	
	PNAH	95	PANICUM VIRGATUM 'PURPLE TEARS' / PURPLE TEARS SWITCH GRASS	CONTAINER	24" - 30"	

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	AMS HUB	70	AMSONIA HUBRICHTII / ARKANSAS BLUESTAR	CONTAINER	18" - 24"	18" - 24"

PERRENIALS / ANNUALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	HEOR	95	HELLEBORUS ORIENTALIS / LENTEN ROSE 'SNOWBELLS'	CONTAINER	6"- 8"	

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD
	COT DAM	11	COTONEASTER DAMMERI / BEARBERRY COTONEASTER	3 GAL	6"-9"	12" - 15"

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD
	RUD CON	1,692	RUDBECKIA HIRTA AND ECHINACEA MIX / BLACK-EYED SUSAN AND CONEFLOWER MIX	#1	8" - 12"	

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
01/26/2024
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

5001 EISENHOWER AVE - CONVERSION

STONEBRIDGE

5001 EISENHOWER AVENUE

ALEXANDRIA, VA

LANDDESIGN PROJ.#
2023153

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1.	CONCEPT 2 SUBMISSION	09/22/2023
2.	COMPLETENESS SUBMISSION	10/26/2023
3.	COMPLETENESS SUBMISSION #2	12/21/2023
4.	COMPLETENESS SUBMISSION #3	01/26/2024

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
PLANTING SCHEDULE + TABULATIONS

SHEET NUMBER
L410

PLANT SCHEDULE ROW TREES AND SHRUBS

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME
	ACSU	2	ACER SACCHARUM / SUGAR MAPLE
	GLE IN4	6	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST
	GLE INE	5	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST
	GYKE	6	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE
	LIST	1	LIQUIDAMBAR STYRACIFLUA / SWEET GUM
	NYSY	2	NYSSA SYLVATICA / TUPELO
	QUPA	3	QUERCUS PALUSTRIS / PIN OAK
	QUSH	6	QUERCUS SHUMARDII / SHUMARD OAK
	SAAL	7	SASSAFRAS ALBIDUM / SASSAFRAS
	TIAM	9	TILIA AMERICANA / AMERICAN BASSWOOD
	ULRU	3	ULMUS RUBRA / SLIPPERY ELM

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME
	CECA	5	CERCIS CANADENSIS / EASTERN REDBUD
	PRU PIN	4	PRUNUS PENSYLVANICA / PIN CHERRY
	SYR RET	5	SYRINGA RETICULATA / JAPANESE TREE LILAC

EVERGREEN SHRUB	CODE	QTY	BOTANICAL / COMMON NAME
	ILE GLA	39	ILEX GLABRA / INKBERRY HOLLY
	PIE JAP	28	PIERIS JAPONICA / JAPANESE PIERIS
	ZEN PUL	1	ZENOBIA PULVERULENTA / HONEYCUP

GROUNDCOVER	CODE	QTY	BOTANICAL / COMMON NAME
	PAPO	1	PACHYSANDRA PROCUMBENS / ALLEGHENY SPURGE

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME
	RUD CON	709	RUDBECKIA HIRTA AND ECHINACEA MIX / BLACK-EYED SUSAN AND CONEFLOWER MIX

A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:

1) THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
2) THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
3) THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
4) ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
5) INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
6) IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.
7) SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
8) MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:

1) THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
2) THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.
3) THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.
4) ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.
5) AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.
6) AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.

A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE:
THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA	STANDARD LANDSCAPE PLAN NOTES
Approved by: COA	
1 OF 1	Date drawn: 01/01/19
	LD 016

CROWN COVER TABULATIONS: PARCEL A CONVERSION BUILDING	
TOTAL SITE AREA (SF)	120,714
25% CROWN COVER REQUIRED (SF)	30,179
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	45,750
TOTAL CROWN COVER PROVIDED (%)	37.9%
TOTAL CROWN COVER PROVIDED (SF)	45,750

NATIVE PLANT TABULATIONS

			MARCH 2, 2019 – JANUARY 1, 2020			JANUARY 2, 2020 – JANUARY 1, 2024			BEGINNING JANUARY 2, 2024		
PLANT TYPE	QUANTITY	NATIVE TYPE	REQUIRED	PROVIDED		REQUIRED	PROVIDED		REQUIRED	PROVIDED	
			%	QTY.	%	%	QTY.	%	%	QTY.	%
Urban Trees	64	Regional/Local	10%			15%	59	92%	20%		
		Total Natives	25%			25%	59	92%	50%		
Standard Trees	89	Regional/Local	15%			25%	83	93%	40%		
		Total Natives	40%			60%	83	93%	80%		
Evergreen Shrubs	436	Regional/Local	5%			8%	292	67%	10%		
		Total Natives	20%			30%	292	67%	40%		
Deciduous Shrubs	282	Regional/Local	10%			15%	121	43%	20%		
		Total Natives	40%			60%	121	43%	80%		
Groundcovers	280	Regional/Local	5%			10%	280	0%	10%		
		Total Natives	10%			20%	280	0%	20%		
Perennials, Ferns, Ornamental Grasses	2860	Regional/Local	10%			15%	2765	97%	25% (perennials) 30% (ferns & grasses)		
		Total Natives	25%			40%	2765	97%	60% (perennials) 80% (ferns & grasses)		
Vines		Total Natives	80%			100%			100%		

TOTALS

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
4011	3600	3600
	89.8%	89.8%

NOTES:

1) Percentages apply to the total quantity of each plant type specifed on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specifed on the plans for each plant type.
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

**Note to Applicant: The figures in this template are provided as an example to demonstrate compliance with the Native Plant Standards as outlined in the 2019 Landscape Guidelines. The Native Plant Tabulations must be poplulated by the applicant with project-specific information. The Native Plant Tabulations must be completed and included on all plans requiring approval in accordance with the 2019 Landscape Guidelines. Refer to subsequent tabs for additional required charts and schedules.*

NOTES:

1. ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIAL-THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
2. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
01/26/2024
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

5001 EISENHOWER AVE - CONVERSION

STONEBRIDGE

5001 EISENHOWER AVENUE

ALEXANDRIA, VA

LANDDESIGN PROJ.#
2023153

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1.	CONCEPT 2 SUBMISSION	09/22/2023
2.	COMPLETENESS SUBMISSION	10/26/2023
3.	COMPLETENESS SUBMISSION #2	12/21/2023
4.	COMPLETENESS SUBMISSION #3	01/26/2024

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE NORTH
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE
PLANTING SCHEDULE + TABULATIONS

SHEET NUMBER
L411

URBAN RIGHT-OF-WAY TREES	
PLAN INFORMATION	
PLAN KEY	QUANTITY
DECID ROW	
ACSU	2
GLE IN4	6
GLE INE	5
GYKE	6
LIST	1
NYSY	2
QUPA	3
QUSH	6
SAAL	7
TIAM	9
ULRU	3
ORN ROW	
CECA	5
PRU PIN	4
SYR RET	5
TOTAL:	64

URBAN ROW NATIVES	59

RIGHT-OF-WAY SHRUBS	
PLAN INFORMATION	
PLAN KEY	QUANTITY
SHRUBS	
ILE GLA	39
PIE JAP	28
TOTAL:	67

BIODIVERSITY TABULATIONS - 5001 EISENHOWER

TREES (URBAN AND STANDARD)

TOTAL NUMBER OF TREES PROPOSED

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
ACER	4	3%	33%	SACCHARINUM	4	3%	10%
ACER	2	1%	33%	SACCHARUM	2	1%	10%
CARPINUS	3	2%	33%	BETULUS	3	2%	10%
GLEDITSIA	15	10%	33%	TRIACANTHOS INERMIS	15	10%	10%
GYMNOCLADUS	6	4%	33%	DIOCIUS	6	4%	10%
LIQUIDAMBAR	4	3%	33%	STYRACIFLUA	4	3%	10%
LIRIODENDRON	4	3%	33%	TULIPIFERA	4	3%	10%
NYSSA	5	3%	33%	SYLVATICA	5	3%	10%
QUERCUS	11	7%	33%	PALUSTRIS	11	7%	10%
QUERCUS	6	4%	33%	SHUMARDII	6	4%	10%
SASSAFRAS	7	5%	33%	ALBIDUM	7	5%	10%
TILIA	9	6%	33%	AMERICANA	9	6%	10%
ULMUS	3	2%	33%	RUBRA	3	2%	10%
JUNIPERUS	4	3%	33%	VIRGINIANA	4	3%	10%
THUJA	7	5%	33%	OCCIDENTALIS	7	5%	10%
AMELANCHIER	6	4%	33%	ARBOREA	6	4%	10%
AMELANCHIER	12	8%	33%	CANADENSIS	12	8%	10%
AMELANCHIER	3	2%	33%	GRANDIFLORA	3	2%	10%
CERCIS	5	3%	33%	CANADENSIS	5	3%	10%
CHI VIR	3	2%	33%	VIRGINICUS	3	2%	10%
COR FLO	5	3%	33%	FLORIDA	5	3%	10%
CRA POO	4	3%	33%	CALPODENDRON	4	3%	10%
MAGR	11	7%	33%	GRANDIFLORA	11	7%	10%
PRU PIN	6	4%	33%	PENSYLVANICA	6	4%	10%
SYR RET	8	5%	33%	RETICULATA	8	5%	10%
TOTAL	**153**						

BIODIVERSITY - SHRUBS

TOTAL NUMBER OF SHRUBS PROPOSED:

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
ABELIA	43	6%	33%	GRANDIFLORA	43	6%	10%
CHAENOMELES	6	1%	33%	SPECIOSA	6	1%	10%
CLETHRA	57	8%	33%	ALNIFOLIA	57	8%	10%
CORNUS	19	3%	33%	SERICEA	19	3%	10%
DEUTZIA	69	10%	33%	GRACILIS	69	10%	10%
FOTHERGILLA	13	2%	33%	GARDENII	13	2%	10%
HYDRANGEA	43	6%	33%	MACROPHYLLA	43	6%	10%
HYDRANGEA	11	2%	33%	QUERCIFOLIA	11	2%	10%
ITEA	17	2%	33%	VIRGINICA	17	2%	10%
VACCINIUM	4	1%	33%	CORYMBOSUM	4	1%	10%
BUXUS	66	9%	33%	MICROPHYLLA	66	9%	10%
COTONEASTER	11	2%	33%	DAMMERI	11	2%	10%
ILEX	59	8%	33%	GLABRA	59	8%	10%
ILEX	69	10%	33%	VOMITORIA	69	10%	10%
PHYSOCARPUS	71	10%	33%	OPULIFOLIUS	71	10%	10%
PIERIS	31	4%	33%	JAPONICA	31	4%	10%
RHODEDENRON	53	7%	33%	X	53	7%	10%
TAXUS	36	5%	33%	BACCATA	36	5%	10%
ZENOBIA	40	6%	33%	PULVERULENTA	40	6%	10%
TOTAL	**718**						

TOTAL DECID	**282**
TOTAL EVERGREEN	**436**

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
01/26/2024
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

5001 EISENHOWER AVE - CONVERSION

STONEBRIDGE

5001 EISENHOWER AVENUE

ALEXANDRIA, VA

LANDDESIGN PROJ.#
2023153

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1.	CONCEPT 2 SUBMISSION	09/22/2023
2.	COMPLETENESS SUBMISSION	10/26/2023
3.	COMPLETENESS SUBMISSION #2	12/21/2023
4.	COMPLETENESS SUBMISSION #3	01/26/2024

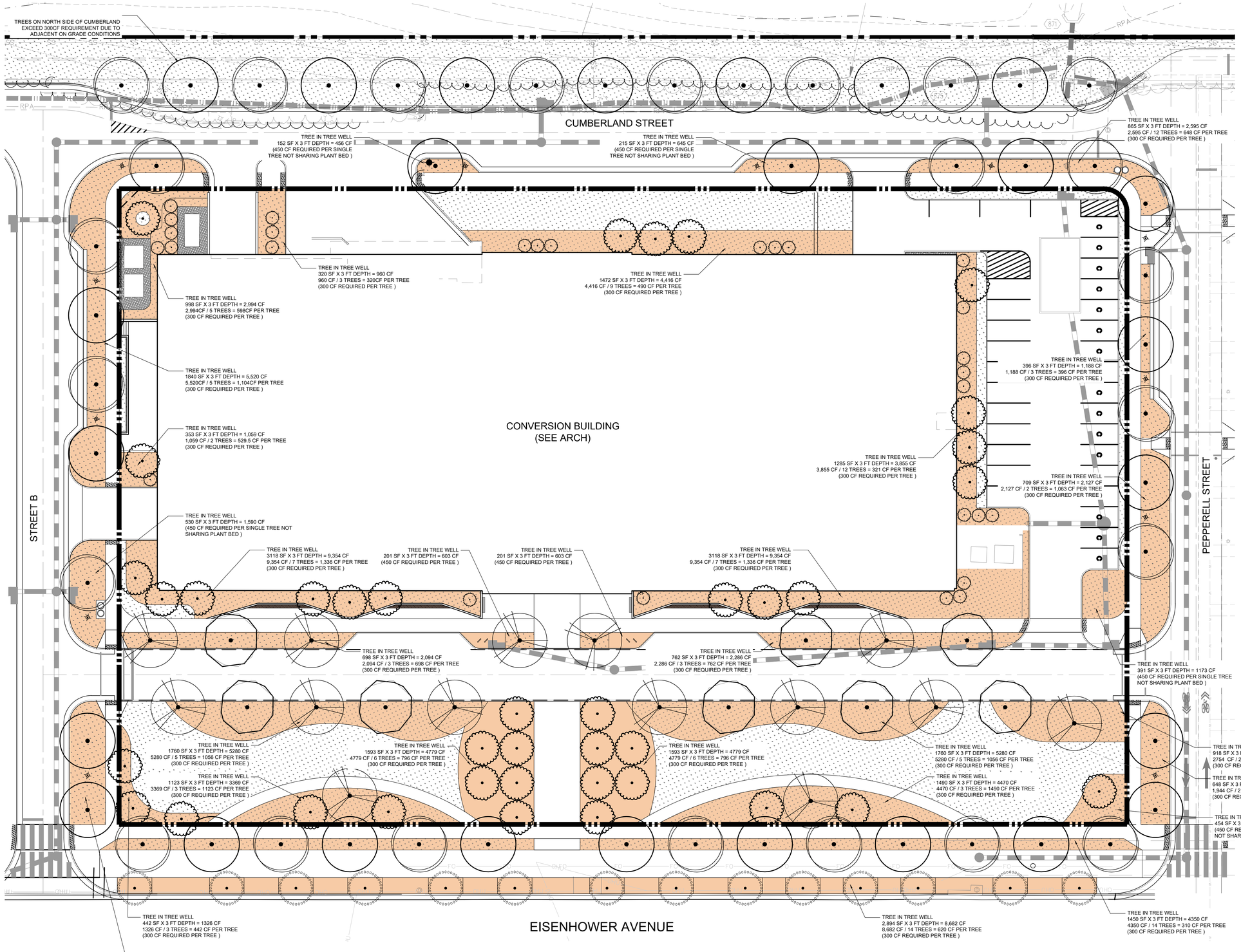
DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
PLANTING SCHEDULE + TABULATIONS

SHEET NUMBER
L412



STREETSCAPE SOIL VOLUME

EXTENTS OF UNCOMPACTED SOIL VOLUME

NOTES:

1. SOIL SURVEY TO BE PERFORMED AT A LATER DATE CLOSER TO INSTALLATION OF PLANT MATERIAL. SOIL SAMPLE TEST REPORT WILL DOCUMENT THE EXISTING SOIL PH.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
01/26/2024
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

5001 EISENHOWER AVE - CONVERSION

STONEBRIDGE

5001 EISENHOWER AVENUE

ALEXANDRIA, VA

LANDDESIGN PROJ.#
2023153

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1.	CONCEPT 2 SUBMISSION	09/22/2023
2.	COMPLETENESS SUBMISSION	10/26/2023
3.	COMPLETENESS SUBMISSION #2	12/21/2023
4.	COMPLETENESS SUBMISSION #3	01/26/2024

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

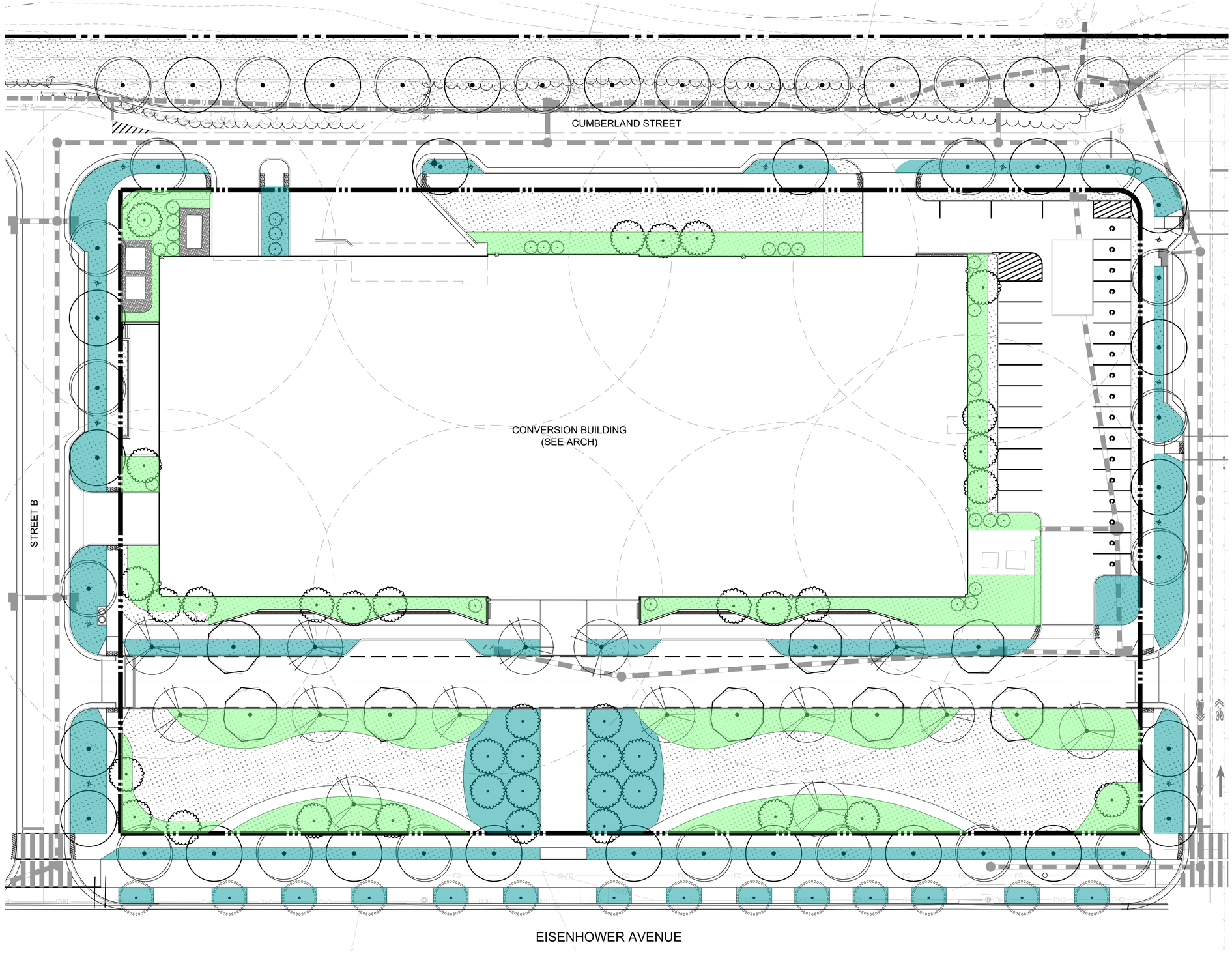
SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'
NORTH

SHEET TITLE

SOIL VOLUME PLAN

SHEET NUMBER

L501



LEGEND

SYMBOL	DESCRIPTION
◎	HOSE BIB
	75' SPRAY HEAD MAINTENANCE HOSE RADIUS

LIMITS OF IRRIGATION

- LIMITS OF AREA WITH NO PERMANENT IRRIGATION / SPRAY (TO BE HAND-WATERED/WATER TRUCK)
- LIMITS OF AREA WITH DRIP IRRIGATION

NOTES:
1. SOIL SURVEY TO BE PERFORMED AT A LATER DATE CLOSER TO INSTALLATION OF PLANT MATERIAL. SOIL SAMPLE TEST REPORT WILL DOCUMENT THE EXISTING SOIL PH.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
01/26/2024
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

5001 EISENHOWER AVE - CONVERSION

STONEBRIDGE

5001 EISENHOWER AVENUE

ALEXANDRIA, VA

LANDDESIGN PROJ.#
2023153

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1.	CONCEPT 2 SUBMISSION	09/22/2023
2.	COMPLETENESS SUBMISSION	10/26/2023
3.	COMPLETENESS SUBMISSION #2	12/21/2023
4.	COMPLETENESS SUBMISSION #3	01/26/2024

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE NORTH

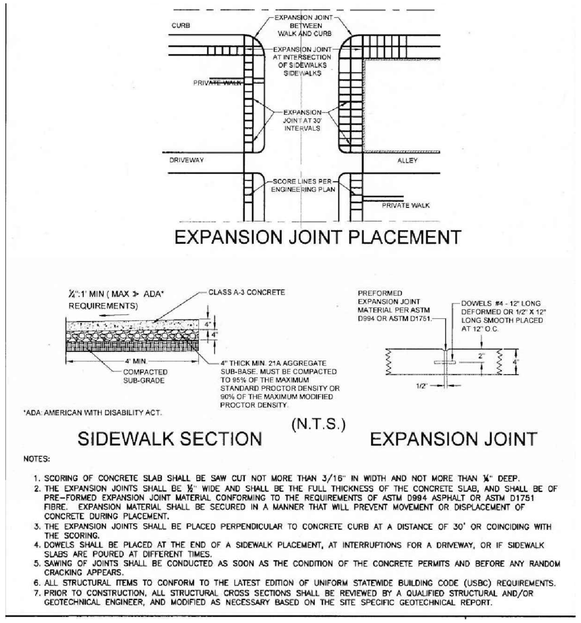
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

IRRIGATION PLAN

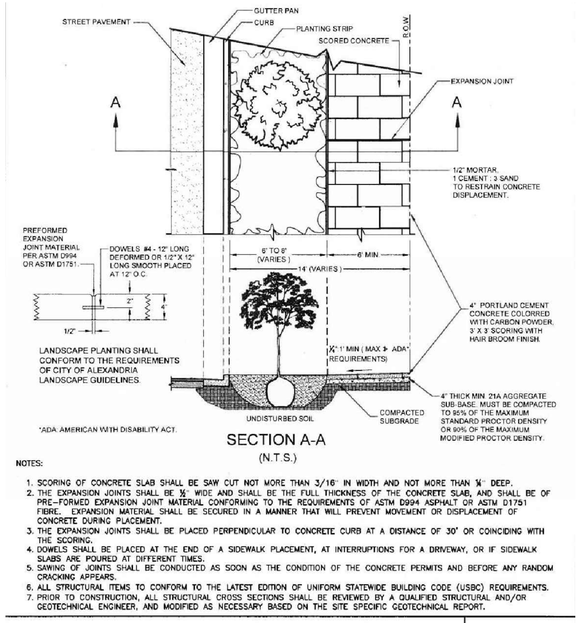
SHEET NUMBER

L502



NOTES:

1. SCORING OF CONCRETE SLAB SHALL BE SAW CUT NOT MORE THAN 3/16" IN WIDTH AND NOT MORE THAN ¼" DEEP.
2. THE EXPANSION JOINTS SHALL BE ½" WIDE AND SHALL BE THE FULL THICKNESS OF THE CONCRETE SLAB, AND SHALL BE OF PRE-FORMED EXPANSION JOINT MATERIAL CONFORMING TO THE REQUIREMENTS OF ASTM D994 ASPHALT OR ASTM D1751 FIBRE. EXPANSION MATERIAL SHALL BE SECURED IN A MANNER THAT WILL PREVENT MOVEMENT OR DISPLACEMENT OF CONCRETE DURING PLACEMENT.
3. THE EXPANSION JOINTS SHALL BE PLACED PERPENDICULAR TO CONCRETE CURB AT A DISTANCE OF 30' OR COINCIDING WITH THE SCORING.
4. DOWELS SHALL BE PLACED AT THE END OF A SIDEWALK PLACEMENT, AT INTERRUPTIONS FOR A DRIVEWAY, OR IF SIDEWALK SLABS ARE POURED AT DIFFERENT TIMES.
5. SAWING OF JOINTS SHALL BE CONDUCTED AS SOON AS THE CONDITION OF THE CONCRETE PERMITS AND BEFORE ANY RANDOM CRACKING APPEARS.
6. ALL STRUCTURAL ITEMS TO CONFORM TO THE LATEST EDITION OF UNIFORM STATEWIDE BUILDING CODE (USBC) REQUIREMENTS.
7. PRIOR TO CONSTRUCTION, ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.



NOTES:

1. SCORING OF CONCRETE SLAB SHALL BE SAW CUT NOT MORE THAN 3/16" IN WIDTH AND NOT MORE THAN ¼" DEEP.
2. THE EXPANSION JOINTS SHALL BE ½" WIDE AND SHALL BE THE FULL THICKNESS OF THE CONCRETE SLAB, AND SHALL BE OF PRE-FORMED EXPANSION JOINT MATERIAL CONFORMING TO THE REQUIREMENTS OF ASTM D994 ASPHALT OR ASTM D1751 FIBRE. EXPANSION MATERIAL SHALL BE SECURED IN A MANNER THAT WILL PREVENT MOVEMENT OR DISPLACEMENT OF CONCRETE DURING PLACEMENT.
3. THE EXPANSION JOINTS SHALL BE PLACED PERPENDICULAR TO CONCRETE CURB AT A DISTANCE OF 30' OR COINCIDING WITH THE SCORING.
4. DOWELS SHALL BE PLACED AT THE END OF A SIDEWALK PLACEMENT, AT INTERRUPTIONS FOR A DRIVEWAY, OR IF SIDEWALK SLABS ARE POURED AT DIFFERENT TIMES.
5. SAWING OF JOINTS SHALL BE CONDUCTED AS SOON AS THE CONDITION OF THE CONCRETE PERMITS AND BEFORE ANY RANDOM CRACKING APPEARS.
6. ALL STRUCTURAL ITEMS TO CONFORM TO THE LATEST EDITION OF UNIFORM STATEWIDE BUILDING CODE (USBC) REQUIREMENTS.
7. PRIOR TO CONSTRUCTION, ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.

CONCRETE SIDEWALK SCORING

1 L601 CONCRETE PAVING - CITY STANDARD

SECTION

NTS

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
01/26/2024
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

5001 EISENHOWER AVE - CONVERSION

STONEBRIDGE

5001 EISENHOWER AVENUE

ALEXANDRIA, VA

LANDDESIGN PROJ.#
2023153

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1.	CONCEPT 2 SUBMISSION	09/22/2023
2.	COMPLETENESS SUBMISSION	10/26/2023
3.	COMPLETENESS SUBMISSION #2	12/21/2023
4.	COMPLETENESS SUBMISSION #3	01/26/2024

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

DETAILS-HARDSCAPE

SHEET NUMBER

L601



WASTE RECEPTACLE, AS SPECIFIED

NOTES:
1. RECEPTACLE TO BE MOUNTED IN GROUND PER MANUFACTURERS INSTRUCTIONS.
2. SEE PLAN FOR QUANTITY AND LOCATIONS.
3. USE TAMPER RESISTANT HARDWARE.
4. TRASH RECEPTACLE PER CITY OF ALEXANDRIA, EISENHOWER EAST DESIGN GUIDELINES.
5. OR CITY AND OWNER APPROVED EQUAL.

1 L602 WASTE RECEPTACLE - CITY STANDARD

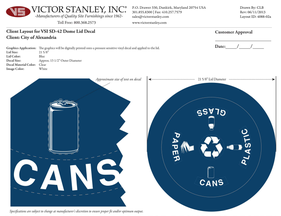
PICTORIAL — NTS



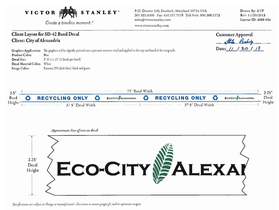
RECYCLING RECEPTACLE, AS SPECIFIED

Recycling receptacle

NOTES:
1. RECEPTACLE TO BE MOUNTED IN GROUND PER MANUFACTURERS INSTRUCTIONS.
2. SEE PLAN FOR QUANTITY AND LOCATIONS.
3. USE TAMPER RESISTANT HARDWARE.
4. RECYCLING RECEPTACLES TO INCLUDE CITY OF ALEXANDRIA STANDARD DECALS AS NOTED.
5. RECYCLING RECEPTACLE PER CITY OF ALEXANDRIA, EISENHOWER EAST DESIGN GUIDELINES.
6. OR CITY AND OWNER APPROVED EQUAL.



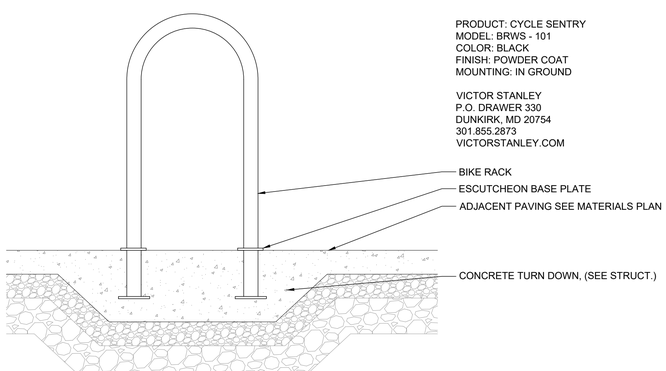
REQUIRED DOME LID DECAL FOR RECYCLING RECEPTACLE



REQUIRED BAND DECAL FOR RECYCLING RECEPTACLE

2 L602 RECYCLING RECEPTACLE - CITY STANDARD

PICTORIAL — NTS



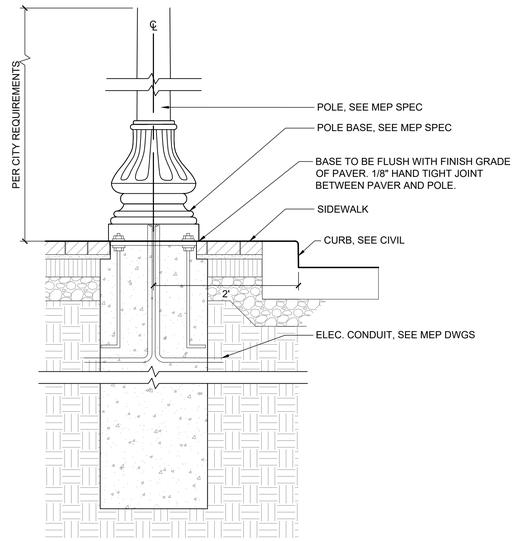
PRODUCT: CYCLE SENTRY
MODEL: BRWS - 101
COLOR: BLACK
FINISH: POWDER COAT
MOUNTING: IN GROUND

VICTOR STANLEY
P.O. DRAWER 330
DUNKIRK, MD 20754
301.855.2873
VICTORSTANLEY.COM

BIKE RACK
ESCUTCHEON BASE PLATE
ADJACENT PAVING SEE MATERIALS PLAN
CONCRETE TURN DOWN, (SEE STRUCT.)

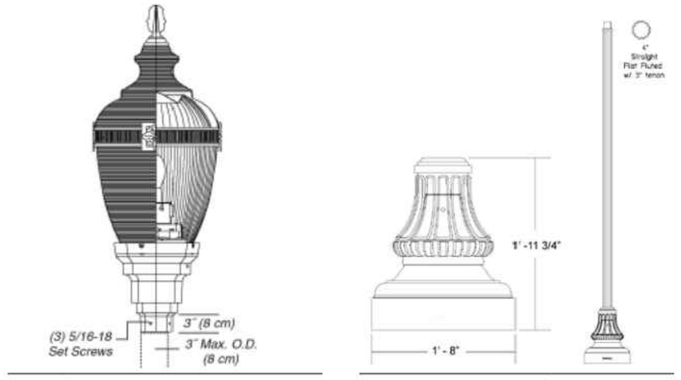
3 L602 BIKE RACK - CITY STANDARD

SECTION — 1" = 1' -0"



4 L602 STREET LIGHT - CITY STANDARD

SECTION/PICTORIAL — 1" = 1'



Street light fixture (1) — Virginia Dominion Power - Fiberglass fluted street pole (2)

STREET LIGHT

SHOWN FOR INFORMATIONAL PURPOSES ONLY

NOTES:

1. LIGHT POST TO ABIDE BY CITY OF ALEXANDRIA STANDARDS, SHOP DRAWINGS TO BE APPROVED BY CITY PRIOR TO PROCUREMENT AND INSTALLATION
2. LIGHT SPECIFICATIONS AND LOCATIONS TO BE REVIEWED AND FINALIZED BY A QUALIFIED LIGHTING ENGINEER
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS.ALL STRUCTURAL CROSS SECTIONS, INCLUDING FOOTINGS, SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.
4. STREET LIGHTS ALONG ROUTE 1 TO ABIDE BY CITY OF ALEXANDRIA STREET GUIDELINES

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
01/26/2024
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

5001 EISENHOWER AVE - CONVERSION

STONEBRIDGE

5001 EISENHOWER AVENUE

ALEXANDRIA, VA

LANDDESIGN PROJ.#
2023153

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1.	CONCEPT 2 SUBMISSION	09/22/2023
2.	COMPLETENESS SUBMISSION	10/26/2023
3.	COMPLETENESS SUBMISSION #2	12/21/2023
4.	COMPLETENESS SUBMISSION #3	01/26/2024

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE — NORTH

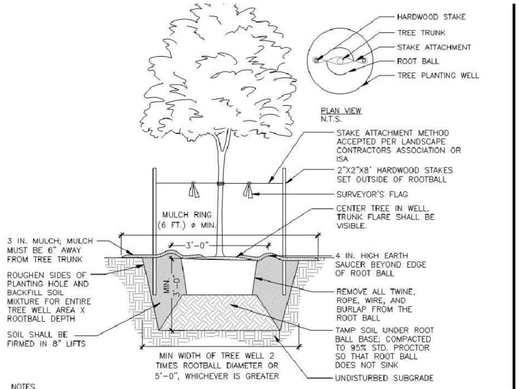
VERT: N/A
HORZ:

SHEET TITLE

DETAILS-HARDSCAPE

SHEET NUMBER

L602



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

A DECIDUOUS TREE PLANTING
NOT TO SCALE

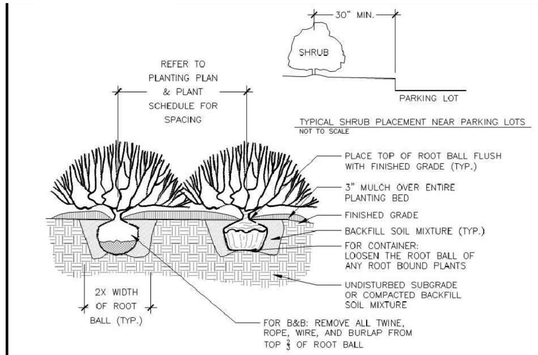
OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
DECIDUOUS TREE PLANTING
1 OF 1
LD 001

1 L701 SECTION NTS



NOTES

1. AT PLANTING, PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

A SHRUB PLANTING
NOT TO SCALE

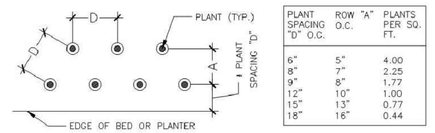
OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

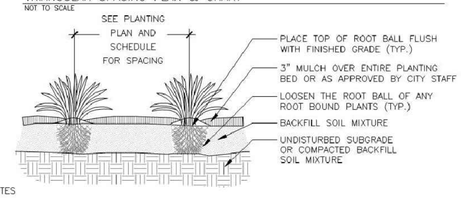
Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
SHRUB PLANTING
1 OF 1
LD 009

2 L701 SECTION NTS



PLANT SPACING "D" O.C.	ROW "A" O.C.	PLANTS PER SQ. FT.
6"	5"	4.00
8"	7"	2.25
9"	8"	1.77
12"	10"	1.00
15"	13"	0.77
18"	16"	0.44

TRIANGULAR SPACING PLAN & CHART
NOT TO SCALE



NOTES

1. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
2. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
3. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OR CROWN OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

A GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
GROUNDCOVER & PERENNIAL PLANTING
1 OF 1
LD 011

3 L701 SECTION NTS

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
01/26/2024
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

5001 EISENHOWER AVE - CONVERSION

STONEBRIDGE

5001 EISENHOWER AVENUE

ALEXANDRIA, VA

LANDDESIGN PROJ.#
2023153

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1.	CONCEPT 2 SUBMISSION	09/22/2023
2.	COMPLETENESS SUBMISSION	10/26/2023
3.	COMPLETENESS SUBMISSION #2	12/21/2023
4.	COMPLETENESS SUBMISSION #3	01/26/2024

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'
NORTH

SHEET TITLE
DETAILS-PLANTING

SHEET NUMBER
L701

5001 EISENHOWER - BUILDING TABULATIONS

UNIT TYPE													MIX		
Name	Type	GSF	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	LEVEL 10	TOTAL	Units Per Type	Average SF	%
A1	JR 1BR	595	4	4	4	4	4	4	4	4	4	4	40			
A2	1 BR	754	9	10	10	10	10	10	10	10	10	10	99	**181**	772	48%
A3	1 BR+DEN	994	4	4	4	4	4	4	4	4	4	4	40			
A4	1 BR	785	2										2			
B1	2BR	1157	4	4	4	4	4	4	4	4	4	4	40			
B2	2BR	1131	10	12	12	12	12	12	12	12	12	12	118	**158**	1,138	42%
C1	3BR	1419	4	4	4	4	4	4	4	4	4	4	40			
														40	1,419	11%
Units Per Floor			**37**	**38**	**38**	**38**	**38**	**38**	**38**	**38**	**38**	**38**	**379**			100.0%
Net Area Per Floor			36,326	37,772	37,772	37,772	37,772	37,772	37,772	37,772	37,772	37,772	**376,274**			
Storage													**0**			
Lobby / Leasing / Amenity													**0**			
Overall Floorplate			49,669	50,195	50,195	50,195	50,195	50,195	50,195	50,195	50,195	50,195	**501,424**			
Retail/ Flex Amenity													**0**			
Average Net Area per unit													**993**			
Building Efficiency (Level 1-10)													**75.0%**			

UNIT MATRIX IS IN PROGRESS AND IS ESTIMATED TO BE UP TO 400 UNITS.

Bedroom Count				
Unit	**Type**	**Bedrooms**	**Total Units**	**TOTAL**
A1	JR BR	1	40	40
A2	1 BR	1	99	99
A3	1 BR + DEN	1	40	40
A4	1 BR	1	2	2
B1	2 BR	2	40	80
B2	2 BR	2	118	236
C1	3 BR	3	40	120
				617

EXACT UNIT MIX, DEMSING WALLS AND UNIT LAYOUT TBD

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ARCHITECT:
lessard DESIGN
8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.Lessarddesign.com

SEAL & SIGNATURE:
COMMONWEALTH OF VIRGINIA
01/26/2024
MAURICE DAVID MEAD
Lic. No. 0601019595
ARCHITECT

STONEBRIDGE

PROJECT NAME: 5001 EISENHOWER AVENUE
5001 EISENHOWER AVENUE, ALEXANDRIA, VIRGINIA

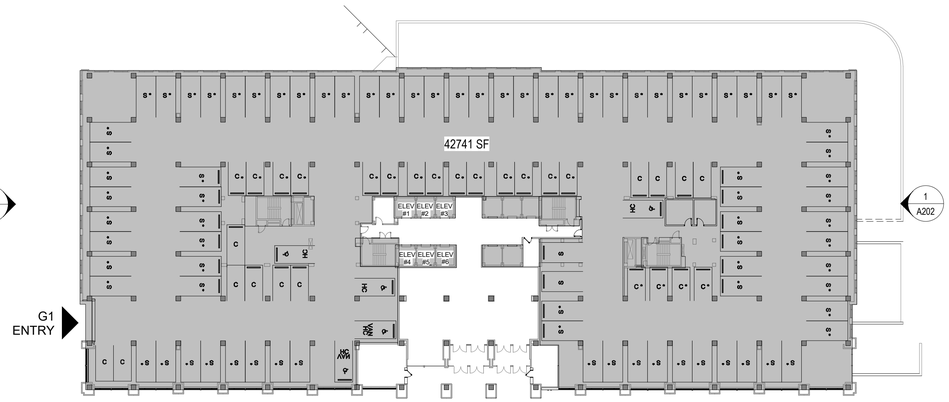
NO.	DESCRIPTION	DATE
	DSUP SUBMISSION	01/26/2024

PROJECT No: SBR001A
DRAWING No.:
PLOT DATE: 01/24/2024 10:17:46 AM
SCALE:
DESIGN: Author
DRAWN: Author
CHECKED: Checker

SHEET TITLE: TABULATIONS

SHEET NO. A100

Autodesk Docs://Stonebridge - SBR001A - 5001 Eisenhower Avenue Office Conversion/SBR.001A.00D - 5001 Eisenhower 231220.rvt



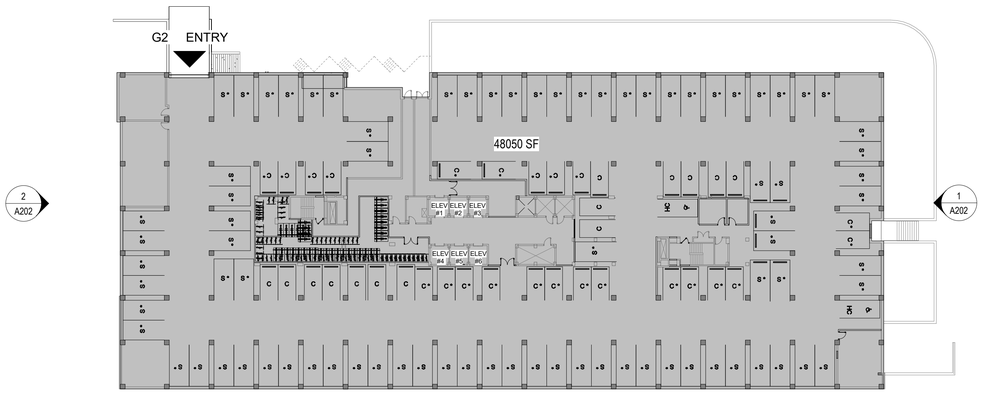
3 A101 G1 LEVEL(1) FAR

Scale: 1/32" = 1'-0"



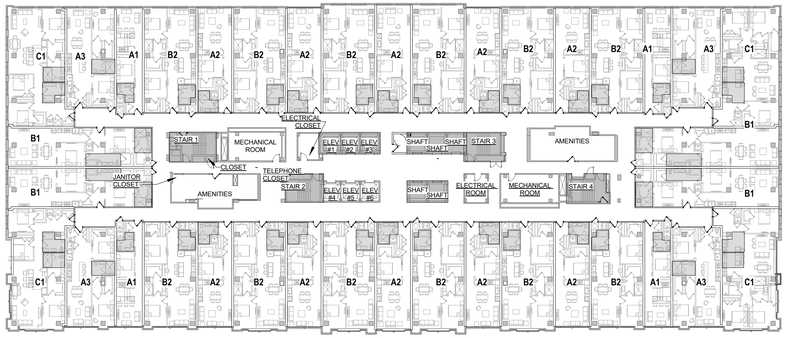
4 A101 1ST LEVEL -FAR

Scale: 1/32" = 1'-0"



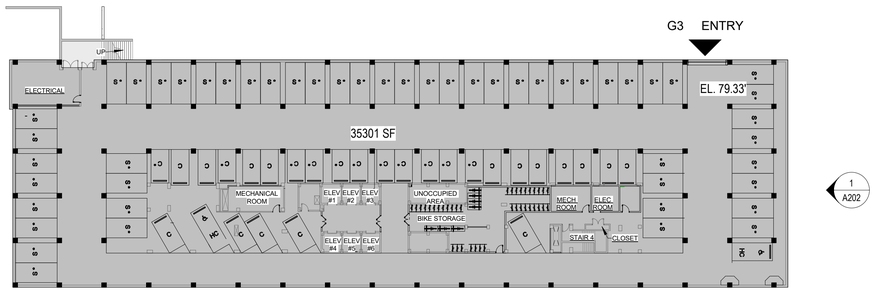
2 A101 G2 LEVEL(1) FAR

Scale: 1/32" = 1'-0"



5 A101 TYPICAL LEVELS - FAR

Scale: 1/32" = 1'-0"



1 A101 G3 LEVEL - FAR

Scale: 1/32" = 1'-0"

5001 EISENHOWER 10/25/2023						EXCLUSIONS				
GFA	AMENITIES /LOBBY	RESIDENTIAL	ABOVE GRADE GARAGE	BELOW GRADE GAR.	TOTAL	MECH	LAVATORIES	STAIRS	ELEVATORS	NET FLOOR AREA
G1	6,247		42,741		48,988			469	701	47,818
1RST	1,260	48,409			49,669		3,073	990	701	44,905
2ND	1,260	48,935			50,195		3,143	990	701	45,361
3RD	1,260	48,935			50,195		3,143	990	701	45,361
4TH	1,260	48,935			50,195		3,143	990	701	45,361
5TH	1,260	48,935			50,195		3,143	990	701	45,361
6TH	1,260	48,935			50,195		3,143	990	701	45,361
7TH	1,260	48,935			50,195		3,143	990	701	45,361
8TH	1,260	48,935			50,195		3,143	990	701	45,361
9TH	1,260	48,935			50,195		3,143	990	701	45,361
10TH	1,260	48,935			50,195		3,143	990	701	45,361
TOTAL GFA	18,847	488,824	42,741		550,412		31,360	10,369	7,711	500,972
G3				35,301						
G2				48,050						
PENTHOUSE-MECH						18,706				
GFA PER DEFINITION	18,847	488,824								500,972

ARCHITECT:

lessard DESIGN

8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.Lessarddesign.com

SEAL & SIGNATURE:

COMMONWEALTH OF VIRGINIA
01/26/2024
MAURICE DAVID MEAD
Lic. No. 0601019595
ARCHITECT

STONEBRIDGE

PROJECT NAME:
5001 EISENHOWER AVENUE
5001 EISENHOWER AVENUE, ALEXANDRIA, VIRGINIA

NO.	DESCRIPTION	DATE
	DSUP SUBMISSION	01/26/2024

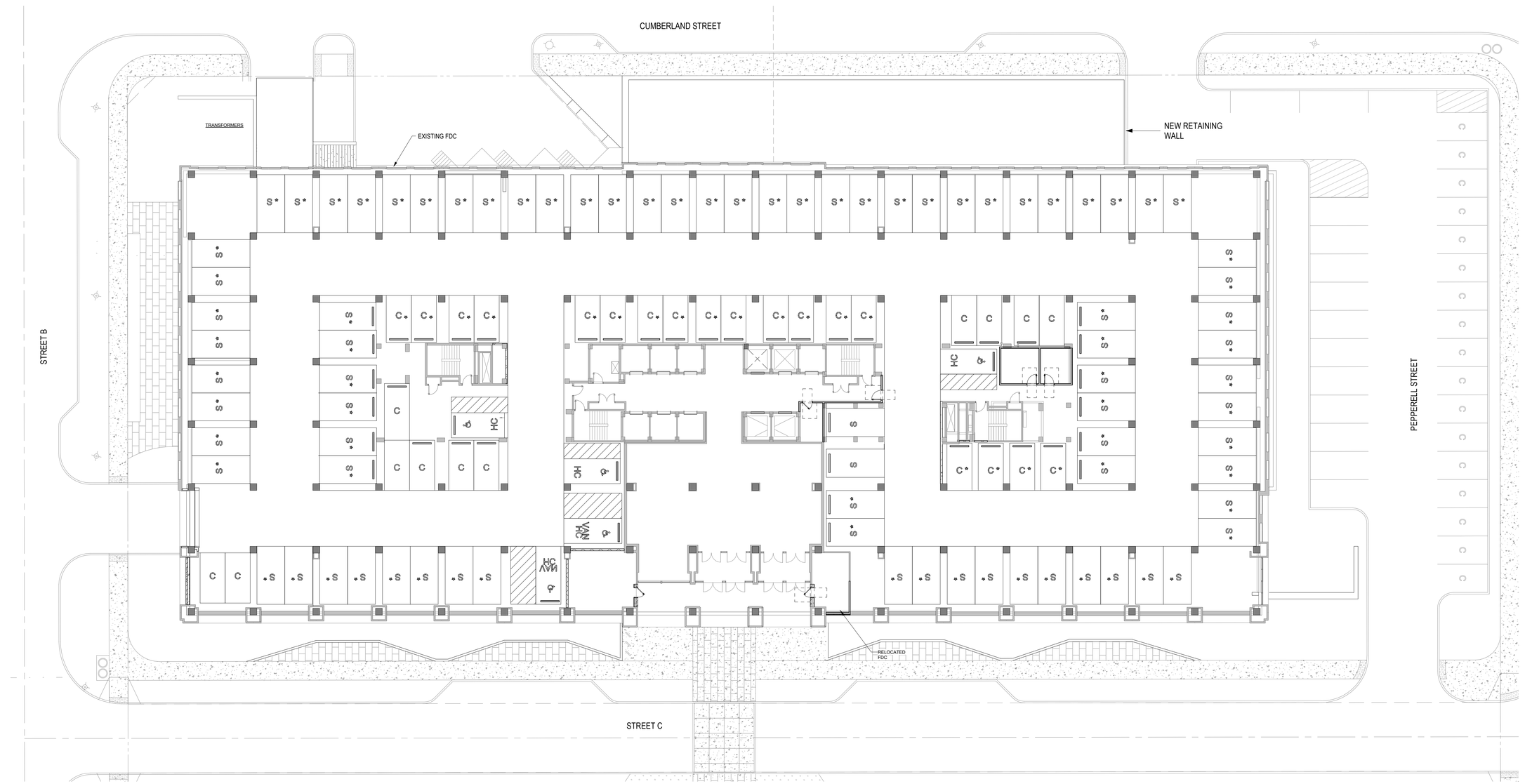
PROJECT No: SBR001A
DRAWING No.:
PLOT DATE: 01/24/2024 10:18:10 AM
SCALE: 1/32" = 1'-0"
DESIGN: Author
DRAWN: Author
CHECKED: Checker

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET TITLE:
GFA DIAGRAMS

SHEET NO.
A101

Autodesk Docs://Stonebridge - SBR001A - 5001 Eisenhower Avenue Office Conversion/SBR.001A.00D - 5001 Eisenhower 231220.rvt



ARCHITECT:
lessard DESIGN
8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.Lessarddesign.com

SEAL & SIGNATURE:

COMMONWEALTH OF VIRGINIA
01/26/2024
MAURICE DAVID MEAD
Lic. No. 0601019595
ARCHITECT

STONEBRIDGE

PROJECT NAME:
5001 EISENHOWER AVENUE
5001 EISENHOWER AVENUE, ALEXANDRIA, VIRGINIA

NO.	DESCRIPTION	DATE
	DSUP SUBMISSION	01/26/2024

PROJECT No:	SBR001A
DRAWING No.:	
PLOT DATE:	01/24/2024 10:29:47 AM
SCALE:	1/16" = 1'-0"
DESIGN:	Author
DRAWN:	Author
CHECKED:	Checker

SHEET TITLE:

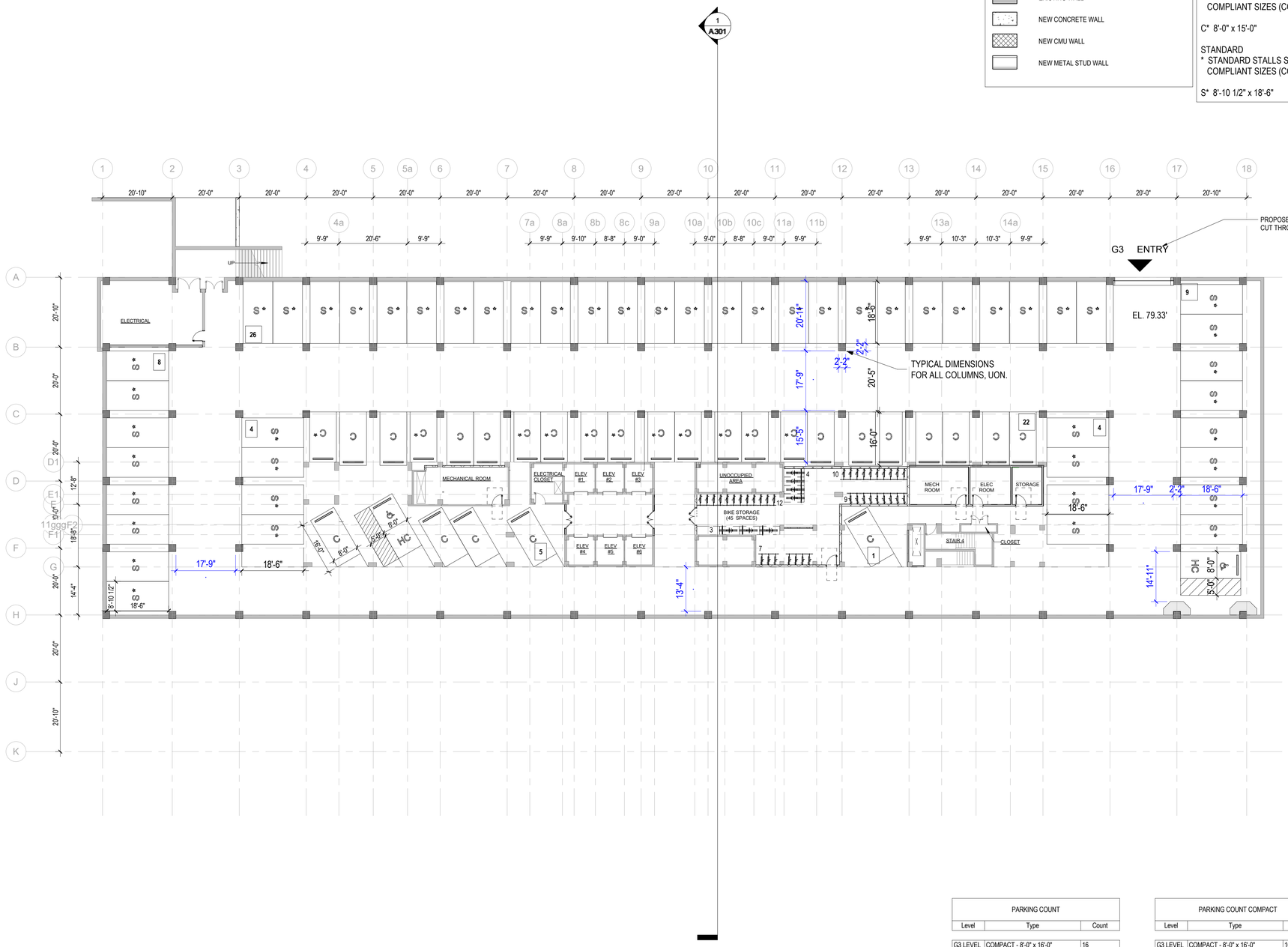
ARCHITECTURAL SITE PLAN

SHEET NO.

A102

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Autodesk Docs://Stonebridge - SBR001A - 5001 Eisenhower Avenue Office Conversion/SBR.001A.00D - 5001 Eisenhower 231220.rvt



PARKING COUNT		
Level	Type	Count
G3 LEVEL	COMPACT - 8'-0" x 16'-0"	16
G3 LEVEL	COMPACT* - 8'-0" x 15'-0"	11
G3 LEVEL	HC STANDARD - 8'-0" x 18'-0"	2
G3 LEVEL	STANDARD* - 8'-10 1/2" x 18'-6"	50
G2 LEVEL	COMPACT - 8'-0" x 16'-0"	14
G2 LEVEL	COMPACT* - 8'-0" x 15'-0"	23
G2 LEVEL	HC STANDARD - 8'-0" x 18'-0"	2
G2 LEVEL	STANDARD* - 8'-10 1/2" x 18'-6"	81
G1 LEVEL	COMPACT - 8'-0" x 16'-0"	10
G1 LEVEL	COMPACT* - 8'-0" x 15'-0"	18
G1 LEVEL	HC STANDARD - 8'-0" x 18'-0"	3
G1 LEVEL	HC VAN STANDARD - 8'-0" x 18'-6"	2
G1 LEVEL	STANDARD - 9'-0" x 18'-6"	2
G1 LEVEL	STANDARD* - 8'-10 1/2" x 18'-6"	80
314		314

PARKING COUNT COMPACT		
Level	Type	Count
G3 LEVEL	COMPACT - 8'-0" x 16'-0"	16
G3 LEVEL	COMPACT* - 8'-0" x 15'-0"	11
G2 LEVEL	COMPACT - 8'-0" x 16'-0"	14
G2 LEVEL	COMPACT* - 8'-0" x 15'-0"	23
G1 LEVEL	COMPACT - 8'-0" x 16'-0"	10
G1 LEVEL	COMPACT* - 8'-0" x 15'-0"	18
92		92

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ARCHITECT:
lessard DESIGN
8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.Lessarddesign.com

SEAL & SIGNATURE:
COMMONWEALTH OF VIRGINIA
01/26/2024
MAURICE DAVID MEAD
Lic. No. 0601019595
ARCHITECT

STONEBRIDGE

PROJECT NAME:
5001 EISENHOWER AVENUE
5001 EISENHOWER AVENUE, ALEXANDRIA, VIRGINIA

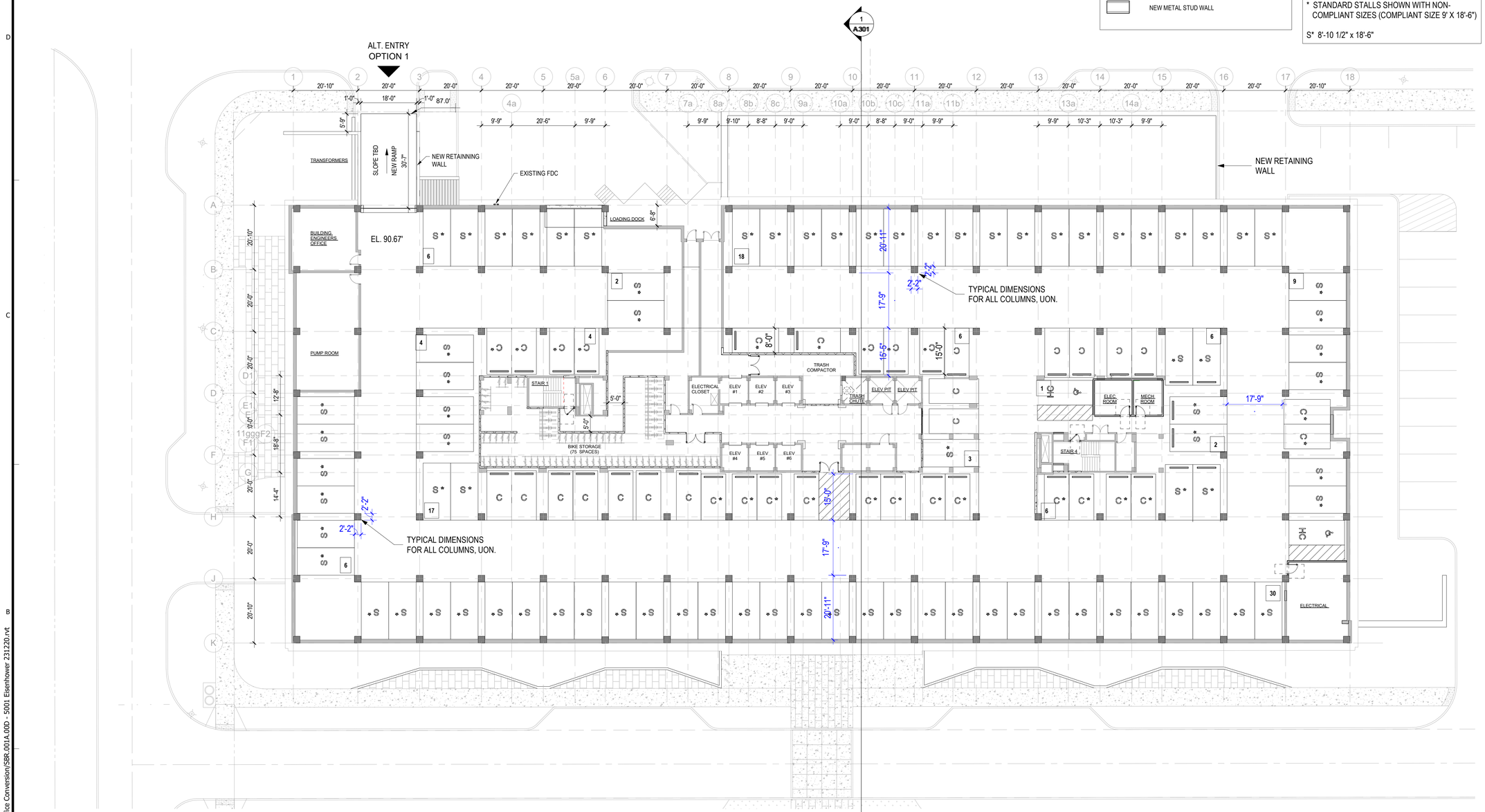
NO.	DESCRIPTION	DATE
	DSUP SUBMISSION	01/26/2024

PROJECT No:	SBR001A
DRAWING No.:	
PLOT DATE:	01/24/2024 10:18:19 AM
SCALE:	As indicated
DESIGN:	Author
DRAWN:	Author
CHECKED:	Checker

SHEET TITLE:
G3 FLOOR PLAN

SHEET NO.
A111

Autodesk Docs://Stonebridge - SBR001A - 5001 Eisenhower Avenue Office Conversion/SBR.001A.00D - 5001 Eisenhower 231220.rvt



PARKING COUNT		
Level	Type	Count
G3 LEVEL	COMPACT - 8'-0" x 16'-0"	16
G3 LEVEL	COMPACT* - 8'-0" x 15'-0"	11
G3 LEVEL	HC STANDARD - 8'-0" x 18'-0"	2
G3 LEVEL	STANDARD* - 8'-10 1/2" x 18'-6"	50
G2 LEVEL	COMPACT - 8'-0" x 16'-0"	14
G2 LEVEL	COMPACT* - 8'-0" x 15'-0"	23
G2 LEVEL	HC STANDARD - 8'-0" x 18'-0"	2
G2 LEVEL	STANDARD* - 8'-10 1/2" x 18'-6"	81
G1 LEVEL	COMPACT - 8'-0" x 16'-0"	10
G1 LEVEL	COMPACT* - 8'-0" x 15'-0"	18
G1 LEVEL	HC STANDARD - 8'-0" x 18'-0"	3
G1 LEVEL	HC VAN STANDARD - 8'-0" x 18'-6"	2
G1 LEVEL	STANDARD - 9'-0" x 18'-6"	2
G1 LEVEL	STANDARD* - 8'-10 1/2" x 18'-6"	80
314		314

PARKING COUNT COMPACT		
Level	Type	Count
G3 LEVEL	COMPACT - 8'-0" x 16'-0"	16
G3 LEVEL	COMPACT* - 8'-0" x 15'-0"	11
G2 LEVEL	COMPACT - 8'-0" x 16'-0"	14
G2 LEVEL	COMPACT* - 8'-0" x 15'-0"	23
G1 LEVEL	COMPACT - 8'-0" x 16'-0"	10
G1 LEVEL	COMPACT* - 8'-0" x 15'-0"	18
92		92

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ARCHITECT:
lessard DESIGN
8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.Lessarddesign.com

SEAL & SIGNATURE:
COMMONWEALTH OF VIRGINIA
01/26/2024
MAURICE DAVID MEAD
Lic. No. 0601019595
ARCHITECT

STONEBRIDGE

PROJECT NAME:
5001 EISENHOWER AVENUE
5001 EISENHOWER AVENUE, ALEXANDRIA, VIRGINIA

NO.	DATE	DESCRIPTION
	01/26/2024	DSUP SUBMISSION

PROJECT No: SBR001A
DRAWING No.:
PLOT DATE: 01/24/2024 10:29:54 AM
SCALE: As indicated
DESIGN: Author
DRAWN: Author
CHECKED: Checker

SHEET TITLE:
G2 FLOOR PLAN

SHEET NO.
A112

Autodesk Docs://Stonebridge - SBR001A - 5001 Eisenhower Avenue Office Conversion/SBR.001A.00D - 5001 Eisenhower 231220.rvt

WALL LEGEND

- EXISTING WALL
- NEW CONCRETE WALL
- NEW CMU WALL
- NEW METAL STUD WALL

NOTE

COMPACT
* COMPACT STALL SHOWN WITH NON-COMPLIANT SIZES (COMPLIANT SIZE 8' X 16')

C* 8'-0" x 15'-0"

STANDARD
* STANDARD STALLS SHOWN WITH NON-COMPLIANT SIZES (COMPLIANT SIZE 9' X 18'-6")

S* 8'-10 1/2" x 18'-6"



PARKING COUNT		
Level	Type	Count
G3 LEVEL	COMPACT - 8'-0" x 16'-0"	16
G3 LEVEL	COMPACT* - 8'-0" x 15'-0"	11
G3 LEVEL	HC STANDARD - 8'-0" x 18'-0"	2
G3 LEVEL	STANDARD* - 8'-10 1/2" x 18'-6"	50
G2 LEVEL	COMPACT - 8'-0" x 16'-0"	14
G2 LEVEL	COMPACT* - 8'-0" x 15'-0"	23
G2 LEVEL	HC STANDARD - 8'-0" x 18'-0"	2
G2 LEVEL	STANDARD* - 8'-10 1/2" x 18'-6"	81
G1 LEVEL	COMPACT - 8'-0" x 16'-0"	10
G1 LEVEL	COMPACT* - 8'-0" x 15'-0"	18
G1 LEVEL	HC STANDARD - 8'-0" x 18'-0"	3
G1 LEVEL	HC VAN STANDARD - 8'-0" x 18'-6"	2
G1 LEVEL	STANDARD - 9'-0" x 18'-6"	2
G1 LEVEL	STANDARD* - 8'-10 1/2" x 18'-6"	80
314		314

PARKING COUNT COMPACT		
Level	Type	Count
G3 LEVEL	COMPACT - 8'-0" x 16'-0"	16
G3 LEVEL	COMPACT* - 8'-0" x 15'-0"	11
G2 LEVEL	COMPACT - 8'-0" x 16'-0"	14
G2 LEVEL	COMPACT* - 8'-0" x 15'-0"	23
G1 LEVEL	COMPACT - 8'-0" x 16'-0"	10
G1 LEVEL	COMPACT* - 8'-0" x 15'-0"	18
92		92

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR ____ DATE ____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ____
DIRECTOR ____ DATE ____
CHAIRMAN, PLANNING COMMISSION ____ DATE ____
DATE RECORDED ____
INSTRUMENT NO. ____ DEED BOOK NO. ____ PAGE NO. ____

ARCHITECT:
lessard DESIGN
8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.Lessarddesign.com

SEAL & SIGNATURE:
COMMONWEALTH OF VIRGINIA
01/26/2024
MAURICE DAVID MEAD
Lic. No. 0601019595
ARCHITECT

STONEBRIDGE

PROJECT NAME:
5001 EISENHOWER AVENUE
5001 EISENHOWER AVENUE, ALEXANDRIA, VIRGINIA

NO.	DESCRIPTION	DATE
	DSUP SUBMISSION	01/26/2024

PROJECT No:	SBR001A
DRAWING No.:	
PLOT DATE:	01/24/2024 10:30:01 AM
SCALE:	As indicated
DESIGN:	Author
DRAWN:	Author
CHECKED:	Checker

SHEET TITLE:
G1 FLOOR PLAN

SHEET NO.
A113

Autodesk Docs://Stonebridge - SBR001A - 5001 Eisenhower Avenue Office Conversion/SBR.001A.00D - 5001 Eisenhower 231220.rvt



Room Legend

- A1 1JR-BEDROOM
- A2 1-BEDROOM
- A3 1-BEDROOM + DEN
- A4 1-BEDROOM
- B1 2-BEDROOMS
- B2 2-BEDROOMS
- C1 3-BEDROOMS

EXACT UNIT MIX, DEMSING WALLS AND UNIT LAYOUT TBD

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ARCHITECT:
lessard DESIGN
8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.Lessarddesign.com

SEAL & SIGNATURE:
COMMONWEALTH OF VIRGINIA
01/26/2024
MAURICE DAVID MEAD
Lic. No. 0401019595
ARCHITECT

STONEBRIDGE

PROJECT NAME:
5001 EISENHOWER AVENUE
5001 EISENHOWER AVENUE, ALEXANDRIA, VIRGINIA

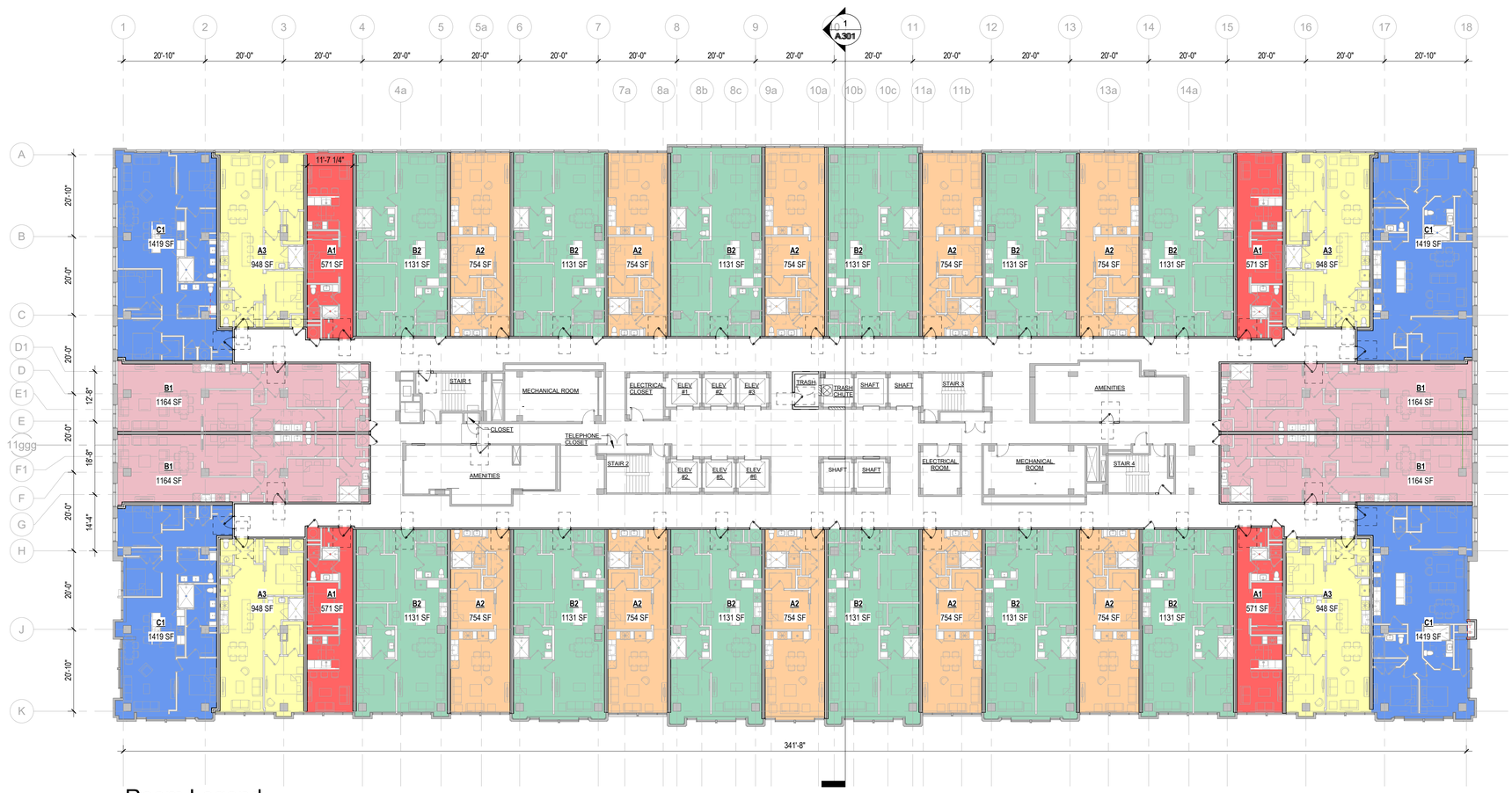
NO.	DATE	DESCRIPTION
	01/26/2024	DSUP SUBMISSION

PROJECT No:	SBR001A
DRAWING No.:	
PLOT DATE:	01/24/2024 10:30:09 AM
SCALE:	As indicated
DESIGN:	Author
DRAWN:	Author
CHECKED:	Checker

SHEET TITLE:
1ST FLOOR PLAN

SHEET NO.
A114

Autodesk Docs://Stonebridge - SBR001A - 5001 Eisenhower Avenue Office Conversion/SBR.001A.00D - 5001 Eisenhower 231220.rvt



Room Legend

- A1 - JR BEDROOM
- A2 - 1 BEDROOM
- A3 - 1 BEDROOM + DEN
- B1 - 2 BEDROOMS
- B2 - 2 BEDROOMS
- C1 - 3 BEDROOMS

EXACT UNIT MIX, DEMSING WALLS AND UNIT LAYOUT TBD

5001- Typical Floor Unit Mix for Typical								
	Total #	SF Breakdows						
Type		568	757	948	1136	1157	1469	
Jr 1 Bed	4	4						
1 Bed/ 1 Bath	10		10					
1 Bed/ 1 Bath + Den	4			4				
2 Bed/ 2 Bath	12				12			
2 Bed/ 2 Bath + Den	4					4		
3 Bed/ 2 Bath	4						4	
	38	2272	7570	3792	13632	4628	5876	37770
Ave unit SF								994

G1	47903
G2	46940
G3	34190
PH	11274
Typical x10	497290
Gross SF of the building	637597
Net SF of the building	478198

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ARCHITECT:
lessard DESIGN
8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.Lessarddesign.com

SEAL & SIGNATURE:
COMMONWEALTH OF VIRGINIA
01/26/2024
MAURICE DAVID MEAD
Lic. No. 0601019595
ARCHITECT

STONEBRIDGE

PROJECT NAME:
5001 EISENHOWER AVENUE
5001 EISENHOWER AVENUE, ALEXANDRIA, VIRGINIA

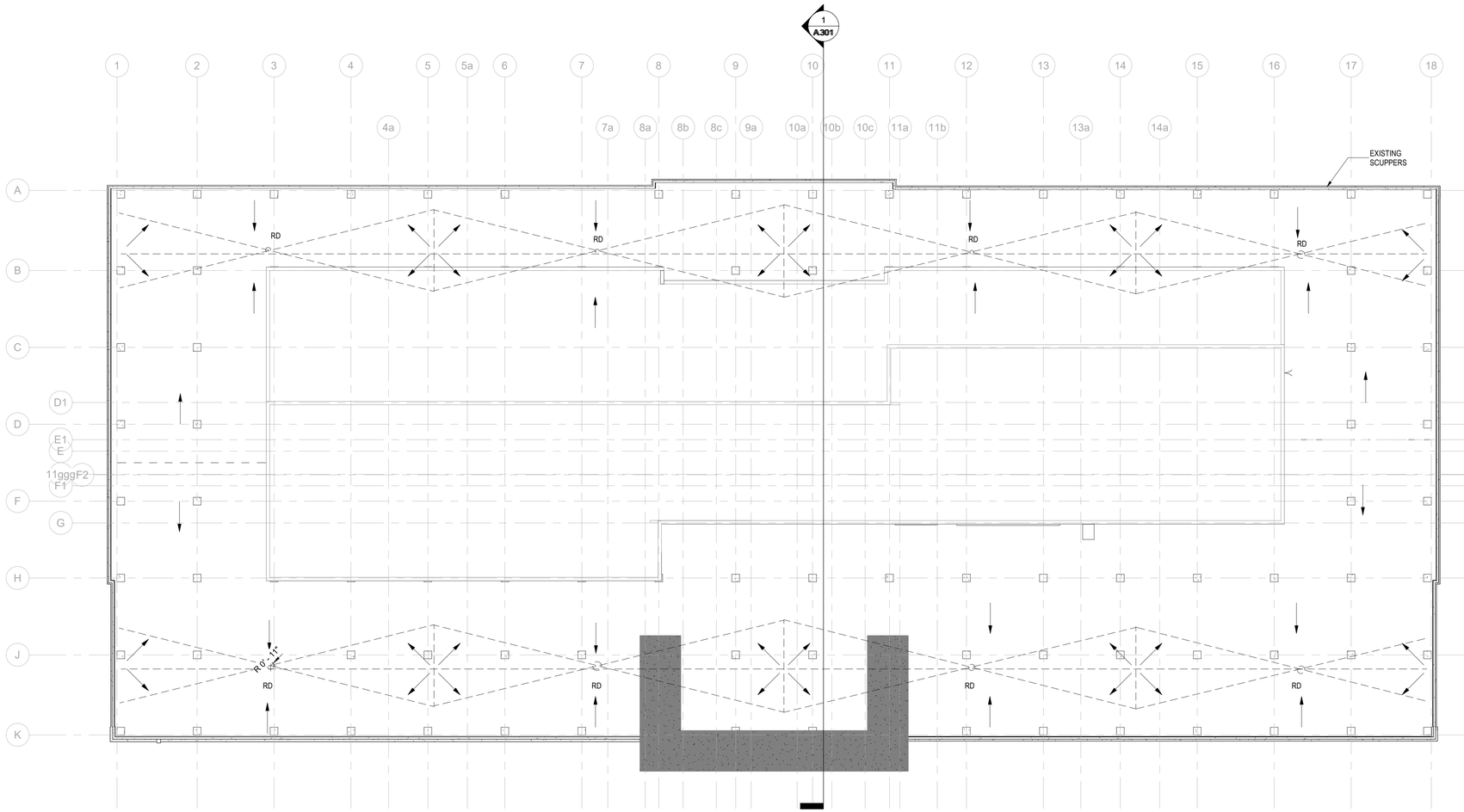
NO.	DESCRIPTION	DATE
	DSUP SUBMISSION	01/26/2024

PROJECT No:	SBR001A
DRAWING No.:	
PLOT DATE:	01/24/2024 10:30:18 AM
SCALE:	As indicated
DESIGN:	Author
DRAWN:	Author
CHECKED:	Checker

SHEET TITLE:
TYPICAL (4-8) FLOOR PLAN

SHEET NO.
A117

Autodesk Docs://Stonebridge - SBR001A - 5001 Eisenhower Avenue Office Conversion/SBR.001A.00D - 5001 Eisenhower 231220.rvt



ARCHITECT:
lessard DESIGN
8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.Lessarddesign.com

SEAL & SIGNATURE:

COMMONWEALTH OF VIRGINIA
01/26/2024
MAURICE DAVID MEAD
Lic. No. 0601019595
ARCHITECT

STONEBRIDGE

PROJECT NAME:
5001 EISENHOWER AVENUE
5001 EISENHOWER AVENUE, ALEXANDRIA, VIRGINIA

NO.	DESCRIPTION	DATE
	DSUP SUBMISSION	01/26/2024

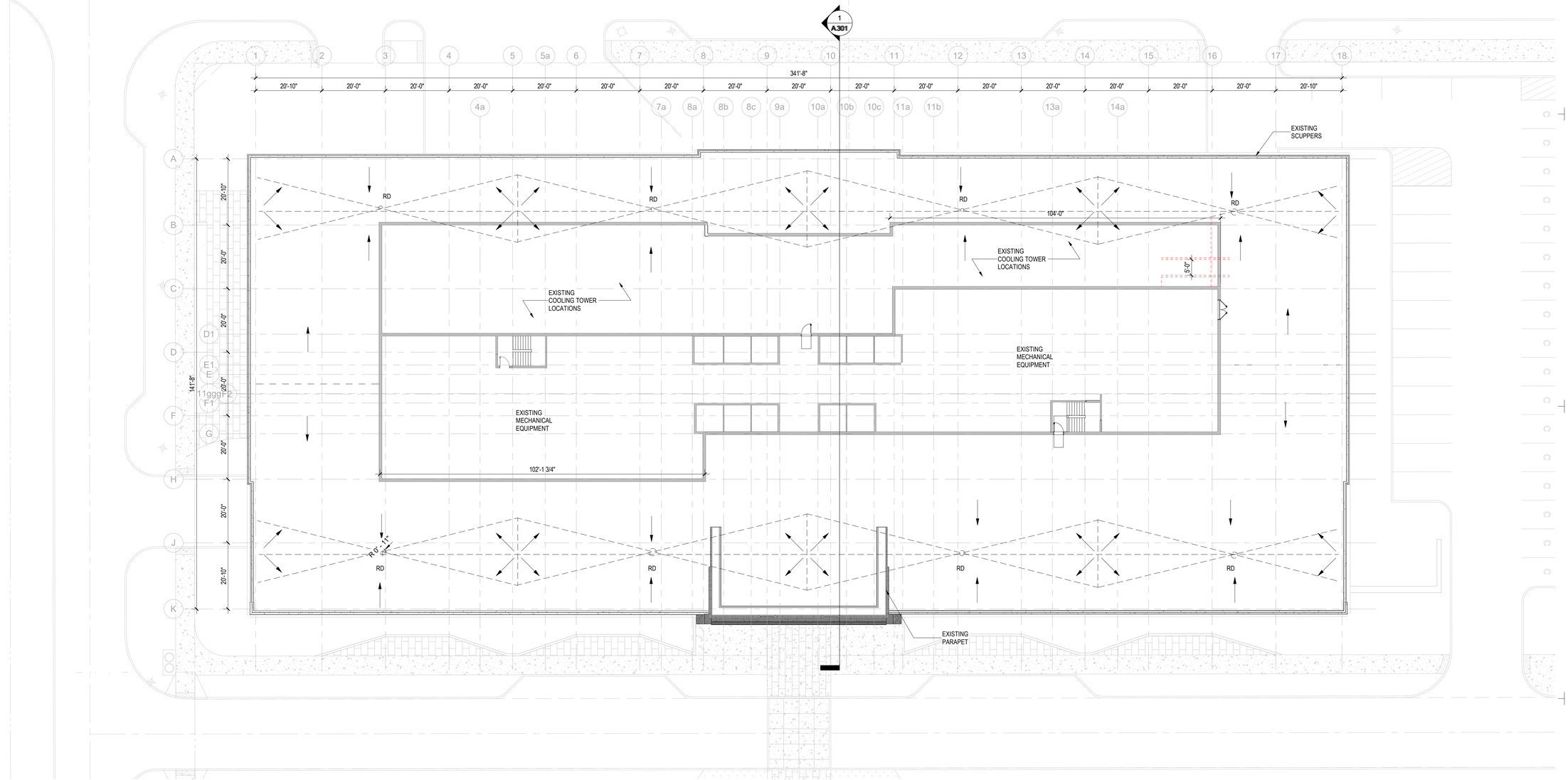
PROJECT No:	SBR001A
DRAWING No.:	
PLOT DATE:	01/24/2024 10:30:21 AM
SCALE:	1/16" = 1'-0"
DESIGN:	Author
DRAWN:	Author
CHECKED:	Checker

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET TITLE:
PENTHOUSE ROOF PLAN

SHEET NO.
A122

Autodesk Docs://Stonebridge - SBR001A - 5001 Eisenhower Avenue Office Conversion/SBR.001A.00D - 5001 Eisenhower 231220.rvt



ARCHITECT:

lessard DESIGN

8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.lessarddesign.com

SEAL & SIGNATURE:

COMMONWEALTH OF VIRGINIA
01/26/2024
MAURICE DAVID MEAD
Lic. No. 0601019595
ARCHITECT

STONEBRIDGE

PROJECT NAME:

5001 EISENHOWER AVENUE

5001 EISENHOWER AVENUE, ALEXANDRIA, VIRGINIA

NO.	DATE	DESCRIPTION
	01/26/2024	DSUP SUBMISSION

PROJECT No:	SBR001A
DRAWING No.:	
PLOT DATE:	01/24/2024 10:35:44 AM
SCALE:	1/16" = 1'-0"
DESIGN:	Author
DRAWN:	Author
CHECKED:	Checker

SHEET TITLE:

ROOF AND PENTHOUSE PLAN

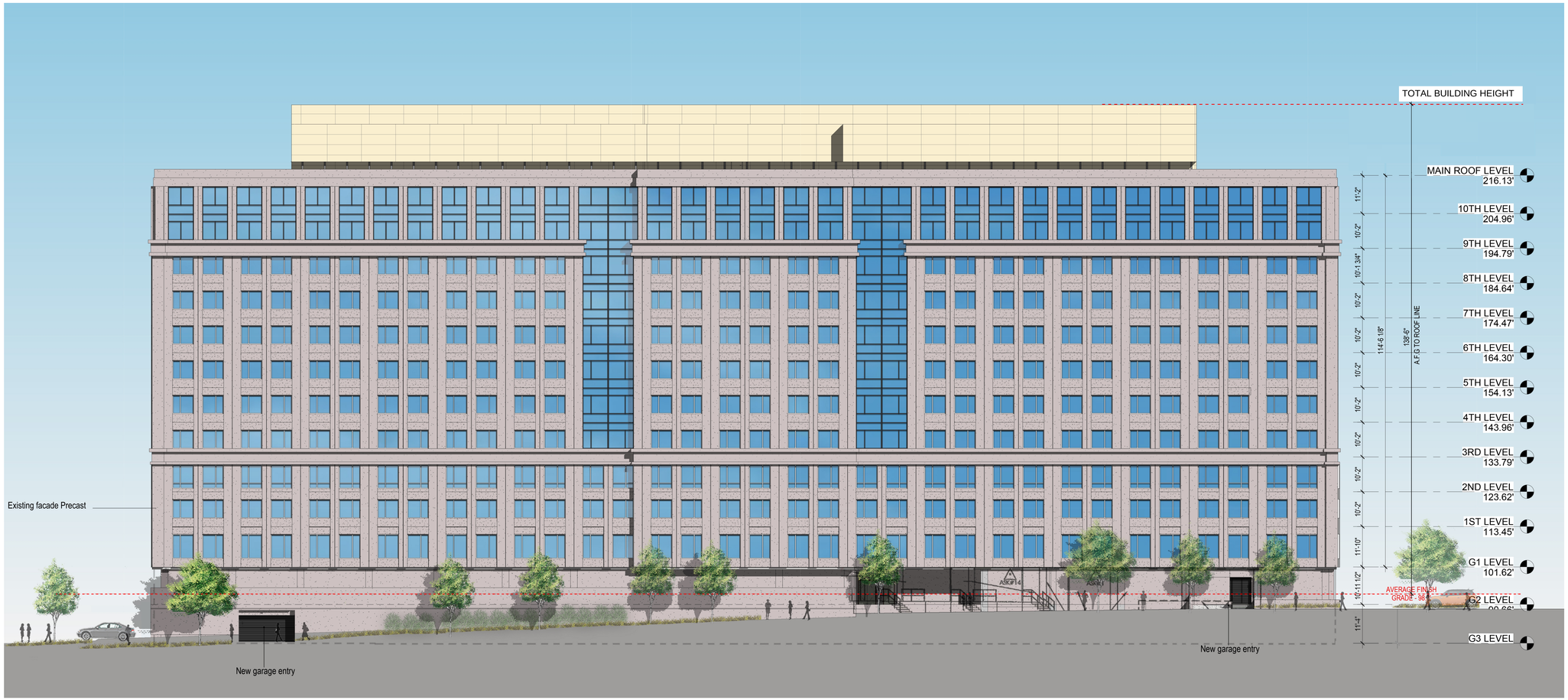
SHEET NO.

A120

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

THIS DRAWING AND THE DESIGN CONTAINED THEREIN IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF LESSARD DESIGN, INC. THIS DRAWING SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LESSARD DESIGN, INC.

Autodesk Docs://Stonebridge - SBR001A - 5001 Eisenhower Avenue Office Conversion/SBR.001A.00D - 5001 Eisenhower 231220.rvt



NORTH



ARCHITECT:

lessard DESIGN

8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.lessarddesign.com

SEAL & SIGNATURE:

COMMONWEALTH OF VIRGINIA
01/26/2024
MAURICE DAVID MEAD
Lic. No. 0601019595
ARCHITECT

STONEBRIDGE

PROJECT NAME:
5001 EISENHOWER AVENUE
5001 EISENHOWER AVENUE, ALEXANDRIA, VIRGINIA

NO.	DATE	DESCRIPTION
	01/26/2024	DSUP SUBMISSION

PROJECT No:	SBR001A
DRAWING No.:	
PLOT DATE:	01/24/2024 10:37:05 AM
SCALE:	1/16" = 1'-0"
DESIGN:	Author
DRAWN:	Author
CHECKED:	Checker

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET TITLE:
NORTH ELEVATION

SHEET NO.
A200

C:\Users\hardikp\Documents\SBR-001A-00D - 5001 Eisenhower_hardikpDTJMT.rvt





APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ARCHITECT:
lessard DESIGN
8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.Lessardesign.com

SEAL & SIGNATURE:
COMMONWEALTH OF VIRGINIA
01/26/2024
MAURICE DAVID MEAD
Lic. No. 0601019595
ARCHITECT

STONEBRIDGE

PROJECT NAME:
5001 EISENHOWER AVENUE
5001 EISENHOWER AVENUE, ALEXANDRIA, VIRGINIA

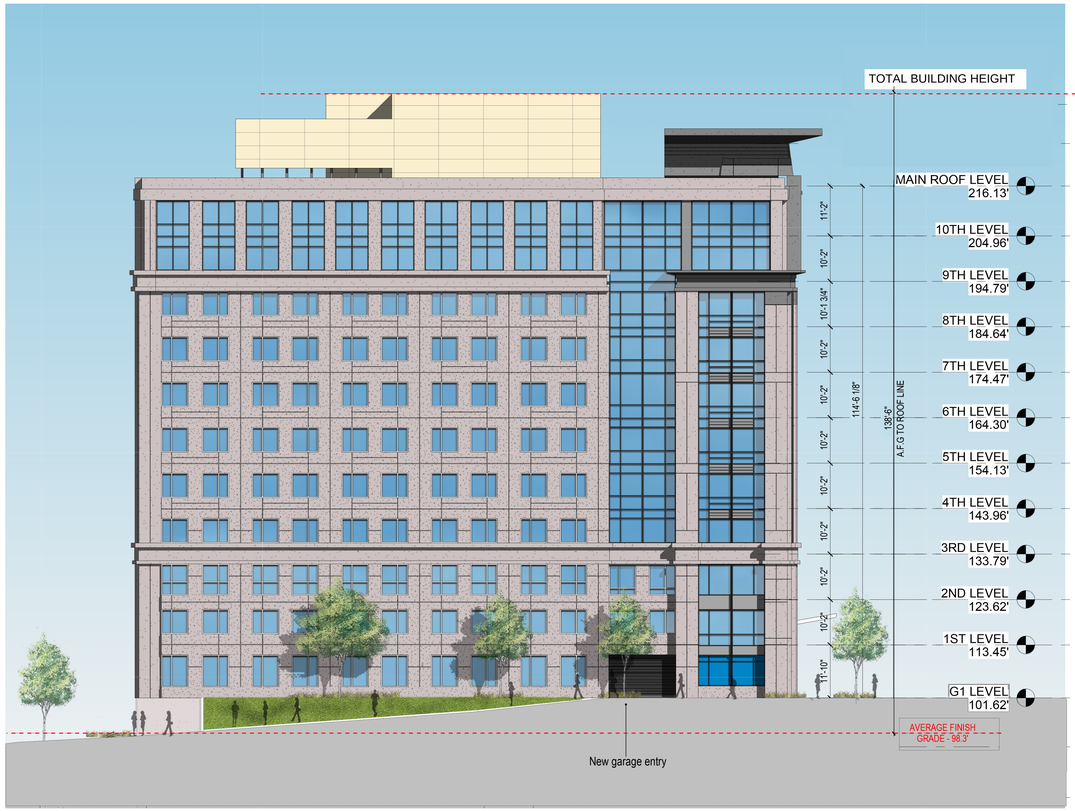
NO.	DATE	DESCRIPTION
	01/26/2024	DSUP SUBMISSION

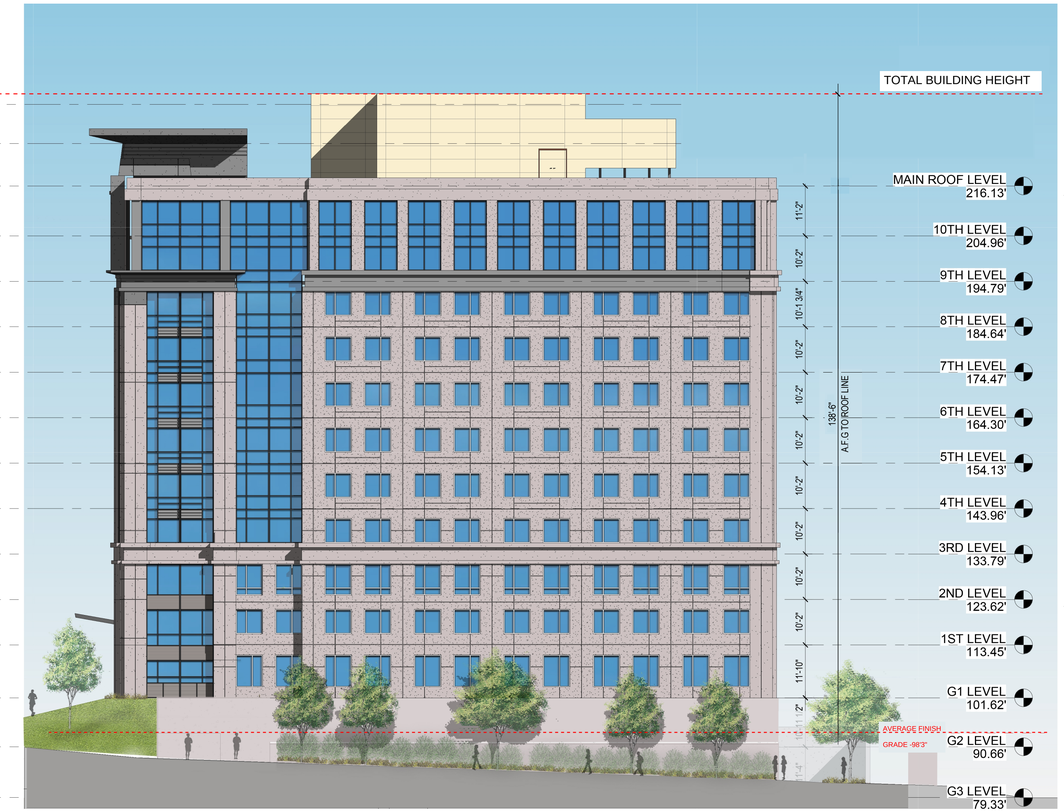
PROJECT No:	SBR001A
DRAWING No.:	
PLOT DATE:	01/24/2024 10:32:15 AM
SCALE:	1/16" = 1'-0"
DESIGN:	Author
DRAWN:	Author
CHECKED:	Checker

SHEET TITLE:
SOUTH ELEVATION

SHEET NO.
A201

C:\Users\hardikp\Documents\SBR.001A.00D - 5001 Eisenhower_hardikpDTJMT.rvt







APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ARCHITECT:
lessard DESIGN
8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.Lessarddesign.com

SEAL & SIGNATURE:
COMMONWEALTH OF VIRGINIA
01/26/2024
MAURICE DAVID MEAD
Lic. No. 0601019595
ARCHITECT

STONEBRIDGE

PROJECT NAME:
5001 EISENHOWER AVENUE
5001 EISENHOWER AVENUE, ALEXANDRIA, VIRGINIA

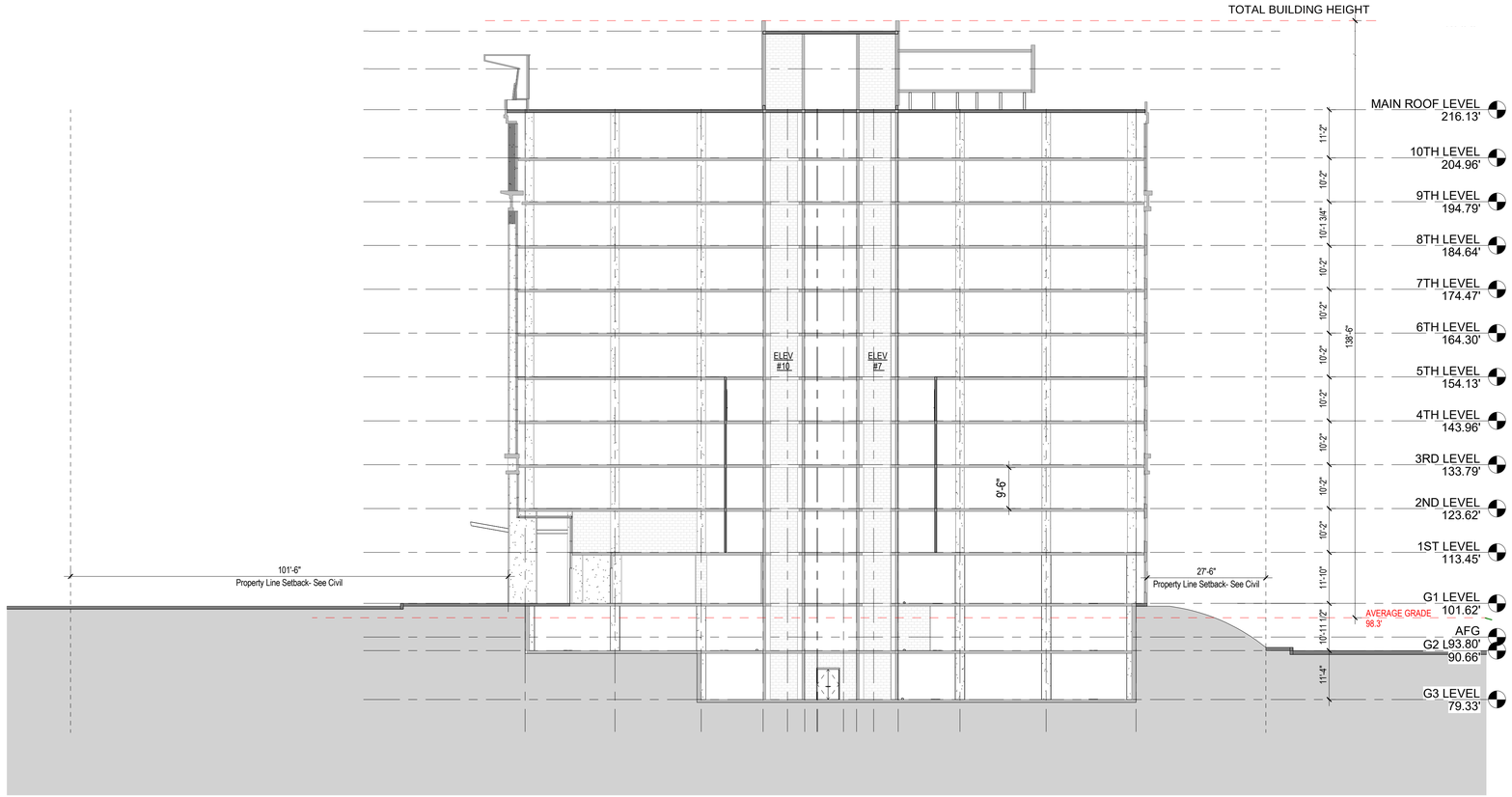
NO.	DESCRIPTION	DATE
	DSUP SUBMISSION	01/26/2024

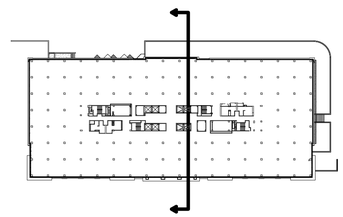
PROJECT No: SBR001A
DRAWING No.:
PLOT DATE: 01/24/2024 10:34:47 AM
SCALE: 1/16" = 1'-0"
DESIGN: Author
DRAWN: Author
CHECKED: Checker

SHEET TITLE:
EAST & WEST ELEVATIONS

SHEET NO.
A202

C:\Users\hardikp\Documents\SBR.001A.00D - 5001 Eisenhower_hardikpDTJMT.rvt





APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ARCHITECT:
lessard DESIGN
8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.Lessarddesign.com

SEAL & SIGNATURE:
COMMONWEALTH OF VIRGINIA
01/26/2024
MAURICE DAVID MEAD
Lic. No. 0601019595
ARCHITECT

STONEBRIDGE

PROJECT NAME:
5001 EISENHOWER AVENUE
5001 EISENHOWER AVENUE, ALEXANDRIA, VIRGINIA

NO.	DESCRIPTION	DATE
	DSUP SUBMISSION	01/26/2024

PROJECT No:	SBR001A
DRAWING No.:	
PLOT DATE:	01/24/2024 10:34:49 AM
SCALE:	1/16" = 1'-0"
DESIGN:	Author
DRAWN:	Author
CHECKED:	Checker

SHEET TITLE:
BUILDING SECTION

SHEET NO.
A301

THESE PLANS AND DESIGNS ARE THE PROPERTY OF LESSARD DESIGN, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LESSARD DESIGN, INC.

Autodesk Docs://Stonebridge - SBR001A - 5001 Eisenhower Avenue Office Conversion/SBR.001A.00D - 5001 Eisenhower 231220.rvt

CONCEPTUAL DESIGN PLAN

EISENHOWER CONVERSION

THE CITY OF ALEXANDRIA, VIRGINIA

NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE SOUTH BY EISENHOWER AVENUE, TO THE NORTH BY NORFOLK SOUTHERN RAILWAY CO., TO THE WEST BY A UPS EMPLOYEE PARKING LOT AND TO THE EAST BY A TOWNHOUSE DEVELOPMENT. THE EXISTING SITE IS CURRENTLY A VACANT PARKING LOT AND VACANT OFFICE BUILDING.

THIS PROJECT CONSIST A MULTI-FAMILY RESIDENTIAL BUILDING, UP TO 80 TOWNHOUSES AND CONVERT THE EXISTING OFFICE BUILDING TO AN AFFORDABLE HOUSING BUILDING.

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

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

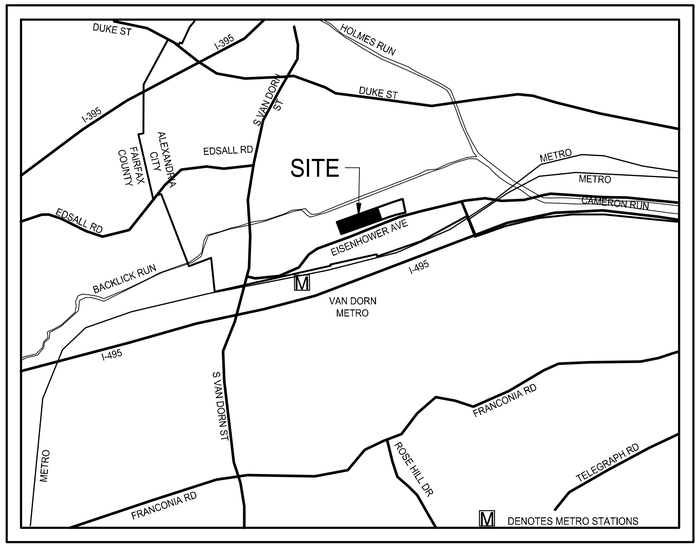
NOTES:

1. EXISTING SITE AREA: 9.73 Ac. OR 423,654 SF (EXCLUDES RIGHT-OF-WAY)
   PROPOSED SITE AREA: 6.53 Ac. OR 284,472 SF (EXCLUDES RIGHT-OF-WAY)
2. SITE ADDRESSES: 5001 EISENHOWER AVENUE, AND 4991 EISENHOWER AVENUE
3. TAX MAP NUMBERS: 068.04-01-20, AND 068.04-01-23
4. TOTAL AREA DISTURBED WITH THIS PROJECT: 9.21 Ac. OR 401,400 SF
5. POST-DEVELOPED IMPERVIOUS AREA: 8.50 Ac. OR 370,260 SF
6. THE DENSITY OF THIS ZONE IS TO BE ESTABLISHED WITH CDD ZONE.
7. MAXIMUM GROSS FLOOR AREA: 1,500,000 SF
8. SEE SHEET C300 FOR BUILDING BREAKDOWN BY USE AND PARKING.
9. MAXIMUM NUMBER OF UNITS: 880 (SEE CHART ON SHEET C300 FOR MORE DETAILS).
10. MAXIMUM NUMBER OF PARKING SPACES: 905 (SEE CHART ON SHEET C300 FOR MORE DETAILS).
11. REFER TO NARRATIVE SUBMITTED SEPARATELY FOR INFORMATION ABOUT THE PROPOSED AMENITIES.
12. OPEN SPACE SUMMARY
    OPEN SPACE REQUIRED: 30% OF TOTAL SITE AREA, MINIMUM 15% OF WHICH IS AT-GRADE
    OPEN SPACE PROVIDED: 30% OF TOTAL SITE AREA, 24.7% OF WHICH IS AT-GRADE
    NOTE: SEE SHEET C400 FOR MORE INFORMATION ABOUT OPEN SPACE
13. THERE IS A RPA ALONG THE NORTH SIDE OF THE SITE.
14. BASED ON PREVIOUS SUBSURFACE INVESTIGATIONS, THERE IS EVIDENCE OF BLACK ASH AND METAL IN FILL MATERIAL. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOW UNDERGROUND STORAGE TANKS CURRENTLY LOCATED AT THE PROPERTY OR AREAS LOCATED WITHIN 1,000 FEET OF A SANITARY LANDFILL. RESIDUAL CONCENTRATIONS OF PETROLEUM HYDROCARBONS FROM UNDERGROUND STORAGE TANK FORMERLY PRESENT AT THE PROPERTY ARE LIKELY TO BE ENCOUNTERED DURING EXCAVATION. APPROPRIATE PROCEDURES FOR THE HANDLING AND DISPOSAL OF PETROLEUM IMPACTED SOIL WILL BE ADDRESSED IN A SOIL MANAGEMENT PLAN. SHOULD ANY UNANTICIPATED UNDERGROUND STORAGE TANKS OR DRUMS BE ENCOUNTERED AT THE SITE, THE APPLICANT SHALL IMMEDIATELY NOTIFY THE CITY F ALEXANDRIA FIRE DEPARTMENT AND DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY.
15. IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THIS SITE.
16. THE MAXIMUM HEIGHT FOR THE MULTIFAMILY BUILDING IS 85', TOWNHOUSES IS 60' AND BUILDING CONVERSION IS 130'.
17. THERE WILL BE NO ADVERSE IMPACTS TO ADJACENT AND NEIGHBORING PROPERTIES BY THIS PROPOSED DEVELOPMENT.
18. INTERIM OPEN SPACE MAY BE PROVIDED WITH THIS DEVELOPMENT AND TO BE FURTHER COORDINATED WITH THE CITY OF ALEXANDRIA.
19. SEE SHEET C500 FOR THE BREAKDOWN AND CALCULATION OF THE PROPOSED SITE PHASING.
20. THE SWM/BMP REQUIREMENTS FOR THIS SITE WILL MEET THE CITY AND STATE REQUIREMENTS UTILIZING A COMBINATION OF GREEN INFRASTRUCTURE AND MANUFACTURED TREATMENT DEVICES.

Site Area Breakdown			
	Area (Ac.)	Area (sf)	Notes
Existing Conditions Total Site Area	9.73	423,654	
LOT A - Conversion site area	2.77	120,720	Phase 1
LOT B - Townhouse West site area	1.84	80,043	Phase 2
LOT C - Multi-Family site area	1.92	83,709	Phase 3
Sub-total	**6.53**	**284,472**	
ROW dedication	3.20	139,182	
Sub-total	**3.20**	**139,182**	
TOTAL	**9.73**	**423,654**	

PREPARED BY:

christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
9900 main street (fourth floor) · fairfax, va 22031-3907
703.273.6820 · fax 703.273.7636



VICINITY MAP

SCALE 1"= 2000'

PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

DATE	REVISION
7-14-23	CDD SUBMISSION #1
9-22-23	CDD SUBMISSION #2
10-26-23	CDD SUBMISSION #3
12-21-23	CDD SUBMISSION #4
1-26-24	CDD SUBMISSION #5

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C200	EXISTING CONDITIONS PLAN
C300	CONCEPTUAL DESIGN PLAN
C400	OPEN SPACE PLAN
C500	PHASING PLAN

SPECIAL USE PERMITS/ZONING MODIFICTIONS/WAIVERS

1. REZONING FROM OCM(100) TO CDD
2. MASTER PLAN AMENDMENTS:
   A. ALLOW RESIDENTIAL AT WESTERN PORTION OF PROPERTY
   B. REDUCE BUILDING HEIGHT AT WESTERN PORTION OF PROPERTY
   C. REMOVE RETAIL REQUIREMENT ALONG EISENHOWER WEST
   D. MODIFICATIONS TO ROW WIDTHS AND CROSS-SECTION DIMENSIONS

ARCHITECT
SK+I ARCHITECTURE
4600 EAST-WEST HIGHWAY
SUITE 700
BETHESDA, MD 20814
(301) 654-9300

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

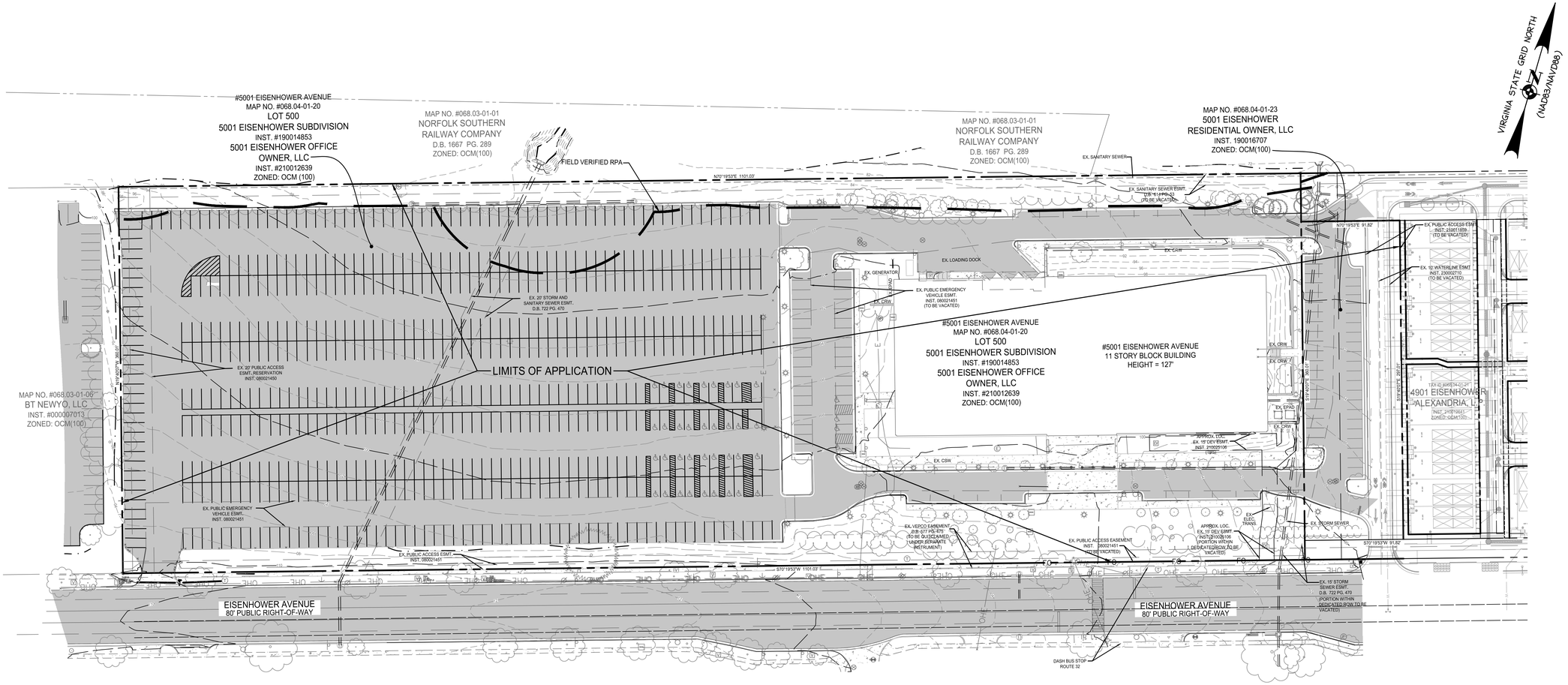
CIVIL ENGINEER
IMEG
4035 RIDGE TOP ROAD
SUITE 601
FAIRFAX, VIRGINIA 22030
(703) 273-6820

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

OWNER / APPLICANT
5001 EISENHOWER OFFICE OWNER LLC /
5001 EISENHOWER RESIDENTIAL OWNER LLC
C/O STONEBRIDGE
7200 WISCONSIN AVE
SUITE 700
BETHESDA, MD 20814
(301) 913-9610

SHEET: C100

19199.005.00



LEGEND

Utilities - Storm
- STORM MANHOLE
- STORM DRAIN INLET
- STORM CULVERT

Utilities - Sanitary
- SANITARY MANHOLE

Utilities - Water
- WATER VALVE
- SIAMESE CONNECTION
- IRRIGATION VALVE
- FIRE HYDRANT

Utilities - Gas
- GAS VALVE

Utilities - Electric
- LIGHT POLE
- UTILITY POLE
- TRAFFIC LIGHT POLE
- ELECTRIC VAULT
- GROUND LIGHT
- GUY WIRE
- ELECTRIC MANHOLE

Utilities - Communication
- CABLE TV PEDESTAL
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- VAULT

Misc. Structures
- +150.0 SPOT ELEVATION
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- SIGN
- BOLLARD
- BUILDING HEIGHT LOCATION
- HANDICAP PARKING
- UNIDENTIFIED MANHOLE
- FLAG POLE
- UNIDENTIFIED VAULT

Abbreviations
- EX. EXISTING
- CRW CONCRETE RETAINING WALL
- C&G CURB AND GUTTER
- EPAD ELECTRIC PAD
- OHG OVERHANG
- CSW CONCRETE SIDEWALK
- EP EDGE OF PAVEMENT
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE

Surfaces
- ASPHALT AREA
- CONCRETE AREA

Linetypes
- INDEX CONTOUR (10')
- INT. CONTOUR (2')
- SANITARY PIPE
- STORM PIPE
- TREE LINE
- G — G GAS LINE PAINT MARKING
- E — E ELECTRIC LINE PAINT MARKING
- FO — FO FIBER OPTIC LINE PAINT MARKING
- W — W WATER LINE PAINT MARKING
- T — T COMMUNICATIONS LINE PAINT MARKING
- PROPERTY LINE
- ADJOINER LINE
- TOP/BOTTOM OF BANK

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
CONCEPTUAL DESIGN PLAN
THE CITY OF ALEXANDRIA, VIRGINIA

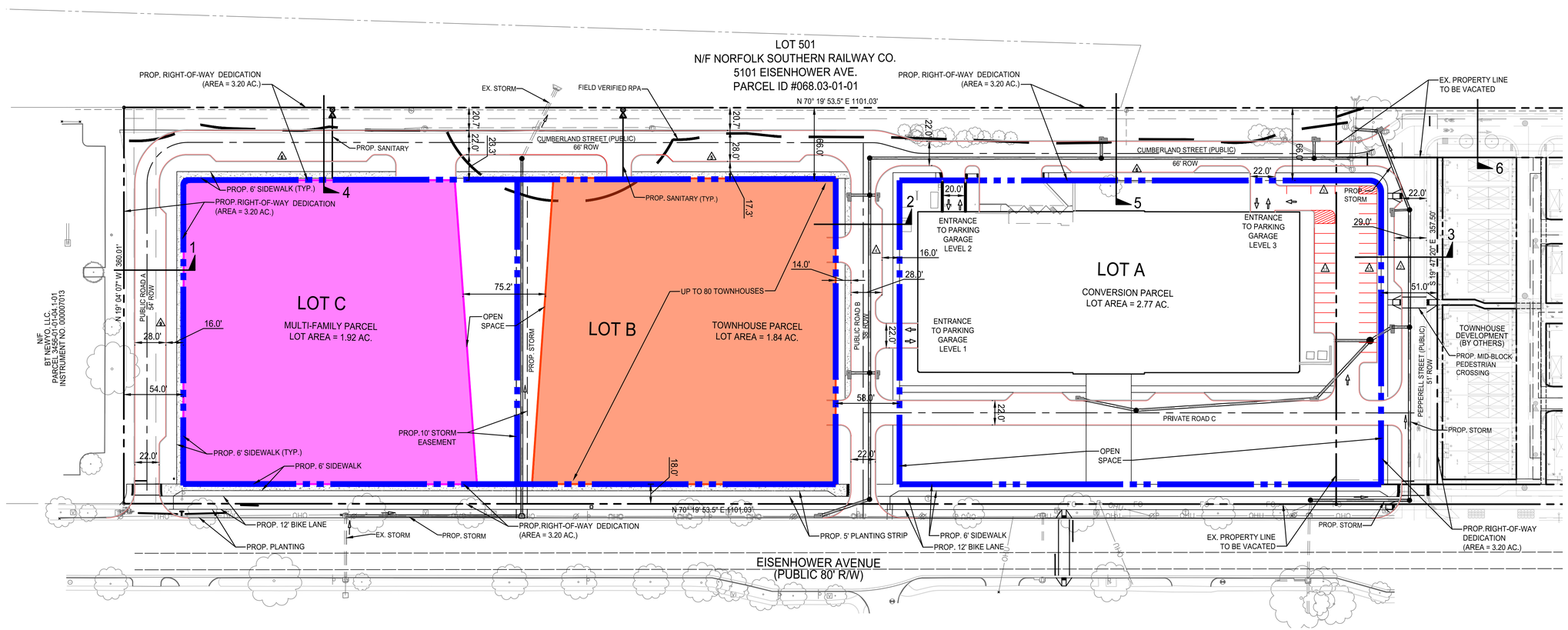
MARK	DESCRIPTION	DATE
	CDD SUBMISSION #1	7-14-23
	CDD SUBMISSION #2	9-22-23
	CDD SUBMISSION #3	10-26-23
	CDD SUBMISSION #4	12-21-23
	VERIFICATION SUBMISSION	1-26-24

PROJECT No.: 19199.005.00
DRAWING No.: 19199.005.00
DATE: 07/03/2023
SCALE: 1" = 50'
DESIGN: EG
DRAWN: JS
CHECKED: IMEG

SHEET TITLE:

EXISTING CONDITIONS

SHEET No.
C200



50 25 0 50 100
GRAPHIC SCALE
1" = 50'

CDD TABULATIONS

UNITS
- MULTIFAMILY = 400 UNITS
- TOWNHOUSES = UP TO 80 UNITS
- BUILDING CONVERSION = 400 UNITS
- TOTAL = 880 UNITS

GROSS FLOOR AREA
- MULTIFAMILY = 500,000 GSF
- TOWNHOUSES = 320,000 GSF
- BUILDING CONVERSION = 612,153 GSF (PER DSP 2004-0037 AND DSUP 2005-0057)
- TOTAL = 1,432,153 GSF

PARKING
- MULTIFAMILY = 400 SPACES
- TOWNHOUSES = 160 SPACES
- BUILDING CONVERSION = 345 SPACES
- TOTAL = 905 SPACES

HEIGHT
- MULTIFAMILY = 85'
- TOWNHOUSES = 60'
- BUILDING CONVERSION = 121' (HEIGHT FROM AFG = +/- 140')

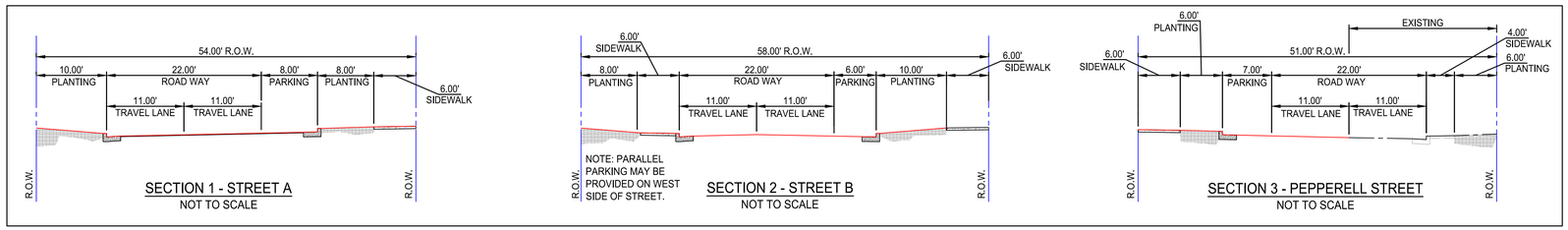
NOTE: THE NET FAR FOR THE MULTIFAMILY BUILDING IS 600,000 SF, WHICH TAKES INTO ACCOUNT TWO LEVELS OF PARKING WHICH MAY OR MAY NOT BE ABOVE GRADE.

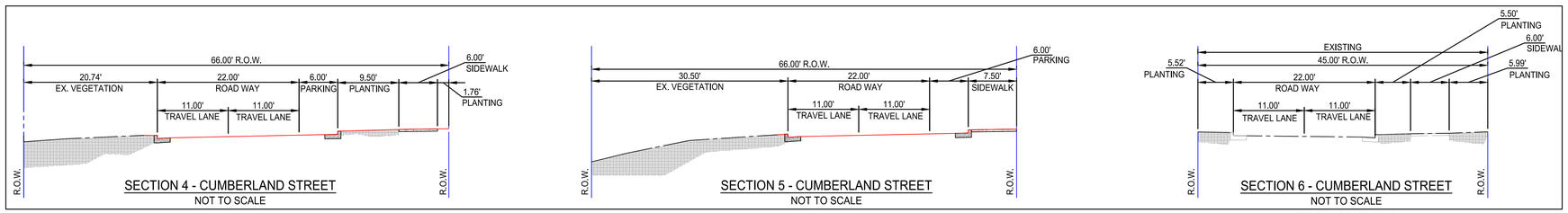
LEGEND

- 4 :PROP. PARKING SPACES
- :PROP. ROAD CENTERLINE
- :PROP. BUILDING
- :PROP. TOWNHOUSE
- :PROP. CURB
- :PROPERTY LINE
- :EX. CURB

NOTES:
1. ALL SURROUNDING STREETS ARE PUBLIC AND MEET STANDARD WIDTHS FOR EMERGENCY VEHICLES.
2. BUILDING ENTRANCES ARE SCHEMATIC AND WILL BE FURTHER REFINED WITH THE DSUP.

CUMBERLAND STREET SECTION NARRATIVE:
THE NORTHERN CURB FOR CUMBERLAND STREET ALIGNS WITH THE EXISTING CURB AND RUNS PARALLEL TO THE EDGE OF THE RPA. THE PROPOSED STREET SECTION IS DESIGNED TO UTILIZE THE EXISTING CURB LOCATION AS THE STARTING POINT AND THEN THE PROPOSED STREET SECTION IS BUILT TO THE SOUTH FROM THERE WITH THE NEW TRAVEL LANES, PARKING, SIDEWALK AND LANDSCAPE AREA.





NOT TO SCALE
(FOR REFERENCE ONLY)

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

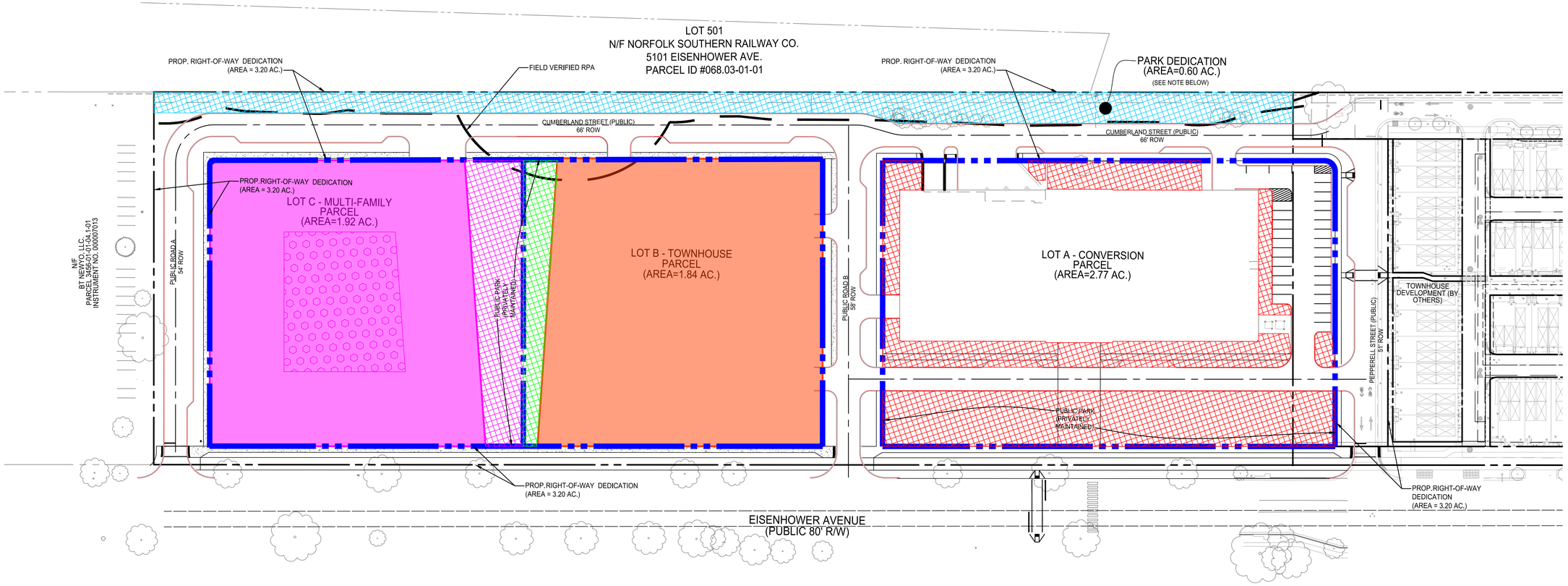
EISENHOWER CONVERSION
CONCEPTUAL DESIGN PLAN
THE CITY OF ALEXANDRIA, VIRGINIA

MARK	DESCRIPTION	DATE
	CDD SUBMISSION #1	7-14-23
	CDD SUBMISSION #2	9-22-23
	CDD SUBMISSION #3	10-26-23
	CDD SUBMISSION #4	12-21-23
	VERIFICATION SUBMISSION	1-26-24

PROJECT No.: 19199.005.00
DRAWING No.: 19199.005.00
DATE: 07/03/2023
SCALE: 1" = 50'
DESIGN: EG
DRAWN: JS
CHECKED: IMEG

SHEET TITLE:
CONCEPTUAL DESIGN PLAN

SHEET No.
C300



LOT A - CONVERSION PARCEL OPEN SPACE SUMMARY

CONVERSION PARCEL AREA	= 120,720 SF OR 2.77 AC.	
CONVERSION OPEN SPACE PROVIDED AT-GRADE	= 46,000 SF OR 1.06 AC.	
CONVERSION OPEN SPACE PROVIDED ABOVE-GRADE	= 0 SF OR 0 AC.	
TOTAL CONVERSION OPEN SPACE PROVIDED	= 46,000 SF OR 1.06 AC.	

LOT B - TOWNHOUSE PARCEL OPEN SPACE SUMMARY

TOWNHOUSE PARCEL AREA	= 80,043 SF OR 1.84 AC.	
TOWNHOUSE OPEN SPACE PROVIDED AT-GRADE	= 9,000 SF OR 0.21 AC.	
TOWNHOUSE OPEN SPACE PROVIDED ABOVE-GRADE	= 0 SF OR 0 AC.	
TOTAL TOWNHOUSE OPEN SPACE PROVIDED	= 9,000 SF OR 0.21 AC.	

LOT C - MULTI-FAMILY PARCEL OPEN SPACE SUMMARY

MULTI-FAMILY PARCEL AREA	= 83,709 SF OR 1.92 AC.	
MULTI-FAMILY OPEN SPACE PROVIDED AT-GRADE	= 15,250 SF OR 0.35 AC.	
MULTI-FAMILY OPEN SPACE PROVIDED ABOVE-GRADE	= 15,000 SF OR 0.34 AC.	
TOTAL MULT-FAMILY OPEN SPACE PROVIDED	= 30,250 SF OR 0.69 AC.	

SITE OPEN SPACE SUMMARY

SITE PARCEL AREA	= 284,472 SF OR 6.53 AC.	
SITE SPACE REQUIRED (30%)	= 85,342 SF OR 1.959 AC.	
SITE OPEN SPACE PROVIDED AT-GRADE	= 70,250 SF OR 1.61 AC.	24.7%
SITE OPEN SPACE PROVIDED ABOVE-GRADE	= 15,000 SF OR 0.34 AC.	5.3%
TOTAL SITE OPEN SPACE PROVIDED	= 85,250 SF OR 1.96 AC.	30.0%

LEGEND

:PROP. CURB
:PROPERTY LINE
:EX. CURB
:PROP. GROUND LEVEL OPEN SPACE - MULTI-FAMILY
:PROP. ABOVE GROUND LEVEL OPEN SPACE - MULTI-FAMILY
:PROP. GROUND LEVEL OPEN SPACE - TOWNHOUSE
:PROP. GROUND LEVEL OPEN SPACE - CONVERSION
:PROP. PARK DEDICATION AREA

PARK DEDICATION AREA NOTE:
THE AREA SHOWN AS PARK DEDICATION IS INCLUDED IN THE ROW AND JUST SHOWN FOR INFORMATIONAL PURPOSES. THIS AREA IS NOT TAKEN INTO ACCOUNT FOR OPEN SPACE CALCULATIONS WITH THIS PLAN.

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
CONCEPTUAL DESIGN PLAN
THE CITY OF ALEXANDRIA, VIRGINIA

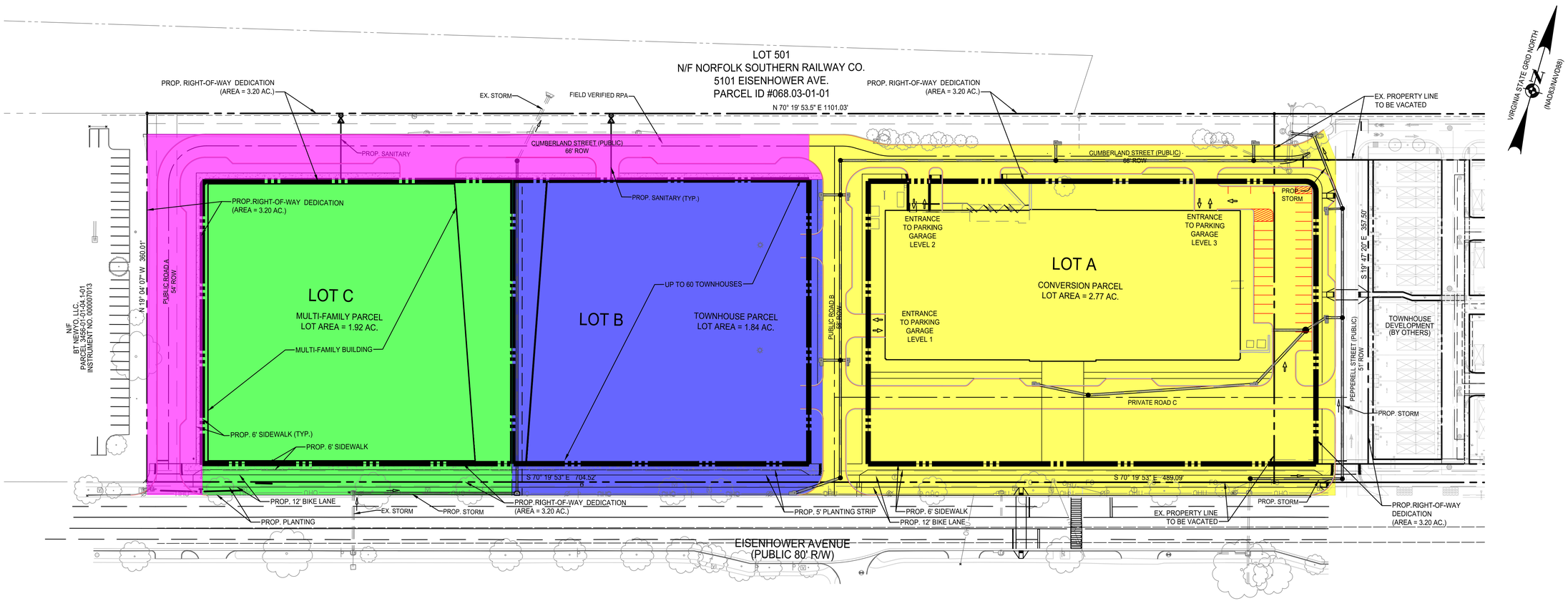
MARK	DATE	DESCRIPTION
	7-14-23	CDD SUBMISSION #1
	9-22-23	CDD SUBMISSION #2
	10-26-23	CDD SUBMISSION #3
	12-21-23	CDD SUBMISSION #4
	1-26-24	VERIFICATION SUBMISSION

PROJECT No.: 19199.005.00
DRAWING No.: 19199.005.00
DATE: 07/03/2023
SCALE: 1" = 50'
DESIGN: EG
DRAWN: JS
CHECKED: IMEG

SHEET TITLE:

OPEN SPACE PLAN

SHEET No.
C400



LEGEND

- :PHASE 1 - OFFICE TO RESIDENTIAL COVERSION
- :PHASE 2 - TOWNHOUSE
- :PHASE 3 - MULTI-FAMILY BUILDING
- :PHASE 4 - INFRASTRUCTURE

NOTES:

1. PHASE 1 AND PHASE 2 ARE INTERCHANGEABLE AND CAN BE CONSTRUCTED IN ANY ORDER.
2. PHASE 4 SHALL BE CONSTRUCTED WITH PHASE 2 OR PHASE 3, WHICHEVER IS CONSTRUCTED FIRST.
3. UNDERGROUNDING OF OVERHEAD UTILITIES WILL BE COMPLETED WITH PHASE 2 OR PHASE 3 (WHICH EVER COMES FIRST). PHASE 1 SHALL INSTALL THE ELECTRIC DUCT BANK ALONG ITS FRONTAGE THAT PHASE 2 OR PHASE 3 WILL CONNECT TO AND THEN PULL THE NEW WIRE THROUGH.
4. THE OPEN SPACE ON LOT A WILL BE DESIGNED AND CONSTRUCTED WITH PHASE 1. THE OPEN SPACE THAT IS CONNECTED ON LOTS B AND C WILL BE CONSTRUCTED AS PART OF THE DEVELOPMENT OF ITS OWN LOT, BUT WILL BE DESIGNED TO FUNCTION AS A SINGLE OPEN SPACE. THE PARK DEDICATION FOR LOT D WILL BE DEDICATED AS PART OF PHASE 1. THE PARK DEDICATION FOR LOT E WILL BE DEDICATED AS PART OF PHASE 4 (CONCURRENT WITH PHASE 2 OR 3, WHICHEVER IS DEVELOPED FIRST).

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
CONCEPTUAL DESIGN PLAN
THE CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
		CDD SUBMISSION #1
	7-14-23	CDD SUBMISSION #2
	9-22-23	CDD SUBMISSION #3
	10-26-23	CDD SUBMISSION #4
	12-21-23	VERIFICATION SUBMISSION
	1-26-24	

PROJECT No.: 19199.005.00
DRAWING No.: 19199.005.00
DATE: 07/03/2023
SCALE: 1" = 50'
DESIGN: EG
DRAWN: JS
CHECKED: IMEG

SHEET TITLE:

PHASING PLAN

SHEET No.
C500

GENERAL NOTES

1. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED ON THE CITY OF ALEXANDRIA, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS TAX ID #068.04-01-20 AND #068.04-01-24 AND ARE ZONED OCM(100).

2. THE PROPERTIES SHOWN HEREON ARE NOW IN THE FOLLOWING NAMES, AMONG THE LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA.
   TAX ID #068.04-01-20, LOT 500, 5001 EISENHOWER SUBDIVISION
   OWNER: 5001 EISENHOWER OFFICE OWNER, LLC
   INSTRUMENT #190006557
   TAX ID #068.04-01-24, PT. LOT 602, 4901 EISENHOWER SUBDIVISION
   OWNER: 5001 EISENHOWER RESIDENTIAL OWNER, LLC
   INSTRUMENT #190016707

3. A) HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS REFERENCED TO DEEDS AND PLATS OF RECORD AND A CURRENT ALTA SURVEY CONDUCTED BY THIS FIRM.

   B) THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS ESTABLISHED FROM A CURRENT GPS SURVEY.

4. A TITLE REPORT WAS FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. DC2301175 WITH AN EFFECTIVE DATE OF JUNE 27, 2023 AND WAS REVIEWED AND ADDRESSED BY THIS FIRM ON AN ALTA SURVEY TITLED, ("2021 ALTA/NSPS LAND TITLE SURVEY LOT 500, 5001 EISENHOWER SUBDIVISION INSTRUMENT #190014853 5001 EISENHOWER OFFICE OWNER, LLC INSTRUMENT #210012639") AND DATED JULY 13, 2022.

5. DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.

6. THE PROPERTY SHOWN HEREON IS LOCATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) NO. 5155190036F WITH AN EFFECTIVE DATE OF JANUARY 11, 2024, DESIGNATED AS:
   - ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

AREA TABULATION

BEFORE SUBDIVISION

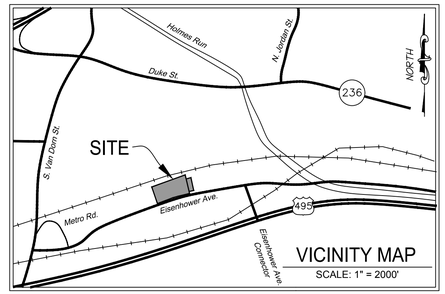
LOT 500	396,379 SQ. FT. OR 9.0996 ACRES
LOT 602	27,271 SQ. FT. OR 0.6261 ACRES
TOTAL	423,650 SQ. FT. OR 9.7257 ACRES

AFTER SUBDIVISION

LOT 700	232,724 SQ. FT. OR 5.3426 ACRES
LOT 701	120,712 SQ. FT. OR 2.7712 ACRES
RIGHT-OF-WAY DEDICATION	70,214 SQ. FT. OR 1.6119 ACRES
TOTAL	423,650 SQ. FT. OR 9.7257 ACRES

LEGEND

IPF IRON PIPE FOUND



VICINITY MAP
SCALE: 1" = 2000'

(VCS) 1983 - NORTH
(SEE NOTE 3)

TAX ID #068.03-01-01
NORFOLK SOUTHERN RAILWAY COMPANY
D.B. 1667 PG. 289
ZONED: OCM(100)

TAX ID #068.02-05-01
NORFOLK SOUTHERN RAILWAY COMPANY
INST #000020296
ZONED: OCM(100)

TAX ID #068.03-01-06
BTN NEWCO LLC
INST #080007013
ZONED: OCM(100)

TAX ID #068.04-01-20
LOT 500
5001 EISENHOWER SUBDIVISION
INST #190014853
ZONED: OCM(100)

TAX ID #068.04-01-24
PT. LOT 602
4901 EISENHOWER SUBDIVISION
INST #230002710
ZONED: OCM(100)

TAX ID #068.04-01-CC30
EISENHOWER PONTIAC LAND CONDOMINIUM
INST #220017103
ZONED: CRMUH

LOT 700
232,724 SQ. FT. OR 5.3426 ACRES

LOT 701
120,712 SQ. FT. OR 2.7712 ACRES

IPF — 646.44' — N70°19'53"E 1,101.03' — 454.59' — IPF

EX. SANITARY SEWER ESMT D.B. 614 PG. 53

EX. SANITARY SEWER ESMT D.B. 614 PG. 53 PORTION WITHIN DEDICATED RIGHT-OF-WAY HEREBY VACATED

EX. PUBLIC EMERGENCY VEHICLE ESMT INST #080021451

CUMBERLAND STREET
45' PUBLIC RIGHT-OF-WAY
INST #230002710

N70°19'53"E 91.82'

N70°19'53"E 427.36'
396.59'

9.00' — 9.00' — N25°19'53"E 12.72'

PUBLIC ACCESS ESMT HEREBY GRANTED 40 SQ. FT.

EX. PUBLIC EMERGENCY VEHICLE ESMT INST #080021451 PORTION WITHIN PROPOSED LOT 701 HEREBY VACATED

54,175 SQ. FT. OR 1.2437 ACRES HEREBY DEDICATED FOR PUBLIC STREET PURPOSES

16,039 SQ. FT. OR 0.3682 ACRES HEREBY DEDICATED FOR PUBLIC STREET PURPOSES

EX. PUBLIC ACCESS ESMT INST #210011859 HEREBY VACATED

APPROX. LOC. OF EX. 15' STORM SEWER ESMT D.B. 722 PG. 470 HEREBY VACATED

PROPERTY LINE HEREBY VACATED

EX. 10' WATERLINE ESMT INST #210011859 HEREBY VACATED

EX. 20' PUBLIC ACCESS ESMT RESERVATION INST #080021450

EX. 20' STORM AND SANITARY SEWER ESMT D.B. 722 PG. 470

N19°40'07"W 360.01' — S19°40'07"E 360.01'

N19°40'07"W 276.10' — 200.10' — 190.10' — S19°40'07"E 266.01' — 276.01' — S19°40'07"E 360.01' — S19°40'07"E 297.01'

EX. PUBLIC EMERGENCY VEHICLE ESMT INST #080021451

22' EMERGENCY VEHICLE ACCESS ESMT HEREBY GRANTED 9,622 SQ. FT.

EX. PUBLIC EMERGENCY VEHICLE ESMT INST #080021451 PORTION WITHIN PROPOSED LOT 701 HEREBY VACATED N70°19'53"E 437.36'

S70°19'53"W 437.36'

58.0' — 22.00' — 22.00' — 54.09' — 53.91' — 51.0'

EX. VEPCO ESMT D.B. 577 PG. 475 PORTION WITHIN DEDICATED RIGHT-OF-WAY TO BE QUITCLAIMED UNDER SEPARATE INSTRUMENT S70°19'07"W 396.59'

PUBLIC ACCESS ESMT HEREBY GRANTED

40.78' — 51.04' — S70°19'53"W 91.82'

IPF — 646.44' — S70°19'53"W 1101.03' — 454.59' — IPF

EX. PUBLIC ACCESS ESMT INST #080021451

EX. VEPCO ESMT D.B. 577 PG. 475

EISENHOWER AVENUE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

PROPERTY LINE HEREBY VACATED

APPROX. LOC. OF EX. 15' DEV ESMT INST #210025106 PORTION WITHIN DEDICATED RIGHT-OF-WAY TO BE QUITCLAIMED UNDER SEPARATE INSTRUMENT

EX. PUBLIC ACCESS & CONSTRUCTION ESMT INST #210011859 HEREBY VACATED

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	89°59'59"	10.00'	15.71'	10.00'	14.14'	S64°40'07"E

40 20 0 40 80
GRAPHIC SCALE
1" = 40'

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER G. HOBBS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF THE LAND OF 5001 EISENHOWER OFFICE OWNER, LLC, RECORDED IN INSTRUMENT #210012639 AND 5001 EISENHOWER RESIDENTIAL OWNER, LLC, RECORDED IN INSTRUMENT #190016707, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED, EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF PROJECT.

COMMONWEALTH OF VIRGINIA
CHRISTOPHER G. HOBBS
Lic. No. 2515
LAND SURVEYOR
ADVANCE COPY

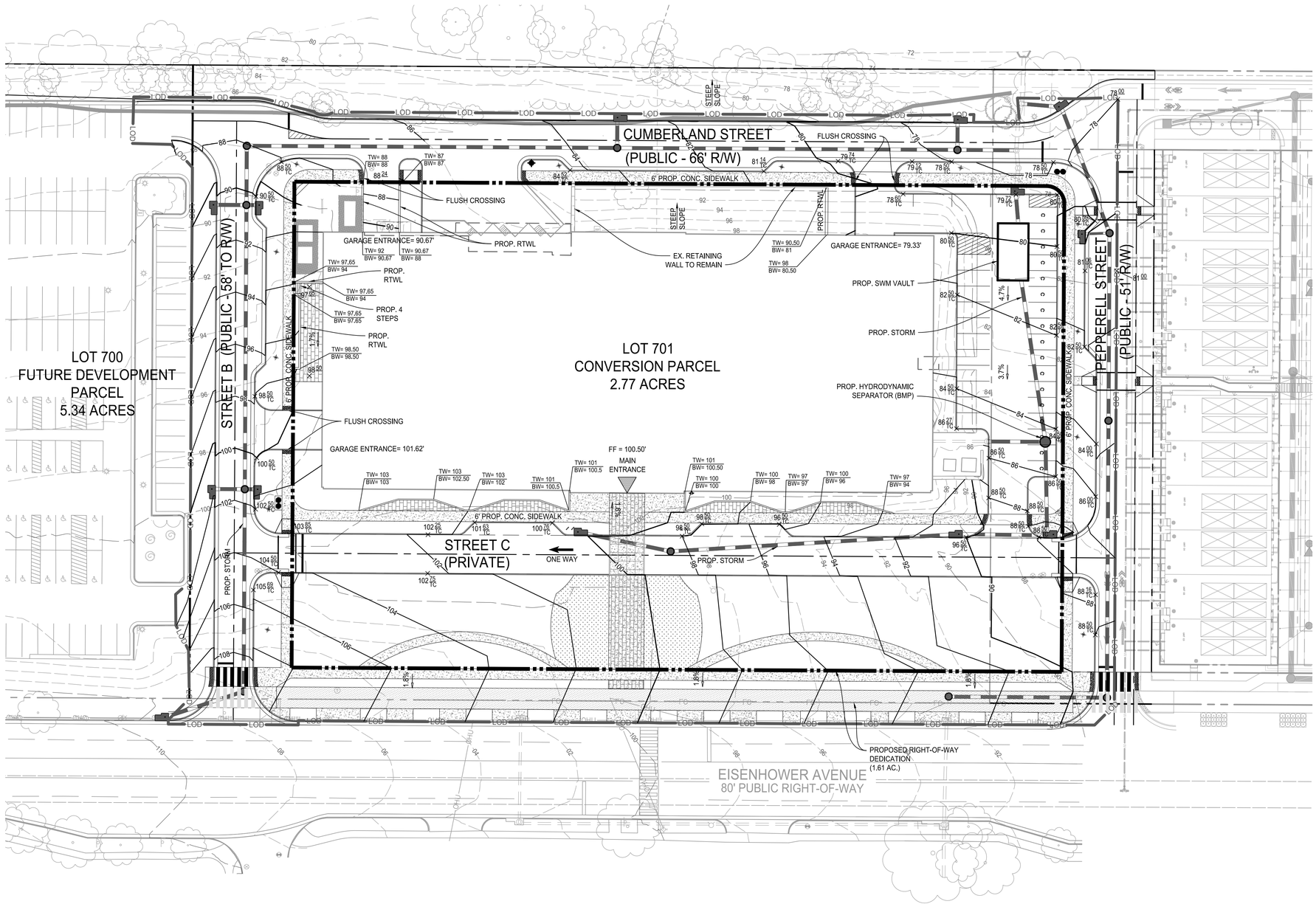
REV#	DATE	REVISION
1	12/18/2023	CITY OF ALEXANDRIA COMMENTS
2	01/25/2024	CITY OF ALEXANDRIA COMMENTS

IMEG
PH: 703.393.9887
www.imegcorp.com
9301 INNOVATION DRIVE
SUITE 150
MANASSAS, VA 20110
christopher consultants, ltd. now IMEG Corp.

PLAT SHOWING
LOTS 700 - 701, 2ND ADDITION TO 5001 EISENHOWER SUBDIVISION
BEING A SUBDIVISION OF
LOT 500, 5001 EISENHOWER SUBDIVISION
INSTRUMENT #190014853
AND
LOT 602, 4901 EISENHOWER SUBDIVISION
INSTRUMENT #230002710
CITY OF ALEXANDRIA, VIRGINIA

SITE PLAN #DSUP-10019
PROJECT: 19199.005.00
DRAWING NO.: 113073
SCALE: 1" = 40'
DATE: 10/25/2023
DRAWN: EAS
CHECKED: MB/CGH
SHEET No.
1 of 1

P:\Projects\19199\005\SURVEYS\Plats\Record\113073 - Preliminary Subdivision Plat\113073 - Subdivision Plat.dwg, 1/26/2024 10:48:39 AM, AutoCAD PDF (High Quality Print).pc3



NOTE: ALL GARAGE ENTRANCES SHALL BE FLUSH FOR PEDESTRIAN CROSSINGS.

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

LEGEND

- EX. CONTOUR MAJOR
- EX. CONTOUR MINOR
- PROP. CONTOUR MAJOR
- PROP. CONTOUR MINOR
- 99 79 — PROP. SPOT ELEVATION

NOTE: REFER TO SHEET C200 FOR LEGEND OF EXISTING CONDITIONS AND C300 FOR LEGEND OF PROPOSED CONDITIONS.

APPROVED
SPECIAL USE PERMIT NO. 2023-10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
.
CITY OF ALEXANDRIA, VIRIGNIA

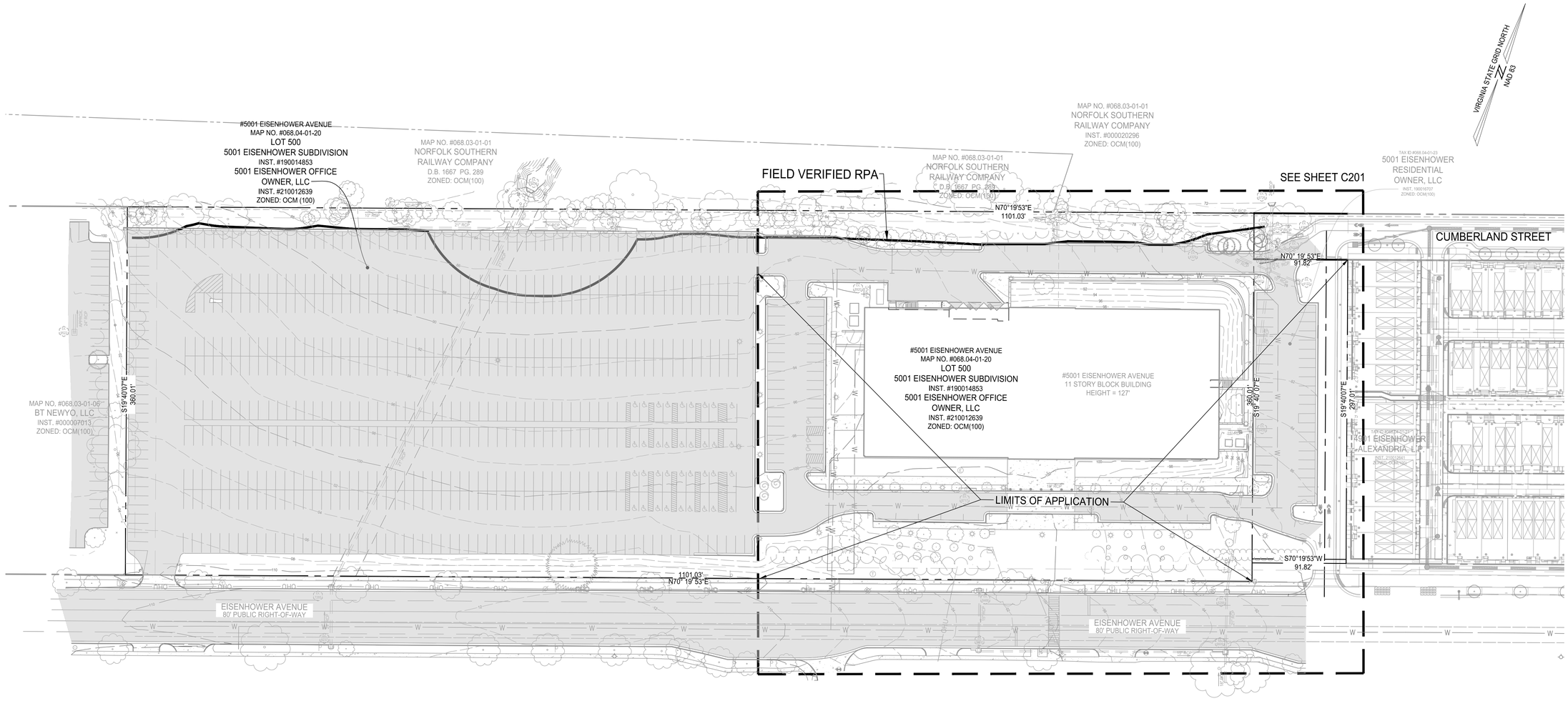
MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:
PRELIMINARY GRADING PLAN

SHEET No.
C302

P:\Projects\19199\005\113043 Conversion DSP\C302 PRELIMINARY GRADING PLAN.dwg, 1/25/2024 5:25:39 PM, Nigel F. Lacquement, 12-8055, christopher consultants, ltd



50 25 0 50 100

GRAPHIC SCALE
1" = 50'

LEGEND

Utilities - Storm
- STORM MANHOLE
- STORM DRAIN INLET
- STORM CULVERT

Utilities - Sanitary
- SANITARY MANHOLE

Utilities - Water
- WATER VALVE
- SIAMESE CONNECTION
- IRRIGATION VALVE
- FIRE HYDRANT

Utilities - Gas
- GAS VALVE

Utilities - Electric
- LIGHT POLE
- UTILITY POLE
- TRAFFIC LIGHT POLE
- ELECTRIC VAULT
- GROUND LIGHT
- GUY WIRE
- ELECTRIC MANHOLE

Utilities - Communication
- CABLE TV PEDESTAL
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- VAULT

Misc. Structures
- 150.0 SPOT ELEVATION
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- SIGN
- BOLLARD
- BUILDING HEIGHT LOCATION
- HANDICAP PARKING
- UNIDENTIFIED MANHOLE
- FLAG POLE
- UNIDENTIFIED VAULT

Abbreviations

EX.	EXISTING
CRW	CONCRETE RETAINING WALL
C&G	CURB AND GUTTER
EPAD	ELECTRIC PAD
OHG	OVERHANG
CSW	CONCRETE SIDEWALK
EP	EDGE OF PAVEMENT
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE

Surfaces
- ASPHALT AREA
- CONCRETE AREA

Linetypes
- INDEX CONTOUR (10')
- INT. CONTOUR (2')
- SANITARY PIPE
- STORM PIPE
- TREE LINE
- GAS LINE PAINT MARKING
- ELECTRIC LINE PAINT MARKING
- FIBER OPTIC LINE PAINT MARKING
- WATER LINE PAINT MARKING
- COMMUNICATIONS LINE PAINT MARKING
- PROPERTY LINE
- ADJOINER LINE
- TOP/BOTTOM OF BANK

NOTE: SEE SHEET C201 FOR EASEMENT LABELS WITHIN THE LIMITS OF THE APPLICATION.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd. Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP

CITY OF ALEXANDRIA, VIRIGNIA

MARK	DATE	DESCRIPTION

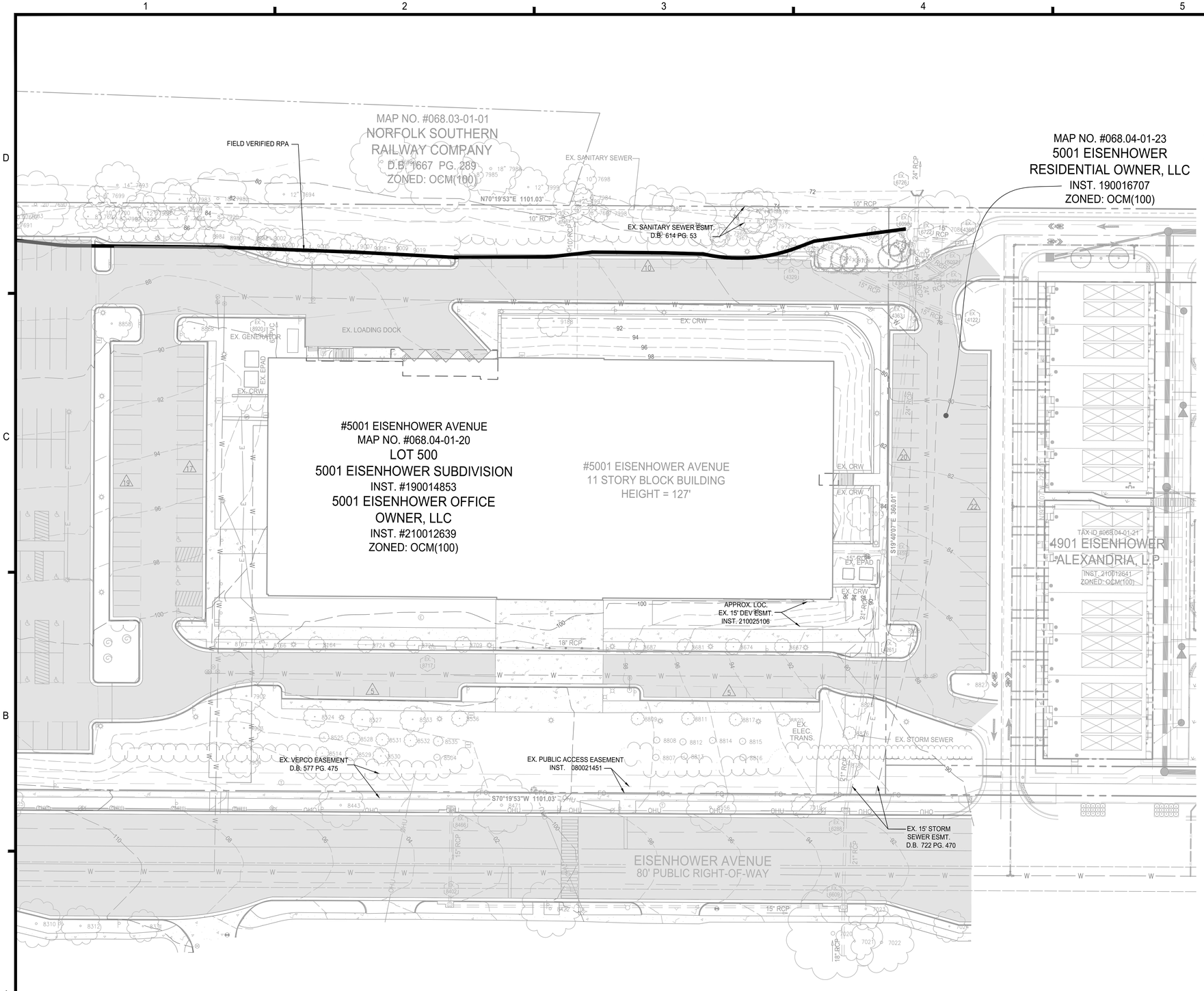
PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:

OVERALL EXISTING CONDITIONS

SHEET No.
C200

P:\Projects\19199\005\113043 Conversion DSP\C200 OVERALL EXISTING CONDITIONS.dwg, 1/25/2024 5:21:40 PM, Miguel F. Lizquerrenz, 12.8055, christopher consultants, ltd



TREE LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- #1234 — ALUMINUM TREE TAG NUMBER
- DT — DECIDUOUS TREE
- CT — CONIFEROUS TREE

DT 24 20 250/MAPLE
- TREE TYPE
- TREE DESCRIPTION
- TREE TAG NUMBER
- TREE COVER (RADIUS IN FEET)
- TRUNK SIZE (DIAMETER IN INCHES)

SCHEDULE OF TREES

Point #	Tree Description	Point #	Tree Description
7013	DT 11 12 7013	9005	DT 8 8 7021 /CEDAR
7019	DT 7 8 7019	9006	DT 8 8 7020 /CEDAR
7086	DT 23 18 7086	9007	DT 8 8 7017 /CEDAR
7087	CT 7 7 7087	9008	DT 6 6 7019 /CEDAR
7088	CT 8 8 7088	9009	DT 6 6 7018 /CEDAR
7089	CT 8 9 7089	9019	DT 6 6 7016 /CEDAR
7090	CT 9 10 7090	9188	DT 10 11 7066/LOCUST
7091	CT 9 10 7091	9268	DT 6 7 7010 /CEDAR
7092	CT 10 10 7092	9269	DT 8 8 7011/CEDAR
7125	DT 10 10 7056	9270	DT 6 6 7012/CEDAR
7128	DT 14 16 7055	9271	DT 10 7 7013/CEDAR
7133	DT 8 12 7054	9539	DT 10 18 7686
7251	DT 14 20 7053	9540	DT 10 18 7687
7290	DT 18 20 7052	9541	DT 10 10 7680
7384	DT 8 15 7058 NE /MULTI	9542	DT 12 12 767I
7392	DT 24 24 7057	9543	DT 12 12 7681
7531	DT 14 16/7051	9544	DT 10 10 7679
7555	CT 26 20/7050	9545	DT 10 10 7659
7799	DT 14 16 7049 /LOCUST	9546	DT 16 16 7668
7825	DT 12 14 7048 /LOCUST	9548	DT 24 24 7662
7902	DT 10 12 7032 /WILLOWOAK	9549	DT 10 10 7669
7903	DT 10 12 7033 /WILLOWOAK	9550	DT 8 8 7656
7904	DT 10 12 7034 /WILLOWOAK	9551	DT 10 10 7650
8166	DT 8 9 7039 /MAPLE	9552	DT 8 8 7671
8167	DT 8 8 7038 /MAPLE	9553	DT 8 8 7667
8443	DT 14 13 7047 /LOCUST	9554	DT 14 14 7653
8471	DT 18 21 7046 /LOCUST	9555	DT 12 12 7649
8524	DT 7 10 7035 /MAPLE	9559	DT 12 12 7645
8527	DT 7 8 7036 /MAPLE	9560	DT 16 16 7647
8533	DT 8 8 7037 /MAPLE	9561	DT 12 12 7652
8556	DT 15 15 7045 /LOCUST	9562	DT 8 8 7663
8781	DT 10 10 7041 /WILLOWOAK	9563	DT 10 10 7658
8825	DT 8 10 7040 /WILLOWOAK	9564	DT 12 12 7646
8827	DT 12 12 7043 /WILLOWOAK	9565	DT 20 20 7651
8828	DT 7 8 7042 /WILLOWOAK	9566	DT 20 20 7661
8858	DT 12 12 7031 /WILLOWOAK	9567	DT 6 6 7655
8888	DT 8 10 7030 /WILLOWOAK	9568	DT 6 6 7648
8980	DT 12 12 7028 /CREPEMYRTLE	9569	DT 6 6 7654
8981	DT 6 6 7029 /CEDAR	9570	DT 6 6 7673
8982	DT 6 6 7027 /CEDAR NE	9572	DT 10 10 7672
9000	DT 10 10 7023 /CREPEMYRTLE	9573	DT 12 12 7674 /3x
9001	DT 6 6 7024 /CEDAR	9574	DT 10 10 7666
9002	DT 6 6 7025 /CEDAR	9800	DT 6 6 7644
9003	DT 6 6 7026 /CEDAR	9801	DT 8 8 7664
9004	DT 8 8 7022 /CEDAR	9802	DT 12 12 7676

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

APPROVED
SPECIAL USE PERMIT NO. 2023–10019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

christopher consultants now IMEG
4035 Ridge Top Rd. Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
1/26/2024
PROFESSIONAL ENGINEER

EISENHOWER CONVERSION
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRIGNIA

MARK	DATE	DESCRIPTION

PROJECT No.: 19199.005.00
DRAWING No.: 113043
DATE: 10/09/2023
SCALE: 1" = 30'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:
EXISTING TREES EXHIBIT

SHEET No.
C203

P:\Projects\19199\005\113043 Conversion DSP\C203 EXISTING TREES EXHIBIT.dwg, 1/25/2024 5:23:01 PM, Nicol F. Lacquement, 1:2.8655, christopher consultants, ltd

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE CITY OF ALEXANDRIA, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS MAP NO. #068.04-01-20 AND IS ZONED OCM (100).
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF 5001 EISENHOWER OFFICE OWNER, LLC, RECORDED IN INSTRUMENT #210012639, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. A.) HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.

   B.) THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS ESTABLISHED FROM A CURRENT GPS SURVEY.
4. NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON.
   THIS DOCUMENT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.
5. THE PHYSICAL IMPROVEMENTS AND TOPOGRAPHY SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY THIS FIRM BETWEEN THE DATES OF JUNE 21st, 2022 AND JULY 15th, 2022.
6. NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREON.
7. NO CERTIFICATION HAS BEEN MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.
8. DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
9. THE TREES SHOWN HEREON WERE TAGGED AND LOCATED BY THIS FIRM BETWEEN THE DATES OF JUNE 21st, 2022 AND JULY 13th, 2022.
10. A.) STORM AND SANITARY INVERTS, PIPE SIZES AND MATERIALS HAVE BEEN DETERMINED THROUGH THE USE OF A SEWER VIDEO CAMERA OPERATED BY THIS FIRM ON JULY 13th, 2022.

FLOOD ZONE NOTE

THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), NO. 5155190036E AND 5155190017E, WITH A REVISION DATE OF JUNE 16, 2011.

BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:

- FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

STORM STRUCTURE DATA

EX. (8237) RIM EL. = 111.08
INV OUT (24" RCP TO 7285) = 106.27

EX. (7285) RIM EL. = 110.94
INV IN (24" RCP FROM 8237) = 104.50
INV OUT (21" RCP TO CURB INLET) = 104.50

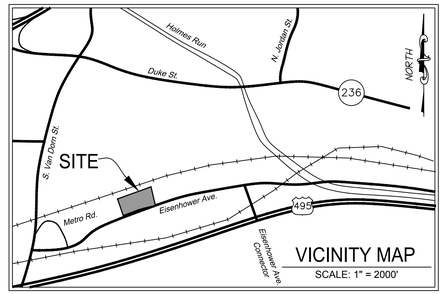
EX. (9357) RIM EL. = 84.57
INV OUT (21" RCP TO CURB INLET) = 80.55

EX. (9390) RIM EL. = 84.50
INV OUT (21" RCP TO CURB INLET) = 79.85

EX. (9437) INV (36" RCP FROM CURB INLET) = 73.99

EX. (9522) RIM EL. = 103.11
INV OUT (APPROX. 24" RCP TO NORTH) = 94.66

(VCS) 1983 - NORTH (SEE NOTE 3A)



SCHEDULE OF TREES

Tree Tag #	Tree Description
7125	DT 10 10 7056
7128	DT 14 16 7055
7133	DT 8 12 7054
7251	DT 14 20 7053
7290	DT 18 20 7052
7384	DT 8 15 7058 NE /MULTI
7392	DT 24 24 7057
7531	DT 14 16/7051
7555	CT 26 20 7050
9484	CT 10 14 7059

TREE LEGEND

DECIDUOUS TREE

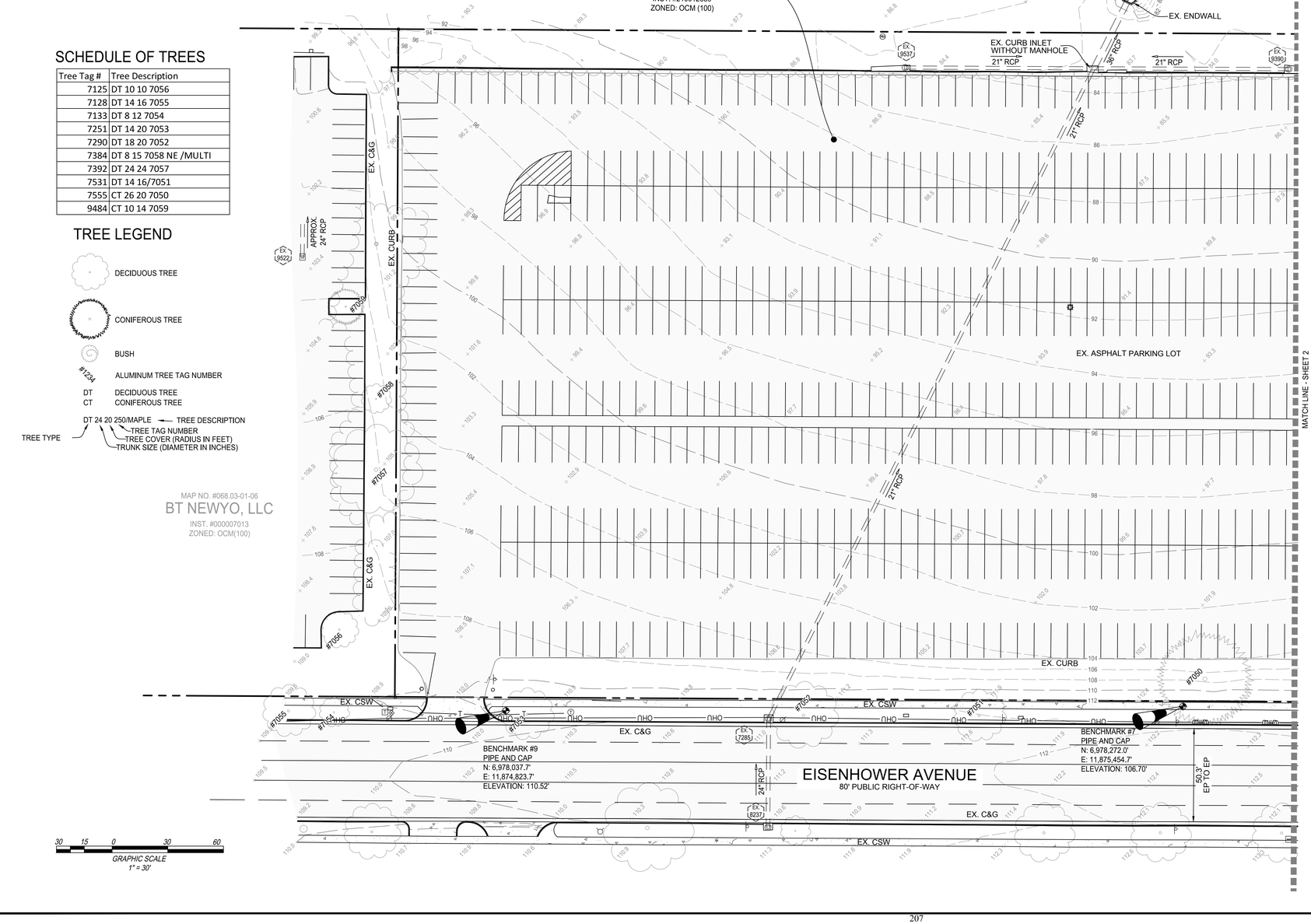
CONIFEROUS TREE

BUSH

#1234 ALUMINUM TREE TAG NUMBER

DT DECIDUOUS TREE
CT CONIFEROUS TREE

DT 24 20 250/MAPLE
- TREE TYPE
- TREE DESCRIPTION
- TREE TAG NUMBER
- TREE COVER (RADIUS IN FEET)
- TRUNK SIZE (DIAMETER IN INCHES)



LEGEND

Utilities - Storm
- STORM MANHOLE
- STORM DRAIN INLET
- STORM CULVERT

Utilities - Sanitary
- SANITARY MANHOLE

Utilities - Water
- WATER VALVE
- SIAMESE CONNECTION
- IRRIGATION VALVE
- FIRE HYDRANT

Utilities - Gas
- GAS VALVE

Utilities - Electric
- LIGHT POLE
- UTILITY POLE
- TRAFFIC LIGHT POLE
- ELECTRIC VAULT
- GROUND LIGHT
- GUY WIRE
- ELECTRIC MANHOLE

Utilities - Communication
- CABLE TV PEDESTAL
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- VAULT

Misc. Structures
- SPOT ELEVATION
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- SIGN
- BOLLARD
- BUILDING HEIGHT LOCATION
- HANDICAP PARKING
- UNIDENTIFIED MANHOLE
- FLAG POLE
- UNIDENTIFIED VAULT

Abbreviations

EX.	EXISTING
CRW	CONCRETE RETAINING WALL
C&G	CURB AND GUTTER
EPAD	ELECTRIC PAD
OHG	OVERHANG
CSW	CONCRETE SIDEWALK
EP	EDGE OF PAVEMENT
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE

Surfaces
- ASPHALT AREA
- CONCRETE AREA

Linetypes
- INDEX CONTOUR (10')
- INT. CONTOUR (2')
- SANITARY PIPE
- STORM PIPE
- TREE LINE
- GAS LINE PAINT MARKING
- ELECTRIC LINE PAINT MARKING
- FIBER OPTIC LINE PAINT MARKING
- WATER LINE PAINT MARKING
- COMMUNICATIONS LINE PAINT MARKING
- PROPERTY LINE
- ADJOINER LINE
- TOP/BOTTOM OF BANK

SURVEYOR'S CERTIFICATION

THIS TOPOGRAPHIC SURVEY ON THE LAND OF 5001 EISENHOWER OFFICE OWNER, LLC WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF CHRISTOPHER G. HOBBS, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION BETWEEN THE DATES OF JUNE 21, 2022 AND JULY 17th, 2022 AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS OF THE COMMONWEALTH OF VIRGINIA UNLESS OTHERWISE NOTED.

GIVEN UNDER THIS 17th DAY OF JULY, 2022

COMMONWEALTH OF VIRGINIA
CHRISTOPHER G. HOBBS
Lic. No. 2515
7/15/22
LAND SURVEYOR

CHRISTOPHER G. HOBBS, LS
COMMONWEALTH OF VIRGINIA
LICENSED LAND SURVEYOR NO.:2515

REV#	DATE	REVISION

christopher consultants
9301 innovation dr p 703.393.9887
suite 150
manassas, va 20110
engineering • surveying • land planning

EXISTING CONDITIONS SURVEY

LOT 500, 5001 EISENHOWER SUBDIVISION

INSTRUMENT #190014853

5001 EISENHOWER OFFICE OWNER, LLC

INSTRUMENT #210012639

CITY OF ALEXANDRIA, VIRGINIA

PROJECT: 19199.005.00
DRAWING NO.: 111938
SCALE: 1" = 30'
DATE: 07/13/2022
DRAWN: EAS/MCS
CHECKED: MB/CGH
SHEET No.
1 of 2

P:\Projects\19199\005\SURVEY\Plats\Topo\111938 Topographic Survey.dwg, 7/15/2022 5:17:25 PM, mattsmith, 1:1, christopher consultants, ltd

LEGEND

Utilities - Storm
- STORM MANHOLE
- STORM DRAIN INLET
- STORM CULVERT

Utilities - Sanitary
- SANITARY MANHOLE

Utilities - Water
- WATER VALVE
- SIAMESE CONNECTION
- IRRIGATION VALVE
- FIRE HYDRANT

Utilities - Gas
- GAS VALVE

Utilities - Electric
- LIGHT POLE
- UTILITY POLE
- TRAFFIC LIGHT POLE
- ELECTRIC VAULT
- GROUND LIGHT
- GUY WIRE
- ELECTRIC MANHOLE

Utilities - Communication
- CABLE TV PEDESTAL
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- VAULT

Misc. Structures
- 150.0 SPOT ELEVATION
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- SIGN
- BOLLARD
- BUILDING HEIGHT LOCATION
- HANDICAP PARKING
- UNIDENTIFIED MANHOLE
- FLAG POLE
- UNIDENTIFIED VAULT

Abbreviations

EX.	EXISTING
CRW	CONCRETE RETAINING WALL
C&G	CURB AND GUTTER
EPAD	ELECTRIC PAD
OHG	OVERHANG
CSW	CONCRETE SIDEWALK
EP	EDGE OF PAVEMENT
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE

Surfaces
- ASPHALT AREA
- CONCRETE AREA

Linetypes
- INDEX CONTOUR (10')
- INT. CONTOUR (2')
- SANITARY PIPE
- STORM PIPE
- TREE LINE
- G — G GAS LINE PAINT MARKING
- E — E ELECTRIC LINE PAINT MARKING
- FO — FO FIBER OPTIC LINE PAINT MARKING
- W — W WATER LINE PAINT MARKING
- T — T COMMUNICATIONS LINE PAINT MARKING
- PROPERTY LINE
- ADJOINER LINE
- TOP/BOTTOM OF BANK

(VCS) 1983 - NORTH (SEE NOTE 3A)

SANITARY STRUCTURE DATA

EX. 6740: RIM EL. = 79.55
INV IN (10" DIP FROM EAST) = 69.05
INV IN (10" RCP FROM SOUTH) = 69.15
INV OUT (10" DIP TO WEST) = 68.95

STORM STRUCTURE DATA

EX. 6609: RIM EL. = 93.47
INV IN (15" RCP FROM WEST) = 83.42
INV IN (18" RCP FROM SOUTH) = 83.27
INV OUT (18" RCP TO 6288) = 83.07

EX. 6288: RIM EL. = 92.81
INV IN (18" RCP FROM 6609) = 80.71
INV OUT (21" RCP TO 4261) = 80.51

EX. 4261: RIM EL. = 89.71
BOTTOM OF STRUCTURE ELEVATION = 78.01
POOLED WATER AND LARGE AMOUNTS OF DEBRIS OBSERVED IN STRUCTURE AT TIME OF SURVEY. NO SEWER CAMERA DATA AVAILABLE FOR THIS STRUCTURE.

EX. 4459: RIM EL. = 85.87
INV IN (15" RCP FROM BUILDING) = 77.67
INV IN (21" RCP FROM 4261) = 76.62
INV OUT (24" RCP TO 4363) = 76.52

EX. 4122: RIM EL. = 78.35
INV OUT (15" RCP TO 4363) = 72.50

EX. 4361: RIM EL. = 77.18
INV OUT (15" PVC TO 4362) = 72.08
INV OUT (15" PVC TO 6096)
APPARENT UNDERGROUND STRUCTURE OBSERVED IN FIELD AT TIME OF SURVEY, TWO PIPES OBSERVED LEAVING STRUCTURE, ONE INACCESSIBLE. APPROXIMATELY 5.4' OF WATER OBSERVED IN THE STRUCTURE AT TIME OF SURVEY.

EX. 4362: RIM EL. = 77.25
INV IN (15" PVC FROM 4361) = 72.00
INV IN (24" RCP FROM 4363) = 72.05
INV OUT (24" RCP TO 6096) = 71.85

EX. 4329: RIM EL. = 78.61
INV OUT (15" RCP TO 4363) = 72.49

EX. 4363: RIM EL. = 77.55
INV IN (15" RCP FROM 4122) = 72.35
INV IN (15" RCP FROM 4329) = 72.20
INV IN (24" RCP FROM 4459) = 72.25
INV OUT (24" RCP TO 4362) = 72.00

EX. 6096: RIM EL. = 77.15
INV IN (15" PVC FROM 4361) = 71.70
INV IN (24" RCP FROM 4362) = 71.70
INV OUT (24" RCP TO 6722) = 71.65

EX. 4360: RIM EL. = 76.96
INV OUT (15" RCP TO 6722) = 72.71

EX. 6722: RIM EL. = 76.41
INV IN (15" RCP FROM 4360) = 71.51
INV IN (24" RCP FROM 6096) = 71.41
INV OUT (24" RCP TO 6726) = 71.31

EX. 6726: INV OUT (24" RCP FROM 6722) = 70.75

EX. 4261: RIM EL. = 89.71
INV IN (18" RCP FROM 8717) = 83.77

EX. 8717: RIM EL. = 99.17
INV OUT (18" RCP TO 4261) = 93.40

EX. 8466: RIM EL. = 102.74
INV OUT (15" RCP TO 8402) = 99.48

EX. 8402: RIM EL. = 102.91
INACCESSIBLE - SEALED SHUT

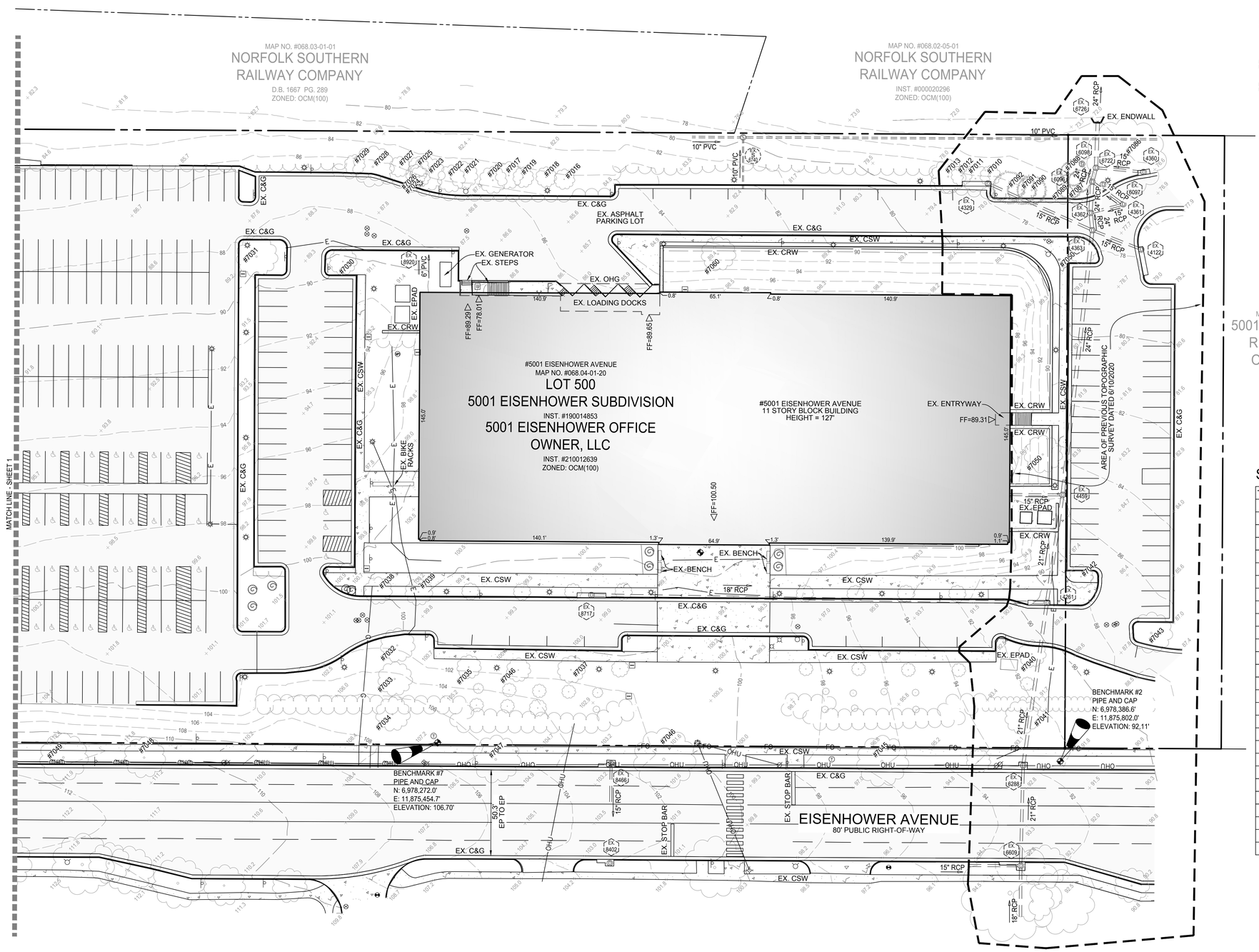
EX. 8920: INV (6" PVC FROM BUILDING) = 89.51

TREE LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- #7034 ALUMINUM TREE TAG NUMBER
- DT DECIDUOUS TREE
- CT CONIFEROUS TREE
- TREE TYPE — DT 24 20 250/MAPLE — TREE DESCRIPTION; TREE TAG NUMBER; TREE COVER (RADIUS IN FEET); TRUNK SIZE (DIAMETER IN INCHES)

SCHEDULE OF TREES

Tree Tag #	Tree Description	Tree Tag #	Tree Description
7013	DT 11 12 7013	8527	DT 7 8 7036 /MAPLE
7019	DT 7 8 7019	8533	DT 8 8 7037 /MAPLE
7086	DT 23 18 7086	8556	DT 15 15 7045 /LOCUST
7087	CT 7 7 7087	8781	DT 10 10 7041 /WILLOWOAK
7088	CT 8 8 7088	8825	DT 8 10 7040 /WILLOWOAK
7089	CT 8 9 7089	8827	DT 12 12 7043 /WILLOWOAK
7090	CT 9 10 7090	8828	DT 7 8 7042 /WILLOWOAK
7091	CT 9 10 7091	8858	DT 12 12 7031 /WILLOWOAK
7092	CT 10 10 7092	8888	DT 8 10 7030 /WILLOWOAK
7125	DT 10 10 7056	8980	DT 12 12 7028 /CREPEMYRTLE
7128	DT 14 16 7055	8981	DT 6 6 7029 /CEDAR
7133	DT 8 12 7054	8982	DT 6 6 7027 /CEDAR NE
7251	DT 14 20 7053	9000	DT 10 10 7023 /CREPEMYRTLE
7290	DT 18 20 7052	9001	DT 6 6 7024 /CEDAR
7384	DT 8 15 7058 NE /MULTI	9002	DT 6 6 7025 /CEDAR
7392	DT 24 24 7057	9003	DT 6 6 7026 /CEDAR
7531	DT 14 16/7051	9004	DT 8 8 7022 /CEDAR
7555	CT 26 20/7050	9005	DT 8 8 7021 /CEDAR
7799	DT 14 16 7049 /LOCUST	9006	DT 8 8 7020 /CEDAR
7825	DT 12 14 7048 /LOCUST	9007	DT 8 8 7017 /CEDAR
7902	DT 10 12 7032 /WILLOWOAK	9008	DT 6 6 7019 /CEDAR
7903	DT 10 12 7033 /WILLOWOAK	9009	DT 6 6 7018 /CEDAR
7904	DT 10 12 7034 /WILLOWOAK	9019	DT 6 6 7016 /CEDAR
8166	DT 8 9 7039 /MAPLE	9188	DT 10 11 7066/LOCUST
8167	DT 8 8 7038 /MAPLE	9268	DT 6 7 7010 /CEDAR
8443	DT 14 13 7047 /LOCUST	9269	DT 8 8 7011/CEDAR
8471	DT 18 21 7046 /LOCUST	9270	DT 6 6 7012/CEDAR
8524	DT 7 10 7035 /MAPLE	9271	DT 10 7 7013/CEDAR



GRAPHIC SCALE
30 15 0 30 60
1" = 30'

COMMONWEALTH OF VIRGINIA
CHRISTOPHER G. HOBBS
Lic. No. 2515
7/15/22
LAND SURVEYOR

christopher consultants
9301 innovation dr p 703.393.9887
suite 150
manassas, va 20110
engineering • surveying • land planning

EXISTING CONDITIONS SURVEY
LOT 500, 5001 EISENHOWER SUBDIVISION
INSTRUMENT #190014853
5001 EISENHOWER OFFICE OWNER, LLC
INSTRUMENT #210012639
CITY OF ALEXANDRIA, VIRGINIA

PROJECT:	19199.005.00
DRAWING NO.:	111938
SCALE:	1" = 30'
DATE:	07/13/2022
DRAWN:	EAS/MCS
CHECKED:	MB/CGH
SHEET No.	2 of 2

P:\Projects\19199\005\SURVEYS\Plats\Topo\111938 Topographic Survey.dwg, 7/15/2022 5:17:56 PM, mattsmith, 1:1, christopher consultants, ltd