

**DOCKET ITEM #10****Development Special Use Permit Plan #2020-10031****Transportation Management Plan Special Use Permit #2020-00079****Encroachment #2020-00006****2412 & 2514 Richmond Highway and 2500 Oakville Street****Oakville Triangle Block A2 – Inova Healthplex**

<b>Application</b>		
<b>Project Name:</b> Oakville Triangle Block A2	PC Hearing:	January 5, 2021
	CC Hearing:	January 23, 2021
	If approved, DSUP Expiration:	January 23, 2024 (3 years)
	Plan Acreage:	39,984 SF (0.92 AC)
<b>Location:</b> Inova Health Care Services C/O Inova Realty	Zone:	CDD#24
	Proposed Use:	Medical care facility
	Gross Floor Area:	93,012
<b>Applicant:</b> Inova Health Care Services C/O Inova Realty, represented by Cathy Puskar, Attorney	Small Area Plan:	Potomac West
	Historic District:	Not Applicable
	Green Building:	Compliance with the City's 2019 Green Building Policy, LEED Silver for New Construction

**Purpose of Application**

The applicant requests approval of a Development Special Use Permit with site plan and modifications, and associated Special Use Permits, including encroachments into the public right-of-way for building canopies, in order to construct an approximately 93,000 sf medical care facility (Healthplex), streetscape and infrastructure improvements, as part of the Oakville Triangle redevelopment.

**Special Use Permits and Modifications and other Approvals Requested:**

1. A Development Special Use Permit with site plan for a new medical care facility, with special use permit for a parking reduction, and an illuminated sign above 35 feet and modifications to the tree canopy and height to setback ratio requirements;
2. A Special Use Permit for a Tier 1 Transportation Management Plan; and
3. An Encroachment into the public right of way for building canopies.

**Staff Recommendation: APPROVAL WITH CONDITIONS****Staff Reviewers:**

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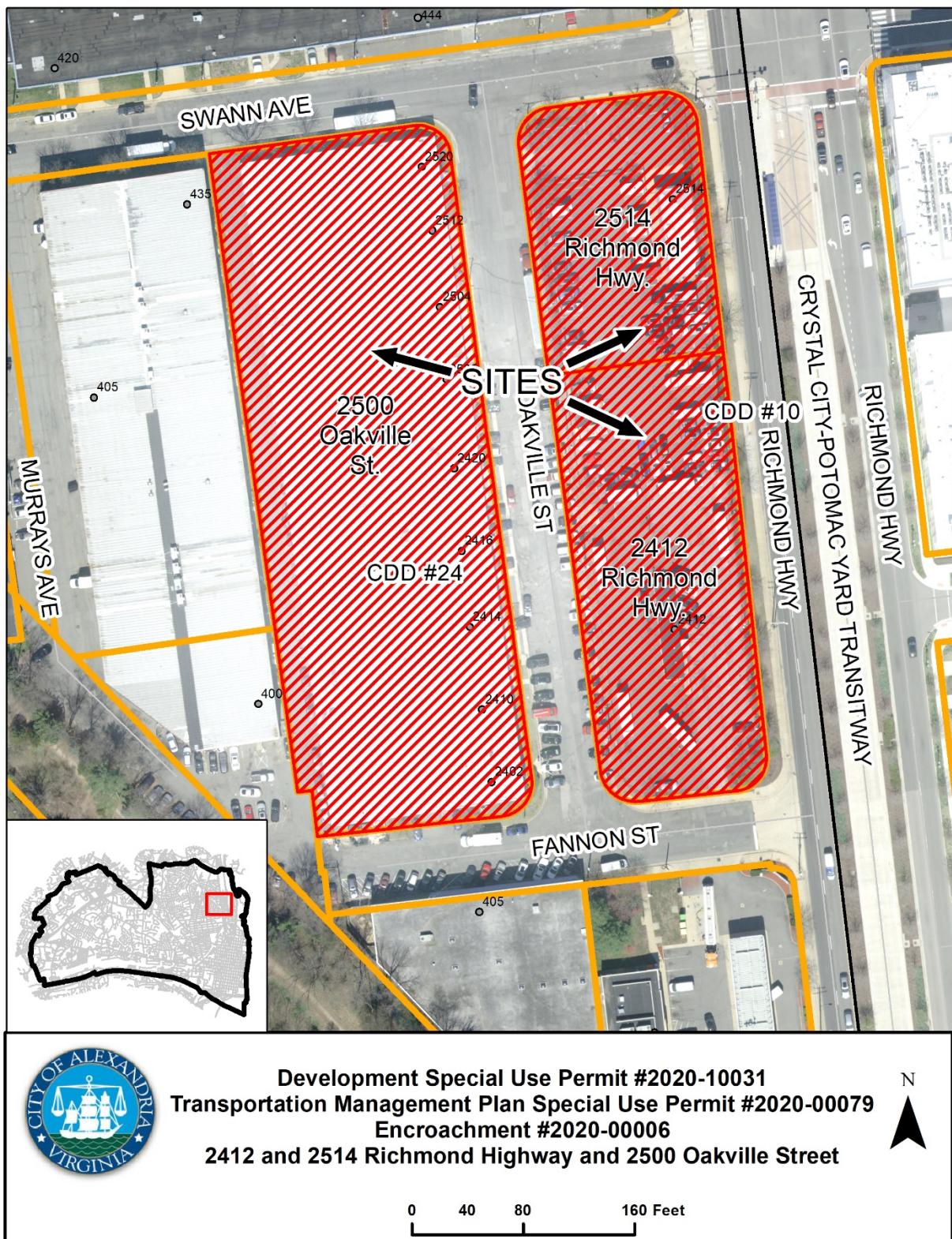
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## I. SUMMARY

### *A. Recommendation*

Staff recommends **approval** of the proposed request for development of Oakville Triangle Block A2 subject to compliance with the Zoning Ordinance, and all applicable codes, adopted policies, the Potomac West Small Area Plan overlay Oakville Triangle & Route 1 Corridor Vision Plan and Urban Design Guidelines (Plan), CDD #24 and staff's recommendations.

This project conforms to the City's adopted plans, codes, and policies and allows for the construction of a new Healthplex medical use facility to implement the vision established in the Small Area Plan as amended. Staff believes that the proposal is in compliance with the City's goals and objectives and will provide benefits to the City and surrounding community, including:

- Creation of a medical care facility;
- An improved pedestrian network that includes safe and accessible sidewalks connecting to parks, retail, transit, and trails;
- Incorporation of roof-top amenity space for patrons and employees; and
- High quality building design and architecture.

### *B. General Project Description/Summary of Issues*

The applicant requests approval of a Development Special Use Permit (DSUP) and associated applications to facilitate the construction of one new medical care facility with underground parking. If approved, the building would deliver 93,012 sq.ft. of new construction.

To facilitate this redevelopment, the applicant has requested approval of:

- DSUP with preliminary site plan for a medical care facility;
- Transportation Management Plan Special Use Permit;
- Encroachment of the building canopy into the public right-of-way;
- Special Use Permit request for a parking reduction;
- Special User Permit request for an illuminated sign above 35 feet;
- Modification for height to setback ratio on Fannon and Oakville streets;
- Modification of the tree canopy coverage requirement; and
- Water quality volume default (WQVd) waiver.

Key issues under consideration discussed in this report include:

- Consistency with the Oakville Triangle & Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines;
- Architectural building design and refinements;
- Open space design and function; and
- Streetscape design and function

## II. BACKGROUND

### A. Site Context

Block A2 is located within the Potomac West Small Area Plan area, and is governed by the Oakville Triangle & Route 1 West Corridor Vision Plan overlay. Block A2 is the southern portion of Block A, which has been divided into Block A1 and A2, and is bounded by Swann Avenue to the north, Oakville Street to the west, and Route 1 to the east. Block A1 (the northern portion of this block) is submitted as a separate application and is addressed in a separate staff report.

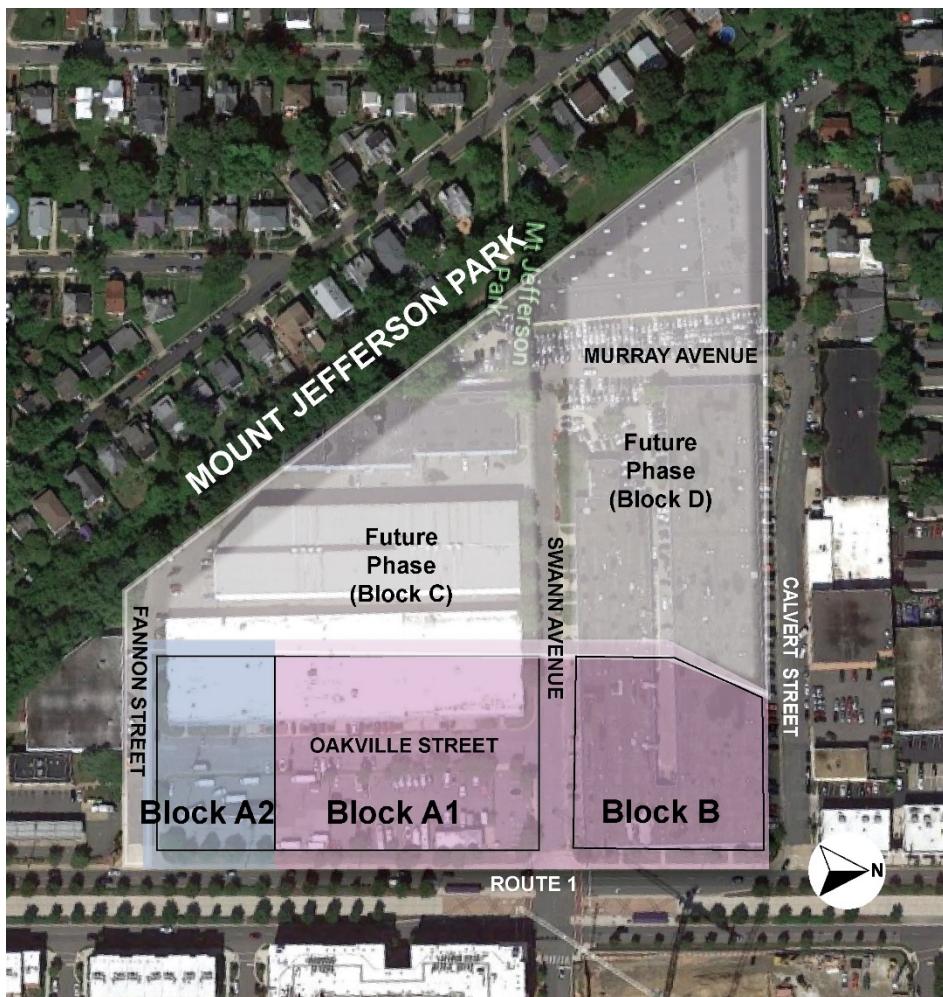


Figure 1: Oakville Triangle Block Diagram

Block A2 is zoned Coordinated Development District (CDD) #24. Current uses include surface parking, auto services, and warehouse uses. The site is primarily surrounded by 1- to 2-story structures zoned industrial (Zone I) with operating businesses such as a gas station, storage, and auto repair. Existing buildings are surrounded by wide paved areas for vehicular circulation and

parking. Stormwater runoff from the impervious surfaces are not currently treated and there is limited biodiversity currently existing on site.

### III. ZONING

<b>Property Address:</b>	2412 Richmond Highway, 2514 Richmond Highway, 2500 Oakville Street	
<b>Total Site Area:</b>	0.92 acres (39,984 SF)	
<b>Existing Zone:</b>	CDD#24	
<b>Proposed Zone:</b>	CDD#24	
<b>Current Use:</b>	Vacant Land, Auto Dealership, Office/Commercial Warehouse	
<b>Proposed Uses:</b>	Medical Care Facility with Below Grade Parking	
	<b>Permitted / Required</b>	<b>Proposed / Provided</b>
<b>Gross Floor Area:</b>	115,000 SF	93,012 SF
<b>Open Space:</b>	0*	4% (1,590 SF Rooftop)
<b>Parking:</b>	481**	290 provided on level G1 and G2 within garage of Block A1

\*CDD requirement for 40% open space is met as a cumulative total among blocks A1, B, C, D, and E.

\*\*Medical care facility parking requires 5 spaces per 1,000 sq. ft., per the zoning ordinance. The applicant is requesting a parking reduction in alignment with the proposed operations of the facility.

The project site is zoned CDD #24/Coordinated Development District #24 which includes a mix of land uses, including the medical care facility use.

### IV. STAFF ANALYSIS

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

The Oakville – Route 1 Corridor Plan establishes a long-term vision for the area, including urban scale blocks defined by a framework of streets with improvements for pedestrians, cyclists, and drivers. It encourages a network of ground level open spaces and transitions in height and density from Route 1 west toward the existing Del Ray and Lynnhaven neighborhoods. The Plan envisions a mix of uses to include residential uses, neighborhood-serving retail as well as an emerging “maker” economy, and medical care facility.

#### *Land Use*

As part of the 2020 Master Plan and CDD Amendments, the Plan was amended to add a medical care facility use to facilitate the integration of the Inova Healthplex at this location. The development proposed is consistent with this vision of the approved Plan.

### *Building Height*

The height maximum for Block A2 (Block 4B) in the Plan allows for 75 ft. The development of the Healthplex will provide a maximum height of 66 ft. to the main roofline. The exterior glass wall extends beyond the roofline 14 ft. creating a parapet to creatively screen the rooftop mechanical equipment and penthouse while appearing to be the top floor. This thoughtful design choice follows the recommendation of the Plan to integrate mechanical into the building design.

### *Open Space*

Open space for CDD#24 consists of both on-site provisions and improvements to the adjacent Mount Jefferson Park. As prescribed by the Plan, a total of 40% on-site open space will be provided within the development as useable ground level open space or rooftop amenity space for the project. The design of all open space will continue to develop with the forthcoming DSUPs for each block and will be in compliance with the proposed master plan amendments and CDD Concept Plan.

Open space for the Oakville Triangle area (which includes Blocks A1, B, C, D, and Block E) will be considered based on an areawide calculation, and the majority of the ground level open space will be provided in large publicly accessible open spaces in the center of the site closer to the Mount Jefferson Park. The open space calculations for the entire Oakville Triangle area will be provided in an open space calculations table in the final DSUP submittal.

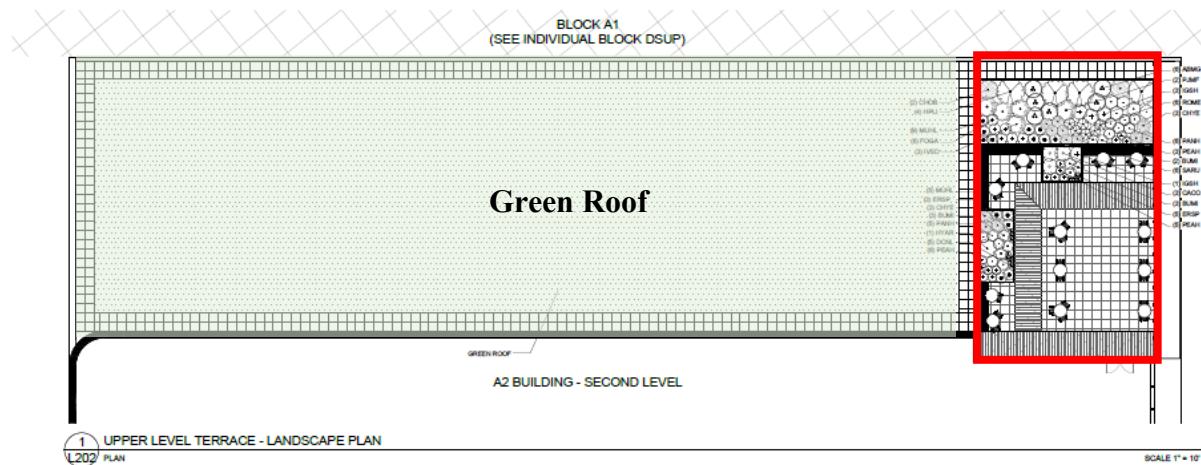


Figure 2: North Elevation (as revised on 12/14/2020)

Although not required to contribute to the overall 40% open space, Block A2 provides a 1,590 sq. ft. rooftop terrace on the second story. As prescribed by the Plan, this rooftop space is integrated into the architecture serving as an extension of the interior waiting area for visitors. The terrace will be mostly hardscape with bench seating, paving, and several raised planters. A green roof is provided immediately north of the terrace and will be planted with a variety of deciduous shrubs, evergreen shrubs, ornamental grasses, and ground cover to provide stormwater management for the building. The space will be accessible to the patrons and employees of the facility.

### Street Framework

The Plan establishes a street hierarchy to maintain a high-quality street environment, designating “A” streets as the most prominent, “B” streets as pedestrian and vehicular circulation and “C” streets providing service access. The street hierarchy applicable to Block A2 is reflected in Figure 3

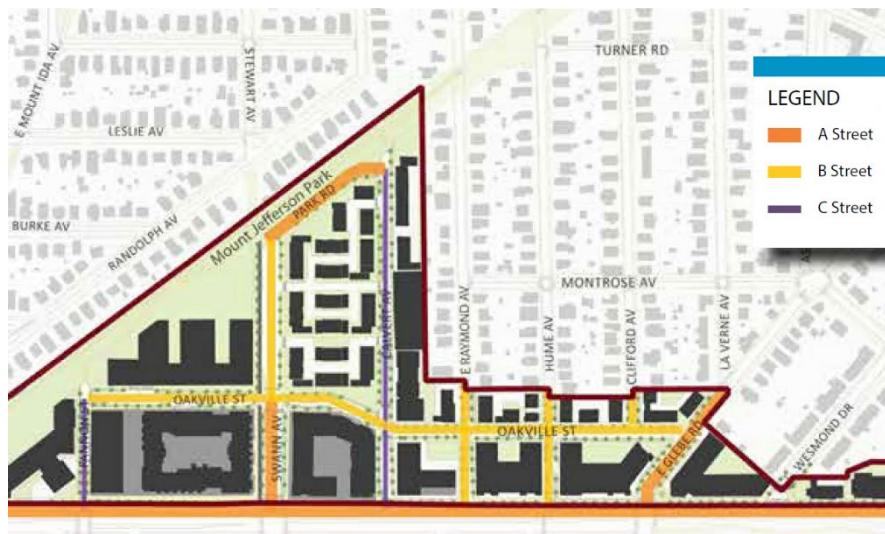


Figure 3: Street Hierarchy

In accordance with the Plan, the “A” street frontage of Block A2 includes floor-to-ceiling windows that provides an active frontage for pedestrians. Though the first floor of the building does not provide retail or commercial use, the building design will be engaging and provide visual interest for passersby. The internal building program along this façade includes a café to further activate the building frontage. The buildings front the street, and a higher quality architectural façade and streetscape treatment are used along Route 1.

### B. Site & Building Design

#### Overall Layout and Function

The proposed INOVA Healthplex building shares a block, as well as some components of its service and parking, with the Oakville residential building to its immediate north, known as Oakville Residential Block A1. The subject proposal occupies a footprint of approximately 148 feet north-south by 240 feet east-west, and fronts on US Route 1/Richmond Highway to the east, Fannon Street to the south, and Oakville Street to the west. The 20-foot high first floor shares a party wall with the development to the north, while the upper three floors are set back from the adjoining structure approximately 59 feet, creating a roof deck one story above ground level that includes a green roof along with a proposed section of rooftop open space (1,590 sq.ft. in area) accessed from the building’s second floor.

The building contains 93,012 sq.ft. of medical care uses and support spaces on four levels, with rooftop equipment and penthouse spaces, as well as parking for 290 cars +/- on two below-grade

garage levels, including some parking spaces and garage access from Oakville Street contained in the adjacent Block A1. The ground floor includes the main lobby, emergency department, imaging area, support spaces, and ambulance bay. Two large, cantilevered entrance canopies located along Fannon Street signal the main building entrance, and a direct entrance to the emergency room intake area. An open staircase looking out to Route 1/Richmond Highway and Fannon Street connects to the waiting area on the second floor, the rest of which is occupied by ambulatory surgery areas. The third and fourth floors are taken up by health professional offices and supporting spaces.

#### *Massing and Expression*

Although it is physically connected to the residential/retail mixed-use building to its north, the INOVA Healthplex building has been conceived and designed to read as a freestanding three-dimensional sculpture, consisting of four clearly-expressed components: a one-story service podium base, a two-story clear glass public space that opens to the east, south and west and expresses the public accessibility of the facility, a carved, sculptural armature that comprises the governing form of the building, and long, linear expanses of ribbon window with exterior shading that constitute the third and fourth floor superstructure, combined with the rooftop penthouse and mechanical screening.

The sculptural body of the building employs an alternating series of strong vertical masses which either come dramatically to grade, transition to grade in two graceful quarter-circle arcs, or hover delicately over the expressed base. The screening of the ribbon windows, originally conceived of as fixed horizontal louvers set well in front of the vision glass, has evolved into an outer glass skin, consisting of single sheets of glass held by clamps in a slender metal tension structure, and set off several feet from the enclosure by a series of open-grating catwalks, which allow for cleaning and maintenance of both the exterior shading skin and the actual windows. Instead of the original louvers, shading is now accomplished through the application of a frit (basically a pattern of small, opaque dots) in such a way as to screen the vision glass during the critical cooling season but allow more sunlight to reach the occupied spaces during the colder months. Applicant has extended the outer glass skin well above the building's main roof as well, to serve as a continuous screening for all the rooftop mechanical equipment. Staff has encouraged the applicant to make the expression of this outer layer as horizontally accented as possible, to stand in contrast to the dominant vertical forms in the main body of the building, and while the current frit pattern achieves that successfully, have suggested adding additional horizontal emphasis through the incorporation of additional "pinstripes" of either clear (unfretted) glass, or frit bands of a contrasting color.

#### *Details and Materials*

The material palette for the building is restrained and minimal. The solid portions of the façade are clad in large panels of GFRC (glass-fiber-reinforced concrete) – a material that can be used in sizes up to (in this case) 5 feet by 10 feet. This takes the form of a tight skin with expressed, but very narrow joints between adjacent panels, creating a rectangular grid with an overall horizontal orientation. The vision glass throughout is low-iron (clear, colorless) glass in an aluminum mullion framing system, while the outboard glass sunscreen layer, as mentioned above, is floated in front

of the building enclosure surface using a system of outriggers, tension members and maintenance catwalks. The overall effect of this outer layer (in addition to performing its energy-saving shading function) will be to give the three facades where it is used a sense of great depth and ever-changing play of light and shadows during the day, while still giving a degree of visual privacy to the medical spaces within on the upper levels.

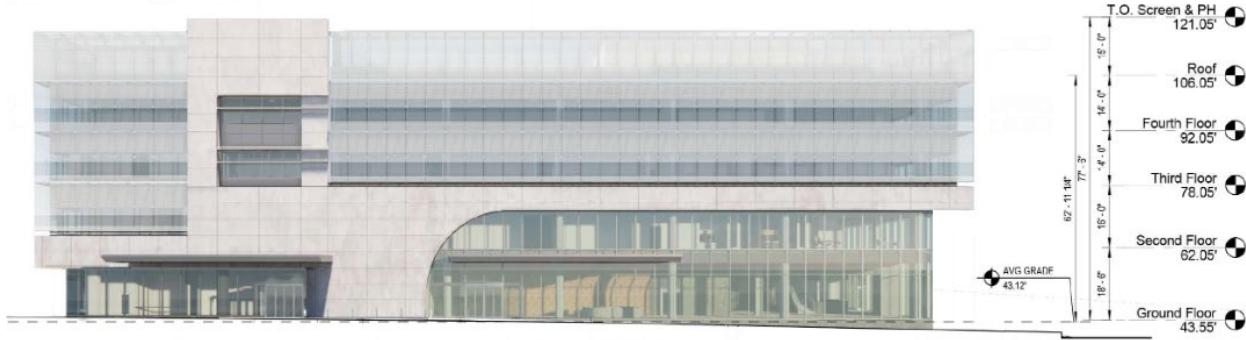


Figure 4: Route 1 South Elevation (as revised on 12/14/2020)



Figure 5: Oakville Street East Elevation (as revised on 12/14/2020)



Figure 6: Fannon Street East Elevation (as revised on 12/14/2020)

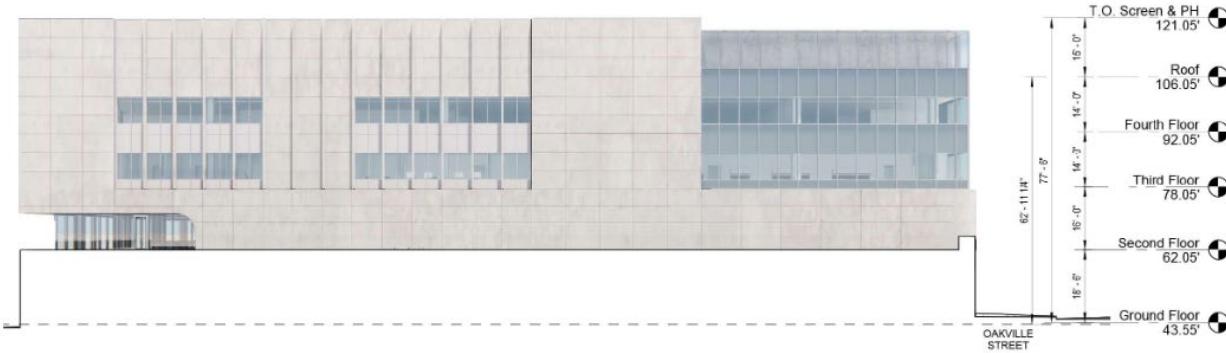


Figure 7: North Elevation (as revised on 12/14/2020)

#### *Streetscape Improvements*

In coordination with the Infrastructure Plan (DSP2020-00031) and pursuant to CDD2020-0003 Conditions, the permanent streetscapes improvements, as shown preliminary site plan, will be installed and constructed with each individual Block DSUP within Oakville Triangle. This includes the sidewalk materials and landscape improvements within the public right-of-way. The proposed cross-sections and street dimensions are consistent with the cross-sections identified in the Design Guidelines, CDD Concept Plan, and Infrastructure Plan. Site lighting, sidewalks, and other site furnishings within the public right-of-way will be City standard materials to ensure maintenance by the City. The mix of street trees planted will be coordinated with all DSUPs within the Oakville Triangle site per the Oakville Triangle Master Tree Plans, dated October 16, 2020 in coordination with staff during Final Site Plan to ensure the mix and biodiversity of tree species are implemented.

#### **C. Land use – Medical Care Facility**

Block A2 provides integration of the Inova Healthplex medical facility use (Healthplex). The Healthplex will provide a variety of medical services including medical professional offices, imaging and radiology services, multi-specialty outpatient services, and an emergency room. The medical care facility will replace the office use within Oakville Triangle, though medical and professional office space will be provided on several stories of the development.

The Inova Healthplex will provide employment opportunities and introduce additional employees who will patronize area retail and commercial services, including in Block A1 and Block B. The addition of this use to the Plan area and along the Route 1 corridor, a major regional thoroughfare, provides an important civic facility in this portion of the City. As the City anticipates additional growth with the redevelopment of North Potomac Yard, Oakville Triangle, and the Amazon HQ2 headquarters in Arlington County, the new Healthplex will provide important medical services in close proximity to existing residents and serve the growing regional population.

#### **D. Modifications**

##### *Modification for height to setback ratio*

As part of these application, the applicant is requesting the following modifications to the Zoning Ordinance related to the following sections:

- Relief from the required height-to-setback ratio per Section 6-403 of the Zoning Ordinance; and
- Relief from the tree canopy coverage requirement of the Landscape Guidelines.

Per Section 11-416 of the Zoning Ordinance, Planning Commission may approve modifications to the site plan if the modifications are deemed:

1. Necessary and desirable to good site development;
2. Specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought; and
3. That such modification will not be detrimental to neighboring property or to the public health, safety, and welfare.

Staff supports the request for site plan modifications to height-to-setback requirements and finds that the proposal meets the three criteria for modifications pursuant listed in Section 11-416 as described below:

##### *1. Such modifications are necessary or desirable to good site development.*

The modification requests for relief from the height to setback ratio applies to the proposed building along the Fannon Street and Calvert Avenue frontages. This type of modification is a result of the network of streets contemplated in the Small Area Plan, CDD Concept Plan, and Infrastructure Plan coupled with the approved building heights to achieve the desired building densities. As such, the building height exceeds the distance from the building face to the adjacent centerline. The Plan anticipated taller building heights in this portion of Oakville Triangle as heights transition from lower scale residential development to west to higher density development along Route 1. The Plan also encourage a variety of building heights be incorporated to prevent monolithic developments along the Route 1 corridor.

##### *2. Specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought.*

Additionally, staff believes the modification is desirable given that the proposed building is appropriately setback, stepping back approximately 6 feet from the property line along Fannon Street and at the corner of Oakville Street, while creating the continued streetwall consistent with the urban development pattern recommended in the Plan and Design Guidelines and Standards. The building setback is informed by the building architecture reinforcing the contrast between the

structural solid elements with the void glass curtain wall. The setback in this location provides additional pedestrian space to the 11-foot sidewalk along the Fannon Street frontage.

3. *Such modifications will not be detrimental to neighboring property or to the public health, safety and welfare.*

Given the nature of the height-to-setback modification requests, and that they have been mitigated as mentioned previously, staff believes that their approval would not be detrimental to neighboring property or to the public health, safety, or welfare.

*Modification of the tree canopy coverage requirement*

Due to the urban condition of the Oakville Triangle area, the applicant is requesting a modification of the 25% tree canopy coverage requirement of the Landscape Guidelines. The building will be built to the property line leaving little opportunity for ground level planting areas. The areas where the building does not extend to the property line along Fannon Street are above the two levels of below grade parking further inhibiting the opportunity to plant trees due to lack of achievable soil depth. While not counted toward the crown coverage requirement, the applicant is proposing enhanced landscaping and streets trees within the public right of way, which do not count toward the required crown coverage. The applicant will be required to provide a fee in lieu of \$2 per square foot of deficient canopy to the City's Urban Forestry Fund.

*Modifications to Design Guidelines and Standards, as amended*

Modifications to the Design Guidelines and Standards for Block A2 are as follows:

**4.5.iv.** Main building and pedestrian entrances shall be located along “B” street frontages unless adjacent to an “A” street. A high quality of architectural façade treatment is required. (Framework Streets Standards)

**5.86** Unless ground floor retail is provided, buildings that have frontage on more than one street shall provide their primary entry based upon street hierarchy (ex: primary entry provided on “A” street vs. “B” street) and secondary entrances on the remaining streets. Corner entrances are permitted. (Building Entry Standards)

The primary building entrances for the Healthplex are located on Fannon Street, a “C” street in the Plan, which include separate entrances for emergency services and for patient access/drop-off. The applicant has indicated that main entrance is necessary on Fannon to accommodate the specific needs of a medical care facility with regard to patient drop off and the overall internal programming of the Healthplex. Staff explored the provision of an entrance along Route 1, however found the change in the site grade from Route 1 to Oakville Street would have create challenges to the internal function of the building. To ensure and activated frontage along Route 1, active uses, such as a café is proposed within the Healthplex to correspond to the retail uses provided on Block A1, immediately adjacent to the north.

**5.88** Encourage the provision of entrances to retail, residential and other active ground level uses generally every 20 to 75 ft. along the street frontage. (Building Entry Standards)

Due to the medical use provided by the Healthplex, retail space and residential will not be provided with the development of Block A2. Building design that provides floor-to-wall windows for engaging frontage, and proximity to Block A1 retail spaces, will mitigate the lack of active use entrances. The second story terrace will provide activation on the streetwall along Route 1.

#### ***E. Special Use Permits***

The applicant has included Special Use Permit requests for the following:

- Transportation Management Plan Special Use Permit for a Tier 1 TMP;
- Parking reduction; and
- Illuminated Sign above 35'

As a requirement of the 2020 amendments to CDD #24 per CDD#2020-0003 the applicant is required to submit a Special Use Permit TMP for each DSUP proposed in the CDD. As such the applicant has requested a Tier 1 TMP for the medical care facility use. The TMP will coordinate with the TMPs of other development blocks within the CDD. Additionally, the applicant also has requested a parking reduction for the medical care facility use. The shared four-level garage with the adjacent property on Block A1 designates 290 or the 733 spaces for the medical care facility use. Staff analysis for the TMP and parking as discussed in more detail in the *H. Transportation* section below.

#### ***F. Signage***

##### *Illuminated Sign Above 35 Feet*

The applicant proposes an illuminated sign on the parapet of the building along Route 1, which requires a Special Use Permit. In addition, in accordance with the coordinated sign plan the sign will comply with sign requirements of the zoning ordinance requirements. Because the sign is proposed on the parapet, above the roofline, the applicant will have to file for a sign waiver per Section 9-103(d) of the zoning ordinance. Sign design details, such as content and color, will be included with the waiver application. The location of the sign will be limited to the Route 1 frontage.

##### *Free Standing Sign*

The applicant proposes a free-standing monument sign at the intersection of Route 1 and Fannon Street to be seen by those at ground level. In general, staff does not support freestanding signs in urban locations such as Oakville. However, because of the emergency nature and importance of wayfinding for patrons to access the facility safely and quickly, staff is not opposed to a freestanding sign, no larger than 6 ft. tall, for the proposed use. Due to the proposed location within the right-of-way, however, the freestanding sign will require a subsequent encroachment application. Details such as size, design, and lighting will be addressed as part of the future encroachment application.

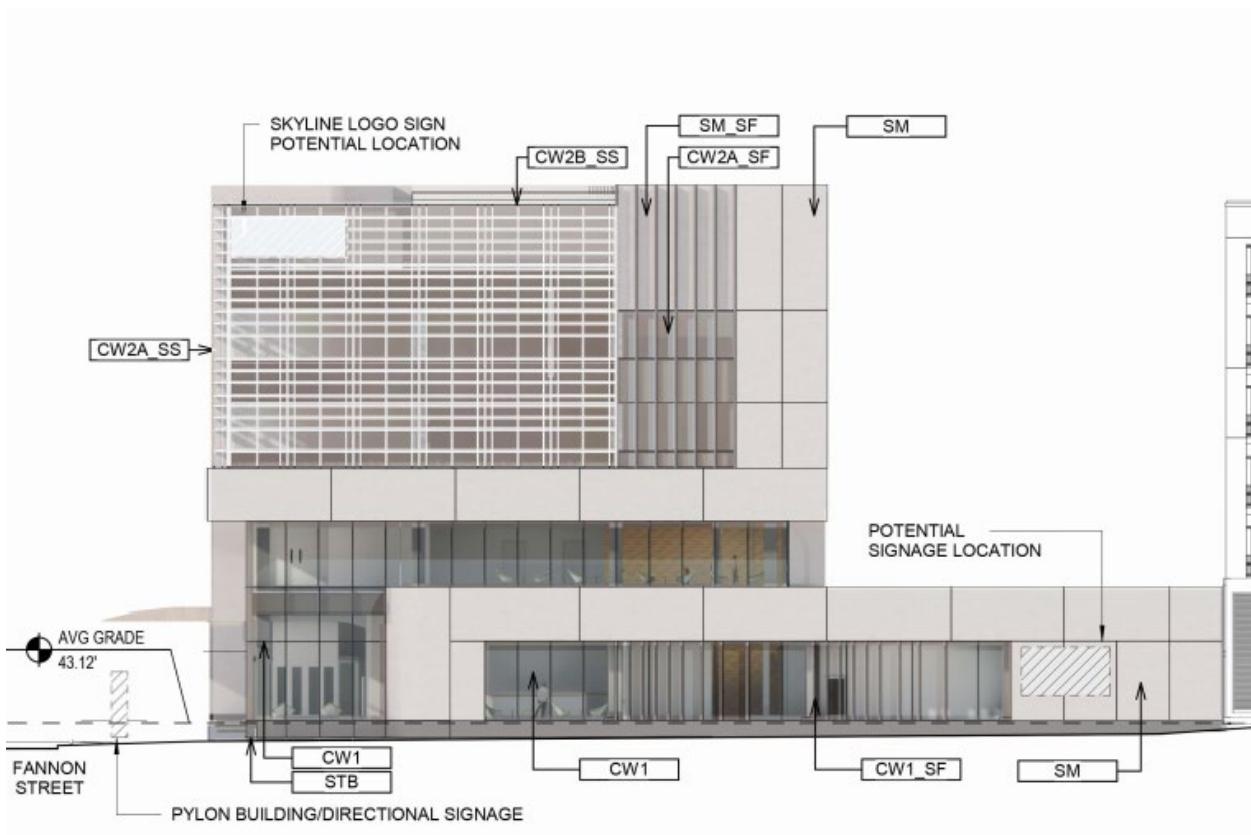


Figure 8: Proposed sign locations

#### **G. Encroachments**

The applicant is requesting an encroachment for the two building canopies that will extend 16 feet into the public right of way along Fannon Street. The canopies will provide safe coverage for visitors of the hospital at the main entrance and the emergency room entrance from the layby area.

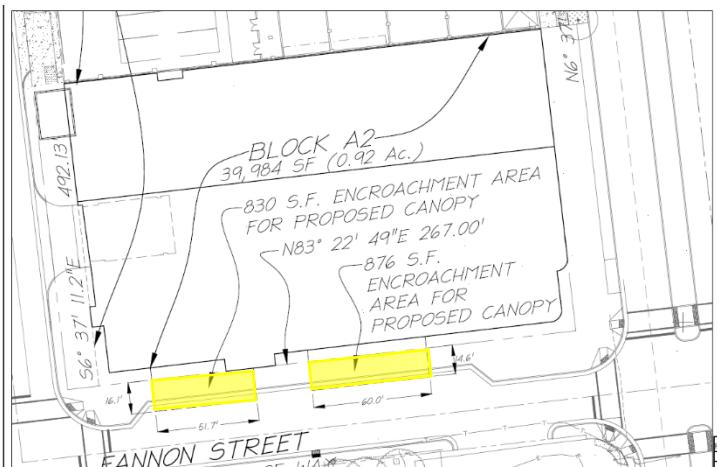


Figure 9: Proposed encroachment areas



Figure 10: Rendering of Southern elevation with proposed building canopies

The proposed encroachment would extend 16 feet from the property line into the public right-of-way, 15 feet above the pedestrian sidewalk, encompassing approximately 1,706 sf of public right-of-way. Staff supports the applicant's request for an encroachment into the right-of-way as the encroachment would allow a unique architectural feature that enhances the building design, integrating the interior forms to the external façade. The height of extended canopies also ensures a covered entrance for Healthplex and emergency department users, a requirement given the medical use provided in the building.

## ***H. Transportation***

### *Transportation Management Plan*

Per Section 11-700 of the Zoning Ordinance, the applicant is required to participate in a Transportation Management Plan (TMP) to encourage alternate modes of transportation resulting in a decrease of Single Occupancy Vehicle (SOV) trips. Further, Condition of the 2020 amendments to CDD #24 per CDD#2020-0003 required a TMP for each future DSUP proposed

in the CDD. To support the TMP, the applicant has agreed to the City's standard TMP rates, (adjusted annually per the Consumer Price Index [CPI-U]) to be contributed to the City's TMP fund.

Based on the size of the proposed development the proposed project is classified as a Tier 1 TMP. Therefore, this project is required to participate in the citywide TMP program. Given the relationship to other sites in the Oakville CDD, they will be encouraged to coordinate and partner with neighboring uses.

As part of the TMP, the applicant will designate a TMP Coordinator. The Coordinator will be the point of contact with the City's Transportation Planning Division and will work with staff to implement the TMP. The duties of the TMP Coordinator include maintaining updated contact information with staff, distributing annual electronic surveys, managing, and accounting the TMP fund, submitting reports to the City, and administering the program as required by the Zoning Ordinance. Conditions have been added that will apply to all developments within Oakville Triangle to coordinate on enforcement of the TMP per TMP SUP #2020-0089, TMP SUP # 2020-00090

#### *Parking & Loading*

The applicant is proposing 733 parking spaces in a shared four-level garage accessed from two curb cuts on Oakville Street to serve the uses in Block A1 and Block A2. Of those, 290 parking spaces are proposed to serve the medical care facility in Block A2. The parking spaces provided are below the 5 spaces per 1000 square feet required for medical care facilities by the zoning ordinance, therefore, the applicant is requesting a parking reduction. Based on the anticipated operations of the Healthplex as described by the applicant, staff believes the parking provided for this use will be adequate to meet demand. Three loading bays are proposed off Oakville Street in Block A1 that will also serve Block A2.

Approximately five metered, on-street spaces are proposed on the east side of Oakville Street along Blocks A1 and A2. A vehicle layby is provided along the site frontage on Fannon Street for passenger pick-up and drop-off. A flush transition with bollards is proposed between the layby and sidewalk to allow for safe and accessible access for passenger loading and unloading. A curb cut is proposed off Oakville Street for ambulance parking and to allow emergency vehicle access directly to the medical care facility on Block A2. A flush sidewalk crossing is proposed across this access for pedestrian comfort and safety.

#### *Valet Parking*

Valet parking is considered an accessory use in CDD#24 and does not require a separate Special Use Permit. The applicant proposes the valet will operate from 6:30 am to 4:00 pm with a staff of approximately two to four. The valet will park in the shared parking garage with the adjacent building on Block A1, to the north.

### *Traffic*

The applicant conducted a Multimodal Transportation Impact Study to evaluate the adequacy of the existing multimodal transportation network in conjunction with the proposed development as part of the Oakville Triangle CDD and identify mitigation measures to offset associated traffic impacts.

The study included an evaluation of existing conditions, as well as future conditions at the full occupancy and operation of the proposed site. Due to the COVID-19 public health crisis and stay-at-home advisement, travel conditions are not to the level of typical conditions, therefore it was not advised to collect new data on the Route 1 corridor. However, as agreed upon with City staff, this study utilizes historic traffic data within four years representing typical conditions for the eight study intersections along Route 1. This data was then used to forecast volumes in the future for the background conditions.

Based upon the ITE Trip Generation Manual and a maximum of 75% vehicle mode split, the proposed land use change for Block A1 and B would generate approximately 115 vehicle trips in the AM Peak Hour and 124 vehicle trips in the PM Peak Hour.

The Multimodal Transportation Impact Study evaluated the new trips generated by the proposed Block A2, as well as the proposed changes to the street network and how it impacts the eight intersections along Route 1, as well as the Bus Rapid Transit operation along Route 1. Staff concurs with the conclusion that the proposed development set forth in the DSUP Submittal will result in minimal change to the transportation network's performance at all eight intersections. In addition, the proposed traffic signal at the Fannon Street and Route intersection that would allow full access operation does not appear to significantly impact the Bus Rapid Transit operations, resulting in a maximum increase in delay at about 3 seconds. This is not anticipated to alter transit headways or operation.

The development continues to align with the city's guiding principles of encouraging multimodal use and decrease the need for single-occupancy vehicle travel. The site has several bike parking facilities and all adjacent and proposed streets prioritize pedestrian comfort and safety. In addition, the new signalized intersection at Fannon Street will be equipped with appropriate crosswalk markings and pedestrian signals to help facilitate safe crossings to the site.

## ***I. City Policies***

### *Affordable Housing*

Consistent with CDD 2020-00003, the affordable housing contribution associated with Block A2 is being met by the 65 on-site affordable units being delivered in the multifamily rental buildings in the master development. It is noted that the Alexandria Housing Affordability Advisory Committee (AHAAC) approved the Affordable Housing Plan for CDD 2020-00003 on November 5, 2020.

Oakville Triangle, Potomac Yard, and the Route 1 Corridor host (and will continue to attract) a wide variety of employers, including retail, continuum of care, hospitality, office, maker and other businesses. The redevelopment will also introduce a significant number of jobs, at various skill and wage levels, related to the planned Healthplex facility. The success of these businesses, in part, relies on the availability of a diverse workforce and a range of housing options, including affordable housing.

#### *Green Building Policy & Sustainability*

All new development within Oakville Triangle will be subject to the City's 2019 Green Building Policy. Per the Policy, new private developments are asked to achieve a minimum of Silver Certification in Leadership in Energy and Environmental Design (LEED), or an equivalent standard (Green Globes, EarthCraft, have been identified as standard third-party equivalents to LEED).

In addition to achieving either the minimum level of certification for a public or private development project, the Green Building Policy identifies required Performance Points in the areas of Energy Use Reduction, Water Efficiency and Indoor Environmental Quality. All buildings in North Potomac Yard will be held to these adopted City standards. All the Phase 1 buildings within Oakville Triangle are poised to meet a minimum of LEED Silver Certified (or equivalent) with the city's performance points.

Furthermore, per CDD Conditions, the applicant team will pursue LEED-ND, or an equivalent neighborhood certification to meet sitewide sustainability. Additionally, multifamily residential buildings will provide solar ready roofs to ensure buildings are able to easily integrate future PV technology and will utilize electrification as the primary energy source with limited allowances as outlined in the staff recommended conditions.

#### *Public Art*

Per Conditions of CDD #2020-0003, the applicant team is required to provide public art within Oakville Triangle. Condition #103 establishes that each building shall meet the City's Public Art Policy with a contribution of \$0.30 per gross square feet of development with a maximum of \$75,000 per building. Each building may choose to provide public art on site or payment in lieu to be used toward public art within the Concept Design Plan (CDP) area, to meet the Public Art requirement.

With the coordinated approach to Oakville Triangle redevelopment, City staff has encouraged the applicant team to develop a consolidated and coordinated Public Art Plan which identifies opportunities for public art across the CDP area. The Plan, being developed in coordination with the applicant team and City staff, will identify strategic locations to use public art to enhance the identity of the site. Once key locations have been identified, the per building public art contribution may be pooled for public art for those identified locations; allowing the funding of more significant pieces of public art than each building could typically provide. Per Conditions in each building

DSUP, the public art contribution for each building shall be finalized with the release of the building's Final Site Plan and the public art shall be installed in conjunction with Certificate of Occupancy for the parcel upon which the art is located. The applicant may fund the contribution of public art in advance and credit that contribution towards later construction.

## V. COMMUNITY

As part of the recent master plan and CDD Amendments for Oakville Triangle, the applicants held a series of virtual meeting to engage the community on the various components for the Oakville Triangle redevelopment. From March through May of 2020, the applicant team, in conjunction with Inova Health Systems, held three virtual community meetings to provide an overview of the proposed amendments to facilitate the integration of the Inova Healthplex into the Oakville Triangle site. The intent of these meetings was to inform the community of the proposed amendments to the Small Area Plan and CDD Concept Plan, solicit feedback, and address any community concerns prior to development concept plans for individual buildings being submitted to the City.

The applicants provided project updates in their August virtual meeting presenting the first conceptual building designs, providing updates to the applicant's transportation analysis presented at a prior meeting, and reported themes received from the community engagement feedback to inform the design concepts for the new public open space with the CDP area.

During the applicant's final virtual community meeting in November, the team provided updated building designs and site renderings for the proposed development of the three buildings on Blocks A1, A2, and B; in addition to other project updates.

***Table 1: Community Engagement***

<b>Date</b>	<b>Meeting Forum</b>
March 26, 2020	Virtual Community Meeting
April 16, 2020	Virtual Community Meeting
May 7, 2020	Virtual Community Meeting
August 4, 2020	Virtual Community Meeting
September 24, 2020	Virtual Community Meeting
October 15, 2020	Virtual Parks & Recreation Commission Meeting
November 5, 2020	Virtual Alexandria Affordable Housing Advisory Committee
November 10, 2020	Virtual Community Meeting
November 19, 2020	Virtual Parks & Recreation Commission Meeting

The applicant also presented the proposal to the Alexandria Affordable Housing Advisory Committee (AHAAC) November 5<sup>th</sup> virtual meeting. The meeting was advertised and open to the public. The applicant's proposal, which increased the period of affordability from 25 years to 35

years for 65 set-aside affordable units at 60% AMI was accepted by AHAAC. The applicant's proposal received a vote of approval from the committee.

## **VI. CONCLUSION**

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

## VII. GRAPHICS

*Rendering of Southwest Corner along Fannon Street*



*Rendering of Northeast Corner from Route 1/Richmond Highway*



## **VIII. STAFF RECOMMENDATIONS:**

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated October 22, 2020, and as amended on December 14, 2020 and comply with the following conditions of approval.

### **A. SITE PLAN**

2. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 48 months after initial approval (plus any extensions per the October 6, 2020 City Council Docket Item 19 due to the COVID-19 emergency, and any subsequent extensions approved by City Council) and such construction is thereafter pursued 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 substantial construction has not commenced at such time. The period of validity may be extended upon petition by the applicant and after adequate notice and public hearing. (P&Z)
3. Submit the plat and all applicable easements in accordance with SUB#2020-0007 prior to the Final Site Plan submission. The plat(s) shall be approved prior to or concurrently with the release of the Final Site Plan. (P&Z) (T&ES)
4. The plat shall be recorded, and a copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit. (P&Z) (T&ES)
5. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
  - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
  - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
  - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
  - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z) (T&ES) (BAR)
6. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
  - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
  - b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.

- c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens.
- d. All proposed light fixtures in the City right of way shall be single black Dominion Virginia Power acorn lighting fixtures for all streets (except Route 1) with a standard black finish. The street light fixtures on Route 1 shall be double acorn with standard black finish.
- e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
- f. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
- g. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
- h. If site lights are included in the photometric plan to comply with City's lighting standards, then these lights shall be put on photovoltaic switches.
- i. Provide location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
- j. Detail information indicating proposed light pole and any footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
- k. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
- l. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
- m. Upon completion of the garage with Block A1, the walls and ceilings in the garage must be light-colored concrete (painted or dyed) to increase reflectivity and improve lighting levels at night.
- n. Upon completion of the garage with Block A1, The lighting for the underground/structured parking garage shall be a minimum of 5.0-foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5-foot candles.
- o. Upon completion of the garage with Block A1, light fixtures for the underground/structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
- p. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
- q. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
- r. Full cut-off lighting shall be used as applicable at the development site to prevent light spill onto adjacent properties.

(P&Z) (T&ES) (Police)(BAR)(Code)

7. Provide a georeferenced CAD file in AutoCAD2018.dwg format, which follows the National CAD Standards, of the dimension plan of this project including existing conditions, proposed conditions and grading elements. This information will be used to compile a master CAD reference to ensure all proposed features are correctly located and will connect. (P&Z) (DPI) \*
8. The Final Site Plan shall be updated to be consistent with the Subdivision Plat dated December 16, 2020. (P&Z)

**BUILDING:**

9. Revise the south, west and east-facing glass that was formerly screened by horizontal louvers, to achieve a strong horizontal expression, as depicted in Attachment 1 dated December 14, 2020.
10. Continue to work with staff on the jointing design for the GFRC solid cladding panels.
11. Continue to study the addition of a narrow horizontal accent line that divides each of the lower two 60% frit zones into two equal horizontal bands, and the addition of two similar accent lines to the taller (upper) frit band, dividing it into three equal horizontal bands of approximately the same height as the lower ones. This could be done either by introducing a narrow section with no frit or using a frit of a contrasting (darker) color.
12. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at  $\frac{1}{4}''=1'-0''$  scale, in color, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology or different bay type. (P&Z)
13. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the Preliminary Plan and as set forth in the associated *Guidelines for Preparations of Mock-Up Panels* Memo to Industry, effective May 16, 2013. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
  - a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. \*

- b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant. \*\*\*
  - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. \*
  - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel requires a building permit and shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. \*\*
  - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. \*\*\* (P&Z) (Code)
- 14. Achieve a green building certification level of LEED Silver or Equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES pursuant to the City's Green Building Policy in effect at the time of DSUP approval. Diligent pursuance and achievement of this certification shall be monitored through the following:
  - a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve the certification. \*
  - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. \*\*\*
  - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
  - d. Provide documentation certification within two (2) years of obtaining a final certificate of occupancy.
  - e. Failure to achieve LEED (or equivalent) for the project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply.
  - f. Provide documentation to future tenants encouraging them to pursue LEED for Commercial Interiors certification or equivalent at time of tenant fit-out. (P&Z) (T&ES)
- 15. Provide publicly accessible level 2 electric vehicle charger installation for a minimum of 2 percent of the required parking spaces associated with block A2. (T&ES)
- 16. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction

- strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at: [www.epa.gov/WaterSense](http://www.epa.gov/WaterSense). (T&ES)
- 17. The access points to stairwells within structured parking garages shall be designed to be clearly visible from all parts of the garage and accented by lighting and color. (P&Z)
  - 18. Elevator lobbies and vestibules shall be visible from the parking garage. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code permits. (Police)

**OPEN SPACE/LANDSCAPING:**

- 19. Develop, provide, install and maintain an integrated Landscape Plan with the Final Site Plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z. Landscape plans shall be submitted in accordance with the City of Alexandria's Landscape Guidelines, available online at: [www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelinesFinalv2Final.pdf](http://www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelinesFinalv2Final.pdf) (P&Z) (RP&CA)
- 20. Provide the following modifications to the landscape plan and supporting drawings:
  - a. Provide a plan exhibit that verifies the growing medium in tree wells/trenches, and all planting above structure meets the requirements of the City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes.
  - b. Through the Final Site Plan process the applicant must meet the biodiversity requirements of the City's Landscape Guidelines on a districtwide basis by coordinating the landscape plans of DSUP#2020-10028, DSUP#2020-10030 and DSP2020-00031 as indicated on Oakville Master Biodiversity Plan, dated October 16, 2020.
  - c. Through the Final Site Plan process the applicant shall work with staff to determine the final mix of tree species within streetscapes as shown on the Oakville Master Street Tree Plan, dated October 16, 2020. (P&Z)
- 21. Develop a palette of site furnishings in consultation with staff.
  - a. Site furnishings may include, bollards, benches, bicycle racks, trash and recycling receptacles, and other associated features. (P&Z) (T&ES)
- 22. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails — if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) (Code) \*

23. With the first final site plan submission, provide additional landscaping details for the rooftop terrace. This area will be designed to be accessible by users and employees of the building. (P&Z)

**PEDESTRIAN/STREETSCAPE:**

24. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
  - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
  - b. Install ADA accessible pedestrian crossings serving the site or maintain or replace curb ramps and crossings provided as part of the Oakville Infrastructure DSUP 2020-00031 during construction process.
  - c. Construct all concrete sidewalks to City standards. The widths and design of the sidewalks shall be consistent with the preliminary plan.
  - d. Sidewalks shall be flush across all driveway crossings.
  - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
  - f. At crossings where final crosswalks are not being provided as part of the Oakville Infrastructure DSUP 2020-00031, provide thermoplastic pedestrian crosswalks, which must be designed to the satisfaction of the Director of T&ES.
  - g. If final crosswalks are provided with this project rather than with the Oakville Infrastructure DSUP2020-00031, they shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks [white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)] may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.
  - h. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials to minimize any potential visible impacts.
  - i. Provide detectable warning surfaces along flush transitions between pedestrian and vehicular areas. \*\*\* (P&Z) (T&ES)

**PARKING:**

25. Dedicated parking for the medical care facilities shall be no greater than 290 spaces. (P&Z) (T&ES)
26. Provide a Parking Management Plan with the Final Site Plan submission in coordination with the Oakville Block A1 development. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release

of the Final Site Plan and comply with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. (P&Z) (T&ES)

27. Parking spaces within the parking garage may be made available for public/off-site parking (separate from daily residential visitor parking) , provided excess parking can be demonstrated to the satisfaction of the Directors of P&Z and T&ES, and subject to the following requirements:
  - a. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the Final Site Plan. (P&Z) (T&ES)
28. An on-site valet parking operation is permitted for the garage. The valet parking shall be reviewed as needed by the Directors of P&Z and T&ES to determine compliance with the conditions and all applicable codes and ordinances. The Directors may require the operator to adjust the features of the program.
  - a. In the event reviews demonstrate the need for additional parking, the applicant shall secure an agreement(s) with nearby off-site garages to accommodate overflow vehicles to the satisfaction of the Directors of P&Z and T&ES. No surcharge or additional fee beyond the customary valet parking fee shall be charged to guests if vehicles must be parked at an off-site valet location. (P&Z) (T&ES)
29. The valet operator shall provide sufficient staff and resources to operate the valet service safely and effectively. Double-parking, staging within the right-of-way, and storage of vehicles in locations other than designated facilities shall be considered indicators of inadequate staff to meet vehicle volumes. If any of the above conditions are observed, the Directors of P&Z and T&ES shall require additional staffing and/or resources necessary to comply with this condition. (P&Z) (T&ES)
30. The valet parking operator shall record the number of vehicles using valet service, keep an ongoing written log, and make the log available to the City upon request to provide data for City parking studies. (P&Z) (T&ES)
31. Provide bicycle parking per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: [www.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking). Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. (T&ES) \*\*\*
32. With the First Final Site Plan submission, update the plan set to include signage designs for signage within the parking garage structure directing visitors to the stairs or elevator. Pedestrians should not use the garage ramp to the street and across the ambulance entrance area which creates a safety issue. (Fire)(P&Z)

## **B. TRANSPORTATION**

### **STREETS/TRAFFIC:**

33. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
34. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff and Code Administration staff to document existing conditions prior to any land disturbing activities. (T&ES) (Code)
35. Show turning movements of ambulances in the ambulance bay. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
36. Wall mounted obstructions at the wall end of the ambulance dock shall extend no more than 24 inches from the wall and shall be at least 48 inches from the dock floor. (T&ES)
37. Install signage and pavement markings to prevent parking within 60 FT of the on-street parking portion directly across from the emergency vehicle dock that would provide adequate space for emergency vehicles to maneuver and/or idle in the event of emergency vehicle ingress/egress. Improvements shall be installed prior to the first Certificate of Occupancy request for the building. (T&ES)
38. Asphalt patches larger than 20% 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, will require full curb to curb restoration. (T&ES)
39. The updated traffic equipment installed as part of the Oakville Infrastructure Plan shall be shown as a layout and shall reference the detailed Signal Design Plan in the Oakville Infrastructure Plan on the Final Site Plan to the satisfaction of the Director of T&ES.
  - a. Construction for the proposed new traffic signal at the U.S. Route 1 and Fannon Street intersection shall not start prior to the release of the Final Site Plan for Block A2. The proposed new traffic signal shall be installed and operational to include an Opticon system, in accordance to the detailed signal design plans set forth as part of the final infrastructure plan submission, to the satisfaction of the Director of T&ES prior to first Certificate of Occupancy for Block A2. (T&ES)

**TRANSPORTATION MANAGEMENT PLAN:**

40. According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement Transportation Demand Management (TDM) strategies to discourage single occupancy vehicle (SOV) travel and encourage residents and employees to take public transportation, walk, bike or share a ride. (T&ES)
41. A TMP Coordinator shall be designated for this DSUP prior to release of the first certificate of occupancy. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for assisting the City in implementing and facilitating the TMP on site. The coordinator must provide City staff access to the property and tenants/residents in order to implement TDM measures such as surveys, mailings and hosting events to inform residents and tenants about benefits and alternatives to SOV travel. (T&ES) \*\*\*
42. The TMP shall be required to make a monetary payment twice per year to the Citywide TDM Fund. TMP funds shall be deposited to the Citywide TDM Fund on January 15 and July 15 of each year. The annual base assessment rate for this development shall be determined as set forth in section 11-708 (TMP Assessments Schedule and Adjustments). The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. (T&ES)
43. As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the property may be subject to increased review and reporting requirements and may be subject to a staff recommendation for action by the City Council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance. (T&ES)
44. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES)

**BUS STOPS AND BUS SHELTERS:**

45. Show all existing bus amenities in the vicinity of the site on the Final Site Plan. (T&ES) (Code)

**ENCROACHMENT:**

46. The applicant (and his/her successors, if any) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his /her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (T&ES)
47. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
48. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)
49. The encroachment ordinance shall be approved prior to the release of the Final Site Plan. \*(T&ES) (P&Z)

**C. PUBLIC WORKS**

**WASTEWATER/SANITARY SEWERS:**

50. Low Flow Fixtures: The development shall use low flow fixtures and shall be granted a reduction of 35% sanitary sewer flow from the SCAT Regulations and Memorandum to Industry 06-14 dated July 1, 2014 02-07 dated June 1, 2007 for initial developments. (T&ES)
51. The sewer connection fee must be paid prior to release of the final site plan. (T&ES)\*
52. If a commercial kitchen is constructed, then the kitchen facility shall be provided with an oil & grease separator and the discharge from the separator shall be connected to a sanitary sewer Submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to the release of the final site plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to site plan release. (T&ES) \*

**UTILITIES:**

53. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
54. No transformer and switch gears shall be located in the public right of way. (T&ES)
55. All bracing, temporary forms and structures shall be removed prior to backfill and compaction around the foundations and utilities. Upon removing temporary construction measures, backfill material shall be compacted to no less than 95% compaction based of soils based on Unified (ASTM D 2488) soil classification and the Atterberg tests (liquid and plastic limits) shall be conducted. Independent geotechnical engineer shall perform and verify these tests and provide results within ten (10) calendar days after completion to the City. If the soil compaction and/or temporary bracing is not found to be within the requirements, the Owner shall comply prior final acceptance. (T&ES)
56. Building Connection: Two 4-inch open space conduit risers shall be installed inside to the demarcation room associated with the proposed building(s). The conduit shall run from the building connecting to the conduit designated for the Street Connection at a depth of 3 FT, with a minimum bend radius of 3 FT where appropriate, and a junction box (JB-S4), meeting VDOT standards and with labeled “COA”, shall be installed at the connection to the Street Connection conduits.

**SOLID WASTE:**

57. Provide \$1402 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid per block face dedicated to trash collection, for a total of two (2) receptacles. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES) \*
58. Provide \$1626 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band per block face dedicated to recycling collection, for a total of two (2) receptacles. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES)

59. The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks. The City's storage space guidelines are available on the "Recycling at Work" page of the City website, or by contacting the City's Resource Recovery Division on at 703.746.4135, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov) (T&ES)
60. The applicants shall submit a Recycling Implementation Plan (RIP) form to the Resource Recovery Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found on the "Recycling at Work" page of the City website, or by contacting the City's Resource Recovery Division on at 703.746.4135, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov) (T&ES)

## **D. ENVIRONMENTAL**

### **STORMWATER MANAGEMENT:**

61. 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. Compliance 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. Compliance with the stormwater requirements for this site shall be met as part of the overall phase on the Oakville stormwater master plan DSP2020-00024. (T&ES)
62. Provide 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. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES)
63. All stormwater Best Management Practices (BMPs) must be designed to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs.

This includes site specific plan views, cross sections, planting plans, and complete design calculations for each BMP. (T&ES)

64. All BMPs must be accessible for regular maintenance and inspections. The final building design must include access points and maintenance accessibility for the green roof and any other BMPs. Green roof access can be achieved either by a door on the same level as the green roof, an interior elevator, interior stairway with door through a penthouse, or by an alternating tread device with a roof hatch or trap door not less than 16 square feet in area and with a minimum dimension of 24 inches. (T&ES)
65. 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 (NAD83). (T&ES)
66. Construction inspection checklists and associated photographic documentation must be completed for each stormwater best management practice (BMP) and detention facility during construction. Prior to the release of the performance bond, the applicant must submit all documents required by *The City of Alexandria As-Built Stormwater Requirements* to the City including as built plans, CAD data, BMP certifications and completed construction inspection checklists. (T&ES)
67. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
  - a. Constructed and installed as designed and in accordance with the 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) \*\*\*
68. Surface-installed stormwater Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
69. Submit two (2) originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the Final Site Plan. (T&ES) \*

70. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) for this DSUP until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/ or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and transfer the contract to the HOA, master association, and/ or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) \*\*\*\*
71. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)
72. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division on digital media prior to release of the performance bond. (T&ES) \*\*\*\*
73. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) \*\*\*\*

**WATERSHED, WETLANDS, & RPAs:**

74. The stormwater collection system is located within the Four Mile Run, watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
75. Provide Environmental Site Assessment Notes that clearly delineate, map, describe and/or explain the following environmental features, if located on site: individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams and associated buffer; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade;

known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

**CONTAMINATED LAND:**

76. If not already provided with the final site plan for Block A1, indicate whether there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES)
77. If not already provided with the final site plan for Block A1, in 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 take place until the following has been submitted and approved by the Director of T&ES:
  - a. Submit 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. Submit a Risk Assessment indicating any risks associated with the contamination.
  - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 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. Submit a Health and Safety Plan indicating measures to be taken 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. The determination whether air monitoring is needed must be adequately addressed in the Health and Safety Plan submitted for review.
  - e. The applicant shall 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 the following 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&1222 (Bituminous Coal).
  - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. (T&ES) \*

78. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the Final Site Plan. (T&ES) (Code)
79. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order 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 installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES)

**SOILS:**

80. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments if sufficient information is not provided with the geotechnical report for Block A1. (T&ES)

**NOISE:**

81. All roof top HVAC and other mechanical equipment shall be equipped with appropriate noise reducing devices such as (but not limited to) silencers, acoustic plenums or louvers or enclosures, if required, in order to comply with the City noise limit at the property lines for that building. (T&ES)
82. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in the loading dock area. The applicant shall post a minimum of two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES)

**AIR POLLUTION:**

83. 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 Transportation and Environmental Services. (T&ES)

## **E. CONSTRUCTION MANAGEMENT**

84. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the site plan. (T&ES) \*
85. 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:
  - a. No street lights shall be removed without authorization from the City of Alexandria.
  - b. If street lights are to be removed from the public right of way, then temporary lights shall be provided until the installation and commissioning of new lights.
  - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
  - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction;
  - e. Include an overall proposed schedule for construction;
  - f. Include a plan for temporary pedestrian circulation;
  - g. Include the location and size of proposed construction trailers, if any;
  - h. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
  - i. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z) (T&ES)
86. Provide off-street parking for all construction workers without charge to the construction workers. The applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:
  - a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
  - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.

- c. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) \*
- 87. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of pedestrian access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)
- 88. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, Bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of bicycle access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)
- 89. No major construction staging shall be allowed within the public right-of-way. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) \*\*
- 90. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop at Route 1 and Swann Avenue, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Office of Transit Services at 703-746-4075 as well as with the transit agency which provides service to the bus stop. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction. (T&ES)
- 91. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)
- 92. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
- 93. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are

issued. This meeting may be held in conjunction with the pre-construction meeting required for the Block A1 DSUP #2020-10028. (P&Z) (T&ES)

94. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of P&Z to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
95. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z) (T&ES)
96. Install a temporary informational sign on the site prior to approval of the Final Site Plan for the project. The sign shall notify the public of the nature of the project and shall include the name and telephone number of the community liaison, including an emergency contact number for public questions regarding the project. The sign shall be displayed until construction is complete. (P&Z) (T&ES)
97. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. Provide information on the program in construction management plan. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions herein. (T&ES)
98. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. (P&Z) (Code) \*\*\*
99. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the released Final Site Plan, the top-of-slab elevation and the first-floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z)

100. 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 Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting 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 which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) \*\*\*
101. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
102. If there are outstanding performance, completion or other bonds for the benefit of the City 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)

## **F. CONTRIBUTIONS**

103. Contribute \$5,000 to the City prior to Final Site Plan release to install a bike share station in Oakville Triangle, as part of a coordinated bike share program. Any funding not needed for bike share fabrication and installation may be used for Operations and Maintenance of the bike share program in Oakville Triangle. (T&ES)
104. In lieu of fully meeting the 25-percent crown coverage requirement of the Zoning Ordinance, the applicant shall provide a monetary contribution, in an amount equal to \$2 per square foot of deficient crown coverage, to the City of Alexandria's Urban Forestry Fund. Contribution will be provided prior to first Certificate of Occupancy. (P&Z) \*\*\*

### **PUBLIC ART:**

105. The applicant shall provide public art on-site or provide an equivalent monetary contribution to be used toward public art within the CDP area. A public art contribution shall be \$0.30 per gross square foot of development, up to a maximum of \$75,000, for the building. On-site public art shall be of equivalent value. (P&Z) (RP&CA)
106. With the first Final Site Plan, the applicant shall determine if an on-site or in-lieu contribution to be used toward public art within the CDP area will be pursued.

107. If an on-site public art contribution is provided, the Final site plan shall identify the location, type and goals for public art. Prior to release of the Final Site Plan, the applicant shall have selected the artist, have locations and medium finalized and provide a schedule for the art installation. The applicant is strongly encouraged to concurrently provide information on construction materials and the recommended maintenance regimen. (RP&CA) (P&Z)
108. If public art is located on-site, the public art shall be installed with the first Certificate of Occupancy permit request for the building site upon which the art is proposed, to the satisfaction of the Directors of P&Z and/or RP&CA.
109. DSUPs within the CDP area are eligible to prepay their public art contributions in order to achieve timely installation of public art. (RP&CA) (P&Z)
110. All public art shall be located on private property, shall be accessible to the public, and shall be the responsibility of the property owner, including all maintenance of the public art in perpetuity. (RP&CA) (P&Z)

## **USES AND SIGNS**

### **MEDICAL CARE USES:**

111. The applicant shall encourage its employees who drive to use off-street parking. (T&ES)
112. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
113. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
114. The applicant shall encourage visitors to park off-street through the provision of information about nearby garages on advertising and on the management website. (T&ES)

**SIGNAGE:**

115. A coordinated signage plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Director of P&Z.
  - a. Design building signs to relate in material and scale to the building.
  - b. Signs shall be designed of high-quality materials and installation of building mounted signage shall not damage the building.
  - c. A sign permit application is required for new or replacement signs and signage shall comply with all applicable codes and ordinances.
  - d. Provide pedestrian-oriented signs (e.g. projecting signs, window signs, etc.) at the main entrances.
  - e. Signage for the use and building shall be limited to the southern and eastern facades of the building. Ambulance entry and other required wayfinding/directional signage shall be located on the west side of the building.
  - f. Signage above 35' shall be limited to the Route 1 frontage.
  - g. Internally illuminated box signs are prohibited. All exterior signage shall explore the use of exterior illumination or “halo” lighting or individual letters for all building signage.
  - h. The size of the signage and hours of illumination shall be limited to the applicable provisions of the Zoning Ordinance. (P&Z)
  - i. The depicted building signage above 35' shall not exceed the roofline unless a subsequent special use permit is approved, subject to all applicable conditions.
  - j. The depicted free-standing sign shall require a subsequent encroachment approval and be subject to all applicable conditions as part of the encroachment process.
  - k. The design and materials of the signage shall comply with the Oakville Route 1 Design Standards for signage.
116. Design and develop a sign plan for wayfinding and directional signage. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Director of T&ES. \* (T&ES)
117. Install a temporary informational sign as required by Section 11-303(D) of the Zoning Ordinance on the site prior to the approval of the Final Site Plan for the project. The sign shall be displayed until construction is complete or replaced with a temporary sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z) (T&ES)

## **CITY DEPARTMENT CODE COMMENTS**

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

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

- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. (P&Z) (T&ES) \*\*\*\*
- C - 2 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three (3) years after completion. (P&Z) (T&ES) \*\*\*\*

### **Code Administration (Building Code)**

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 2 The developer 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) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exists, parking, and facilities shall be accessible for persons with disabilities.
- C - 6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
- C - 7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps

that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

- C - 8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C - 9 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

### **Archaeology**

- F - 1. The property known as the Oakville Triangle is located on acreage that once belonged to the Swann family in the nineteenth century. William T. Swann and his wife Frances Alexander Swann established a small plantation which they called Oakville (reputedly a reference to the mature oak trees that dotted the plantation) in the early nineteenth century, prior to William's death in 1823. Frances died at Oakville in 1856 and the property passed to her son Thomas Swann and his wife Helen Chapman Swann. Not long after the Civil War, the Swanns relocated to a new home at Mount Auburn (overlooking what is now the 3000 block of Mount Vernon Avenue), but retained ownership of the 15 acre Oakville property. Remnants of the plantation continued to stand into the 1920s, even after a railroad spur was built across the property around 1900.
  - F - 2. According to historic maps and aerial photographs, the core area of Oakville was located between Calvert Ave. and Swann Ave. where warehouse facilities now stand. Given the likelihood that the current buildings were built on slab foundations, subsurface archaeological evidence of Oakville may be preserved on the property.
  - F - 3. 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.
- C - 1. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

### **Transportation and Environmental Services (T&ES)**

- F - 1. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source

of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)

- F - 2. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's website:  
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 3. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with 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 - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 6. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 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. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 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 will be acceptable for single family residences. The acceptable pipe materials will be 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 inch or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 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. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18 inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. (T&ES)
- F - 9. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 inches for sanitary sewer and 12 inches for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of 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. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance shall be encased in concrete. (T&ES)
- F - 10. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 11. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 12. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 13. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)

- F - 14. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 15. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 16. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and shall replicate the existing vehicular and pedestrian routes as nearly as practical. Pedestrian and bike access shall be maintained adjacent to the site per Memo to Industry #04-18. These sheets are to be provided as “Information Only.” (T&ES)
- F - 17. The following notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)
- The prepared drawings shall include a statement “FOR INFORMATION ONLY” on all MOT Sheets.
  - Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
  - 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 - 18. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)

- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate, then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the stormwater quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)

Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses

that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)

- C - 3 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C - 4 If it is determined that the site is not in compliance with Section 13-1-3 of the City Code, then the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with the Code. (T&ES)
- C - 5 Location of customer utility services and installation of 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 in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 6 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 7 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 8 In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services to the condominium townhomes portion of the development. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)
- C - 9 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a

total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)

- C - 10 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: [www.alexandriava.gov/solidwaste](http://www.alexandriava.gov/solidwaste) or by contacting the City's Solid Waste Division at 703-746-4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov). (T&ES)
- C - 11 The applicant shall be responsible to deliver 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. A note to that effect shall be included on the plan. The developer further agrees to 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 - 12 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: [www.alexandriava.gov/solidwaste](http://www.alexandriava.gov/solidwaste) or by calling the Solid Waste Division at 703.746.4410 or by e-mailing [CommercialRecycling@alexandriava.gov](mailto:CommercialRecycling@alexandriava.gov). (T&ES)
- C - 13 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 14 Bond for the public improvements must be posted prior to release of the site plan. (T&ES)\*
- C - 15 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan. (T&ES) \*
- C - 16 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 17 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To ensure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)

- C - 18 The thickness of sub-base, base, and wearing course shall be designed 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. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 19 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C - 20 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C - 21 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 22 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 23 The applicant shall comply with the City of Alexandria’s Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 24 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
- a. Monday Through Friday from 7 AM To 6 PM and
  - b. Saturdays from 9 AM to 6 PM.
  - c. No construction activities are permitted on Sundays and holidays.
- Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours:
- d. Monday Through Friday from 9 AM To 6 PM and
  - e. Saturdays from 10 AM To 4 PM
  - f. No pile driving is permitted on Sundays and holidays.
- Section 11-5-109 restricts work in the right of way for excavation to the following:
- g. Monday through Saturday 7 AM to 5 pm
  - h. No excavation in the right of way is permitted on Sundays. (T&ES)
- C - 25 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)

- C - 26 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 27 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the Final Site Plan. This 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 (SWPPP) for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) \*
- C - 28 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final 1 submission. 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, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must be copied onto the plan sheet containing the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must be included in the released site plans, and the approved hardcopy SWPPP Binder Book must accompany the construction drawings onsite. Separate parcel owners will be required to seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES-Storm)

#### **AlexRenew Comments**

C-1 Applicant to revise note on Sheet C603 to read:

- a. Provide narrative to reflect sanitary sewer improvements (including replacement of 27" with 36" for PY-2 and receiving manhole for Phase 2 flows via 20" force main). Coordinate "2020 Modified Ultimate Build-out Flows" to reflect pipe upgrades.
- b. End the sanitary sewer flow computations at the end of PY-2 (S24) and put a note that the offsite improvements of PY-1 will be coordinated and implemented by the City and AlexRenew. Note to read "Off-site improvements of PY-1 (existing 30" pipe) will be coordinated and implemented by the City and AlexRenew."

#### **VAWC Comments**

1. No comments received

## **Fire Department**

- R - 1. In the event an existing building will be razed, the Alexandria Fire Department would like the opportunity to explore utilizing the structure before demolition for training exercises. If such an agreement can be reached, conditions of use between the parties and a hold harmless agreement will be provided to the owner or their representative.

## **Police Department**

### Parking Garage Recommendations

- R - 1. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.
- R - 2. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.

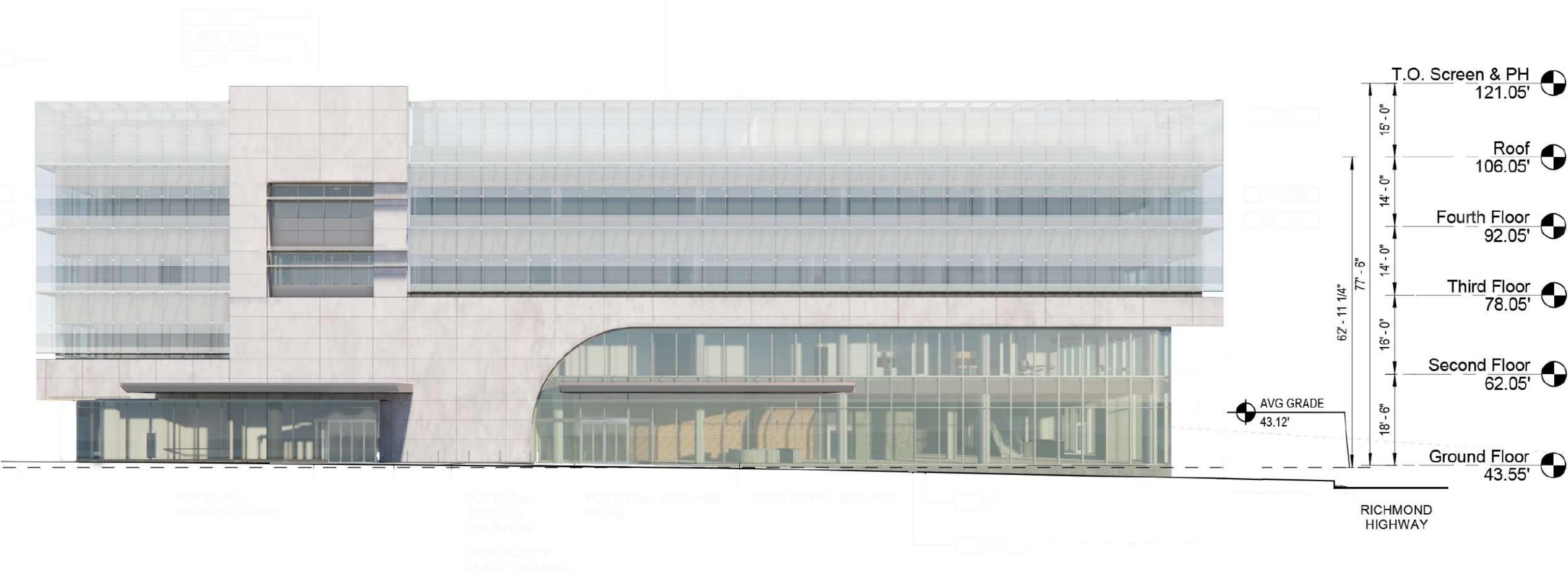
### Miscellaneous

- R - 3. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.

### **Asterisks denote the following:**

- \* 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 release of the certificate of occupancy
- \*\*\*\* Condition must be fulfilled prior to release of the bond

# Inova Oakville South Elevation



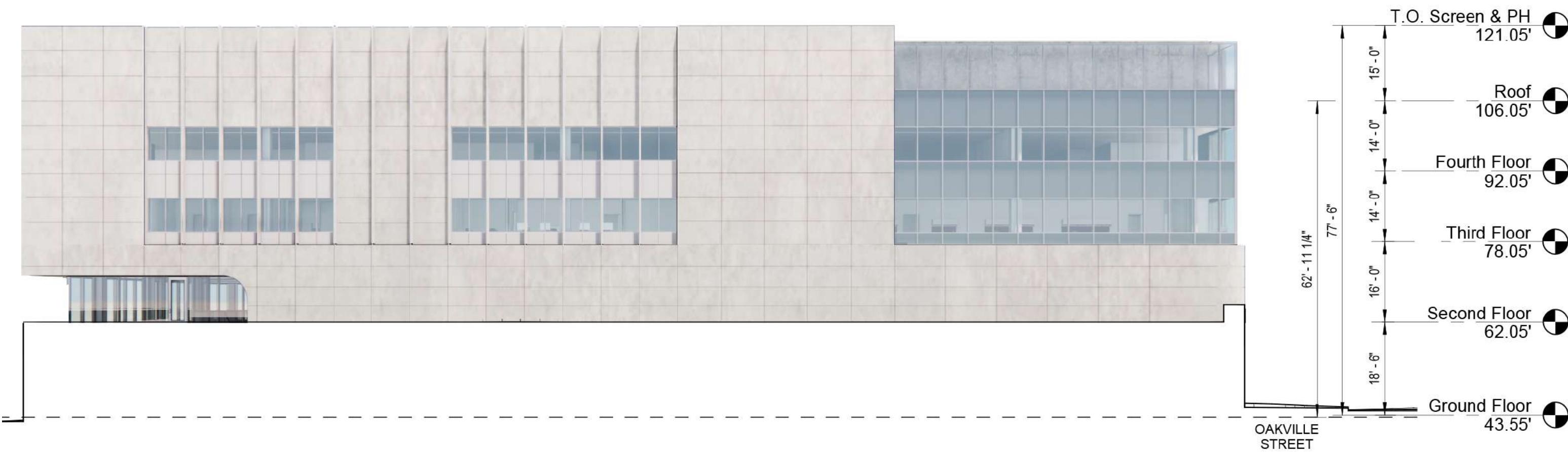
# Inova Oakville East Elevation



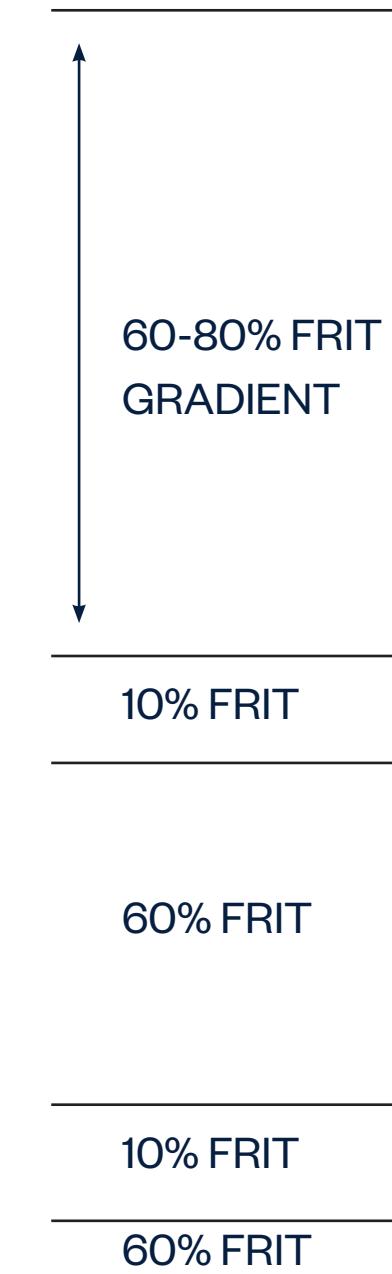
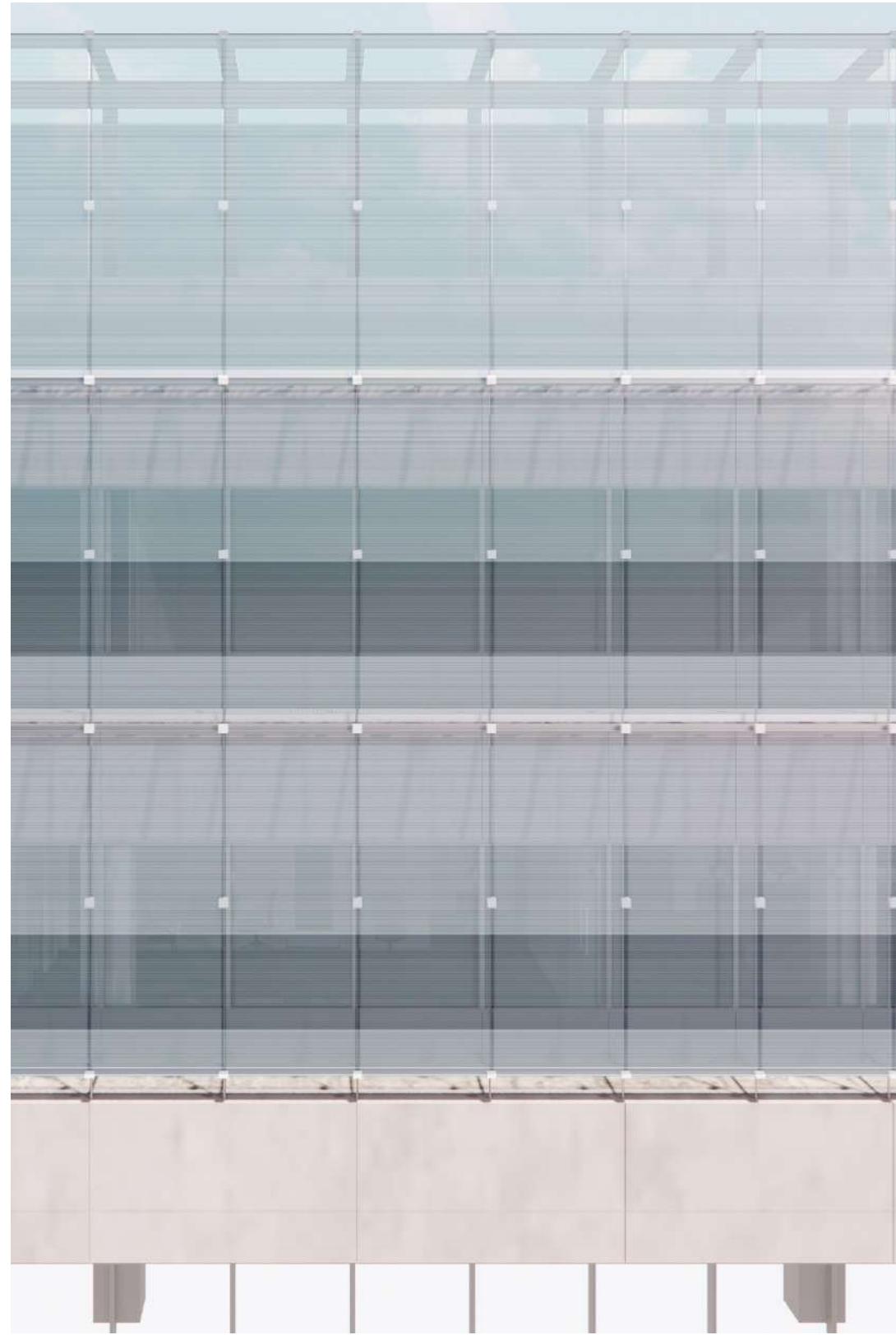
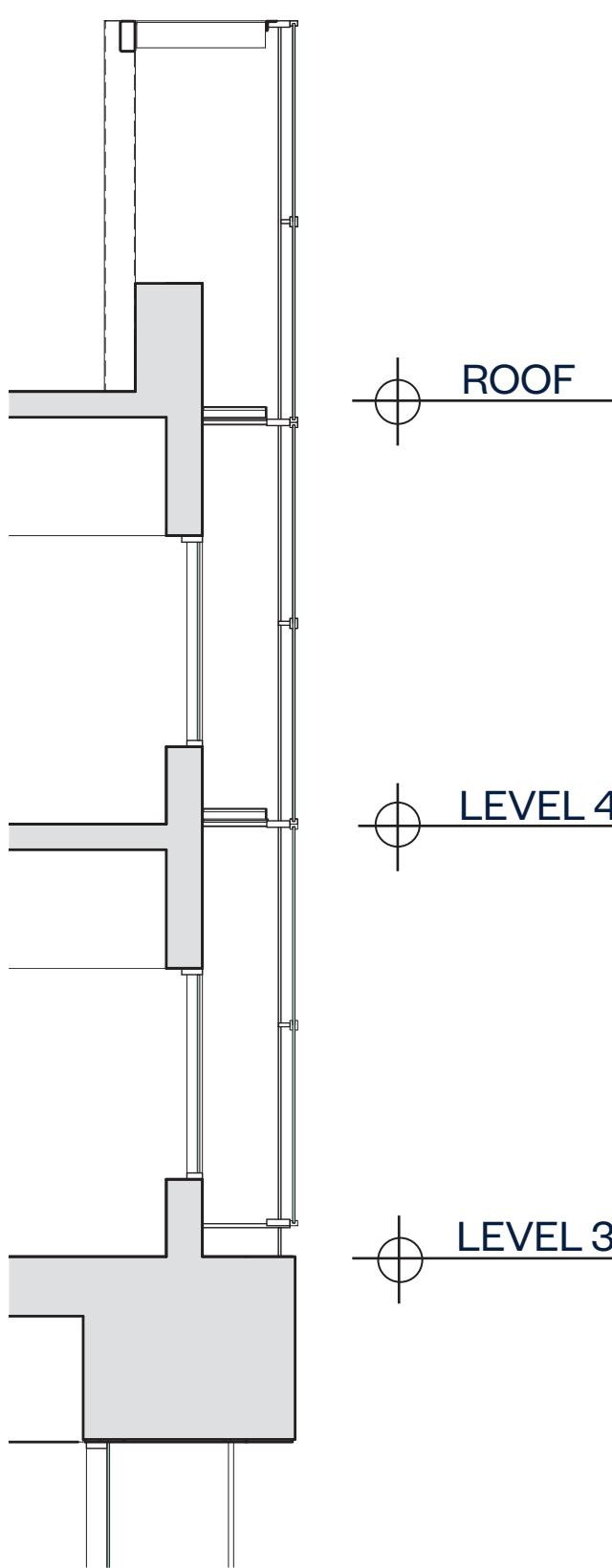
# Inova Oakville West Elevation



# Inova Oakville North Elevation



# Glass Screen Typical Section and Elevation



# Inova Oakville Southeast Corner



# Inova Oakville **Southwest Corner**



# Inova Oakville Northeast Corner

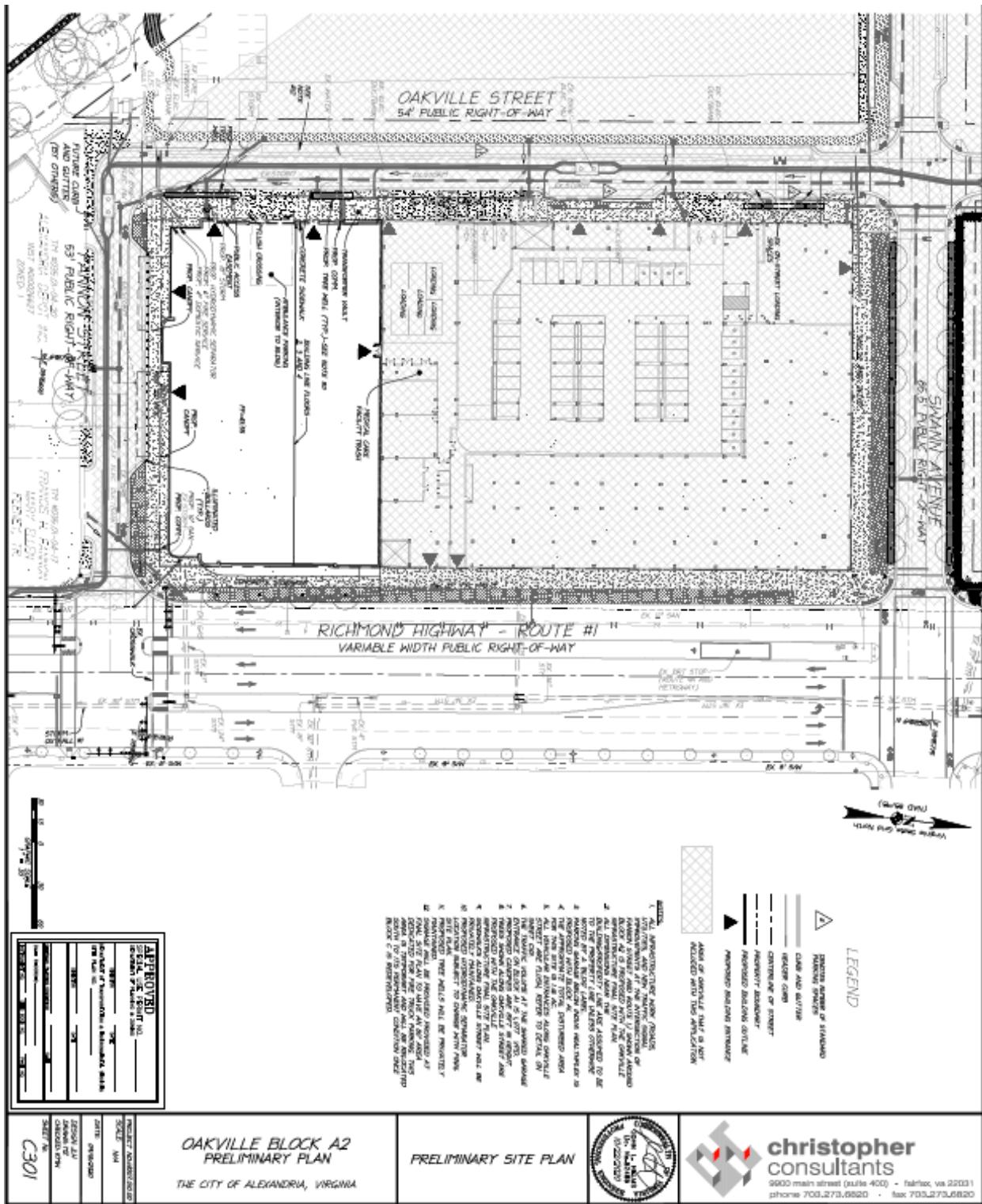


**IX. ATTACHMENTS**

1. Preliminary Site Plan (dated October 22, 2020)
2. Oakville Biodiversity Plan (dated October 16, 2020)
3. Oakville Triangle Master Street Tree Plan (dated October 16, 2020)

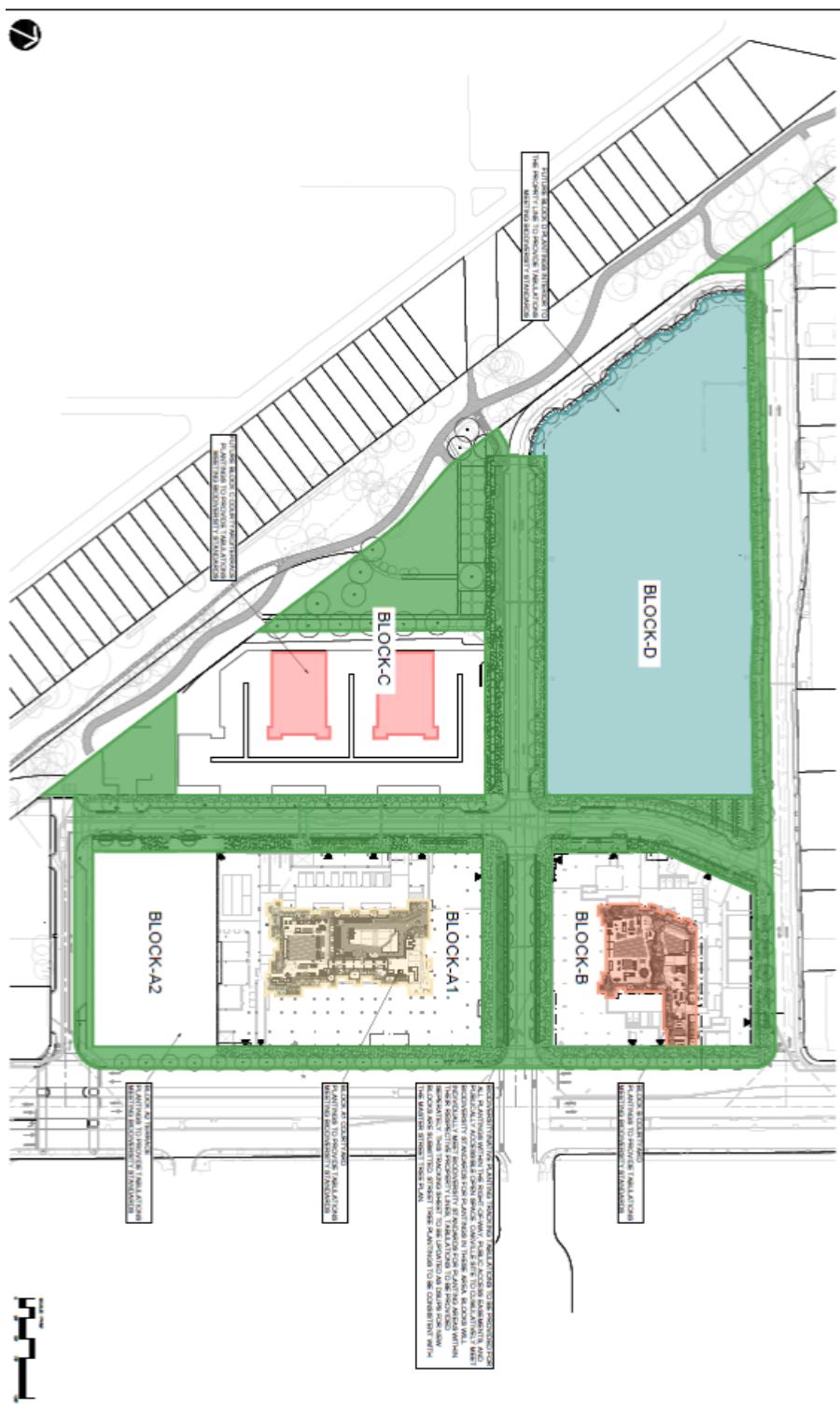
## Attachment 1

## Preliminary Site Plan (dated October 22, 2020)



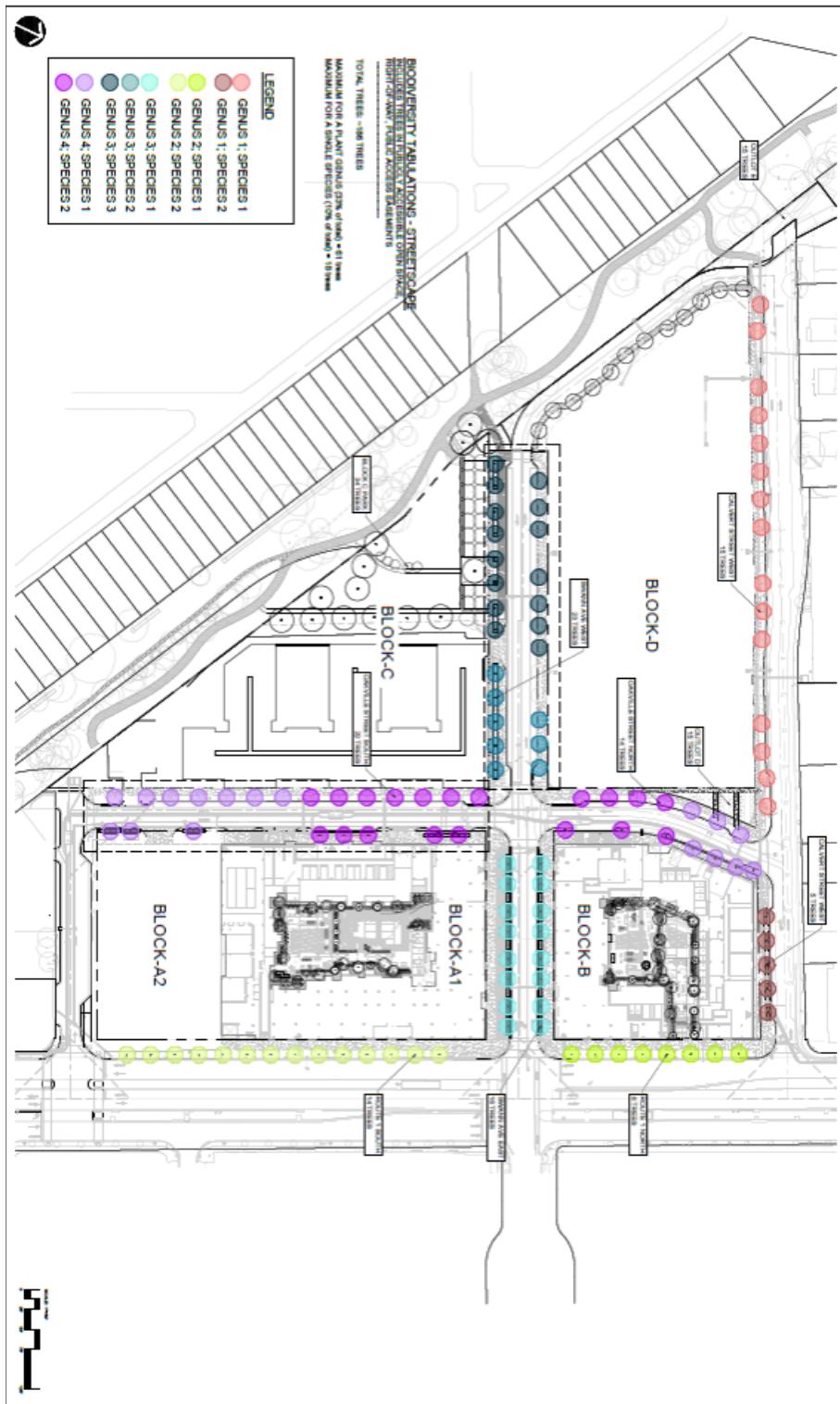
## Attachment 2

## Oakville Biodiversity Plan (dated October 16, 2020)



## Attachment 3

## Oakville Triangle Master Street Tree Plan (dated October 16, 2020)





## APPLICATION

### DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # \_\_\_\_\_ Project Name: \_\_\_\_\_

PROPERTY LOCATION: \_\_\_\_\_

TAX MAP REFERENCE: \_\_\_\_\_ ZONE: \_\_\_\_\_

APPLICANT:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

PROPERTY OWNER:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

SUMMARY OF PROPOSAL \_\_\_\_\_

MODIFICATIONS REQUESTED \_\_\_\_\_

SUP's REQUESTED \_\_\_\_\_

THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

Print Name of Applicant or Agent \_\_\_\_\_

Signature \_\_\_\_\_

Mailing/Street Address \_\_\_\_\_

Telephone # \_\_\_\_\_

Fax # \_\_\_\_\_

City and State \_\_\_\_\_

Zip Code \_\_\_\_\_

Email address \_\_\_\_\_

Date \_\_\_\_\_ REVISED December 10, 2020

#### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

Development SUP # \_\_\_\_\_

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

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

1. The applicant is: (check one)

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

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

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

Yes. Provide proof of current City business license.

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

**N/A**

INOVA Health Care Services  
C/O Inova Realty  
8095 Innovation Park Drive, Building 7D  
Fairfax, VA 22031

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

Re: Authorization to File a Development Special Use Permit Application,  
Encroachment, and Any Associated Applications  
2412 Richmond Highway, 2514 Richmond Highway, and 2500 Oakville Street  
Tax Map ID: 025.03-02-20, 025-03-02-19, and 025.03-02-18 (the "Property")

Dear Mr. Moritz:

INOVA Health Care Services, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Development Special Use Permit Application, Encroachment, and any related requests to permit the construction of a medical care facility and associated improvements on the Property.

Very truly yours,

INOVA Health Care Services

By: H. Hallie D'Offay

Its: PRESIDENT INOVA REALTY

Date: 17 SEPTEMBER 2020

## 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. Inova Health Care Services*	8095 Innovation Park Drive	100%
2.	Building 7D, Fairfax, VA 22031	
*a non-profit corporation, the sole member is Inova	Health System Foundation	

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Inova Health Care Services	None	None
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

10/26/2020

H. Thomas McDuffie, Jr.

Date

Printed Name

*H. Thomas McDuffie*

Signature

October 22, 2020

Inova Health System Foundation appoints the board of Inova Health Care Services  
Inova Health System Foundation is a non-stock, non-provit corporation.

Inova Heath Care Services

Agents:

J. Stephen Jones  
Stephan Motew  
Alice Pope  
John F. Gaul  
Jennifer W. Siciliano  
H. Patrick Walters  
H. Thomas McDuffie  
Johnnny F. Weaver  
Stacy Bell  
Dominic J. Bonaiuto  
Melissa Riddy

**BRE/DP ALEXANDRIA PROPERTY OWNER LLC**  
**345 Park Avenue**  
**New York, NY 10154**

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

**Re:** Consent to File a Development Special Use Permit Application with Preliminary Site Plan, Encroachment, Transportation Management Plan Special Use Permit, and Parking Reduction Special Use Permit;  
2412 Richmond Highway, 2514 Richmond Highway, and 2500 Oakville Street;  
Tax Map ID: 025.03-02-20, 025-03-02-19, and 025.03-02-18 (the "Property")

Dear Mr. Moritz:

BRE/DP Alexandria Property Owner, LLC, as the owner of the above-referenced Property, hereby consents to the filing of a Development Special Use Permit Application with Preliminary Site Plan, Encroachment, Transportation Management Plan Special Use Permit, and Parking Reduction Special Use Permit by INOVA Health Care Services to permit the construction of a medical care facility and associated site improvements on the Property.

Very truly yours,

BRE/DP ALEXANDRIA PROPERTY OWNER LLC

By: 

Its: Authorised Signatory

Date: October 19, 2020

# 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.		
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 Oakville Triangle Properties See Exhibit A (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. BRE/DP Alexandria Property Owner LLC	C/O Blackstone Real Estate Partners 345 Park Ave., NY, NY 10154	100% See Additional Information
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, click [here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. BRE/DP Alexandria Property Owner LLC	None	
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/25/2020

BRE/DP Alexandria Property Ownwe LLC  
By Duncan Blair, Attorney

Date

Printed Name

Signature



March 25, 2020

**Oakville Triangle**

**CDD Concept Plan Special Use Permit Application**

OWNERSHIP AND DISCLOSURE STATEMENT

ADDITIONAL PROPERTY OWNER OWNERSHIP AND BUSINESS FINANCIAL RELATIONSHIP  
RESPONSES 2 AND 3.

**QUESTION 1 OWNERS:**

BLACKSTONE REAL ESTATE PARTNERS VII L.P.	28.3106%
BLACKSTONE REAL ESTATE PARTNERS VII.F.L.P.	41.0398%
BLACKSTONE REAL ESTATE PARTNERS VII.TE.3.L.P.	12.5789%

**QUESTION 3. BUSINESS OR FINANCIAL RELATIONSHIP.**

BLACKSTONE REAL ESTATE PARTNERS VII L.P.	NONE
BLACKSTONE REAL ESTATE PARTNERS VII.F.L.P.	NONE
BLACKSTONE REAL ESTATE PARTNERS VII.TE.3.L.P.	NONE

## **EXHIBIT A**

Tax Map No.:

025.03-02-12  
025.03-02-13  
025.03-02-14  
025.03-02-15  
025.03-02-16  
025.03-02-17  
025.03-02-18  
025.03-02-19  
025.03-02-20

Property Address:

2610 Richmond Highway  
420 Swann Avenue  
300 Swann Avenue  
403 Swann Avenue  
405 Swann Avenue  
400 Fannon Street  
2500 Oakville Street  
2514 Richmond Highway  
2412 Richmond Highway

Development SUP # \_\_\_\_\_

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.)

**Oakville Triangle – Block A2**  
**Statement of Justification**  
**December 10, 2020**

The Applicant, INOVA Health Care Services, is requesting approval of a 95,000 sf medical care facility with below grade parking in Block A2 Oakville Triangle and accessory valet parking. The medical care facility, known as the Inova HealthPlex – Alexandria, will be a full service outpatient facility that combines state-of-the-art technology with a comprehensive array of services including a 24-hour emergency department, health professional offices, diagnostic radiology, laboratory, surgery, physical therapy, and sports medicine. Associated with this request, the Applicant is requesting an encroachment for the building canopy, a special use permit for a parking reduction, a Transportation Management Plan special use permit, a special use permit for an illuminated rooftop sign, a modification for the height to setback ratio along Fannon Street and Oakville Street (6-403), and a modification of the tree canopy coverage requirement (section 7-2200).

The accessory valet will operate from 6:30am to 4:00pm with a staff of approximately 2-4. The valet will park in the proposed parking garage.

The HealthPlex will expand INOVA's presence in the City of Alexandria and enable it to better serve Alexandria residents and the surrounding area.

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

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

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

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

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

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

- B. How will the noise from patrons be controlled?

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

8. Provide information regarding trash and litter generated by the use:

- A. What type of trash and garbage will be generated by the use?
- B. How much trash and garbage will be generated by the use?
- C. How often will trash be collected?
- D. How will you prevent littering on the property, streets and nearby properties?

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

Yes.                    No.

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

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

Yes.                    No.

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

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

#### ALCOHOL SALES

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

Yes.      No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

#### PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

---

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

\_\_\_\_\_ Standard spaces

\_\_\_\_\_ Compact spaces

\_\_\_\_\_ Handicapped accessible spaces

\_\_\_\_\_ Other

290 spaces are proposed, and the Applicant has requested a parking reduction SUP.

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

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

---

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

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

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

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

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

- C. Where are off-street loading facilities located?

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

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

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



## 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)

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

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

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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.



## APPLICATION - SUPPLEMENTAL

### SIGNS

- 1.** How many signs exist on the property?
  
  
  
  
  
  
  
  
- 2.** Please provide the size of each existing sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.
  
  
  
  
  
  
  
  
- 3.** Provide the length of frontage for every street that the subject property touches.
  
  
  
  
  
  
  
  
- 4.** How many businesses are located on the property?
  
  
  
  
  
  
  
  
- 5.** How many signs are proposed?
  
  
  
  
  
  
  
  
- 6.** Provide the size of each proposed sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.
  
  
  
  
  
  
  
  
- 7.** How will the sign(s) be illuminated?

Attach a sign image drawn to scale of the sign you propose. Include color and placement on the building or site.

The general location of the sign is shown in the site plan for DSUP 2020-10031.



# APPLICATION

## SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** \_\_\_\_\_

**TAX MAP REFERENCE:** \_\_\_\_\_ **ZONE:** \_\_\_\_\_

**APPLICANT:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

**PROPOSED USE:** \_\_\_\_\_

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Print Name of Applicant or Agent

*McGaskar*

Signature

Date

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of \_\_\_\_\_, I hereby  
(Property Address)  
grant the applicant authorization to apply for the \_\_\_\_\_ use as  
(use)  
described in this application.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Please Print

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached. N/A

Requesting a waiver. See attached written request.

2. The applicant is the (*check one*):

Owner  
 Contract Purchaser  
 Lessee or  
 Other: \_\_\_\_\_ of the subject property.

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

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INOVA Health Care Services  
C/O Inova Realty  
8095 Innovation Park Drive, Building 7D  
Fairfax, VA 22031

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

Re: Authorization to File a Development Special Use Permit Application,  
Encroachment, and Any Associated Applications  
2412 Richmond Highway, 2514 Richmond Highway, and 2500 Oakville Street  
Tax Map ID: 025.03-02-20, 025-03-02-19, and 025.03-02-18 (the "Property")

Dear Mr. Moritz:

INOVA Health Care Services, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Development Special Use Permit Application, Encroachment, and any related requests to permit the construction of a medical care facility and associated improvements on the Property.

Very truly yours,

INOVA Health Care Services

By: H. Hallie D'Offay

Its: PRESIDENT INOVA REALTY

Date: 17 SEPTEMBER 2020

## 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.		
2.		
* <sup>3</sup> a non-profit corporation, the sole member is Inova Health System Foundation		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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

Date

Printed Name

Signature

September 18, 2020

Inova Health System Foundation appoints the board of Inova Health Care Services  
Inova Health System Foundation is a non-stock, non-provit corporation.

Inova Heath Care Services

Agents:

J. Stephen Jones  
Benjamin B. Frank  
Richard C. Magenheimer  
John F. Gaul  
Jennifer W. Siciliano  
H. Patrick Walters  
H. Thomas McDuffie  
Johnnny F. Weaver  
K. Ashley Hunnicutt  
Dominic J. Bonaiuto  
Kelly A. Schlageter

BRE/DP ALEXANDRIA PROPERTY OWNER LLC  
C/O Equity Management Office, LLC  
PO Box A 3879  
Chicago, Illinois 60690-3879

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

Re: Consent to File a Development Special Use Permit Application with Preliminary Site Plan, Encroachment, Transportation Management Plan Special Use Permit, and Parking Reduction Special Use Permit  
2412 Richmond Highway, 2514 Richmond Highway, and 2500 Oakville Street  
Tax Map ID: 025.03-02-20, 025-03-02-19, and 025.03-02-18 (the "Property")

Dear Mr. Moritz:

BRE/DP Alexandria Property Owner, LLC, as the owner of the above-referenced Property, hereby consents to the filing of a Development Special Use Permit Application with Preliminary Site Plan, Encroachment, Transportation Management Plan Special Use Permit, and Parking Reduction Special Use Permit by INOVA Health Care Services to permit the construction of a medical care facility and associated site improvements on the Property.

Very truly yours,

BRE/DP ALEXANDRIA PROPERTY OWNER LLC

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

Its: \_\_\_\_\_

Date: \_\_\_\_\_

# 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.		
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 Oakville Triangle Properties See Exhibit A (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. BRE/DP Alexandria Property Owner LLC	C/O Blackstone Real Estate Partners 345 Park Ave., NY, NY 10154	100% See Additional Information
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, click [here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. BRE/DP Alexandria Property Owner LLC	None	
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/25/2020

BRE/DP Alexandria Property Ownwe LLC  
By Duncan Blair, Attorney

Date

Printed Name

Signature



March 25, 2020

**Oakville Triangle**

**CDD Concept Plan Special Use Permit Application**

OWNERSHIP AND DISCLOSURE STATEMENT

ADDITIONAL PROPERTY OWNER OWNERSHIP AND BUSINESS FINANCIAL RELATIONSHIP  
RESPONSES 2 AND 3.

**QUESTION 1 OWNERS:**

BLACKSTONE REAL ESTATE PARTNERS VII L.P.	28.3106%
BLACKSTONE REAL ESTATE PARTNERS VII.F.L.P.	41.0398%
BLACKSTONE REAL ESTATE PARTNERS VII.TE.3.L.P.	12.5789%

**QUESTION 3. BUSINESS OR FINANCIAL RELATIONSHIP.**

BLACKSTONE REAL ESTATE PARTNERS VII L.P.	NONE
BLACKSTONE REAL ESTATE PARTNERS VII.F.L.P.	NONE
BLACKSTONE REAL ESTATE PARTNERS VII.TE.3.L.P.	NONE

## **EXHIBIT A**

Tax Map No.:

025.03-02-12  
025.03-02-13  
025.03-02-14  
025.03-02-15  
025.03-02-16  
025.03-02-17  
025.03-02-18  
025.03-02-19  
025.03-02-20

Property Address:

2610 Richmond Highway  
420 Swann Avenue  
300 Swann Avenue  
403 Swann Avenue  
405 Swann Avenue  
400 Fannon Street  
2500 Oakville Street  
2514 Richmond Highway  
2412 Richmond Highway

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.

NA

## **NARRATIVE DESCRIPTION**

**3.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

## USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):  
[ ] a new use requiring a special use permit,  
[ ] an expansion or change to an existing use without a special use permit,  
[ ] an expansion or change to an existing use with a special use permit,  
[ ] other. Please describe: \_\_\_\_\_
5. Please describe the capacity of the proposed use:
- A. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).  
\_\_\_\_\_  
\_\_\_\_\_
- B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).  
\_\_\_\_\_  
\_\_\_\_\_
6. Please describe the proposed hours and days of operation of the proposed use:
- Day: \_\_\_\_\_ Hours: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.  
\_\_\_\_\_  
\_\_\_\_\_
- B. How will the noise be controlled?  
\_\_\_\_\_  
\_\_\_\_\_

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

---

---

---

- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

---

---

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

---

---

- C. How often will trash be collected?

---

---

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

---

---

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

Yes.  No.

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

---

---

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

Yes.       No.

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

---

---

---

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

---

---

---

## **ALCOHOL SALES**

- 13.**

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

Yes       No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

---

---

---

---

## PARKING AND ACCESS REQUIREMENTS

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

\_\_\_\_\_ Standard spaces      290 spaces are proposed, and the Applicant has  
\_\_\_\_\_ Compact spaces      requested a parking reduction SUP.  
\_\_\_\_\_ Handicapped accessible spaces.  
\_\_\_\_\_ Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A _____
Does the application meet the requirement? [ ] Yes    [ ] No

- B. Where is required parking located? (check one)

[ ] on-site  
[ ] off-site

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

---

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

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

**[ ] Parking reduction requested; see attached supplemental form**

- 15.** Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? \_\_\_\_\_

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement? [ ] Yes    [ ] No

- B. Where are off-street loading facilities located? \_\_\_\_\_  
\_\_\_\_\_
- C. During what hours of the day do you expect loading/unloading operations to occur?  
\_\_\_\_\_  
\_\_\_\_\_
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

## **SITE CHARACTERISTICS**

- 17.** Will the proposed uses be located in an existing building?  Yes  No

Do you propose to construct an addition to the building?  Yes  No

How large will the addition be? \_\_\_\_\_ square feet.

- 18.** What will the total area occupied by the proposed use be? Please see site plan.

\_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ sq. ft. (total)

- 19.** The proposed use is located in: (check one) **Please see site plan.**

a stand alone building

a house located in a residential zone

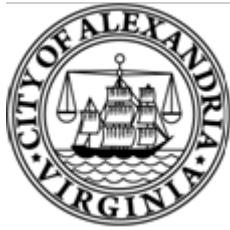
a warehouse

a shopping center. Please provide name of the center: \_\_\_\_\_

an office building. Please provide name of the building: \_\_\_\_\_

other. Please describe: \_\_\_\_\_

## **End of Application**



## APPLICATION

### ENCROACHMENT

PROPERTY LOCATION: \_\_\_\_\_

TAX MAP REFERENCE: \_\_\_\_\_ ZONE: \_\_\_\_\_

#### APPLICANT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

#### PROPERTY OWNER

Name: \_\_\_\_\_

Address: \_\_\_\_\_

PROPOSED USE: \_\_\_\_\_  
\_\_\_\_\_

INSURANCE CARRIER (copy attached) \_\_\_\_\_ POLICY # \_\_\_\_\_

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

THE UNDERSIGNED hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

A handwritten signature in blue ink that reads "MC Puskar".

Print Name of Applicant or Agent

Signature

Mailing/Street Address

Telephone # \_\_\_\_\_ Fax # \_\_\_\_\_

City and State

Zip Code

Email address

Date

VERIFICATION 10/26/20  
UPDATED 10/28/20

INOVA Health Care Services  
C/O Inova Realty  
8095 Innovation Park Drive, Building 7D  
Fairfax, VA 22031

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

Re: Authorization to File a Development Special Use Permit Application,  
Encroachment, and Any Associated Applications  
2412 Richmond Highway, 2514 Richmond Highway, and 2500 Oakville Street  
Tax Map ID: 025.03-02-20, 025-03-02-19, and 025.03-02-18 (the "Property")

Dear Mr. Moritz:

INOVA Health Care Services, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Development Special Use Permit Application, Encroachment, and any related requests to permit the construction of a medical care facility and associated improvements on the Property.

Very truly yours,

INOVA Health Care Services

By: H. Hallie D'Offay

Its: PRESIDENT INOVA REALTY

Date: 17 SEPTEMBER 2020

## 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. Inova Health Care Services*	8095 Innovation Park Drive	100%
2.	Building 7D, Fairfax, VA 22031	
*a non-profit corporation, the sole member is Inova	Health System Foundation	

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Inova Health Care Services	None	None
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

10/26/2020

H. Thomas McDuffie, Jr.

Date

Printed Name

*H. Thomas McDuffie*

Signature

October 22, 2020

Inova Health System Foundation appoints the board of Inova Health Care Services  
Inova Health System Foundation is a non-stock, non-provit corporation.

Inova Heath Care Services

Agents:

J. Stephen Jones  
Stephan Motew  
Alice Pope  
John F. Gaul  
Jennifer W. Siciliano  
H. Patrick Walters  
H. Thomas McDuffie  
Johnnny F. Weaver  
Stacy Bell  
Dominic J. Bonaiuto  
Melissa Riddy

**BRE/DP ALEXANDRIA PROPERTY OWNER LLC**  
**345 Park Avenue**  
**New York, NY 10154**

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

**Re:** Consent to File a Development Special Use Permit Application with Preliminary Site Plan, Encroachment, Transportation Management Plan Special Use Permit, and Parking Reduction Special Use Permit;  
2412 Richmond Highway, 2514 Richmond Highway, and 2500 Oakville Street;  
Tax Map ID: 025.03-02-20, 025-03-02-19, and 025.03-02-18 (the "Property")

Dear Mr. Moritz:

BRE/DP Alexandria Property Owner, LLC, as the owner of the above-referenced Property, hereby consents to the filing of a Development Special Use Permit Application with Preliminary Site Plan, Encroachment, Transportation Management Plan Special Use Permit, and Parking Reduction Special Use Permit by INOVA Health Care Services to permit the construction of a medical care facility and associated site improvements on the Property.

Very truly yours,

BRE/DP ALEXANDRIA PROPERTY OWNER LLC

By: 

Its: Authorised Signatory

Date: October 19, 2020

# 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.		
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 Oakville Triangle Properties See Exhibit A (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. BRE/DP Alexandria Property Owner LLC	C/O Blackstone Real Estate Partners 345 Park Ave., NY, NY 10154	100% See Additional Information
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, click [here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. BRE/DP Alexandria Property Owner LLC	None	
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/25/2020

BRE/DP Alexandria Property Ownwe LLC  
By Duncan Blair, Attorney

Date

Printed Name

Signature



March 25, 2020

**Oakville Triangle**

**CDD Concept Plan Special Use Permit Application**

OWNERSHIP AND DISCLOSURE STATEMENT

ADDITIONAL PROPERTY OWNER OWNERSHIP AND BUSINESS FINANCIAL RELATIONSHIP  
RESPONSES 2 AND 3.

**QUESTION 1 OWNERS:**

BLACKSTONE REAL ESTATE PARTNERS VII L.P.	28.3106%
BLACKSTONE REAL ESTATE PARTNERS VII.F.L.P.	41.0398%
BLACKSTONE REAL ESTATE PARTNERS VII.TE.3.L.P.	12.5789%

**QUESTION 3. BUSINESS OR FINANCIAL RELATIONSHIP.**

BLACKSTONE REAL ESTATE PARTNERS VII L.P.	NONE
BLACKSTONE REAL ESTATE PARTNERS VII.F.L.P.	NONE
BLACKSTONE REAL ESTATE PARTNERS VII.TE.3.L.P.	NONE

## **EXHIBIT A**

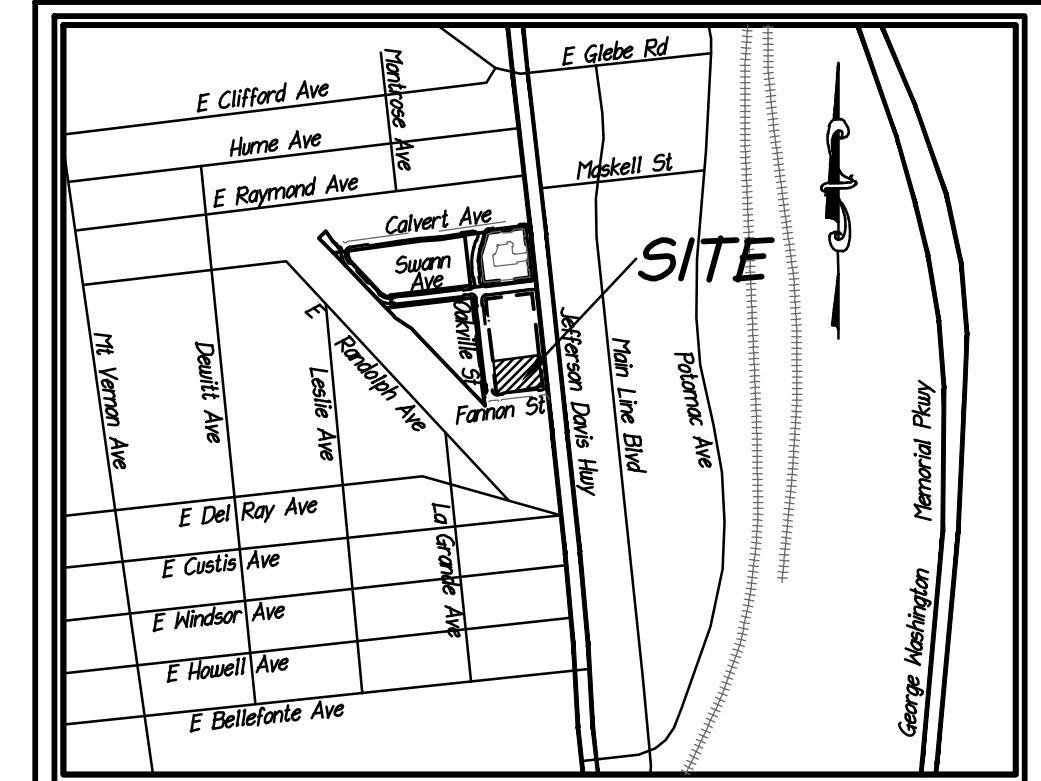
Tax Map No.:

025.03-02-12  
025.03-02-13  
025.03-02-14  
025.03-02-15  
025.03-02-16  
025.03-02-17  
025.03-02-18  
025.03-02-19  
025.03-02-20

Property Address:

2610 Richmond Highway  
420 Swann Avenue  
300 Swann Avenue  
403 Swann Avenue  
405 Swann Avenue  
400 Fannon Street  
2500 Oakville Street  
2514 Richmond Highway  
2412 Richmond Highway

1. THE PROPERTY SHOWN IS A PORTION OF THE PROPERTY IDENTIFIED ON THE CITY OF ALEXANDRIA, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS TAX MAP #025.03-02-20 AND IS ZONED CDD#24.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF BRE/DP ALEXANDRIA, LLC, ACQUIRED BY THEM AT INSTRUMENT #140004968 AND LAST MODIFIED AT INSTRUMENT #200009769.
3. PROPOSED PARCEL XXX IS AS SHOWN ON A SUBDIVISION PLAT PREPARED BY THIS FIRM RECORDED IN INSTRUMENT # \_\_\_\_\_.
4. NO TITLE REPORT HAS BEEN FURNISHED. ALL UNDERLYING EASEMENTS ARE NOT SHOWN.
5. THE EXHIBIT IS SHOWING PROPOSED ENCROACHMENTS AS PROVIDED BY ENNEAD/BALLINGER ARCHITECTS. NO STRUCTURES HAVE BEEN CONSTRUCTED AS OF THE DATE OF THIS DRAWING.



VICINITY MAP  
SCALE 1" = 1000'

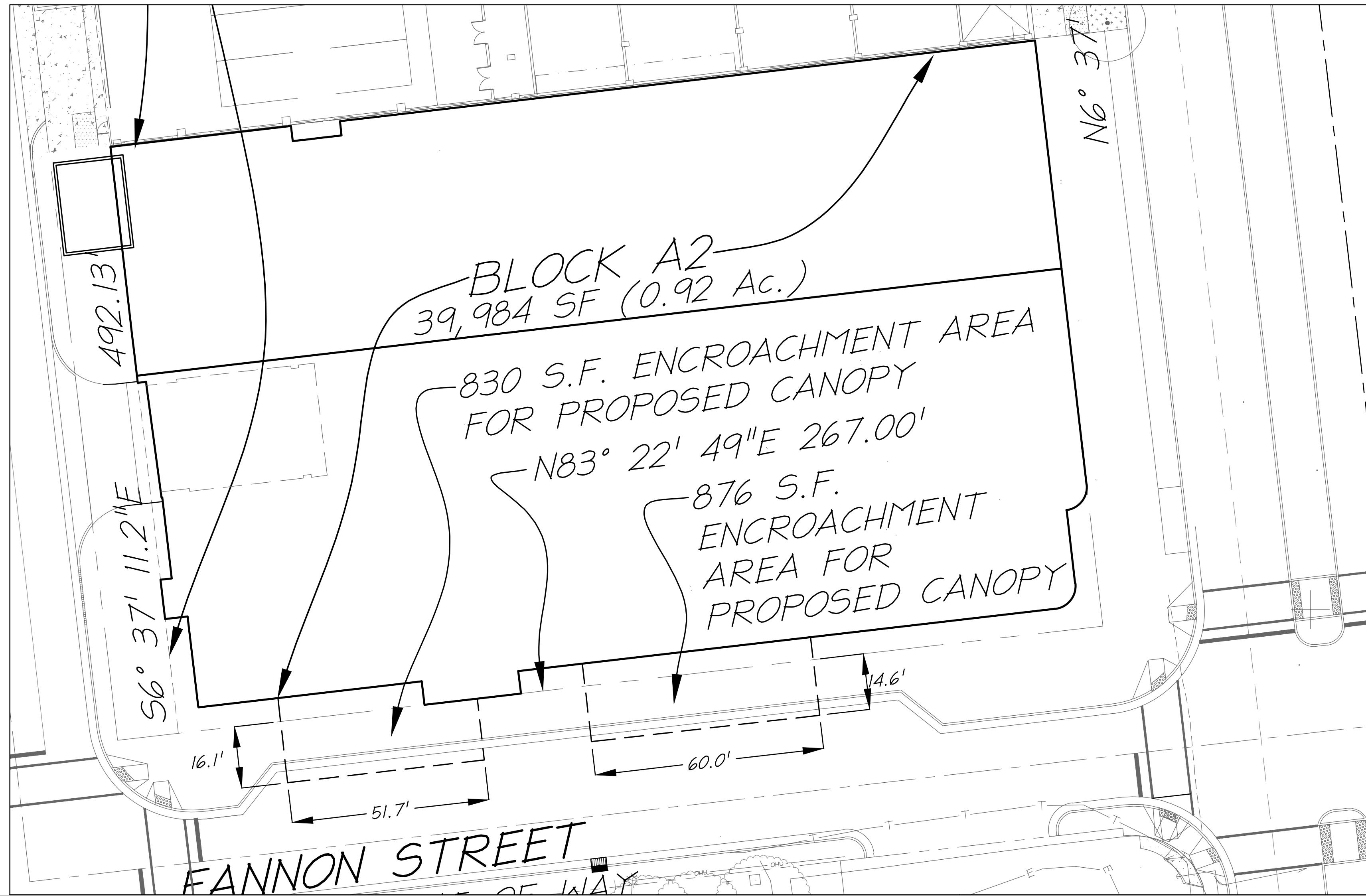


EXHIBIT SHOWING  
ENCROACHMENTS FOR PROPOSED BUILDING PROJECTIONS  
ONTO PROPOSED PUBLIC RIGHT OF WAY NEAR  
BLOCK A2 - OAKVILLE

CITY OF ALEXANDRIA, VIRGINIA

PROJ.  
88024.172.04  
SCALE: 1 = 20'  
DATE: 07/27/2020  
REV:  
DRAWN: LDS  
CHECKED:  
CHECKED:  
SHEET NO.

1 OF 1



christopher  
consultants  
9301 innovation drive (suite 150) · manassas, va 20110  
phone 703.393.9887 · fax 703.273.6820



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/28/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER INOVACAP, LLC 76 St Paul Street Burlington, VT 05401  CN102158950-Inova-GL-20-21	CONTACT NAME: PHONE: (AVC No. Ext): E-MAIL: ADDRESS:	FAX: (AVC No.):
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: InovaCap, LLC - Cell A		
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

COVERAGES      CERTIFICATE NUMBER: CLE-006627833-01      REVISION NUMBER: 2

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	AUTO(S) SUBR INSR (WVD)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  <input type="checkbox"/> GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO- <input type="checkbox"/> JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	X	ICAP-001-20	01/01/2020	01/01/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ex occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ex accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED <input type="checkbox"/> Hired AUTOS ONLY <input type="checkbox"/> NON-OWNED <input type="checkbox"/> AUTOS ONLY					
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CLAIMS-MADE				EACH OCCURRENCE \$ AGGREGATE \$ \$
	DED <input type="checkbox"/> RETENTION \$					
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	<input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N	N/A			PER STATUTE <input type="checkbox"/> OTH- ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	ATTACHED FORMS: PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Project Name: Oakville Block A-2

City of Alexandria is included as Additional Insured as respects General Liability coverage where required by written contract.

## CERTIFICATE HOLDER

City of Alexandria  
301 King Street  
Alexandria, VA 22314

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

### AUTHORIZED REPRESENTATIVE

John Gaul

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