

***Development Special Use Permit #2025-10032
300 North Lee Street and 333 North Fairfax Street***

Application	General Data	
Project Name: 300 North Lee & 333 North Fairfax	PC Hearing:	April 7, 2026
	CC Hearing:	April 18, 2026
	If approved, DSUP Expiration:	April 18, 2029
	Plan Acreage:	62,017 SF (1.42 acres)
Location: 300 North Lee Street & 333 North Fairfax Street	Zone:	CD / Commercial Downtown
	Proposed Use:	Residential Townhouse
	Dwelling Units:	32
	Gross Floor Area:	120,933 SF
Applicant: 333 N Fairfax Associates LLC, represented by Kenneth W. Wire, attorney	Small Area Plan:	Old Town
	Historic District:	Old & Historic Alexandria
	Green Building:	2019 Green Building Policy

Purpose of Application
Public hearing and consideration of a Development Special Use permit to construct 32 townhouses.
Special Use Permits and Modifications Requested:
<ol style="list-style-type: none"> 1. Development Special Use Permit to construct 32 townhouse units 2. Special Use Permit for a cluster development <ol style="list-style-type: none"> a. Modification for minimum lot sizes b. Modification for reduced side yard setbacks for interior end lots c. Modification for reduced rear yard setbacks 3. Special Use Permit for bonus density for the provision of affordable housing 4. Special Use Permit for land without frontage 5. Modification to reduce open space requirement

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Robert Kerns, AICP, Division Chief, robert.kerns@alexandriava.gov Catherine Miliaras, AICP Principal Planner, catherine.miliaras@alexandriava.gov Michael Swidrak, AICP, Urban Planner, michael.swidrak@alexandriava.gov

PLANNING COMMISSION ACTION, APRIL 7, 2026:

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Development Special Use Permit #2025-10032. The motion carried on a vote of 7-0.

Reason:

The Planning Commission agreed with the staff analysis.

Discussion:

Commissioner Harris asked staff if the City or a homeowners association would be responsible for maintaining the open space on the site. Staff confirmed that the publicly accessible open space will be maintained by the future residents. Commissioner Manor asked what the maintenance standards will be for the on-site open space. Staff responded that there are minimum accessibility standards that should be maintained for public access easement areas and that the homeowners association would maintain the open spaces to a minimum standard based (per Condition 109).

Commissioner Manor asked about how student generation rates for the project and other projects are calculated. Staff responded that Planning & Zoning works with ACPS to review regularly and update generation numbers based on survey data.

Commissioner Ramirez noted her support for the project, especially the porosity in site design. The Commissioner also noted it was important to track the amount of loss of commercial space in the area. Staff responded that the City has been looking for balance in its planning efforts related to office-to-residential conversions, the question which has been addressed in recent planning documents.

Commissioner Harris noted her support for the project, including its community support and expanding housing in place of obsolete commercial development.

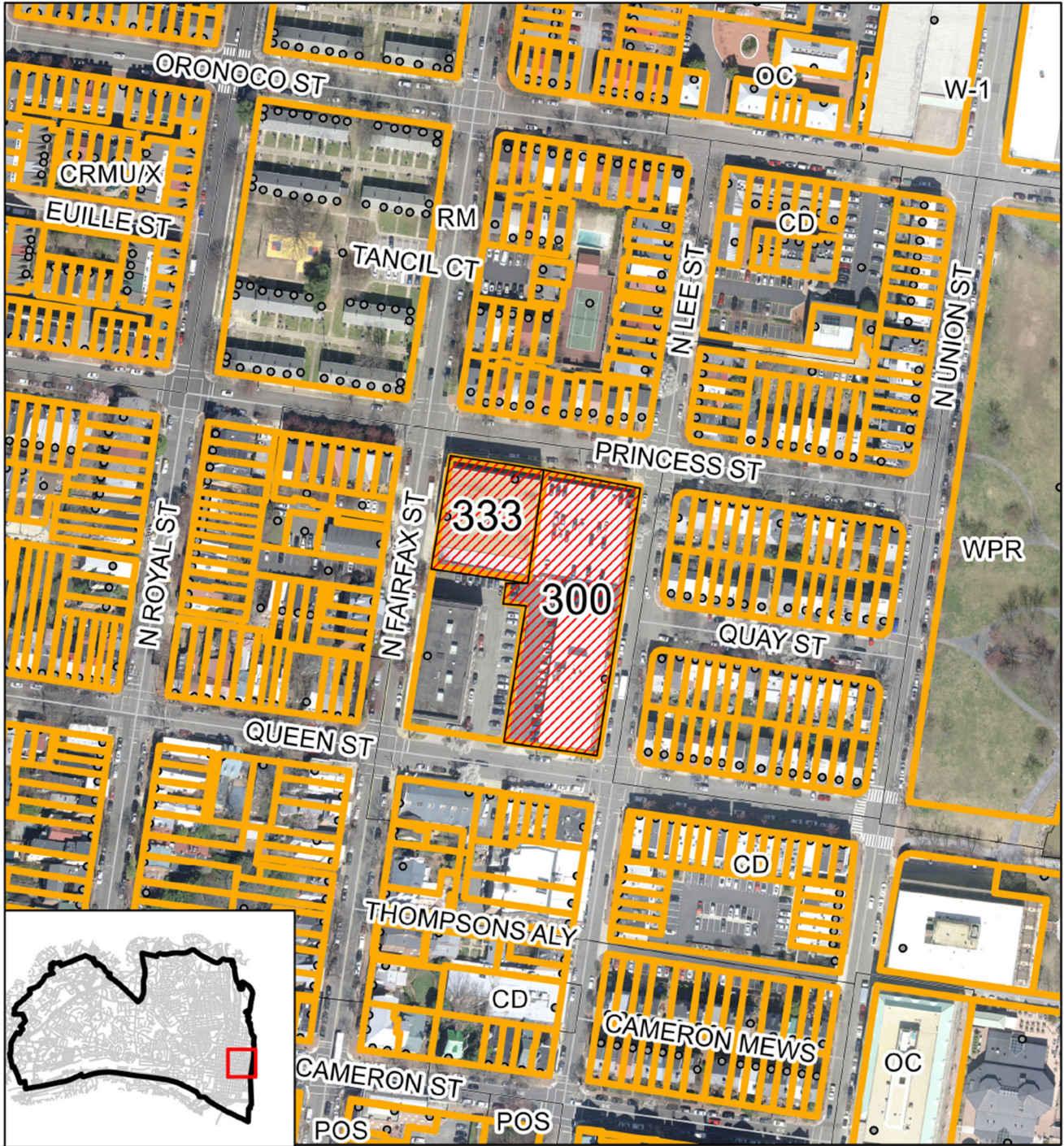
Chair McMahon noted her support, based on the project compatibility with the neighborhood and the inclusion of committed affordable for-sale units.

Commissioner Lennihan noted her support for the project, but also concern that the publicly accessible walkways will not feel adequately public based on the width of the pathways. Staff and Commissioner Lennihan agreed that open space signage at the walkway entrances will encourage public use.

Speakers:

Scott Corzine, resident of 300 Queen Street, noted his support for the project. Mr. Corzine specifically noted the scale and use as compatible to the area and the changes made by the applicant based on community comments.

Ken Wire, attorney representing the project, spoke in support of the project.



DSUP2025-10032
333 North Fairfax Street &
300 North Lee Street



0 85 170 340 Feet

I. SUMMARY

A. Recommendation

Staff recommends **approval** of the applicant proposal to construct 32 townhouses subject to compliance with staff recommendations. This project conforms to the City’s adopted plans, codes, and policies. This proposal provides several benefits to the City, including:

- The provision of two committed affordable for-sale townhouses;
- High-quality architecture with Board of Architectural Review (BAR) support;
- Over a quarter of an acre (approximately 12,500 SF) of ground-level open space, nearly 4,000 SF of which will be publicly accessible;
- New sidewalks and street tree plantings along North Lee, North Fairfax, Queen and Princess streets;
- Compliance with the Green Building Policy; and
- 0.43 lbs. of phosphorous removed with new stormwater management (3% more than required)

B. General Project Description

The applicant, 333 N Fairfax Associates, LLC, proposes to demolish two office buildings and a parking structure and construct 32 townhouses utilizing a Cluster Special Use Permit (SUP). Two of these townhouses will be committed affordable for-sale units, achieved through the use of the bonus density for the provision of affordable housing SUP (per Section 7-700 of the Zoning Ordinance).

Key issues to consider that this report addresses include:

- Consistency with the Master Plan
- Site layout and open space
- SUP requests
- Site plan modification requests

II. BACKGROUND

A. Site Context and History

The approximately 1.4-acre site is currently occupied by two office buildings at 300 North Lee Street and 333 North Fairfax Street, with a surface parking lot and a two-story structured parking garage serving the buildings. The five-story office building at 300 North Lee Street was constructed in 1968 and is connected to a surface parking lot accessed from Queen Street. The four-story office building at 333 North Fairfax Street (called the Essex Building) was constructed in 1979 and is connected to a two-level parking structure that fronts the corner of Princess and North Lee streets.

The site occupies approximately 70 percent of the block bounded by North Fairfax, North Lee, Queen and Princess streets. The remainder of the block is occupied by the vacant office building at 301 North Fairfax Street ([DSUP#2023-10009](#)) at the southwest portion of the block. The 301 North Fairfax Street property is proposed to be redeveloped separately from this proposal. The 301 North Fairfax Street DSUP was approved by City Council in early 2024 for 48 condominium units.

The site is located in the heart of the Old and Historic Alexandria District two blocks north of the Lower King Street business district. In the vicinity of the site is a mix of residential and commercial properties, including townhouses to the east, north and west, restaurants and personal service shops to the south along Queen Street and a portion of North Fairfax Street to the west. DASH routes 30 and 31 pass by the site with a northbound bus stop located on the 300 block of North Fairfax Street by the site.

The site grading slopes downward from west to east and slightly south to north, with the highest point of the site along North Fairfax Street by the property line with 301 North Fairfax Street (24 feet above sea level) to the corner of North Lee and Princess streets (17 feet above sea level). The vast majority of the site consists of impervious parking and rooftop surfaces with little greenery.

Site History

The residential townhouse proposal would mark the latest of uses that have been located on the site, which previously have included industrial, residential, and entertainment. Site development can be traced to the 1790s, when a complex of buildings at the north end of the block were constructed by the McCue family to operate a large tavern with support buildings. During the Civil War, the Union Army occupied the frontage on Princess Street with an office and large shed on the northwest corner of the block, and a steam fire engine house on the northeast corner of the block, which included a “sink” (i.e. privy or outhouse) to the south of the engine house. Shortly after the Civil War, a saloon was constructed at the southeast corner of Princess and North Fairfax streets.¹ In 1893, the building was expanded with the construction of a large addition for use as a theater and concert hall. The structure housed numerous musical and theatrical events but became known for hosting boxing matches and other sporting events. The saloon and theater were closed prior to 1941 when the Sanborn Insurance Map shows the site having been incorporated into the industrial use to the south of the site.

The southeast corner and eastern edge of the block included single-unit residential, boarding houses, and small retail uses as early as 1885. In the 1920s, the Alexandria Fertilizer and Chemical Company acquired the northeast quadrant of the block and built a facility there. By 1940, the company had expanded its ownership of the entire half of the block (what is now 300 North Lee Street) and proceeded to tear down all the small neighborhood of buildings there. This area was then used as a work and storage yard until the late 1960s.

¹ Source: Alexandria Archaeology Volunteer News, July 1996.

The applicant will provide two of the 32 townhouses as committed affordable set-aside for-sale townhouses with sale prices capped at \$325,000. The affordable townhouses will be provided per the increase in density from 1.5 to approximately 1.75 FAR (floor area ratio) per the request for bonus density for the provision of affordable housing (SUP per Section 7-700 of the Zoning Ordinance).

C. Community Outreach

The applicant held two virtual community meetings, attended two meetings of the Alexandria Housing Affordability Advisory Committee (AHAAC) and presented at the Board of Architectural Review (BAR) for concept review three times. The first virtual community meeting was held following the second Concept-level submission where initial architectural details were shown. Community members that attended had no issues with the proposal and advocated for more traditional architectural design. Community attendees at the March community meeting had no concerns about the overall proposal.

The project evolved based on input from staff, the BAR and community members who came and spoke at the BAR hearings. BAR members and community members concurred on pursuing more traditional architecture with uniquely detailed units. Discussion of the BAR hearings and building design evolution is discussed in the Architecture section in the Staff Analysis. The applicant received positive feedback from AHAAC on the proposal, with the AHAAC meeting focused on the provision of elevators in all (market-rate and affordable) townhouses. Discussion of the affordable housing proposal and AHAAC meetings is located in the Affordable Housing section in the Staff Analysis.

Table 1 – Community and City Board/Commission Presentations

MEETING		DATE	ATTENDEES
Applicant-led Virtual Meeting	Project overview and status provided with community feedback	August 27, 2025	14 attendees
BAR Concept Review	First presentation	September 3, 2025	7 speakers
BAR Concept Review	Second presentation	November 19, 2025	0 speakers (other than applicant)
AHAAC (virtual)	Introductory Presentation	January 7, 2026	11 attendees
P&Z Bi-Monthly Virtual Community Updates		January 8, 2026	18 attendees
BAR Concept Review	Third presentation	January 21, 2026	2 speakers
AHAAC (virtual)	Presentation for Endorsement	March 5, 2026	3 attendees
P&Z Bi-Monthly Virtual Community Updates		March 17, 2026	15 attendees
Applicant-led Virtual Meeting	Project updates prior to public hearings	March 25, 2026	5 attendees

III. ZONING

The current and proposed zoning district is CD Commercial Downtown. The proposal meets the Zoning Ordinance requirements of the CD zone when the Special Use Permit and Modification requests are considered (see Staff Analysis below). Table 1 lists the permitted and proposed requirements for this zoning district.

Table 2 – Zoning Tabulations

Property Address: 300 North Lee Street and 333 North Fairfax Street		
Total Site Area: 62,017 SF (1.42 acres)		
Total Site Area post-dedication ³ : 60,346 SF (1.39 acres)		
Zone: CD – Commercial Downtown (with Cluster)		
Current Use: Office		
Proposed Use: Residential (32 townhomes)		
	Permitted/Required	Proposed
Lot Areas⁴	1,452 SF	1,034 – 1,493 SF
FAR⁵	1.5 (or 1.95 with Section 7-700 SUP)	1.75 max
Frontage/Lot Width⁶	18' (interior only, no end unit requirement)	22' minimum lot width, no minimum frontage for mews units
Height	45'	45' maximum
Setbacks¹		
Front	Front lot line	Varied ⁷
Side	5' min. (interior end lots more than 25' in width)	Approx. 4' for each interior end unit
Rear	1:2 ratio (16' min.)	4'-5'
Parking	N/A	2 spaces per unit
Open Space (Ground-Level)⁸	9,051 SF (15%)	12,530 SF (20.8%) ⁹
Crown Coverage⁷	15,087 SF (25%)	15,750 SF (26.1%)

³ Applicant is proposing to dedicate an approximately a 4.3' strip of the eastern property line to be incorporated in the reconstructed sidewalk within the North Lee Street right-of-way.

⁴ Modification permitted with cluster development SUP, §11-600. Range is for buildable lots.

⁵ FAR calculated as a tract with cluster development SUP and increased by up to 30 percent with §7-700 affordable housing density bonus.

⁶ Applicant requesting SUP for lots without frontage.

⁷ Based on Cluster layout, some townhouses face the street and others face internal courtyards.

⁸ In the CD zone, above-grade open space does not count toward the open space requirement for townhouse development. The applicant is requesting a modification to the open space requirements. Please see the Open Space section below.

⁹ Open space is further broken down

IV. STAFF ANALYSIS

A. Master Plan Conformance

Old Town Small Area Plan (OTSAP)

The site is within the Old Town chapter of the Alexandria Master Plan, adopted in 1992. The proposal is generally consistent with the OTSAP, which aims to preserve residential character in generally residential areas of mixed-use Old Town. The proposal will deliver more townhouses in a portion of Old Town north of King Street where townhouses are concentrated, within the height and general massing parameters of neighboring development and per the CD zone.

Master Plan Chapters

The proposal includes components that are consistent with the Master Plan, including the recommendations in the Open Space Plan, Landscape Guidelines, Complete Streets Design Guidelines, and the Housing Master Plan, among others. This includes adding to the network of publicly accessible open space and green space in a relatively dense portion of the city, rebuilding streetscapes to accommodate minimum 6-foot-wide sidewalks with native-species street trees, and the use of Section 7-700 to increase affordable ownership opportunities in the city.

The Waterfront Plan

The Waterfront Plan was adopted in 2012 as an overlay plan to the Old Town and Old Town North small area plans. It is a blueprint for guiding Alexandria's waterfront and waterfront-adjacent development to be increasingly open and a place for local and regional activity. The Waterfront Plan area extends from Wolfe Street in the south to Tidelock Park in the north, between the Potomac River to the east and Union and Fairfax streets to the west. It incorporates a number of existing waterfront parks in the Old Town North plan area including Oronoco Bay Park, Wythe Street Plaza, Rivergate Park, and Tidelock Park. As an overlay plan, the underlying small area plan applies to sites and guides redevelopment, unless the site is also identified as one of the three redevelopment sites in the Waterfront Plan.

While located within the Waterfront Plan boundaries, the subject site was not identified as a redevelopment site in the Waterfront Plan and is not adjacent to the aforementioned public open space or park areas. The site is located in a transitional area between residential and commercial uses such as offices, restaurants, and shops.

The Waterfront Plan identified redevelopment sites and provided site-specific Development Goals and Guidelines. Since the subject site was not identified for redevelopment in the Waterfront Plan nor is it adjacent to public open space, these goals and guidelines are not applicable to the proposed project. The applicant will provide historic interpretation related to the uses on this site in order to further support the priorities identified in the Waterfront Plan to connect residents and visitors to Alexandria's rich waterfront history.



Figure 3: East elevation of Building 6 fronting North Lee Street.

The rears of the townhouse buildings will be served by three driveways, including a “parking court” which serves Building 5. The driveways will be lined with unit pavers and the parking court will be publicly accessible to provide access to the mid-block pocket park. The applicant has provided over 12,500 square feet of ground-level open space, much of which is accessible to the public. The open space scheme is discussed further in the Open Space section below.

Building Design

The applicant worked with staff and the BAR to refine the design of each townhouse building row and provide variation within each row. The applicant held three Concept Reviews with the BAR during which the Board provided feedback on the proposed design of the individual townhouses as well as the overall project configuration. Based on feedback from the BAR at the first two Concept Reviews, the design was revised to include additional variation between the individual townhouses in lieu of the previous designs where the building blocks were more monolithic. The applicant followed BAR guidance (see subsection below) to provide a variety of highly detailed traditional architectural façades and treatments.

The applicant has proposed several design elements into the townhouse designs that are integrated within the seven building rows. Each of the townhouses (which are either 22, 24 or 26 feet wide) will be clad primarily in brick, with several townhouses having stone cladding on the first-floor front elevations. One architectural template will be designed with mansard roofs and two-over-two (likely double-hung) windows. The units with mansard roofs are located at the ends of buildings 1, 3, 5 and 6 as a way to minimize views of roof decks on the interior units of these rows from the right-of-way and emphasize the elevation as fronting to the street. BAR members suggested adding a mansard roof to the east end of building 7 to correspond to a similar roof form on the existing structure at the southeast corner of the intersection.



Figure 4: Building 3 is the only row that is bookended by units with mansard roofs. The unit on the left fronts Princess Street while the unit on the right faces the mid-block pocket park.

Another townhouse design template with Italianate flourishes (in buildings 1, 2, 4, 5 and 7) also includes the two-over-two windows with bracketed cornices or a partial mansard and some with Juliet balconies.



Figure 5: Building 7 fronting Queen Street.

The third grouping of townhouses can be identified by the use of warehouse-style windows and projecting bays, either as a two-story window box cantilevered from the second and third stories or as a three-story expression that comes to the ground. Three units in Building 1 can be considered a subset of this style, with an Art Deco-style rhythm of articulation with an attached pergola at the roof deck.



Figure 6: Building 1 fronting North Fairfax Street.

Each building row is wrapped in brick or stone around the corner units with brick up to the third story. Cementitious siding is limited to the fourth story of units and on the upper floors of interior townhouse units and will be minimally visible from the public right-of-way.

BAR Concept Review

The overall architectural design of the townhouses and each building/row particularly has evolved with input from the BAR (Board), specifically from the September and November hearings. At the September hearing, BAR member comments focused on providing more townhouse unit differentiation within a row (to lessen the appearance of monolithic multi-unit buildings), advocacy for more traditional architectural styles similar to area buildings and variety in roof heights. Community members who spoke at the September hearing concurred with Board sentiment, arguing for more traditional architectural forms (i.e. gable roofs) over flat-roof units. Board members expressed similar comments at the November hearing, asking the applicant to design townhouses within buildings/rows as differentiated units, not as a single building. At the January hearing, the BAR supported the architectural changes made by the applicant. The concept submitted at the January hearing is the basis for the Preliminary Site Plan submission.

C. Special Use Permits – Cluster and Land Without Frontage

Cluster Residential Development

Zoning Ordinance Section 11-606 lists 13 considerations for determining whether to grant approval for a Cluster development SUP. Attachment A lists the cluster development SUP considerations in the Zoning Ordinance and staff determinations in greater detail. The applicant has also provided Figure 7 as an example of a site plan proposal that would not require the SUP (“the alternative” or a non-cluster yield

study). Distinct from the cluster development proposal, the alternative proposal has front-loaded townhouses (i.e., garages facing the street) based on the applicant preference to provide off-street parking for each unit and would include no publicly accessible open space. It should be noted that the Zoning Ordinance no longer requires off-street parking for townhouses, and showing parking garages in the yield study plan was the preference of the applicant.

The non-cluster yield study site plan includes 30 units as would fit per CD zoning regulations with no modifications to lots or setbacks. The cluster SUP proposal facilitates the placement of the two additional townhouses on the site through the use of Section 7-700 bonus density. In the non-cluster site plan alternative, none of the townhouses would be committed affordable units.

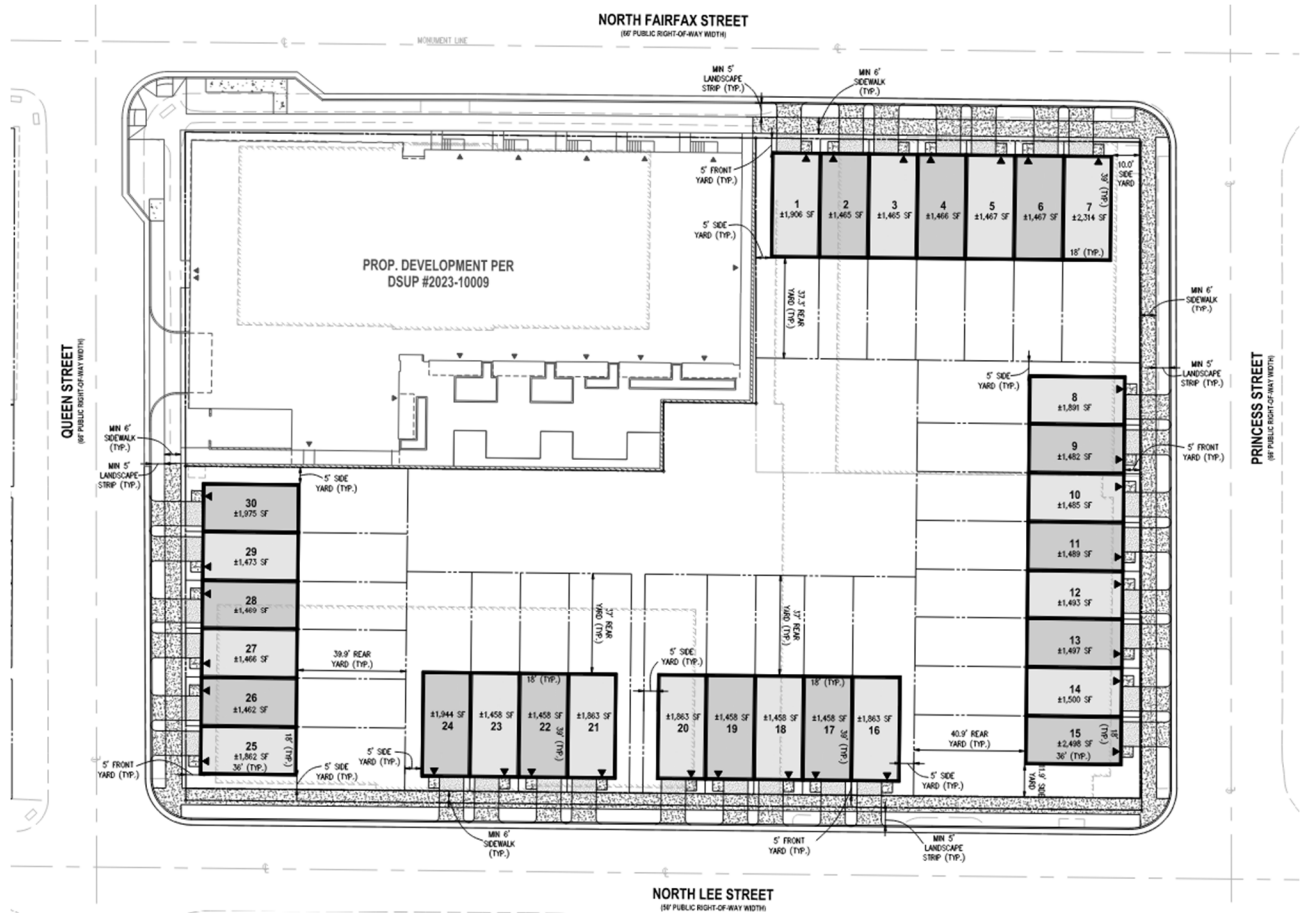


Figure 7: Cluster yield study based on requirements of Zoning Ordinance Section 11-605(B).

Staff have determined that the proposed cluster layout is far preferable when comparing the alternative to the cluster development proposal based on the Zoning Ordinance considerations outlined in the Attachments section. The cluster layout is compatible with the neighboring properties in scale and use (if not design, as townhouses to the north and east are front-loaded), will not damage any natural, scenic, or historic features, will provide sufficient and accessible open space, accounts for the transportation needs of the site, and provides land for public right-of-way. The cluster layout also minimizes curb cuts, which limits potential pedestrian-vehicle conflicts and is more compatible with the Old & Historic Alexandria District Zoning Ordinance requirements. While residents do not have private rear yards with the cluster

scenario, each townhouse has access to over a quarter acre of common and publicly accessible open space and a private rooftop terrace.

To achieve the preferred design, the cluster development SUP permits modifications to lot area and yard requirements. Accordingly, the applicant is requesting modifications to minimum lot area and setbacks for several lots. For the benefits derived from the cluster development, staff do not have any concerns with these proposed modifications. The subsequent Modifications section has more detail on these requests.

Common Open Space

Zoning Ordinance Section 11-604(A) states that “lot size[s] may be reduced provided that an equivalent amount of suitable land in open space or common area is preserved and maintained,” which may include “open space, recreational or parking areas.” This provision also states that “at least 15 percent of the common area provided shall be open and usable space which is coterminous and undivided and to which direct access is provided from each dwelling unit.” In the Preliminary Subdivision Plat, the applicant is creating a 18,395 SF commonly owned lot to include open space and parking access (Lot 700). From the 18,395 SF common area lot, 8,870 SF is to be provided as ground-level common open space for residents (and nearly 4,000 SF will be public access easement). The applicant is providing 48.2 percent of the common lot as open and usable space, meeting the requirements of Zoning Ordinance Section 11-604(A).

Land without Frontage

In tandem with the Cluster SUP, the applicant is asking for SUP approval of lots that do not have frontage on a public street, per [Section 7-1007](#) of the Zoning Ordinance.¹¹ Future townhouse lots 706-709, 711-714, 721-723 and 725-727 are designed to contain mews units with no frontage on the adjacent street(s).

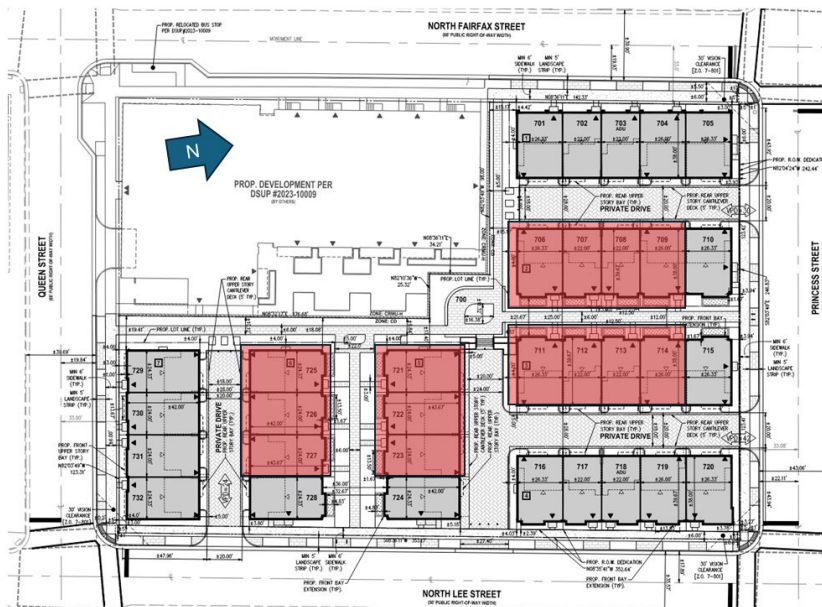


Figure 8: Future townhouse lots without street frontage.

¹¹ Per Section 7-1007, “whenever a unit of land otherwise usable as a building site does not have frontage on a public street, it shall be deemed to meet the street frontage requirements if a special use permit is granted.”

Staff supports the request for lots without street frontage as it is an integral component of the cluster site design, where mews townhouses front on landscaped internal walkways and lead to publicly accessible open space throughout the block, which would not be feasible with this SUP or the Cluster Residential SUP.

Staff worked with the applicant to ensure vehicular access to the mews townhouses through the interior driveways and parking court by Building 5, including for garbage trucks and emergency vehicles. To accommodate enhanced emergency vehicle access, the applicant is providing a mountable curb on North Lee Street that will have access to the parking court.

D. Modifications – Lot and Yard/Setbacks

Pursuant to the Cluster Residential SUP, the applicant is asking for modifications for minimum lot size and setback reductions for side and rear yards. Each of the modifications requested and for the corresponding townhouse lots are discussed briefly below. Staff supports the modifications based on the criteria.

Minimum Lot Area

The CD zoning district requires a minimum lot area of 1,452 SF. Per Figure 9 below, the proposed lot areas range from 1,050 SF to 1,159 SF, and 22 lots require modification, with the only lots that meet the minimum lot width generally located at the end of a building row. Per Zoning Ordinance Section 11-604, the Cluster Development SUP permits a further reduction in the minimum lot area provided that an equivalent amount of suitable land is provided in open space or common area.

The 22 townhouse lots sum to approximately 25,618 SF, which is approximately 6,326 SF less than the minimum required by the CD zoning district (if each lot were at least 1,452 SF¹²). As noted below in the Open Space section, the applicant is providing 12,530 SF of common ground-level open space. This common area exceeds the equivalency required by the Cluster Development SUP and staff do not have any concerns about the proposed lot areas.¹³

Rear and Side Yard Setbacks

The CD zoning district requires a rear yard setback of 1:2 and at least 16 feet. The applicant is providing rear yard setbacks of approximately 5 feet for interior townhouse units with rear yards. Townhouses with rear yards have at least 28 feet of clearance between units when considering shared drive aisles and garage entry areas. Staff supports the rear yard setback modifications based on support of the cluster site plan layout and urban nature of the site and neighborhood.

Side yard setbacks are required for the interior end units (lots 701, 706, 711, 716, 721, 725, 729) to be 5 feet at a minimum, since each lot exceeds 25 feet in width. The applicant has proposed 4 feet side yards for these lots. The applicant could have extended these side yards to exceed 5 feet on each of these lots, though the additional side yards would then encompass extended areas of common driveways and/or open space. Staff supports the modification based on the cluster layout and the desirability of maximizing the

¹² Twenty-two townhouse lots at 1,452 SF each is a total sum of 31,944 SF.

¹³ Lot 700, which comprises of open space and other common areas, including shared driveways and the parking court, is 18,395 SF.

size of Lot 700, which covers the driveway and open space areas and maintains them under common ownership.

PRELIMINARY LOT AREA TABLE

LOT #	LOT AREA	LOT #	LOT AREA
701	±1,465 SF	721	±1,516 SF
702	±1,056 SF	722	±1,284 SF
703	±1,050 SF	723	±1,284 SF
704	±1,234 SF	724	±1,566 SF
705	±1,426 SF	725	±1,516 SF
706	±1,502 SF	726	±1,284 SF
707	±1,089 SF	727	±1,284 SF
708	±1,089 SF	728	±1,519 SF
709	±1,287 SF	729	±1,445 SF
710	±1,498 SF	730	±1,224 SF
711	±1,502 SF	731	±1,224 SF
712	±1,089 SF	732	±1,407 SF
713	±1,089 SF	700	±18,395 SF
714	±1,287 SF		
715	±1,499 SF		
716	±1,431 SF		
717	±1,044 SF		
718	±1,050 SF		
719	±1,248 SF		
720	±1,463 SF		

Figure 9: Proposed townhouse lot areas. Lots which require minimum size modifications are highlighted.

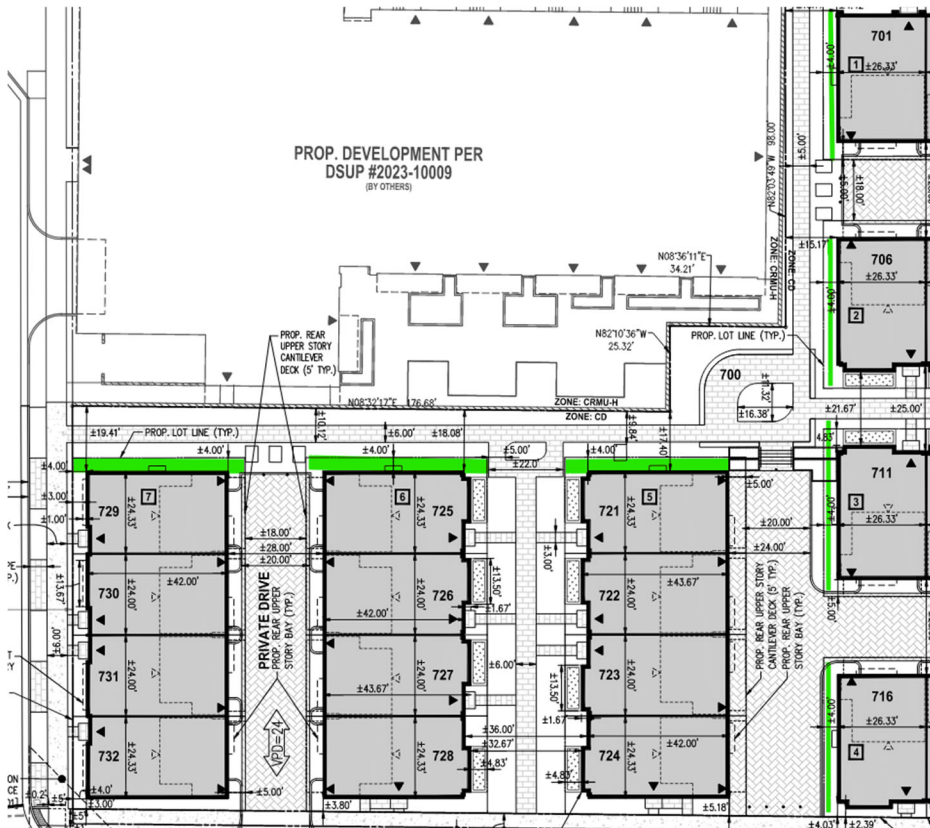


Figure 10: The 4-foot-wide townhouse lot side yards that require relief from the 5-foot minimum yard requirement in the CD Zone. Staff supports the modification as it leaves more common open space in the cluster layout.

E. Affordable Housing and Use of Section 7-700 Bonus Density

The applicant is utilizing Section 7-700 to secure a 14-percent density increase, amounting to 13,324 additional square feet; of this bonus density, one-third, or 4,441 square feet, must be provided as committed affordable housing.

Since the project plans to deliver townhouse units, two for-sale committed affordable units (CAUs) will be provided. The units will be marketed to households with incomes up to 100 percent of the Area Median Income (AMI) (\$147,600-163,900 in 2025 \$ for a three-to-four-member household, respectively) and will be sold at the City’s standard three-bedroom for-sale price of \$325,000.

Like all other units in the project, the CAUs will have three bedrooms, a roof terrace, an elevator, and a two-car garage with finishes comparable to the market-rate units. Units in the project will include a variety of dimensions including 22-foot-wide, 24-foot-wide, and 26-foot-wide townhouses. The committed affordable units will be 22-foot-wide units comparable to six of the market rate units.

Below is the methodology used to calculate the required floor area and resulting units.

Table 3 – Section 7-700 Calculations

<p><u>Permitted development under existing CD zoning: 93,026 square feet</u></p> <p>Total proposed development: 106,349 SF Sec. 7-700 density increase: 106,349 SF – 93,026 SF permitted by-right = 13,324 SF bonus One-third bonus density associated with Sec. 7-700: 13,324 SF * 1/3 = 4,441 SF affordable. Total number of residential units: 32 Average square feet per unit: 106,349 SF ÷ 32 units = 3,323 SF/unit avg. Affordable unit required: 4,441 SF affordable req. ÷ 3,323 avg. unit = 1.3 units req. (results in two units consistent with City floor area requirements)</p> <p><u>Proposed affordable unit: 2 units (2,236 SF/unit; 4,472 SF total)</u></p>
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At their March 5, 2026 meeting, AHAAC members reviewed the project’s affordable housing plan to provide two three-bedroom committed affordable for-sale units priced at \$325,000, including the applicant’s proposal that if the set-aside buyer or buyers request an elevator, the equipment and installation costs (estimated at approximately \$60,000 per unit) would be deducted from the applicant’s \$339,543 voluntary monetary contribution. Members discussed the risk that affordable units without elevators posed equity and accessibility concerns, while acknowledging that in-unit elevators could burden CAU residents with maintenance or replacement costs (maintenance costs are estimated to be \$500-\$700 annually). Members voted to endorse the project’s affordable housing plan, including a provision that the project’s Housing Trust Fund contribution could be used to cover the cost of installation of the elevators at the buyers’ request.

Subsequent to the AHAAC meeting, staff continued to discuss the provision of the elevators with the applicant related to the equity concerns raised. Following these discussions, the applicant agreed to provide the elevators as standard amenities in both CAUs at their own cost.

Consistent with the City’s Procedures Regarding Affordable Housing Contributions, the residential floor area permitted under the existing zoning (1.5 FAR) is subject to the 2025 Residential Tier I voluntary contribution rate of \$3.65/square foot. The applicant will provide a \$339,543 voluntary monetary contribution to the Housing Trust Fund.

F. Green Building and Sustainable Design

The applicant is proposing to meet the City’s 2019 Green Building Policy. In addition to site location and the efficiency benefits from attached townhouse units, the applicant proposes higher-efficiency (R21 cavity) insulation, high-efficiency windows, multi-zoned, hard-ducted HVACs with smart thermostats, induction range tops and WaterSense fixtures. All lights will be LED and all appliances will be Energy Star. Further, the applicant will provide each tenant with a handbook and onboarding process to ensure they know how to operate these systems. The applicant has indicated the project will be fully electric with no fossil fuel usage, “solar-ready” on the rooftops and conduit connection for future EV chargers in each townhouse.

G. Open Space, including Open Space Modification

The applicant is proposing a variety of open spaces to serve residents and visitors to the site. The applicant proposal includes continuous areas of ground-level open space incorporated into the cluster site design. The ground-level open space scheme is to provide public access through the site on each frontage via walkways (both east-west and north-south). See Figure 11 below. The applicant will provide public access through the site (seen in magenta in Figure 11) through to the central pocket park feature. The walkways will be at least 5 feet wide and will feature landscape plantings along each side of the walkway. For access from North Lee Street, the applicant is providing public access through the parking court north of Building 5 in addition to between the mews units in buildings 5 and 6.

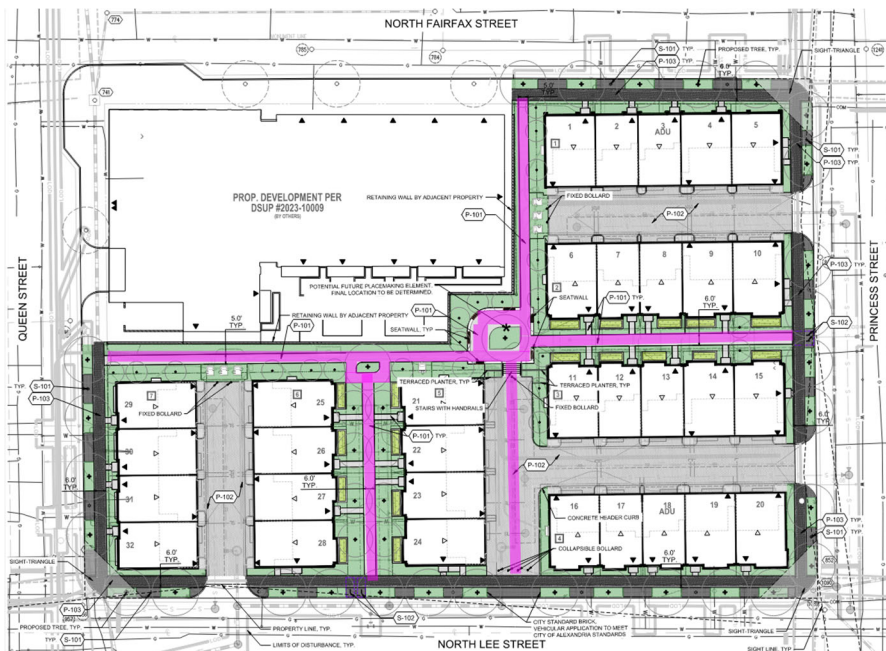


Figure 11: Public access into and through the site (see walkways and parking court in magenta).

The approximately 1,500 SF mid-block pocket park is the central feature of the ground-level open space. It will include seating, shade tree coverage and enhanced landscape plantings. Staff has added condition language requesting more study of the pocket park from the applicant during Final Site Plan review to add lighting, historic interpretive elements and enhanced paving and fixed seating.

Table 4 – Open Space and Zoning

CD Zone Requirement¹⁴	21,121 SF	35% of site
Open Space Provided (Ground-Level Only)	12,530 SF	20.8% of site¹⁵
Common-Ownership Open Space (Cluster SUP requirement)¹⁶	8,870 SF	14.7% of site

Table 5 – Open Space Access and Location

Public Access Easement¹⁷	3,900 SF (approx.)	6.5% of site
Private, Ground-Level	8,630 (approx.)	14.3% of site
Private, Above-Grade (does not count toward CD open space requirement)	8,670 SF	14.4% of site

Each townhouse unit will have a private rooftop deck that will be accessible from the fourth floor. The applicant is currently proposing 8,670 SF of rooftop open space, though that amount will likely increase during Final Site Plan as rooftop layouts are finalized. As discussed below, the rooftop open space does not count toward the open space requirement in the CD zone for townhouses and the applicant is requesting an open space modification.

Open Space Modification

The CD zone requires at least 35 percent of the site be reserved for open and usable space. The CD zone¹⁸ counts open space located above the ground level only for multi-unit dwellings and not for townhouses. Therefore, the applicant must request a modification to the open space requirement to reduce the permitted on-site open space from 35 percent to approximately 20.8 percent. If above-grade open spaces would

¹⁴ The open space requirement is derived from calculating the 35 percent of the site after deducting the future dedication of North Lee Street right-of-way for sidewalk construction (1,671 SF).

¹⁵ Site Plan Modification to the open space requirement has been requested.

¹⁶ Common open space comprises the ground-level open space areas on the common ownership lot (Lot 700) that is open to all residents of the project and visitors (in the portion that is public access easement). Discussion of common open space as it pertains to the Cluster SUP is located in the Special Use Permits section above.

¹⁷ The public access easement area only accounts for the accessible walkways through the site and the open space– the adjacent landscape strips will visually function in tandem with the accessible walkways but are not in the easement area. The parking court (approximately 2,130 SF) is not included in this calculation since it does not count as open space due to its function for vehicular traffic.

¹⁸ CD zone bulk regulations: https://library.municode.com/va/alexandria/codes/zoning?nodeId=ARTIVCOOFINZO_4-506BURE

count in the CD zone for townhouses, the proposal would meet the 35 percent requirement.

Staff supports the open space modification based on the amount of common, high-quality publicly accessible open space to be provided for residents and visitors, and the amount of above-grade terrace space to be provided for each townhouse unit.

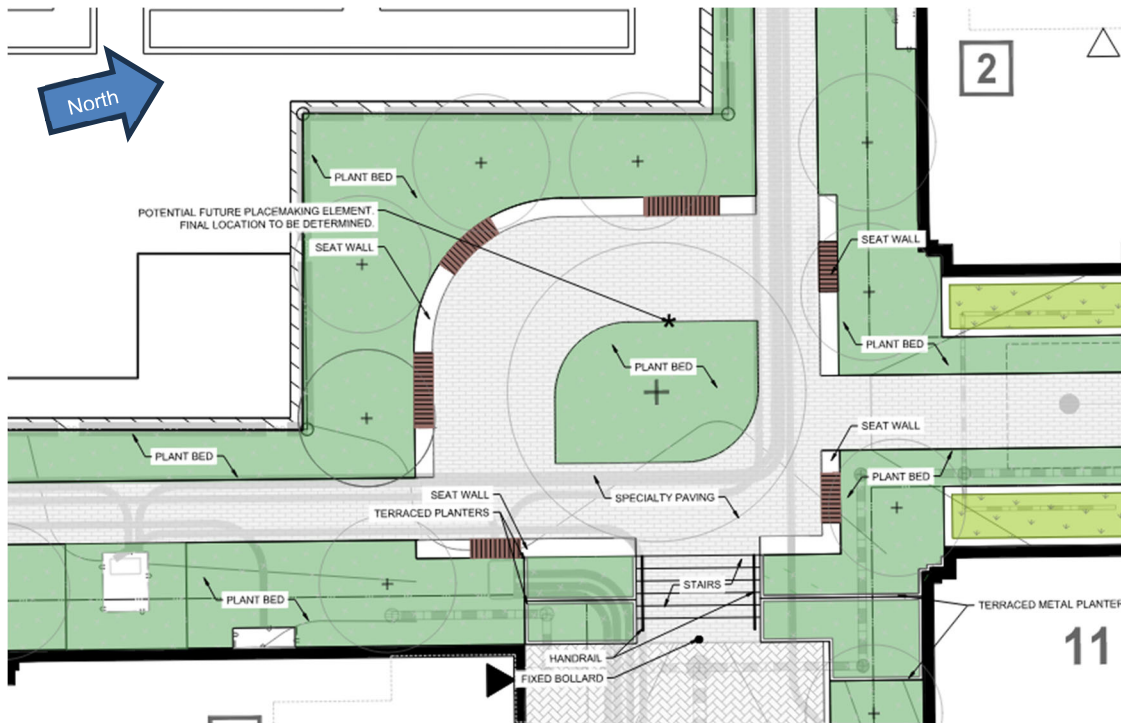


Figure 12: Mid-block pocket park

Tree Canopy

The applicant is meeting its crown coverage requirement, which is 25 percent of the site area. The applicant is providing 15,750 SF of on-site crown coverage, or approximately 26 percent of the site. The majority of the 33 trees planted on site and 29 planted in the public sidewalks are native to the region. The applicant is proposing mostly medium-size shade trees on site and larger shade trees in the public right-of-way.

H. Transportation and Parking

Pedestrian and Streetscape Improvements

The applicant has proposed upgrades to the public streetscape around the site in addition to the interior pedestrian site improvements. Improvements include the construction of new 6-foot-wide concrete sidewalks along each of the four site frontages in front of the project site, with City-standard brick pavers and standard tree wells with street trees between the curb and sidewalk.¹⁹ The new streetscape will comply with the City's Complete Street Guidelines and Landscape Guidelines. The proposal also reduces the

¹⁹ The streetscape will be constructed to City Brick and Concrete Hybrid Sidewalk Standards.

number of curb cuts serving the site from six to three, reducing potential vehicle and pedestrian conflicts. The sidewalks connect directly to the publicly accessible walkways and parking court through the site to the mid-block open space along each site frontage. The applicant will also underground utilities on Queen, North Lee and Princess streets.

Right-of-Way Dedication

The applicant is proposing to dedicate approximately 1,671 square feet of land area to the City to expand the North Lee Street right-of-way by width of approximately 4 feet along the entire 300 block. The dedication will be used in its entirety for the new 6-foot-wide sidewalk that will run along the blockface.

Parking

As the proposed townhomes are located in the City's Enhanced Transit Area,²⁰ the Applicant is not subject to a minimum (or maximum) off-street parking requirement, as per section 8-200A(1) of the Zoning Ordinance. However, the applicant is providing two garage parking spaces per townhouse.

Per the Parking Memo dated June 18, 2025, the future residents are not currently eligible for residential permit parking (RPP) due to the existing utilization of on-street parking around the site.

Traffic

A detailed traffic study was not required for this project. Due to the nature of proposing 32 townhouses on an existing office building site, the anticipated trips generated by the site greatly decreases. Based on ITE transportation engineering standards, the AM peak hour trips decrease by 162 vehicles and the PM trips decrease by 161 trips, based on a fully occupied office complex. When not considering the existing use, the townhouses generate 11 AM peak hour trips and 15 PM peak hour trips.

Public Transportation and Bicycling

The site is located along the DASH 30, 31 (crosstown and Old Town Circulator) and 34 (Potomac Yard to Lee Center) bus routes which run along North Fairfax Street. Bus stops are located on the blockface (northbound) and by Princess Street and North Fairfax Street (southbound). It should be noted the existing bus stop in front of the site on North Fairfax Street will be relocated by DASH to the southern half of the blockface in front of the 301 North Fairfax Street property. The relocation is planned for the summer of 2026 and is compatible with the current project proposal.

The nearest Capital Bikeshare stations are located by King Street and South Royal Street (approximately 3 blocks from the site) and South Union Street and Prince Street (approximately 5 blocks from the site).

I. Stormwater

The applicant proposes to satisfy stormwater quality requirements through the use of stormwater planter BMPs and a hydrodynamic treatment device. The project reduces the post-development phosphorus load from the pre-development condition by approximately 29.5 percent, exceeding the required

²⁰ The City's Enhanced Transit Area map is available at: <https://www.alexandriava.gov/sites/default/files/2023-10/Enhanced-Transit-Area-Map-Oct2023.pdf>

redevelopment phosphorus reduction of 20 percent. The proposed design achieves 0.43 lb/yr of phosphorus reduction compared to the 0.29 lb/yr required, which represents approximately 48.3 percent more phosphorus removal than required. In addition, the application demonstrates compliance with the City's green infrastructure requirement that at least 65 percent of the required phosphorus removal be achieved through non-proprietary BMPs, with the submitted narrative indicating that approximately 66 percent of the required phosphorus reduction is provided through non-proprietary stormwater planter BMPs."

J. School Impacts

The student generation rate for 30 market rate townhouses is 0.12 students per townhouse, equivalent to approximately 3.6 students; the generation rate is 0.60 for the committed affordable townhouse units, equivalent to 1.2 students; for a total rounded up to five (5) new students anticipated with this development. This project is in the Jefferson-Houston PreK-8 and Alexandria City High School attendance areas. The project has been accounted for in school enrollment forecasts.

V. CONCLUSION

Staff recommends approval of the Development Special Use Permit and associated Special Use Permits and modifications to construct the seven townhomes, subject to compliance with all applicable codes and the recommended conditions included in this report.

Staff: Robert M. Kerns, AICP, Division Chief, Development
Catherine Miliaras, AICP, Principal Planner
Michael Swidrak, AICP, Urban Planner

VI. ATTACHMENTS

Attachment A: Cluster Development Considerations (Section 11-606 of the Zoning Ordinance)²¹

When evaluating the SUP request, the City Council needs to determine that the cluster development:

1. **That the proposed development will substantially conform to the master plan of the city.**

The proposed townhouse use conforms with the master plan as discussed in the Staff Analysis section.

2. **That the proposed development complies with all applicable regulations of this ordinance except as modified pursuant to the authority of this §11-600.**

The proposal complies with the Zoning Ordinance, with relief provided via Special Use Permit and site plan modification requests outlined in the ordinance.

3. **That the proposed development will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare.**

The proposed townhouses are of a similar character to the adjacent and nearby townhouse properties and will not have a substantial adverse effect on traffic, parking, utilities, etc.

4. **That the proposed cluster development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable zone regulations.**

The proposed townhouses are comparable in scale and arrangement to nearby townhouse development, with the site design to maximize street frontage and communal open space, while including a landscape buffer between the site and the adjacent 301 North Fairfax Street development.

5. **That the proposed cluster development will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools.**

The density proposed at the site is comparable to neighboring townhouse development.

6. **That the proposed cluster development will not result in the destruction, loss or damage of any natural, scenic, or historic feature.**

The site does not have any natural, scenic, or historic features; it is currently occupied by buildings and parking lots.

²¹ https://library.municode.com/va/alexandria/codes/zoning?nodeId=ARTXIDEAPPR_DIVBDEAP_11-606CORE

- 7. That individual lots, buildings, streets, and parking areas are designed and situated to minimize alteration of natural site features worthy of preservation.**

The site does not have any natural features worthy of preservation.

- 8. That the cluster open space intended for recreation or public use is usable as determined by the size, shape, topographic, and location requirements of the particular purpose proposed for the site.**

The cluster open space connects to each site frontage and includes significant areas of public access easement, including a central pen space area.

- 9. That the cluster open space shall include irreplaceable natural features if any are located in the tract (such as, but not limited to, stream beds, stands of trees and individual trees).**

The site does not have any irreplaceable natural features to include in the open space.

- 10. That the cluster open space intended for recreation or public use is easily accessible to pedestrians and that such accessibility meets the needs of the handicapped and elderly.**

The publicly accessible open space is accessed from each site frontage and includes landscaped walkways and a central Piazza parklet.

- 11. That the cluster development plan includes diversity and originality in lot layout and individual building design to achieve the best possible relationship between development and the land.**

The applicant worked with staff on an iterative cluster layout design that maximized street frontage, minimized curb cuts and created continuous publicly accessible open space.

- 12. That individual lots, buildings, and units are arranged and situated to relate to surrounding properties, to improve the view from and the view of buildings, and to lessen the land area devoted to motor vehicle access.**

Each townhouse unit has either street frontage or frontage on to a landscaped mews walkway. Curb cuts are minimized, and the applicant is working on specialty paving treatments for the internal driveways, including the publicly accessible parking court north of Building 5 that leads to the central open space.

- 13. That the cluster development plan includes due consideration for:**

- a. The arrangement and location of buildings, structures and spaces as they relate to the intent and purposes of this §11-600**

Staff evaluated the location of buildings and open spaces to achieve a superior site design relative to the alternate, non-cluster layout by prioritizing the pedestrian experience along each frontage and maximizing accessible open space.

- b. The safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking spaces, lighting and facilities for waste disposal**

The design provides an improved streetscape on each frontage and pedestrian access into the site. The applicant worked with the City to minimize curb cuts while ensuring that each unit is accessible to waste disposal trucks.

- c. The location and means of access to pedestrian areas and the separation of such areas from vehicular ways and parking areas**

Pedestrians have access to the site from several locations around the four site blockfaces while vehicles have access to only three curb cuts around the site.

- d. The design of grades, paving, gutters and drainage necessary to handle stormwaters and to prevent erosion**

Staff have reviewed the proposed BMPs and other associated stormwater infrastructure to ensure that they are appropriate for the site design and density.

- e. The provision of walls, fences, landscaping and increased setbacks when deemed necessary to minimize adverse effects on nearby properties and within the proposed development**

The applicant is proposing landscaping and walkways on the interior property lines to provide a buffer between the site and the 301 North Fairfax Street development.

- f. The treatment and extent of plazas, courts, terraces, recreational facilities and other open areas necessary or appropriate to the use or enjoyment of the development and the protection of the environment**

The size and layout of the proposed ground-level open space is appropriate for the scale of the townhouse development and will enable the residents and their guests and neighborhood visitors to enjoy the property.

- g. The provision for dedication of land for public rights-of-way, parks, schools and recreational space when necessary and appropriate to the development and the environs.**

The applicant is dedicating a strip of land along North Lee Street to facilitate wider sidewalks and increase the public realm.

VII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated February 6, 2026 and comply with the following conditions of approval.

SITE PLAN

2. 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)
3. Submit the plats and associated deeds for the subdivision, conveyance, dedication, and easements identified in the Preliminary Site Plan dated January 16, 2026. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. Provide proof of recordation with the first application for a building permit. (P&Z) (T&ES) *, **
4. Provide public access easements to the satisfaction of the Directors of P&Z and T&ES: (P&Z) (T&ES) *
 - a. Add the walkway between Building 5 (Lots 725-728) and Building 6 (Lots 721-724) connecting the north-south mid-block walkway to the areas shown within the public access easement delineation on the Preliminary Subdivision Plat (Sheet P-0404).
 - b. The public access easement shall allow for temporary closures by the applicant for maintenance and repair. The public access easements will be subject to the City standard rules, regulations and hours of operations for open spaces.
5. 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. (P&Z)
6. Make all fee simple conveyances to the City with General Warranty of title (unless not available) or provide the current ALTA survey and Title Report that includes the areas to be dedicated to City. Include the City as an authorized user of the ALTA survey for any purposes that the City deems necessary, including obtaining title insurance. Submit the ALTA survey and Title Report for review prior to approval of subdivision plat and deed by City. (T&ES) *
7. Show site utilities compatibly with other 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 prior to Final Site Plan release, unless otherwise identified below, to verify that lighting meets the City's Design and Construction Standards. The plan shall be to the satisfaction of the Directors of P&Z, T&ES, Code, and the Climate Action Officer of OCA and shall include: (P&Z) (T&ES) (OCA) (Code) *
- a. 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.
 - b. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - c. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
9. Provide a georeferenced CAD file in AutoCAD 2018.dwg or greater 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. If proposing a subdivision, include the existing and new parcels and neighboring parcels. Identify legal lot numbers for each lot and document the square footage. Show adjacent lots and their Tax Map numbers on the subdivision plat. (GIS) *

A. BUILDING

10. 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, (7) fire protection system requirements, and (8) accessible routes. (P&Z) (Code) *
11. 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 16, 2026; the BAR Concept Review submission dated December 19, 2025 and BAR feedback from the January 21, 2026 hearing; and the Certificate of Appropriateness and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z and in coordination with the BAR Certificate of Appropriateness prior to Final Site Plan release: (P&Z) (Code) (OCA) (BAR) *
- a. Where fiber cement façade panels are permitted, they shall not use a wrap-around trim for mounting to the substructure but may use either a batten system to conceal the joints or a rainscreen type installation. If exposed fasteners are proposed, they may be either concealed or if exposed, shall be finished to match the adjacent panels and their location integrated into the overall design.
 - b. The underside of all balconies shall be finished and present a visually cohesive appearance.
 - 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. Roof surfaces must be light-colored (except where mansard roofs are proposed and in coordination with BAR approval).
- d. The recessed or projecting depth of brick rustication must be a minimum of 3/4 inches unless otherwise approved through the BAR Certificate of Appropriateness.
 - e. Where plane changes in facades are proposed, they shall generally not be less than two feet or what is permitted with the BAR Certificate of Appropriateness.
 - f. Where dissimilar materials meet, they must typically meet at an interior corner; where that is not possible, such transitions shall occur at a significant plane change or reveal.
12. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) *
- a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at 1/4" = 1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
 - b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.
 - 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.
13. 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) (BAR)
- a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling). *
 - i. Window sizes and types.
 - ii. Window mullion dimensions and projection in front of face of glass.
 - iii. Window frame, sash, and mullion materials.
 - b. Any windows visible from a public park or right-of-way shown as simulated divided light type shall include between the glass spacer bars aligned with exterior muntins; any such exterior muntins shall project not less than 3/8 inch beyond the face of glass and be reflected in the window samples provided. Grills located between the glass will not be supported. Windows shall be consistent with the BAR Window Policy. Material substitutions may be made by the applicant due to material availability and supply chain constraints subject to BAR approval.
 - c. Before ordering final building materials, provide a materials board that includes all proposed materials and finishes prior to Final Site Plan release. 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. Substitutions should be coordinated with staff after materials board approval. *, ***

- d. 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.
- e. Materials may be modified or substituted only if in substantial conformance with the Preliminary Site Plan and Certificate of Appropriateness approval and to the satisfaction of the Director of P&Z. *
- f. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the Final Site Plan. *
- g. An on-site mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6 feet. 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. Material substitutions may be made by the applicant due to material availability and supply chain constraints subject to BAR approval. **
- h. 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. ***

B. OPEN SPACE/LANDSCAPING

- 14. Provide refinements to the central open space area during Final Site Plan to the satisfaction of the Director of P&Z: (P&Z) (Arch) *
 - a. Enhance the public passageways through the addition of small lighting, interpretive elements, and/or pavement texture and color.
 - b. Enhance the central space by providing appropriate circulation and seating, plus a planting palette that provides interest throughout the year.
- 15. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. Material substitutions may be made by the applicant due to material availability and supply chain constraints. (P&Z) (T&ES) *
- 16. Provide details and sections showing how transformers will be screened from view from any area accessible by public access easement. (P&Z).
- 17. Site furnishings may include benches, bicycle racks, trash bins, recycling receptacles, and other associated features. City standard materials are mandatory in all furnishings in the public right-of-way.
- 18. 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. The 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) *

19. Access to any public access easement areas shall not be gated from the public right-of-way. (P&Z)
20. Prior to final certificate of occupancy, post a single sign on each frontage by the walkway entrances stating that open space public access easements are open to the public, noting any operating hours, other restrictions, and contact information to facilitate reporting of issues. Final sign locations and design will be determined on the Final Site Plan. (P&Z) *, ***
 - a. There shall be no signs restricting access to public access easement areas.
21. All publicly accessible open spaces shall be maintained and managed by the applicant/owner or its successors consistent with the Level 2 conditions of the APPA Grounds Standards and other applicable City standards. Maintenance shall include the life cycle replacement of materials and components depicted in the landscape design. (P&Z) *

C. TREE PROTECTION AND PRESERVATION

22. 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. When the Applicant is responsible for the protection and preservation of City-owned trees (within right-of-way, park, etc.), the applicant shall provide signage indicating that the trees are under private management and maintenance for the period of construction and maintenance bond. (P&Z) *

D. ARCHAEOLOGY

23. Incorporate and interpret elements of the site history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as interpretive signs, markers, specialty paving, historic features, and/or the like.
 - a. Interpretive Signage: A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design interpretive signage using a template provided by the Office of Historic Alexandria. Once approved by the Office of Historic Alexandria/Alexandria Archaeology, install the interpretative signage per the project phasing outlined in Condition 88. Alternatively, the applicant may opt to have Alexandria Archaeology write, design, fabricate, and install the interpretive signage for a one-time fee.
 - b. Interpretive Elements: A professional landscape architect or designer, in consultation with Staff, shall provide graphics, and descriptions for interpretive elements such as markers, plaques, monuments, inscriptions, specialty paving, specialty railings, historic features, and the like, prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretative elements per the project phasing outlined in Condition 88. (P&Z) (Arch) *, ***
24. An archaeological consultant has completed a Documentary Study and an Archaeological Evaluation. Alexandria Archaeology concurs with the recommendation that a Scope of

- Work for archaeological testing will be necessary on this project. If the subsequent testing identifies potentially significant resources associated with the property, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist. (Archaeology)
25. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until a Archaeological Evaluation plan and any required Resource Management Plans are approved to be implemented to recover significant resources before or in concert with construction activities unless prior to Final Site Plan release, the City archaeologist confirms that all archaeological field work has been completed. * (Archaeology)
 26. Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
 27. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
 28. The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
 29. The final Certificate of Occupancy shall not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)
 30. Prepare a Resource Management Plan subject to review and approval by the City Archaeologist prior to Final Site Plan release, Grading Plan release, or any other permit issuance involving ground disturbing activities (e.g., coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping, and other excavations defined in § 2-151 of the Zoning Ordinance). Complete all archaeological fieldwork prior to site

ground disturbance activities in coordination with Alexandria Archaeology. (Archaeology) *

E. PEDESTRIAN/STREETSCAPE

31. Provide the pedestrian improvements listed below 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. Construct all concrete and hybrid concrete-brick sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks in the right-of-way shall be 6 feet.
32. Provide sidewalks, crosswalks, and curb ramps per the City's Memo to Industry 23-01, Design and Construction Standards, the City's Complete Streets Design Guidelines, and these requirements: (P&Z) (T&ES) *, ***
 - a. Sidewalks shall be flush across all driveway crossings.

F. PARKING / CURB MANAGEMENT

33. 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 after Signature Set approval. (P&Z) (T&ES) *
34. Provide one inverted-U rack on each of the four frontages – for a total of four racks – to better distribute bicycle parking. Bicycle parking shall comply with the City's standards, available at: www.alexandriava.gov/bicycleparking. (T&ES) *, ***
 - a. Include details on the locations and types of bicycle parking prior to Final Site Plan release. Install bicycle parking in coordination with construction phasing (Condition 88).
35. Provide two empty slots in the electrical panel for the future Level 2 charging and pull wire ready conduit from the electrical panel to the garaged parking spaces. Install and label the conduit outlet in each garage prior to receiving the Certificate of Occupancy for each lot. (OCA) ***

G. SUSTAINABILITY

36. The project shall comply with the requirements of the City of Alexandria 2019 Green Building Policy that is in effect at the time of DSUP approval. (OCA) *, **, ***, ****
37. The applicant shall provide these items to comply with the Green Building Policy at Final Site Plan: (OCA) *
 - a. Evidence of the project's registration with LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. A copy of the draft certification scorecard which indicates the project will meet the required performance points as outlined in the Green Building Policy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

38. The applicant shall provide these items to comply with the Green Building Policy with the Building Permit: (OCA) **
 - a. An updated copy of the draft certification scorecard/checklist prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. Energy use reduction, water efficiency, and indoor environmental quality documentation for the priority performance points in the Green Building Policy prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
39. The applicant shall provide these items to comply with the Green Building Policy at with requests for Certificates of Occupancy: (OCA) ***
 - a. Evidence that design phase credits (for the certifying party) have been submitted by first Certificate of Occupancy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. Evidence showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for Design Phase credits for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - c. If the project fails to achieve the required certification level and priority performance points, then demonstrate a good faith, reasonable, and documented effort to achieve the certification level to the satisfaction of the Climate Action Officer.
40. The applicant shall provide the following to comply with the Green Building Policy at Release of Performance Bond: (OCA) ****
 - a. Documentation of applicable green building certification showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
41. 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 Building Permit. (OCA) **
42. At the Building Permit, demonstrate that the building will be fully electric including all mechanical systems. (OCA) **

TRANSPORTATION

A. STREETS/TRAFFIC

43. Create an enhanced shared drive aisle condition for rear loaded townhouses to the satisfaction of the Directors of P&Z and T&ES, by using materials such as: (P&Z) (T&ES)
 - a. Decorative concrete, pavers, or other quality materials and/or enhanced landscaping (excluding asphalt). Limited areas for stamped asphalt for driveways with no public access easement is permitted to the satisfaction of the Director of P&Z. *

- b. Integrate all service pedestals and transformers for the dry utilities into the building design and/or screen these utilities.
44. Repair any of the City's existing public infrastructure that construction damages per the most recent version of the T&ES Design and Construction Standards Memo to Industry 23-01, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) ****
45. 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 final Certificate of Occupancy or per Condition 88. (T&ES) ***
46. 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) ****
47. Provide these construction and maintenance details for non-standard emergency vehicle easement/landings within the North Lee Street right-of-way prior to Final Site Plan release subject to the satisfaction of the Director of T&ES. (T&ES) *
- a. Prioritize the selection of ground stabilized, permeable materials to the greatest extent possible.
 - b. Show any non-standard materials in the site plan and landscape plan sheets.
 - c. Confirm that the landing will not compromise any existing underground utilities.
 - d. Manufacturer's data sheets and specifications with engineering details describing the materials, installation method, loading capabilities (minimum 80,000 lbs.), and maintenance requirements.
 - e. A maintenance agreement with the abutting property owner(s) responsible for maintaining the landing.
48. Finalize street names and addresses for mail delivery (addressed per the front door); for townhouse utility closets, and, for emergency services (addressed per street access), prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *
49. Provide painted curb extensions at each adjacent corner where concrete curb extensions cannot be accommodated. (T&ES)

B. TRANSPORTATION MANAGEMENT PLAN

50. 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. ***
51. 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)
52. 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 and coordinating with staff on TMP-related activities as needed. (T&ES) ***

PUBLIC WORKS

A. UTILITIES

53. If the applicant does not have a franchise agreement with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
54. Underground all overhead power and communication lines fronting the development prior to the Performance Bond release. (T&ES) ****
55. Do not locate transformers and switch gears in the public right-of-way. (T&ES)
56. The City shall own and maintain all new fire hydrants on public streets. The applicant or their representative shall own, inspect, test, and maintain all hydrants on private streets. Install hydrants per timing outlined in Condition 88. (T&ES) ***

B. SOLID WASTE

57. Meet all the minimum street standards for the City to provide solid waste collection service per City Code Title 5, Chapter 1 (Solid Waste Control). Collection vehicles must be able to pick up solid waste without backing up. Store containers inside the units or within an enclosure that completely screens them from view. (T&ES)

58. Obtain approval from the Director of T&ES to opt-out of the City approved trash and recycling collection to allow for privately contracted collection. The point of collection shall not be in a public right-of-way and shall not hinder or interfere with parking, traffic, or pedestrians. All trash collectors for the project site must take their trash to the Alexandria/Arlington waste-to-energy facility (T&ES)
59. If opt-out from City provided collection is approved, the HOA will need to submit a Recycling Implementation Plan to the Resource Recovery Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: <https://www.alexandriava.gov/waste/recycling-at-work#RecyclingImplementationPlanRIPForm> <https://www.alexandriava.gov/resourcerecovery> or contact the Resource Recovery Division at 703.746.4410 or commercialrecycling@alexandriava.gov. (T&ES) *
60. Retain the existing Victor Stanley black receptacles adjacent to the site and purchase and install two (2) public space recycling receptacles to the satisfaction of the Director of T&ES prior to Performance Bond. Install the recycling receptacles next to the existing trash receptacles that shall remain in their current locations. (T&ES) ****
 - a. 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.

ENVIRONMENTAL

A. STORMWATER MANAGEMENT

61. The City of Alexandria's stormwater management regulations for water quality are: (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. Treat the Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area, in a Best Management Practice (BMP) facility. (T&ES) *
62. 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) *
63. Design all stormwater (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) *

64. 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) *
65. All BMP's must be accessible for regular maintenance and inspections.
66. 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) ****
67. 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.
68. Install small visual markers, to be designed with input from T&ES prior to Final Site Plan release. These markers shall be installed on surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) during the construction of each respective planter and must be installed prior to the Certificate of Occupancy for each individual townhouse. (T&ES) *,***
69. Submit the stormwater quality BMP and/or 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) *
70. The applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. 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.

71. Provide the Homeowner's Association (HOA), and/or master association, with an Owner's Operation and Maintenance Manual for all on site BMPs. 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 any 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.
72. Provide each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA), and/or master association, with respect to maintenance requirements. Upon activation of the HOA, the applicant shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. (T&ES)
73. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) ****
74. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not affected adversely by construction operations prior to 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, describe the maintenance measures performed. (T&ES) ****

B. WATERSHED, WETLANDS, & RPAs

75. 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)
76. 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)
77. 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.

C. CONTAMINATED LAND

78. Indicate on the site 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) *

79. 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. A Remediation Plan detailing any contaminated soil 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. Describe the 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. 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).
80. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Development Site Inspector and Office of Environmental Quality and the Fire Marshall’s Office 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. Include the preceding text as a note on the Final Site Plan. (T&ES) (Code) (Fire) *
81. If warranted by a Site Characterization report, 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. If a vapor barrier and ventilation system is required, the schematic shall be signed by a professional engineer and included in the Final Site Plan. (T&ES) (Code) *
82. If a Soils Management Plan is required by the Site Characterization report, then the plan shall be included in the Final Site Plan. (T&ES) *

D. NOISE

83. Submit a noise study identifying 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) *
84. If the noise study 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) *
85. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked, including construction vehicles per 9 VAC 5-40-5670 of the Virginia State Code. (T&ES) ***

E. AIR POLLUTION

86. Control odors and any other air pollution sources resulting from construction 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)

CONSTRUCTION MANAGEMENT

87. 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. Do not remove streetlights without authorization from the City of Alexandria,
 - b. If streetlights are to be removed from the public right-of-way, then provide temporary lights 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 it to each subcontractor before they start work. ***
88. Notwithstanding the timing requirements of other development conditions herein, as denoted in writing or by asterisk(s), the applicant will provide the phasing of streetscape and public space improvements (including but not limited to sidewalk improvements, signage, and site furnishings) based on the phased construction of building rows in the

- Final Site Plan and/or the construction management plan. The phasing of these improvements will be to the satisfaction of the Directors of P&Z and T&ES. (T&ES) (P&Z) *
89. 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 worker 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.
 90. In the construction management plan, include chapters on: (T&ES) *
 - a. **Maintaining pedestrian access.** 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.
 - b. **Maintaining access to transit stops.** If the bus stop on North Fairfax at Princess streets (Bus Stop ID#4000825) – which is to be relocated by DASH/others in summer 2026 – is still in its current location upon the Applicant’s commencement of construction, then the stop shall remain open to the extent feasible for the duration of construction. If construction requires closing a stop at Princess Street and North Fairfax Street, then install a temporary ADA accessible stop. Coordinate with the T&ES Transportation Planning Division at 703.746.4088 as well as the transit agency serving the stop. Install signs noting the closure and the location of the temporary stop prior to ending service at the current stop.
 - c. **Waste control program.** This program shall control waste (e.g., discarded building materials, concrete truck washout, chemicals, litter or trash, sanitary waste) and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment. Dispose of all waste offsite per all applicable federal, state, and local laws. Provide documentation as required per the City’s Green Building Policy and conditions therein.
 91. Conduct these pre-construction meetings: (P&Z) (T&ES) (Code) *, **
 - a. Walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection and Code Administration staff to document existing conditions prior to Final Site Plan release.

- b. 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 building or grading permits are issued.
 - c. 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.
92. Identify these individuals prior to Final Site Plan release: (P&Z) (T&ES) *
- a. Certified Land Disturber (CLD) in a letter to the Division Chief of Permits & Inspections prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets. If the CLD changes during the project, then note the change in a letter to the Division Chief.
 - b. Community liaison for the duration of the project. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site. 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.
93. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches the proposed finished grade. Ensure the wall check shows: (P&Z) **
- a. Key dimensions of the building as shown on the approved Final Site Plan;
 - b. Key dimensions from the future face of finished wall above to the property line and any adjacent structures on the property;
 - c. Extent of any below-grade structures;
 - d. Foundation wall in place; and
 - e. Future face of finished wall above.
94. Submit a stamped electronic copy of an as-built development site plan survey, per the *As-Built Development Site Plan Survey Checklist* prior to applying for a Certificate of Occupancy permit. A registered architect, engineer, or surveyor shall prepare the as-built plan. (P&Z) (T&ES) ***
95. 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) ****

CONTRIBUTIONS

96. Contribute \$5,000 to the City prior to the Final Site Plan release for a Capital Bikeshare Station, for additional bicycles, and/or systems operations. Make all payments to the City of Alexandria and submit them to the Department of Transportation & Environmental Services with a cover letter to include the project name, case number, and explanation of the contribution amount in the payment submittal. (T&ES) *
97. Contribute \$339,543 to the City's Housing Trust Fund prior to receipt of a Certificate of Occupancy. Make all payments to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. (Housing) ***

HOUSING

98. Provide two affordable set-aside for-sale units within the development, comprising two (2) three-bedroom units for sale at \$325,000 to households with incomes as designated by the City. (Housing) *
99. The set-aside units shall be of comparable size and floorplan and with the same or comparable finishes, fixtures, and appliances as similar units in the development, excluding optional upgrades. (Housing) *
100. Offer the same purchase incentives that are project wide to potential market-rate and set-aside homebuyers, excluding sales price reductions or credits. Incentives may be non-monetary, such as complimentary move-in services. (Housing)
101. Set-aside units shall be subject to deed restrictions recorded as covenants at the time of sale of each unit, per the City's resale restricted housing policy. The City shall provide covenant language before the final sale of any set-aside unit. (Housing)
102. Advise the Office of Housing in writing of the delivery schedule for the set-aside units no less than 180 days prior to anticipated delivery. The City and the applicant shall market the set-aside units jointly. The City reserves the right to select qualified buyers randomly through a lottery system. (Housing)
103. Disclose to the Office of Housing the market rate pricing of similar units prior to the sale of each set-aside unit. (Housing)
104. Offer Virginia Housing mortgage financing to set-aside buyers through the City's preferred lender(s). If the preferred lenders are unable to offer a Virginia Housing loan, the selected lender shall offer a loan with interest rates and terms comparable to those provided by Virginia Housing. (Housing)

PUBLIC ART

105. 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)

106. If public art is to be provided on site:
 - a. Identify the location, type, and goals for public art in the Final Site Plan. Select the artist, finalize locations and medium, and provide a schedule for the art installation prior to Final Site Plan release. (P&Z) (RP&CA) *
 - b. Install the art in accordance with the guidelines of Condition 88, to the satisfaction of the Directors of P&Z and/or RP&CA. (P&Z) (RP&CA) ***
107. The in-lieu contribution shall be \$0.30 per gross square foot, with a maximum contribution of \$75,000 prior to issuance of the first Certificate of Occupancy. On-site public art shall be of equivalent value to the contribution. (P&Z) (RP&CA) ***

DISCLOSURE REQUIREMENTS

108. Incorporate these elements in the Homeowner's Association (HOA) documents to retain trees proposed to be saved: (P&Z)
 - a. Provide a disclosure statement to property owners stating the presence and required protection of the trees.
 - b. Retain the trees depicted as protected on the released Final Site Plan unless the City Arborist permits removal of any due to the health and safety of the tree.
 - c. Require unanimous approval by the Condominium/HOA and a site plan amendment to remove a tree designated as protected on the Final Site Plan.
 - d. Comply with other restrictions deemed necessary by the City Attorney.
109. Submit all homeowner association covenants for review and approval by the Director of P&Z and the City Attorney prior to applying for the first Certificate of Occupancy. Include the conditions listed below in a dedicated section of the association covenants. The language shall establish and state that these conditions cannot be changed except by an amendment to this DSUP approved by the City Council. (P&Z) (T&ES) (City Attorney) ***
 - a. All landscaping and open space areas within the development shall be maintained by the Homeowner's Association.
 - b. Obtain approval for any exterior building improvements or changes from the City, as determined by the Director of P&Z.
 - c. Develop a noise control by-law to control noise levels in the development and resolve noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
 - d. Inspect and maintain stormwater facility BMPs to ensure proper functioning.
 - e. The private alleys and parking court with public access easement are to be maintained by the Homeowner's Association including maintenance for the sanitary and storm sewers located within the site.
110. Furnish each prospective buyer with a statement disclosing the prior history of the site, including previous environmental conditions and on-going remediation measures. Disclose this information to the satisfaction of the Director of T&ES. (T&ES)

111. Disclose to potential buyers the items listed below to the satisfaction of the Director of P&Z and the City Attorney: (P&Z) (T&ES) (City Attorney)
- a. Exterior townhouse improvements require Board of Architectural Review approval.
 - b. The walkways through the site, the central open space and parking court north of Building 5 (Lots 721-724) have a public access easement and are to be maintained by the Homeowner's Association.
 - c. The site is two blocks from King Street and the Potomac River Waterfront which are subject to periodic public events with noise.
 - d. The site is generally located below the general vicinity of the Washington National Airport flight path and will be subject to noise from landing and departing flights.

Asterisks denote:

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



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ Project Name: _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ ZONE: _____

APPLICANT:

Name: _____

Address: _____

PROPERTY OWNER:

Name: _____

Address: _____

SUMMARY OF PROPOSAL _____

MODIFICATIONS REQUESTED _____

SUP's REQUESTED _____

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.

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.

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

Signature

Telephone #

Fax #

Email address

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development SUP # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

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

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

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. See Attached		
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 300 N. Lee and 333 N. Fairfax (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. See Attached		
2.		
3.		

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

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

	Kenneth W. Wire	
Date	Printed Name	Signature

Disclosure Attachment

Applicant Entity:

EYA Development LLC

McLean Quinn	All Own Greater Than 3%
Jack Lester	
Aakash Thakker	
Milli Arakawa	
Lisa Montenegro	
Evan Goldman	
Raf Muniz	

Owner Entity:

Domar Properties LLC

Sarah E. Fortney	All Own Greater than 3%
Donald F. Simpson, Jr.	
Dorothy Simpson Beveridge	
Gayle S. Schulz	
Scott S. Fortney	
Andrew D. Forney	
Amy Parks	

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.)

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

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

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

Day	Hours	Day	Hours
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

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

B. How will the noise from patrons be controlled?

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

8. Provide information regarding trash and litter generated by the use:
- A. What type of trash and garbage will be generated by the use?
 - B. How much trash and garbage will be generated by the use?
 - C. How often will trash be collected?
 - D. How will you prevent littering on the property, streets and nearby properties?
9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

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

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

Yes. No.

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

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

ALCOHOL SALES

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

Yes. No. ***For the retail, it is unknown at this time***

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?

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

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

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

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

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?
- D. During what hours of the day do you expect loading/unloading operations to occur?
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

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

333 North Fairfax Street
Cluster Special Use Permit Considerations

The following are the applicant's responses to the considerations on review of the Cluster Special Use Permit proposed for the property as set forth in Zoning Ordinance Section 11-606

11-606 Considerations on review.

In reviewing an application for cluster development, the following issues and those for special use permits in section 11-504 shall be considered at a minimum:

- (A) That the proposed development will substantially conform to the master plan of the city.

Response: The proposed development complies with the existing zoning of the property which is the zoning recommended by the Old Town Small Area Plan.

- (B) That the proposed development complies with all applicable regulations of this ordinance except as modified pursuant to the authority of this section 11-600.

Response: The proposed development complies with the requirements of the zoning ordinance.

- (C) That the proposed development will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare.

Response: The proposed development removes two office buildings that are not in character with the surrounding neighborhood, reduces overall peak traffic, provides new public open space areas and will improve storm water quality.

- (D) That the proposed cluster development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable zone regulations.

Response: The proposed development is of a similar scale to the surrounding properties and the residential use is more compatible with the adjacent residential uses than the existing office buildings.

- (E) That the proposed cluster development will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools.

Response: The property is currently served by adequate public facilities.

- (F) That the proposed cluster development will not result in the destruction, loss or damage of any natural, scenic, or historic feature.

Response: There are no natural, scenic or historic features on the property.

- (G) That individual lots, buildings, streets, and parking areas are designed and situated to minimize alteration of natural site features worthy of preservation.

Response: There are no natural site features on the property worthy of preservation.

- (H) That the cluster open space intended for recreation or public use is usable as determined by the size, shape, topographic, and location requirements of the particular purpose proposed for the site.

Response: The north/south and east/west site pedestrian access points and the mid-block open space areas will be open for public access and are only possible pursuant to this cluster SUP application.

- (I) That the cluster open space shall include irreplaceable natural features if any are located in the tract (such as, but not limited to, stream beds, stands of trees and individual trees).

Response: Not applicable.

- (J) That the cluster open space intended for recreation or public use is easily accessible to pedestrians and that such accessibility meets the needs of the handicapped and elderly.

Response: The north/south connection provides an accessible access point to the mid-block open space area.

- (K) That the cluster development plan includes diversity and originality in lot layout and individual building design to achieve the best possible relationship between development and the land.

Response: The property is currently served by adequate public facilities.

- (L) That individual lots, buildings, and units are arranged and situated to relate to surrounding properties, to improve the view from and the view of buildings, and to lessen the land area devoted to motor vehicle access.

Response: The proposed layout and site configuration will significantly increase block porosity and improve views into and through the block.

- (M) That the cluster development plan includes due consideration for:

- (1) The arrangement and location of buildings, structures and spaces as they relate to the intent and purposes of this section 11-600;

Response: The site arrangement provides additional open space and pedestrian through block connections as intended by this section 11-600.

- (2) The safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking spaces, lighting and facilities for waste disposal;

Response: The proposed site layout provides adequate site access and turning movements for residential vehicles.

- (3) The location and means of access to pedestrian areas and the separation of such areas from vehicular ways and parking areas;

Response: The pedestrian areas are separated from the vehicular access points for the north/south and mid-block open spaces areas. The eastern portion of the east/west pedestrian access point will be open to both pedestrians and motor vehicles. This is a common configuration in urban areas and portions of Old Town.

- (4) The design of grades, paving, gutters and drainage necessary to handle stormwaters and to prevent erosion;

Response: The stormwater management plans and site grading plans provide with the DSUP application show the proposed plans adequately address stormwater management and erosion.

- (5) The provision of walls, fences, landscaping and increased setbacks when deemed necessary to minimize adverse effects on nearby properties and within the proposed development;

Response: Not applicable.

- (6) The treatment and extent of plazas, courts, terraces, recreational facilities and other open areas necessary or appropriate to the use or enjoyment of the development and the protection of the environment;

Response: The proposed pedestrian connections and mid-block open space area provides the public with access to and enjoyment of the property.

- (7) The provision for dedication of land for public rights-of-way, parks, schools and recreational space when necessary and appropriate to the development and the environs.

Response: Not applicable.

333 North Fairfax Street
Affordable Housing Plan
November 6, 2025

The Applicant is submitting this affordable housing plan concurrent with the Concept 2 submission for a Development Special Use Permit (“DSUP”) for the properties located at 333 North Fairfax and 300 North Lee Street (the “Property”) to be redeveloped with 32 townhomes. The Property is located in Old Town North and comprises the majority of the block surrounded by North Fairfax Street to the west, Princess Street to the north, North Lee Street to the east and Queen Street to the south. The Property is zoned CD and the Applicant will be redeveloping under the existing CD zoning. The Applicant is seeking approval of a Cluster Special Use Permit (“Cluster SUP”) to provide relief from minimum lot size requirements, setbacks and maximize the open space configuration for public access.

The Property is approximately 62,017 square feet or 1.42 acres. The Applicant is proposing 32 for sale townhomes consisting of 1.71 FAR for a projected total 106,349 square feet. This density is achieved by use of the 1.5 FAR base residential zoning permitted in the CD zone plus the bonus density gained pursuant to Section 7-700 of the zoning ordinance (see Exhibit A). The projected total square footage is 13,324 square feet above the base density, equating to 0.22 in required bonus FAR. One third of this bonus density yields 4,441 square feet of required on-site affordable housing. **The Applicant proposes meeting the Affordable FAR by providing two 22-foot-wide affordable units averaging approximately 2,236 square feet at the property.** These Affordable Units will be three-bedroom homes, listed for sale at \$325,000 and subject to the City of Alexandria restrictive covenants applicable to for sale affordable units.

The Applicant is also voluntarily proposing a base contribution for the residential floor area of **\$339,543.07** (62,017 square foot lot X 1.5 FAR X \$3.65 recommended base density per square foot contribution = \$339,543.07).

Green Building Narrative

333 North Fairfax

11/03/25

Overview

The proposed development at 333 North Fairfax is designed to meet the requirements of the **City of Alexandria's Green Building Policy** through **Compliance Option 2: Green Building Certifications**. The project will achieve **EarthCraft Multifamily Certified level**, with a projected score of 127 points — exceeding the minimum 100-point threshold. The building incorporates high-performance systems, resilient site planning, and occupant-focused indoor environmental quality, verified through third-party inspections.

Energy Efficiency

The building envelope and mechanical systems are optimized for performance:

- **Envelope:** Exterior walls include R-21 cavity insulation. Roof assemblies meet or exceed R-49, with raised heel trusses and air-sealed attic penetrations.
- **Windows & Doors:** Fenestration will meet U-factor ≤ 0.28 and SHGC ≤ 0.23 . Doors with $>50\%$ glazing meet U ≤ 0.25 and SHGC ≤ 0.20 .
- **Air Sealing:** Homes are designed for an envelope leakage of ≤ 3 ACH50, with additional air sealing at top plates and drywall penetrations.
- **HVAC:** Systems are sized per ACCA Manual J/S, with ENERGY STAR-rated heat pumps, variable-speed blowers, and zoned controls. Refrigerant charge and duct static pressure are verified.
- **Lighting:** All permanent fixtures use ENERGY STAR LED bulbs. Common areas include daylight sensors and motion controls.

Renewable Energy

The building is designed to be **solar-ready**, with roof structure and electrical infrastructure accommodating future PV installation. If on-site generation is not pursued, we will offer both a solar rough in option, where conduit is provided to the roof for solar installation later, as well as a full solar panel layout option where we will provide the solar panels prior to settlement.

Net Zero

We are not required to pursue Net Zero Certification under **Compliance Option 2: Green Building Certifications** pathway.

Commissioning

A third-party **Commissioning Agent** will verify HVAC performance, envelope integrity, and ventilation systems. Commissioning scope includes:

- Refrigerant charge verification
- Duct leakage and airflow balancing
- Static pressure testing
- Controls calibration

Metering Strategy

We are not required to provide Metering Strategies under Compliance Option 2: Green Building Certifications pathway.

Water Conservation

Indoor Water Use:

- Fixtures meet or exceed **WaterSense** standards: toilets ≤ 1.1 gpf, faucets ≤ 1.0 gpm, showerheads ≤ 1.5 gpm.
- Hot water piping is insulated to R-4.
- We will also use recirculating pumps to reduce water waste in supply lines.

Outdoor Water Use:

- Landscaping uses drought-tolerant species and native plants.
 - Irrigation will not be used.
-

Indoor Environmental Quality

- **Daylighting Strategy:** Fenestration will meet U -factor ≤ 0.28 and SHGC ≤ 0.23 . Doors with $>50\%$ glazing meet $U \leq 0.25$ and SHGC ≤ 0.20 . Additionally our main living level will be an open floor plan allowing for natural light to penetrate far into the interior.
 - **Low-Emitting Materials:** Interior paints, adhesives, flooring, and cabinetry will have low VOCs.
 - **Construction IAQ:** Ducts and HVAC components are protected during construction. Bath fans are sealed until final finishes.
 - **Thermal Comfort:** We will use two HVAC systems per lot with MERV 8+ filtration and humidity control. This will allow occupants to control their homes with better precision based on the location in the home.
 - **Ventilation:** ASHRAE 62.2-compliant whole-unit ventilation systems with outdoor air filtration and override controls.
-

Green Building Documentation & Education

- **EarthCraft Worksheet:** Completed and verified at design review, pre-drywall, and final inspection.
- **Homeowner Manual:** Includes maintenance schedules, system operation guides, and EarthCraft badges.
- **Education & Marketing:** EarthCraft branding used in leasing materials; staff training and community recycling facilities provided.



7 April 2026

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYs of Northern Virginia, we are excited to see three significant housing developments on today's docket, and we ask you to vote yes on all of them. Together, these developments will add **212** desperately needed new homes to Alexandria.

Docket item 4, the Elbert Avenue extension, will redevelop a 1940s affordable apartment building with new homes for existing residents, as well as 63 net new homes. This will more than triple the number of desperately needed deeply affordable homes at the Elbert Avenue Apartments.

Docket item 7, Eisenhower Pointe Phase 2, will redevelop an underutilized 1980s office park into 117 homes. This development, along with others nearby, will help to turn Eisenhower West from a place that you drive through into a thriving neighborhood like others that make Alexandria a great place to live. The development will benefit its neighbors with publicly accessible open space as well as significant streetscape improvements. We'd like to note that a Special Use Permit is required to build housing within 1,000 feet of Eisenhower Avenue. We are not aware of a similar requirement for any other street in Alexandria. Since the Eisenhower West and Eisenhower East Small Area Plans both rightly plan for many new homes, we hope you will remove this requirement to make it easier to welcome more neighbors to Eisenhower Avenue.

Docket item 8, 300 North Lee and 333 North Fairfax, will replace 1960s and 70s office buildings with 32 homes, including two large family-sized committed affordable homes in Old Town. The development will benefit its neighbors with a pocket park and improved sidewalks. We'd like to note that many recent townhouse developments, including both of the ones on today's docket, have required a Special Use Permit for lots without frontage on a public street. This is because it's common, as in these developments, for some townhouses to have frontage on a central courtyard, while a private alley provides garage access. We hope you will consider changing this requirement from an SUP requiring Council approval to a staff approval or a modification, to make it easier to build this style of neighborhood with shared open space that neighbors can enjoy.

We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city better for everyone.

Phoebe Coy, Alex Goyette, Peter Sutherland, Stephanie Elms and Yasir Nagi
YIMBYs of Northern Virginia Alexandria leads



March 25, 2026

To Whom It May Concern,

I understand that The City of Alexandria, VA has a requirement for development projects to pursue a green building certification, and that townhome development(s) may be expected to pursue the EarthCraft Multifamily Gold level certification. When townhome developments include units that will be individually sold, a multifamily certification is not appropriate due to the certification inspection and reporting that is necessary with individual for-sale properties. This is an industry-wide requirement with residential certification programs and one that EarthCraft adheres to.

I have met with Brad Edwards of EYA about a townhome development he is planning in Alexandria, and I recommend that a comparable alternative would be to pursue the EarthCraft House program and achieve its Performance Badge, which would align closely with achieving an EarthCraft Multifamily Gold certification. This is a simple alternative that would maintain the intent of the Alexandria's green building program and not disrupt the planning and permitting that the project has already completed.

If you have any questions about this, I am happy to schedule time to meet with Alexandria's planning department to further explain the different ways that EarthCraft and similar building certification programs distinguish between multifamily and single-family projects or how the EarthCraft House program and its badges align with the EarthCraft Multifamily program.

Thank you,

A handwritten signature in black ink, appearing to read "Amelia Godfrey". The signature is fluid and cursive, with a long horizontal stroke at the end.

Amelia Godfrey
Program Director, EarthCraft
agodfrey@southface.org
Office: 404-604-3664