

**Master Plan Amendment #2022-00004**  
**Rezoning #2022-00005**  
**Development Special Use Permit #2022-10014**  
**2729 King Street – Woodbine Rehabilitation and**  
**Healthcare Facility Addition**

Application	General Data	
<b>Project Name:</b> Woodbine Rehabilitation and Healthcare Facility Addition	PC Hearing:	October 6, 2022
	CC Hearing:	October 15, 2022
	If approved, DSUP Expiration:	October 15, 2025 (three years)
	Plan Acreage:	3.84 Acres
<b>Location:</b> 2729 King Street	Existing Zones:	R-8/Single Family
	Proposed Zone:	RB/Townhouse
	Existing Use:	Nursing Home
	Proposed Use:	Nursing Home
	Number of Units	
	Gross Floor Area:	126,951 sq. ft.
	Small Area Plan:	Northridge / Rosemont
<b>Applicant:</b> Woodbine Property 1, LLC. represented by M. Catherine	Historic District:	Not applicable
	Green Building	The building addition will comply with the 2019 Green

Purpose of Application
<p>The Applicant requests approval of a Master Plan Amendment to change the height of the subject property to a maximum of 45 feet; An amendment to the official zoning map to change the zone from R-8/Single-family to RB/Townhouse and; a development special use permit and site plan to construct an addition to an existing nursing home, with modifications to both side yard setbacks to allow greater than 50% of the southern side yard for parking and to the zone transition setbacks and a special use permit for a parking reduction to reduce the number of required loading spaces and increase the percentage of compact spaces to 82%; zoned R-8 / Single-Family Zone.</p>
Special Use Permits and Modifications Requested:
<ol style="list-style-type: none"> <li>1. SUP for a parking reduction for number of required loading spaces</li> <li>2. SUP for parking reduction to increase percentage of compact spaces to 82%</li> <li>3. Modification to side yard setbacks</li> <li>4. Modification to allow greater than 50% of required yard for parking</li> <li>5. Modification to the zone transition setbacks</li> </ol>

**Staff Recommendation: APPROVAL WITH CONDITIONS**

**Staff Reviewers:**

Robert Kerns, Division Chief [robert.kerns@alexandriava.gov](mailto:robert.kerns@alexandriava.gov)

Nathan Imm, Principal Planner [nathan.imm@alexandriava.gov](mailto:nathan.imm@alexandriava.gov)

Alexa Powell, Urban Planner [alexa.powell@alexandriava.gov](mailto:alexa.powell@alexandriava.gov)

**PLANNING COMMISSION ACTION, OCTOBER 6, 2022:**

On a motion by Commissioner Lyle, and seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of a Master Plan Amendment #2022-00004, as submitted. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, and seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Rezoning #2022-00005, as submitted. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, and seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2022-10014, as submitted. The motion carried on a vote of 7-0.

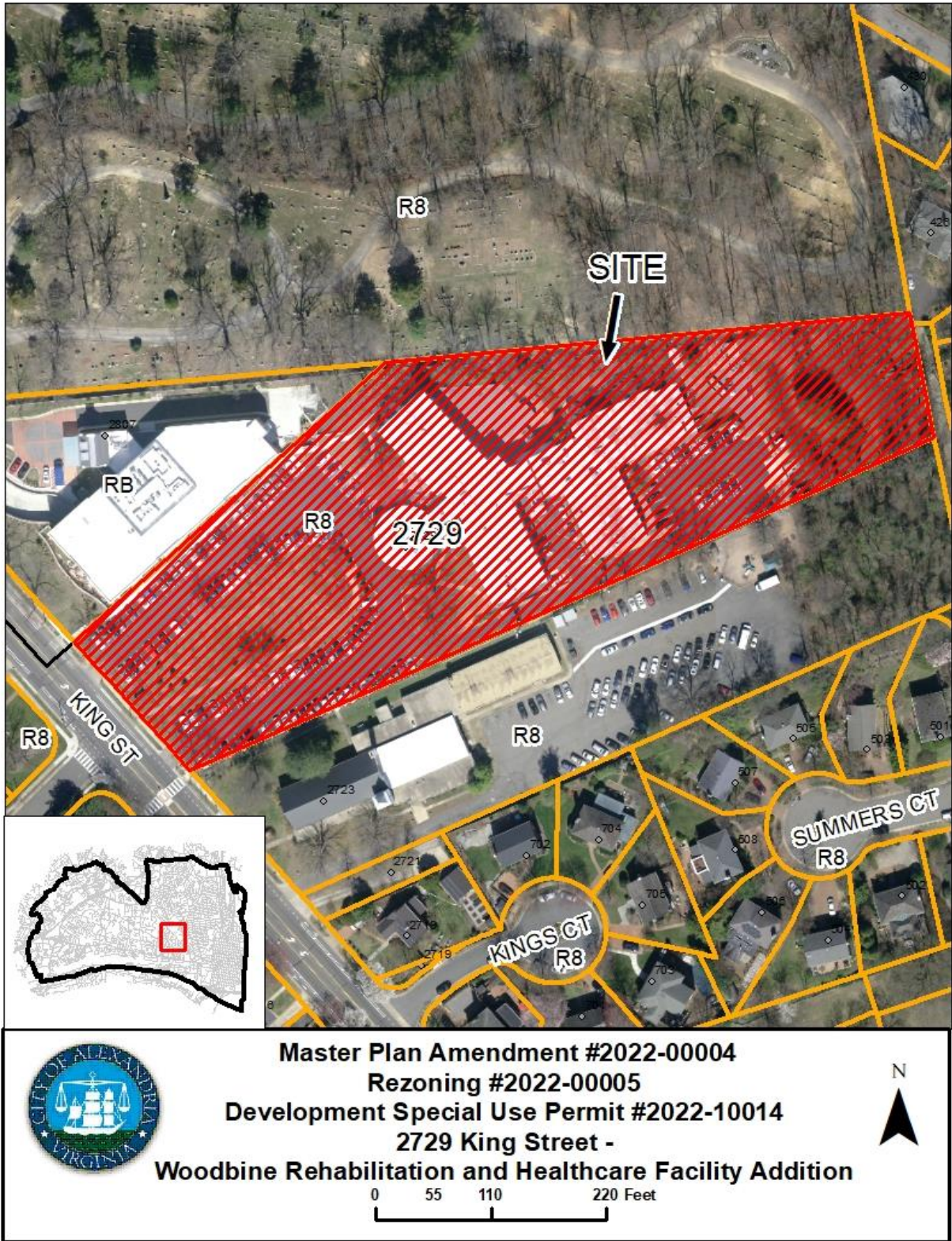
Reason: The Planning Commission agreed with the staff analysis.

Discussion:

The Planning Commission had no questions for the applicant or staff on this item. Chair Macek recalled the previous Silverado Nursing Home development case next door which was the subject of significant community opposition. He noted the marked absence of contention in this case and attributed the lack of concern primarily to fears in the previous case not being realized and that this addition is setback significantly from King Street.

Commissioner Brown expressed support for the project. He noted that the addition will be a benefit to the surrounding community by providing a facelift to the existing building and modernizing the facility to accommodate more private rooms, which are in high demand as a result of the pandemic, without changing the overall number of beds in the facility.

Speakers: Cathy Puskar, representing the applicant, spoke briefly in support and agreed with staff's analysis of the project.





## **I. SUMMARY**

### ***A. Recommendation***

Staff recommends **approval** of the Master Plan amendment, re-zoning and Development Special Use Permit request for the Woodbine Rehabilitation and Healthcare Facility expansion project, subject to compliance with the Zoning Ordinance and all applicable codes, adopted policies, and staff's recommendations. Staff believes that the proposal complies with the City's goals and will provide benefits to the community.

Community benefits include:

- Updated senior care facility in Alexandria;
- New portion of the facility will meet the City's Green Building Policy;
- Voluntary affordable housing contribution of \$64,629 to the Housing Trust Fund;
- Preservation of an existing Tree Protection Easement;
- Retention of open space, particularly along King Street;
- Public art contribution estimated to be approximately \$9,572.

### ***B. General Project Description***

The Applicant, Woodbine Property 1, LLC, is proposing to construct a 31,909 square foot, three-story addition at an existing nursing home located on King Street and adjacent to the existing Silverado nursing home. The addition will facilitate the provision of a higher percentage of private rooms while maintaining the total number of existing licensed beds.

The proposal preserves the existing tree protection easement (TPE). The TPE currently covers approximately the front third of the site. Given the existing site constraints, the Applicant has requested a parking reduction to allow for a greater percentage of compact parking spaces in order to meet the 154-space parking requirement.

The development request includes:

- Master Plan Amendment to increase the maximum allowable building height;
- Re-zoning of the property from R-8 to RB (see exhibit 2);
- Development special use permit with a site plan to expand an existing nursing home building;
- Parking reduction to increase the permitted number of compact spaces from a maximum of 75% to 82%; and,
- Modifications from both side yard setbacks, zone transition setback, and loading zone requirements.

These issues are discussed in more detail in the staff analysis section below.



## **II. BACKGROUND**

### ***A. Site History***

The site currently consists of one lot which includes the existing Woodbine nursing home. The existing Woodbine nursing home has a long history of special use permits, site plan, and variance approvals accommodating expansions in operations. A detailed list of these approvals is attached (Exhibit 1). Under the most current approvals, the facility is permitted to operate up to 307 beds within a floor area of 85,039 net square feet (0.45 FAR).

### ***B. Site Context***

The site is located within the central portion of the City along King Street. Bordering the site to the north is Ivy Hill Cemetery and Silverado Alexandria Memory Care (hereafter referred to as the Silverado), and to the south is First Christian Church. To the west and across King Street are residential areas on Melrose Street. The surrounding area is primarily made up of single-family homes with occasional larger tracts mainly accommodating churches.

## **III. PROJECT DESCRIPTION**

The Applicant proposes to construct a three-story addition of approximately 31,909 gross square feet at the front (King Street side) of the existing nursing home building, in the location of the existing entrance lobby. This proposal will remove a portion of an existing entryway and replace it with a three-story addition to reduce the number of quad- and triple-occupancy rooms and increasing the number of private rooms for patients with no change to the total number of beds.

The proposed building incorporates a ground floor design consisting of a lobby, physical therapy room, offices, and two floors above that consist of private rooms. The building design incorporates a canopy along the front of the new addition, as well as cantilevered sections of the building over new parking spaces. The Applicant considers the design to be commensurate with best practices in the senior living industry, providing a needed update for the facility.

The remainder of the site consists of the main part of the existing nursing home that is to remain as-is, along with an integration of revised circulation and parking with the existing parking, drive aisles, open space, accessory storage buildings, and trash and loading areas. In total, 154 parking spaces are required and proposed (increasing parking from current 143 parking spaces). The proposed addition will not increase the number of guest beds nor required staffing, and so is not anticipated to have an impact on the traffic or parking of the area.

## **IV. ZONING**

### ***A. Current Zoning***

The subject site is currently zoned R-8 / Single Family Zone, which allows for primarily residential uses as well as certain institutional uses. The maximum allowable FAR of the R-8 zone is 0.35, however this site was previously granted an increase in allowable FAR to 0.45 by the Board of Zoning Appeals (BZA) in 1974 (See exhibit 1).

### ***B. Proposed Zoning***

The Applicant is requesting approval of a map amendment (rezoning) of the property to change the zoning from the R-8 single family zone to the RB townhouse zone. This rezoning request is necessary to allow for a larger building than would be allowed under the current zone, as shown in the Zoning Table below. For the subject site, the height map in the Northridge/Rosemont Small Area Plan allows a maximum height of 35’, which differs from the maximum height of 45’ allowed in the requested RB zone. The Applicant has requested approval of a Master Plan Amendment to the height map in the Small Area Plan to allow a maximum building height of 45’ to bring the Plan and the zone into conformance.

### ***C. Zoning Table***

Property Address:	2729 King Street		
Total Site Area:	3.84 Acres (167,165 square feet)		
Existing Zone:	R-8/Single Family		
Proposed Zone:	RB/Townhouse		
Current Use:	Nursing Home		
Proposed Use:	Nursing Home (no increase in the number of residents)		
	<b>R-8/BZA (Zone/BZA)</b>	<b>RB/Permitted Required</b>	<b>Proposed</b>
FAR	0.35/0.45	0.75	0.64
Units	307	307 <sup>6</sup>	307 <sup>2</sup>
Height	30 ft.	45 ft. <sup>3</sup>	42 ft.
Setbacks			
Front	30 ft.	20 ft.	55 ft.
Side (north)	(1:2 min. 8 ft/20 ft.)	1:1 min. 25 ft. = 42 ft.	45.83 ft.
Side (south)	(1:2 min. 8 ft/20 ft.)	1:1 min. 25 ft. = 42 ft.	27.1 ft. <sup>1</sup>
Rear	1:1 min. 25ft.	1:1 min. 25ft. = 42ft.	217.2 ft.

Zone transition setback:	40 ft <sup>7</sup>	42 ft <sup>7</sup>	27 ft
Open Space	N/A	N/A	Approx. 31%
Parking spaces:	143 <sup>5</sup>	154 <sup>5</sup>	154 <sup>1</sup>
Compact spaces:	115 Max <sup>4</sup>	115 Max <sup>4</sup>	131
Loading spaces:	2	5	2 <sup>1</sup>
Percent of parking spaces on required SE side yard		50%	59.7% <sup>1</sup>

<sup>1</sup> Modification requested

<sup>2</sup> Same number of beds but increasing the number of single occupied rooms.

<sup>3</sup> Master Plan Amendment requested

<sup>4</sup> Current number of parking spaces on-site

<sup>5</sup> Based on use and square footage. Maximum is >75% of requirements for zone

<sup>6</sup> Based on previous SUP#2002 (see Exhibit 1 for details)

<sup>7</sup> Based on Section 7-902 which says the zone transition setback is either 25 feet or the height of the building whichever is greater.

## V. STAFF ANALYSIS

### A. *Master Plan Amendment / Consistency with Master Plan*

As discussed below, staff finds that the Applicant’s request for a Master Plan Amendment to the Northridge/Rosemont Small Area Plan to increase the maximum allowable building height for the project site from 35 feet to 45 feet is reasonable and appropriate.

#### **Building Height Increase MPA**

The request for increased building height at the project site has been reviewed for consistency with both the allowable and actual building heights of the site and surrounding area. The existing Woodbine building on the site today currently exceeds the allowable building height of the Small Area Plan at 40’ in height for the primary section of the building that is to remain in its current condition and configuration. The Woodbine buildings were in existence prior to the 1992 update of the Northridge/Rosemont Small Area Plan which altered the prior height limit from 45 feet down to the current 35 feet.

Staff also finds consistency with the perceivable height from King Street, in that the adjacent church and Silverado development are significantly closer to the street and therefore provide a greater perception of height. The subject property and project are constrained by the existing tree preservation easement which ensures that this and any future buildings or modifications will be greater than 200’ from King Street.



### **Consistency with Master Plan Goals/Objectives**

The proposal to construct an addition to the existing nursing home facility is, on balance, consistent with the goals of the Alexandria Master Plan. The Northridge/Rosemont Small area plan was formulated with the Woodbine facility in existence and use at the time, and it was incorporated into the broader Institutional land use type designation that includes Ivy Hill cemetery and what is today the Silverado memory care facility. Additionally, the proposed development continues to preserve open space as specifically desired in the Small Area Plan by the continued retention of the tree preservation area fronting on King Street.

The project is also consistent with good urban planning principles in providing a needed upgrade of an existing use that serves the needs of the elderly in the community.

## ***B. Rezoning***

### **1. Consistency with City Plans and Policies**

As described previously, except as noted and upon approval of the requested Master Plan Amendment, the rezoning would be consistent with the Northridge/Rosemont Small Area Plan. In particular, the proposal, while expanding the footprint of the facility, does not change the overall number of beds and is a long-established existing use.

#### *Northridge/Rosemont Small Area Plan – Land Use*

In the consideration of the Small Area Plan land use typologies, at the time of its creation the nursing home use of Woodbine was fit within the Institutional category of use. While nursing home is classified today in the Zoning Ordinance as a commercial use, it does not change the typologies of the Small Area plan and does not substantially change the use of the property. Further, staff finds the expansion of the nursing home, in terms of square footage, is compatible with the surrounding land uses, many of which are institutional, with large buildings. While this use is not explicitly envisioned in the Small Area Plan, the combination of being an existing use, the presence of a neighboring property with the same use, and the general compatibility of this project with the nearby properties makes this proposal consistent with the neighborhood.

#### *SAP Goals and Re-zoning*

The primary goal of the Northridge/Rosemont Small Area Plan for this neighborhood is the preservation of the residential character of the area and its open space. In the formulation of the Small Area Plan, Woodbine was incorporated as a part of an institutional section which is distinguished by larger buildings (Woodbine was an existing structure at the time of the SAP) and generous open space. In order to accommodate the proposed addition, the Applicant is requesting a rezoning from R-8, which allows up to a maximum Floor Area Ratio (FAR) of 0.35, to RB, which permits a maximum FAR of 0.75. Due to a variance granted by the Board of Zoning Appeals in 1974, the allowable FAR with the R-8 zoning on this site is 0.45. The result

is a modest increase in density (FAR increase of 0.19 proposed), which, with the preserved open space, continues to meet the goals of the Small Area Plan for this neighborhood.

## **2. Consistency with Type of Area**

The location of the existing Woodbine nursing home is close to several other larger-scale buildings within the neighborhood (see exhibit 3), notably the First Christian Church, the existing Silverado nursing home, and the Church of Jesus Christ of Latter-Day Saints, which is located across King Street. Staff finds the proposal for the Woodbine addition is consistent within the existing cluster of larger scaled buildings.

Staff also considers that although the building is larger than that which would be allowed under current zoning, its use is compatible with the surrounding residential area as it serves as a home for its residents. It is set back from King Street by 272.6 feet, and it is located next to an existing nursing home facility, which has operated within the same residential context. The architecture of the building has been designed to visually break up the massing and uses materials compatible with the local surroundings.

Further, the presence of the neighboring property, which is likewise zoned RB, with a similar use supports the case for this rezoning request.

## **3. Isolated Parcel**

This property is next to Silverado which was granted the same rezoning from R-8 to RB and is the same use as Woodbine. Also, the cluster of larger buildings which surround the subject property is not replicated anywhere else in the R-8 zone. At other locations within the R-8 zone where larger buildings (typically institutional) are located, there are frequently abutting zones such as RA or RB. Often, these are around the edge of this large R-8 zone, rather than internal to the zone as is the case of the subject site. Due to the unique context of this property and its surroundings, this is an isolated case in which the proposed rezoning is compatible with adjacent land uses.

## **4. Application's Consistency with City Goals**

The application is consistent with the City's goals as the new addition will update a senior care facility, meet the Green Building Policy, contribute to the Affordable Housing Trust Fund, preserve open space, and offer a modest boost to the Public Art Fund.

### ***C. Affordable Housing, Compliance with City's Policy***

#### **Housing Master Plan**

The City's Housing Master Plan identifies that the senior population of Alexandria is forecast to grow significantly by 2030. The plan goes on to identify the following:

“As the city's population ages, additional housing opportunities will be needed to help seniors age in place, move to senior independent living, or gain access to an assisted living facility so they can age within their community.”

While not increasing the number of beds, staff considers the proposed addition to the Woodbine facility will facilitate additional private rooms and provides needed care to residents. This advances the goals of the Housing Master Plan.

### **Affordable Housing Contribution**

Consistent with the City’s Procedures Regarding Affordable Housing Contributions, the Applicant will provide a contribution of \$64,629 to the Housing Trust Fund based on the new square footage proposed as part of the Woodbine expansion. (It is noted that the expansion is not increasing the number of beds in the facility, but rather the number of single-occupancy rooms to improve service delivery.) The project’s existing and continued operation as a rehabilitation and healthcare center, providing a range of clinical services, long-term memory care, and respite care, categorizes it as a commercial use, specifically a “nursing or convalescent home or hospice,” pursuant to Section 2-179. As such, the proposed expansion is subject to a commercial contribution rate of \$2.41/square foot based on the City’s voluntary monetary affordable housing contribution policy.

The 2020/21 Housing Policy Update—which created new housing contribution requirements for Continuum of Care and Independent Living communities involving rezonings seeking increases in density above those envisioned by the underlying small area plan—does not extend to nursing homes; consequently, no units are required as part of this rezoning application.

### ***D. Addition Design/Architecture***

The site location and irregular shape play prominent roles in the building design and site layout. The design had to address the following challenges:

- Preserve the existing tree protection easement at the front of the property;
- Provide adequate parking;
- Maintain the scale of the open space;
- Address stormwater impacts, and;
- Provide an adequate zone transition setback along the property line with the First Christian Church of Alexandria.

The proposed building footprint and design is based on the need for a lobby along with a physical therapy room and staff offices. Upper floors provide additional private rooms.

The footprint is a rectangular geometric design and aligns in terms of setbacks with other portions of the existing building. The building is set back approximately 167 feet from the front property line. This is in excess of the 20 feet setback required by the RB zone, and reflects the location of the existing building. The increased setback allows for a frontage which is more in character with the surrounding area.

The provision of parking in front of and around the tree protection easement lessens the visual impact of surface parking and allows a landscape treatment to be applied to a greater proportion of the site, thereby retaining more open space.



The exterior architecture is compatible with surrounding buildings in use of materials. The most prominent front facade includes a mix of materials which are expressed in different colors of brick, windows, and a metal wall panel system. The north and south facing facades are less ornamental but do provide some visual breaks through changes to the materials and slight articulation. Staff considers that this approach helps to break up the scale of the building visually, particularly along the front south-west façade, which overlooks the parking lot facing King Street. The addition of a canopy structure at the front façade provides visitors clear visual cues as to the location of the primary entrance.

### *E. Special Use Permits*

#### **Nursing Home Use**

In the RB zone a nursing home use requires a special use permit under section 3-703 of the zoning ordinance. The regulations in the RB zone are not specific to each kind of use allowed in the zone. Rather, the regulations are drafted in terms of dwelling units and “other principle use”.

Staff analysis of the zoning requirements is intended to interpret the closest possible definitions, uses and requirements which fit this development. For this proposal, staff analysis is based on the precedent under DSUP2012-00015 for Silverado and SUP95-0171 for Goodwin House expansion of ‘Senior Citizen apartments and assisted health care’ on Fillmore Avenue. In those cases, the proposal included construction of both senior apartments (independent living and assisted living) and nursing home use. In the case of the Woodbine proposal, staff has applied the same standard; that nursing units are not dwelling units, and that generally the “other principle use” regulations apply.

#### **Parking Area Requirement**

Per section 8-200(A)(6) of the Zoning Ordinance, a nursing home use requires one parking space per two patient beds. With 307 beds, the proposed facility requires a minimum of 154 parking spaces. The Applicant’s proposal provides 131 compact spaces, which is 85% of the required spaces, and 23 standard spaces for a total of 154 spaces. As such the Applicant is requesting a Special Use Permit for a parking reduction from section 8-200(E)(1) which only allows a maximum 75% of required spaces to be compact. Of the existing 143 parking spaces, 132 (92.3%) are currently compact.

Staff supports this request given site-specific constraints, the reduction in the degree of noncompliance, and since the proposed configuration is ‘desirable for good site development’ in order to maintain open space. The Applicant is only replacing one compact space with one standard space. Further, since this addition will not change the number of patient beds it is likely unnecessary to accommodate additional parking on-site.

#### **Loading**

The Applicant requests a Special Use Permit for a parking reduction to section 8-200(B)(2) of the Zoning Ordinance, which based on the floor area of the building requires five spaces to be designated as a loading zone. Per section 8-100(A)(4), a reduction in loading spaces requires a Special Use Permit. There are two existing loading spaces the Applicant proposes to maintain.

Given that the number of residents will not be increased by this addition, staff finds it is reasonable that the number of deliveries is unlikely to change as a result and therefore the loading areas currently provided are sufficient.

### ***F. Modifications***

As part of the proposed DSUP request the Applicant is asking for several modifications. Modifications to zoning requirements may be granted by the Planning Commission pursuant to Section 11-416(A)(1) of the Zoning Ordinance, where such modification:

*“...is necessary or desirable to good site development, that specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought and that such modification will not be detrimental to neighboring property or to the public health, safety and welfare”.*

#### **Side Yard Setbacks**

The southern boundary of the site and side yard borders First Christian Church of Alexandria. The proposed addition is located 27.1 feet away from the property line separated by a drive aisle. Based on the proposed building’s height the required setback is 42 feet and therefore a modification is being requested by the Applicant to reduce the setback by 14.9 feet. Staff supports this modification for two reasons. There are limited areas on the site suitable for expansion and it is therefore ‘desirable for good site development’ in order to allow for the larger front setback which effectively pushes the building back into the site. Further, there is an existing portion of the building already located within this required yard. The proposal represents a minor increase in the degree of non-compliance as compared to existing conditions and is a reasonable modification given the constraints of the site. Staff also considers the setback appropriate in relation to the neighboring church.

#### **Parking in a Required Yard**

The Applicant requests a modification to section 7-1005 of the Zoning Ordinance which requires less than 50% of a required yard to be used for parking. The Applicant’s proposal shows 59.7% of the required Southeast side yard is used as either parking or as a drive aisle, which is also included in this percentage. As such the Applicant is seeking a modification from this requirement. Because the Applicant is not making significant changes to the layout of the parking along this side of the property and the majority of the noncompliance is an existing condition, staff supports this modification.

#### **Zone Transition Setback**

The Applicant requests a modification to section 7-900 of the Zoning Ordinance which requires commercial buildings in proximity to residential zones to provide a setback of either 25 feet or the height of the building, whichever is greater. In this case the height of the new addition measures 42 feet and therefore would need to be located 42 feet (same distance) from the property line to comply with the zone transition setback. The Applicant is proposing a setback of 27 feet along this property line. Because the Applicant is building in-line with the existing structure and only slightly taller than what exists, the impact to the neighboring property owner is minimal. Further, the neighboring property owner is a church and the increase in height in proximity to the property line

will not adversely be affected given the similar scale and non-residential use.

### ***G. Green Building Policy***

The proposal complies with the City's Green Building Policy. The building addition will comply with required LEED certification requirements (or equivalent using a different rating system) and meet the required performance points as outlined in the City's Green Building Policy. Some of these elements may include low flow fixtures, energy efficient heating and cooling systems and the use of local materials. The actual specific design elements will be determined later in the development review process.

### ***H. Open Space & Tree Protection Easement***

The Zoning Ordinance does not contain a requirement for open space for this specific use. The open space provided includes a landscaped rear path with gazebo and deck area for residents and visitors, together with the areas of tree and landscape planting along the King Street frontage, as well as the side yard where some of the existing trees are to be protected.

The landscape plan includes preservation of trees located along the building facades and trees located along King Street in the existing Woodbine parking lot. These are the building faces which will be most visually prominent to neighbors and those passing by the site.

### **Open Space Analysis**

In determining an appropriate level of open space provision for this project staff has considered precedents for similar facilities as a guide. Staff acknowledges that there is a minor loss of open space area through the construction of the addition. However, the property maintains approximately 31% open space. This corresponds to the amount of open space provided by other similar development projects that have been built in the City.

The retention of the open space along the building frontage as required by the tree preservation easement is important in aiding the compatibility with its surroundings on King Street. The maintenance of the existing trees on the site is desirable to help soften the addition's mass and mitigate the visibility of the facility from King Street, thereby preserving its visual compatibility with the surrounding neighborhood.

The Applicant will work with staff during the final design and construction phases of the project to limit disturbance around existing trees and to implement a tree protection program.

### **Tree Protection Easement**

The existing tree protection easement was established as a requirement of a previous SUP approval for the site when three single family homes were proposed to be constructed. The easement's boundaries were established so as to allow the construction of the homes towards the front of the lot whilst protecting the trees to the rear of the site. Subsequently, in DSUP2012-00015 the tree



preservation easement was moved during the construction of the Silverado development and now sits in front of the Woodbine nursing home.

The easement covers approximately the front half of the site and applies to all trees measuring 12 inches or greater in caliper. In all, 20 trees are located within the easement. These easements are established in perpetuity to protect trees or blocks of woodland. Tree removal may be performed only if “the Planning Commission authorized removal of said trees [or] the City Arborist finds it necessary for the trees to be removed due to health or safety reasons, or such trees are damaged or destroyed by natural conditions”.

The Applicant’s arborist has assessed all of the trees on site including those in the easement. The assessment is included in the preliminary submission (on sheet#16, the Tree Inventory & Condition Analysis) and reports that of the 3 qualifying trees in the easement the proposal preserves all of these trees. There are other trees planted in the easement that are maturing.

This proposal will remove ten large trees. These are to be removed because they are located at the center of the site and are in direct conflict with the location of the proposed building. It is staff’s assessment that almost no site layout on this scale would allow these large trees to survive, given their central location.

Staff considers these trees being preserved on the site within the easement to be important landscape features on King Street which are worthy of being preserved and which will help to better integrate the proposed addition into its surroundings. Additionally, through the recent Silverado project, a number of new trees have been planted between Woodbine and King Street, generally in or around the tree protection easement, which will add to the canopy of the site as they mature.

### ***I. Parking/Loading***

The proposed addition to the nursing home facility will require a total of 154 parking spaces pursuant to the Zoning Ordinance and 154 are being provided. This is based on the one space per two beds ratio for nursing homes in 8-200(A)(6). This is similar to the SUP#95-0171 approved for Goodwin House and DSUP#12-00015 for the Silverado.

The parking is primarily provided in a surface parking lot located at the front of the site along with a few spaces in a parking lot located behind the facility. A total of six handicapped parking spaces are provided near the building entrance for ADA accessible parking and short-stays.

Per section 8-200(A)(6), a nursing home use requires one parking space per two patient beds. With 307 beds the facility requires a minimum of 154 parking spaces. The Applicant’s proposal provides 131 compact spaces which is 85% of the required spaces. As such the Applicant is requesting a modification from section 8-200(E)(1) which allows up to 75% of required spaces to be compact. Of the existing 143 parking spaces, 132 (92.3%) are currently compact. While on a percentage basis this proposal reduces the degree of nonconformance in terms of parking, functionally the Applicant is only replacing one compact space with one standard space. However, staff supports this modification request given site-specific constraints, the reduction in the degree of

noncompliance, and since the proposed configuration is ‘desirable for good site development’ in order to maintain open space. Further, since this addition will not change the number of patient beds it is unlikely to need to accommodate additional parking on-site.

Staff considers that the provision of additional on-site parking to meet the number of parking spaces required by the Zoning Ordinance as a benefit but recognizes that in order to achieve this number a substantial percentage of parking spaces provided are compact. In-balance Staff considers this parking proposal to be better than existing conditions as it brings parking further into compliance with the requirements of the Zoning Ordinance.

### ***J. Public Art***

The proposal is in compliance with the goals of the City’s Public Art Policy. Based on the standard rate of 0.30/square foot, the proposed addition will require a contribution of approximately \$9,572 to the public art fund.

### ***K. Traffic***

Woodbine is an existing nursing home and the proposed development of the site does not add any additional beds. As such, the project is not expected to generate any new traffic as a result. Staff does not require a traffic study as part of this approval.

### ***L. Transit***

This site is served by one DASH bus route, the Line 31/Old Town Circulator and is located near two existing DASH bus stops on King Street. The westbound stop is located on the nearside of the King Street and Melrose Street intersection. The eastbound stop is located on the nearside of the King Street and Melrose Street intersection, adjacent to the First Christian Church of Alexandria. There are no proposed improvements to transit service and amenities for these stops. Transit Services is not recommending any transit upgrades for this plan.

### ***M. Stormwater Management & Sewer***

The Applicant does not need to perform a sanitary sewer outfall analysis for this project as no new beds are proposed as part of this addition and therefore the current system has sufficient capacity. Further, no enhancements to the existing sanitary sewer system are required as part of this development project.

Per the City’s Environmental Management Ordinance, the project achieves all stormwater requirements through the installation of six BMP planter box facilities located behind the proposed addition. In addition, two Filterra devices are to be installed to meet additional water quality requirements.

## **V. COMMUNITY**

The Applicant held two public meetings to notify adjacent property owners and other stakeholders of the proposed changes to this site.

- In February 2022, the Applicant held the first of two public meetings to present the proposal to the community.
- In July 2022, the Applicant organized a second meeting to present the proposal with interested members of the community. were no objections or concerns expressed among those in attendance

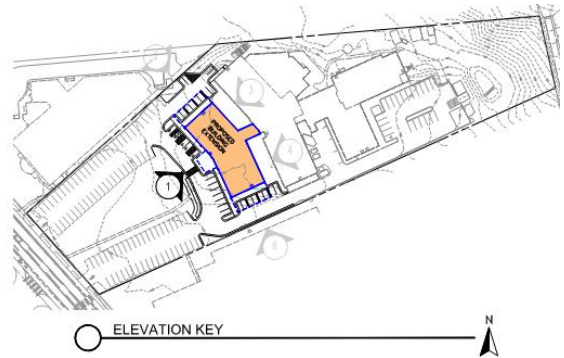
Since this time the proposal has elicited no further response from the community.

## **VI. CONCLUSION**

Staff recommends **approval** subject to compliance with all applicable codes, ordinances, and the following recommendations.

## VII. GRAPHICS

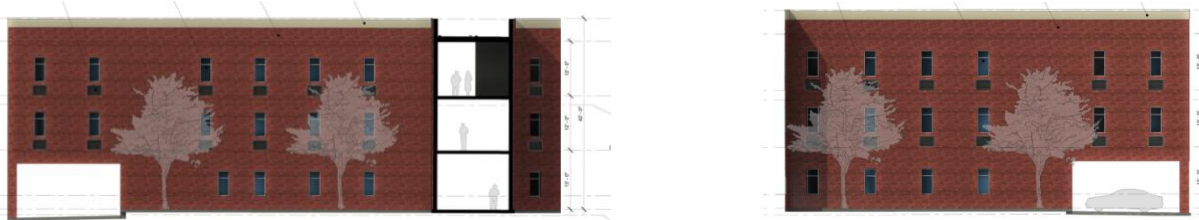
### Front, West Elevation (from King Street)



### North and South Elevations (from Silverado and First Christian Church of Alexandria)



**East Elevation (from Ivy Hill Cemetery)**



**Aerial Perspective**



**Exhibit 1:** Background site information and previous approvals

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On September 26, 1962 City Council granted Special Use Permit (SUP#511) for a nursing home with a maximum of 150 patient beds and 128 off-street parking spaces.

On November 14, 1974 the Board of Zoning Appeals granted a variance to allow for the expansion of the existing nursing home facility to add 100 beds and allow a FAR of 0.45 which is equivalent to 16,350sqft of excess floor area (BZA1454).

On January 28, 1975 City Council approved Special Use Permit (SUP#996) for the construction of a three story addition to the facility.

On June 13, 1987 City Council granted Special Use Permit (SUP#2002) allowing the expansion of the nursing home include 50 new beds up to a maximum of 307 patient beds. This application also added 14 parking spaces and restriped many of the standard spaces into compact spaces resulting in 53 regular spaces and 103 compact spaces.

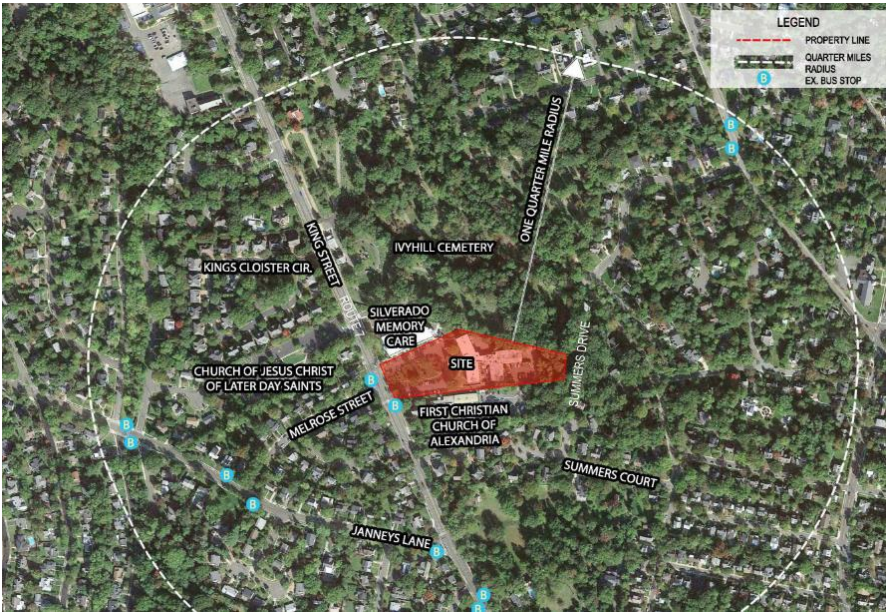
On October 29, 1987 City Council approved a Site Plan for a three-story rear addition (SIT87-022) and the addition of 14 parking spaces.

In 1992, City Council approved a Site Plan for a three-story addition (SIT92-00010) to the North of the existing building.

On August 18, 1995, an Administrative Special Use Permit was granted (SUP95-0122) to create a handicapped entrance and enclose an existing vestibule at the front of the property.

On June 14, 1997, a Special Use Permit was granted (SUP97-0053) for a side yard setback modification to 20 feet for an expansion and reconfiguration of services with no change in the number of beds.

**Exhibit 2:** Aerial photograph of the site and surroundings



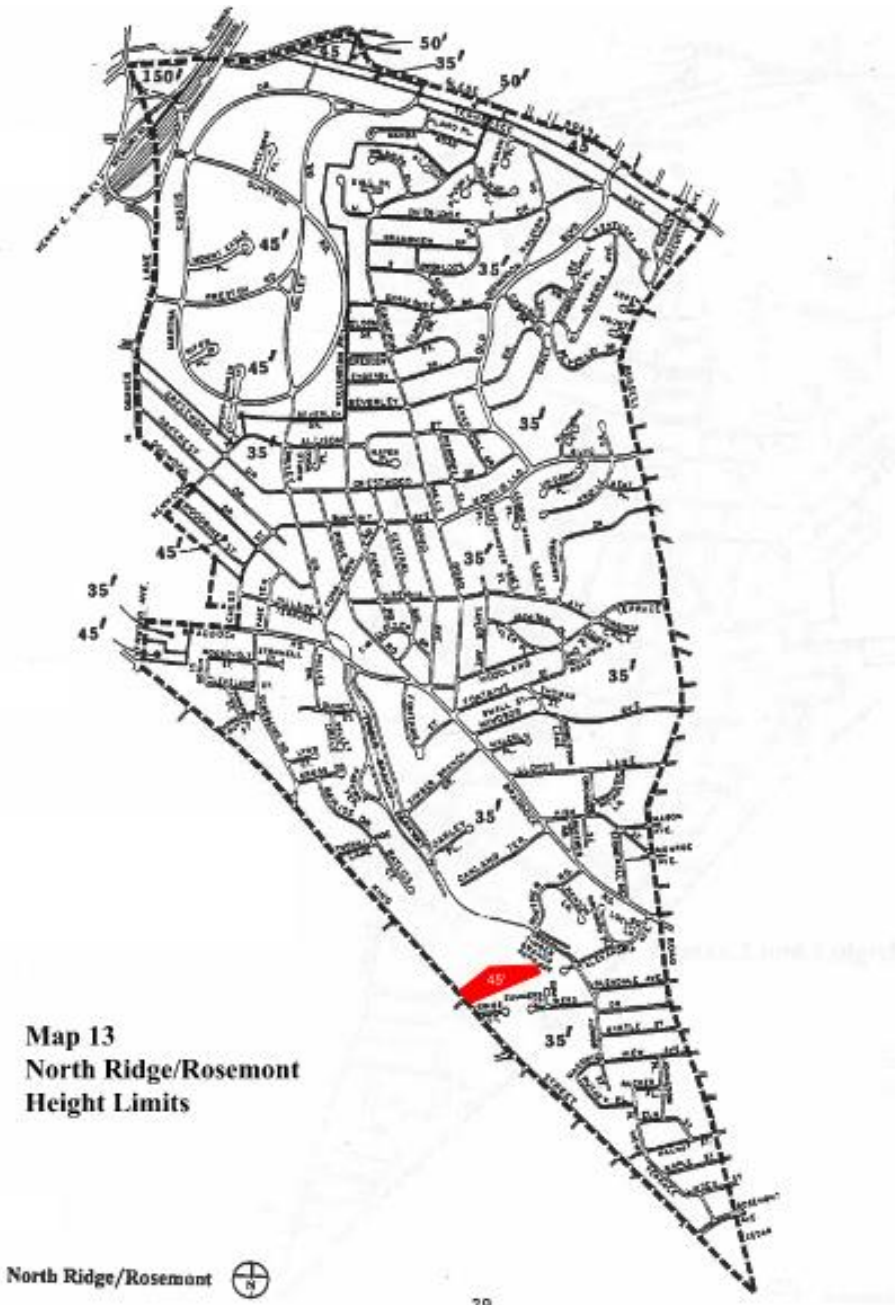


**Exhibit 3:** Streetview of other nearby buildings with similar scale

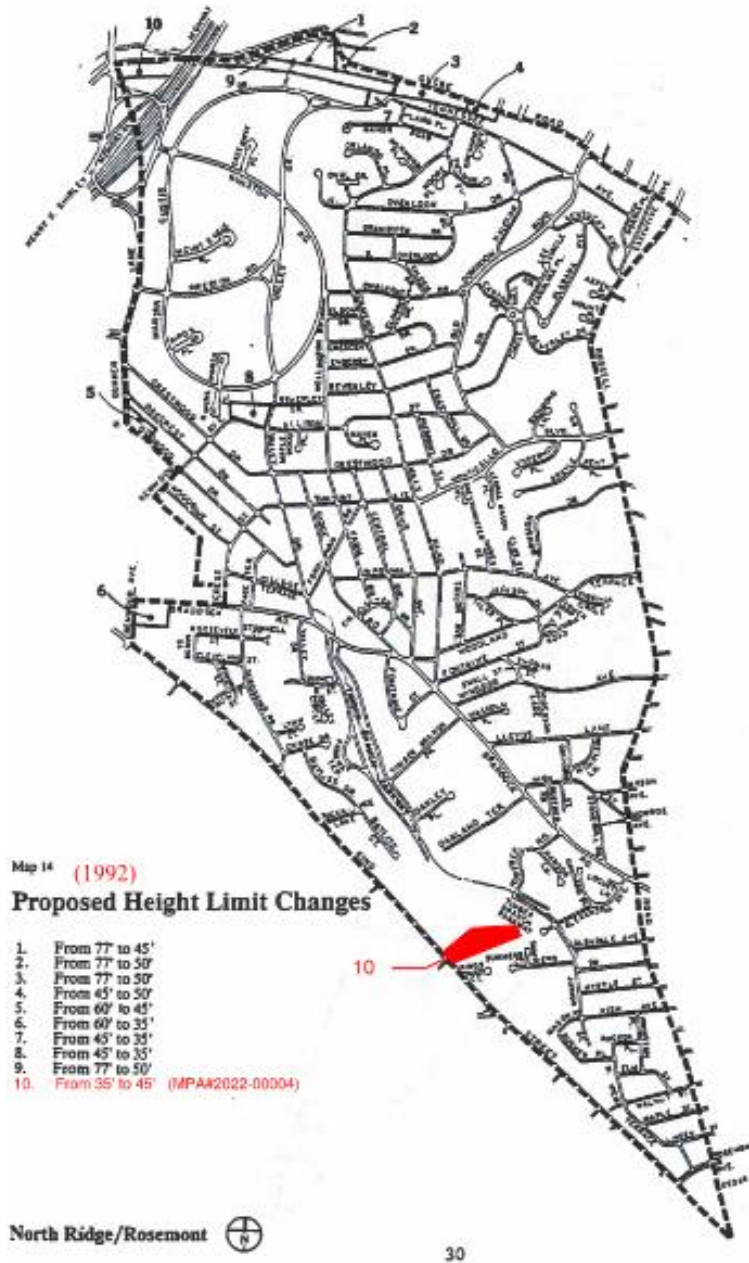
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**Exhibit 4:** North Ridge/Rosemont Height Limits



**Exhibit 5: Proposed Height Limit Changes**



## **VIII. STAFF RECOMMENDATIONS:**

1. The Final Site Plan shall conform substantially with the preliminary plan dated June 8, 2022, and as amended through August 19, 2022, and comply with the following conditions of approval.

### **I. EXISTING CONDITIONS**

2. **REMOVE:** ~~That the special use permit be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP #95-0122)~~
3. **REMOVE:** ~~The total number of beds in the facility shall be limited to 307. (P&Z) (SUP #95-0122)~~
4. **REMOVE:** ~~Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (P&Z)~~
5. **REMOVE:** ~~Tree protection is to be provided along the entire limit of disturbance for the construction of the building, and the installation of the storm pipe and detention pond. Tree protection shall be installed to the satisfaction of the City Arborist and must be approved before any grading, excavation, or construction can begin. Tree protection within thirty feet of any trees must be at least 48 inches tall and made of 4" x 4" wooden posts with 1" x 6" board battens mounted horizontally on the posts. A preconstruction meeting with the City Arborist shall be held. (Arborist)~~
6. **REMOVE:** ~~The applicant shall plant two street trees along King Street, to the satisfaction of the City Arborist. (P&Z) (Arborist)~~
7. **REMOVE:** ~~Show size, type and class of pipe for sewers. The minimum size and class for sewers within, or partially within, the public right-of-way or easement are as follows:  
  
Sanitary Sewer: PVC SD-35, Ductile Iron Pipe (minimum Class 52), or approved equal, a minimum of 10 inches in diameter or, for larger sizes not manufactured in PVC ASTM C-76 CL-IV RCCP may be used. The minimum slope permitted by the City for sanitary sewer is 0.5 percent.  
  
Storm Sewer: ASTM C-76 CL-IV RCCP or approved equal, a minimum of 18 inches in diameter, except that curb inlet leads may be 15 inches in diameter. (T&ES)~~
8. **REMOVE:** ~~Provide an easement for the bus shelter along King Street. (T&ES)~~
9. **REMOVE:** ~~Contact police for security survey for the nursing home. (Police)~~

10. ~~**REMOVE:** Lighting in the parking lot and all common areas to be minimum maintained at 2.0 foot candles or to the satisfaction of the Chief of Police and the Director of T&ES. (Police)~~
11. ~~**REMOVE:** The applicant shall attach a copy of the released final development plan to each building permit document application and be responsible for ensuring that the building permit drawings are consistent and in compliance with the released final development plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)~~
12. ~~**REMOVE:** The applicant shall submit final "asbuilt" plan for the development prior to applying for certificate of occupancy permit for the addition. (P&Z)~~
13. ~~**REMOVE:** The developer shall make a cash contribution to the City's Housing Trust Fund in the amount of \$0.50 per gross square foot of addition, payable before the receipt of the certificate of occupancy. (Housing)~~
14. ~~**REMOVE:** The applicant shall provide an easement to the City for a bus shelter to be located on their adjoining property at the general location of the existing bus stop (approximately 80 feet west of the Woodbine Healthcare exit onto King Street). The easement shall have a minimum depth of 8 feet and a width of at least 14 feet and shall be located behind the edge of the existing concrete sidewalk. (T&ES)~~

## II. SITE PLAN

15. The total number of beds in the facility shall be limited to 307. (P&Z) (SUP #95-0122)
16. Per § 11-418 of the Zoning Ordinance, the DSUP2022-10014 shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval (plus any extension per § 7 of Ordinance Number 5313 related to the COVID-19 emergency) 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)
17. Submit the plats and associated deeds for all applicable easements prior to submitting 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) (RP&CA) \*
  - a. 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.



18. Submit the final plat and deed for the *conveyance* with the first Final Site Plan for approval prior to Final Site Plan release. (P&Z) (T&ES) \*
19. 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) \*\*
20. 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.
21. 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 streetlights, and proposed & existing 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 site light fixtures,. Photometric calculations must extend from proposed building face(s) to property line 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. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
  - h. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
  - i. 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.
22. 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) \*

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

## A. BUILDING

24. 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)\*
25. 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 August 19, 2022 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.
    - iv. Any windows visible from a public right-of-way shown as simulated divided light type shall be either true divided light, or at a minimum 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.
  - b. The recessed or projecting depth of brick rustication must be a minimum of 3/4 inches.
  - c. Where plane changes in facades are proposed, they shall generally not be less than two feet.
  - d. 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.
26. 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. TREE PROTECTION AND PRESERVATION**

27. 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) \*

## **C. PARKING**

28. 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).
29. 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) \*

## **D. SUSTAINABILITY**

30. 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. (P&Z) (T&ES)
31. The proposed addition 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:

- 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 a commission report that has been verified by a certified, third-party reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests prior to issuance of the final Certificate of Occupancy. \*\*\*
- i. 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. \*\*\*

- j. Provide documentation of applicable green building certification prior to approval 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. \*\*\*\*
  - k. 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.
32. 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. (T&ES) \*

### **III. TRANSPORTATION**

#### **A. STREETS/TRAFFIC**

- 33. Show ADA curb ramps with detectable warnings at all crosswalks. (Traffic Engineering)
- 34. Provide at least one curb ramp up from the ADA parking to the sidewalk at the site frontage. (Traffic Engineering)
- 35. 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) \*\*\*\*
- 36. 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) \*\*\*\*
- 37. 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) \*

#### **B. BUS STOPS**

- 38. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) \*

#### **IV. PUBLIC WORKS**

##### **A. UTILITIES**

39. 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)
40. Underground all overhead power and communication lines fronting the development prior to the Performance Bond release. (T&ES)\*\*\*\*
41. Do not locate transformer and switch gears in the public right-of-way. (T&ES)
42. 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) \*\*\*

##### **B. INFORMATION TECHNOLOGY**

43. 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)

#### **V. ENVIRONMENTAL**

##### **A. STORMWATER MANAGEMENT**

44. 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) \*
45. 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) \*
46. 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) \*

47. 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) \*
48. 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) \*\*\*\*
49. 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) \*\*\*\*
50. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the submission of As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) \*\*\*\*
51. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) \*\*\*\*
52. The applicant/owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs). The applicant/owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum:
  - a. An explanation of the functions and operations of the BMP(s),
  - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
  - c. Catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers,
  - d. A copy of the executed maintenance service contract, and
  - e. A copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Submit

a copy of the maintenance agreement to the City prior to Performance Bond release. (T&ES) \*\*\*\*

53. 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. WATERSHEDS**

54. Design stormwater quantity controls to demonstrate that post development stormwater runoff does not exceed existing runoff quantities for both the 2-year and 10-year storm events. (T&ES)
55. 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)
56. 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)
57. 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)

## **C. CONTAMINATED LAND**

58. 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) \*
59. 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).
60. 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) \*
61. 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. NOISE**

62. 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) \*



63. 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) \*
64. 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) \*, \*\*\*
65. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 PM and 7 AM. (T&ES)
66. 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) \*\*\*

## **E. AIR POLLUTION**

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

## **VI. CONSTRUCTION MANAGEMENT**

68. 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, \*



certification, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)

73. 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) \*\*
74. Transit stops adjacent to the site shall remain open, if feasible, for the duration of construction. If construction requires closing a stop at King and Melrose Street, 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)
75. 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) \*
76. 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) \*\*
77. 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)
78. 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) \*, \*\*\*
79. 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) \*\*\*
80. 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 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 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.
81. 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) \*\*\*
82. 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) \*\*\*\*

## **VII. HOUSING**

83. Contribute \$64,629 to the City's Housing Trust Fund. 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) \*\*\*

## **VIII. PUBLIC ART**

84. 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)
85. Public Art shall comply with the preliminary plan dated July 25, 2022. Provide a schedule for installing the art prior to Final Site Plan release. City staff strongly advises providing construction materials and maintenance details concurrently. (P&Z) (RP&CA) \*

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

## **IX. USES AND SIGNS**

### **A. RETAIL/COMMERCIAL**

87. Encourage employees who drive to use off-street parking. (T&ES)
88. Encourage employees to use public transportation. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program.

### **B. SIGNAGE**

89. Design building signs to relate in material, color, and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z. (P&Z) \*

## **CITY DEPARTMENT CODE COMMENTS**

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

### **A. Planning and Zoning (P&Z)**

- F-1 Demonstrate continued compliance with open space, floor area ratio, and setback requirements if a property owner requests future approval to construct a deck on their property.
- C - 1 Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) \*\*\*\*
- C - 2 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. (P&Z) (T&ES) \*\*\*\*

## B. Code Administration (Building Code)

- C - 1 Submit a soils report with the building permit application for all new and existing building structures. \*\*

## C. Archaeology

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

F-1 Historical documents indicate that this portion of King Street was occupied in the later nineteenth century by a farmstead owned by the Hoenstine family. There is oral history indicating that the area may have been used as a Civil War encampment by Union soldiers. Moreover, the adjacent Ivy Cemetery heightens the sensitivity for significant cultural resources here. However, the proposed project will take place within a portion of the Woodbine facility that has been developed previously. Therefore, the impact of the proposed project on buried resources is low.

F-2 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

## D. Transportation & Environmental Services (T&ES)

F - 1. The proposed retaining wall in the northwest side of the proposed building appears to be encroaching into the neighbor's property. Please note that obtaining all the necessary easements and/or agreements from the neighbor will be the applicant's responsibility. **(DROW)**

F - 2. The applicant is proposing to partially demolish an existing retaining wall in the northwest side of the proposed building to which the neighbor has an Ex. Use and Enjoyment (Retaining Wall) Easement and an Ex. Sidewalk Easement (#150018314). Please note that the applicant shall obtain all the necessary easements and/or agreements from the neighbor. **(DROW)**

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

F - 4. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and

water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES) \*

- F - 5. Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotation pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). (T&ES) \*
- F - 6. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches. Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). (T&ES) \*, \*\*\*\*
- F - 7. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single family residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES) \*, \*\*\*\*
- F - 8. Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. (T&ES) \*, \*\*\*\*
- F - 9. Provide at least 18-inches of vertical separation for sanitary sewer and 12-inches for storm sewer when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51)



Class 52 with joints that are equivalent to water main standards for a distance of 10-feet on each side of the point of crossing. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. (T&ES) \*, \*\*\*\*

- F - 10. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. (T&ES) \*, \*\*\*\*
- F - 11. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for a distance of 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) \*, \*\*\*\*
- F - 12. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) \*, \*\*\*\*
- F - 13. Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. (T&ES) \*, \*\*\*\*
- F - 14. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. (T&ES) \*
- F - 15. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) \*
- F - 16. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) \*
- F - 17. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry #04-18. (T&ES) \*
- F - 18. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): (T&ES)
  - a. Include the statement: “FOR INFORMATION ONLY” on all MOT Sheets. \*

- b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
  - c. Contractor shall apply for all necessary permits for uses of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.
- F - 19. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES) \*
- F - 20. Parking for the residential and commercial uses shall match the Zoning Ordinance requirements in effect at approval by the City Council and/or Planning Commission. (P&Z) (T&ES) \*
- F - 21. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES) \*
- F - 22. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) \*
- C – 1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) \*
- C – 2 Comply with the stormwater quality requirements and provide channel and flood protection per the Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Braddock-West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. (T&ES) \*
- C – 3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) \*

- C - 4 Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) \*
- C - 5 The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES)
- a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. \*, \*\*\*\*
  - b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. \*, \*\*\*\*
- C - 6 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. (T&ES) \*, \*\*\*\*
- C - 7 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. (T&ES) \*
- C - 8 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at (703) 746-4410 or [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov). (T&ES) \*
- C - 9 Include a note on the Final Site Plan that mandates delivering all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. Stipulate in any future lease or property

sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) \*

- C - 10 Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: <https://www.alexandriava.gov/ResourceRecovery> or contact the Resource Recovery Division at (703) 746-4410 or [CommercialRecycling@alexandriava.gov](mailto:CommercialRecycling@alexandriava.gov). (T&ES) \*
- C - 11 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) \*
- C - 12 Post the bond for the public improvements before Final Site Plan release. (T&ES) \*
- C - 13 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) \*
- C - 14 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) \*
- C - 15 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005 prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) \*\*\*\*\*
- C - 16 Design the thickness of sub-base, base, and wearing course using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) \*, \*\*\*\*\*
- C - 17 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) \*
- C - 18 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. (T&ES) \*
- C - 19 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) \*

- C - 20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 21 Comply with the City of Alexandria's Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 22 Comply with the Alexandria Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours: (T&ES)
- i. Monday Through Friday from 7 AM to 6 PM
  - ii. Saturdays from 9 AM to 6 PM
  - iii. No construction activities allowed on Sundays and holidays
- a. § 11-5-4(b)(19) further restricts pile driving to these hours:
- i. Monday through Friday from 9 AM to 6 PM
  - ii. Saturdays from 10 AM to 4 PM
  - iii. No pile driving is allowed Sundays and holidays
- C - 23 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Article XIII of the Zoning Ordinance. (T&ES) \*
- C - 24 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) \*
- C - 25 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) \*
- C - 26 Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES) \*

**E. AlexRenew Comments**

- F-1. The applicant shall provide calculations for post-development sewer flows from the site per City of Alexandria Memo to Industry 06-14. (AlexRenew)

**F. Fire Department**

- C - 1 Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) \*
- C - 2 All new fire hydrants on city streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative.
- C - 3 The Applicant shall provide a separate Fire Service Plan which illustrates where applicable: a) emergency ingress/egress routes to the site; b) one fire department connection (FDC) for buildings under 5 stories or under 55 feet; two sufficiently remote FDC's for buildings 5 stories or more and over 55 feet; with one FDC located on the address side of the building; c) FDC's located within one hundred (100) feet of any existing or new fire hydrants d) new fire hydrants installed not less than forty (40) feet from building e) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; f) emergency vehicle easements (EVE) around the building with a minimum width of twenty-two (22) feet; g) the location and size of the separate fire line(s) for the building fire service connection and fire hydrants.

**Applicant acknowledged - Fire Service Plan not yet Provided.**

- a. Provided by applicant.**
- b. Not Provided by applicant – FDC required on address side of building.**
- c. Not provided by applicant.**
- d. Not provided by applicant. Plans do not depict new fire hydrants.**
- e. Fire hydrant locations not provided by applicant.**
- f. Provide on Fire Service Plan.**
- g. Not provided by applicant.**

- C - 4 The Applicant shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan.

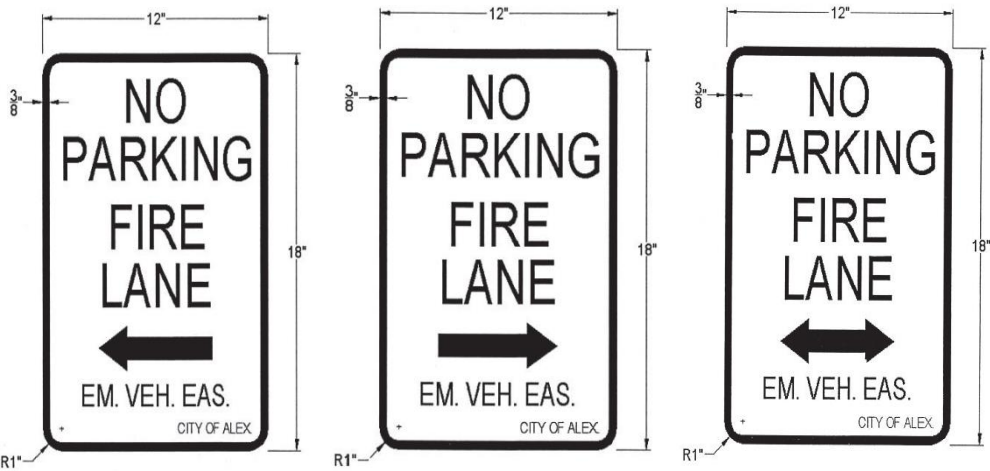
**Note: Fire watch will be required if fire protection systems do not remain in service.**

- a. Provided by applicant.**
- b. Provided by applicant**
- c. Provided by applicant.**

- d. Not provided by applicant.**
- e. Provided by applicant.**

**Acknowledged by applicant.**

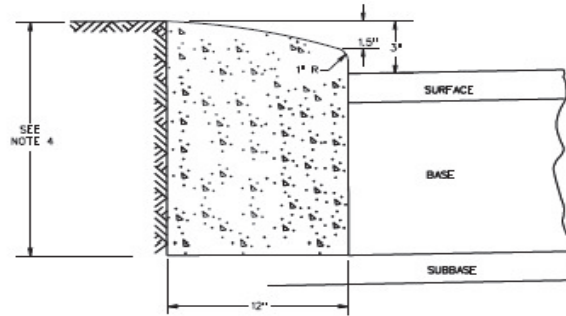
- C - 5 The fire service plan shall show placement of emergency vehicle easement signs. See sign detail and placement requirements are as follows:
- a. Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements.
  - b. Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/8-inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "FIRE LANE," "EM. VEH. EAS.," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "FIRE LANE" - 2½ inches. EM. VEH. EAS. - 1 inch, CITY OF ALEX. - ½ inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1½ inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.
  - c. Where curbing is a component of the emergency vehicle easement, the curbing construction shall conform to weight and grade requirements for vehicular traffic. In no circumstances shall a raised curb be in the path of travel in an emergency vehicle easement. Where a mountable curb is provided as part of an emergency vehicle easement, emergency vehicle easement signs shall be posted at the point nearest the edge of the emergency vehicle easement, but in no case within the clear width of the emergency vehicle easement. Except for flush curbs, any fire department access points that require fire apparatus to mount a curb shall conform to the modified 3-inch curb design standard MOD CG-3 or MOD CG-7 design as shown.



MOD. CG-3

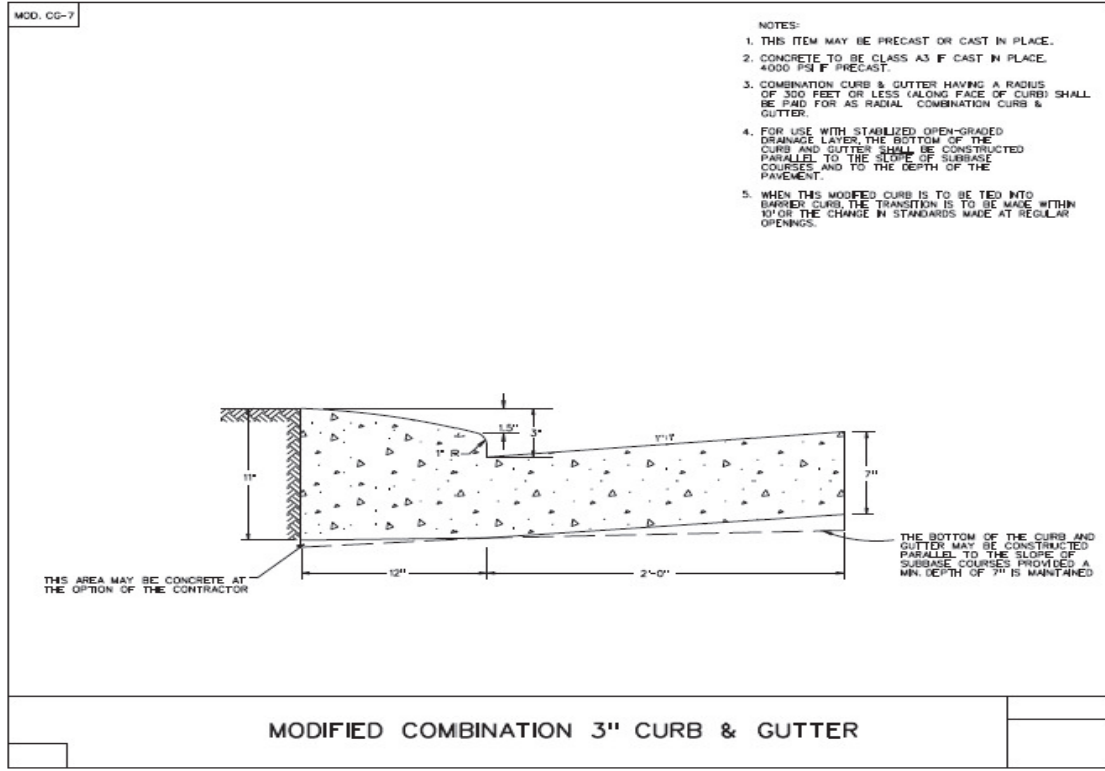
NOTES:

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS AS3 IF CAST IN PLACE. 4000 PSI IF PRECAST.
3. CURB HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) WILL BE PAD FOR AS RADIAL CURB.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (1 1/2\" DEPTH) OR INCREASED AS MUCH AS 3" (1 1/2\" DEPTH) IN ORDER THAT THE BOTTOM OF CURB WILL COINCIDE WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE. OTHERWISE THE DEPTH IS TO BE 18\" AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. WHEN THIS MODIFIED CURB IS TO BE TIED INTO BARRIER CURB, THE TRANSITION IS TO BE MADE WITHIN 10' OR THE CHANGE IN STANDARDS MADE AT REGULAR OPENINGS.



MODIFIED 3" CURB





**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

**IX. Attachment 1: MPA Resolution**

See next page.

RESOLUTION NO. **MPA 2022-00004**

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

WHEREAS, the proposed amendments will amend the **Northridge/Rosemont Small Area Plan** chapter of the 1992 Master Plan;

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

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **October 6, 2022** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendments are necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **Northridge/Rosemont Small Area Plan** sections of the City; and
2. The proposed amendments are generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the **Northridge/Rosemont Small Area Plan** chapter of the 1992 Master Plan; and
3. The proposed amendments show the Planning Commission's long-range recommendations for the general development of the **Northridge/Rosemont Small Area Plan**; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendments to the **Northridge/Rosemont Small Area Plan** chapter of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

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

1. The attached amendments to the **Northridge/Rosemont Small Area Plan** are hereby adopted in their entirety amending the Northridge/Rosemont Small Area Plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

MPA #2022-00004, REZ #2022-00005, DSUP #2022-10014  
Woodbine Rehabilitation and Healthcare Facility Addition | 2729 King Street

- Amend Map 13 / Northridge/Rosemont Height Limits Map to note that the maximum allowable height for the application portion of the applicable parcel is 45 feet;
2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 6<sup>th</sup> day of October, 2022.



Nathan Macek, Chair  
Alexandria Planning Commission

ATTEST:



---

Karl Moritz, Secretary



APPLICATION

Master Plan Amendment MPA#
Zoning Map Amendment REZ#

PROPERTY LOCATION: 2729 King Street (Tax Map #052.02-06-05)

APPLICANT

Name: Woodbine Property 1, LLC

Address: 1608 Route 88, Ste 301 Brick, NJ 08724

PROPERTY OWNER:

Name: Woodbine Property 1, LLC

Address: 1608 Route 88, Ste 301 Brick, NJ 08724

Interest in property:

- Owner, Contract Purchaser, Developer, Lessee, Other

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

- Yes: If yes, provide proof of current City business license.
No: If no, said agent shall obtain a business license prior to filing application.

N/A

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

M. Catharine Puskar, Attorney

Print Name of Applicant or Agent

Signature (Handwritten: mcpuskar)

Walsh, Colucci, Lubeley & Walsh 2200 Clarendon Blvd, Ste 1300

Mailing/Street Address

(703) 228-4700 cpuskar@thelandlawyers.com

Telephone # Fax #

Arlington, Virginia 22201

City and State Zip Code

6/8/2022

Date Revised 9/20/2022

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: Fee Paid: \$
Legal advertisement:
ACTION - PLANNING COMMISSION ACTION - CITY COUNCIL:



MPA # \_\_\_\_\_  
REZ # \_\_\_\_\_

## JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

- 1.** Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:  
See attached Statement of Justification.
  
- 2.** Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:  
  
See attached Statement of Justification.
  
- 3.** Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.  
  
See attached Statement of Justification.
  
- 4.** If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):  
  
The Applicant proffers that: 1) the building will be used as a "nursing home" use pursuant to Sec. 2-179 of the Zoning Ordinance; and 2) the development of the Property shall occur in substantial conformance with the final approved development plan proposed as DSUP #2022-10014.

Statement of Justification  
2729 King Street  
Applicant: Woodbine Property 1, LLC  
Tax Map No. 052.02-06-05

Woodbine Property 1, LLC (the “Applicant”) is seeking approval of a Master Plan Amendment, Rezoning and a Development Special Use permit (“DSUP”) for an addition to the Woodbine Rehabilitation and Healthcare facility located at 2729 King Street (the “Property”). The Property is bordered by Alexandria Memory Care facility to the north, the Ivy Hill Cemetery to the north, single family homes to the east, the First Christian Church of Alexandria to the south, and King Street to the west. The Property is within the North Ridge/Rosemont Small Area Plan, and within the boundaries of the Rosemont Citizens Association and is directly adjacent to the Taylor Run Civic Association and the North Ridge Citizens Association.

Woodbine Rehabilitation and Healthcare facility was originally constructed in 1964 for a nursing home use. The Property has been subject to various Special Use Permit (“SUP”) and Board of Zoning Appeals approvals over the years. The site area is 167,165 square feet, and the existing building contains 101,110 square feet of gross floor area (“GFA”). The nursing home currently contains 307 licensed beds, which is the maximum number of beds permitted per SUP #97-0053. There are 143 parking spaces located on-site.

**Master Plan Amendment**

The Applicant proposes a Master Plan Amendment to amend Map 14 in the 1992 North Ridge/Rosemont Small Area Plan, as amended, to allow for a building height of up to 45 feet in order to acknowledge the height of the existing nursing home and facilitate the proposed expansion reflected in the site plan associated with DSUP 2022-10014. The 1992 Small Area Plan recommended 35 feet in height for the area, which includes this Property, but acknowledged the existence of Woodbine nursing home, which was built in 1964. The existing Woodbine nursing home is 40 feet in height. The Applicant is proposing a new three-story addition to tie into the existing nursing home at the existing above grade floors. Although the addition will not look taller than the existing building, due to grading and the City’s definition of height, the technical height of the proposed addition from average finished grade is 42 feet.

The height in the existing R-8 zone allows up to 35 feet in height for residential development and up to 40 feet in height for a church or school use, which is consistent with the height of the existing nursing home. Given that 1) the proposed addition is in character with the existing development on the Property, 2) the height of the addition is generally consistent with and ties into the existing the nursing home, and 3) the building is set back over 200 feet from King Street, there will not be any negative impacts to the surrounding properties. It bears noting that while the proposed addition is 42 feet, the requested Master Plan Amendment reflects the 45-foot height permitted in the proposed RB zone, which is consistent with how heights are noted throughout the Master Plan. That being said, to ensure that the building does not exceed the 42-foot height reflected in the site plan associated with the DSUP, the Applicant is proffering that the addition will be in substantial conformance with the final development plan.



### **Rezoning with proffers**

The Applicant proposes to rezone the Property from the R-8 Residential Single-Family Zone to the RB Townhouse Zone with proffers in order to facilitate the expansion of Woodbine. The expansion is necessary to allow the Applicant to add square footage to facilitate additional private rooms while maintaining the overall number of rooms. The proposed renovations will provide a health and safety benefit for patients/residents. The proposed Land Use Recommendations outlined within the Northridge/Rosemont Small Area Plan identify the Property as an “Institutional” use. A nursing home use is consistent with this land use recommendation. In addition, the stated purpose of both the R-8 and RB zones includes that “nonresidential uses of a noncommercial nature which are related to, supportive of, and customarily found in a residential neighborhood are also permitted.” As such, the existing nursing home with the proposed addition remains consistent with the stated purpose of the existing and proposed zones. The property will be adequately served by public facilities and services. The existing nursing home is a community benefit in that it provides much needed services to Alexandria residents and others, including a significant Medicaid and senior population. In order to ensure that the proposed amendments are consistent with the existing use and proposed DSUP, the Applicant is proffering that 1) the building will be used as a “nursing home” use pursuant to Section 2-179 of the Zoning Ordinance and 2) the development of the Property shall occur in substantial conformance with the final approved development plan proposed as DSUP 2022-10014.

### **Development Special Use Permit**

The Applicant requests a DSUP to construct a three-story addition onto the portion of the existing building that fronts King Street. The addition to the nursing home will help to facilitate additional private rooms while maintaining the total number of 307 licensed beds. The addition consists of approximately 31,909 square feet of GFA. The total proposed FAR for the existing building and the proposed addition is 0.633 FAR, which is well under the maximum 0.75 FAR permitted in the RB Zone. The Applicant also proposes to increase the number of parking spaces from 143 to 154 to meet the required parking for the nursing home.

The applicant seeks a modification to building setbacks along both side yards. The Zoning Ordinance minimum required side yard setback for both north and the south sides of the building are 40 feet for the existing building and 42 feet for the proposed addition. The Applicant proposes a minimum side yard setback of 20 feet for the existing building, which is an existing condition, and 38 feet for the northern side of the addition and 29 feet for the southern side of the addition. A zone transition setback modification is also requested for the southern boundary of the site along the new addition. Although the adjacent building is a church, Section 7-902 requires an enhanced setback adjacent to residential zones. Given that these modifications are minor in nature and that the proposed addition is set back farther than the existing building from the side yard property lines, the proposed modifications will not have a negative impact on the adjacent neighbors.

### **Loading Modification**

The Applicant has requested a modification from the loading zone requirement from five to two spaces. There are two existing loading areas located on the south side of the building and to the

rear of the site that will continue to be utilized for loading and unloading and delivery activities. These loading areas are sufficient for the current facility and will continue to be sufficient with the construction of the proposed addition, given that no additional beds will be added.

### **Parking Modification**

A survey conducted in May 2022 has confirmed the presence of 143 parking spaces currently located in the surface parking lot. Per Zoning Ordinance Section 8-200(A)(6), nursing homes require one parking space per two patient beds. For 307 beds, the required parking is 154 spaces. As such, the existing parking on site is deficient by 11 spaces. As part of the addition, the Applicant has revised the parking to provide the 154 required spaces on site. Given existing site constraints, the Applicant requests a Zoning Ordinance modification to permit compact parking spaces in excess of 75%. Of the existing 143 parking spaces, 132 (92.3%) are compact. The proposed site includes 154 parking spaces, of which 131 (85%) are compact. As such, the existing condition has been improved as all required parking is provided on site and the number and percentage of compact spaces have been reduced. The Applicant also requests a modification to the number of required loading spaces from five spaces to two spaces, which are provided on the site today.

In summary, the proposed addition will improve the patient experience at Woodbine Rehabilitation and Healthcare Center by reducing the number of quad- and triple-occupancy rooms and increasing the number of private rooms for patients.



June 3, 2022

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314


Re: Consent/Authorization to File a Rezoning, Development Special Use Permit, and Special Use Permit Applications  
2729 King Street  
Parcel ID #052.02-06-05 (the "Property")

Dear Mr. Moritz:

As owner of the above referenced Property, Woodbine Property 1, LLC consents to the filing of applications for a Rezoning, Development Special Use Permit, Special Use Permit, and any related requests on the Property.

Woodbine Property 1, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for a Rezoning, Development Special Use Permit, Special Use Permit, and any related requests on the Property.

Very Truly Yours,  
Woodbine Property 1, LLC

By:  \_\_\_\_\_

Its: Authorized Representative

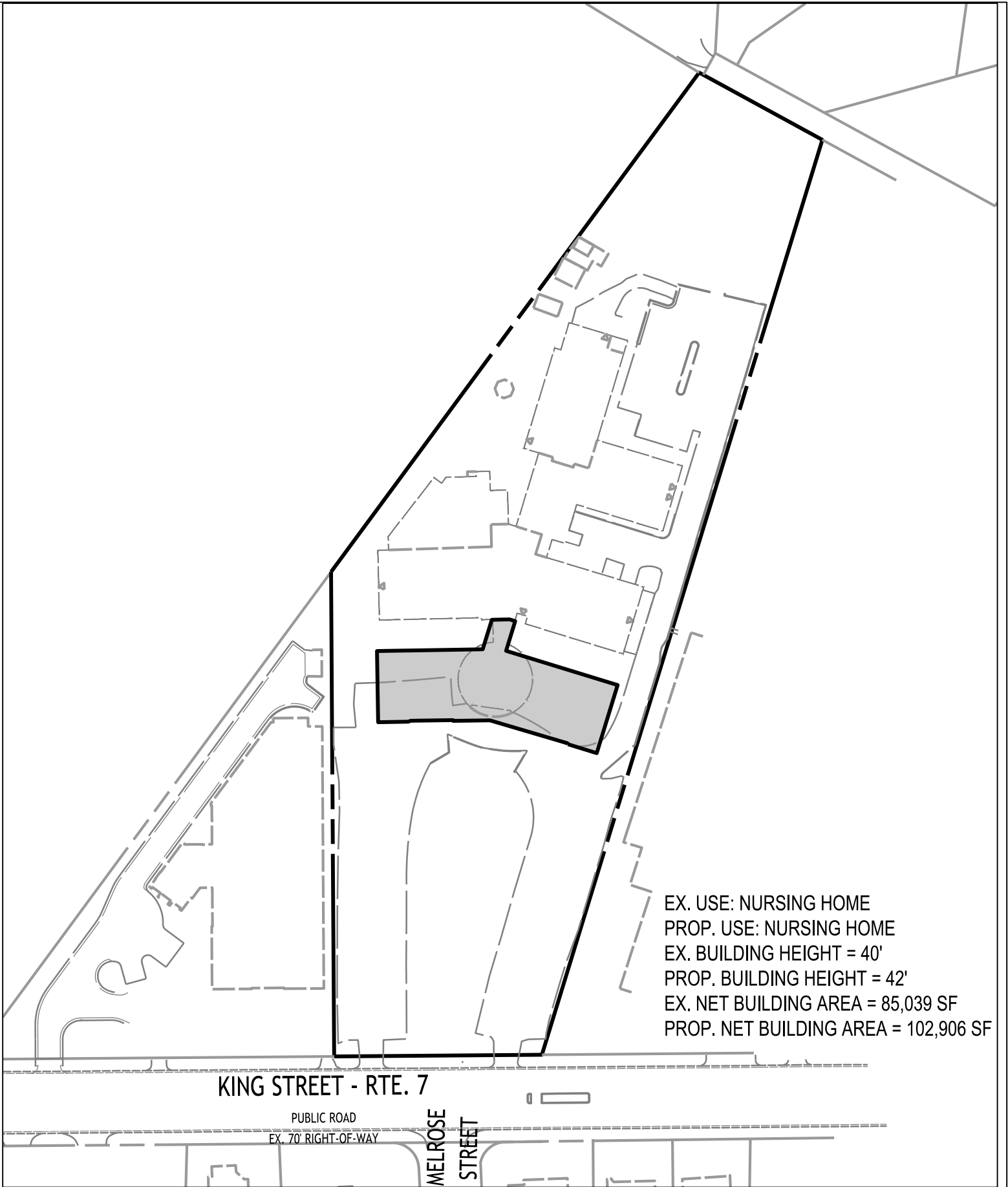
Date: 6/3/2022

### Ownership Disclosure Attachment

2729 King Street  
Tax Map Parcel: 052.02-06-05  
Woodbine Rehabilitation & Healthcare

#### Woodbine Property 1, LLC (OWNER and APPLICANT)

Name	Address	Percentage of Ownership
Quinto Delta, LLC	c/o Marquis Health Services 575 Route 70 Brick, NJ 08723 Attention: Uri Kahanow	88.6%
UKR Consulting, LLC	c/o Marquis Health Services 575 Route 70 Brick, NJ 08723 Attention: Uri Kahanow	10%
Skilled Venture, LLC	c/o Marquis Health Services 575 Route 70 Brick, NJ 08723 Attention: Uri Kahanow	1.4%



EX. USE: NURSING HOME  
 PROP. USE: NURSING HOME  
 EX. BUILDING HEIGHT = 40'  
 PROP. BUILDING HEIGHT = 42'  
 EX. NET BUILDING AREA = 85,039 SF  
 PROP. NET BUILDING AREA = 102,906 SF

KING STREET - RTE. 7

PUBLIC ROAD  
 EX. 70' RIGHT-OF-WAY

MELROSE  
 STREET

**BUILDING AND STRUCTURES MAP**

**WOODBINE**

CITY OF ALEXANDRIA, VA  
 06/03/2022  
 SCALE: 1"=100'



T.M. #052.02-07-14  
 MICHAEL W. CASSIDY  
 407 W ALEXANDRIA AV  
 DB. 1027 PG. 547  
 ZONE: R-8  
 USE: RESIDENTIAL

T.M. #042.04-05-01  
 IVY HILL CEMETERY  
 2823 KING ST  
 ZONE: R-8  
 USE: CEMETERY

T.M. #052.02-06-55  
 2811 KING STREET, LLC  
 ZONE: RB  
 USE: HEALTH CARE

T.M. #052.02-06-05  
 WRHC LLC  
 INSTR. #030044932  
 IZONE: R-8  
 USE: REHABILITATION CENTER

T.M. #052.02-06-06  
 TRUSTEES OF FIRST CHRISTIAN CHURCH OF ALEXANDRIA  
 2723 KING ST  
 DB. 294 PG. 424  
 ZONE: R-8  
 USE: CHURCH

**LEGAL DESCRIPTION:**  
 ALL THAT PARCEL OF LAND SITUATED IN  
 THE CITY OF ALEXANDRIA, VIRGINIA AS  
 RECORDED IN INSTRUMENT NO.  
 030044932, AMONG THE LAND RECORDS OF  
 THE CITY OF ALEXANDRIA VIRGINIA.

**KING STREET - RTE. 7**

PUBLIC ROAD  
 EX. 70' RIGHT-OF-WAY

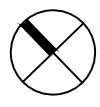
**MELROSE STREET**

T.M. #052.01-04-05 T.M. #052.01-04-06  
 CORP. OF THE PRESIDING KICAR, JOHN & T.M. #052.02-04-07  
 MAP 1251515 ROGERS, JASON K

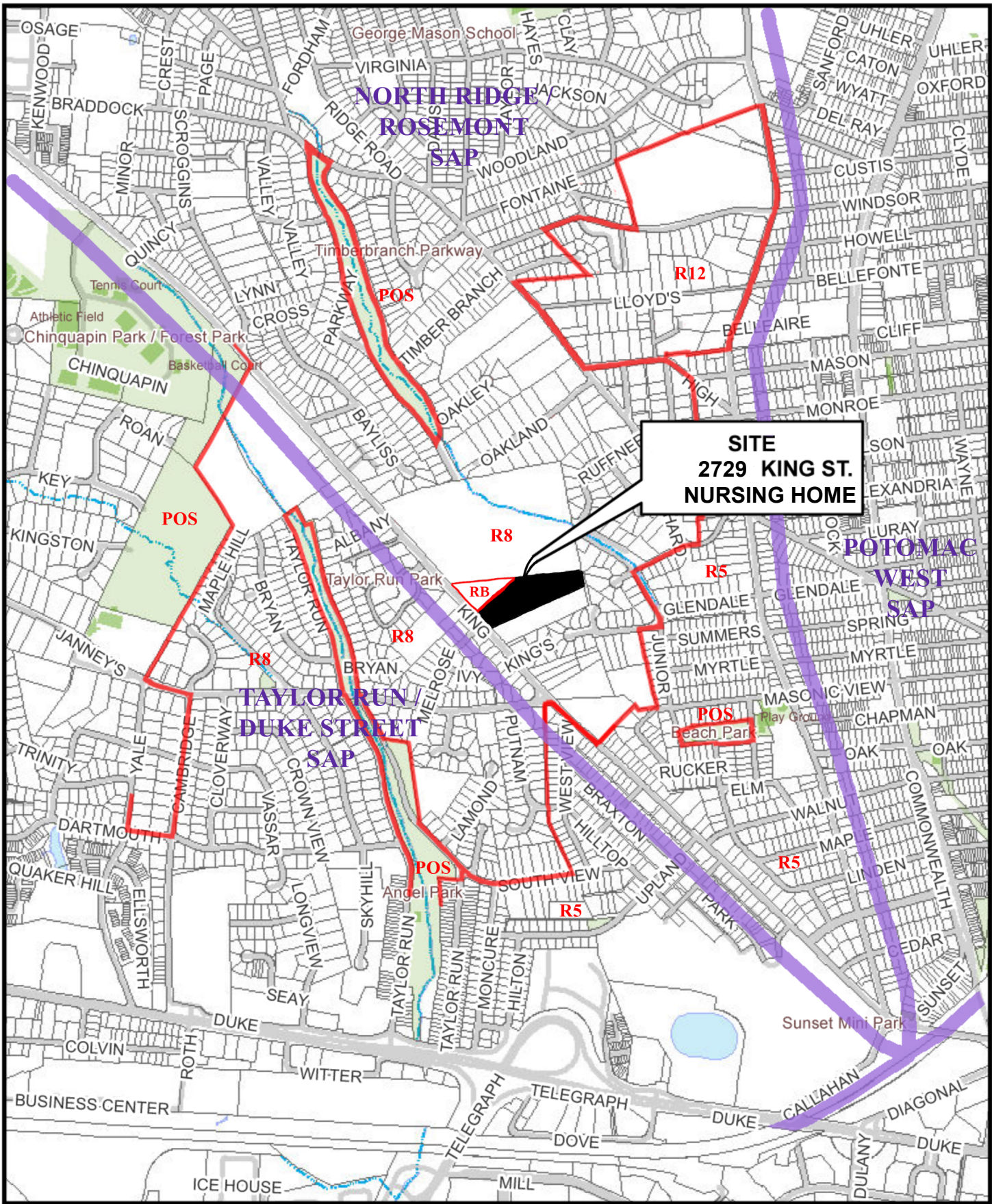
**METES AND BOUNDS MAP**

**WOODBINE**

CITY OF ALEXANDRIA, VA  
 06/03/2022  
 SCALE: 1"=100'





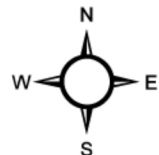


**SITE  
2729 KING ST.  
NURSING HOME**



VICINITY MAP  
**WOODBINE**

06/03/2022  
1 inch = 1,000 feet





APPLICATION

**DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN**

DSUP # 2022-10014 Project Name: Woodbine Expansion

PROPERTY LOCATION: 2729 King Street

TAX MAP REFERENCE: 052.02-06-05 ZONE: R-8 to RB

APPLICANT:

Name: Woodbine Property 1, LLC

Address: 1608 Route 88, Ste 301 Brick, NJ 08724

PROPERTY OWNER:

Name: Woodbine Property 1, LLC

Address: 1608 Route 88, Ste 301 Brick, NJ 08724

SUMMARY OF PROPOSAL DSUP to construct 3-story addition containing approximately 31,909 square feet to the existing Woodbine Rehab and Healthcare Center to facilitate additional private rooms while maintaining total number of licensed beds

MODIFICATIONS REQUESTED 1) Modification to allow greater than 50% of the southern side yard for parking 2) Modification to building side yard setbacks; 3) Modification to zone transition setback for southern boundary; 4) Modification to loading space requirement

SUP'S REQUESTED Parking reduction to permit compact parking spaces in excess of 75%

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.

M. Catharine Puskar, Attorney

Print Name of Applicant or Agent

Walsh, Colucci, Lubeley & Walsh 2200 Clarendon Blvd, Ste 1300

Mailing/Street Address

Arlington, Virginia 22201

City and State Zip Code

*MCPuskar*

Signature

(703) 228-4700

Telephone # Fax #

cpuskar@thelandlawyers.com

Email address

July 21, 2022

Date Revised September 20, 2022

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.

See attached.

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.

N/A

## 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 2729 King Street Alexandria, Virginia (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. Woodbine Property 1, LLC	None	N/A
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.

June 8, 2022  
Date

M. Catharine Puskar  
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.)

See attached.

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

The facility on average tends to approximately 270-285 full-time overnight patients at any given time (307 max.). There are 200-300 visitors per day. The addition is not anticipated to affect the number of current patrons.

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

The facility has approximately 180 staff members on-site over a 24-hour period. The addition is not anticipated to affect the number of current employees.

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

	Day	Hours	Day	Hours
<b>Hours of operation:</b>	7 days / week	24 hours	_____	_____
<b>General visitation hours:</b>	7 days / week	24 hours	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.  
Noise levels will be in compliance with the City Code.

B. How will the noise from patrons be controlled?  
Employees of the facility will ensure compliance with the Noise Ordinance.

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

No odors are anticipated.

8. Provide information regarding trash and litter generated by the use:
- A. What type of trash and garbage will be generated by the use?  
Typical for a nursing home use and not anticipated to change with the addition.
- B. How much trash and garbage will be generated by the use?  
Typical for a nursing home use of this size and not anticipated to change with the addition.
- C. How often will trash be collected?  
Trash is typically collected three times per week and recycling twice per week. This is not anticipated to change with the addition.
- D. How will you prevent littering on the property, streets and nearby properties?  
The communities team rounds the property daily to “pick-up” trash on property and sidewalks in the area.
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:

The facility produces biohazard waste that is handled and discarded by a biohazard company. This is not increasing or changing with the addition.

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:

Typical cleaning products associated with a nursing home facility, including standard maintenance supplies, touch up paint, cleaning agents, etc..., will be used and will be disposed of appropriately.

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

There is a security system of video cameras at all exits/entrances to the building. All exterior doors and stairwells are secured and a key pad is used to access these areas. There is one entrance/exit used for all staff and visitors who check in with a receptionist while the lobby is open. Secure access is required off-hours. A wander guard system is in place for residents who are cognitively impaired.

#### 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.

N/A

#### 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?

154 spaces

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

17 Standard spaces

131 Compact spaces

6 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?

N/A

---

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? 0 spaces
- B. How many loading spaces are available for the use? 2 existing
- C. Where are off-street loading facilities located? To the side and rear of the facility

- D. During what hours of the day do you expect loading/unloading operations to occur?  
Between 7:00 a.m. and 7:00 p.m.

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

Typically 5 to 6 days per week (including parcel deliveries).

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?

Street access is adequate.



# APPLICATION - SUPPLEMENTAL

## PARKING REDUCTION

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

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

To permit compact parking spaces in excess of 75%  
\_\_\_\_\_  
\_\_\_\_\_

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

See attached Statement of Justification.  
\_\_\_\_\_  
\_\_\_\_\_

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

See attached Statement of Justification.  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_ Yes.       No.

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

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



Statement of Justification  
2729 King Street  
Applicant: Woodbine Property 1, LLC  
Tax Map No. 052.02-06-05

Woodbine Property 1, LLC (the “Applicant”) is seeking approval of a Master Plan Amendment, Rezoning and a Development Special Use permit (“DSUP”) for an addition to the Woodbine Rehabilitation and Healthcare facility located at 2729 King Street (the “Property”). The Property is bordered by Alexandria Memory Care facility to the north, the Ivy Hill Cemetery to the north, single family homes to the east, the First Christian Church of Alexandria to the south, and King Street to the west. The Property is within the North Ridge/Rosemont Small Area Plan, and within the boundaries of the Rosemont Citizens Association and is directly adjacent to the Taylor Run Civic Association and the North Ridge Citizens Association.

Woodbine Rehabilitation and Healthcare facility was originally constructed in 1964 for a nursing home use. The Property has been subject to various Special Use Permit (“SUP”) and Board of Zoning Appeals approvals over the years. The site area is 167,165 square feet, and the existing building contains 101,110 square feet of gross floor area (“GFA”). The nursing home currently contains 307 licensed beds, which is the maximum number of beds permitted per SUP #97-0053. There are 143 parking spaces located on-site.

**Master Plan Amendment**

The Applicant proposes a Master Plan Amendment to amend Map 14 in the 1992 North Ridge/Rosemont Small Area Plan, as amended, to allow for a building height of up to 45 feet in order to acknowledge the height of the existing nursing home and facilitate the proposed expansion reflected in the site plan associated with DSUP 2022-10014. The 1992 Small Area Plan recommended 35 feet in height for the area, which includes this Property, but acknowledged the existence of Woodbine nursing home, which was built in 1964. The existing Woodbine nursing home is 40 feet in height. The Applicant is proposing a new three-story addition to tie into the existing nursing home at the existing above grade floors. Although the addition will not look taller than the existing building, due to grading and the City’s definition of height, the technical height of the proposed addition from average finished grade is 42 feet.

The height in the existing R-8 zone allows up to 35 feet in height for residential development and up to 40 feet in height for a church or school use, which is consistent with the height of the existing nursing home. Given that 1) the proposed addition is in character with the existing development on the Property, 2) the height of the addition is generally consistent with and ties into the existing the nursing home, and 3) the building is set back over 200 feet from King Street, there will not be any negative impacts to the surrounding properties. It bears noting that while the proposed addition is 42 feet, the requested Master Plan Amendment reflects the 45-foot height permitted in the proposed RB zone, which is consistent with how heights are noted throughout the Master Plan. That being said, to ensure that the building does not exceed the 42-foot height reflected in the site plan associated with the DSUP, the Applicant is proffering that the addition will be in substantial conformance with the final development plan.

### **Rezoning with proffers**

The Applicant proposes to rezone the Property from the R-8 Residential Single-Family Zone to the RB Townhouse Zone with proffers in order to facilitate the expansion of Woodbine. The expansion is necessary to allow the Applicant to add square footage to facilitate additional private rooms while maintaining the overall number of rooms. The proposed renovations will provide a health and safety benefit for patients/residents. The proposed Land Use Recommendations outlined within the Northridge/Rosemont Small Area Plan identify the Property as an “Institutional” use. A nursing home use is consistent with this land use recommendation. In addition, the stated purpose of both the R-8 and RB zones includes that “nonresidential uses of a noncommercial nature which are related to, supportive of, and customarily found in a residential neighborhood are also permitted.” As such, the existing nursing home with the proposed addition remains consistent with the stated purpose of the existing and proposed zones. The property will be adequately served by public facilities and services. The existing nursing home is a community benefit in that it provides much needed services to Alexandria residents and others, including a significant Medicaid and senior population. In order to ensure that the proposed amendments are consistent with the existing use and proposed DSUP, the Applicant is proffering that 1) the building will be used as a “nursing home” use pursuant to Section 2-179 of the Zoning Ordinance and 2) the development of the Property shall occur in substantial conformance with the final approved development plan proposed as DSUP 2022-10014.

### **Development Special Use Permit**

The Applicant requests a DSUP to construct a three-story addition onto the portion of the existing building that fronts King Street. The addition to the nursing home will help to facilitate additional private rooms while maintaining the total number of 307 licensed beds. The addition consists of approximately 31,909 square feet of GFA. The total proposed FAR for the existing building and the proposed addition is 0.633 FAR, which is well under the maximum 0.75 FAR permitted in the RB Zone. The Applicant also proposes to increase the number of parking spaces from 143 to 154 to meet the required parking for the nursing home.

The applicant seeks a modification to building setbacks along both side yards. The Zoning Ordinance minimum required side yard setback for both north and the south sides of the building are 40 feet for the existing building and 42 feet for the proposed addition. The Applicant proposes a minimum side yard setback of 20 feet for the existing building, which is an existing condition, and 38 feet for the northern side of the addition and 29 feet for the southern side of the addition. A zone transition setback modification is also requested for the southern boundary of the site along the new addition. Although the adjacent building is a church, Section 7-902 requires an enhanced setback adjacent to residential zones. Given that these modifications are minor in nature and that the proposed addition is set back farther than the existing building from the side yard property lines, the proposed modifications will not have a negative impact on the adjacent neighbors.

### **Loading Modification**

The Applicant has requested a modification from the loading zone requirement from five to two spaces. There are two existing loading areas located on the south side of the building and to the

rear of the site that will continue to be utilized for loading and unloading and delivery activities. These loading areas are sufficient for the current facility and will continue to be sufficient with the construction of the proposed addition, given that no additional beds will be added.

### **Parking Modification**

A survey conducted in May 2022 has confirmed the presence of 143 parking spaces currently located in the surface parking lot. Per Zoning Ordinance Section 8-200(A)(6), nursing homes require one parking space per two patient beds. For 307 beds, the required parking is 154 spaces. As such, the existing parking on site is deficient by 11 spaces. As part of the addition, the Applicant has revised the parking to provide the 154 required spaces on site. Given existing site constraints, the Applicant requests a Zoning Ordinance modification to permit compact parking spaces in excess of 75%. Of the existing 143 parking spaces, 132 (92.3%) are compact. The proposed site includes 154 parking spaces, of which 131 (85%) are compact. As such, the existing condition has been improved as all required parking is provided on site and the number and percentage of compact spaces have been reduced. The Applicant also requests a modification to the number of required loading spaces from five spaces to two spaces, which are provided on the site today.

In summary, the proposed addition will improve the patient experience at Woodbine Rehabilitation and Healthcare Center by reducing the number of quad- and triple-occupancy rooms and increasing the number of private rooms for patients.



June 3, 2022

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314


Re: Consent/Authorization to File a Rezoning, Development Special Use Permit, and Special Use Permit Applications  
2729 King Street  
Parcel ID #052.02-06-05 (the "Property")

Dear Mr. Moritz:

As owner of the above referenced Property, Woodbine Property 1, LLC consents to the filing of applications for a Rezoning, Development Special Use Permit, Special Use Permit, and any related requests on the Property.

Woodbine Property 1, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for a Rezoning, Development Special Use Permit, Special Use Permit, and any related requests on the Property.

Very Truly Yours,  
Woodbine Property 1, LLC

By:  \_\_\_\_\_

Its: Authorized Representative

Date: 6/3/2022

### Ownership Disclosure Attachment

2729 King Street  
Tax Map Parcel: 052.02-06-05  
Woodbine Rehabilitation & Healthcare

#### Woodbine Property 1, LLC (OWNER and APPLICANT)

Name	Address	Percentage of Ownership
Quinto Delta, LLC	c/o Marquis Health Services 575 Route 70 Brick, NJ 08723 Attention: Uri Kahanow	88.6%
UKR Consulting, LLC	c/o Marquis Health Services 575 Route 70 Brick, NJ 08723 Attention: Uri Kahanow	10%
Skilled Venture, LLC	c/o Marquis Health Services 575 Route 70 Brick, NJ 08723 Attention: Uri Kahanow	1.4%