

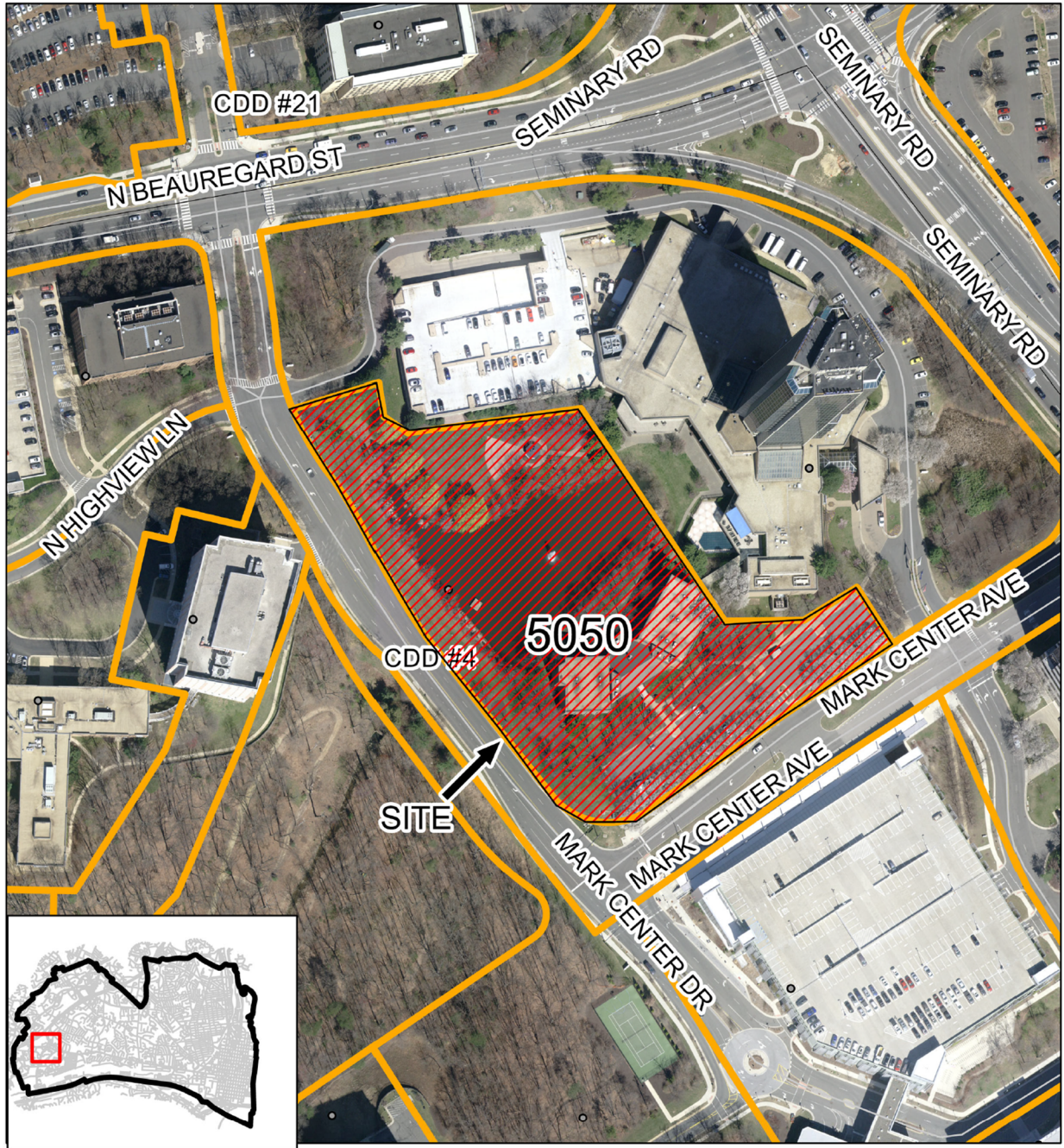
***Development Special Use Permit Extension #2026-10005
5050 Mark Center Drive***

Application	General Data	
Project Name: 5050 Mark Center Drive Extension (previously The Rutherford)	PC Hearing	May 5, 2026
	CC Hearing	May 16, 2026
	If approved, DSUP Expiration	May 16, 2029
	Total Plan Acreage	4.56 acres / 198,829 sq. ft. (pre-ROW dedication area)
Location: 5050 Mark Center Drive (former address 5000 Seminary Dr)	Zone	CDD#4
	Proposed Use	Multi-family Residential
	Gross Floor Area Total	Existing: 82,750 SF New: 592,783 SF
	Net Floor Area Total	Existing: 58,705 SF New: 457,307 SF
Applicant: Mark Center Residential, LLC, represented by Kenneth Wire, Attorney	Small Area Plan	Alexandria West
	Green Building	Complies with 2019 Green Building Policy

Purpose of Application
The applicant requests a 36-month extension of the previously approved Development Special Use Permit (DSUP #2022-10027) to construct a 367-unit residential building
Special Use Permits and Modifications Requested:
Development Special Use Permit and site plan: <ul style="list-style-type: none"> • Special Use Permit to decrease off-street parking • Special Use Permit for penthouses to exceed 15 feet in height

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Robert M. Kerns, AICP, Division Chief, Robert.Kerns@alexandriava.gov Maya Contreras, Principal Planner, Maya.Contreras@alexandriava.gov Maggie Cooper, Urban Planner III, Margaret.Cooper@alexandriava.gov

PLANNING COMMISSION ACTION, MAY 5, 2026: On a motion by Vice Chair Koenig, seconded by Commissioner Harris, the Planning Commission voted unanimously to recommend approval of Development Special Use Permit #2026-10005 on the Consent Calendar.



DSUP2026-10005
5050 Mark Center Drive



0 85 170 340 Feet

I. SUMMARY

A. Recommendation

Staff recommend approval of the three-year extension of the previously approved Development Special Use Permit (DSUP) to construct a multi-unit development, subject to compliance with the Zoning Ordinance and all applicable codes, adopted policies, and conditions of approval.

This is the first project extension request. Staff find that it continues to be a reasonable and appropriate use for this site, and is consistent with the AlexWest Small Area Plan (SAP).¹ The applicant has demonstrated a commitment to developing the project by nearly completing the Final Site Plan process, with the next submission ready for Signature Set.

The project would provide these benefits:²

- 367 new units, including 25 on-site committed affordable units, that meet the City's 2019 Green Building Policy;
- In-kind contribution (\$2.9 million equivalent to construct transportation infrastructure and Right-of-Way dedication);
- Contribution to the City's Affordable Housing Trust Fund (\$1,000,000);
- Pedestrian and streetscape improvements;
- 25% phosphorous load reduction from pre-development condition (10% more than required);
- Capital Bikeshare contribution (\$40,000); and
- On-site public art or a contribution to the City's Public Art Fund (\$75,000).

B. Project Description

If the extension is approved, the applicant would construct an approximately 457,307 net square foot multi-unit building behind the existing Hilton Hotel, at the intersection of Mark Center Avenue and Mark Center Drive. The seven-story building will have 367 residential units, 25 of which will be committed affordable, and a three-story garage that is predominately at or below grade. The development is being coordinated with the expansion of the existing Mark Center transit facility, in preparation for the West End Bus Rapid Transitway (BRT), which will begin construction later this year.

¹ At the time of the original approval the site was within the bounds of the Beauregard SAP. Since then, the City Council has adopted the AlexWest SAP, which anticipates the proposed development at this site.

² All amounts are based in 2023 dollars and will be updated (at time of payment) based on inflation.

II. BACKGROUND

A. Procedural Background

The City Council granted the original approval on June 16, 2023. The extension request is identical to the previous approval, except for the removal of the original Coordinated Sign Plan (SUP #2023-00037), and a Transportation Management Plan (SUP #2022-00097). These are no longer required because of subsequent Zoning Ordinance and Code updates.

B. Site Context

The project site is one lot of record measuring 4.56 acres (198,829 square feet) at the intersection of Mark Center Avenue and Mark Center Drive. The site is within the Mark Center and the AlexWest plan area. The northern portion of the site is bound by the Hilton Hotel and associated structured parking, the eastern boundary is formed by Mark Center Avenue, the southern boundary by the intersection of Mark Center Avenue and Mark Center Drive, and the western boundary by Mark Center Drive. Adjacent uses include the Washington Headquarters (BRAC-133) building, the City's Redella S. Pepper Community Resource Center, the Winkler Botanical Preserve, and the Sinclair on Seminary apartments. The site contains a surface parking lot and an artificial pond. The 65-foot-tall Hilton Hotel conference/retreat center was demolished in late 2022.

C. Community

Prior to the original approval, the applicant worked with staff to refine the proposal to achieve a site and architectural design that adhered to the then-controlling principles of the Beauregard Small Area Plan, Beauregard Urban Design Standards, and to reflect feedback from boards and commissions and community members. Concerns were generally focused on traffic, expansion of and impacts to the transit facility, pedestrian and bike access in Mark Center, and building design. An additional virtual pre-construction related to demolition of the convention center was held on December 12, 2022.

The applicant and staff have discussed the extension request with the adjacent neighbors and have received no comments or concerns.

III. ZONING

Table 1: Zoning

Property Address:	5000 Seminary Road		
Total Site Area:	4.56 Acres (198,829 square feet)		
Zone:	CDD #4		
Current Use:	Office		
Proposed Use:	Multi-Unit Residential		
	Existing Conditions	CDD #4	Proposed Redevelopment
Parcel Area	198,829 SF (4.56 AC)		193,298 SF (4.43 AC after dedications)
FAR	0.30 FAR (conference center) (58,705 SF)	2.5 FAR (497,072 SF)	2.3 FAR (457,307 SF)
Height (ft.)	65	Max 100	90
Setbacks (ft.)			
<i>Mark Center Ave.</i>	123	0	11
<i>Mark Center Dr.</i>	70	0	8
<i>North Property Line</i>	29	0	40-96
<i>East Property Line</i>	250	0	31-105
Parking			
<i>Office Use</i>	76 (surface)	N/A	N/A
<i>Residential Use*</i>	N/A	485	410 (405 garage, 5 surface)
Loading spaces	N/A	0	1
Open Space	N/A	25.0% (49,708 SF)	40.2% (80,000 SF)
Crown Coverage	25.0% (49,708 SF)	25.0% (49,708 SF)	26.0% (51,744 SF)

*SUP requested for parking reduction

IV. STAFF ANALYSIS

Staff recommend extending the period of validity for the previously approved project associated with this DSUP for an additional three years.

A. *Conformance to the Small Area Plan*

The project site is within the AlexWest Small Area Plan chapter of the City’s Master Plan. At the time of the original approval, the site was within the bounds of the Beauregard SAP. The AlexWest SAP continues to envision multi-unit residential or office density at this location and supports the expansion of the transit facility.

B. Site Design /Architecture

No changes to the site or building design have occurred since the original DSUP was reviewed and recommended for approval by the Beauregard Design Advisory Committee (BDAC) and Planning Commission and approved by City Council in 2023.

C. City Policies, Contributions, & Affordable Housing

All City policies in effect at the time of the original approval—required open space and canopy coverage, 2019 Green Building, Public Art, Capital Bikeshare, committed affordable units—are applicable.

Developer contributions are charged on net new development and are intended to offset plan-wide and neighborhood-specific impacts to infrastructure, public facilities, affordable housing, and other city priorities by new development. Staff continue to support the applicant fulfilling their developer contributions through in-kind infrastructure improvements (valued at approximately \$2.903 million) and a \$1,000,000 contribution to the Housing Trust Fund.

Affordable Housing

The proposed 367-unit development is providing a tiered affordable housing contribution totaling \$1,000,000, comprising a voluntary monetary contribution of \$188,453 consistent with the current city policy; a monetary contribution of \$811,547; and 25 on-site committed affordable rental set-aside units pursuant to the City's 2020/21 Housing Contribution Policy Update.

In-Kind Infrastructure, Pedestrian, and Streetscape Improvements

Prior to the project's proposal, T&ES staff had identified frontage on Mark Center Avenue, across the street from the existing Mark Center Transit facility, as a location for an expansion of the transit facility to accommodate the upcoming West End Transitway Bus Rapid Transit (BRT) service.

As part of their in-kind infrastructure improvements, the applicant will dedicate 5,531 square feet of right-of-way along Mark Center Avenue for sidewalks and bus stops and will coordinate with City staff on intersection improvements at North Beauregard Street and Seminary Road, and on the installation of four sawtooth bus bays at the Transit Center expansion. This will include junction boxes, electric connections, and bus stop passenger loading pads, as well as sharrow-style bike lanes on Mark Center Drive and Mark Center Avenue.

Staff find these improvements will adequately offset the impacts the project will have on the neighborhood's infrastructure and will help to facilitate the future new bus rapid transit that will benefit the community.

D. Parking, Traffic, and Transit

Parking/Loading

Parking for the project will be located on three levels, one fully below grade, one partially below the average finished grade, and one above the average finished grade, with the garage entrance accessed from Mark Center Drive. The project proposes 410 spaces (405 garage spaces and five surface spaces), and the applicant has requested a SUP for a parking reduction of 75 parking spaces, as described above. The project will also include 119 bicycle parking spaces for residents.

Transit Improvements

West End Transitway / Transit Center Expansion

Consistent with recommendations in its Transportation Master Plan, the City is implementing a BRT system known as the West End Transitway to provide high-capacity transit service using a combination of dedicated and shared lanes and enhanced stations with rider amenities. The future transit corridor route will run along Mark Center Drive and Mark Center Avenue, with a stop at the Mark Center Transit Center.

The West End Transitway project was awarded funding from the Commonwealth Transportation Board in 2019. Design work for the first phase of the project was completed in late 2025, and construction is scheduled to begin in fall 2026.

A. Special Use Permit Requests

The applicant is requesting Special Use Permits (SUPs) for the following items:

- Decrease in off-street parking; and
- Penthouses that exceed 15 feet in height.

Staff still find the parking reduction and penthouses to be reasonable requests. The original approval included SUPs for a coordinated sign plan and a Transportation Management Plan, however, neither of which are currently required because of ordinance and code updates that have occurred since the original approval.

V. SUMMARY OF CONDITION CHANGES

The original DSUP/DSP conditions have been carried forward with these changes:

Amended:

- Transportation Management Plan (TMP) conditions replaced with TMP conditions that reflect current City policy (original conditions 49-56)
- Contribution condition amount escalated to account for inflation (original conditions 118-120)

- Dates updated (various conditions)
- Add junction box distancing (current condition 43)
- Amended street tree language to be consistent with current standard (current conditions 59-61)

Added:

- Condition added requiring non-completeness comments to be addressed at FSP (current condition 2)
- Add detectable warning surface at sidewalk edge (current condition 22.i)

Deleted:

- Garage entrance slope condition deleted as no longer relevant (original condition 42)
- Parking lay-by condition deleted as no longer relevant (original condition 48)
- Sewer connection fee payment timing deleted as the Code is now clear on this timing (original condition 61)
- Removed retail parking signage as there is no retail (original condition 140)

VI. CONCLUSION

Staff recommend approval of the three-year extension of the Development Special Use Permit, and all associated applications subject to compliance with City codes, ordinances and conditions of approval below.

VII. GRAPHICS



Figure 1: Night view from Mark Center Drive



Figure 2: View from Mark Center Avenue



Figure 3: View from Northwest

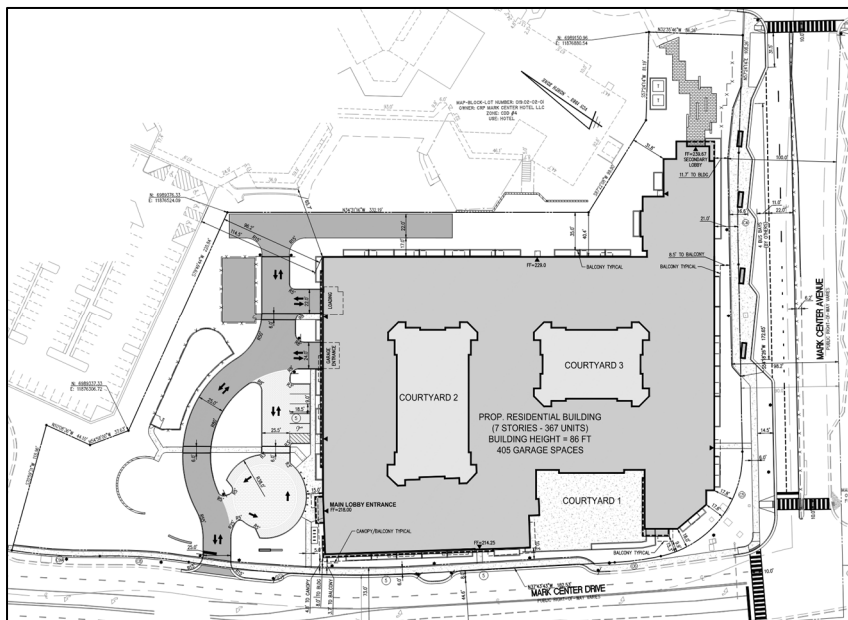


Figure 4: Site Plan

VIII. STAFF RECOMMENDATIONS

1. Final Site Plan shall conform substantially with the preliminary plan dated 3/19/24 and comply with the following conditions of approval.
2. All non-completeness comments outlined in an email from staff dated 3/24/26 will be addressed at Final Site Plan.

I. SITE PLAN

3. Per § 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
4. Submit the plats and associated deeds for all applicable easements as part of the first Final Site Plan. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. (P&Z) (T&ES) *
 - a. Provide public easements to the satisfaction of the Directors of P&Z and T&ES.
 - b. Emergency Vehicle Easement(s) (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane.
5. Make all fee simple conveyances to the City with General Warranty of title (unless not available) or provide 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) *
6. Record the plat and submit a copy of the recorded plat, dedications, and deeds with the first application for a building permit. (P&Z) (T&ES) **
7. Show site utilities compatibly with other site conditions on the site plan to the satisfaction of the Directors of P&Z and T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *

- a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
 - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Excluding above grade utilities from dedicated open space areas and tree wells.
 - d. Screening all utilities from the public right-of-way.
8. Provide a lighting plan with the Final Site Plan, unless otherwise identified below, to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z and T&ES in consultation with the Chief of Police and Code administration shall include: (P&Z) (T&ES) (Code) *
- a. The location of all existing and proposed streetlights and site lights, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - c. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
 - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
 - e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - f. Full cut-off lighting as applicable to prevent light spill onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with light spill regulations.
 - g. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
 - h. Basic, approved Dominion LED light fixtures for all proposed light fixtures in the City right-of-way.
 - i. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - j. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - k. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
 - l. Light-colored concrete (painted) for walls and ceilings in all garages to increase reflectivity and improve night lighting levels. **

- m. A minimum average of 3.5-foot candle-maintained lighting for underground/ structured parking garages. When unoccupied the lighting levels may be no less than 1-foot candles. **
 - n. Light fixtures for the open canopies and underground/structured parking garages shall not be visible from the public right-of-way. **
9. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan. The unit numbers shall comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and continue in this scheme for the remaining floors. Indicate the use of each unit (i.e., residential, retail, office). (GIS) *
10. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. (P&Z) (DPI) (GIS) *
11. Sheeting and shoring, support of excavation shall not extend beyond the property line, except when the applicant has obtained a written release or encroachment from adjacent property owners which has been reviewed prior to Final Site Plan release and recorded in the Land Records. (P&Z) (Code) *

A. BUILDING

12. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, and (7) fire protection system requirements. (P&Z) (Code) *
13. 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 shown on the preliminary development special use permit dated 3/19/24 and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) *
- 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. 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.
- c. The underside of all balconies shall be finished with paint, stain or similar to present a visually cohesive appearance.
 - d. Where specified by the governing Small Area Plan and accompanying Design Guidelines, or by the governing CDD documents, the maximum percentage of fiber shall be interpreted as the percentage of ***solid façade*** that is fiber cement (excluding glazed portions of the elevation). Typically, such restrictions shall apply to building facades that face any public right-of-way or public open space, along with any portions of open courtyards that are visible from same.
 - e. 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.
 - f. The recessed or projecting depth of brick rustication must be a minimum of ½ inches.
 - g. Where plane changes in facades are proposed, they shall generally not be less than two feet, unless otherwise shown on the DSUP plan set.
 - h. 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.
14. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) *
- a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at ¼" = 1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
 - b. Separate design drawings shall be submitted for each primary building 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.
 - d. All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Code or an encroachment has been obtained.
15. 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.
- a. Prior to ordering final building materials, provide a materials board that includes all proposed materials and finishes at first Final Site Plan. The

materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) *, ***

- b. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights. *
- c. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
- d. An on-site, mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. **
- e. 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. (P&Z) (Code) ***

B. OPEN SPACE/LANDSCAPING

- 16. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release.*
 - a. Provide location, specifications, and details for site furnishings that depict the installation, scale, massing, and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Site furnishings may include benches, bicycle racks, trash bins, recycling receptacles, and other associated features. City standard materials are mandatory in all public right-of-way. (P&Z) (T&ES)
- 17. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *
- 18. Applicant shall develop a dog exercise area maintenance plan prior to the release of the first Certificate of Occupancy that includes daily maintenance and operations, routine repairs, capital maintenance, and capital replacement.

C. TREE PROTECTION AND PRESERVATION

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

D. ARCHAEOLOGY

20. Call Alexandria Archaeology immediately at (703) 746-4399 if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the discovery area until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
21. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

E. PEDESTRIAN/STREETSCAPE

22. 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. Install ADA accessible pedestrian improvements serving the site.
 - b. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be six feet.
 - c. Maintain a minimum six-foot amenity zone with street trees between the sidewalk and curb face on Mark Center Drive including at the approach to the corner with Mark Center Avenue.
 - d. Sidewalks shall be flush across all driveway crossings.
 - e. All newly constructed curb ramps shall be concrete with detectable warning and shall conform to current VDOT standards.
 - f. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street.
 - g. Provide thermoplastic pedestrian crosswalks with ramps at the north and west crossings of the intersection at Mark Center Drive and Mark Center Avenue
 - h. All crosswalks shall be standard high-visibility crosswalks. Alternative crosswalk treatments must be approved by the Director of T&ES.
 - i. Where crosswalks terminate at the edge of a roadway to meet a sidewalk, a detectable warning surface shall be installed at the sidewalk edge.
 - j. Install audible pedestrian countdown signals and pedestrian activated pushbuttons in accordance with City Standards on either end of the proposed crosswalk crossing Mark Center Drive at the Mark Center Ave signalized intersection. All pedestrian-activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG).
 - k. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.
 - l. Any special paving materials proposed on private property must be load rated for emergency vehicles.

F. PARKING

23. All residential parking shall be unbundled (i.e., the cost to purchase or rent a parking space is separate from the cost to purchase or rent the residential unit). (T&ES)
24. Provide wheel stops for all 90-degree and angled vehicle parking spaces adjacent to a sidewalk if the back of the sidewalk is less than 7 feet from the curb. (T&ES).
25. Provide a Parking Management Plan with the Final Site Plan submission that complies with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. To release the Final Site Plan, the Parking Management Plan shall be approved by the Departments of P&Z and T&ES. (P&Z) (T&ES) *
26. Once per year, if available, share parking occupancy data for the facility with the City upon request. (T&ES)
27. Upon Applicant's request, parking spaces within the garage that are required to comply with zoning requirements may be made available for public/off-site if excess parking can be demonstrated to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (TE&S)
28. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes desired after the Signature Set approval. (P&Z) (T&ES) *
29. Provide bicycle parking per current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking, and details for allowable locations are available at: www.alexandriava.gov/bicycleparking.
30. Provide details on the locations and types of bicycle parking on the Final Site Plan. Install bicycle parking prior to the issuance of the first Certificate of Occupancy. (T&ES) *, ***
31. Provide signage, striping, or other means to prevent parking in emergency vehicle easement(s) prior to Final Site Plan release, to the satisfaction of the Director of T&ES. (T&ES) *
32. Provide Level 2 electric vehicle chargers for at least two percent of the required parking spaces, rounded up to the next whole number parking space. (T&ES)
33. At least 75 percent of the required parking spaces shall be electric vehicle charger ready per these requirements: (T&ES)
 - a. Install (5) dual stations/(10) charging ports at 100Amps per dual station
 - b. Install conduit and junction boxes to prepare for a total of 20 dual stations/(40) charging ports.
 - c. Charging port can serve up to 10 EVs per month, and planning for 40 charging stations will future-proof for the life of the property

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

G. SUSTAINABILITY

35. The applicant may propose additional strategies to the sustainability conditions outlined below and these additional sustainability strategies may be incorporated administratively to the satisfaction of the Directors of T&ES and P&Z. (OCA)
36. The project shall comply with the requirements of the current City of Alexandria Green Building Policy at the time of DSUP approval. Diligent pursuit and achievement of this certification shall be monitored through these requirements unless exempted by the certification rating systems and the Green Building Policy (OCA)
 - a. Provide evidence of the project’s registration with LEED, Green Globes, or Earthcraft (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist from the P&Z website showing how the project plans to achieve the certification and clearly indicate that requirements for the priority performance points are being met as defined by the City of Alexandria’s Green Building Policy. *
 - b. Provide an updated copy of the draft certification scorecard/checklist prior building permit release for above-grade construction to show compliance with the Green Building Policy. **
 - c. Provide updated building energy performance analysis and building energy use intensity (EUI) (energy use per sq. ft.) prior to release of the building permits for above-grade construction. **
 - d. Provide a draft commissioning plan and verification, if required by the Green Building Rating System and the building code, from a certified third-party reviewer that includes items “i” through “v” below, prior to receiving building permits for above-grade construction. **
 - i. A narrative describing the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
 - ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed.
 - iii. Functions to be tested including, but not limited to, calibrations and economizer controls.
 - iv. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
 - v. Measurable criteria for performance.

- e. Provide updated water efficiency documentation for the priority performance points as defined by the City of Alexandria's Green Building Policy prior to building permit release for above-grade construction. **
 - f. Provide updated documentation for the indoor environmental quality priority performance points as defined by the City of Alexandria's Green Building Policy prior to the release of building permits for above-grade construction. **
 - g. Provide evidence that design phase credits (for the certifying party) have been submitted by the first Certificate of Occupancy. ***
 - h. Provide evidence showing that the requirements for priority performance points for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria's Green Building Policy for Design Phase credits to the U.S. Green Building Council, Green Globes, or Earthcraft (or equivalent) prior to issuance of a Certificate of Occupancy. ***
 - i. Provide documentation of applicable green building certification prior to release of the performance bond clearly indicating that the priority performance points requirement for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality have been achieved as defined by the City of Alexandria's Green Building Policy. ****
 - j. Failure to achieve the certification level, as required by the City of Alexandria's Green Building Policy, will be evaluated by City Staff to determine whether a good faith, reasonable, and documented effort was made to achieve the certification level to the satisfaction of the Director of P&Z.
37. Post information on the City of Alexandria's Reuse Directory in a public place near trash collection area for residents of multifamily buildings that exceed 100 units and send proof to T&ES staff prior to the issuance of the first Certificate of Occupancy. The directory is available at: <https://www.alexandriava.gov/tes/solidwaste/info/default.aspx?id=19202#NewCityofAlexandriasReuseDirectory> (OCA) ***
38. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Final Site Plan. (OCA) *

II. TRANSPORTATION

A. STREETS/TRAFFIC

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

40. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection Staff and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) *
41. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets, prior to the issuance of the first Certificate of Occupancy. (T&ES) ***
42. Any wall mounted obstructions (exclude charging station mechanism) at the wall end of a parking space shall be limited to no more than 24 inches extended from the wall and at least 48 inches from the garage floor. Areas with obstructions that exceed this requirement will not count as parking spaces. (T&ES) ****
43. Furnish and install two 4-inch Schedule 80 PVC conduits with pull wires under the sidewalks fronting the site along both Mark Center Avenue and Mark Center Drive. These conduits shall terminate in an underground junction box at each corners of the site, with junction boxes spaced no more than 300 feet apart. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES) ****
44. 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) ****
45. Provide clearance interval calculations to confirm yellow and red intervals for the intersection along with ped crossing times for the two crosswalks (north and west leg) shown as proposed. (T&ES)
46. Provide bicycle facilities on the site frontage and through the site per the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan, and applicable Small Area Plans and Design Guidelines. (T&ES)
 - a. Provide routing signs on on-street bicycle facilities consistent with guidance from AASHTO and MUTCD. For shared-use paths, signs should be consistent with the City's Wayfinding Program.
 - b. Install sharrows consistent with AASHTO guidelines on Mark Center Drive and Mark Center Avenue.
47. Street names and addresses must be obtained for mail delivery (addressed per the front door) and for emergency services (addressed per street access) prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *
48. Continue to coordinate with Transportation and Environmental Services regarding the planned improvements associated with the West End Transitway and the approved development at 4880 Mark Center Drive (T&ES) *

B. TRANSPORTATION MANAGEMENT PLAN

49. 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) ***
50. 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. ***
51. 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. ***
52. 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. ***
53. 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)
54. 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) ***

C. BUS STOPS

55. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) *
56. Show all proposed bus stops on the Final Site Plan. All facilities shall be ADA compliant. *,***

57. Bus stops on Mark Center Avenue shall meet ADA requirements and City Standards to the satisfaction of the Director of T&ES and P&Z:
 - a. Install four saw-tooth bus bays as generally shown in the Preliminary Plans.
 - b. Provide Junction Boxes and 3-inch conduit at each bus shelter running to the closest power source along Mark Center Avenue. The conduit run and the power source determination shall be shown on the Final Site Plan and shall be to the satisfaction of Director of T&ES and DPI (T&ES).
 - c. Install an unobstructed 10-foot wide, parallel to the roadway, by 8-foot wide, perpendicular to the curb, illuminated bus stop passenger loading pad. The unobstructed loading area should be at the front of the boarding zone and accessible from a transit shelter and adjacent sidewalk. The loading pad's cross slope shall be less than two percent and it should be made of concrete or other sturdy, non-slippery materials approved by the Directors of T&ES and DASH. The existing width of the sidewalk may be counted towards the eight-foot-wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. The proposed storm drain shown in front of the bus shelter in the Preliminary Site Plan will need to be adjusted during Final Site Plan.
58. Submit the bus stop locations and designs for review and approval prior to Final Site Plan release. If any bus shelter is located on private property, the applicant shall provide an easement for the bus shelter. (T&ES)(P&Z)*
59. Any street trees located near bus stops should use the following guidelines to avoid conflicts with buses serving bus stops and other vehicles per the City's Landscape Guidelines, specifically: (P&Z) (T&ES) *
60. No trees should be planted within three feet of the curb line and within 10-ft. of the pad for a bus stop.
61. Ensure vertical clearance of at least 15-ft to the tree canopy and prune branches out of the vehicle lanes as well as the bus stop zone which shall include the bus stop no parking zone.

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

62. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)

B. UTILITIES

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

64. Do not locate transformer and switch gears in the public right-of-way. (T&ES)
65. All new fire hydrants on public streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative. Hydrants must be installed and functional prior to issuance of the Certificate of Occupancy. (T&ES) ***

C. INFORMATION TECHNOLOGY

66. To the satisfaction of the Director of Planning & Zoning, construct a conduit grid per the specifications listed below that minimizes the need for post-development excavation and/or right-of-way impacts when installing fiber/cables for high-speed internet access. (ITS) (P&Z)
67. Construct all conduits using schedule 80 PVC or HDPE and install them to a depth of 3-feet. Install a pull line and tracer within each conduit. (ITS)
68. All conduit on private property will be owned and maintained by the property owner. Unless otherwise specified, conduit on public right-of-way will be owned and maintained by the City. (ITS) (T&ES)
69. Provide a minimum of two diverse entrance conduits for each building (East/West or North/South) with a minimum of two, 2-inch conduits for each entrance drop. Terminate each conduit drop to a 36-inch by 48-inch installed hand hole within the public right-of-way or at a nearby accessible location. Include two, four-inch open access conduit risers for each floor. (ITS)
 - a. Enable telecommunications providers to install cables in the conduit. Designating exclusive access to a single provider is not allowed.
 - b. Provide a fiber optic installation plan that provides the required specifications prior to the Final Site Plan release. (ITS) *
 - c. Submit a digital as built in CAD or GIS that details the fiber conduit installation prior to the issuance of the Certificate of Occupancy. (ITS) ***
 - d. Submit a digital as-built plan in CAD or GIS which includes information on the fiber conduit installation prior to the issuance of the Certificate of Occupancy. (ITS) ***

D. SOLID WASTE

70. The point of collection shall be as agreed upon between the owner and the private collector duly licensed, provided that such point 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 are required to take their collected trash to the Alexandria/Arlington waste-to-energy facility (T&ES)

71. Provide \$1,449 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install two (2) Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. To the extent that the receptacles cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) *
72. Provide \$1,685 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install two (2) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. To the extent that the receptacle cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) *

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

73. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) *
74. ~~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) *
75. Design all stormwater Best Management Practices (BMPs) to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *

76. 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) *
77. 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) ****
78. 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:
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) ****
79. Groundwater from sump pumps may not be discharged into any stormwater BMPs or detention facilities. Bypass pipes and/or structures must be installed to bypass groundwater around all stormwater facilities. If, during construction, iron sediments cause a discharge of discolored groundwater from the sump pump, a filtration system must be installed. (T&ES)
80. Submit two originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum as part of the Final Site Plan #2. Executed and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *
81. 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) *
82. 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:

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

B. WATERSHED, WETLANDS, & RPAs

85. 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)
86. 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)
87. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site):
- 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. (T&ES)
88. Prepare a Stormwater Pollution Prevention Plan with enhanced protective measures from site sources to the proximity of the RPA(s) to the project. (T&ES)
89. A wildlife management and relocation plan is recommended based on the proposed changes to the existing wet pond. (T&ES)

90. The proposed storm sewer should provide the same flow regime as the existing low flow storm sewer infrastructure to downstream sources. (T&ES)

C. CONTAMINATED LAND

91. Indicate on the plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *
92. 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 soils and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
 - e. 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).
93. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “e” above are submitted and approved at the discretion of the Director of T&ES. This shall be included as a note on the Final Site Plan. (T&ES) (Code) *

94. 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. (T&ES) (Code)

D. SOILS

95. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site plan release. (T&ES) *

E. NOISE

96. 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) *
97. 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) *
98. If necessary, to comply with the City noise ordinance, equip all roof top HVAC and other mechanical equipment with noise reducing devices (e.g., silencers, acoustic plenums, louvers, or enclosures). Show the noise reducing specifications and locations prior to Final Site Plan release and install them prior to the issuance of the Certificate of Occupancy. (T&ES) (Code) *, ***
99. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 PM and 7 AM. (T&ES)
100. No vehicles, including construction vehicles, associated with this project shall be permitted to idle for more than 10 minutes when parked, including vehicles in the loading dock. Post at least two no idling for greater than 10 minutes signs in the loading dock area in plain view prior to the issuance of the Certificate of Occupancy. (T&ES) ***

F. AIR POLLUTION

101. Properly and sufficiently exhaust any gas fireplaces installed in the building to reduce air pollution and improve indoor air quality, prior to issuance of the Certificate of Occupancy. (T&ES) ***

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

V. CONSTRUCTION MANAGEMENT

103. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval, and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Zoning Ordinance Article XIII (Environmental Management) for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan must be complied with prior to the partial Final Site Plan release. (T&ES) *
104. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)
 - a. No streetlights shall be removed without authorization from the City of Alexandria,
 - b. If streetlights are to be removed from the public right-of-way, then temporary lights shall be provided until the installation and commissioning of new lights, *
 - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *
 - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
 - e. Include an overall proposed schedule for construction, *
 - f. Include a plan for temporary pedestrian circulation, *
 - g. Include the location and size of proposed construction trailers, if any, *
 - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
 - i. Post copies of the plan in the construction trailer and give to each subcontractor before they start work. ***
105. 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:

- a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
 - b. Post information on transit schedules and routes, *
 - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
 - d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) *
106. Include a chapter on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
- Include a chapter on maintaining bicycle access within the Construction Management Plan. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
107. Include a chapter on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all wastes offsite per all applicable federal, state, and local laws. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)
108. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) **
109. Transit stops adjacent to the site shall remain open, if feasible, for the duration of construction. If construction requires closing a stop, a temporary ADA accessible transit stop shall be determined and installed. Coordinate with the T&ES Transportation Planning Division at (703) 746-4088 as well as with the transit agency which provides service to the bus stop. Install signs noting the bus stop

closure and location of the temporary bus stop prior to taking bus stops out of service. (T&ES)

110. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. (T&ES) *
111. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) **
112. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z) (Code)
113. Identify a community liaison throughout the duration of construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes. (P&Z) (T&ES) *, ***
114. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***
115. 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 for the garage and for the building reaches proposed finished grade. Ensure each wall check shows: (P&Z) **
 - a. Key dimensions of the building as shown on the approved Final Site Plan,
 - b. Key dimensions from 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.
116. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the T&ES Site Plan Coordinator prior to

applying for a Certificate of Occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***

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

VI. CONTRIBUTIONS

118. Applicant will complete the following in-kind infrastructure improvements, valued at \$2.903 million (see below for breakdown), prior to the issuance of the final Certificate of Occupancy to the satisfaction of the Directors of P&Z, T&ES, and Code.
- a. Dedication of land for the ellipse (\$760,500)
 - b. Bus Rapid Transit (dedication of land and construction costs) (\$1,862,750)
 - c. Median Improvements (\$280,000)
119. Contribute \$40,000 to the City prior to Final Site Plan release for a Capital Bikeshare station and bicycles or system operations. (T&ES) *
120. Contribute \$1,000,000 to the City's Housing Trust Fund. Payments shall be made to the City of Alexandria and submitted to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. Per condition #120, 25 on-site committed affordable rental units will also be provided (Housing) ***

VII. HOUSING

121. Provide one (1) efficiency, twelve (12) one-bedroom, one (1) one-bedroom and den, seven (7) two-bedroom, three (3) two-bedroom and den, and one (1) three-bedroom affordable set-aside rental units, or a mix of units to be finalized at the time of Final Site Plan to the satisfaction of the Director of Housing. *
122. Rents for set-aside units shall not exceed the maximum amounts allowed under the Federal Low Income Housing Tax Credit (LIHTC) program for households with incomes at 60 percent of the Washington D.C. Metropolitan Area Median Family Income (including utility allowances and any parking charges) for a 40-year period from the date of initial occupancy of each affordable unit. For unit types not addressed by the LIHTC program, rents shall be as follows: a junior one-bedroom

shall rent at an efficiency rent; a one bedroom plus den shall rent at a one-bedroom rent; and a two bedroom plus den shall rent at a two-bedroom rent.

123. If at the time of lease up or lease renewal, the differential between the market rent and set-aside rent (as adjusted for utility allowances) for a comparable unit is less than 15 percent of the market rent, then the set-aside rent shall be reduced to maintain a differential of 15 percent for the term of the new lease or lease renewal. (Housing)
124. Total non-refundable fees, excluding application and pet fees, shall not exceed 15 percent of gross affordable rent.
125. Residents of the set-aside units may be charged a monthly parking fee of up to \$50 (in 2026 dollars) or the standard fee whichever is lower for their first parking space. Any additional parking spaces shall be subject to standard fees.
126. Recertify the incomes of resident households annually.
127. Once an income-eligible household moves into a set-aside unit, that unit shall count as an affordable unit until the household's income increases to more than 140 percent of the then-current income limit. Provide one additional one-year lease term at the affordable rent but notify the household that at the end of one year the household shall not be eligible to continue at the affordable rent. Afterwards, the over-income household may move to a comparable market rate unit or remain in the same unit. However, the next available and comparable unit (i.e., same number of bedrooms, den space, and/or approximate square footage) must be offered to a qualified household. Once the comparable unit is rented, the rent of the over-income unit may then increase to market rate per any lease restrictions. If a comparable unit within the building does not exist, then the over-income tenant must vacate the unit for an income-eligible household.
128. Do not deny households receiving Housing Choice Voucher assistance admission based on receiving such assistance. A household is income qualified if the amount of rent it can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent.
129. Provide residents of set-aside units with access to all amenities offered within the entire development.
130. Set-aside units shall be comparable in size and floor plan and have the same finishes as similar units in the development. Clustering of set-aside units shall be avoided.
131. Notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing no less than 90 days prior to leasing. Provide the City with marketing information no less than 45 days prior to leasing, which shall include the affordable

rents, fees, property amenities, and contact information for applications. The City shall notify interested parties of the availability of set-aside units. The applicant shall not accept applications for set-aside units until 45 days after providing written notification to the Office of Housing or until the Office of Housing advises the applicant that the information has been distributed and posted, whichever occurs first.

132. List all set-aside units at Virginia Housing's website: www.VirginiaHousingSearch.com.
133. Provide the City with the records and information necessary for annual compliance monitoring with the Housing conditions for the 40-year affordability period.

VIII. PUBLIC ART

134. 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)
135. 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) *
136. Install the art prior to issuance of the first Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. (P&Z) (RP&CA) ***

IX. USES AND SIGNS

A. SIGNAGE

137. The building and monument signs will match in general appearance and location as shown in the preliminary plan to the satisfaction of the Director of P&Z. (P&Z) *
138. Show offsite monument signs on Final Site Plan. If offsite monument signs need to be removed or relocated, staff will review administratively. (P&Z) (T&ES) *
139. Design and develop a sign plan for wayfinding and directional signage that sets location, scale, massing, and character of all proposed signage prior to Final Site Plan release to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) *

Asterisks denote:

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



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ **Project Name:** The Rutherford

PROPERTY LOCATION: 5050 Mark Center Drive

TAX MAP REFERENCE: 019.02-02-16 **ZONE:** CDD #4

APPLICANT:

Name: Mark Center Residential LLC

Address: _____

PROPERTY OWNER:

Name: Same as above

Address: _____

SUMMARY OF PROPOSAL Applicant requests extension of DSUP 2022-10027, TMP SUP 2022-00097 and SUP 2023-00037

MODIFICATIONS REQUESTED Same as original application

SUP's REQUESTED Same as original application

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.

Kenneth W. Wire, Esquire

Print Name of Applicant or Agent

Signature

Mailing/Street Address

Telephone # _____ Fax # _____

City and State _____ Zip Code _____

Email address

2/20/2026

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

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

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

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 _____ (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		
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.

2/20/2026

Kenneth W. Wire



Date

Printed Name

Signature

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

Applicant requests extension of all current approvals without any changes to the approved conditions.

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.**

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?

**Disclosure Attachment
5050 Mark Center Drive**

The following is a list of all individual owners owning a share greater than 3% of Mark Center Residential LLC:

Phillip G. Norton Descendant's Trust UTA
Chelsea Rao, Trustee

[REDACTED]

PAN Family Trust UTA
Chelsea Rao, Trustee

[REDACTED]

Phillip G. Norton, Jr.

[REDACTED]

Andrew L. Norton

[REDACTED]

Jeremiah O. Norton

[REDACTED]

Tambonito LLC
Marwan Bitar, Managing Member

[REDACTED]

Stephen L. Clagett Jr.

[REDACTED]

Javelina Holdings
Austin Lehr

[REDACTED]

Thomas J Pellerito Trust
John Pellerito

[REDACTED]



5 May 2026

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYS of Northern Virginia, we are excited to see an impactful apartment development on today's docket, along with a subdivision and an approval for a home on a vacant lot, and we ask you to vote yes on all of them. Together, these developments will add **369** desperately needed new homes to Alexandria.

Docket item 6, the 5050 Mark Center Drive extension request, will build **367** homes, including 25 committed affordable homes, on an unused lot right by major job centers and a large transit hub. It will also substantially benefit the whole community by dedicating land for the Transit Center expansion to make the West End Transitway possible.

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