

Development Site Plan #2025-00005 301 King Street City Hall, Market Square Plaza and Garage Renovation

Application	General Data	
Project Name:	PC Hearing:	June 23, 2025
City Hall, Market Square Plaza	If approved, DSP Expiration:	June 23, 2028
and Garage Renovation	Plan Acreage:	84,965 SF 1.95 Acres
Location:	Current Zones:	KR King Street Retail
301 King Street	Current Zones.	CD Commercial Downtown
(City Hall)	Proposed Uses:	Public Building, Civic Open
	Troposed Oses.	Space, and Parking
108 N. Fairfax Street	Proposed Net Floor Area:	City Hall: 106,969 SF
(Market Square/Garage)		Market Square: 1,906 SF
	Small Area Plan:	Old Town
Applicant	Historic District:	Old & Historic Alexandria
Applicant: Department of General Services, City of Alexandria		District
		LEED Gold (Potentially
	Green Building:	LEED Platinum, exceeding
		2019 Green Building Policy)

Purpose of Application

Consideration of a request to renovate and expand City Hall, renovate Market Square plaza and replace the existing below-grade parking garage with a new below-grade parking garage.

Development Approval Requested

Development Site Plan (DSP), pursuant to Zoning Ordinance Section 11-403(A and B).

Staff Recommendation: APPROVAL

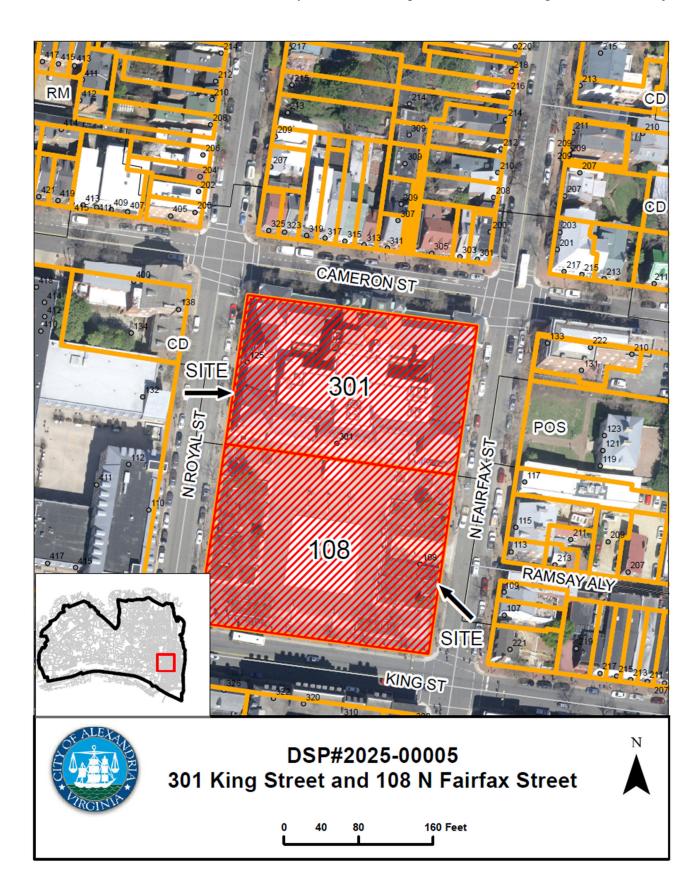
Staff Reviewers:

Robert Kerns AICP, Division Chief, Planning & Zoning, <u>robert.kerns@alexandriava.gov</u> Dirk H. Geratz, AICP, Principal Planner, Planning & Zoning, <u>dirk.geratz@alexandriava.gov</u> Abigail Harwell, Urban Planner, Planning & Zoning, <u>abigail.harwell@alexandriava.gov</u>

<u>PLANNING COMMISSION ACTION, JUNE 23, 2025</u>: On a motion by Commissioner Manor, seconded by Vice Chair Koenig, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0. There were no speakers.

On a motion by Commissioner Brown, seconded by Vice Chair Koenig, the Planning Commission voted to approve Development Site Plan #2025-00005 as submitted. The motion carried on a vote of 7-0.

Speakers: There were no speakers.



I. <u>SUMMARY</u>

A. Recommendation

City Staff recommend approval of the request for a development site plan (DSP) for the renovation and an approximately 10,304 square foot expansion of City Hall through infill of existing interior courtyards and fifth floor addition, renovation of Market Square and the demolition and reconstruction of the below grade parking garage.

B. Project Benefits

The proposal provides a range of public benefits for the City and surrounding community including:

- Updated City Hall with increased capacity and modern facilities;
- Pursuing LEED Platinum certification with a focus on sustainability;
- New and enhanced streetscape along all four street frontages including wider sidewalks and new street trees;
- More flexible area for the Farmers Market;
- Renewed community open space with new fountain;
- Better wayfinding signage in the Plaza and the building;
- Added community spaces on the ground floor of City Hall;
- Potential revenue generating space on the expanded fifth floor;
- Improved and expanded ADA access through all four corners of the site from King Street, Royal Street, Cameron Street and Fairfax Street;
- Public restrooms accessible from the Market Square

C. Project Request and General Project Description

Construction of this project will require the following land use approval:

• Development Site Plan (DSP) pursuant to Zoning Ordinance Section 11-403(A and B) – Construction of a new structure and Enlargement of a building.

The City of Alexandria is proposing a complete modernization and minor expansion of City Hall, a newly constructed below grade parking garage and a renovated public plaza above the garage. The renovation will adhere to the 2019 Green Building Policy and utilize many environmentally sustainable elements. The enhanced interior will provide a new Council Chamber and public meeting rooms along with new working spaces for all City Departments that currently occupy the building. Market Square Plaza and the below grade parking garage will also see significant enhancements making them more user friendly and accessible.

D. Site Context

The subject site consists of an entire city block in the historic district. The historic City Hall occupies the northern part of the block and Market Square with the associated below grade parking garage occupy the southern half of the block. The site is bounded by King Street to the south, Royal Street to the west, Fairfax Street to the east and Cameron Street to the north.

This block is located in the heart of Old Town and is in the commercial hub of the King Street corridor. In addition to the recognizable City Hall, Market Square is home to the popular Saturday farmer's market. The block is surrounded by office and commercial buildings as well as several museum houses and residential areas.

City Hall is a five-story building with over 100,000 net square feet. City Hall was built in 1871 and was designed by architect Adolph Cluss. City Hall received a substantial addition in 1961that filled in the space of the original market. In 1965 the below grade garage with 226 spaces opened along with Market Square Plaza above. Today, offices of the City Manager, Mayor and several City Departments are located in the building. The Council Chamber and several meeting rooms, available for public meetings, are located throughout the building.

E. Procedural Background

This project was initiated with the purpose of replacing the outdated and past their life cycle heating, ventilation, and air conditioning systems (HVAC), life safety systems and perform necessary structural repairs. This work requires the demolition of the ceilings and lighting, and disruption of the HVAC and life safety systems in the work areas, therefore requiring the temporary relocation of the employees to a swing space for the duration of the work. Since the HVAC, life safety and structural work will have a significant impact in disrupting the workspace and building operations, and requiring the expense of temporary swing spaces, it is reasonable to be performed at the same time with the newly proposed space planning and reconfiguration.

The goal for space planning and reconfiguration will be to resolve the inefficiencies of the building layout, improve circulation and wayfinding, improve workflow between various departments, and create a modern, healthy, safe and sustainable environment for the employees to work in and for the residents to do business in. The goal of this project will be to provide a modern facility, with energy efficient and environmentally friendly systems, where the incorporation of green materials and improved space efficiency will create a work and business place that is attractive and welcoming, and in line with the City of Alexandria strategic planning and goals, including the Facilities Strategic Plan adopted in 2018.

A feasibility study was completed in spring 2014 and an architectural and engineering firm was engaged to provide design documents and construction estimates to address the immediate and priority repairs required for City Hall before FY 2020. It should be noted that the cost of outfitting a swing space for City Hall functions is included in a separate City Hall Swing Space project budget.

In addition, the Market Square Plaza was constructed in 1965 including the multi-story underground garage and the fountain. The entire plaza and garage will be reconstructed to address structural issues, water leakage at the fountain, drainage issues causing infiltrations at the garage and improvements to the plaza stairs and pavers. Prior funding was used to assess the current conditions and address immediate health and safety concerns.

II. ZONING COMPLIANCE

A. Zoning

Staff has completed a zoning review and finds the proposed work at City Hall, Market Square and the below grade garage will comply with the applicable zoning regulations of the site. A summary of the applicable regulations are provided in the table #1 below.

Zoning Ordinance Section, 11-403(B) - Enlargement of buildings, requires approval of a site plan for existing buildings where the square footage of the building will be increased in excess of 3,000 square feet. Similarly, Section 11-403(A) – Construction of Buildings, requires a site plan for the construction of the new parking garage structure.

Furthermore, staff finds that this project complies with Zoning Ordinance Section, 11-1505(A) - *Miscellaneous actions requiring planning commission approval*. This section states,

No street, square, park or other public way, ground or open space, or public building or structure shall be authorized or constructed in the city unless and until the general location, character and extent thereof has been submitted to and approved by the commission as being substantially in accord with the master plan.

This requirement for approval by the Planning Commission is included as part of the DSP review and approval.

Property	City Hall 301 King Street
Addresses:	Market Square & Garage 108 N. Fairfax Street
Total Site Area:	84,965 square feet (1.95 acres)*
Current Zones:	CD – Commercial Downtown (City Hall)
	KR – King Street Retail (Market Square & Garage)
Current Use:	Public Building (Office), Civic Open Space and Parking
Proposed Use:	Public Building (Office), Civic Open Space and Parking

Table 1: Zoning Information

DSP#2025-00005 301 King Street & 108 Fairfax Street City Hall, Market Square Plaza and Garage Renovation Project

	Existing	Permitted / Required	Proposed
FAR (Net)	1.17	1.5	1.28*
Setbacks	None	N/A for Non- residential uses	No change
Vehicular Parking	226	N/A	234 spaces
Bicycle Parking	16	21	72
Loading space(s)	None on-site	N/A	1 on-street space for loading 1 on-street space for trash
Open Space	+/- 46,504 SF 1.1 AC	N/A	51,984 SF 1.2 AC
Tree Canopy**	38%	25%	25.3%
Height	+/-75 feet	75 feet***	62 feet

* Based on recent lot consolidation of two parcels.

** Canopy calculation includes site and street trees

*** Pursuant to Section 4-506(C).

B. Historic Preservation

Section 10-100 of the Zoning Ordinance establishes the requirement for a Certificate of Appropriateness (COA) for both the renovation and expansion of the City Hall as well as the new Market Square Plaza. This process requires a public hearing before the Board of Architectural Review (BAR) for approval of the COA.

To date one Concept Review took place on April 16, 2025, before the BAR and a second one is scheduled for later this June. At the April Concept Review, there was a variety of comments from the Board regarding the proposed design but in general the Board was supportive of the proposed project and comments were related to the details of the proposed design. Some comments from the Board included the following:

- Board members expressed an interest in the design for the proposed fifth floor but noted that additional information will be required before useful feedback can be given on the proposed design.
- Board members stated that the proposal for the main entrance facing Market Square needs additional refinement and that it should have more of a presence on the façade.
- There was widespread support for the extent of restoration work to be performed on the 1871 section of the existing building.

- There were mixed comments regarding the proposed changes to the first-floor loggias with some Board members preferring less change to the roof and others open to a simplification of what is being proposed.
- There was support for the proposed glazed hyphens between the 1961 addition and the 1871 portion of the building but Board members asked for additional information regarding the glazing and the roof configuration.
- Board members supported the proposed design for Market Square, and the community engagement process, but encouraged the designer to include additional open space. Board members also supported the option showing the location of the elevator lobby behind the stage rather than at the corner of the plaza.

Upon approval of the DSUP, the BAR will be scheduled to have a final public hearing to approved the Certificate of Appropriateness.

III. <u>STAFF ANALYSIS</u>

A. Lot Consolidation

City Hall and Market Square were previously located on separate deeded parcels. As part of the review of this project, the City combined the two parcels that made up the block as they were both under City ownership. Consolidation of parcels under the same ownership has been standard practice when under a single development proposal.

B. Conformity with the Small Area Plan and other City Plans

Old Town Small Area Plan (1992):

The site proposal is consistent with the goals and objectives of the Old Town Small Area Plan chapter of the Master Plan. The predominant land uses recommended for this small area plan (SAP) consist of commercial and institutional. In addition, the Old Town SAP identifies the following relevant goals: (1) *protecting buildings and areas of historic and architectural value and encourage their tourist potential, and* (2) *encourage maximum use of transit facilities.* These goals are being met by proposing to repair and restore exterior elements of City Hall and making City Hall more accessible to residents and tourists alike. Transit service will be enhanced and made safer by relocating the DASH bus and King Street Trolley to King Street, where a dedicated lane will be provided for these busses. Similarly, tourist motor coaches will have a dedicated lane on N. Royal Street in addition to a space on King Street.

King Street Retail Strategy:

The Market Square portion of the property is located within the King Street Retail Strategy area. This project supports the following goals:

- a. "Establish seating areas along King Street at approximately three-block intervals in the locations suggested... (Page 4-9);
- b. "In conjunction with the repair of the Market Square fountain, explore opportunities to create a more active public space that better accommodates public events, musical concerts, informal public seating and perhaps kiosks or street vending... (Page 4-18)"
- c. "Enhance the music festival and the regular concerts at Market Square or the waterfront... (Page 9-10)".

C. Conformity with City Policies

Green Building Policy:

The renovation of City Hall will meet the City's 2019 Green Building Policy by reducing energy use and greenhouse gas emissions, improving water efficiency and the building's indoor environmental quality.

The renovated City Hall will pursue LEED V4 certification with the goal of achieving LEED Platinum, exceeding the requirement of the Green Building Policy for City-owned buildings. The project intends to achieve the priority performance points, where possible. Should these priority points be impossible to achieve due to limiting circumstance of the historic City Hall and site conditions, exemptions may be required. These will not limit the project's ability to achieve the Green Building Policy's requirement of at least LEED Gold. Note that this project will pursue a single LEED certification for the entire City Hall, Market Square Plaza and parking garage rather than three distinct certifications.

The replacement of the parking garage structure will enable the installation of geothermal boreholes on site, by locating the boreholes below the garage. Use of geothermal is a major component of making the renovated City Hall a more energy efficient green building.

The project's energy use intensity (EUI) is expected to be 27 KBTU/SF (which indicates a generally good to very good energy-efficient building) per year before any onsite renewable energy generation is accounted for.

Onsite and offsite renewable energy is planned for the project to achieve Net Zero Energy. Onsite photo-voltaic (PV) is planned for a portion of the building's rooftop only. Preliminary estimates of the proposed onsite PV include a 57 KW traditional rooftop PV array on the building, resulting in an EUI of 26 KBTU/SF. With on-site PV estimated to offset 6% of the building's annual energy consumption, the project plans to offset its remaining annual energy consumption with off-site PV to achieve its Net Zero Energy and LEED goals. The renovated parking garage will include electric vehicle charging for use by the City's fleet vehicles. The project will also meet the Green Building Policy requirement for stormwater, managing 100% of the requirement stormwater treatment with green infrastructure, including the use of a green roof on the building and plaza and bioretention street trees.

Public Art Policy:

The City Of Alexandria's Office of the Arts is leading the process, in collaboration with the design teams, to integrate public art into the exterior and interior public spaces as part of the redesign of Market Square and City Hall. In accordance with the City's approved policy for public art, the Office of the Arts will convene a community task force to guide the projects and ensure community engagement throughout. Installation of the public art is expected to align with the overall project construction.

Affordable Housing Policy:

City facilities are exempt from the City's Affordable Housing Policy.

D. Site & Building Design

<u>Site Design – Market Square</u>

The proposed site redesign is the result of a collaborative design process with input from the greater community as part of an extensive outreach effort. Through the design process, four initial site plan concepts were refined into two options, and ultimately into one proposal that combined the strengths of all options. The proposed design carefully balances a series of site/programmatic requirements and design priorities as identified through the community process. A summary of some of the key factors and how the proposed site design meets these priorities is provided below:

Enhanced Space for the Farmers' Market: With the removal of the large basin fountain and proposed hardscape design, there is greater flexible space for the Farmer's Market tents on Market Day. The market vendors will also benefit from increased access at-grade or via ramps, simplifying setup and cleanup with carts and dollies.

Fountain as Central Feature: The central water element is vital to the placemaking and grandeur of Market Square. The proposed design maintains a central water feature while proposing a more flexible pop-jet style. With the removal of the large basin and introduction of the flush pop-jets, Market Square has the flexibility to turn on and off the fountain to cater to the events of the day and to improve accessibility.

Promoting Accessibility: One of the biggest priorities of the project is increased accessibility. The proposed design provides ADA access from each of the four corners of the Market Square. Previously only the N. Royal Street corners had accessible entries. *Increased shade:* One of the goals conveyed from the community is increased shade on the plaza. The proposed design provides large canopy trees along the King Street entries as well as throughout the plaza in both raised planters and flush tree grates. The design also weaves ornamental trees around some of the seating areas, providing additional shaded seating. Flexible seating with umbrellas will also be incorporated.

Multi-modal Accessibility: Pedestrian, bicycle, and bus accessibility and safety were a high priority throughout the design process. Sidewalks will be widened, where possible, and made more accessible for all users. A marked crosswalk is planned between Market Square and Tavern Square to provide a safe mid-block crossing for pedestrians. Additional bike racks are proposed with a new and more functional design as well as providing more bike parking for the site. Benches have been added along King Street to accommodate DASH and King Street Trolley bus riders adjacent to a larger curb lane for busses to pull fully out of the traffic lanes.

Landscaping and Tree Canopy

A landscape plan is part of the overall improvements to the site. The landscaping will include several planter beds in Market Square and individual trees. The planter beds will include a mix of plants and seasonal plantings. Approximately 29 street trees will be planted along the four street frontages. Another approximately 28 trees will be planted in Market Square. The total crown coverage from the 28 on-site trees will be approximately 25.3 of the site. A green roof totaling about 6,000 square feet is planned for the fifth-floor terrace as part of the City Hall renovation.

Building Architecture – City Hall

City Hall is planning to undergo a significant rehabilitation and modernization of the interior. Much of the work will be limited to the interior, each floor being reconfigured to better suit the needs of a modern workspace for city staff. Exterior work will prioritize repair and restoration to the original 1871 construction. The 1960s infill building will be repaired and partially reconstructed to add approximately 3,100 square feet of area to the building and a rooftop photovoltaic array. All exterior design enhancements are being concurrently reviewed for compatibility by the Board of Architectural Review.

Interior Layout and Programing

The importance of a unified and welcoming civic space extends from the redesigned Market Square through the building with the ground floor being reprogrammed to be dedicated to public civic functions including a central concierge and security checkpoint, an expanded council chamber and much-needed support spaces, multi-purpose meeting rooms and public-facing functions of City Hall. Stairs and elevators will be reconfigured to improve accessibility and safety throughout the building.

Upper floors are dedicated to staff uses providing modern workspaces, meeting spaces and centralized amenities intended to improve staff efficiency and productivity. Intact historic

features will be celebrated such as the historic courtyard masonry walls and views to the dome and clocktower.

The current 5th floor will be expanded to capitalize on space currently dedicated to mechanical units for additional City space and terraces with views overlooking Market Square. A clean design and use of compatible materials will make the fifth floor will fit seamlessly with the existing historic building. Furthermore, the addition is setback from the edges of the of the existing building making it nearly invisible from street level.

E. Open Space

The amount, location, programing, and overall design of the Market Square open space has been a central focus of the multi-year design effort. Collaborative input from a wide range of stakeholders has cultivated a diverse set of design options to meet the needs of both the farmers market and the wider community. From the beginning, maximizing the amount of open space on the site was a priority, but usability and arrangement were equally important. The proposed design allows for a large contiguous Market Square area at the southern half of the overall site. This contiguous open space is uninterrupted by vehicular travel lanes or parking spaces and is directly accessible to City Hall and the surrounding streets.

	Proposed
Ground-Level Public Open Space	46,504 SF
Above-Grade Public Open Space (5 th Floor Terrace)	5,480 SF
Total	51,984 SF 1.19 AC (61%)

F. Stormwater Management

Stormwater from the project will be treated using a combination of non-proprietary Best Management Practices (BMPs), including bioretention tree wells in the public right-of-way, bioretention planters within the plaza, and a combination of Level 1 and Level 2 green roofs. These green infrastructure elements are designed to treat a combined 0.73 acres of the impervious area onsite. A rainwater harvesting system is also proposed and will capture runoff from 0.27 acres of rooftop area, although design details are pending as the plan continues to evolve. Together, these BMPs are expected to remove 0.43 pounds of phosphorus annually through non-proprietary means, significantly exceeding the minimum removal requirement of 0.12 pounds.

G. Pedestrian, Bicycle, Bus stop and Streetscape Improvements

Pedestrian and bicycle accessibility and safety have been a consistent focus in designing the new Market Square. The proposed site design includes a range of improvements over the existing

conditions that reflect these priorities and create a safer, more accessible facility for the users of both Market Square and City Hall.

The sidewalks along the entire frontage of the property will be widened where possible. Associated with these improvements is series of new flush crosswalks that will be located at each street crossing as well as enhancing accessibility with new ramps into Market Square. A midblock crossing at Royal Street will create a safer connection between City Hall / Market Square and Tavern Square, which is home to several City departments and agencies.

Improvements for bicycle parking include 24 long-term spaces in the garage (16 for City Hall employees and 8 for public use) and 48 short-term spaces will be provided at grade throughout the block. In addition to these spaces, two locations, one on Cameron Street and another on North Royal Street, have been identified for Capitol Bikeshare stations.

To address safety and congestion with the current location of bus stops on N. Fairfax Street near King Street, the stops and trolley service will be shifted to King Street. Designated curb space for motor coaches has also been included in the design. Motor coaches will continue to have designated space on King Street, abutting Market Square.

H. Parking, Vehicular Access and Loading

Section 8-300(B) states that City Hall is not subject to providing parking.

Though parking is not required, the below grade parking garage will be rebuilt and continue to function as a public garage open to visitors, residents and city employees. The two-level garage will provide approximately 234 parking spaces. Of those spaces 12 will be equipped with electric charging for city vehicles and 5 spaces will be accessible spaces. The new garage will provide a direct staff pedestrian connection to City Hall via a new below grade hallway. Two stairways and an elevator will provide pedestrian access to Market Square.

Vehicular access to the garage will be maintained at the same location and no other new curb cut is planned, leaving this as the only curb cut in the entire block. Curb extensions will be completed abutting this entry to make exiting safer for both motorists and pedestrians crossing the driveway.

Curbside loading and trash pickup will be jointly located. This is currently proposed on the east side of North Royal Street immediately adjacent to City Hall just north of a new mid-block pedestrian crossing. This loading zone is intended for deliveries and daily trash pick-up for City Hall and Market Square. Trash will be stored in a designated location on the ground floor of City Hall with easy access to the loading area.

I. Budget and Construction

The most recent budget adoption for fiscal year 2026 increased the overall project budget to \$162,252,143. Construction is anticipated to begin in Winter 2026 with an estimated overall

duration of 30 months. The phasing and construction approach will assume early demolition work to begin the garage demolition ahead of the final site plan approval. City Hall construction is anticipated to begin in January 2026 once all departments currently occupying the building have moved to their temporary space. The Farmers Market will also be temporarily relocated across the street to the courtyard of Tavern Square.

IV. <u>COMMUNITY</u>

Community engagement and outreach have been a priority throughout the design process. Outreach has been on-going since September of 2024. This outreach included in-person and virtual public meetings, pop-up events, and open houses for City Employees. Additionally, a focus group was created to engage with the farmers market vendors. Below is a summary of the engagement and outreach:

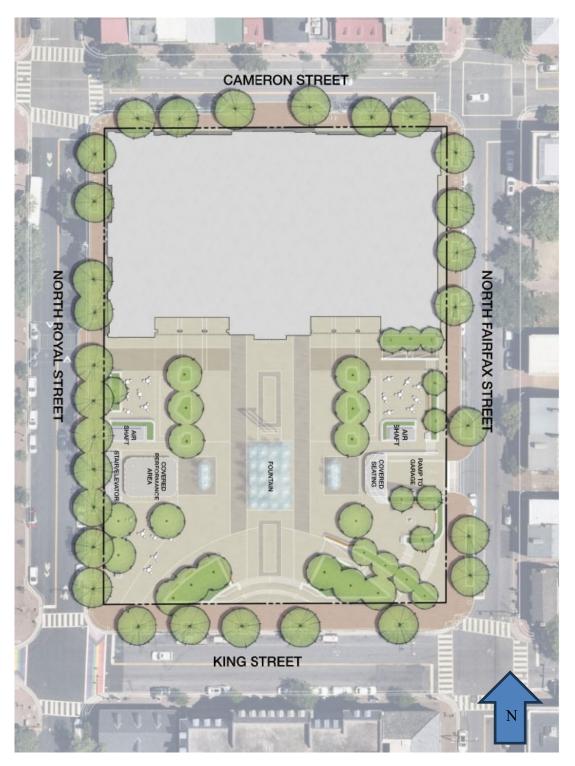
	Series #1	Series #2	Series #3	Series #4
	Listen & Envision	Discovery to Design	Design to Refine	City Hall Design
In-Person & Virtual Events Engaged	17 530	11 700	7 727	6 360
Individuals				
Online and Social	486,159	32,448	124,910	16,750
Media Presence	Online Views	Online Views	Online Views	Online Views

V. <u>CONCLUSION</u>

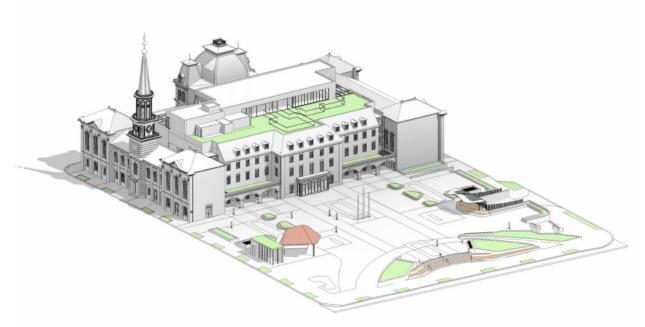
Staff recommends **approval** of the Development Site Plan subject to compliance with City codes, ordinances and standards.

City Staff:Jeremy McPike, Director, General Services
Karl Moritz, Director, Planning and Zoning
Jenine Kotob, Assistant Director of Capital Projects, General Services
Robert Kerns, AICP, Chief, Planning and Zoning
Sylvie Emanuel, Manager, Capital Projects, General Services
Dirk H. Geratz, AICP, Principal Planner, Planning and Zoning
Abigail Harwell, Urban Planner, Planning and Zoning
Gavin Pellitteri, Principal Planner, Stormwater Management, T&ES
Daphne Kott, Project Director, Department of Project Implementation
Dustin Smith, Green Building Manager, Office of Climate Action

VI. GRAPHICS



Graphic #1 – Proposed Site Plan



Graphic #2: Aerial View of Site and Building



Graphic #3 – Proposed Market Square Plaza and Update King Street Elevation of City Hall

C LICE	APPLICAT	ION			
	DEVELOPMENT SITE PLAN				
	DSP #	Proj	ect Name:	et Square Plaza and Garage	
		N: 301 King Street,		Street	
ТАХ МАР	REFERENC	E: 075.01-01-01, 0	75.01-01-02	zone: CD, KR	
APPLICA	νт				
Name:	City of	Alexandria			
Address:	<u>301 Ki</u>	ng Street			
PROPERT	Y OWNER				
Name:	City of	Alexandria			
Address:	<u>301 Ki</u>	ng Street			
PROPOSE	DUSE: C	ivic plaza space and pa	arking garage (acce	ssory use to a public building)	

THE UNDERSIGNED hereby applies for Development Site Plan 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.

Alfred Colem	an	K Egre	a Obernan
Print Name of Applicant	or Agent	Signature	
Mailing/Street Address		Telephone #	Fax #
		alfred.colem	an@alexandriava.gov
City and State	Zip Code	Email address	
		2/14/2025	
		Date	

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY		
Application Received: Fee Paid and Date:		
ACTION - PLANNING COMMISSION:		

application devt site plan.pdf

11/2019 Pnz\Applications, Forms, Checklists\Planning Commission

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

• The Owner • Contract Purchaser the subject property.

OLessee or

OOther: _____ of

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. City of Alexandria 301 King Street

Alexandria, VA 22314 (100%)

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

- **Yes.** Provide proof of current City business license.
 - **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT Use additional sheets if necessary

<u>1. Applicant.</u> 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.} City of Alexandria	301 King Street	100
2.		
3.		

<u>2. Property.</u> State the name, address and percent of ownership of any person or entity owning an interest in the property located at <u>301 King Street</u>, <u>Alexandria</u>, <u>VA 22314</u> (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.} City of Alexandria	301 King Street	100
2.		
3.		

<u>3. BusinessorFinancialRelationships.</u> Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

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

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

2/14/2025	Alfred Coleman

Alfred Coleman

Date

Printed Name

Signature

PRELIMINARY DEVELOPMENT SITE PLAN CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION ALEXANDRIA, VIRGINIA

NARRATIVE DESCRIPTION OF DEVELOPMENT

THE ALEXANDRIA CITY HALL SITE IS LOCATED AT 301 KING STREET AND THE ASSOCIATED MARKET SQUARE SITE IS LOCATED AT 108 NORTH FAIRFAX STREET. THE SCOPE OF THIS PROJECT IS TO COMPLETELY DEMOLISH AND RE-BUILD THE PARKING GARAGE WITH A NEW PLAZA ABOVE IT. ALSO INCLUDED IN THE SCOPE OF THIS PROJECT IS UPDATING THE STREETSCAPE/SIDEWALKS AROUND THE ENTIRE BLOCK OF MARKET SQUARE AND CITY HALL. A RENOVATION OF CITY HALL IS ALSO INCLUDED IN THE SCOPE OF THIS PROJECT.

THIS SITE IS BORDERED TO THE NORTH BY CAMERON STREET; TO THE SOUTH BY KING STREET; TO THE EAST BY NORTH FAIRFAX STREET; AND TO THE WEST BY CITY HALL AND NORTH ROYAL STREET.

SITE ACCESS: THE PRIMARY ACCESS TO THE SITE WILL BE FROM NORTH FAIRFAX STREET

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVER

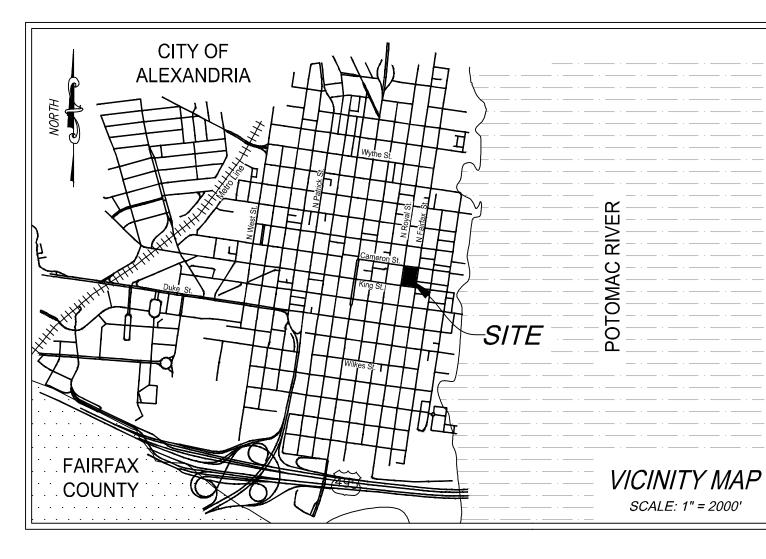
A. DEVELOPMENT SITE PLAN (DSP) FOR THE DEMOLITION AND RECONSTRUCTION OF MARKET SQUARE, BELOW GRADE PARKING GARAGE AND RENOVATION AND EXPANSION OF CITY HALL, AS APPLICABLE.

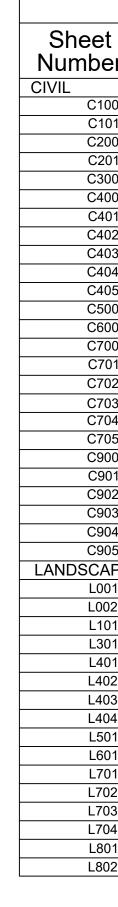
COMPLETE STREETS:

	New	Upgraded
Crosswalks (number)	1	0
Standard	0	0
High Visibility	1	0
Curb Ramps	2	8
Sidewalks (LF)	0	1175
Bicycle Parking (number o	f spaces)	
Public/Visitor	48	N/A
Private/Garage	24	N/A
Bicycle Paths (LF)	0	N/A
Pedestrian Signals	0	0

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







OWNER / APPLICANT CITY OF ALEXANDRIA 301 KING STREET ALEXANDRIA, VA 22314

(703) 746-4357

LANDSCAPE ARCHITECT LANDDESIGN

SCALE: 1" = 2000'

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

ARCHITECT

LEO A DALY 1200 19TH STREET NW, SUITE #220 WASHINGTON, DC. 20036 (202) 861-4600

TRANSPORTATION ENGINEER

GOROVE SLADE 225 REINEKERS LANE, SUITE 750 ALEXANDRIA, VA 22314 (703) 721-3044

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1	AVERAGE FINISHED GRADE EXHIBIT
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	DETAILS - DRAINAGE AND GRATES
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1 1 0 0					

A102	G-1 (GARAGE) AND B-1 LEVEL FLOOR PLAN
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A603	FLOOR AREA ANALYSIS - EXCLUSIONS

	DATE	
	02/17/25	PRELIMINARY DSP
TH OF	04/10/25	COMPLETENESS D
ATTE LE	06/04/25	VERIFICATION DSP
JOHN L. HĚLMS [▷] Lic. No.52485		
LIC. NO.32483		
ති 06/04/2025 දුව		
B 06/04/2025		
STONAL ST		

DATE	REVISION
02/17/25	PRELIMINARY DSP SUBMISSION
04/10/25	COMPLETENESS DSP SUBMISSION
06/04/25	VERIFICATION DSP SUBMISSION

APPROVED	
DEVELOPMENT SITE PLAN NO.	DSP2025-00005
DEPARTMENT OF PLANNING & ZON	ING
DIRECTOR	DATE
DEPT. OF TRANSPORTATION & ENVIRO	ONMENTAL SERVICES
SITE PLAN No.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

C100

113942

			1		2
	GE	NERAL NOTES	A SIN	TWO PARCELS FOR THIS SITE WILL BE CONSOLIDATED INTO IGLE PARCEL WITH THIS PLAN.	ZONING TABULATIONS
	1.			TAX PARCEL NUMBER IS PENDING "Y OF ALEXANDRIA, VIRGINIA GEOGRAPHIC AND IS ZONED CD RESPECTIVELY.	SITE LOCATIONS/ADDRESSES & TAX MAP NUMBERS:
	2.	THE UTILITY DESIGNATION / SHOWN HEREON ARE BASED	MARKINGS, PH D UPON A FIELE	YSICAL IMPROVEMENTS AND TOPOGRAPHY) SURVEY CONDUCTED BY THIS FIRM ON	EXISTING ZONING:
	3.	BETWEEN THE DATES OF SE		24 AND OCTOBER 21, 2024. CATED ON FLOOD INSURANCE RATE MAPS (FIRM)	PROPOSED ZONING:
			R 515519 0041 E	, REVISED JUNE 16, 2011. ZONE X, AREAS	EXISTING SITE AREA:
D	4.	OWNER: CITY OF ALEXAND	RIA (INSTRUME	ENT # 250005362)	PROPOSED SITE AREA:
	5.			NDRIA'S MARINE CLAY AREAS MAP DATED MARINE CLAY LOCATED IN THE VICINITY OF	EXISTING USE:
	6.	IN ACCORDANCE WITH THE F		DTECTION AREAS MAP ADOPTED JUNE 12, 2004	PROPOSED USE:
		BY THE CITY COUNCIL OF AL LOCATED ON THESE PROPE		ERE ARE NO RESOURCE PROTECTION AREAS	PROPOSED NUMBER OF UNITS:
	7. 8.	THIS PROJECT IS NOT LOCAT		INED SEWER AREA. ONE ABANDONED FUEL TANK LOCATED NEAR THE	UNITS PER ACRE REQUIRED: UNITS PER ACRE PROVIDED:
		CITY HALL BASEMENT, NO OTH	HER TANKS ARE	KNOWN.	GROSS FLOOR AREA EXISTING:
	9. 10.	SOILS OR CONTAMINATED GR	OUNDWATER.	RE NO AREAS ON-SITE CONTAINING CONTAMINATED	
		AND OTHER MATTERS OF TI	TLE MAY NOT E	E SHOWN HEREON.	
	11.			SURVEY NO INDICATIONS OF A CEMETERY WERE PROPERTY HAS BEEN MADE FOR POSSIBLE	GROSS FLOOR AREA PROPOSED:
	12. 13.			IL TYPE 98 URBAN LAND - GRIST MILL. S REFERENCED TO THE VIRGINIA STATE GRID	
	13.	NORTH AS ESTABLISHED FRO	OM A CURREN	I GPS SURVEY.	
С				IS REFERENCED TO THE NORTH AMERICAN)-12B (GEOID-18) AS ESTABLISHED FROM A	
					NET FLOOR AREA EXISTING:
		/IRONMENTAL SITE ASS		S, TRIBUTARY STREAMS, FLOODPLAINS,	
	CON	NECTED WETLANDS, ISOLATED	D WETLANDS, H	IGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER WETLANDS LOCATED ON THIS SITE.	
	AR	CHAEOLOGY NOTES			NET FLOOR AREA PROPOSED:
_	(7 C D	703-746-4399) IF ANY BURIED S [*] XISTERNS, ETC.) OR CONCENTF	TRUCTURAL RE RATIONS OF AF EASE IN THE AF	EXANDRIA ARCHAEOLOGY IMMEDIATELY EMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, RTIFACTS ARE DISCOVERED DURING REA OF THE DISCOVERY UNTIL A CITY ECORDS THE FINDS.	
		THE APPLICANT/CONTRACTOR S ON THE PROPERTY , UNLESS AU		OW ANY METAL DETECTION TO BE CONDUCTED ALEXANDRIA ARCHAEOLOGY.	PERMITTED FAR:
					PROPOSED FAR:
					PROPOSED BUILDING HEIGHT: PROPOSED AVERAGE FINISH GRADE:
					FRONTAGE REQUIRED:
в					FRONTAGE PROVIDED:
					LOT PROVIDED:
	SAN	NITARY SEWER OUTFAL	L NARRATI\	<u>/E</u>	YARDS REQUIRED:
	SITE PER	E, IT IS ESTIMATED THE NET SAI	NITARY SEWER O INDUSTRY 06	BSTAINTIALLY INCREASING DENSITY FOR THE R FLOW INCREASE WILL BE LESS THAN 10,000 GPD 3-14, AN ADEQUATE ANALYSIS IS NOT REQUIRED.	YARDS PROVIDED:
					PARKING REQUIRED:
	<u>SA</u>	NITARY DESIGN FLOWS	CALCULAT	IONS	PARKING PROVIDED:
		•	SF OFFICE SPA SF OFFICE SPA		
	CIT	Y OF ALEXANDRIA RECOMMEN 200 GPD/1,000 SF (FOR OFF			LOADING REQUIRED: LOADING PROVIDED:
		<u>STING FLOW</u> 0 GPD/1,000 SF) X 100,007 SF =2			EXISTING AVG. DAILY TRIPS:
	-	: (20,001 GPD / 7.48 GAL/CF) X ([s) = 0.031 CFS	PROPOSED AVG. DAILY TRIPS:
		AK FACTOR FOR LATERALS = 4. SIGN FLOW = 0.031 CFS X 4.0 =	APPROXIMATE AREA OF DISTURBANC		
A		OPOSED FLOW			OPEN SPACE PROVIDED:
	•	0 GPD/1,000 SF) X 105,934 SF = : (21,187GPD / 7.48 GAL/CF) X (D) = 0.033 CFS	BIKE PARKING REQUIRED:
		AK FACTOR FOR LATERALS = 4. SIGN FLOW = 0.033 CFS X 4.0 =	BIKE PARKING PROVIDED:		
	NE	T INCREASE IN FLOW = 85,314 C			
		TE: SINCE THE NET INCREASE NITARY SEWER ANALYSIS WILL			

075.01-01-01 (301 KING STREET) 075.01-01-02 (108 N FAIRFAX STREET)

CD (COMMERCIAL DOWNTOWN) - 075.01-01-01 KR (KING STREET URBAN RETAIL ZONE) - 075.01-01-02

CD (COMMERCIAL DOWNTOWN) / KR (KING STREET URBAN RETAIL ZONE)

37,185 S.F. OR 1.10 AC - 075.01-01-01 47,780 S.F. OR 1.10 AC - 075.01-01-02

84,965 S.F. OR 1.95 AC THE TWO PARCELS FOR THIS SITE WILL BE CONSOLIDATED PUBLIC BUILDING (OFFICE), CIVIL OPEN THIS PLAN. SPACE, AND PARKING

INTO A SINGLE PARCEL WITH THE TAX PARCEL NUMBER IS PENDING PUBLIC BUILDING (OFFICE), CIVIL OPEN

0 UNITS

N/A N/A

CITY HALL (075.01-01-01) 122.792 SF

SPACE, AND PARKING

MARKET SQUARE PLAZA (075.01-01-02) PLAZA = 303 SF GARAGE = 91,562 SF SUB-TOTAL = 91,865 SF

TOTAL = 214,657 SF

CITY HALL 152,072 SF

MARKET SQUARE PLAZA PLAZA = 1,928 SF GARAGE = 91,562 SF SUB-TOTAL = 93,490 SF

TOTAL = 245,562 SF

<u>CITY HALL (075.01-01-01)</u>

MARKET SQUARE PLAZA (075.01-01-02)

TOTAL = 100,028 SF

CITY HALL 104,808 SF

MARKET SQUARE PLAZA PLAZA = 1,675 SF

GARAGE = 0 SF SUB-TOTAL = 1,675 SF

TOTAL = 106,483 SF

1.5 1.28

75'

65'-1" AT ELEVATOR OVERRUN

32.4'

NO REQUIREMENT (4-505(A))

151' (N FAIRFAX AND N ROYAL), 247' (CAMERON)

NO REQUIREMENT (4-505(A))

84,965 S.F. OR 1.95 AC

NO REQUIREMENT (4-506(A))

NORTH = 2.7' SOUTH = 194.3' WEST = 2.2' EAST = 4.8'

NO REQUIREMENT (SEC. 8-33(B))

234 SPACES (160 STANDARD, 54 COMPACT, 12 EV, 3 OVERSIZED, 5 ACCESSIBLE)

NOTE: INFRASTRUCTURE SHALL BE PROVIDED FOR 8 EV MAKE-READY SPACES FOR CITY STAFF AND FOR 50% OF THE PUBLIC SPACES.

0 SPACES 0 SPACES

1,301 VPD

1,301 VPD

49,135 SF OR 1.13 ACRES

NO REQUIREMENT (4-506(A))

51,984 SF (1.19 AC.)

LONG TERM = 1 SPACE / 7,500 SF X (105,934 SF) = 15 SPACES

SHORT TERM = 1 SPACE / 20,000 SF X (105,934 SF) = 6 SPACES

LONG TERM = 24 SPACES (IN THE GARAGE) [16 FOR CITY HALL EMPLOYEES AND 8 FOR PUBLIC] SHORT TERM = 48 SPACES (AT GRADE)

NOTE: LONG TERM BIKE PARKING ARE FOR SPACES LOCATED IN THE GARAGE FOR THE CITY HALL EMPLOYEES TO USE. SHORT TERM BIKE PARKING IS FOR AT-GRADE BIKE SPACES FOR VISITORS OF CITY HALL AND THE PLAZA AND DOES NOT INCLUDE THE BIKESHARE SPACES.

GREEN BUILDING NARRATIVE

CITY OF ALEXANDRIA GREEN BUILDING POLICY

THE PROJECT INTENDS TO MEET THE REQUIREMENTS OF THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY TO TARGET THE REDUCTION OF ENERGY USE AND GREENHOUSE GAS EMISSIONS, INCREASED WATER EFFICIENCY, AND IMPROVED INDOOR ENVIRONMENTAL QUALITY. GREEN BUILDING CERTIFICATIONS

THE PROJECT WILL PURSUE LEED V4 CERTIFICATION PER CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY. THE PROJECT SHALL ACHIEVE LEED GOLD, AT A MINIMUM, IN COMPLIANCE WITH THE CITY'S GREEN BUILDING POLICY REQUIREMENTS FOR ALL NEW PUBLIC (CITY-OWNED BUILDINGS) PROJECTS. ADDITIONALLY, THE PROJECT INTENDS TO ACHIEVE THE PRIORITY PERFORMANCE POINTS, WHERE POSSIBLE. SHOULD THESE PRIORITY POINTS BE IMPOSSIBLE TO ACHIEVE DUE TO LIMITING CIRCUMSTANCES OF THE EXISTING SITE AND BUILDING, EXEMPTIONS WILL BE REQUIRED FROM THE CITY. THESE WILL NOT LIMIT THE PROJECT'S ABILITY TO ACHIEVE LEED GOLD AT A MINIMUM. NOTE THAT THIS PROJECT WILL PURSUE A SINGLE LEED CERTIFICATION FOR THE ENTIRE CITY HALL, MARKET SQUARE, AND GARAGE SCOPE RATHER THAN DISTINCT CERTIFICATIONS FOR EACH. ENERGY

LOAD REDUCTION STRATEGIES:

- BUILDING MASSING AND ORIENTATION: THE BUILDING, PLAZA, AND GARAGE MASSING AND ORIENTATION ARE ALREADY ESTABLISHED AND NO SIGNIFICANT CHANGES THAT IMPACT ENERGY CONSUMPTION ARE EXPECTED. THE EXPECTED SCOPE OF REPLACING THE GARAGE STRUCTURE ENABLES EASIER INSTALLATION AND INCREASED QUANTITY OF GEOTHERMAL BOREHOLES ON SITE
- <u>BASIC ENVELOPE ATTRIBUTES</u>: THE PROJECT AIMS TO IMPROVE THE EXISTING ROOF ASSEMBLY AND ITS PERFORMANCE TO CODE (ASHRAE 90.1-2019) MINIMUM, U-0.32. THE PROJECT TEAM ALSO AIMS TO IMPROVE THE EXISTING GLAZING ASSEMBLY TO CODE MINIMUM OR BETTER, U-0.35 AND SHGC-0.36. THE PROPOSED DESIGN INTENDS TO PRESERVE THE EXISTING EXTERIOR WALL INTEGRITY, WHILE INCREASING INSULATION IN THE EXISTING WALL TO ACHIEVE A PERFORMANCE VALUE OF U-0.066 AND ALL NEW EXTERIOR WALLS TO HAVE A PERFORMANCE VALUE OF U-0.050. THIS IMPROVEMENT IS EXPECTED TO REDUCE THE LOAD.
- LIGHTING: THE PROJECT TEAM IS TARGETING A LIGHTING POWER DENSITY (LPD) OF APPROXIMATELY 20% LOWER THAN CODE (ASHRAE 90.1-2019). IN ADDITION TO ALL LIGHTING CONTROL COMPLYING WITH CODE, THE PROJECT TEAM ALSO PLANS TO INCLUDE ADVANCED LIGHTING CONTROLS AND SENSORS IN ADDITIONAL SPACES. THESE STRATEGIES WILL HELP REDUCE THE INTERNAL LOAD GENERATED BY EXCESSIVE LIGHTING IN THE BUILDING AND REDUCE THE ENERGY CONSUMED BY LIGHTING.
- PLUG AND PROCESS LOADS: THE PROJECT TEAM IS TARGETING A RELATIVELY LOW PLUG DENSITY. NO SINGLE SPACE SHALL HAVE A PLUG DENSITY HIGHER THAN 1W/SF, EXCEPT CRITICAL SPACES LIKE THE MECHANICAL AND IT ROOMS. THIS APPROACH WILL REDUCE THE COOLING REQUIRED FOR THE BUILDING, THUS REDUCING COOLING ENERGY

PRELIMINARY ENERGY SAVINGS ESTIMATES: PRELIMINARY ENERGY MODEL RESULTS REFLECT PERFORMANCE OF THE WHOLE BUILDING DESIGN INCLUSIVE OF THE MARKET SQUARE SITE LIGHTING. THESE RESULTS SHOW THE PROJECT'S ENERGY USE INTENSITY (EUI) IS ESTIMATED TO BE 27 KBTU/SF-YR BEFORE ANY ONSITE RENEWABLE ENERGY GENERATION IS ACCOUNTED FOR. THIS EQUATES TO 34% ENERGY AND ENERGY COST SAVINGS RELATIVE TO THE LEED BASELINE, 45 KBTU/SF-YR. WHEN 112,600 KWH OF ON-SITE SOLAR PV IS ACCOUNTED FOR, RESULTS SHOW AN ADDITIONAL 6% OF TOTAL SITE ENERGY AND COST SAVINGS, RESULTING IN A TOTAL OF 40% SITE ENERGY AND ENERGY COST SAVINGS. RENEWABLE ENERGY PRODUCTION: ON-SITE AND OFF-SITE RENEWABLE ENERGY WILL BE INCLUDED IN THE DESIGN TO OFFSET 100% OF THE PROJECT'S ENERGY USE. ON-SITE RENEWABLE ENERGY GENERATION WILL BE PRIORITIZED BY MAXIMIZING SOLAR PV ON-SITE TO THE EXTENT IT MAKES SENSE FOR THE PROJECT. PRELIMINARY CONSIDERATIONS FOR LOCATION OF PV ARRAYS ON-SITE INCLUDE THE BUILDING'S ROOFTOP AND MARKET SQUARE. THE PROJECT PLANS TO INCLUDE TRADITIONAL PV ON A PORTION OF THE ROOFTOP AND PV CANOPIES FOR PORTIONS OF MARKET SQUARE. WITH POTENTIAL TO PROVIDE SHADE. REDUCE HEAT ISLAND EFFECT AND DOUBLE AS PERMANENT STRUCTURES FOR THE MARKET SQUARE WEEKLY FARMER'S MARKET. PRELIMINARY ESTIMATES OF THE PROPOSED ON-SITE ARRAYS INCLUDE A 57 KW TRADITIONAL ROOFTOP ARRAY ON THE NEW. FLAT ROOF AND A TOTAL CAPACITY OF 41 KW OF CANOPY PV AT MARKET SQUARE. OFFSETTING 10% OF THE PROJECT'S ANNUAL ENERGY USE

ON-SITE, RESULTING IN A REDUCED EUI OF 24 KBTU/SF-YR. THE PROJECT HAS SITE CONSTRAINTS THAT MAKE PRODUCING 100% OF THE BUILDING'S ANNUAL ENERGY CONSUMPTION VIA ON-SITE RENEWABLE ENERGY VERY DIFFICULT. THE CITY WILL THEREFORE ALSO CONSIDER OPTIONS TO GENERATE RENEWABLE ENERGY OFF-SITE, WITH PREFERENCE FOR A NEARBY LOCATION WITHIN THE COMMUNITY. NET ZERO ENERGY: THE PROJECT WILL BE DESIGNED USING NET ZERO STRATEGIES TO THE EXTENT POSSIBLE BUT WILL NOT PURSUE FORMAL NET

ZERO ENERGY CERTIFICATION. BASED ON THE PRELIMINARY ENERGY ANALYSIS REPORT AND ON-SITE RENEWABLE ENERGY CAPACITY, 1,075,000 KWH OF RENEWABLE ENERGY WILL NEED TO BE GENERATED OFF-SITE AND DEDICATED TO THIS PROJECT TO OFFSET OVER 100% OF THE PROJECT'S ANNUAL ENERGY CONSUMPTION AND ACHIEVE TRUE NET-ZERO. COMMISSIONING: CONTRACTING OF THE COMMISSIONING AGENT AS THE OWNER'S PROJECT CONSULTANT IS ANTICIPATED, BUT NOT YET IN PLACE.

THE PROJECT PLANS TO INCLUDE FUNDAMENTAL AND ENHANCED COMMISSIONING SCOPE IN LINE WITH LEED STANDARDS, REQUIREMENT THE COMMISSIONING AGENT TO BE BROUGHT ON BOARD BY MID-DD PHASE WATER

OUTDOOR WATER EFFICIENCY STRATEGIES: MARKET SQUARE WILL USE NATIVE PLANTINGS AND PLANTINGS THAT REQUIRE MINIMAL IRRIGATION SO THAT NO PERMANENT IRRIGATION IS NEEDED BEYOND THE ESTABLISHMENT PERIOD. RAINWATER HARVESTING IS INCLUDED IN THE PROPOSED DESIGN, WITH THE INTENT OF USING RECLAIMED WATER FOR FIXTURE FLUSHING IN THE BUILDING AND SUPPLEMENTAL IRRIGATION AS NEEDED ON-SITE. ADDITIONALLY, THE DESIGN IS MEETING THE GREEN BUILDING POLICY REQUIREMENTS FOR STORMWATER MANAGEMENT WITH GREEN INFRASTRUCTURE, INCLUDING THE USE OF A MIX OF BIORETENTION ON THE PLAZA, GREEN ROOF ON THE PLAZA, AND BIORETENTION STREET TREES. INDOOR WATER EFFICIENCY STRATEGIES: THE GARAGE AND MARKET SQUARE WILL HAVE MINIMAL INDOOR WATER USE, BUT RESTROOMS IN CITY HALL WILL SUPPORT THESE OUTDOOR SPACES. FOR THAT SCOPE, ALL NEWLY INSTALLED TOILETS, URINALS, LAVATORY FAUCETS, AND SHOWERHEADS WILL BE WATERSENSE LABELED. EFFICIENT LOW-FLOW AND FLUSH FIXTURES WILL BE PROVIDED FOR LOW FLOW AND LOW FLUSH FIXTURES. TO MAXIMIZE WATER SAVINGS FOR THE PROJECT, THE PROPOSED DESIGN INCLUDES RECLAMATION, STORAGE AND TREATMENT OF RAINWATER AND HVAC CONDENSATE FOR FLUSHING OF WATER CLOSETS AND URINALS IN THE BUILDING.

INDOOR ENVIRONMENTAL QUALITY

DAYLIGHTING: THE PROJECT IS LIMITED TO SOME CONSTRAINTS ASSOCIATED WITH PRESERVATION OF AN EXISTING, HISTORIC BUILDING, SUCH AS AREAS WITH LIMITED GLAZING, THE EXISTING PLACEMENT OF GLAZING, QUANTITY AND DENSITY OF OFFICES, AND DEEP FLOOR PLAN. HOWEVER, THE PROJECT WILL CONTINUE TO DESIGN FOR MAXIMUM NATURAL DAYLIGHTING IN ALL OCCUPIED SPACES TO THE EXTENT POSSIBLE. TO DO SO, THE PROPOSED DESIGN INCLUDES STRATEGIES SUCH AS STRATEGIC PROGRAMMING AND IMPLEMENTATION OF SKYLIGHTS IN INTERIOR SPACES THAT ARE DEEPER IN THE FLOORPLATE. ADDITIONAL STRATEGIES SUCH AS FURNITURE LAYOUTS WILL BE CONSIDERED AND IMPLEMENTED AS THE DESIGN PROGRESSES AND WILL BE INFORMED BY DAYLIGHT ANALYSES THAT WILL BE PERFORMED IN LATER PHASES OF THE PROJECT. INTERIOR AIR QUALITY: THE PROJECT WILL BE DESIGNED USING HEALTHY AND SUSTAINABLE MATERIALS, INCLUDING INTERIOR PRODUCTS WITH LOW VOCS TO REDUCE CHEMICAL EMISSIONS IN OCCUPIED SPACES. ADDITIONALLY, THE PROJECT PLANS TO CONDUCT INDOOR AIR QUALITY TESTING AHEAD OF OCCUPANCY TO VERIFY PERFORMANCE AND ENSURE THE INDOOR AIR QUALITY IS ACCEPTABLE FOR OCCUPANTS. CONSTRUCTION IAQ: THE PROJECT WILL DEVELOP AND IMPLEMENT A CONSTRUCTION IAQ MANAGEMENT PLAN TO ALIGN THE TEAM ON ROLES, RESPONSIBILITIES, AND PROCEDURES THAT SHOULD BE FOLLOWED DURING CONSTRUCTION. THE IAQ MANAGEMENT PLAN, IN LINE WITH LEED STANDARDS WILL HELP THE PROJECT MEET AND EXCEED THE CONTROL MEASURES OF THE SMACNA IAQ GUIDELINES FOR BUILDINGS UNDER CONSTRUCTION, INCLUDING HVAC PROTECTION, SOURCE CONTROL, PATHWAY INTERRUPTION, HOUSEKEEPING, AND SCHEDULING STRATEGIES. OCCUPANT THERMAL COMFORT: OCCUPANT COMFORT IN THE INTERIOR SPACE IS A PRIORITY FOR THE PROJECT. TO ENSURE OCCUPANTS ARE COMFORTABLE WITH THEIR INTERIOR THERMAL ENVIRONMENTS, THE PROJECT WILL BE DESIGNED TO INCLUDE THERMAL COMFORT CONTROLLABILITY FOR OCCUPANTS IN REGULARLY OCCUPIED SPACES, INCLUDING STRATEGIES SUCH AS THERMOSTAT CONTROLLABILITY.

[NARRATIVE PROVIDED BY: R.G. VANDERWEIL ENGINEERS, LLP]

- RIM ELEV: 27.12 (GIS #005318IN) INV IN = 22.03 (12" DIP FROM WEST) INV IN = 22.30 (15" RCP FROM 605) INV OUT 20.30 (15" RCP TO 5035)
 - RIM ELEV: 26.00 (GIS #002960SMH) INV IN = 18.48 (15" RCP FROM 600) INV IN = 18.71 (18" RCP FROM 2575) INV IN = 18.59 (15" RCP FROM 2578) INV OUT = 18.09 (18" RCP TO EAST)

STORM STRUCTURE DATA

RIM ELEV: 26.91 (GIS #005319IN)

INV IN = 23.59 (8" PVC FROM WEST)

INV OUT = 23.17 (15" RCP TO 600)

- RIM ELEV: 26.21 (GIS #002959SMH) INV IN = 18.83 (15" RCP FROM NORTHWEST) INV IN = 20.04 (10" RCP FROM 2579) INV IN = 18.61 (15" RCP FROM SOUTH) INV IN = 20.51 (12" RCP FROM 2504) INV OUT = 18.55 (15" RCP TO 5135)
- RIM ELEV: 24.87 (GIS #005293IN) INV IN = 21.51 (12" RCP FROM 2581) INV OUT = 21.21 (12" RCP TO 2578)
- RIM ELEV: 25.09 (NO GIS #) ^J INV OUT 21.59 (12" RCP TO 2579)
- RIM ELEV: 26,97 (GIS #005316IN) INV IN = 23.37 (6" PVC ROOF DRAIN FROM SOUTH) INV IN = 23.01 (15" RCP FROM 2516) INV OUT = 22.60 (12" RCP TO 2578)
- RIM ELEV: 27.18 (GIS #005317IN) INV IN = 23.89 (6" ROOF DRAIN FROM WEST) INV OUT = 23.44 (15" RCP TO 2504)
- RIM ELEV: 27.83 (GIS #002961SMH) INV IN = 21.28 (18" RCP FROM WEST) INV IN = 21.75 (??? FROM SOUTH) INV OUT 21.13 (18" RCP TO 5135)
- RIM ELEV: 26.63 (GIS #5890SSMH) INV IN = 17.28 (12" DIP FROM 2576) INV OUT = 17.28 (10" DIP TO EAST)
- RIM ELEV: 26.76 (GIS #005889SSMH) INV IN = 17.43 (12" DIP FROM 2569) INV IN = 20.34 (12" DIP FROM SOUTH) INV OUT = 17.34 (12" DIP TO 2577)
- RIM ELEV: 28.37 (GIS #005783SSMH) INV IN = 19.31 (12" DIP FROM SOUTH (BLDG)) INV IN = 18.79 (12" DIP FROM WEST) INV IN = 18.82 (12" DIP FROM NORTHWEST) INV OUT 18.78 (12" DIP TO 2576)
- RIM ELEV: 30.06 (GIS #002962SMH) INV IN 24.58 (15" RCP FROM 2142) INV OUT 24.53 (15" RCP TO EAST)

SANITARY STRUCTURE DATA

- RIM ELEV: 29.91 (GIS #005883SSMH) [/] INV IN = 21.62 (12" RCP(PVC?) FROM BLDG.) INV OUT = 21.40 (12" RCP TO 1376)
- RIM ELEV: 30.19 (GIS #005852SSMH) [/] INV IN = 20.95 (12" RCP FROM 1723) INVOUT = 20.95 (12" RCP TO 203)
- RIM ELEV: 28.86 (GIS #005881SSMH) INV IN = 20.42 (12" RCP FROM 1376) INV IN = 21.20 12" RCP FROM WEST) INV OUT = 20.05 (12" RCP TO 204)
- RIM ELEV: 28.56 (GIS #005880SSMH) INV IN = 19.41 (12" RCP FROM 204) INV OUT = 19.32 (12" RCP OUT TO EAST)

APPROVED

DEVELOPMENT SITE PLAN NO.

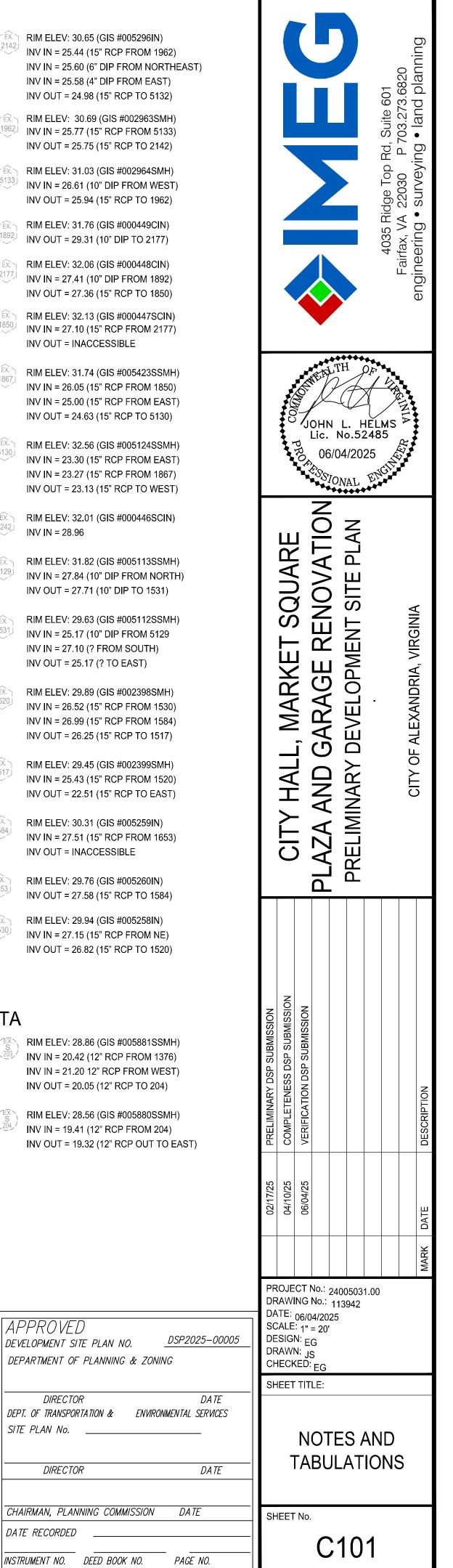
DIRECTOR

SITE PLAN No.

DIRECTOR

DATE RECORDED

DEPARTMENT OF PLANNING & ZONING



INSTRUMENT NO. DEED BOOK NO. PAGE NO.

CHAIRMAN, PLANNING COMMISSION DATE

RIM ELEV: 30.65 (GIS #005296IN)

INV IN = 25.44 (15" RCP FROM 1962)

INV IN = 25.58 (4" DIP FROM EAST)

INV OUT = 24.98 (15" RCP TO 5132)

RIM ELEV: 30.69 (GIS #002963SMH)

INV OUT = 25.75 (15" RCP TO 2142)

INV IN = 26.61 (10" DIP FROM WEST)

INV OUT = 25.94 (15" RCP TO 1962)

RIM ELEV: 32.06 (GIS #000448CIN)

INV IN = 27.41 (10" DIP FROM 1892)

INV OUT = 27.36 (15" RCP TO 1850)

RIM ELEV: 32.13 (GIS #000447SCIN)

RIM ELEV: 31.74 (GIS #005423SSMH)

INV IN = 26.05 (15" RCP FROM 1850)

INV OUT = 24.63 (15" RCP TO 5130)

RIM ELEV: 32.56 (GIS #005124SSMH)

INV IN = 23.30 (15" RCP FROM EAST)

INV IN = 23.27 (15" RCP FROM 1867)

INV OUT = 23.13 (15" RCP TO WEST)

RIM ELEV: 32.01 (GIS #000446SCIN)

RIM ELEV: 31.82 (GIS #005113SSMH)

INV OUT = 27.71 (10" DIP TO 1531)

RIM ELEV: 29.63 (GIS #005112SSMH)

INV IN = 25.17 (10" DIP FROM 5129

RIM ELEV: 29.89 (GIS #002398SMH)

INV IN = 26.52 (15" RCP FROM 1530)

INV IN = 26.99 (15" RCP FROM 1584)

INV OUT = 26.25 (15" RCP TO 1517)

RIM ELEV: 29.45 (GIS #002399SMH)

INV IN = 25.43 (15" RCP FROM 1520)

INV OUT = 22.51 (15" RCP TO EAST)

INV IN = 27.51 (15" RCP FROM 1653)

RIM ELEV: 30.31 (GIS #005259IN)

RIM ELEV: 29.76 (GIS #005260IN)

RIM ELEV: 29.94 (GIS #005258IN)

INV IN = 27.15 (15" RCP FROM NE)

INV OUT = 26.82 (15" RCP TO 1520)

INV OUT = 27.58 (15" RCP TO 1584)

INV OUT = INACCESSIBLE

(FX)

INV IN = 27.10 (? FROM SOUTH)

INV OUT = 25.17 (? TO EAST)

¹⁵¹²⁹ INV IN = 27.84 (10" DIP FROM NORTH)

INV IN = 28.96

INV IN = 25.00 (15" RCP FROM EAST)

¹⁸⁵⁰ INV IN = 27.10 (15" RCP FROM 2177)

INV OUT = INACCESSIBLE

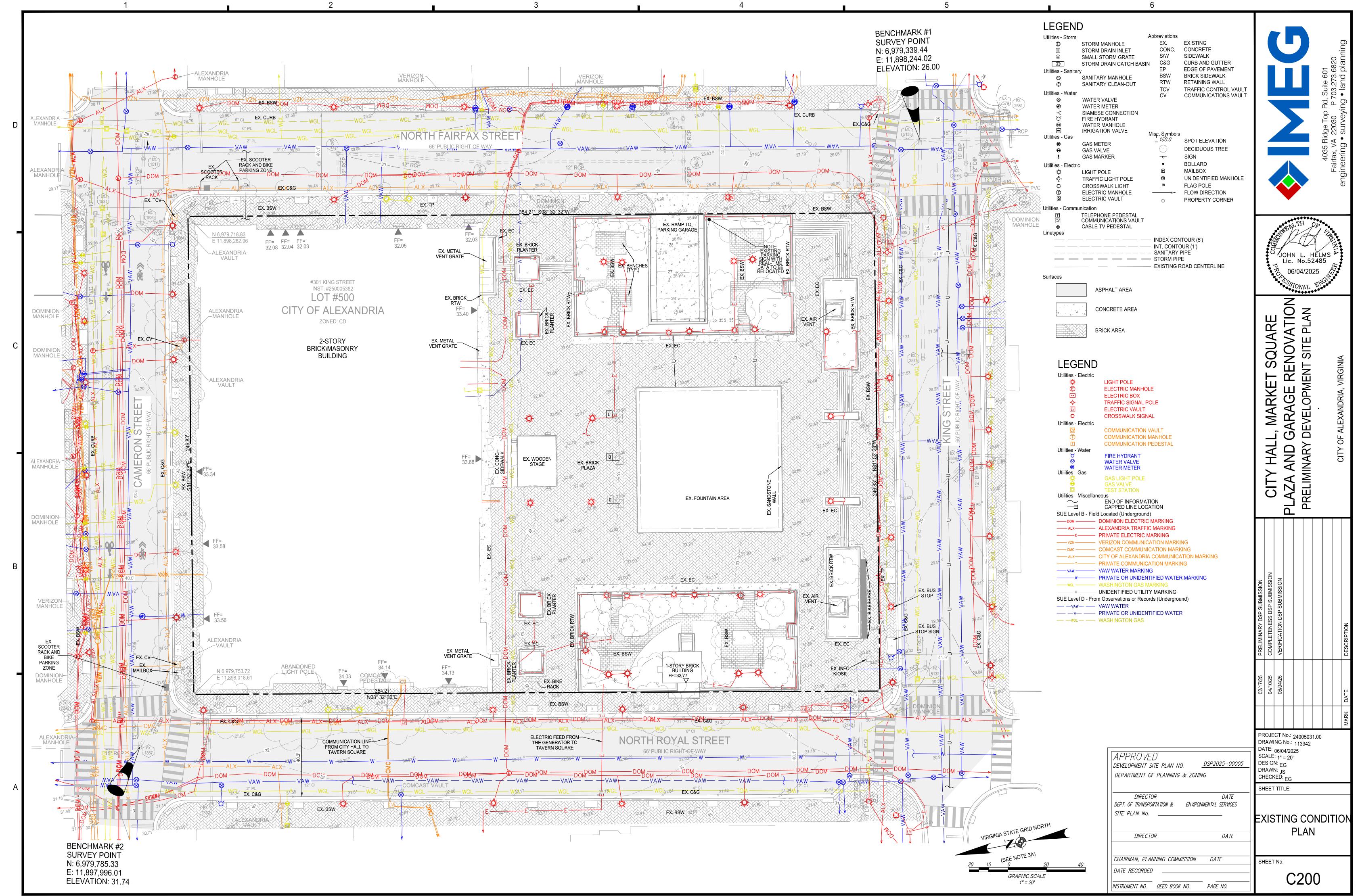
¹⁹⁶² INV IN = 25.77 (15" RCP FROM 5133)

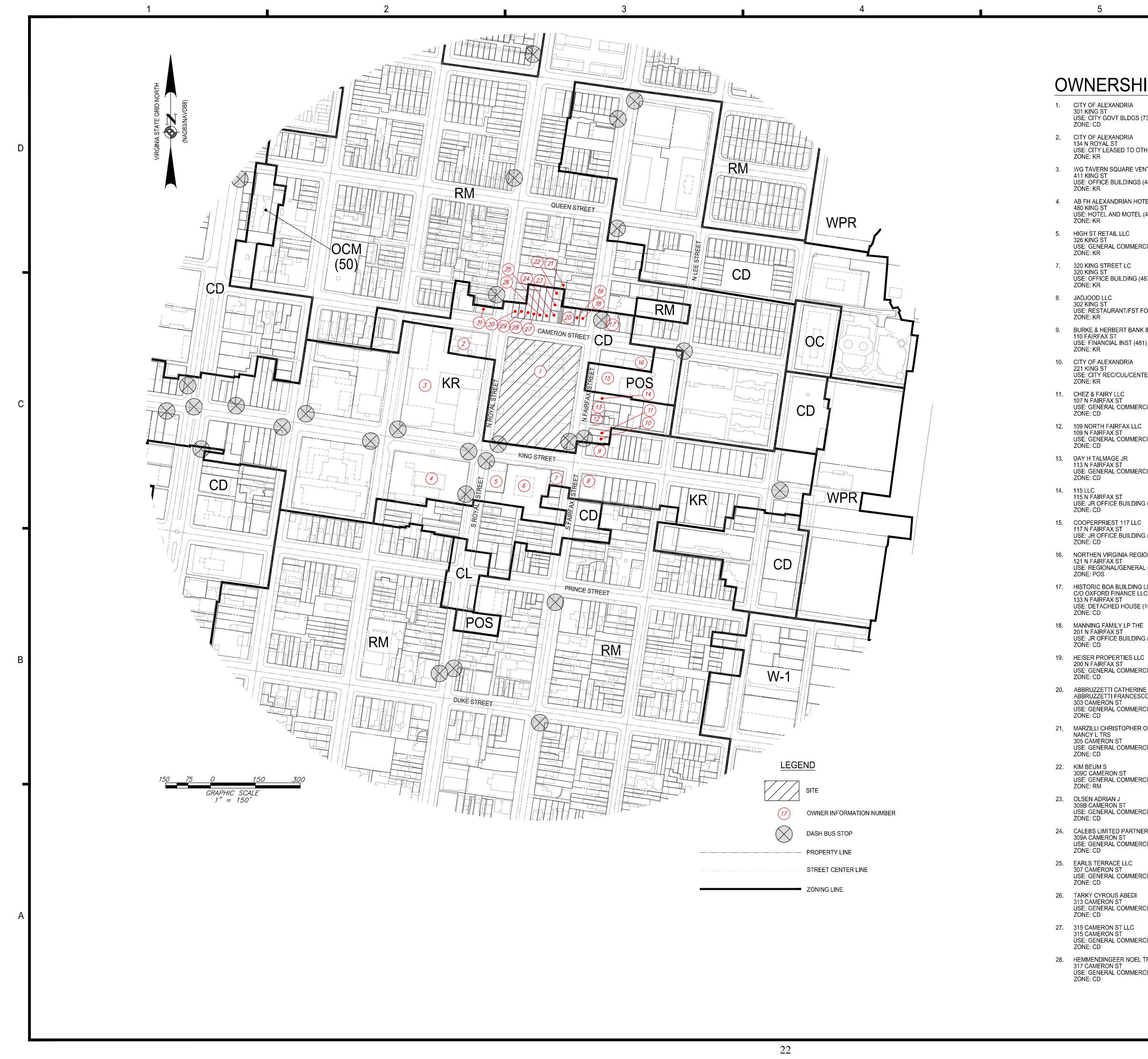
「記」 RIM ELEV: 31.03 (GIS #002964SMH)

RIM ELEV: 31.76 (GIS #000449CIN)

INV OUT = 29.31 (10" DIP TO 2177)

INV IN = 25.60 (6" DIP FROM NORTHEAST)





OWNERSHIP INFORMATION

CITY OF ALEXANDRIA 301 KING ST USE: CITY GOVT BLDGS (730) ZONE: CD

USE: CITY LEASED TO OTHER (736) ZONE: KR

3. WG TAVERN SQUARE VENTURE LLC USE: OFFICE BUILDINGS (487) ZONE: KR

4. AB FH ALEXANDRIAN HOTEL OWNER LLC USE: HOTEL AND MOTEL (470) ZONE: KR

HIGH ST RETAIL LLC 326 KING ST USE: GENERAL COMMERCIAL (400)

7. 320 KING STREET LC 320 KING ST USE: OFFICE BUILDING (487)

USE: RESTAURANT/FST FOOD (474)

9. BURKE & HERBERT BANK & TRUST COMPANY 110 FAIRFAX ST USE: FINANCIAL INST (481) ZONE: KR

USE: CITY REC/CUL/CENTERS (732)

USE: GENERAL COMMERCIAL (400) ZONE: CD

109 N FAIRFAX ST USE: GENERAL COMMERCIAL (400) ZONE: CD

USE: GENERAL COMMERCIAL (400) ZONE: CD

USE: JR OFFICE BUILDING (489) ZONE: CD

USE: JR OFFICE BUILDING (489) ZONE: CD

16. NORTHEN VIRGINIA REGIONAL PARK AUTH 121 N FAIRFAX ST USE: REGIONAL/GENERAL (720)

17. HISTORIC BOA BUILDING LLC C/O OXFORD FINANCE LLC 133 N FAIRFAX ST USE: DETACHED HOUSE (100) ZONE: CD

USE: JR OFFICE BUILDING (489) ZONE: CD

USE: GENERAL COMMERCIAL (400) ZONE: CD

20. ABBRUZZETTI CATHERINE C ABBRUZZETTI FRANCESCO 303 CAMERON ST USE: GENERAL COMMERCIAL (400)

21. MARZILLI CHRISTOPHER OR

USE: GENERAL COMMERCIAL (400)

USE: GENERAL COMMERCIAL (400)

309B CAMERON ST USE: GENERAL COMMERCIAL (400)

24. CALEBS LIMITED PARTNERSHIP 309A CAMERON ST USE: GENERAL COMMERCIAL (400) ZONE: CD

USE: GENERAL COMMERCIAL (400)

USE: GENERAL COMMERCIAL (400)

315 CAMERON ST USE: GENERAL COMMERCIAL (400)

28. HEMMENDINGEER NOEL TR 317 CAMERON ST USE: GENERAL COMMERCIAL (400) ZONE: CD

- 29. HOUSE OF PHI LLC 319 CAMERON ST
- 30. ABEDI CYROUS TARKY 323 CAMERON ST USE: GENERAL COMMERCIAL (400) ZONE: CD
- 31. LASKER AMANDA BROWN TR 325 CAMERON ST USE: GENERAL COMMERCIAL (400) ZONE: CD
- 32. 200 NR LLC 200 N ROYAL ST USE: JR OFFICE BUILDING (489) ZONE: CD

USE: GENERAL COMMERCIAL (400) ZONE: CD

APPROVED DEVELOPMENT SITE PLAN NO. DSP2025-00005 DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No.

DATE

DATE

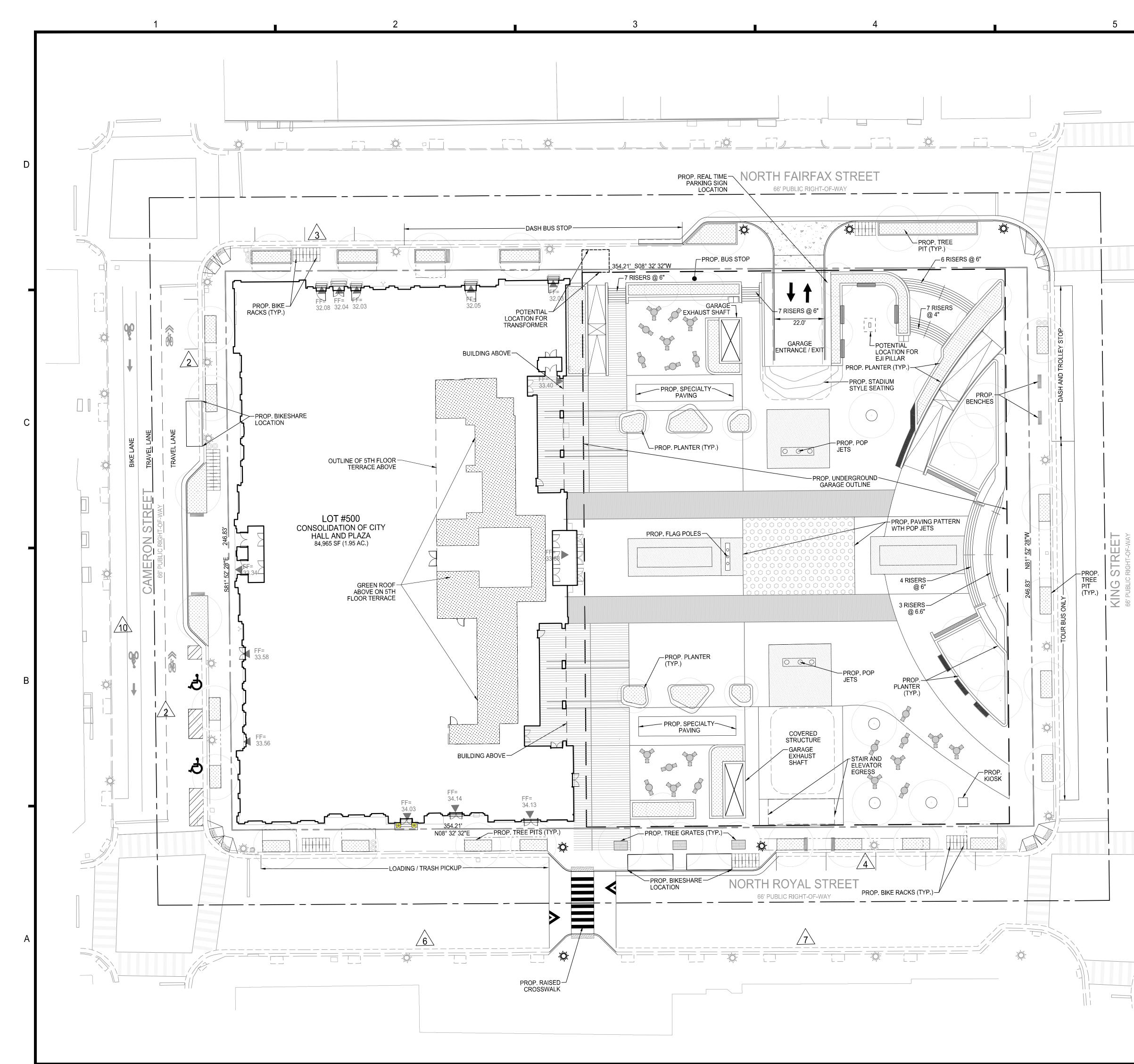
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CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED

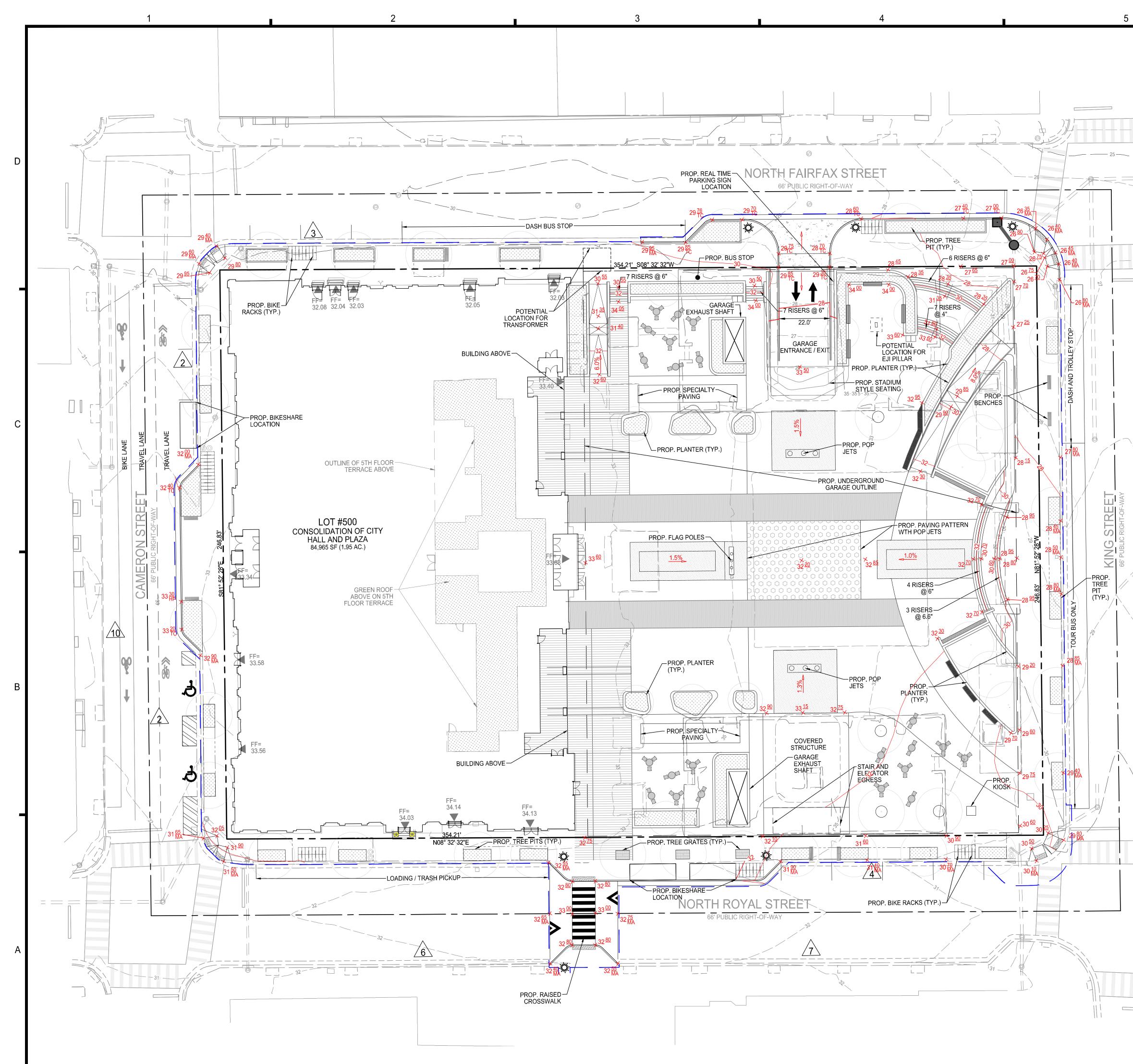
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DIRECTOR

								4035 Ridge Top Rd, Suite 601	Fairtax, VA 22030 P 703.273.6820	erigirieeririg • surveyirig • laria piariririg
		COR	Con S PROF	DHILIC.	N L N L S/04			MS 5	AINIA 433	
		CITY HALL MARKET SOUARE		TPI AZA AND GARAGE RENOVATION			-		CITY OF ALEXANDRIA VIRGINIA	
	02/17/25 PRELIMINARY DSP SUBMISSION	04/10/25 COMPLETENESS DSP SUBMISSION	06/04/25 VERIFICATION DSP SUBMISSION							ATE DESCRIPTION
	PR	OJE	СТІ	No.:	2400)503	1.00			MARK DATE
_	DR DA SC DE DR CH	AWI TE: SIGI SIGI AWI IECM	NG 06/0 : 1" N: E N: J (ED:	NO.: 4/20 = 20' G S EG	113 25	942				
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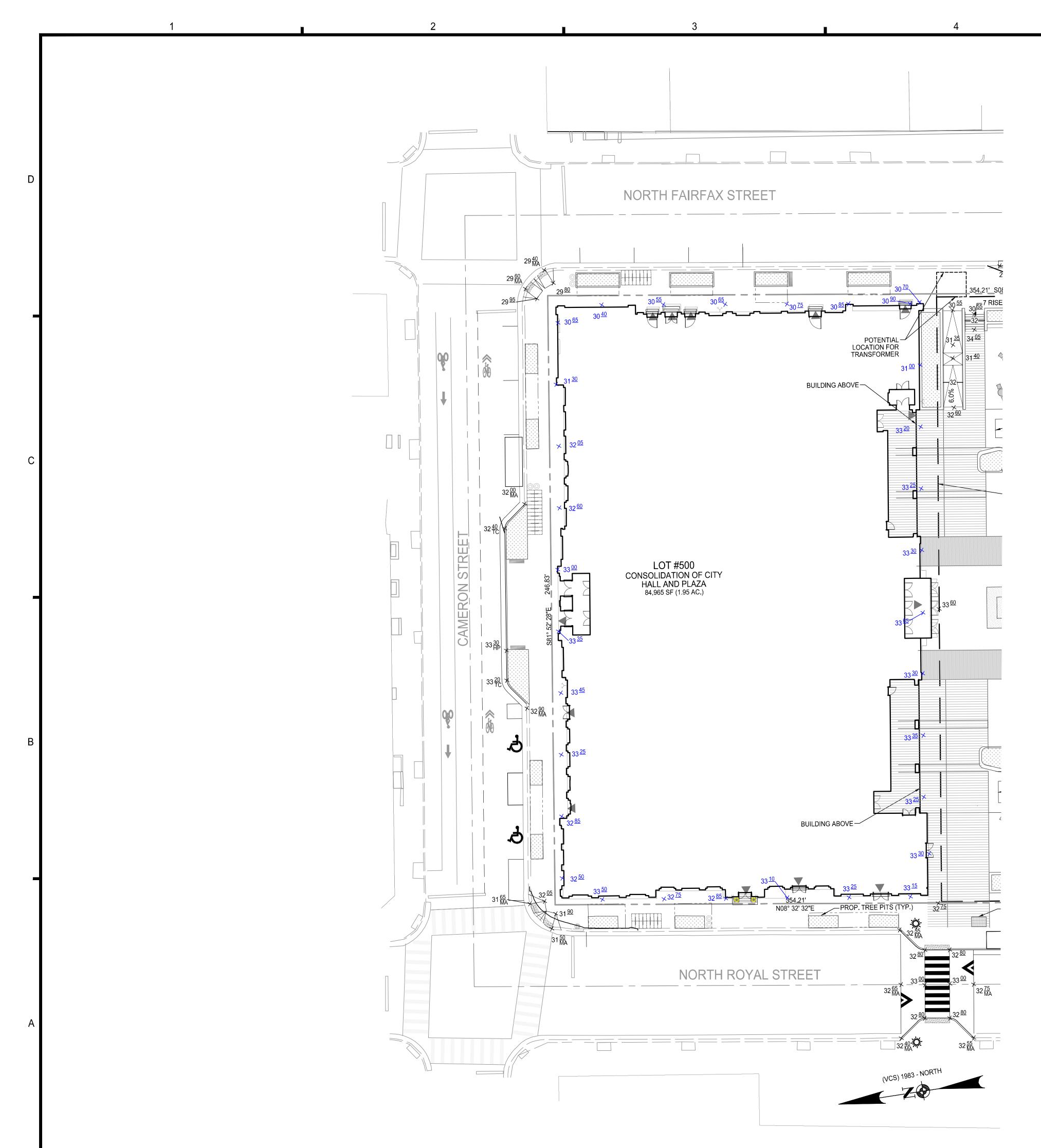
	D: CURB AND GUTTER (CSCG-3) HEADER CURB PROPERTY LINE GARAGE FOOTPRINT BELOW VEGETATION		4035 Ridge Top Rd, Suite 601 Fairfax, VA 22030 P 703.273.6820 engineering • surveying • land planning
	GREEN ROOF		TH OF L. HELMS No.52485 V04/2025
2. SEE SHEET (3. THE EXISTIN TO BE RELOO REFER TO SH 4. REFER TO LA PROPOSED F 5. THE TWO PA CONSOLIDAT PLAN.	RECYCLING PICKUP WILL OCCUR ALONG AL STREET. THE BINS WILL BE STORED DING AND WHEELED OUT FOR PICKUP. C402 FOR ALL UTILITIES INFORMATIONS. IG PARKING SIGN WITH REAL-TIME DATA CATED NEAR THE GARAGE ENTRANCE, HEET C200 FOR LOCATION OF THE SIGN. ANDSCAPE SHEET L101 FOR ALL PAVING MATERIALS. ARCELS FOR THIS SITE WILL BE TED INTO A SINGLE PARCEL WITH THIS HEET C400 FOR LIMITS OF DISTURBANCE.	CITY HALL, MARKET SQUARE	CITY OF ALEXANDRIA, V
		PRELIMINARY DSP SUBMISSION COMPLETENESS DSP SUBMISSION VERIFICATION DSP SUBMISSION	DESCRIPTION
		02/17/25 04/10/25 06/04/25	MARK DATE
VIRGINIA STATE GRID NORTH VIRGINIA STATE GRID NORTH (SEE NOTE 3A)	APPROVED DEVELOPMENT SITE PLAN NODSP2025-00005 DEPARTMENT OF PLANNING & ZONING DIRECTORDATE DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No DIRECTOR		24005031.00 113942 25
20 10 0 20 40 GRAPHIC SCALE 1" = 20'	CHAIRMAN, PLANNING COMMISSION DATE DATE DATE INSTRUMENT NO. DEED BOOK NO.	SHEET No.	300



:\Projects\24005031.00\113942 Market Square Plaza DSUP\C400 PRELIMINARY GRADING PLAN.dwg, 6/9/2025 10:45:21 AM, August Hinnenkamp,

LEGEND: × 33.55 SPOT SHOT MA MATCH EXISTING TC TOP OF CURB HP HIGH POINT LP LOW POINT 30 CONTOUR LIMITS OF IMPROVEMENTS					4035 Ridge Top Rd, Suite 601 Fairfax, VA 22030 P 703.273.6820	surveyir
NOTE: GRADING SHOWN IS FOR PRELIMINARY PURPOSES ONLY AND WILL BE FURTHER DEVELOPED AS THE PROJECT PROGRESSES.		COMAN COMAN	JOHN Lic. 06/	No.524 04/2029 ONAL	<u> H</u>	
		I CITY HALL. MARKET SQUARE	PLAZA AND GARAGE RENOVATION	PRELIMINARY DEVELOPMENT SITE PLAN		CITY OF ALEXANDRIA, VIRGINIA
	02/17/25 PRELIMINARY DSP SUBMISSION		06/04/25 VERIFICATION DSP SUBMISSION			DATE DESCRIPTION
APPROVED DEVELOPMENT SITE PLAN NO. DSP2025-00005 DEPARTMENT OF PLANNING & ZONING DIRECTOR DATE DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES	DR/ DA ⁻ SC/ DES DR/ CHI	AVVIN TE: ₀ ALE: SIGN AWN ECKE	06/04/202 1" = 20'	4005031. 113942 5	00	MARK
VIRGINIA STATE GRID NORTH VIRGINIA STATE GRID NORTH SITE PLAN No. DIRECTOR DATE DIRECTOR DATE DATE RECORDED INSTRUMENT NO.	SH			IMIN/ ING F 400	PLAN	





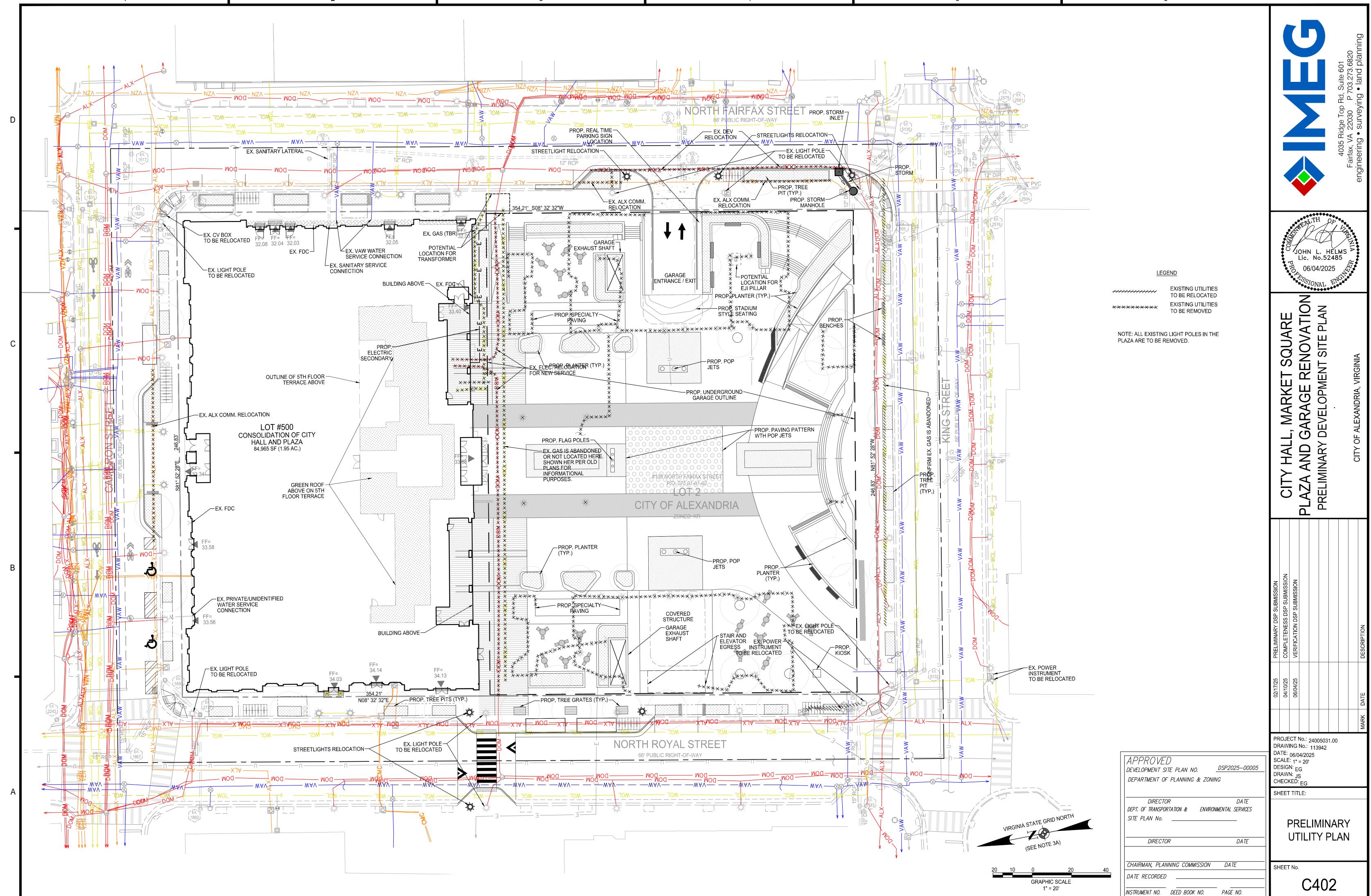
	4035 Ridge Top Rd, Suite 601 Fairfax, VA 22030 P 703.273.6820 engineering • surveying • land planning
	JOHN L. HELMS Lic. No.52485 06/04/2025
	CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION PRELIMINARY DEVELOPMENT SITE PLAN CITY OF ALEXANDRIA, VIRGINIA
	PRELIMINARY DSP SUBMISSION COMPLETENESS DSP SUBMISSION VERIFICATION DSP SUBMISSION
	02/17/25 04/10/25 06/04/25
APPROVED DEVELOPMENT SITE PLAN NO. <u>DSP2025–00005</u> DEPARTMENT OF PLANNING & ZONING	PROJECT No.: 24005031.00 DRAWING No.: 113942 DATE: 06/04/2025 SCALE: 1" = 20' DESIGN: EG DRAWN: JS CHECKED: EG SHEET TITLE:
DIRECTOR DATE DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. DIRECTOR DATE	AVERAGE FINISHED GRADE EXHIBIT
CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED	SHEET NO. C401

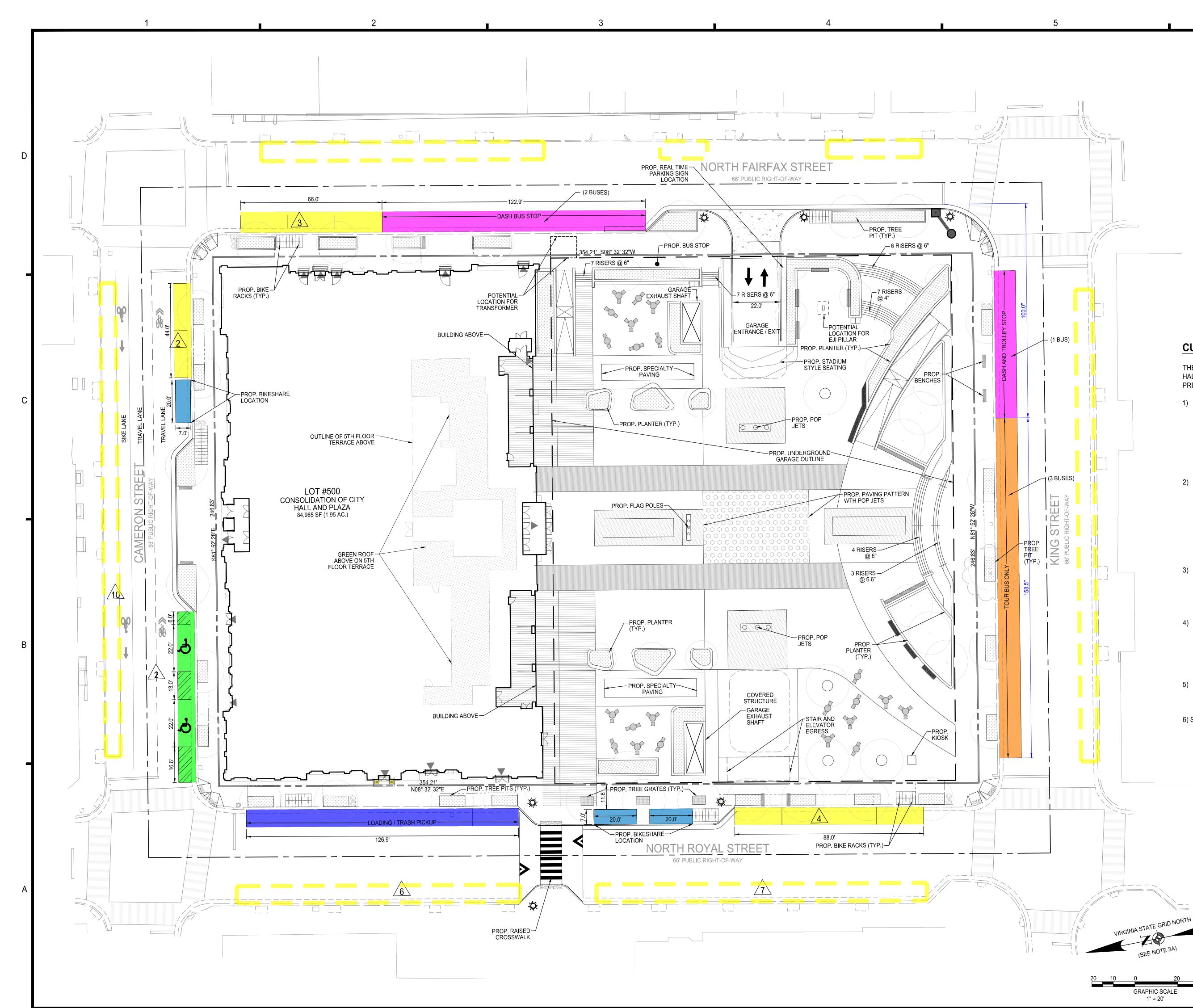
corner and goes Counterclockwise AFG Point Elevation 30.70 1 31.00 2 33.20 3 33.25 4 33.30 5 33.65 6 33.30 7 33.35 8 33.25 9 33.30 10 33.15 11 33.25 12 33.10 13 32.85 14 32.75 15 33.50 16 17 32.50 18 32.85 33.25 19 33.45 20 21 33.35 22 33.00 32.60 23 24 32.05 25 31.30 26 30.65 27 30.40 28 30.55 30.65 29 30 30.75 31 30.85 30.90 32 AFG = 32.4

GRAPHIC SCALE 1" = 20'

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

* starts at northwest





<u>EGEND:</u>	
	CURB AND GUTTER (CSCG-3)
	PROPERTY LINE
	PARKING (STANDARD)
	PARKING (HANDICAP)
	BUS AND TROLLEY PARKING
	MOTORCOACH LOADING (TOU
	LOADING SPACES
	BIKESHARE

BIKESHARE LOADING/TRASH PICK-UP EXISTING PARKING (STANDARD)

CURBSIDE MANAGEMENT SUMMARY:

THE CURBSIDE MANAGEMENT FOR THE BLOCK AROUND CITY HALL AND MARKET SQUARE PLAZA HAS BEEN DESIGNED IN PRIORITY IN THIS ORDER:

- 1) MOTOR COACHES THE LOCATION OF THE MOTOR COACH (TOUR BUSES) IS ALONG KING STREET AS IT CURRENTLY FUNCTIONS IN THE EXISTING CONDITION. THIS WILL ALLOW THE TOUR GROUPS TO UTILIZE THE CRESCENT AREA OF THE PLAZA THAT WAS CARVED OUT TO ALLOW THEM TO GATHER WITHOUT BLOCKING THE KING STREET SIDEWALK. THERE IS ENOUGH ROOM AT THIS LOCATION FOR THREE BUSES.
- 2) DASH BUS / TROLLEY THE MAIN BUS STOP IS PROPOSED TO BE LOCATED ALONG NORTH FAIRFAX STREET, NORTH OF THE GARAGE ENTRANCE. THERE WILL BE A COVERED BUS SHELTER INTEGRATED INTO THE PLAZA AT THIS LOCATION. THERE IS ROOM FOR TWO BUSES TO PARK IN THIS AREA. THERE WILL ALSO BE A BUS STOP ON KING STREET, EAST OF THE MOTOR COACH LOADING ZONE, THERE WILL BE A SINGLE BENCH AT THIS LOCATION AND ROOM FOR ONE BUS.
- 3) TRASH / LOADING THE TRASH AND LOADING AREA IS PROPOSED TO BE LOCATED ALONG NORTH ROYAL STREET, ADJACENT TO CITY HALL. THIS WILL ALLOW FOR THE DUMPSTERS TO BE WHEELED OUT OF THE BUILDING TO THE TRASH TRUCKS.
- 4) BIKESHARES ARE SPLIT BETWEEN TWO LOCATIONS OF VARYING SIZE. THE LARGER BIKESHARE LOCATION IS IS PROPOSED TO BE AT THE SIDEWALK GRADE JUST SOUTH OF THE MID-BLOCK CROSSING OF NORTH ROYAL STREET. THE SMALLER LOCATION IS AT THE STREET GRADE ALONG CAMERON STREET.
- 5) HANDICAP PARKING SPACES ARE LOCATED ALONG CAMERON STREET, ADJACENT TO THE MAIN ENTRANCE OF CITY HALL.
- 6) STANDARD PARKING SPACES ARE LOCATED IN THE REMAINING AVAILABLE CURBSIDE SPACES LOCATED IN NORTH ROYAL STREET, NORTH FAIRFAX STREET AND CAMERON STREET.

APPROVED

SITE PLAN No.

DATE RECORDED

DEVELOPMENT SITE PLAN NO.

DIRECTOR

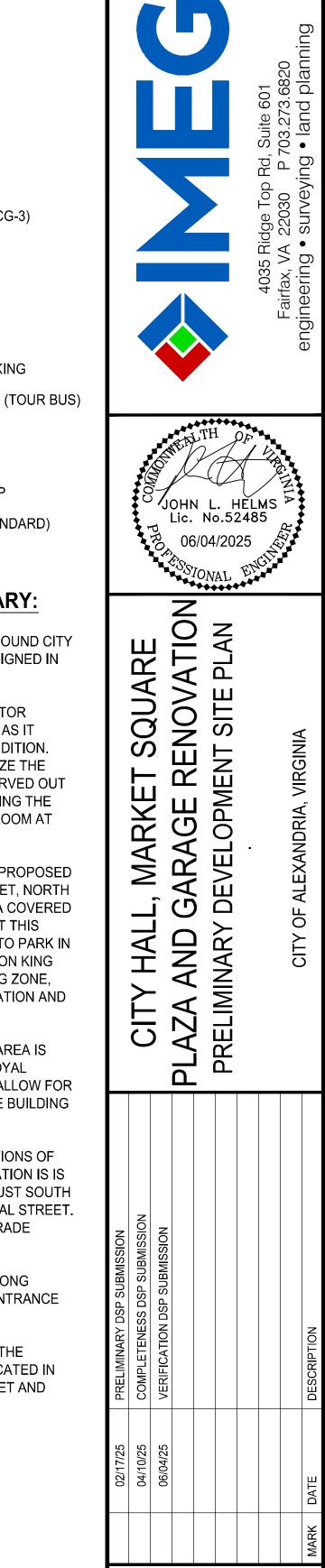
DIRECTOR

DEPARTMENT OF PLANNING & ZONING

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

CHAIRMAN, PLANNING COMMISSION DATE

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



PROJECT No.: 24005031.00
DRAWING No.: 113942

DATE: 06/04/2025 SCALE: 1" = 20' DESIGN: _{EG}

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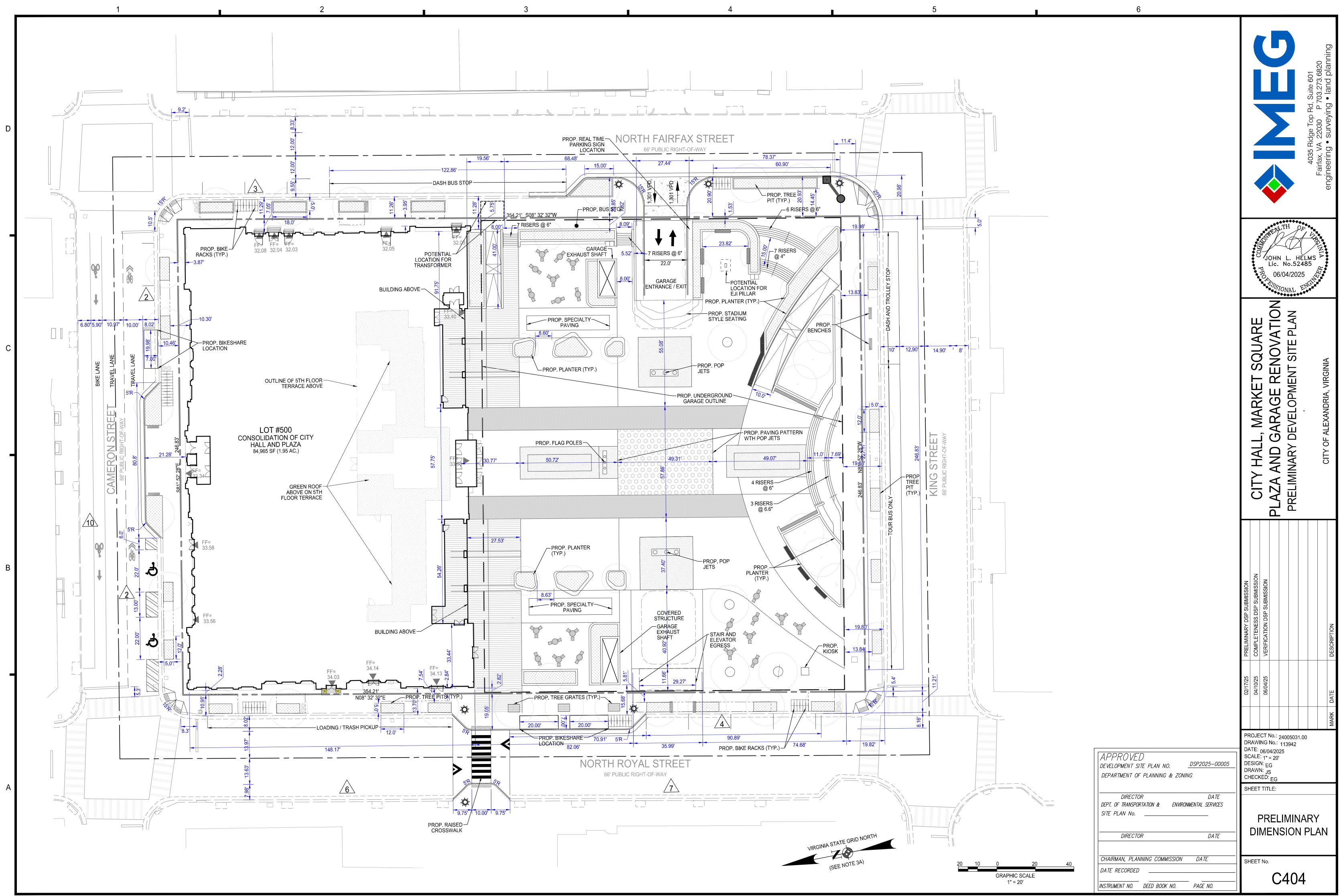
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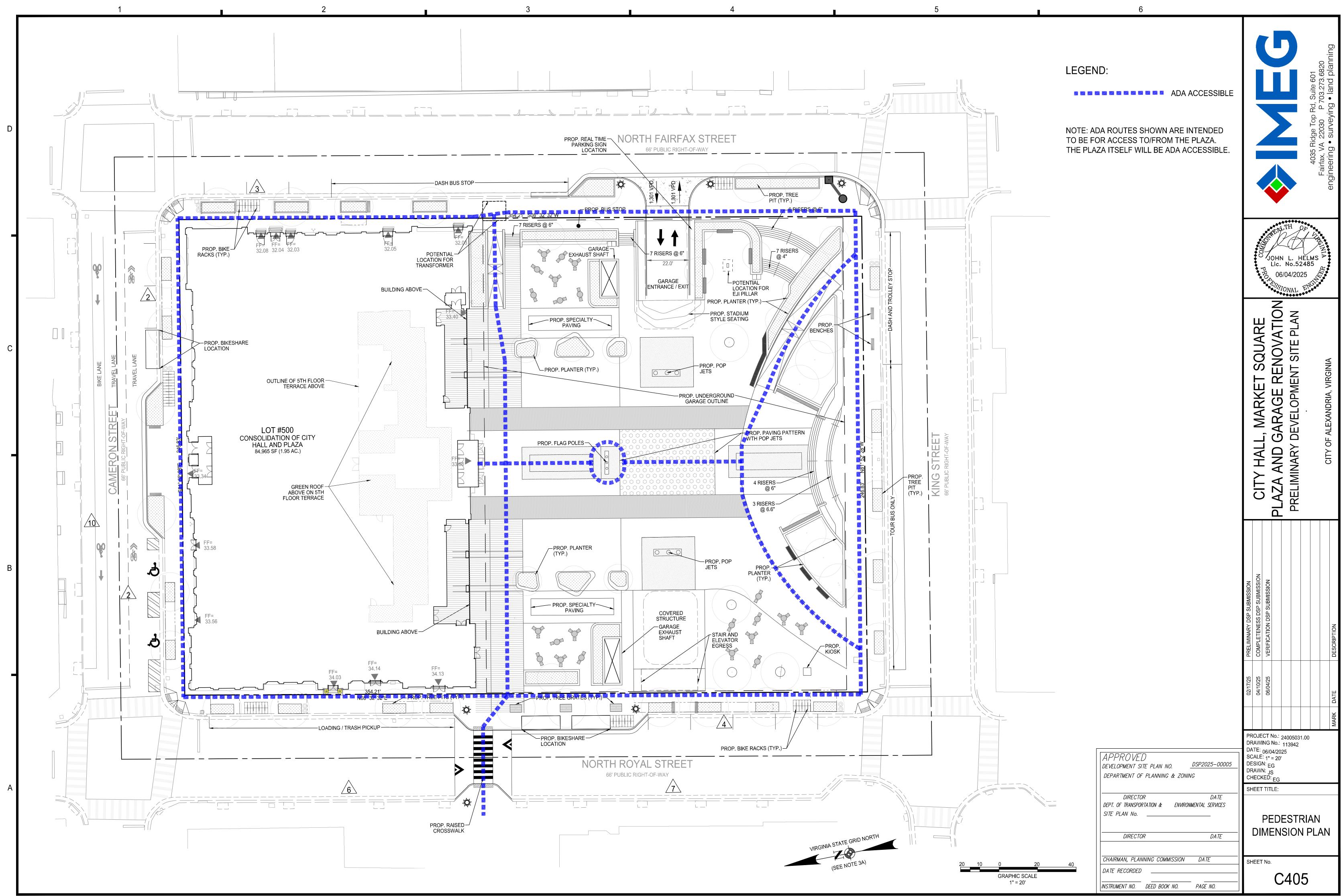
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CURBSIDE MANAGEMENT PRELIMINARY

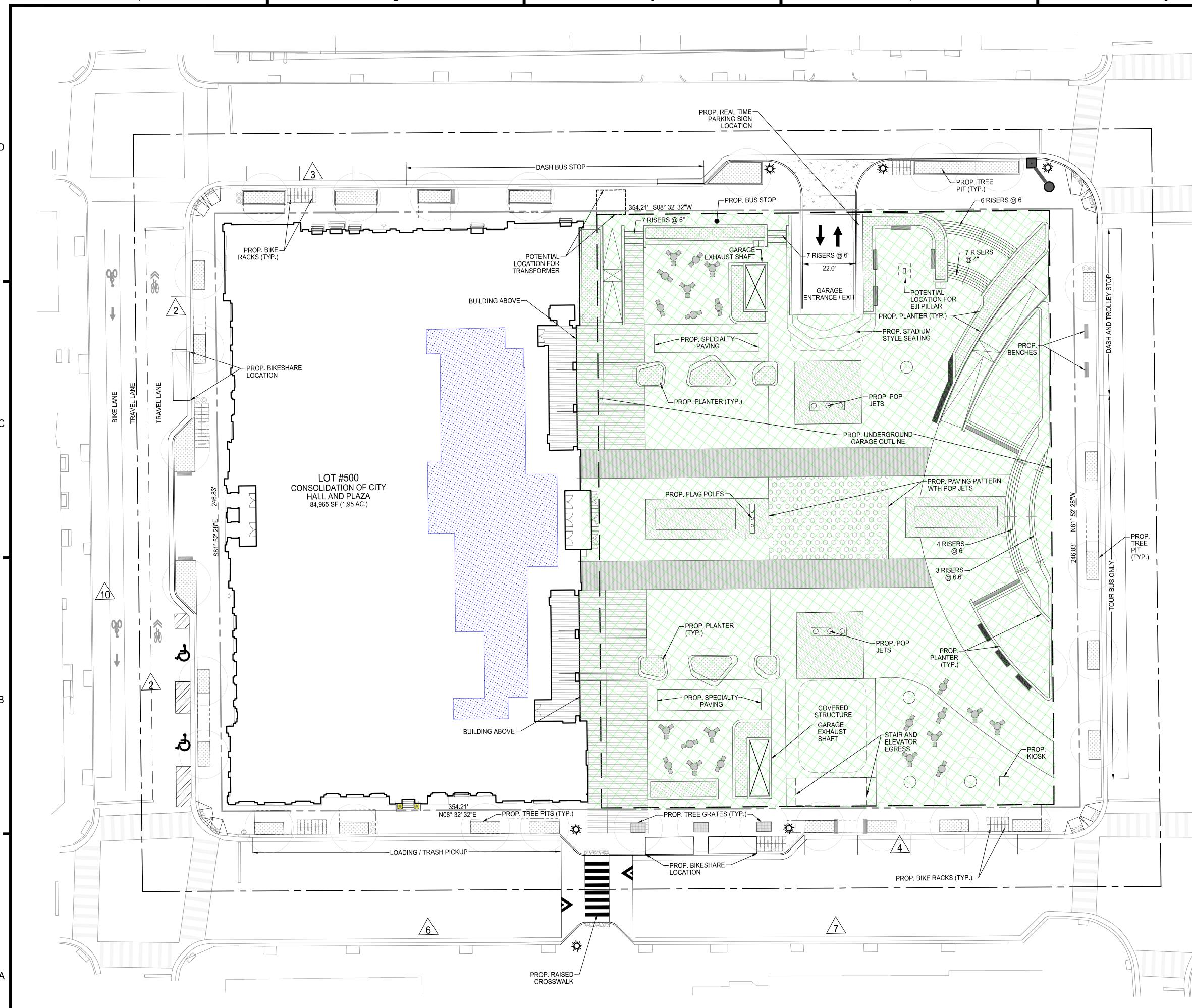
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SHEET No.





(Projects/24005031.00/113942 Market Square Plaza DSUP\C405 PEDESTRIAN DIMENSION PLAN.dwg, 6/9/2025 10:47:38 AM, August Hinnenkamp,



	LEGEND PROP. OPEN SPACE (AT GRADE)
	PROP. OPEN SPACE (ABOVE GRADE)
	OPEN SPACE CALCULATION:
	OPEN SPACE REQUIRED = 0 SF (NO REQUIREMENT)
	OPEN SPACE PROVIDED:
	AT GRADE = 46,504 SF ABOVE GRADE = 5,480 SF
	TOTAL = 51,984 SF (1.19 AC.)
-PROP.	
-PROP. TREE PIT (TYP.)	
	APPROVED
	DEVELOPMENT SITE PLAN NO. DSP2025-00005
VIRGINIA STATE GRID NO	DIRECTOR DATE
(SEE NOTE 3A)	DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No.

GRAPHIC SCALE 1" = 30'

4035 Ridge Top Rd, Suite 601 Fairfax, VA 22030 P 703.273.6820 engineering • surveying • land planning											
JOHN L. HELMS Lic. No.52485 06/04/2025											
CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION PRELIMINARY DEVELOPMENT SITE PLAN CITY OF ALEXANDRIA, VIRGINIA											
5 PRELIMINARY DSP SUBMISSION							DESCRIPTION				
02/17/25	06/04/25						K DATE				
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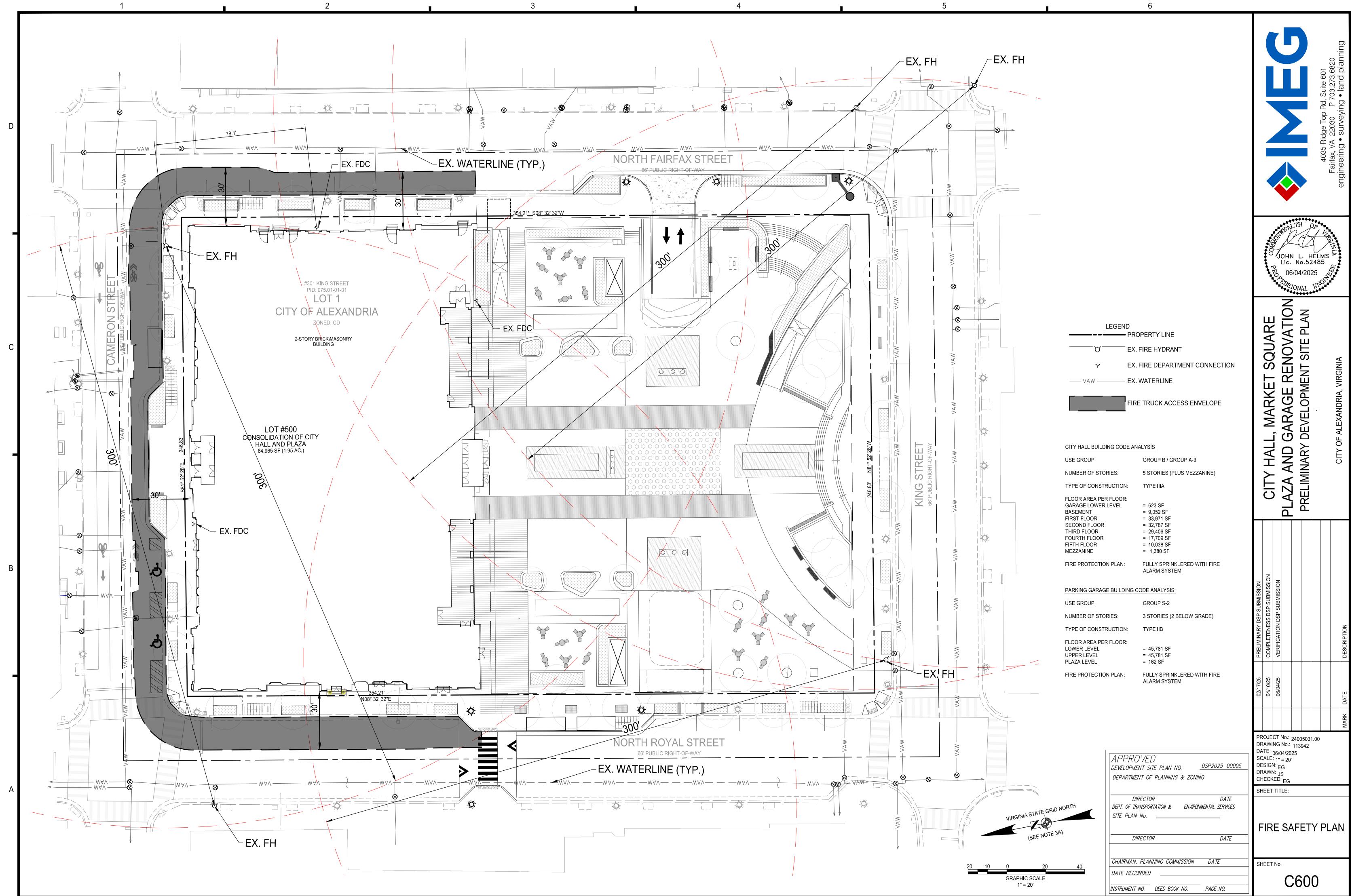
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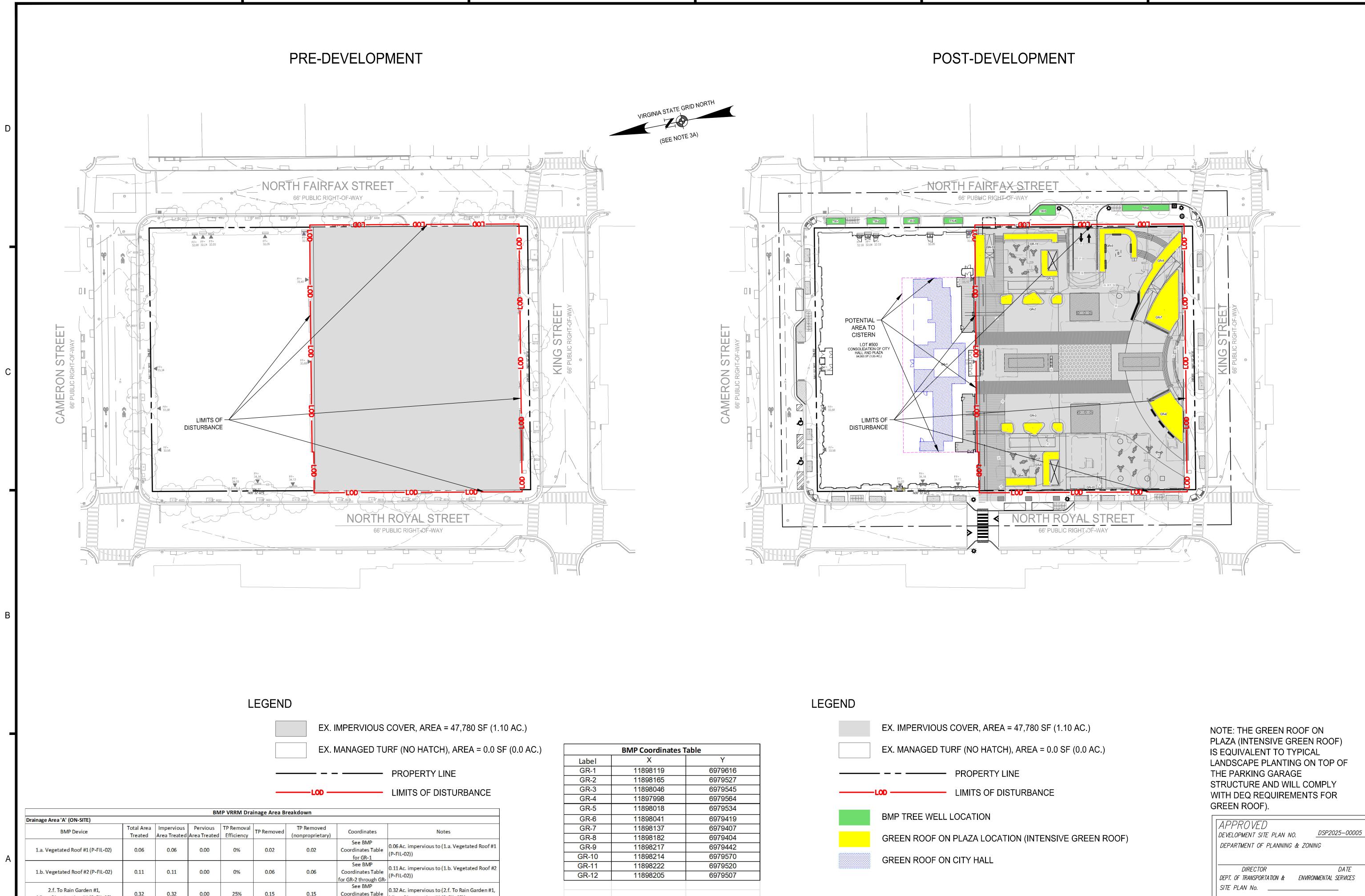
DIRECTOR

DATE RECORDED

CHAIRMAN, PLANNING COMMISSION DATE

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

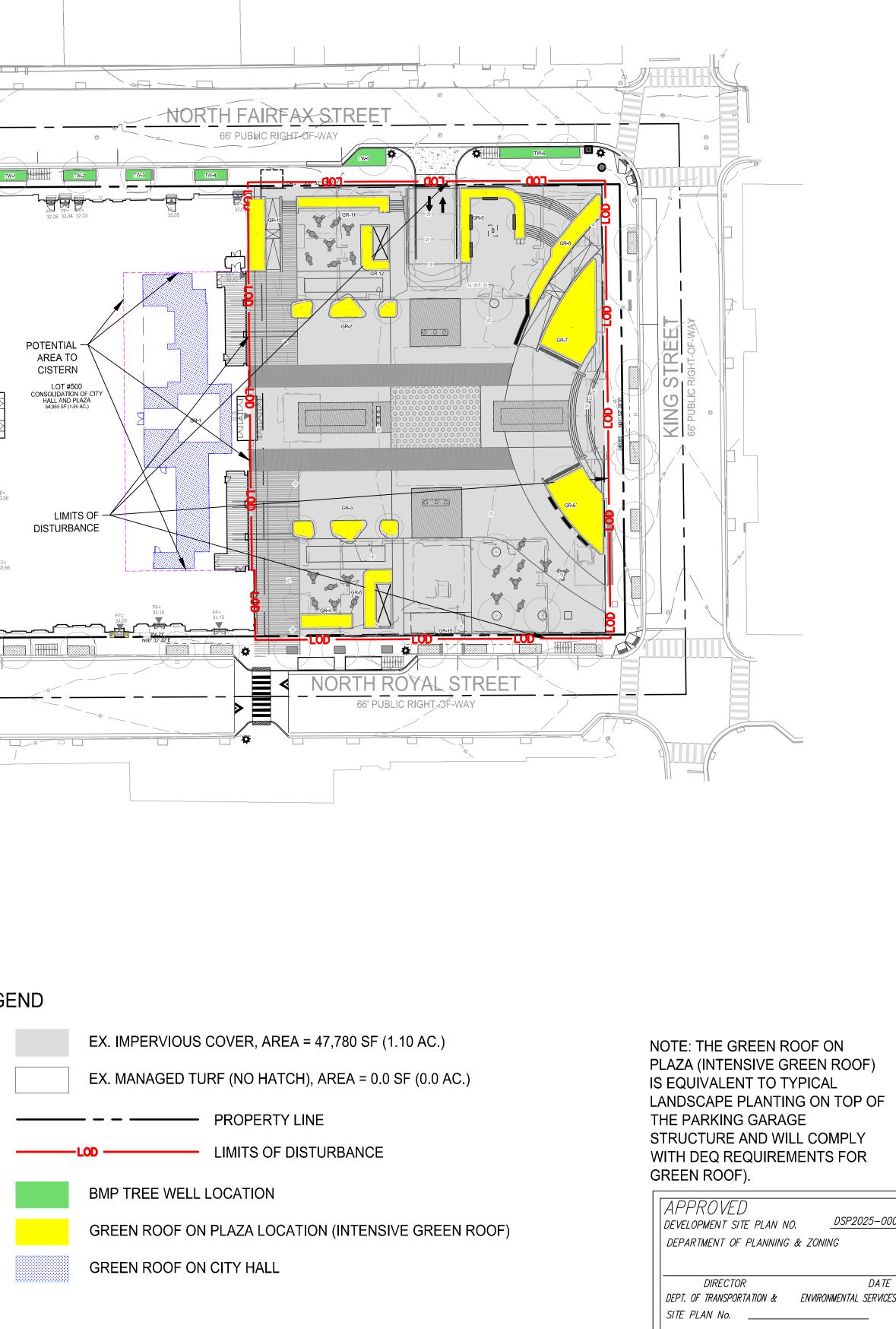




EX. IMPERVIOUS COVER, AREA = 47,780 SF (
EX. MANAGED TURF (NO HATCH), AREA = 0.0
– – – – PROPERTY LINE

			BN	IP VRRM Dra	inage Area Br	reakdown		
Drainage Area 'A' (ON-SITE)								
BMP Device	Total Area Treated	Impervious Area Treated	Pervious Area Treated	TP Removal Efficiency	TP Removed	TP Removed (nonproprietary)	Coordinates	Notes
1.a. Vegetated Roof #1 (P-FIL-02)	0.06	0.06	0.00	0%	0.02	0.02	See BMP Coordinates Table for GR-1	0.06 Ac. impervious to (1.a. Vegetated Roof # (P-FIL-02))
1.b. Vegetated Roof #2 (P-FIL-02)	0.11	0.11	0.00	0%	0.06	0.06	See BMP Coordinates Table for GR-2 through GR-	0.11 Ac. impervious to (1.b. Vegetated Roof # (P-FIL-02))
2.f. To Rain Garden #1, Micro-Bioretention #1 (P-FIL-05)	0.32	0.32	0.00	25%	0.15	0.15	See BMP Coordinates Table for TW-1 through TW-	0.32 Ac. impervious to (2.f. To Rain Garden #1 Micro-Bioretention #1 (P-FIL-05))
2.h. To Rainwater Harvesting (P-BAS-04)	0.24	0.24	0.00	0%	0.20	0.20	N/A	0.24 Ac. impervious to (2.h. To Rainwater Harvesting (P-BAS-04))
Total Treated	0.73	0.73	0.00		0.43	0.43		
Untreated	0.00	0.00	0.00					
Total	0.73	0.73	0.00					
		Grand	Total Phospho	orus Removed	0.43	0.43		
		Tot	al Phosphorus	Requirement	0.19	0.12		

BMP Coordinates Table								
Label	Х	Y						
GR-1	11898119	6979616						
GR-2	11898165	6979527						
GR-3	11898046	6979545						
GR-4	11897998	6979564						
GR-5	11898018	6979534						
GR-6	11898041	6979419						
GR-7	11898137	6979407						
GR-8	11898182	6979404						
GR-9	11898217	6979442						
GR-10	118982 <mark>1</mark> 4	6979570						
GR-11	11898222	6979520						
GR-12	11898205	6979507						
TW-1	11898226	6979698						
TW-2	11898261	6979660						
TW-3	11898256	6979628						
TW-4	11898250	6979589						
TW-5	11898246	6979504						
TW-6	11898234	6979409						



GRAPHIC SCALE 1" = 40'



DATE

DIRECTOR

DATE RECORDED

CHAIRMAN, PLANNING COMMISSION DATE

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

		DEQ Virginia Runo	off Reduction Met	thod Re-Development (Compliance Spreadsheet CLE#	- Version 4.1	data input cells	
Project Name			Hall /2025			Shift+R)	constant values	
Date			velopment Projec	t? No			calculation cells final results	
Site Information								
Post-Development Project	(Treatment Vo			bed Area (acres) \rightarrow	1.10		Check	c
							BMP Design Specifications List	
		The site's net		m reduction required: rvious cover (acres) is:	20% 0	La	Linear project Ind cover areas entered correctly	
Pre-ReDevelopment Land Cover (acres	c)	Post-Developn	ment TP Load Red	uction for Site (lb/yr):	0.19		Total disturbed area entered	!? √
Pre-Rebevelopment Land Cover (acres	A Soils	B Soils	C Soils	D Soils	Totals			
Forest (acres) undisturbed, protected forest or reforested land					0.00			
Mixed Open (acres) undisturbed/infrequently maintained grass or shrub land Managed Turf (acres) disturbed, graded for yard	ds				0.00			
or other turf to be mowed/managed				110	0.00			
				1.10	1.10			
Post-Development Land Cover (acres)					Totals			
Forest/Open Space (acres) undisturbed,	A Soils	B Soils	C Soils	D Soils	0.00			
protected forest or reforested land Mixed Open (acres) undisturbed/infrequently maintained grass or shrub land					0.00			
Managed Turf (acres) disturbed, graded for yard or other turf to be mowed/managed	ds				0.00			
Impervious Cover (acres)				1.10	1.10			
Area Cheo	SK OK.	ОК.	OK.	OK.	1.10			
					uirement for Site A	rea		
			TP Lo	ad Reduction Required	d (lb/yr)	0.19		
	Pre-ReDevelopn	nent TN Load (lb/yr)	13.57	Nitrogen Load	ls (Informational Purpo	ses Only)	Final Post-Development TN Load	13.57
LAND COVER SUMMARY	PRE-REDEVEL	OPMENT	l			LAND COVER	R SUMMARY POST DEVE	LOPMENT
	Summary-Pre			Land Cover Sumr			Land Cover Summary-Post	
Pre-ReDevelopment Forest Cover (acres)	Listed 0.00	Adjusted ¹		Post ReDev. & I	lew Impervious		Post-ReDevelopment est Cover (acres) 0.00	
		0.00		Forest Cover (acres)	0.00	Fore		
Weighted Rv(forest)	0.00	0.00		Weighted Rv(forest)	0.00	Weig	ghted Rv(forest) 0.00	_
Weighted Rv(forest) Weighted Loading Rate(forest) % Forest	0.00 0.00 0%			Weighted Rv(forest) Wgt. Ld. Rate(forest) % Forest		Weig Wgt.	ghted Rv(forest) 0.00 . Ld. Rate(forest) 0.00 % Forest 0%	-
Weighted Loading Rate(forest) % Forest Mixed Open Cover (acres)	0.00 0% 0.00	0.00 0.00 0% 0.00		Weighted Rv(forest) Wgt. Ld. Rate(forest) % Forest Mixed Open Cover (acres)	0.00 0.00 0% 0.00	Weig Wgt. Mix	ghted Rv(forest) 0.00 . Ld. Rate(forest) 0.00 % Forest 0% ked Open Cover (acres) 0.00	
Weighted Loading Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Weighted Loading Rate(mixed)	0.00 0% 0.00 0.00 0.00	0.00 0.00 0% 0.00 0.00 0.00 0.00		Weighted Rv(forest) Wgt. Ld. Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Wgt. Ld. Rate(mixed)	0.00 0.00 0% 0.00 0.00 0.00	Weig Wgt. Mix Weig Wgt.	ghted Rv(forest) 0.00 . Ld. Rate(forest) 0.00 % Forest 0% ced Open Cover (acres) 0.00 ghted Rv(mixed) 0.00 . Ld. Rate(mixed) 0.00	
Weighted Loading Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed)	0.00 0% 0.00 0.00	0.00 0.00 0% 0.00 0.00		Weighted Rv(forest) Wgt. Ld. Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed)	0.00 0.00 0% 0.00 0.00	Weig Wgt. Mix Weig Wgt.	ghted Rv(forest) 0.00 . Ld. Rate(forest) 0.00 % Forest 0% ced Open Cover (acres) 0.00 ghted Rv(mixed) 0.00	
Weighted Loading Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Weighted Loading Rate(mixed) % Mixed Open Managed Turf Cover (acres) Weighted Rv(turf)	0.00 0% 0.00 0.00 0.00 0% 0.00 0.00	0.00 0.00 0% 0.00 0.00 0.00 0% 0.00 0% 0.00		Weighted Rv(forest) Wgt. Ld. Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Wgt. Ld. Rate(mixed) % Mixed Open Managed Turf Cover (acres) Weighted Rv (turf)	0.00 0.00 0% 0.00 0.00 0.00 0% 0.00 0.00	Weig Wgt. Mix Weig Wgt. % Man	ghted Rv(forest) 0.00 . Ld. Rate(forest) 0.00 % Forest 0% xed Open Cover (acres) 0.00 ghted Rv(mixed) 0.00 . Ld. Rate(mixed) 0.00 6 Mixed Open 0% naged Turf Cover (acres) 0.00 ighted Rv(turf) 0.00	
Weighted Loading Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Weighted Loading Rate(mixed) % Mixed Open Managed Turf Cover (acres) Weighted Rv(turf) Weighted Loading Rate(turf) % Managed Turf	0.00 0% 0.00 0.00 0.00 0% 0.00 0.00 0.0	0.00 0.00 0% 0.00 0.00 0.00 0% 0.00 0.00 0.00 0.00 0.00 0.00		Weighted Rv(forest) Wgt. Ld. Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Wgt. Ld. Rate(mixed) % Mixed Open Managed Turf Cover (acres) Weighted Rv (turf) Wgt. Ld. Rate(turf) % Managed Turf	0.00 0.00 0% 0.00 0.00 0.00 0% 0.00 0.00 0.00 0.00 0.00	Weig Wgt. Mix Weig Wgt. % Man Wei Wgt	ghted Rv(forest) 0.00 . Ld. Rate(forest) 0.00 % Forest 0% ced Open Cover (acres) 0.00 ghted Rv(mixed) 0.00 . Ld. Rate(mixed) 0.00 6 Mixed Open 0% naged Turf Cover (acres) 0.00 ighted Rv (turf) 0.00 t. Ld. Rate(turf) 0.00 Managed Turf 0%	
Weighted Loading Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Weighted Loading Rate(mixed) % Mixed Open Managed Turf Cover (acres) Weighted Rv(turf) Weighted Loading Rate(turf)	0.00 0% 0.00 0.00 0.00 0% 0.00 0.00 0.0	0.00 0.00 0% 0.00 0.00 0.00 0% 0.00 0.00 0.00 0.00		Weighted Rv(forest) Wgt. Ld. Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Wgt. Ld. Rate(mixed) % Mixed Open Managed Turf Cover (acres) Weighted Rv (turf) Wgt. Ld. Rate(turf)	0.00 0.00 0% 0.00 0.00 0.00 0% 0.00 0.00 0.00 0.00	Weig Wgt. Mix Weig Wgt. % Man Wei Wgt ReD C	ghted Rv(forest) 0.00 . Ld. Rate(forest) 0.00 % Forest 0% ced Open Cover (acres) 0.00 ghted Rv(mixed) 0.00 . Ld. Rate(mixed) 0.00 6 Mixed Open 0% 6 Mixed Open 0% acres) 0.00 ighted Rv(turf) 0.00 ighted Rv (turf) 0.00 maged Turf 0% yt, Ld. Rate(turf) 0.00 Managed Turf 0% Dev. Impervious 1.10 Cover (acres) 1.10	
Weighted Loading Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Weighted Loading Rate(mixed) % Mixed Open Managed Turf Cover (acres) Weighted Loading Rate(turf) Weighted Loading Rate(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) Weighted Loading Rate(impervious)	0.00 0% 0.00 0.00 0.00 0% 0.00 0.00 0.0	0.00 0.00 0% 0.00 0% 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0% 0.00 0% 0.00 0.95 0.86		Weighted Rv(forest) Wgt. Ld. Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Wgt. Ld. Rate(mixed) % Mixed Open Managed Turf Cover (acres) Weighted Rv (turf) Wgt. Ld. Rate(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) Wgt. Ld. Rate(imperv.)	0.00 0.00 0% 0.00 0.00 0.00 0% 0.00 0% 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Weig Wgt. Mix Weig Wgt. % Man Wei Wgt Wgt. Wgt ReD C Rv Wgt. I	ghted Rv(forest) 0.00 . Ld. Rate(forest) 0.00 % Forest 0% ced Open Cover (acres) 0.00 ghted Rv(mixed) 0.00 . Ld. Rate(mixed) 0.00 . Ld. Rate(mixed) 0.00 6 Mixed Open 0% haged Turf Cover (acres) 0.00 righted Rv (turf) 0.00 Managed Turf 0% Dev. Impervious 1.10 Cover (acres) 0.95 v(impervious) 0.95 Ld. Rate(imperv.) 0.866	
Weighted Loading Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Weighted Loading Rate(mixed) % Mixed Open Managed Turf Cover (acres) Weighted Loading Rate(turf) Weighted Loading Rate(turf) % Managed Turf Impervious Cover (acres) Rv(impervious)	0.00 0% 0.00 0.00 0.00 0% 0.00 0.00 0.0	0.00 0.00 0.00 0% 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0% 0.00 0% 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.9% 1.10 0.95		Weighted Rv(forest) Wgt. Ld. Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Wgt. Ld. Rate(mixed) % Mixed Open Managed Turf Cover (acres) Weighted Rv (turf) Wgt. Ld. Rate(turf) % Managed Turf Impervious Cover (acres) Rv(impervious)	0.00 0.00 0% 0.00 0.00 0.00 0% 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Weig Wgt. Mix Weig Wgt. % Man Wei Wgt. % Man Wgt ReD C Rv Wgt. U	ghted Rv(forest) 0.00 . Ld. Rate(forest) 0.00 % Forest 0% ced Open Cover (acres) 0.00 ghted Rv(mixed) 0.00 . Ld. Rate(mixed) 0.00 6 Mixed Open 0% maged Turf Cover (acres) 0.00 righted Rv (turf) 0.00 t. Ld. Rate(turf) 0.00 Managed Turf 0% Dev. Impervious Cover (acres) 1.10 v(impervious) 0.95	
Weighted Loading Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Weighted Loading Rate(mixed) % Mixed Open Managed Turf Cover (acres) Weighted Rv(turf) Weighted Loading Rate(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) Weighted Loading Rate(impervious) Simpervious Site Rv	0.00 0% 0.00 0.00 0.00 0% 0.00 0.00 0.0	0.00 0.00 0% 0.00 0% 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0% 0.00 0% 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.95 0.86 100% 1.10 0.95		Weighted Rv(forest) Wgt. Ld. Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Wgt. Ld. Rate(mixed) % Mixed Open Managed Turf Cover (acres) Weighted Rv (turf) Wgt. Ld. Rate(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) Wgt. Ld. Rate(imperv.) % Impervious	0.00 0.00 0% 0.00 0.00 0.00 0.00 0% 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Weig Wgt. Mix Weig Wgt. % Man Wei Wgt. % Man Wei Wgt. % Wgt. 1 % Total R	ghted Rv(forest)0.00. Ld. Rate(forest)0.00% Forest0%ced Open Cover (acres)0.00ghted Rv(mixed)0.00. Ld. Rate(mixed)0.00. Ld. Rate(mixed)0.006 Mixed Open0%naged Turf Cover (acres)0.00. ighted Rv (turf)0.00.td. Rate(turf)0.00.td. Rate(turf)0.00.td. Rate(turf)0.00.td. Rate(imperv.)0.86.td. Rate(imperv.)0.86% Impervious100%ReDev. Site Area (acres)1.10ReDev Site Rv0.95	
Weighted Loading Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Weighted Loading Rate(mixed) % Mixed Open Managed Turf Cover (acres) Weighted Loading Rate(turf) Weighted Loading Rate(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) Weighted Loading Rate(impervious) % Impervious Site Rv Treatment Volume	0.00 0% 0.00 0.95 0.86 100% 1.10 0.95 e and Nutrient Los	0.00 0.00 0% 0.00 0.00 0.00 0% 0.00 0% 0.00 0% 1.10 0.95 0.86 100% 1.10 0.95 0.86 100%		Weighted Rv(forest) Wgt. Ld. Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Wgt. Ld. Rate(mixed) % Mixed Open Managed Turf Cover (acres) Weighted Rv (turf) Wgt. Ld. Rate(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) Wgt. Ld. Rate(imperv.) % Impervious Final Site Area (acres) Final Site Area (acres) Final Post Dev Site Rv	0.00 0.00 0% 0.00 0.00 0.00 0% 0.000000	Weig Wgt. Mix Weig Wgt. % Man Wei Wgt. % Man Wei Wgt. % Wgt. 1 % Total ReD CC Rv Wgt. 1 % Total R	ghted Rv(forest) 0.00 . Ld. Rate(forest) 0.00 % Forest 0% ced Open Cover (acres) 0.00 ghted Rv(mixed) 0.00 . Ld. Rate(mixed) 0.00 . Ld. Rate(mixed) 0.00 . Ld. Rate(mixed) 0.00 6 Mixed Open 0% haged Turf Cover (acres) 0.00 . ighted Rv (turf) 0.00 winged Turf 0% Dev. Impervious 1.10 Cover (acres) 0.95 Ld. Rate(imperv.) 0.866 % Impervious 100% ReDev. Site Area (acres) 1.10 ReDev Site Rv 0.95 nent Volume and Nutrient L -ReDevelopment	oad
Weighted Loading Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Weighted Loading Rate(mixed) % Mixed Open Managed Turf Cover (acres) Weighted Rv(turf) Weighted Loading Rate(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) Weighted Loading Rate(impervious) Simpervious Site Rv	0.00 0% 0.00 0.00 0.00 0% 0.00 0.00 0.0	0.00 0.00 0% 0.00 0% 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0% 0.00 0% 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.95 0.86 100% 1.10 0.95		Weighted Rv(forest) Wgt. Ld. Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Wgt. Ld. Rate(mixed) % Mixed Open Managed Turf Cover (acres) Weighted Rv (turf) Wgt. Ld. Rate(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) Wgt. Ld. Rate(imperv.) % Impervious Final Site Area (acres) Final Post Dev Site Rv	0.00 0.00 0% 0.00 0.00 0.00 0% 0.000000	Weig Wgt. Mix Weig Wgt. % Man Wei Wgt. % Man Wei Wgt. % Wgt. 1 % Total ReD CC Rv Wgt. 1 % Total R	ghted Rv(forest) 0.00 . Ld. Rate(forest) 0.00 % Forest 0% ced Open Cover (acres) 0.00 ghted Rv(mixed) 0.00 . Ld. Rate(mixed) 0.00 . Ld. Rate(mixed) 0.00 6 Mixed Open 0% haged Turf Cover (acres) 0.00 ighted Rv (turf) 0.00 % Inpervious 1.10 Over (acres) 0.95 Ld. Rate(imperv.) 0.86 % Impervious 100% ReDev. Site Area (acres) 1.10 ReDev Site Rv 0.95 nent Volume and Nutrient L 0.95	oad
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Weighted Loading Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) % Mixed Open % Mixed Open Managed Turf Cover (acres) Weighted Rv(turf) Weighted Loading Rate(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) Weighted Loading Rate(impervious) % Impervious Total Site Area (acres) Site Rv Pre-ReDevelopment Treatment Volume (acre-ft) Pre-ReDevelopment Treatment Volume (cubic feet)	0.00 0% 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.95 0.86 100% 1.10 0.95 e and Nutrient Los 0.0871 3,793	0.00 0.00 0% 0.00 0% 0.00 0.00 0.00 0.00 0.00 0% 0.00 0% 0.00 0% 0.00 0% 0.00 0% 0.00 0% 1.10 0.95 0.86 100% 1.10 0.95 ad 0.0871 3,793		Weighted Rv(forest) Wgt. Ld. Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Wgt. Ld. Rate(mixed) % Mixed Open Managed Turf Cover (acres) Weighted Rv (turf) Wgt. Ld. Rate(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) Wgt. Ld. Rate(imperv.) % Impervious Final Site Area (acres) Final Post Dev Site Rv Final Post-Development (acre-ft) Final Post-Development	0.00 0.00 0% 0.00 0.00 0.00 0% 0.000000	Weig Wgt. Mix Weig Wgt. % Man Wei Wgt. % Man Wei Wgt. % % ReD CC Rv Wgt. 1 % Total ReD CC Rv Wgt. 1 % Total R Post- Treatm	ghted Rv(forest)0.00. Ld. Rate(forest)0.00% Forest0%ced Open Cover (acres)0.00ghted Rv(mixed)0.00. Ld. Rate(mixed)0.00. Ld. Rate(mixed)0.00. Ld. Rate(mixed)0.006 Mixed Open0%naged Turf Cover (acres)0.00. ighted Rv (turf)0.00.td. Rate(turf)0.00Managed Turf0%Dev. Impervious1.10Cover (acres)0.95Ld. Rate(imperv.)0.86% Impervious100%ReDev. Site Area (acres)1.10ReDev Site Rv0.95nent Volume (acre-ft)0.0871-ReDevelopment atment Volume (cubic feet)3,793	oad
Weighted Loading Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) % Mixed Open % Mixed Open Managed Turf Cover (acres) Weighted Loading Rate(turf) Weighted Loading Rate(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) Weighted Loading Rate(impervious) % Impervious Total Site Area (acres) Site Rv Pre-ReDevelopment Treatment Volume (acre-ft) Pre-ReDevelopment Treatment Volume	0.00 0% 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.95 0.86 100% 1.10 0.95 e and Nutrient Los 0.0871	0.00 0.00 0% 0.00 0% 0.00 0.00 0.00 0.00 0% 0.00 0% 0.00 0% 0.00 0% 0.00 0% 0.00 0% 0.00 0% 1.10 0.95 0.86 100% 1.10 0.95 ad 0.0871		Weighted Rv(forest) Wgt. Ld. Rate(forest) % Forest Mixed Open Cover (acres) Weighted Rv(mixed) Wgt. Ld. Rate(mixed) % Mixed Open Managed Turf Cover (acres) Weighted Rv (turf) Wgt. Ld. Rate(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) Wgt. Ld. Rate(imperv.) % Impervious Final Site Area (acres) Final Post Dev Site Rv Final Post-Development Treatment Volume (acre-ft) Final Post-Development Treatment Volume (cubic feet)	0.00 0.00 0% 0.00 0.00 0.00 0% 0.00	Weig Wgt. Mix Weig Wgt. % Man Wei Wgt. % Man Wei Wgt. % Man Wei Wgt. % % Total ReD CC Rv Wgt. 1 % Total ReD CC Rv Wgt. % Fost- Treatm Post- Treatm Post-	ghted Rv(forest)0.00. Ld. Rate(forest)0.00% Forest0%ced Open Cover (acres)0.00ghted Rv(mixed)0.00. Ld. Rate(mixed)0.00. Ld. Rate(turf)0.00Managed Turf0%Dev. Impervious1.10Cover (acres)0.95Ld. Rate(imperv.)0.86% Impervious100%ReDev. Site Area (acres)1.10ReDev Site Rv0.95nent Volume0.0871. ReDevelopment (acre-ft)3,793. ReDevelopment (cubic feet)3,793	oad
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4.96

4.62

2.97

RV_{Developed} (watershed-inch) with no Runoff Reduction* 2.47

Adjusted CN*

RV_{Developed} (watershed-inch) with Runoff Reduction*

Drainage Area A

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
rolest (acles)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)					0.00	0.00	0.00
Impervious Cover (acres)				1.10	1.10	0.95	0.86
				Total	1.10	İ İ	

Stormwater Best Management Practices (RR = Runoff Reduction)												Select from dropdown lists		
Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (Ib)	Remaining Phosphorus Load (Ib)	Downstream Practice to be Employed
1. Vegetated Roof (RR)														
1.a. Vegetated Roof #1 (P-FIL-02)	45			0.08		124	152	276	0		0.07	0.03	0.04	2.h. To Train Barrel, Rain Tank, or Cistern
1.b. Vegetated Roof #2 (P-FIL-02)	60			0.09		186	124	310	0		0.08	0.05	0.03	
2. Rooftop Disconnection (RR)														
2.f. To Rain Garden #1, Micro-Bioretention #1 (P-FIL-05)	40			0.29	0	400	600	1,000	25	0.00	0.25	0.14	0.11	
2.h. To Rainwater Harvesting (P-BAS-04)	85			0.22	152	645	114	759	0	0.04	0.19	0.19	0.03	

Site Results (Water Quality Compliance) VRRM 4.1 2024

Site Results	Water Qua	lity Compliar	nce) VRRM 4	.1, 2024		
Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	ОК.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	ОК.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	ОК.
MANAGED TURF AREA (ac)	0.00	0.00	0.00	0.00	0.00	ОК.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	ОК.
IMPERVIOUS COVER (ac)	1.10	0.00	0.00	0.00	0.00	ОК.
IMPERVIOUS COVER TREATED (ac)	0.68	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	
Site Treatment Volume (ft ³)	3,793					
, S	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	1,355	0	0	0	0	1,355
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.94	0.00	0.00	0.00	0.00	0.94
TP LOAD REDUCTION ACHIEVED (Ib/yr)	0.41	0.00	0.00	0.00	0.00	0.41
TP LOAD REMAINING (lb/yr)	0.54	0.00	0.00	0.00	0.00	0.54
			1			
NITROGEN LOAD REDUCTION ACHIEVED (Ib/yr)	6.17	0.00	0.00	0.00	0.00	6.17
Total Phosphorus		-				
FINAL POST-DEVELOPMENT TP LOAD (Ib/yr)		-				
TP LOAD REDUCTION REQUIRED (lb/yr) TP LOAD REDUCTION ACHIEVED (lb/yr)	0.19	-				
TP LOAD REDUCTION ACHIEVED (ID/yr)	0.54	-				
REMAINING TP LOAD REDUCTION REQUIRED (Ib/yr):	0.00	**				
** TARGET TP REDU		BY 0.22 LB/YEAR **				
Total Nitrogen (For Information Purposes)						
POST-DEVELOPMENT LOAD (lb/yr)	13.57					
NITROGEN LOAD REDUCTION ACHIEVED (Ib/yr)						

7.40

EXISTING CONDITION SITE NARRATIVE

FOR THE PURPOSES OF BMP/SWM FOR THIS PROJECT, THE SITE IS DEFINED AS THE DISTURBED AREA ASSOCIATED WITH THE DEMOLITION OF THE EXISTING PARKING GARAGE AND CONSTRUCTION OF THE NEW ALL OTHER WORK IS CONSIDERED MAINTENANCE WORK AND DOES NOT CHANGE DRAINAGE CHARACTERIS OR INCREASE RUNOFF. THE SITE AREA FOR BMP/SWM IS 1.10 ACRES. THE SITE IS LOCATED NORTH OF KING STREET, WEST OF NORTH FAIRFAX STREET, SOUTH OF CAMERON STREET AND TO THE EAST OF NORTH ROY STREET.

REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)

REVIEW OF EXISTING TOPOGRAPHY INDICATES THAT THE PROPERTY DRAINS FROM NORTH TO SOUTH. THE DRAINS TO AN EXISTING STORM SYSTEM THAT RUNS EAST DOWN KING STREET AND THEN OUTFALLS INTO T POTOMAC RIVER.

THERE ARE NO RESOURCE PROTECTION AREAS ON THIS PROPERTY.

PROPOSED CONDITION SITE NARRATIVE

THIS PROJECT PROPOSES A RENNOVATION TO CITY HALL, CONSTRUCTION OF A NEW PARKING GARAGE (WIT NEW PLAZA ON TOP OF IT) AND STREETSCAPE IMPROVEMENT ALONG ALL SIDES OF THE BLOCK.

WATER QUALITY TREATMENT (BMP) NARRATIVE

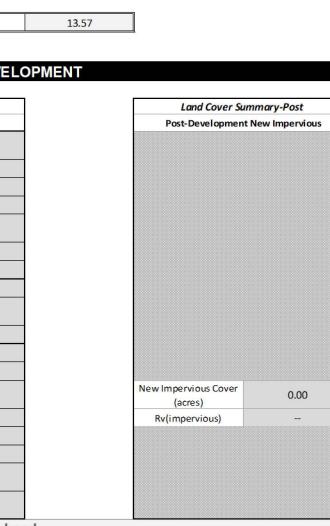
TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA) AND ARTICLE XIII OF THE ZONING ORDINANCE, THE PRO-WILL PROVIDE WATER QUALITY TREATMENT THROUGH THE USE OF BMP TREE WELLS, GREEN ROOF (LEVEL GREEN ROOF (LEVEL 2) AND RAINWATER HARVEST.

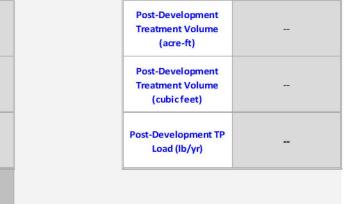
THE BMP TREE WELLS WILL TREAT APPROXIMATELY 0.29 ACRES OF IMPERVIOUS RUNOFF FROM THE SIDEWA THE GREEN ROOF (LEVEL 2) WILL TREAT APPROXIMATELY 0.09 ACRES OF RUNOFF FROM THE PLAZA. THE GR ROOF (LEVEL 1) WILL TREAT APPROXIMATELY 0.08 ACRES OF RUNOFF FROM THE BUILDING. THE CISTERN FO THE RAINWATER HARVEST WILL TREAT 0.22 ACRES OF RUNOFF FROM THE BUILDING (THE DESIGN/DETAILS I THE RAINWATER HARVEST SYSTEM WILL BE DEVELOPED AS THE PLAN PROGRESSES FURTHER.

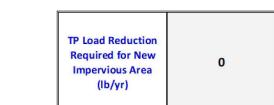
WQV TREATMENT THE WQV TO BE TREATED AS PER THE CITY OF ALEXANDRIA SUPPLEMENT TO THE NORTHERN VIRGINIA BMP HANDBOOK IS 1816 CU FT/ ACRE OF IMPERVIOUS SURFACE. THEREFORE WQV REQUIRED = 1.10 x 1816 = 1,998 CU FT. SEE WQV CALCULATIONS ON THIS SHEET.

MEMO TO INDUSTRY 01-18 REQUIREMENT:

THIS CITY REQUIREMENT IF FOR THE TREATMENT OF 65% OF THE STATE'S REQUIREMENT BY NON-PROPRIE BMP FACILITIES. THIS REQUIRES A TOTAL OF 0.12 LBS OF PHOSPHORUS BE REMOVED PER YEAR. THIS REQUIREMENT IS MET AND EXCEEDED, WITH A TOTAL OF 0.41 LBS OF PHOSPHORS REMOVED WITH NON-PROPRIETARY BMP FACILITIES.







3 CU FT

RES) = 1,326 CU FT

= 627 CU FT

- TOTAL IMPERVIOUS TREATED (ON-SITE) = 0.73 ACRES

TOTAL IMPERVIOUS AREA UNTREATED = 1.10 AC - 0.73 AC = 0.37 AC

NOTE: A CONTRIBUTION TO THE WQIF IS BEING REQUESTED FOR THE UNTREATED IMPERVIOUS AREA (0.37 AC OR 16,117 SF) OF THE SITE.

VRRM 4.1, 2024

0.94

3,793

NOTE: THE BMP PRACTICES ABOVE CORRESPOND TO THE FOLLOWING:

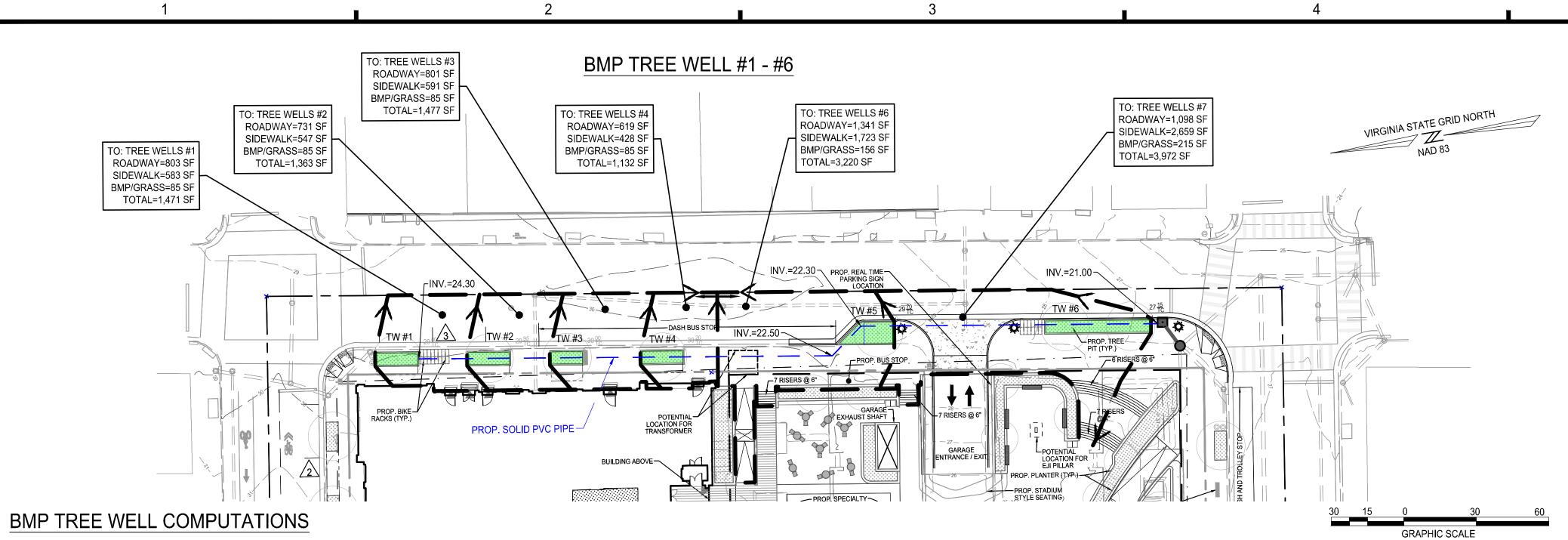
CLEAR BMP AREAS

1.A. GREEN ROOF ON THE BUILDING 1.B: GREEN ROOF ON THE PLAZA 2.F: BIORETENTION FOR PUBLIC ROW (BMP TREE WELLS) 2.H: RAINWATER HARVESTING

Total Phosphorus Available for Removal in D.A. A (lb/yr) Post Development Treatment Volume in D.A. A (ft³)

/ ONE. TICS YAL SITE THE	<u>BMP MAINTENANCE AGREEMENT NOTE:</u> THE APPLICANT SHALL EXECUTE A MAINTENANCE SERVICE CONTRACT WITH A PRIVATE CONTRACTOR FOR A MINIMUM OF THREE YEARS. A COPY OF THE CONTRACT SHALL BE PLACED IN THE BMP OPERATION AND MAINTENANCE MANUAL. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE CONTRACT SHALL BE SUBMITTED TO THE CITY. THE APPLICANT SHALL PREPARE AN OWNER'S OPERATION AND MAINTENANCE MANUAL FOR ALL THE BEST MANAGEMENT PRACTICES (BMPS) USED ON SITE. THE MANUAL SHALL INCLUDE AT A MINIMUM: AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF THE BMP(S); DRAWINGS AND DIAGRAMS OF THE BMP(S) AND ANY SUPPORTING UTILITIES; CATALOG CUTS ON MAINTENANCE REQUIREMENTS; MANUFACTURER CONTACT NAMES AND PHONE NUMBERS; A COPY OF THE EXECUTED MAINTENANCE SERVICE CONTRACT; AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE OPERATION AND MAINTENANCE MANUAL SHALL BE SUBMITTED TO THE CITY ON A DIGITAL MEDIA.	PRELIMINARY DSP SUBMISSION	COMPLETENESS DSP SUBMISSION VERIFICATION DSP SUBMISSION			
	DESIGN PROFESSIONAL INSPECTION NOTE THE STORMWATER BEST MANAGEMENT PRACTICES (BMPS) REQUIRED FOR THIS PROJECT	25	25			
ITH A	SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN PROFESSIONAL OR HIS DESIGNATED REPRESENTATIVE. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE DESIGN PROFESSIONAL SHALL SUBMIT A WRITTEN CERTIFICATION TO THE DIRECTOR OF T&ES THAT THE BMPS ARE: A. CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN. B. CLEAN AND FREE OF DEBRIS, SOIL AND LITTER BY EITHER HAVING BEEN INSTALLED OR	02/17/25	04/10/25			
)JECT ₋ 1),	BROUGHT INTO SERVICE AFTER SITE WAS STABILIZED.	DR	OJECT N	^{lo.:} 1139	5031.00 42	
/ALKS. REEN OR FOR	APPROVED DEVELOPMENT SITE PLAN NO. <u>DSP2025–00005</u> DEPARTMENT OF PLANNING & ZONING	SC DE DR	TE: _{06/04} ALE: _{1"} = SIGN: _{EG} AWN: _{JS} IECKED: _E	20'		
	DIRECTOR DATE	SH	EET TITL	E:		
P	DIRECTOR DATE DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. DATE DIRECTOR DATE	F	PRELI CAL			
	CHAIRMAN, PLANNING COMMISSION DATE	SH	EET No.			
	DATE RECORDED			C7	01	
	INSTRUMENT NO. DEED BOOK NO. PAGE NO.					





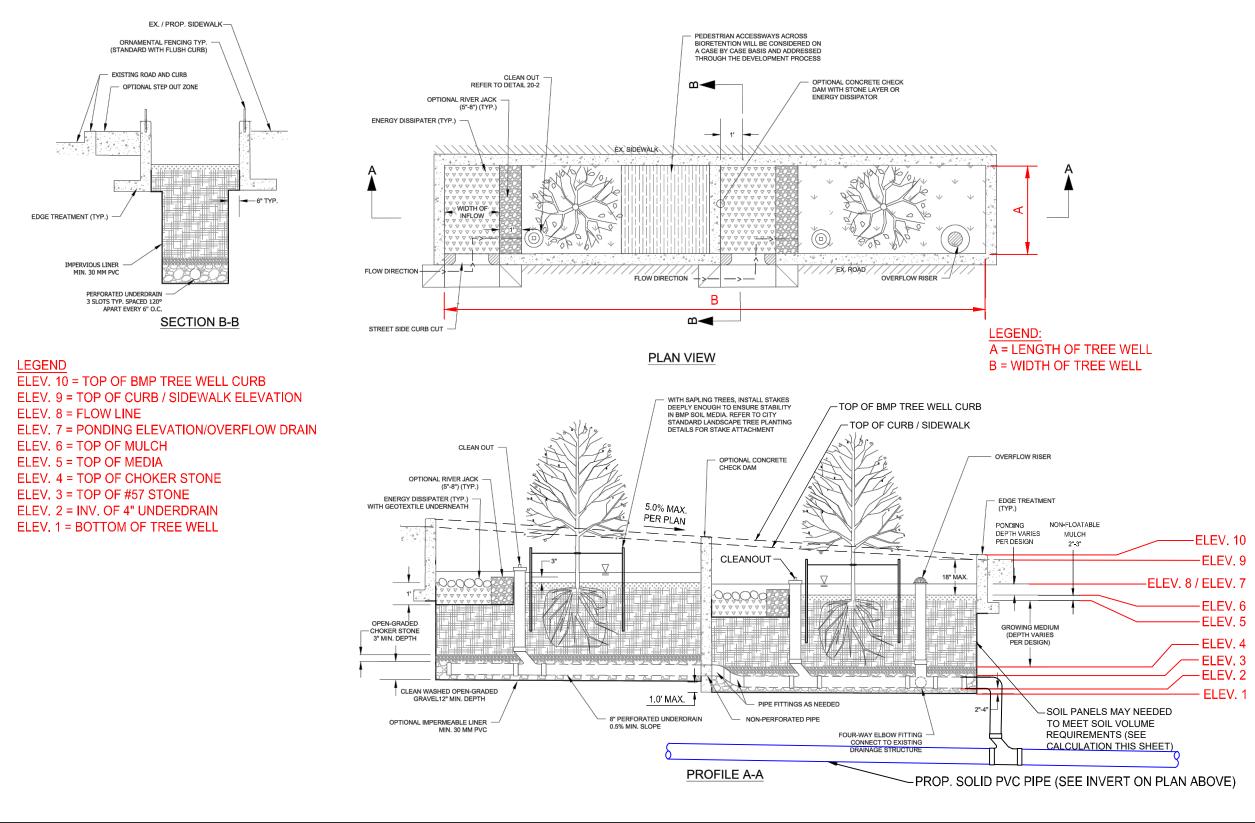
	BMP Tree Well						
	#1	#2	#3	#4	#5	#7	
Road (Imp)	803	731	801	619	1,341	1,098	
ي Sidewalk (Imp)	583	547	591	427	1,723	2,659	
Sidewalk (Imp) Sidewalk (Imp) Landscape (Perv)	85	85	85	85	156	215	
Total	1,471	1,363	1,477	1,131	3,220	3,972	
TV Required	110	102	110	83	242	298	
€ Ponding Depth (N=1.0)	0.5	0.5	0.5	0.5	0.5	0.5	
Ponding Depth (N=1.0)Wedia Depth (N=0.25)Stone Depth (N=0.40)Equivalent Storage Depth	2	2	3	2	2.5	2	
Stone Depth (N=0.40)	1.25	1.25	1.25	1.25	1.25	1.25	
Equivalent Storage Depth	1.5	1.5	1.75	1.5	1.625	1.5	
Length of Tree Well (ft)	17	17	13	17	17.8	43	
Width of Tree Well (ft)	5	5	5	5	8.7	5	
Surface/Ponding Area Provided (sf)	85	85	65	85	155	215	
Additional TV from Soil Panel	N/A	N/A	N/A	N/A	N/A	N/A	
TV Provided	128	128	114	128	252	323	
TV provided > TV Required	YES	YES	YES	YES	YES	YES	

	BMP TREE WELL ELEVATION.PROFILE DIMENSIONS											
Tree Well #	А	В	ELEV. 1	ELEV. 2	ELEV. 3	ELEV. 4	ELEV. 5	ELEV. 6	ELEV. 7	ELEV. 8	ELEV. 9	ELEV. 10
1	5.00	17.00	25.30	25.55	26.30	26.55	28.55	28.80	29.30	29.30	29.80	30.30
2	5.00	17.00	25.45	25.70	26.45	26.70	28.70	28.95	29.45	29.45	29.95	30.45
3	5.00	13.00	24.50	24.75	25.50	25.75	28.75	29.00	29.50	29.50	30.00	30.50
4	5.00	17.00	25.70	25.95	26.70	26.95	28.95	29.20	29.70	29.70	30.20	30.70
5	8.70	17.93	24.70	24.95	25.70	25.95	28.45	28.70	29.20	29.20	29.70	30.20
6	5.00	43.00	22.65	22.90	23.65	23.90	25.90	26.15	26.65	26.65	27.15	27.65

*#5 has total 155 surface area and #6 has total 215 surface area (not rectangular)

Assumptions:

1) Calculations based on DEQ Specification #9, table 9-A.3. 2) Design calculations do not take into account the additional soil volume that is located between the tree wells or the mulch layer. This is a conservative approach in these design 3) The treatement volume is calculated per tree well and based on a square footage equivalent of 0.078 per impervious SF and 0.021 per pervious SF. To calculate these values, the TV for 0.01 acres is divided by 435.6 SF.



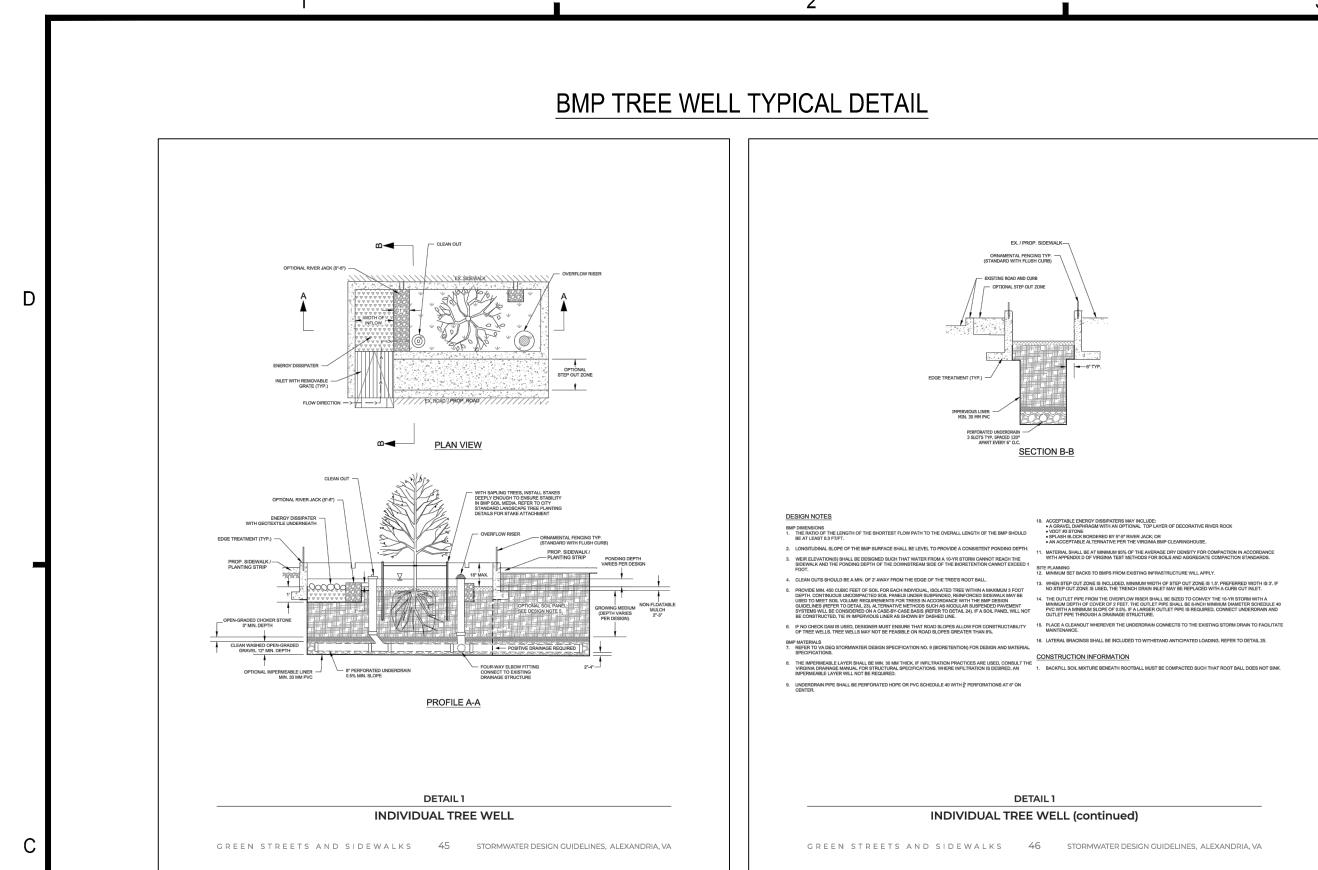
1" = 30'

								4035 Ridge Top Rd, Suite 601	Fairfax, VA 22030 P 703.273.6820	andinaaring e sunversion e land nlanning	
		CONST		•	N L N 5/04	Ð	248	35 ,			
	PRELIMINARY DSP SUBMISSION	COMPLETENESS DSP SUBMISSION	VERIFICATION DSP SUBMISSION								DESCRIPTION
	02/17/25	04/10/25	06/04/25								MARK DATE
5	DR DA SC DE DR C⊢	OJE AWI ALE SIGI AWI	CT N NG I : N: N: (ED:	No.:	1	1	1	1	1		
	SH	EET	TITI	LE:							
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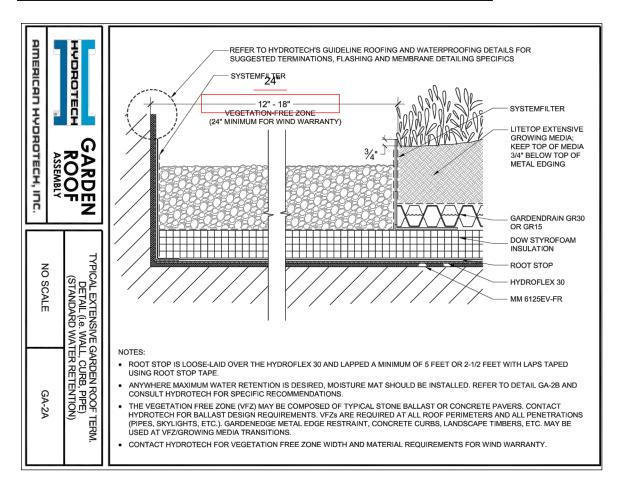
APPROVED DEVELOPMENT SITE PLAN NO. <u>DSP2025–00005</u> DEPARTMENT OF PLANNING & ZONING	DATE: SCALE: DESIGN: DRAWN: CHECKED
	SHEET TIT
DIRECTOR DATE	
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No.	
DIRECTOR DATE	
CHAIRMAN, PLANNING COMMISSION DATE	SHEET No

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DATE RECORDED

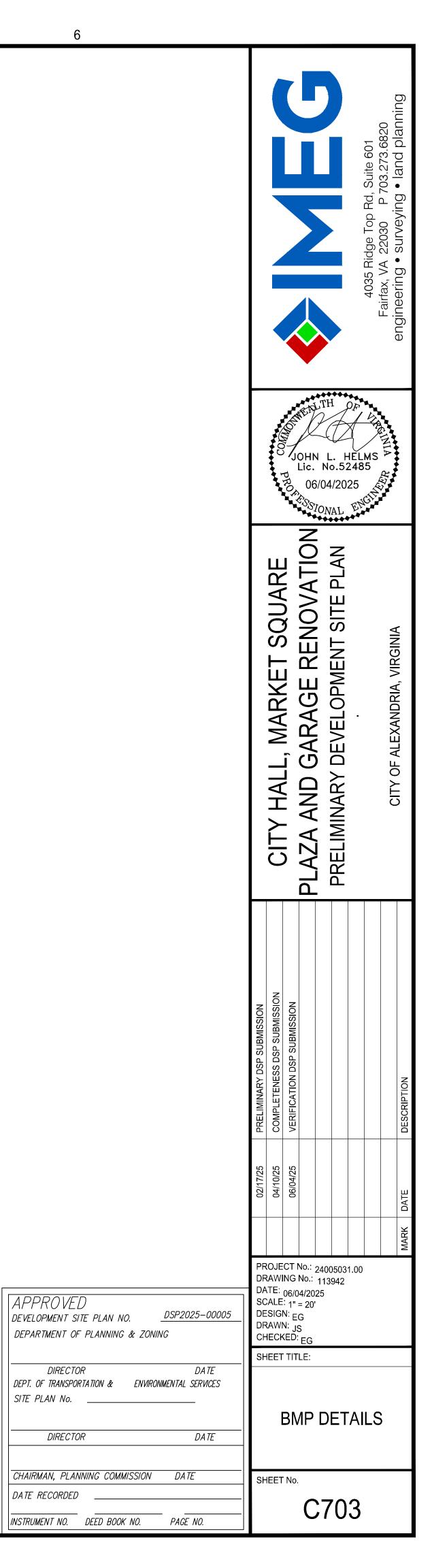


EXTENSIVE GREEN ROOF TYPICAL DETAIL



INTENSIVE GREEN ROOF DETAIL

REFER TO LANDSACPE SHEETS FOR TYPICAL PLANTING ON THE PARKING GARAGE STRUCTURE. PER DEQ, THIS LANDSACPING ON STRUCTURE COUNTS AS A LEVEL 2 (INTENSIVE) GREEN ROOF.



APPROVED

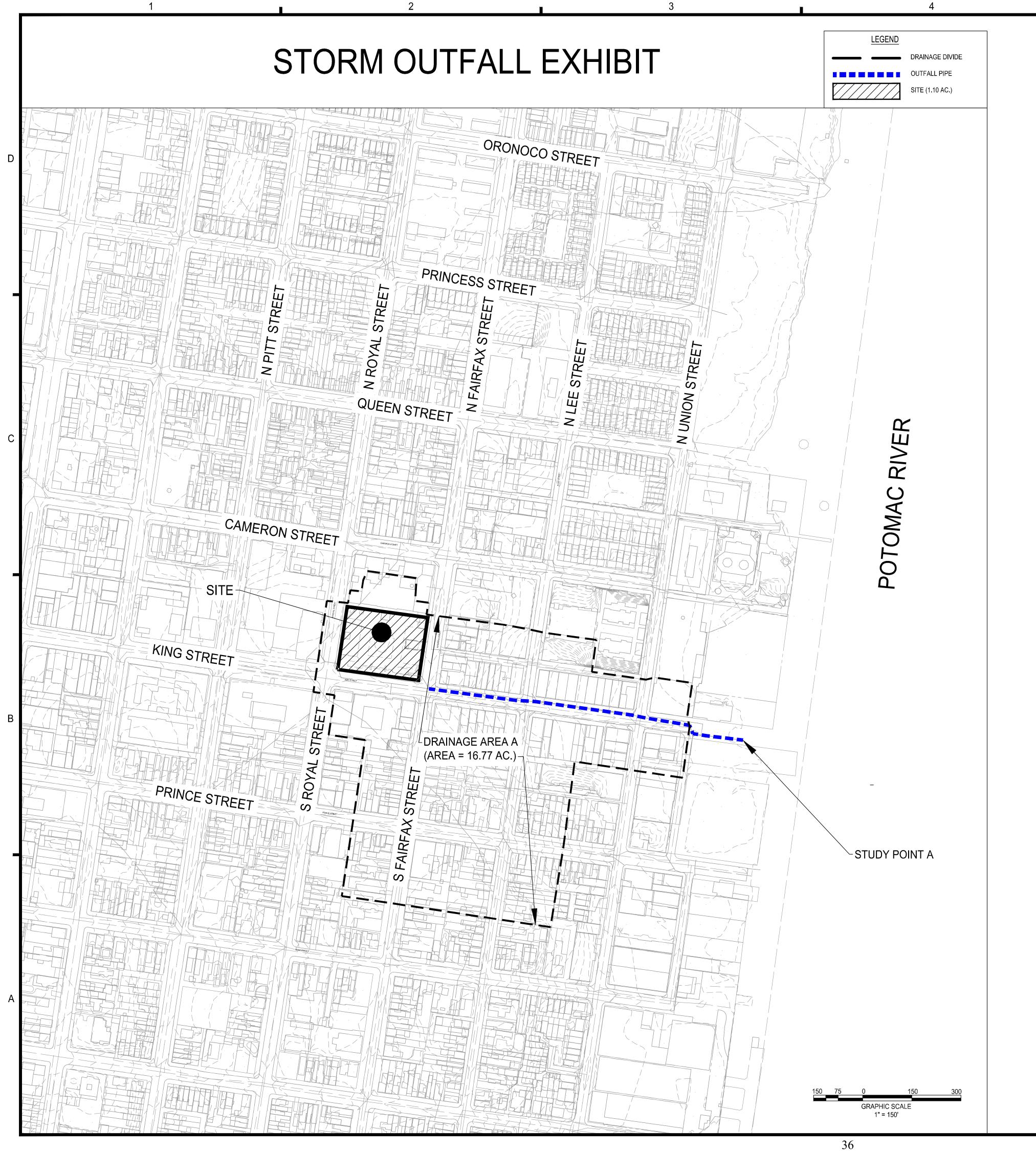
DIRECTOR

DIRECTOR

DATE RECORDED _____

SITE PLAN No. _____

DEPARTMENT OF PLANNING & ZONING



PRELIMINARY STORM WATER MANAGEMENT NARRATIVE

TO MEET THE CITY STORMWATER MANAGEMENT REQUIREMENTS FOR <u>CHANNEL PROTECTION</u> AND <u>FLOOD PROTECTION</u>, OUTFALLS WAS ANALYZED. THE CHANNEL PROTECTION IS MET BY USING THE ENERGY BALANCE EQUATION WITH THE IMPROVEMENT FACTOR (13-109-F-1-c-i). BY USING THIS EQUATION IT WAS DETERMINED A DETENTION IS REQUIRED FOR THE 1-YEAR 24-HOUR STORM. THE FLOOD PROTECTION IS NET BY THE POST-DEVELOPMENT 10-YEAR 24-HOUR STORM EVENT BEING LOWER THAN THE PRE-DEVELOPMENT.

CHANNEL PROTECTION - THE ENERGY BALANCE EQUATION, 13-109-F-1-c-i IN THE CITY CODE, WAS USED TO DETERMINE THAT THE POST-DEVELOPMENT 1-YEAR 24-HOUR STORM MEETS THE REQUIREMENTS. THE 1-YEAR 24-HOUR POST DEVELOPMENT RUNOFF IS 3.94 CFS, WHICH IS BELOW THE 4.16 CFS REQUIREMENT OF THE ENERGY BALANCE EQUATION. THE REDUCED RUNOFF IS A RESULT OF THE REDUCED CN FROM THE GREEN INFRASTRUCTURE PRACTICES, REFER TO THE VRRM SPREADSHEET ON SHEET C701 FOR THE CALCULATIONS OF THE REDUCED CN VALUES.

FLOOD PROTECTION - THE CONCENTRATED STORMWATER FLOW IS RELEASED INTO A STORMWATER CONVEYANCE SYSTEM THAT IS CURRENTLY EXPERIENCING FLOODING. THE POST-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS REQUIRED TO BE LESS THAN THE PREDEVELOPMENT PEAK FLOW RATE OF THE SAME STORM EVENT. IF THE PEAK FLOW IS REDUCED, FROM 8.46 CFS TO 8.27 CFS, THUS MEETING 13-109-F-2-B-II. THE LIMITS OF ANALYSIS IS COMPLETED AND END IN THE POTOMAC RIVER. THE REDUCED RUNOFF IS A RESULT OF THE REDUCED CN FROM THE GREEN INFRASTRUCTURE PRACTICES, REFER TO THE VRRM SPREADSHEET ON SHEET C701 FOR THE CALCULATIONS OF THE REDUCED CN VALUES.

ADEQUATE OUTFALL NARRATIVE THE POST-DEVELOPMENT RUNOFF FOR THE ENTIRE SITE HAS BEEN REDUCED FOR THE 1-YEAR, 2-YEAR AND 10-YEAR DESIGN STORMS AND MEETS THE POTOMAC RIVER WATERSHED REQUIREMENT OF HAVING THE POST-DEVELOPMENT LESS THAN THE PRE-DEVELOPMENT RUNOFF CONDITION. THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS ARE ALSO MET. BASED ON THE REDUCTION IN RUNOFF FROM THE SITE, IT IS THE OPINION OF THE ENGINEER THAT THIS CONSTITUTES AS AN ADEQUATE OUTFALL.

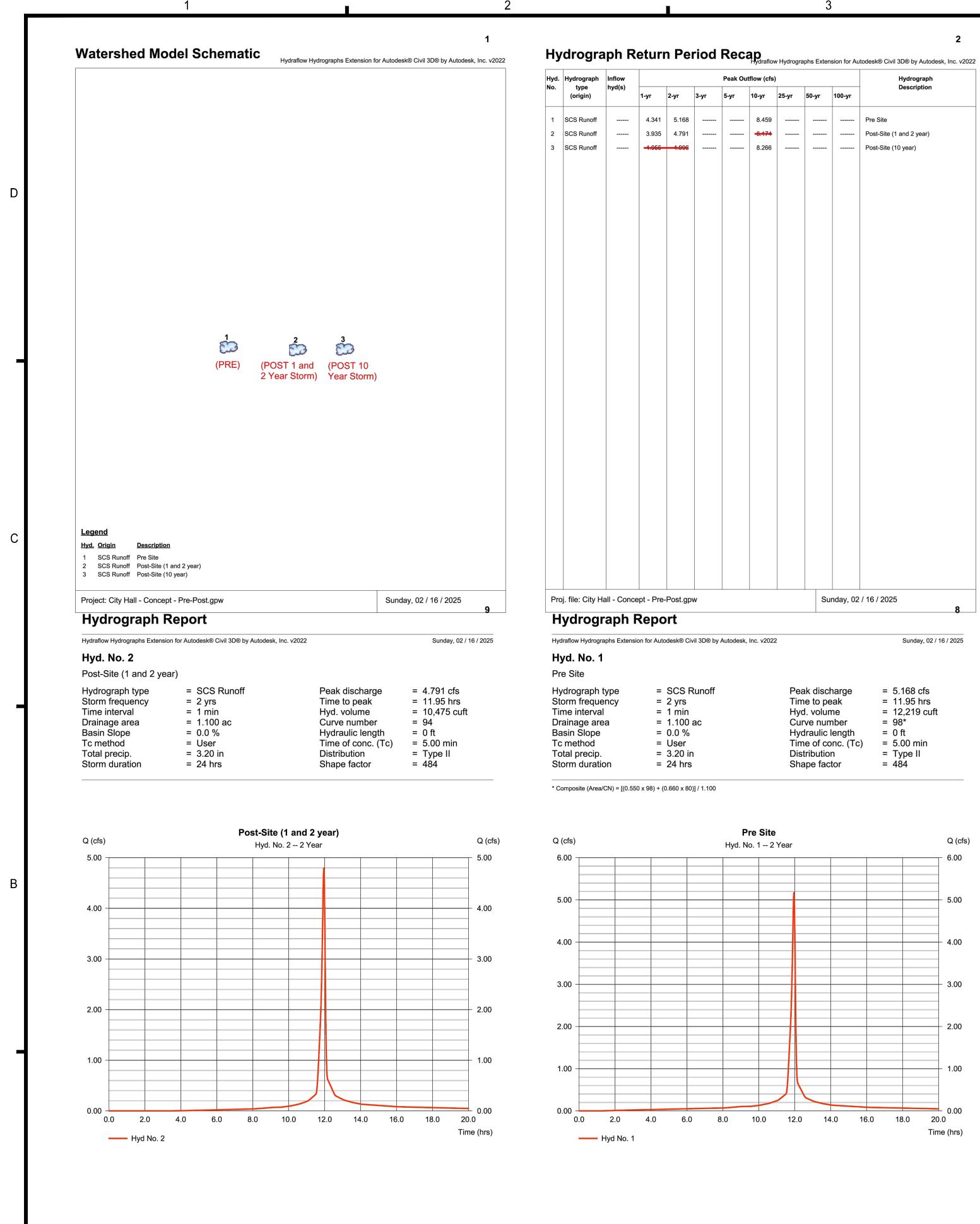
		On-	Site		
	Q	1	RV1	Q10	RV10
Pre		4.34	10,169	8.46	20,43
Post		3.94	8,487	8.27	19,01
Channel Protectio	n				
Qdev		<	IF (Qpre*F	Rvpre)/Rvd	lev
		<	0.80 (4.34	1 * 10169),	/ 8487
	3.94	<	4.16		
Detention re	equired:		None		
Flood Protection					
Q10 post		<	Q10 pre		
	8.27	<	8.46		
Detention re	equired:		None		

NOTE:

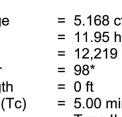
REFER TO SHEET C705 FOR HYDROGRAPH REPORT CALCULATIONS.

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ROTECTION, OUTFALLS WAS ANALYZED. THE R (13-109-F-1-c-i). BY USING THIS EQUATION IT S MET BY THE POST-DEVELOPMENT 10-YEAR ETERMINE THAT THE POST-DEVELOPMENT 3.94 CFS, WHICH IS BELOW THE 4.16 CFS CN FROM THE GREEN INFRASTRUCTURE 0 CN VALUES. YANCE SYSTEM THAT IS CURRENTLY VENT IS REQUIRED TO BE LESS THAN THE 46 CFS TO 8.27 CFS, THUS MEETING NOFF IS A RESULT OF THE REDUCED CN FROM ALCULATIONS OF THE REDUCED CN VALUES. 10-YEAR DESIGN STORMS AND MEETS THE /ELOPMENT RUNOFF CONDITION. THE N IN RUNOFF FROM THE SITE , IT IS THE	4035 Ridge Top Rd, Suite 601 Fairfax, VA 22030 P 703.273.6820 engineering • surveying • land planning
36 15	JOHN L. HELMS Lic. No.52485 06/04/2025
	CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION PRELIMINARY DEVELOPMENT SITE PLAN CITY OF ALEXANDRIA, VIRGINIA
	PRELIMINARY DSP SUBMISSION COMPLETENESS DSP SUBMISSION VERIFICATION DSP SUBMISSION DESCRIPTION
	02/17/25 04/10/25 06/04/25 MARK DATE
APPROVED DEVELOPMENT SITE PLAN NO	PROJECT No.: 24005031.00 DRAWING No.: 113942 DATE: $06/04/2025$ SCALE: $1" = 20'$ DESIGN: EG DRAWN: JS CHECKED: EG
DIRECTOR DATE DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No DIRECTOR DATE	SHEET TITLE: PRELIMINARY SWM AND OUTFALL ANALYSIS
CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED	SHEET NO. C704



Peak Outflow (cfs)			1	1	Hydrograph Description		
	5-yr	10-yr	25-yr	50-yr	100-yr		
		8.459				Pre Site	
		- 8.174				Post-Site (1 and 2 year)	
		8.266				Post-Site (10 year)	
	<u> </u>	1	1	- Su	ndav 02	/ 16 / 2025	
				Su	nday, 02	/ 16 / 2025 8	



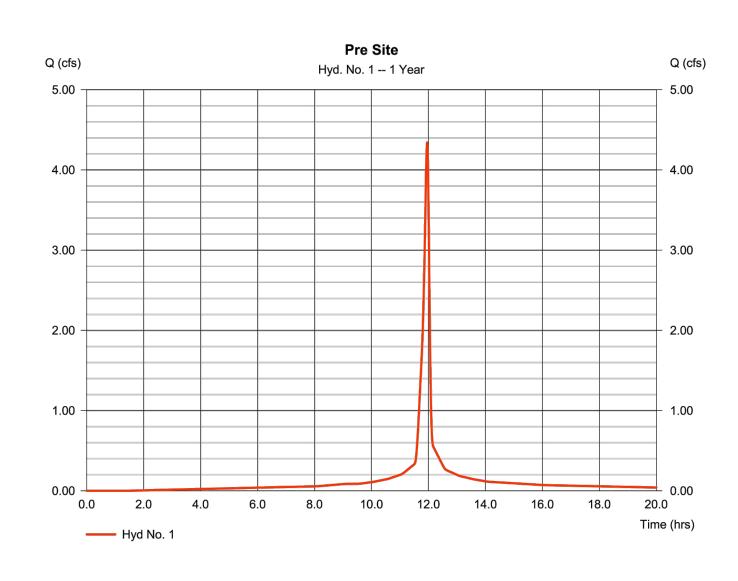
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. N	o. 1
Pre Site	

re Site			
ydrograph type	= SCS Runoff	Peak discharge	= 4.341 cfs
torm frequency	= 1 yrs	Time to peak	= 11.95 hrs
ime interval	= 1 min	Hyd. volume	= 10,169 cuft
rainage area	= 1.100 ac	Curve number	= 98*
asin Slope	= 0.0 %	Hydraulic length	= 0 ft
c method	= User	Time of conc. (Tc)	= 5.00 min
otal precip.	= 2.70 in	Distribution	= Type II
torm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.550 x 98) + (0.660 x 80)] / 1.100



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 Sunday, 02 / 16 / 2025 Hyd. No. 1

Peak discharge

Time to peak

Hyd. volume

Curve number

Hydraulic length = 0 ft

Shape factor = 484

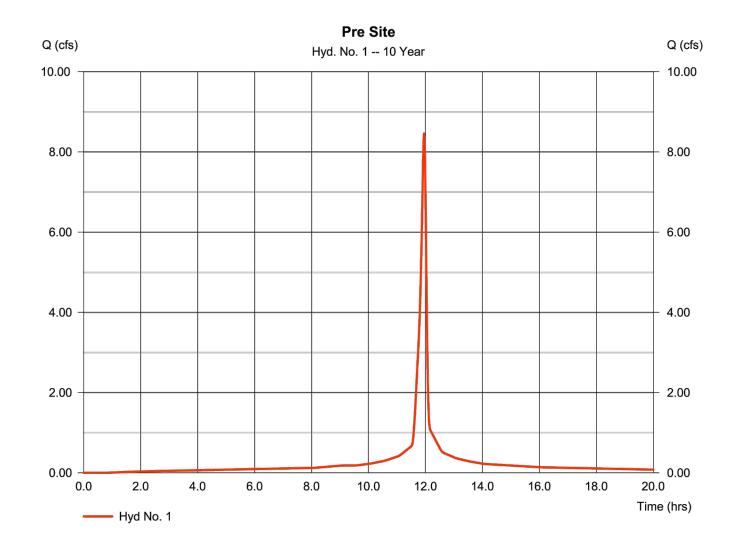
Time of conc. (Tc) = 5.00 min

Distribution = Type II

Pre Site

Hydrograph type =	SCS Runoff
Storm frequency =	10 yrs
Time interval =	1 min
Drainage area =	1.100 ac
Basin Slope =	0.0 %
Tc method =	User
Total precip. =	5.20 in
Storm duration =	24 hrs

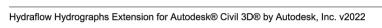
* Composite (Area/CN) = [(0.550 x 98) + (0.660 x 80)] / 1.100



4

Sunday, 02 / 16 / 2025

Hydrograph Report



Hyd. No. 2

Storm duration

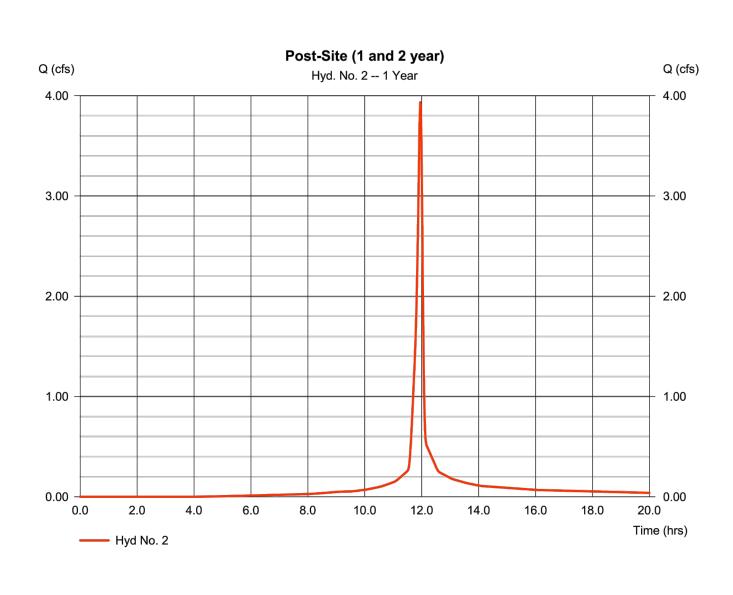
Post-Site (1 and 2 year) Hydrograph type = SCS Runoff Storm frequency = 1 yrs Time interval = 1 min = 1.100 ac Drainage area = 0.0 % Basin Slope Tc method = User Total precip. = 2.70 in

= 24 hrs

- Peak discharge Time to peak Hyd. volume Curve number Hydraulic length Time of conc. (Tc) Distribution Shape factor
- = 3.935 cfs = 11.95 hrs = 8,487 cuft = 94 = 0 ft = 5.00 min = Type II = 484

5

Sunday, 02 / 16 / 2025



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No. 3 Post-Site (10 year) Hydrograph type

12

= 8.459 cfs

= 11.95 hrs

= 98*

= 20,436 cuft

- Storm frequency Time interval Drainage area Basin Slope Tc method Total precip. Storm duration
- = SCS Runoff = 10 yrs = 1 min = 1.100 ac = 0.0 % = User

= 5.20 in

= 24 hrs

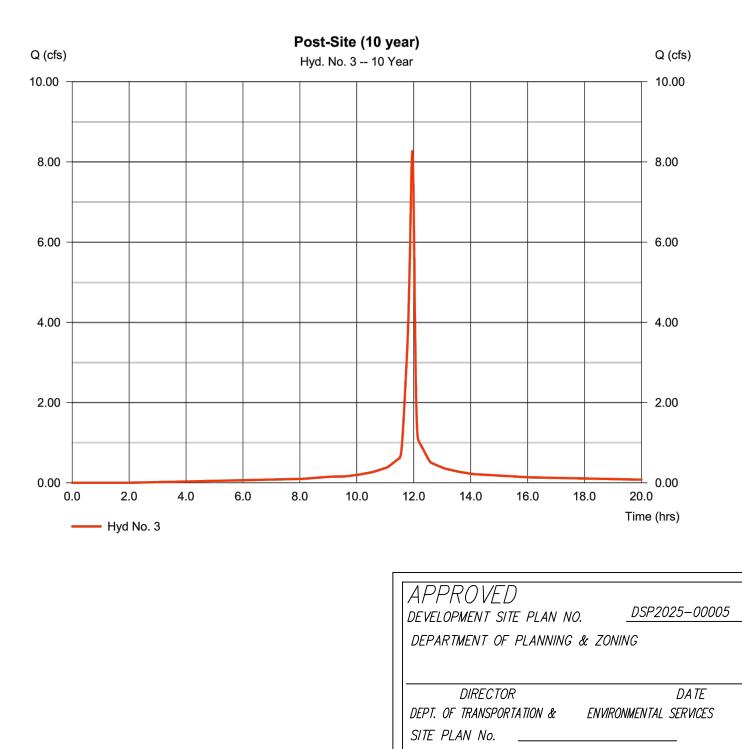
- Peak discharge Time to peak Hyd. volume Curve number Hydraulic length = 0 ft Time of conc. (Tc) = 5.00 minDistribution Shape factor
- = 8.266 cfs = 11.95 hrs = 19,015 cuft = 95 = Type II

14

DATE

Sunday, 02 / 16 / 2025

= 484

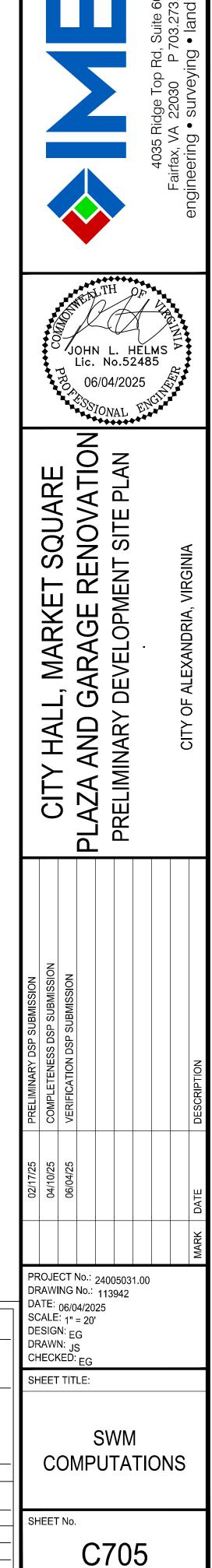


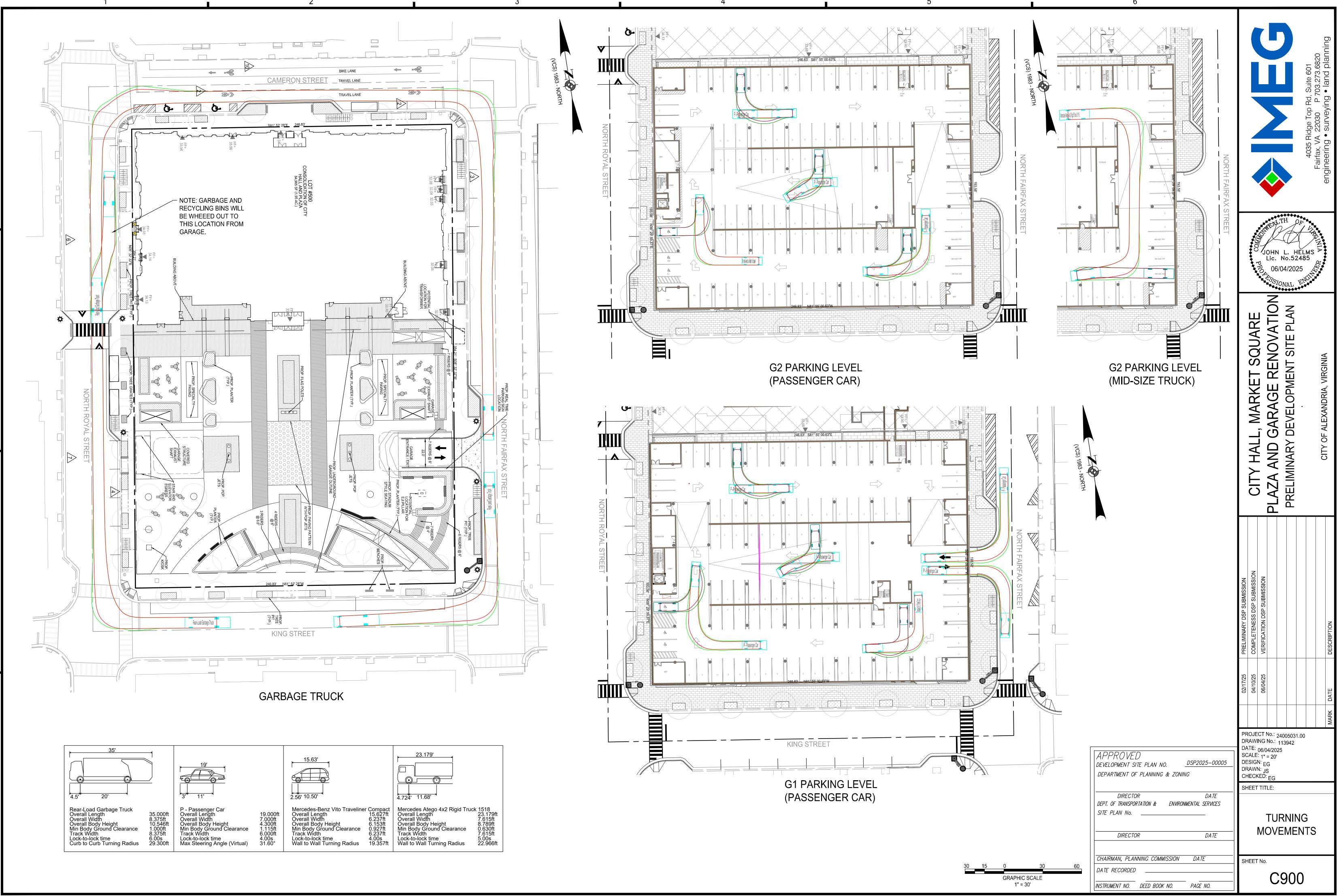
DIRECTOR

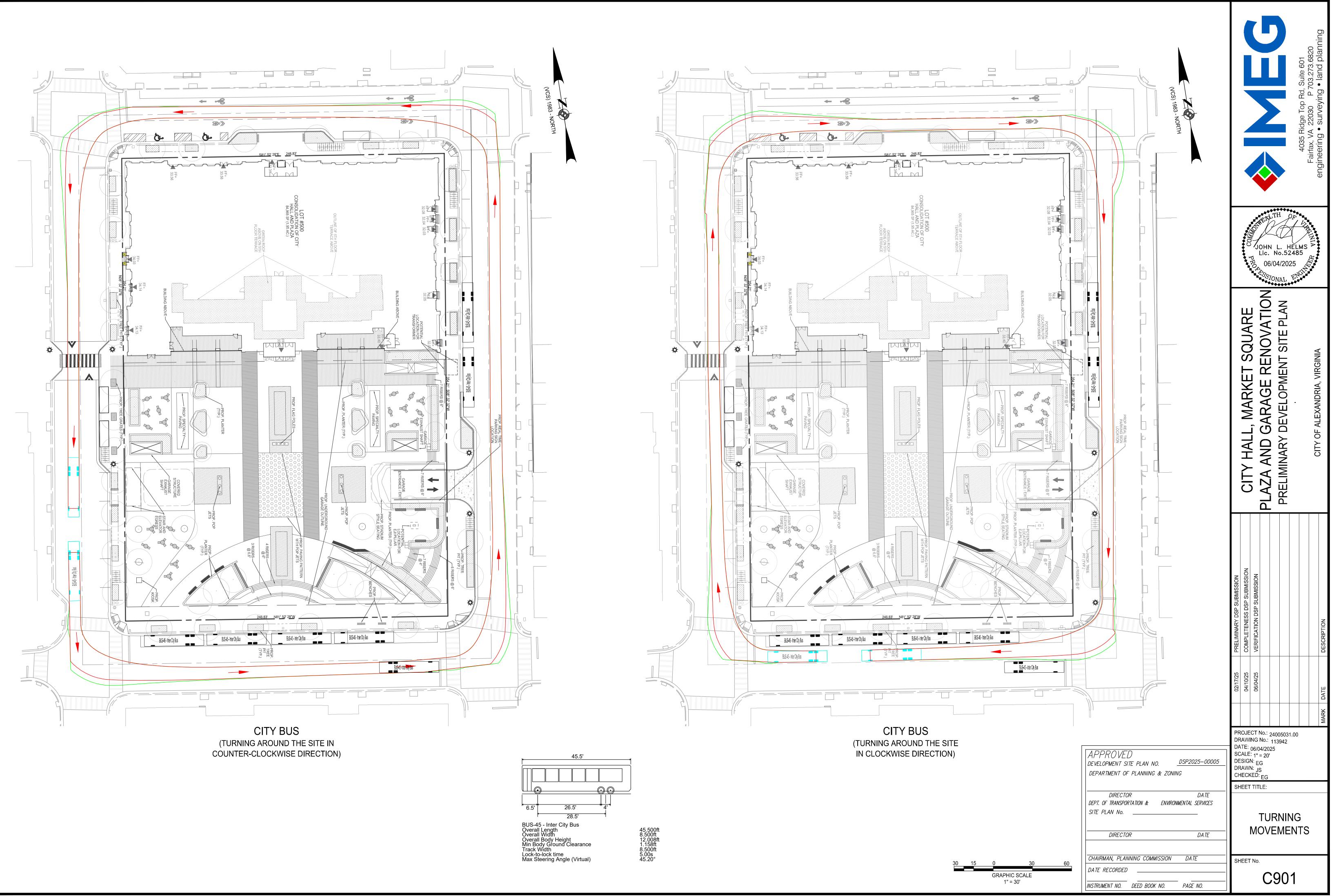
DATE RECORDED _____

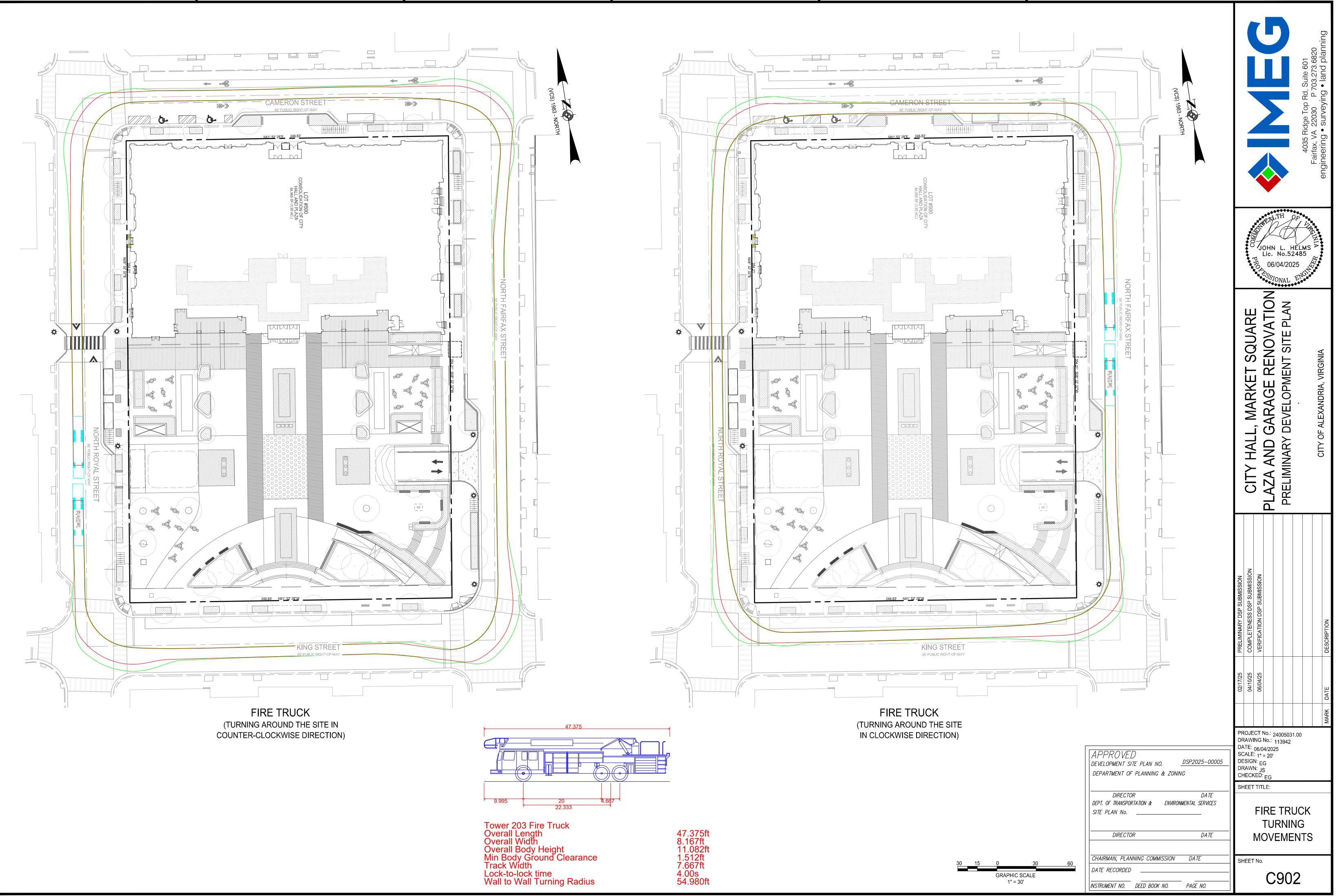
CHAIRMAN, PLANNING COMMISSION DATE

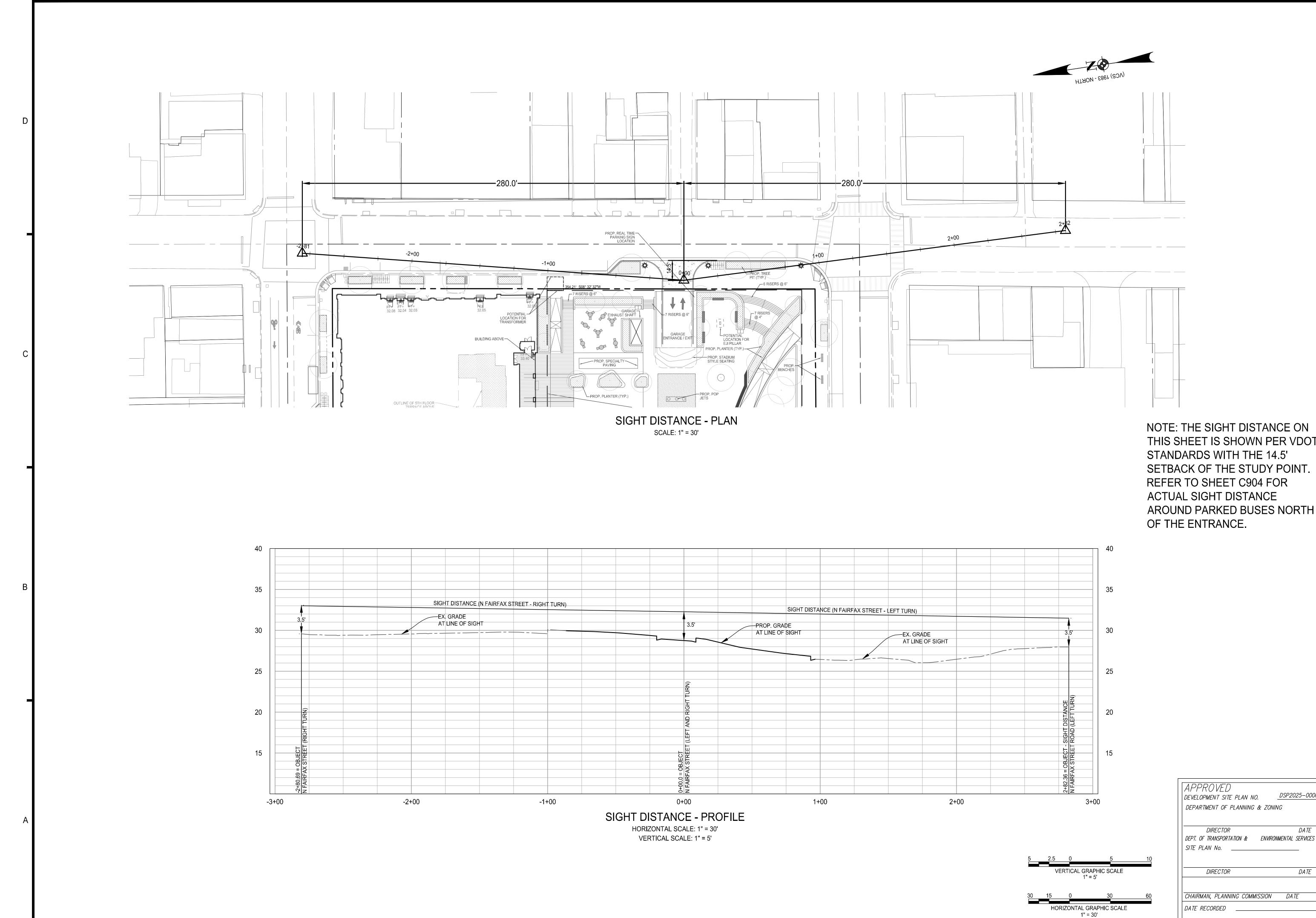
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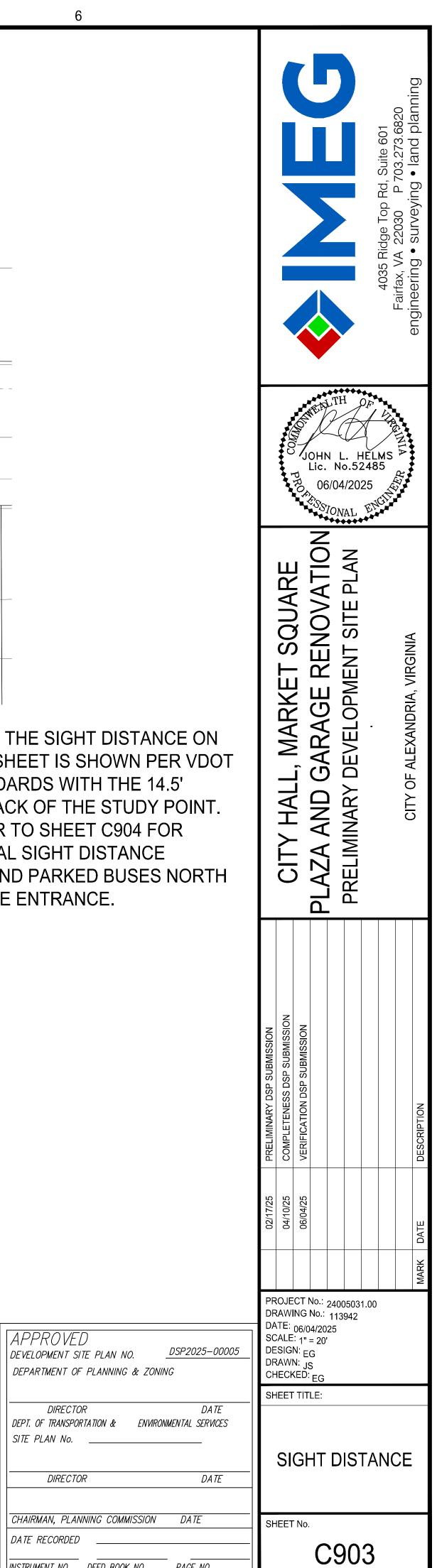


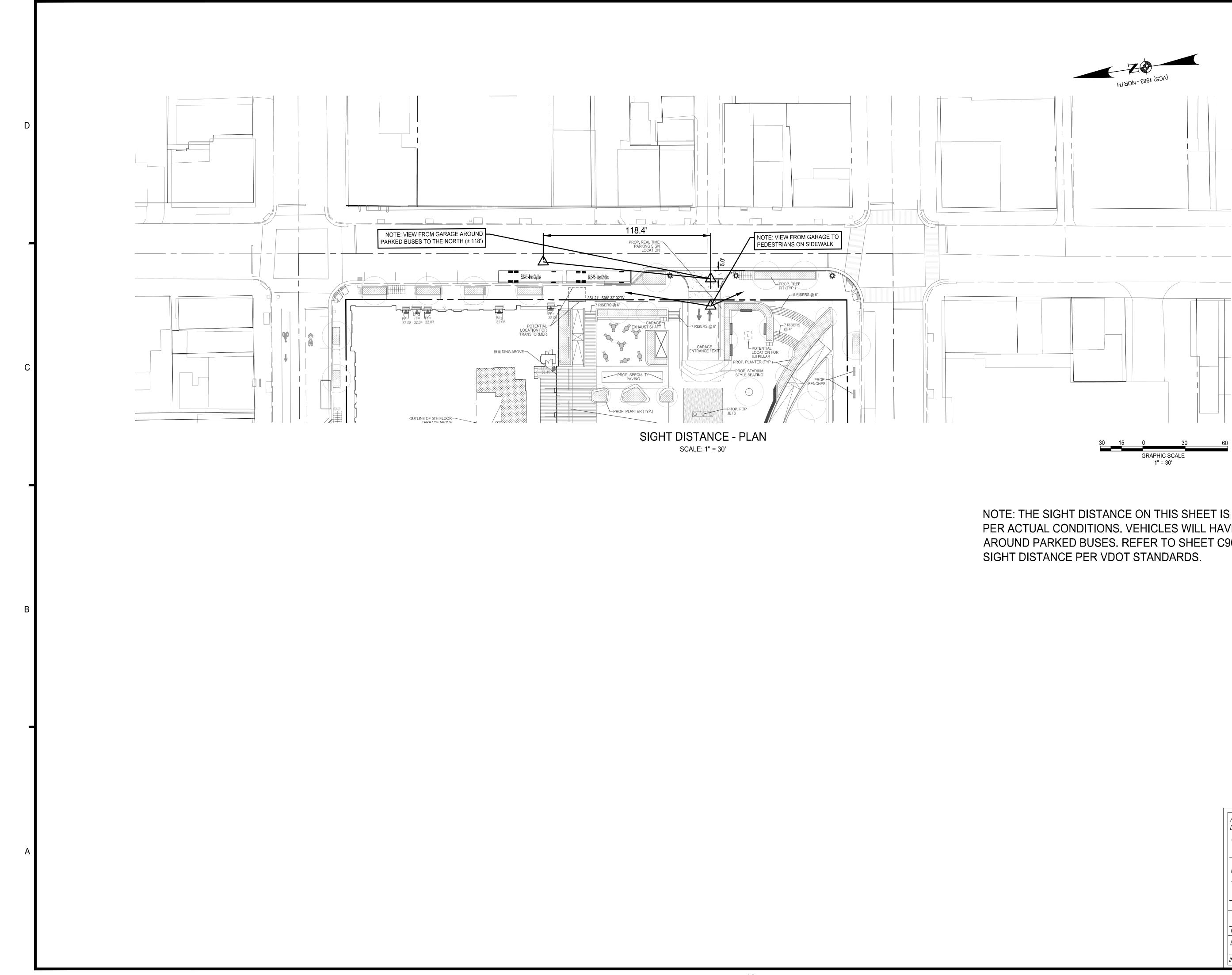
NOTE: THE SIGHT DISTANCE ON THIS SHEET IS SHOWN PER VDOT STANDARDS WITH THE 14.5' SETBACK OF THE STUDY POINT. REFER TO SHEET C904 FOR ACTUAL SIGHT DISTANCE AROUND PARKED BUSES NORTH OF THE ENTRANCE.

DIRECTOR

DIRECTOR

INSTRUMENT NO. DEED BOOK NO. PAGE NO.





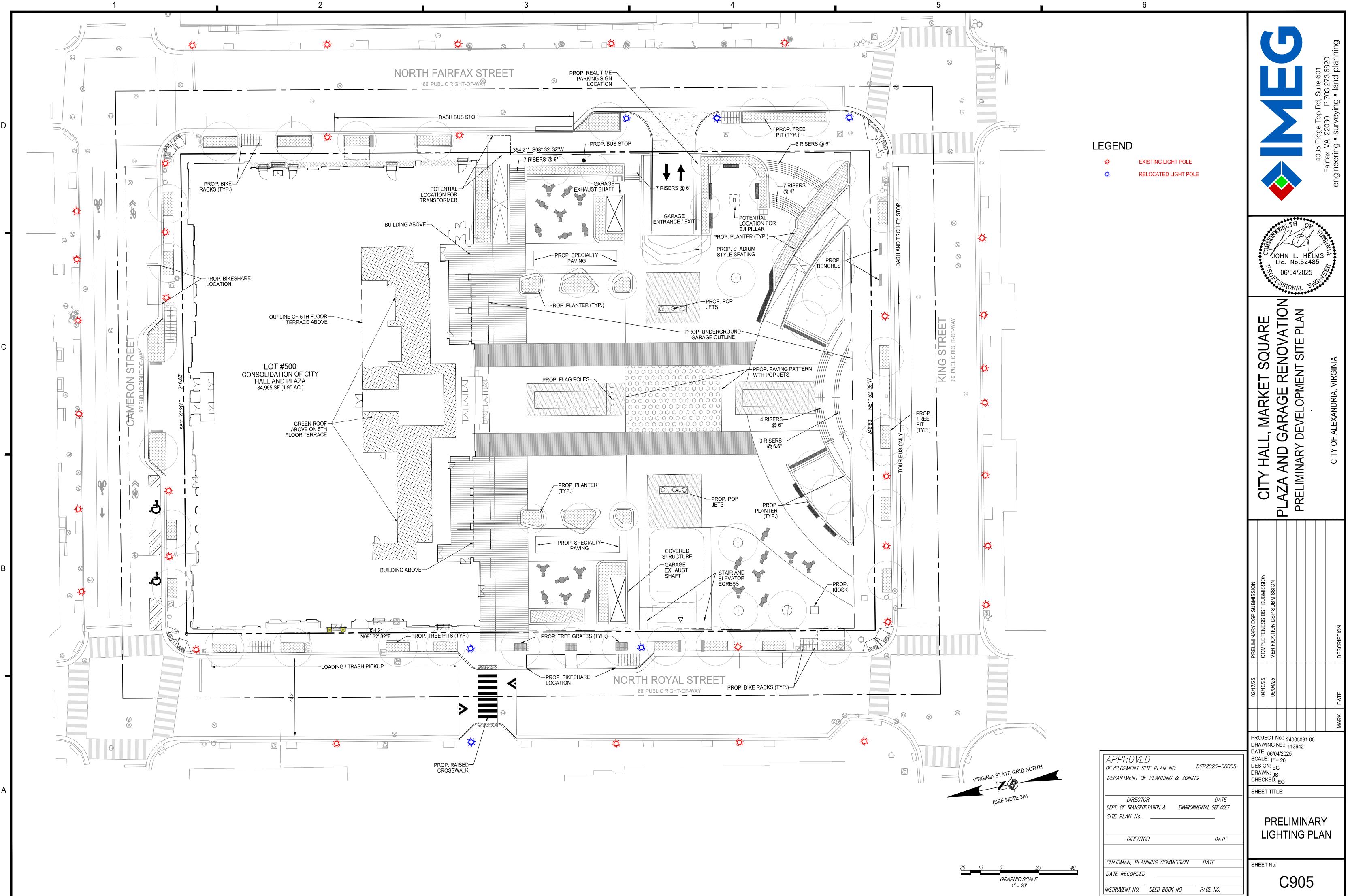
NOTE: THE SIGHT DISTANCE ON THIS SHEET IS SHOWN PER ACTUAL CONDITIONS. VEHICLES WILL HAVE TO SEE AROUND PARKED BUSES. REFER TO SHEET C903 FOR

		4035 Ridge Top Rd, Suite 601 Fairfax, VA 22030 P 703.273.6820 engineering • surveying • land planning
	JOHN L. HEL Lic. No.5248 06/04/2025	MS 202
	CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION PRELIMINARY DEVELOPMENT SITE PLAN	CITY OF ALEXANDRIA, VIRGINIA
	PRELIMINARY DSP SUBMISSION COMPLETENESS DSP SUBMISSION VERIFICATION DSP SUBMISSION	DESCRIPTION
	02/17/25 04/10/25 06/04/25	MARK DATE
25-00005	PROJECT No.: 24005031.00 DRAWING No.: 113942 DATE: 06/04/2025 SCALE: 1" = 20' DESIGN: EG DRAWN: JS CHECKED: EG)
DATE ERVICES - DATE	SHEET TITLE:	ANCE
	SHEET No. C904	

APPROVED DEVELOPMENT SITE PLAN NO. <u>DSP2025–00005</u> DEPARTMENT OF PLANNING & ZONING	DAT SCA DES DRA CHE
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DIRECTOR DATE DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No.	S
DIRECTOR DATE	

CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



cts/24005031.00\113942 Market Square Plaza DSUP\C905 PRELIMINARY LIGHTING PLAN.dwg, 6/9/2025 10:54:06 AM, August Hinne

A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES: 1)THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

2)THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.

3)THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN. 4) ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.

5)INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.

6)IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND, 7)SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.

8)MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:

- 1)THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
- 2)THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.
- 3)THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.

4)ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.

5)AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

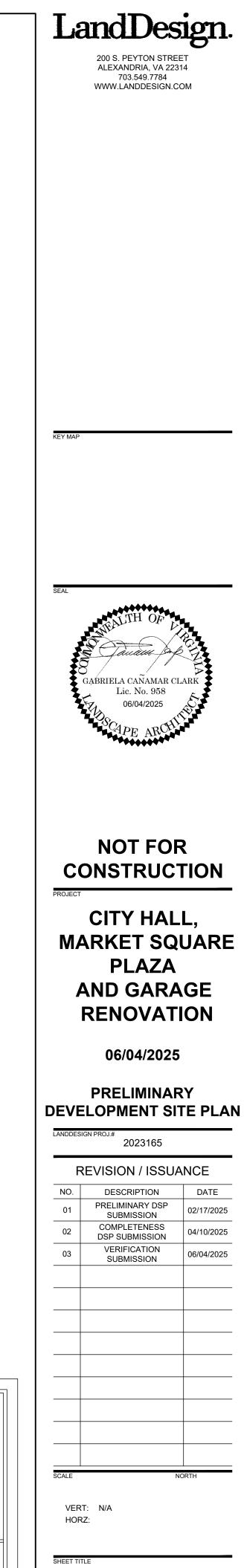
6)AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.





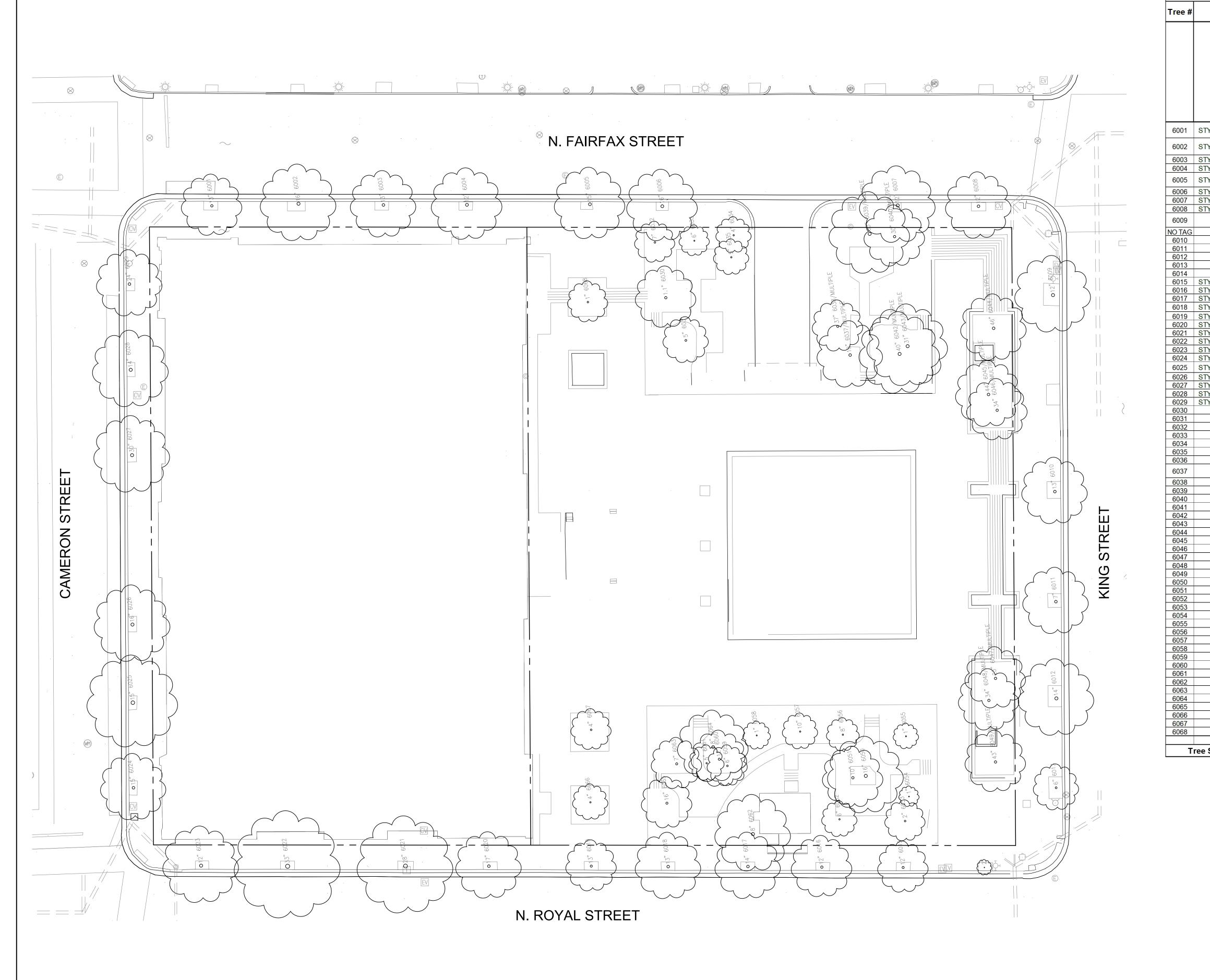
THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA	STANDARD LANDSCAPE PLAN NOTES		
Approved by: COA			
I OF I	Date drawn: 01/01/19	LD 016	



L001

APPROV SPECIAL USE DEPARTMENT OF PLA	PERMIT		
DIRECTOR		DATE	
department of tran SITE PLAN NO		& ENVIRO	NMENTAL SERVICES
DIRECTOR		DATE	
CHAIRMAN, PLANNING COM	MISSION		DATE
DATE RECORDED			



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TREE INVENTORY - ALEXAND	RIA MA	RKET SQ	UARE	
Species	Size	CRZ	Native Status	Status
		s		
	(Diameter at Breast ht)	Root Zone (radius	Native / Non - Native	
	Sre	(ra	Vat	
	at B	пе	2	
	ere	Zo	uo	
	lete	ot	Z /	
	am	R	e	
	i Di	a	ati	
		Critical ft)	z	
	dbh Heig	ū́ ₽		
TYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	13	13	Non- Native	POOR
TYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	16	16	Non- Native	POOR
TYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	13	13	Non-Native	POOR
TYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	12	12	Non-Native	POOR
TYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	16	16	Non-Native	POOR
YPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	16	16	Non-Native	POOR
TYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	12	12	Non-Native	FAIR
TYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	12	12	Non-Native	POOR
QUERCUS PHELLOS / WILLOW OAK	12	12	Native	GOOD
QUERCUS ALBA / WHITE OAK	1	8	Native	GOOD
QUERCUS PHELLOS / WILLOW OAK	13	13	Native	GOOD
QUERCUS PALUSTRIS / PIN OAK QUERCUS RUBRA / RED OAK	7 14	8 14	Native Native	FAIR POOR
QUERCUS PALUSTRIS / PIN OAK	6	8	Native	POOR
QUERCUS PHELLOS / WILLOW OAK	2	8	Non-Native	FAIR
YPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	12	12	Non-Native	POOR
TYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	12	12	Non-Native	POOR
YPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE YPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	14 13	<u>14</u> 13	Non- Native	FAIR POOR
TP HNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	13	13	Non- Native	POOR
TPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	17	17	Non-Native	FAIR
YPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	28	28	Non-Native	FAIR
YPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	33	49.5	Non-Native	FAIR
YPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	12	12	Non-Native	FAIR
TYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	15	15	Non-Native	POOR
TYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	15	15	Non-Native	FAIR
TYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	16 30	16 45	Non-Native	POOR
TYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE TYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	30 14	45 14	Non- Native Non- Native	FAIR FAIR
TYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	24	24	Non-Native	POOR
MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	11	11	Non-Native	FAIR
LAGERSTROEMIA INDICA / CRAPE MYRTLE	5	8	Non-Native	GOOD
LAGERSTROEMIA INDICA / CRAPE MYRTLE	7	8	Non-Native	GOOD
MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	6 4	8 8	Non-Native	FAIR
LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE	4 5	8	Non- Native Non- Native	GOOD GOOD
LAGERSTROEMIA INDICA / CRAPE MYRTLE	15	15	Non-Native	FAIR
LAGERSTROEMIA INDICA / CRAPE MYRTLE	19	19	Non-Native	GOOD
LAGERSTROEMIA INDICA / CRAPE MYRTLE	37	55.5	Non-Native	FAIR
LAGERSTROEMIA INDICA / CRAPE MYRTLE	60	90	Non-Native	GOOD
LAGERSTROEMIA INDICA / CRAPE MYRTLE	30	45	Non-Native	GOOD
AMELANCHIER ARBOREA / SERVICEBERRY	5	8	Native	GOOD
LAGERSTROEMA INDICA / CRAPE MYRTLE	40	60	Non-Native	GOOD
	31	46.5	Non-Native	GOOD
LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE	46 44	<u>69</u> 66	Non- Native Non- Native	GOOD GOOD
LAGERSTROEMIA INDICA / CRAPE MYRTLE	44 34	51	Non-Native	GOOD
LAGERSTROEMIA INDICA / CRAPE MYRTLE	25	25	Non-Native	GOOD
LAGERSTROEMIA INDICA / CRAPE MYRTLE	34	51	Non-Native	GOOD
	43	64.5	Non-Native	GOOD
LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE	16 10	<u>16</u> 10	Non- Native Non- Native	GOOD GOOD
LAGERSTROEMIA INDICA / CRAPE MYRTLE	10 6	8	Non-Native	GOOD
AMELANCHIER ARBOREA / SERVICEBERRY	2	8	Native	GOOD
CORNUS FLORIDA / FLOWERING DOGWOOD	1	8	Native	FAIR
	1	8	Non-Native	GOOD
LAGERSTROEMA INDICA / CRAPE MYRTLE	8 10	<u>8</u> 10	Non-Native	FAIR
MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA AMELANCHIER ARBOREA / SERVICEBERRY	10 1	<u> </u>	Non-Native Native	FAIR GOOD
	6	8	Non- Native	FAIR
LAGERSTROEMIA INDICA / CRAPE MYRTLE	12	12	Non-Native	GOOD
LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE	12		Non-Native	FAIR
	5	8	iter itere	
LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE	5 8	8	Non-Native	GOOD
LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE	5 8 7	8 8	Non- Native Non- Native	GOOD
LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE	5 8 7 8	8 8 8	Non-Native Non-Native Non-Native	GOOD FAIR
LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE	5 8 7	8 8	Non- Native Non- Native	GOOD
LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE LAGERSTROEMIA INDICA / CRAPE MYRTLE MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	5 8 7 8 16	8 8 8 16	Non-Native Non-Native Non-Native Non-Native	GOOD FAIR UNSAFE

Tree Survey Information Completed by LandDesign - Arborist Andrea Crossett - ISA #MA-5499A

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DIRECTOR		DATE		
DEPARTMENT OF TRANSPO SITE PLAN NO	RTATION	& ENVIRO	NMENTAL	SERVIC
DIRECTOR		DATE		
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DATE RECORDED				

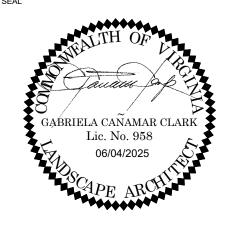
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ORIGINAL SHEET SIZE: 24" X 36"

LandDesign.

200 S. PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784 WWW.LANDDESIGN.COM

KEY MAP



NOT FOR CONSTRUCTION

PROJECT

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

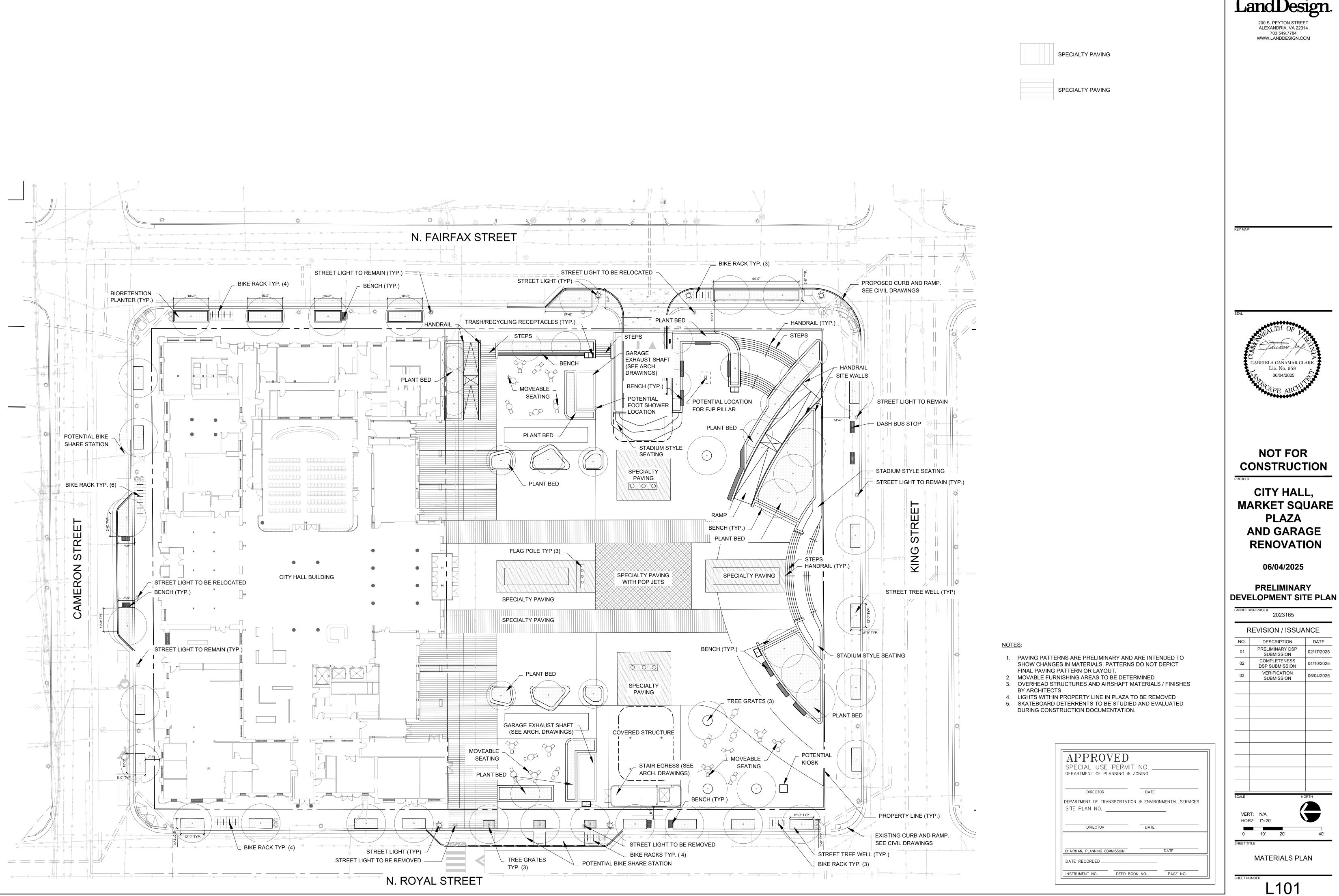
06/04/2025

PRELIMINARY DEVELOPMENT SITE PLAN

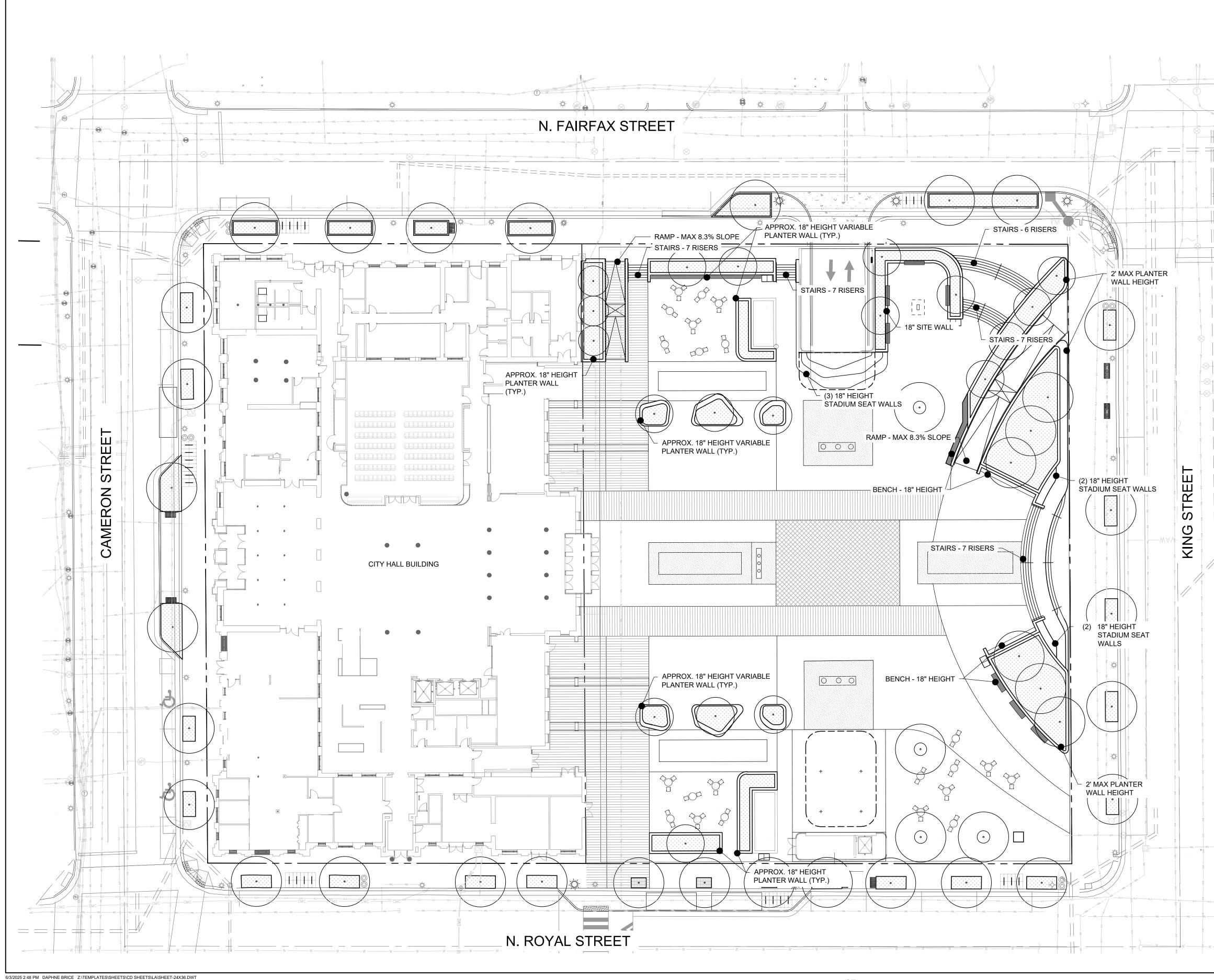
LANDDESIGN PROJ.# 2023165 **REVISION / ISSUANCE** NO. DESCRIPTION DATE PRELIMINARY DSP 01 02/17/2025 SUBMISSION COMPLETENESS DSP SUBMISSION 04/10/2025 02 VERIFICATION 03 06/04/2025 SUBMISSION _____ VERT HORZ

EXISTING TREE SURVEY

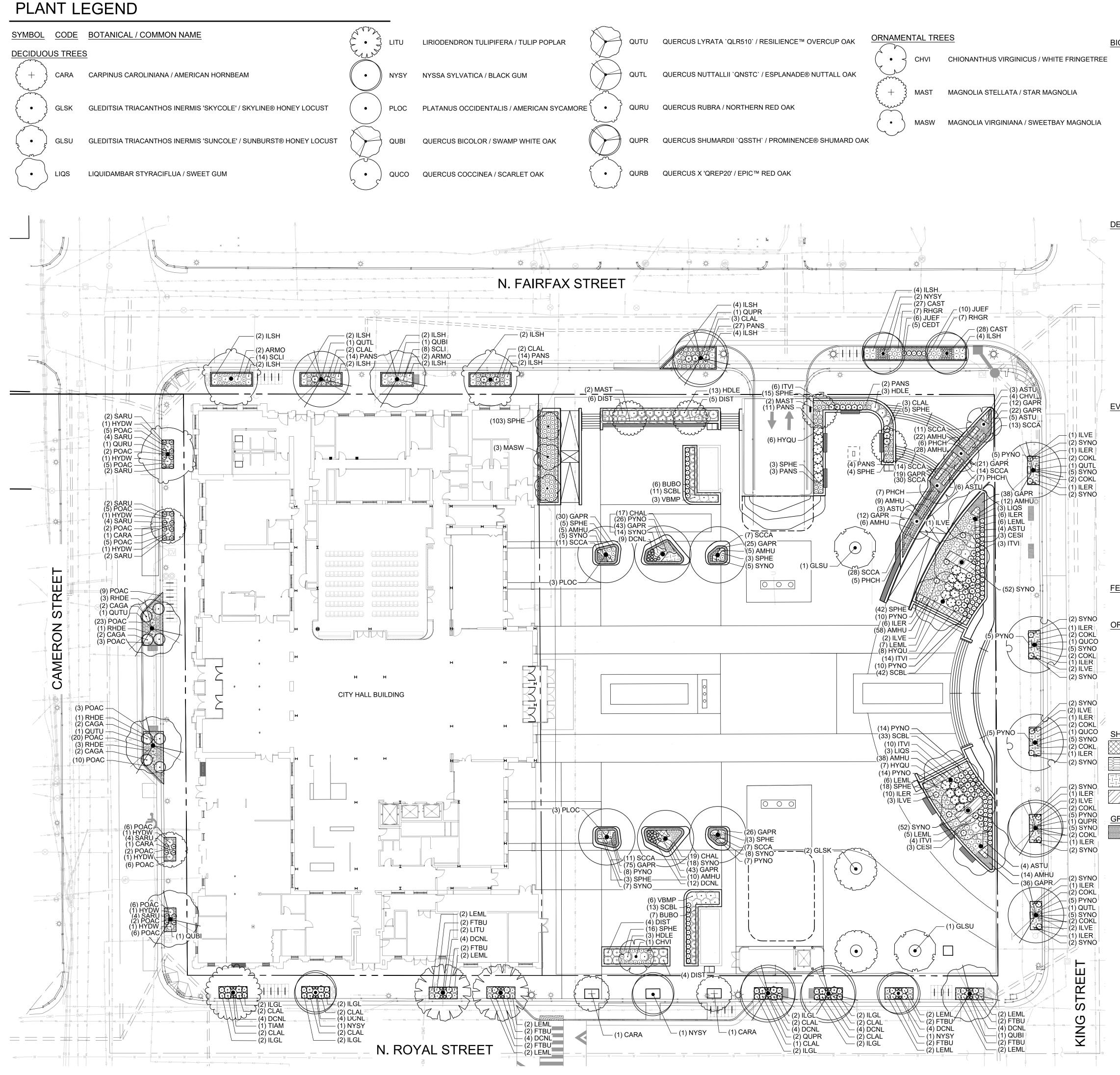
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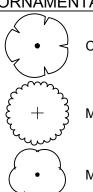
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- 1004 		GABRIELA CANAMAR CLARK Lic. No. 958 06/04/2025
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		NOT FOR CONSTRUCTION
		PROJECT
		CITY HALL,
		MARKET SQUARE PLAZA
		AND GARAGE
		RENOVATION
		06/04/2025
		PRELIMINARY DEVELOPMENT SITE PLAN
		LANDDESIGN PROJ.# 2023165
		REVISION / ISSUANCE
<u>NOTES</u> :		NO. DESCRIPTION DATE 01 PRELIMINARY DSP 02/17/2025
1. FOR	FINE GRADING PLAN, REFER TO CIVIL DRAWINGS	01FRELIMINART DSF SUBMISSION02/17/202502COMPLETENESS DSP SUBMISSION04/10/2025
		03 VERIFICATION SUBMISSION 06/04/2025
104 104		
	APPROVED SPECIAL USE PERMIT NO DEPARTMENT OF PLANNING & ZONING	
	DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	SCALE NORTH
		VERT: N/A HORZ: 1"=20'
		0 10' 20' 40' SHEET TITLE
-WQWQ>	CHAIRMAN, PLANNING COMMISSION DATE	GRADING PLAN
~	INSTRUMENT NO. DEED BOOK NO. PAGE NO.	SHEET NUMBER
	ORIGINAL SHEET SIZE: 24" X 3	L301



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	TION	
+	ARMO	ARONIA MELANOCARPA `MORTON` / IROQUOIS BEAUTY™ BLACK CHOKEBERRY
	CAST	CAREX STRICTA / TUSSOCK SEDGE
(\cdot)	CEDT	CEANOTHUS OVATUS / INLAND CEANOTHUS
+	CLAL	CLETHRA ALNIFOLIA `HUMMINGBIRD` / SUMMERSWEET
•	ILSH	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	JUEF	JUNCUS EFFUSUS / SOFT RUSH
ANNON COMPANY	PANS	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
·	RHGR	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	SCLI	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
ECIDUOL	IS SHRUE	<u>3S</u>
لان بریانی	CESI	CEPHALANTHUS OCCIDENTALIS 'SUGAR SHACK' TM / SUGAR SHACK BUTTONBUSH
+	COKL	CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD
(·)	FTBU	FOTHERGILLA GARDENII 'BLUE MIST' / BLUE MIST FOTHERGILLA
	HYDW	HYDRANGEA ARBORESCENS / HYDRANGEA
•	HDLE	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME PANICLE HYDRANGEA
$\overline{(\cdot)}$	HYQU	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA
+	ITVI	ITEA VIRGINICA / VIRGINIA SWEETSPIRE
$\mathbf{\tilde{\mathbf{-}}}$	PHCH	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD' / DARTS GOLD NINEBARK
·	VBMP	VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM
	-N SHRU	BS
	BUBO	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD
£ • }	CAGA	CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA
	DIST	DISTYLIUM X 'PIIDIST-II' TM / BLUE CASCADE DISTYLIUM
· MWMAR	ILGL	ILEX GLABRA / INKBERRY HOLLY
	ILVE	ILEX VERTICILLATA `JIM DANDY` / JIM DANDY WINTERBERRY
	ILER	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY
	LEML	LEUCOTHOE AXILLARIS 'COMPACTA' / DWARF COASTAL LEUCOTHOE
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	RHDE	RHODODENDRON X 'DELAWARE VALLEY WHITE' / DELAWARE VALLEY WHITE AZALEA
	SARU	SARCOCOCCA HOOKERIANA HUMILIS / SWEETBOX
ERN		
<u>Erin</u> E:3	POAC	POLYSTICHUM ACROSTICHOIDES / CHRISTMAS FERN
·	CHAL	CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS
A MUCH	DCNL	DESCHAMPSIA CESPITOSA `NORTHERN LIGHTS` / NORTHERN LIGHTS TUFTED HAIR GRASS
· · ·	SCBL	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM
•	SCCA	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM
J • Z	SPHE	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED
	EAS	
	AMHU	AMSONIA HUBRICHTII / ARKANSAS BLUESTAR
	ASTU	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED
	PYNO	PYCNANTHEMUM TENUIFOLIUM / NARROW-LEAF MOUNTAIN MINT
	SYNO	SYMPHYOTRICHUM NOVAE-ANGLIAE / NEW ENGLAND ASTER
GROUND C		
	GAPR	GAULTHERIA PROCUMBENS / WINTERGREEN

APPROV	VED		
SPECIAL USE			
DEPARTMENT OF PL	ANNING & .	ZONING	
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DIRECTOR			DATE

ABRIELA CANAMAR CLA Lic. No. 958 06/04/2025

LandD

200 S. PEYTON STREET ALEXANDRIA, VA 22314

703.549.7784

WWW.LANDDESIGN.COM

# **NOT FOR** CONSTRUCTION

# CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

### 06/04/2025

### PRELIMINARY **DEVELOPMENT SITE PLAN**

LANDDES	SIGN PROJ.# 2023165	
F	REVISION / ISSUA	NCE
NO.	DESCRIPTION	DATE
01	PRELIMINARY DSP SUBMISSION	02/17/2025
02	COMPLETENESS DSP SUBMISSION	04/10/2025
03	VERIFICATION SUBMISSION	06/04/2025
SCALE	IN	
VER		
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0	10' 20'	40'
SHEET TI	TLE	

PLANTING PLAN

L401

# PLANT SCHEDULE - FULL SITE

<u>SYMBO</u>		<u>ODE</u> QT	Y BOTANICAL / COMMON NAME	CONTA	<u>INER</u> (	CAL	<u>HT.</u>	REMARKS						
DECIDU	v	<u>TREES</u> ARA 4	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	I B&B	2	2"-3"	12` - 14`	FULL SUN TO PART SHADE; CCA: 500 SF;LOCALLY ,EASTERN U.S. REGIONALLY NATIVE; SYMMETRICAL, SINGLE LEADER	EVERGRE					
North Contraction	× م							FULL SUN TO PART SHADE; CCA: 1250 SF;LOCALLY ,EASTERN U.S. REGIONALLY NATIVE;		BUBO CAGA	13 8	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA	CONTAINER	18" - 24" 18" - 24"
ho ho	GL ک گر	LSK 2	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SK	KYLINE® HONEY LOCUST B & B	2	2"-3"	12` - 14`	SYMMETRICAL, SINGLE LEADER		DIST	8 19	DISTYLIUM X 'PIIDIST-II' TM / BLUE CASCADE DISTYLIUM	-	24" - 30"
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	َ GL	LSU 2	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' / SU	UNBURST® HONEY LOCUST B & B	2	2"-3"	12` - 14`	FULL SUN TO PART SHADE; CCA: 1250 SF;LOCALLY ,EASTERN U.S. REGIONALLY NATIVE; SYMMETRICAL, SINGLE LEADER	Transformer and the second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second sec	ILGL	16	ILEX GLABRA / INKBERRY HOLLY	-	18" - 24"
	>									ILVE	16	ILEX VERTICILLATA `JIM DANDY` / JIM DANDY WINTERBERRY	-	18" - 24"
•		QS 6	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B & B	2	2"-3"	12` - 14`	FULL SUN TO PART SHADE; CCA: 1250 SF;EASTERN U.S., REGIONALLY NATIVE; SYMMETRICAL, SINGLE LEADER	$\overline{\bigcirc}$	ILER	32	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	-	18" - 24"
ATT.	ζ J LII	TU 2	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B & B	2	2"-3"	6` - 10`	FULL SUN TO PART SHADE; CCA: 1250 SF;LOCALLY ,EASTERN U.S. REGIONALLY NATIVE;		LEML	40	LEUCOTHOE AXILLARIS 'COMPACTA' / DWARF COASTAL LEUCOTHOE	-	18" - 24"
Eur	Ž	10 2			L	2 -0	0 - 10	SYMMETRICAL, SINGLE LEADER		RHDE	8	RHODODENDRON X 'DELAWARE VALLEY WHITE' / DELAWARE VALLEY WHITE AZALEA	-	18" - 24"
•) NY	YSY 5	NYSSA SYLVATICA / BLACK GUM	B & B	2	2"-3"	8` - 12`	FULL SUN TO PART SHADE; CCA: 750 SF;LOCALLY ,EASTERN U.S. REGIONALLY NATIVE; SYMMETRICAL, SINGLE LEADER	(\mathcal{D})	SARU	24	SARCOCOCCA HOOKERIANA HUMILIS / SWEETBOX	-	18" - 24"
								FULL SUN ; CCA: 1250 SF ; LOCAL, REGIONAL, EASTERN U.S. NATIVE; SYMMETRICAL SING	IF	POAC	120	POLYSTICHUM ACROSTICHOIDES / CHRISTMAS FERN	2 GAL	
•) PL	_OC 6	PLATANUS OCCIDENTALIS / AMERICAN SYCAMOR	E B&B	2	2"-3"	12`-14`	LEADER	ORNAMEI					
$\langle \rangle$) QI	UBI 3	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2	2"-3"	12` - 14`	CCA: 1250 SF; LOCAL, REGIONAL, EASTERN U.S. NATIVE		CHAL	<u>85555</u> 36	CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS	3 GAL	
- Xoo) \								- Charles	DCNL	53	DESCHAMPSIA CESPITOSA `NORTHERN LIGHTS` / NORTHERN LIGHTS TUFTED HAIR GRASS	3 GAL	
(•) QI	UCO 2	QUERCUS COCCINEA / SCARLET OAK	B & B	2	2"-3"	12` - 14`	FULL SUN ; CCA: 1250 SF ; LOCAL, REGIONAL, EASTERN U.S. NATIVE; SYMMETRICAL SING LEADER		SCBL	99	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM	-	
\sim	2 ~				~	2" 2"	0` 40`		•	SCCA	145	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM	3 GAL	
		UTU 2	QUERCUS LYRATA `QLR510` / RESILIENCE™ OVEF	RCUP OAK B & B	2	2"-3"	8` - 10`	CCA: 1250 SF; EASTERN U.S. REGIONALLY NATIVE; SYMMETRICAL, SINGLE LEADER		SPHE	220	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	3 GAL	
) ai	UTL 3	QUERCUS NUTTALLII `QNSTC` / ESPLANADE® NUT	TTALL OAK B & B	2	2"-3"	12`-14`	FULL SUN TO PART SHADE; CCA: 1250 SF;LOCALLY ,EASTERN U.S. REGIONALLY NATIVE; SYMMETRICAL, SINGLE LEADER	SYMBOL	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME		
\sum_{n}	/ _								PERENNIA		007			
ξ. •	} QI	URU 2	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2	2"-3"	12`-14`	CCA: 1250 SF; LOCAL, REGIONAL, EASTREN U.S, NATIVE; SYMMETRICAL, SINGLE LEADER			207 25	AMSONIA HUBRICHTII / ARKANSAS BLUESTAR ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED		
$\widetilde{\mathbb{A}}$) } `	UPR 4	QUERCUS SHUMARDII `QSSTH` / PROMINENCE® S	SHUMARD OAK B & B	0	2"-3"	14` - 16`	FULL SUN ; CCA: 1250 SF; LOCAL, REGIONAL , EASTREN U.S; NATIVE ; ROUNDED CROWN;			114	PYCNANTHEMUM TENUIFOLIUM / NARROW-LEAF MOUNTAIN MINT		
		OFIX 4			2	2 -0	14 - 10	SINGLE LEADER		SYNO	206	SYMPHYOTRICHUM NOVAE-ANGLIAE / NEW ENGLAND ASTER		
{·	} a	URB 1	QUERCUS X 'QREP20' / EPIC™ RED OAK	B & B	2	2"-3"			GROUND	COVERS	<u> </u>			
<u>ک</u>	بر بر									GAPR	402	GAULTHERIA PROCUMBENS / WINTERGREEN		
کی ہے۔ کر کر	4it { ر	AM 1	TILIA AMERICANA / AMERICAN BASSWOOD	B & B	2	2"-3"	12`-14`	CCA: 1250 EASTERN AND REGIONAL NATIVE; SYMMETRICAL, SINGLE LEADER						
ORNAM	ENTA	L TREES												
(•	} c⊦	HVI 5	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	15 GAL	1	1.5" - 1.75"	6` - 10`	FULL SUN ; CCA: 500 SF ; LOCAL, REGIONAL, EASTERN U.S. NATIVE; SINGLE LEADER						
L'	ノ ゝ													
ξ + 	З мл	AST 4	MAGNOLIA STELLATA / STAR MAGNOLIA	15 GAL	1	1.5"-1.75"	6` - 10`	FULL SUN TO PART SHADE; CCA: 500 SF; NATIVE; MULTISTEM, FULL BRANCHING						
) } MA	ASW 3	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	15 GAL	1	1.5"-2" CAL	6` - 10`	CCA: 250 SF;LOCALLY ,EASTERN U.S. REGIONALLY NATIVE						
)													
SYMBO		<u>ODE QT</u>	Y BOTANICAL / COMMON NAME	SIZE	F	HEIGHT	<u>SPREAD</u>	REMARKS						
BIORET +		<u>DN</u> RMO 4	ARONIA MELANOCARPA `MORTON` / IROQUOIS BE	EAUTY™ BLACK CHOKEBERRY -	1	18" - 24"		FULL SUN TO PART SHADE; CCA; 10 SF; REGIONAL, EASTREN NATIVE; MUTISTEM;						
, • ,		AST 55	CAREX STRICTA / TUSSOCK SEDGE	3 GAL				ROUNDED SPREADING FULL TO PART SUN; LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 24" O.C.						
$\overline{(\cdot)}$	CE	EDT 5	CEANOTHUS OVATUS / INLAND CEANOTHUS	-	1	18" - 24"		FULL TO PART SUN; LOCAL, REGIONAL, AND EASTERN U.S. NATIVE						
(+)	CL	LAL 26	CLETHRA ALNIFOLIA `HUMMINGBIRD` / SUMMERS\	WEET -	1	18" - 24"		FULL SUN TO PART SHADE; CCA; 10 SF; MUTISTEM; REGIONAL, EASTREN U.S NATIVE ALSIXTEEN CANDLES VARIETY	Γ:					
•	ILS	SH 32	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERR'	Y HOLLY -	1	18"- 24"		REGIONALLYAND EASTERN US NATIVE; CCA: 25 SF						
	JU	JEF 12	JUNCUS EFFUSUS / SOFT RUSH	3 GAL				LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 24" O.C.						
· ·	PA	ANS 75	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDO	AH SWITCH GRASS 3 GAL				LOCAL, REGIONAL, EASTREN U.S NATIVE						
		HGR 14	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRA			18" - 24"		LOCAL, REGIONAL, EASTERN U.S. NATIVE						
₹• }		CLI 22	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM	1 -	1	18" - 24"		LOCAL, REGIONAL, EASTREN U.S NATIVE						
DECIDU		SHRUBS ESI 6	CEPHALANTHUS OCCIDENTALIS 'SUGAR SHACK' T	TM / SUGAR SHACK BUTTONBUSH -	2	24" - 36"		LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 48" O.C.						
$\left(\begin{array}{c} & & \\ & $		OKL 20	CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF R			18" - 24"		REGIONAL AND EASTERN U.S. NATIVE; SPACING 30" O.C.						
		ГBU 16	FOTHERGILLA GARDENII 'BLUE MIST' / BLUE MIST			18" - 24"		FULL SUN TO PART SHADE ; CCA; 10 SF; MUTISTEM; SLOW GROWING CULTIVAR						
	HY	YDW 8	HYDRANGEA ARBORESCENS / HYDRANGEA	-	1	18" - 24"		LOCAL, REGIONAL, EASTERN U.S. NATIVE						
•	HC	DLE 18	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE L	IME PANICLE HYDRANGEA -	2	24" - 30"		FULL SUN TO PART SHADE ; CCA; 50 SF; MUTISTEM; ROUNDED; ARCHING						
$\overline{\bigcirc}$	ΗY	YQU 21	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGE	EA -	1	18" - 24"		LOCAL, REGIONAL, EASTREN U.S NATIVE						
+	IT۱	VI 37	ITEA VIRGINICA / VIRGINIA SWEETSPIRE	-	1	18" - 24"		FULL SUN TO PART SHADE ; CCA; 25 SF; MUTISTEM; MULTI-TRUNKED; LOCAL, REGIONAL EASTREN U.S NATIVE; ROUNDED, CLUMPING GROWTH	-,					
Z 1 1 N	PH	HCH 25	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD' / DAR	RTS GOLD NINEBARK -	1	18" - 24"		NATIVE; CCA: 10 SF						
·			VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM	M CONTAIN				PART SHADE ;CCA; 25 SF ;LOCAL, REGIONAL, EASTREN U.S NATIVE; ERECT, ROUNDED						

	LandDesign. 200 S. PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784 WWW.LANDDESIGN.COM
FULL SUN TO PART SHADE $\ \ ;$ CCA; 2 SF $\ ;$ ROUNDED AND DENSE GROWTH $\ ;$ EASTREN U.S NATIVE;	
FULL SUN TO PART SHADE ;CCA; 10 SF ; ROUNDED AND DENSE GROWTH	
REGIONAL AND EASTERN US NATIVE; CCA: 25 SF	
REGIONAL. EASTERN U.S. NATIVE; CCA 25	
LOCAL, REGIONAL, EASTERN U.S. NATIVE ; CCA 25 SF	
LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 36" O.C.	
PART SHADE; REGIONALLY, EASTREN U.S NATIVE; CCA : - SF	
PART SHADE TI FULL SHADE, ON CITY OF ALEXANDRIA LIST BUT NOT NATIVE	
LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 18" O.C.	
	KEY MAP
NORTH AMERICA NATIVE; SPACING 18" O.C.	
REMARKS	

EASTERN US NATIVE

LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 24" O.C. LOCAL, REGIONAL, EASTREN U.S NATIVE LOCAL, REGIONAL, EASTERN U.S. NATIVE, SPACING 36"

NOTE:

ALL PLANT SUBSTATIONS MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT. SPECIFIED VARIETIES TO BE PROVIDED AS NOTED.

APPROV SPECIAL USE DEPARTMENT OF PL	PERMIT NO.	
DIRECTOR	DAT	E
DEPARTMENT OF TRAI SITE PLAN NO		IRONMENTAL SERVICES
DIRECTOR	DAT	E
CHAIRMAN, PLANNING CO	MMISSION	DATE
DATE RECORDED		_
	DEED BOOK NO.	

ORIGINAL SHEET SIZE: 24" X 36"



NOT FOR CONSTRUCTION

PROJECT

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

06/04/2025

PRELIMINARY DEVELOPMENT SITE PLAN

LANDDESIGN PROJ.# 2023165 **REVISION / ISSUANCE** NO. DESCRIPTION DATE PRELIMINARY DSP SUBMISSION 01 02/17/2025 -----_____ COMPLETENESS DSP SUBMISSION 02 04/10/2025 _____ _____ VERIFICATION 03 06/04/2025 SUBMISSION _____ · · · · · · _____ _____ _____ _____ _____ SCALE

VERT: N/A HORZ:

SHEET TITLE

PLANTING SCHEDULE

L402

PLANT SCHEDULE ROW

SYMBOL	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME
	JS TREE	S	
	CARA	4	CARPINUS CAROLINIANA / AMERICAN HORNBEAM
	LITU	2	LIRIODENDRON TULIPIFERA / TULIP POPLAR
(\cdot)	NYSY	5	NYSSA SYLVATICA / BLACK GUM
	QUBI	3	QUERCUS BICOLOR / SWAMP WHITE OAK
	QUCO	2	QUERCUS COCCINEA / SCARLET OAK
	QUTU	2	QUERCUS LYRATA `QLR510` / RESILIENCE™ OVERCUP OAK
	QUTL	3	QUERCUS NUTTALLII `QNSTC` / ESPLANADE® NUTTALL OAK
	QURU	2	QUERCUS RUBRA / NORTHERN RED OAK
\bigcirc	QUPR	4	QUERCUS SHUMARDII `QSSTH` / PROMINENCE® SHUMARD OAK
	QURB	1	QUERCUS X 'QREP20' / EPIC™ RED OAK
	TIAM	1	TILIA AMERICANA / AMERICAN BASSWOOD
BIORETEN	ITION		
(+)	ARMO	4	ARONIA MELANOCARPA `MORTON` / IROQUOIS BEAUTY™ BLACK CHOKEBERRY
	CAST	55	CAREX STRICTA / TUSSOCK SEDGE
	CEDT	5	CEANOTHUS OVATUS / INLAND CEANOTHUS
	CLAL	23	CLETHRA ALNIFOLIA `HUMMINGBIRD` / SUMMERSWEET
•	ILSH	32	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	JUEF	12	JUNCUS EFFUSUS / SOFT RUSH
MANNA ANAL	PANS	55	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
•	RHGR	14	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
,,	SCLI	22	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
DECIDUOL	IS SHRI	IBS	
	COKL	20	CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD
$\left(\begin{array}{c} \cdot \\ \cdot \end{array} \right)$	FTBU	16	FOTHERGILLA GARDENII 'BLUE MIST' / BLUE MIST FOTHERGILLA
	HYDW	8	HYDRANGEA ARBORESCENS / HYDRANGEA
EVERGRE	CAGA	8 8	CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA
recurred of the second	ILGL	16	ILEX GLABRA / INKBERRY HOLLY
	ILVE	10	ILEX VERTICILLATA `JIM DANDY` / JIM DANDY WINTERBERRY
	ILER	10	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY
2.5.2.2. 	LEML		LEUCOTHOE AXILLARIS 'COMPACTA' / DWARF COASTAL LEUCOTHOE
Less'		16	
	RHDE	8	RHODODENDRON X 'DELAWARE VALLEY WHITE' / DELAWARE VALLEY WHITE AZALEA
(\mathcal{D})	SARU	24	SARCOCOCCA HOOKERIANA HUMILIS / SWEETBOX
FERN	POAC	120	POLYSTICHUM ACROSTICHOIDES / CHRISTMAS FERN
ORNAMEN	ITAL GR	ASSES	
SUNDAL SUNDAL	DCNL	32	DESCHAMPSIA CESPITOSA `NORTHERN LIGHTS` / NORTHERN LIGHTS TUFTED HAIR GRA
	ALS		
PERENNIA			
PERENNIA	PYNO	25	PYCNANTHEMUM TENUIFOLIUM / NARROW-LEAF MOUNTAIN MINT

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				NATIVE PLA	NT TABULA	TIONS					
			MARCH 2, 2019	– JANUARY 1,	2020	JANUARY 2, 2020	– JANUARY	1, 2024	BEGINNING JAN	IUARY 2, 20	J24
PLANT TYPE	QUANTITY	NATIVE TYPE	REQUIRED	PRO	VIDED	REQUIRED	PROVIDED		REQUIRED	PROV	IDED
PLANTTIPE	QUANTIT		%	QTY.	%	%	QTY.	%	%	QTY.	%
Urban Trees	n/a	Regional/Local	10%			15%			20%	n/a	n/a
Of Dall Trees	ny a	Total Natives	25%			25%			50%	n/a	n/a
Standard Trees	57	Regional/Local	15%			25%			40%	57	100%
Stanuaru mees	57	Total Natives	40%			60%			80%	57	100%
Evergreen	181	Regional/Local	5%			8%			10%	136	75%
Shrubs	101	Total Natives	20%			30%			40%	144	80%
Deciduous Shrubs	228	Regional/Local	10%			15%			20%	154	68%
	228	Total Natives	40%			60%			80%	191	84%
Groundcovers	402	Regional/Local	5%			10%			10%	402	100%
Groundcovers	402	Total Natives	10%			20%			20%	402	100%
Perennials, Ferns,	1389	Regional/Local	10%			15%			25% (perennials) 30% (ferns & grasses)	909	65%
Ornamental Grasses	1305	Total Natives	25%			40%			60% (perennials) 80% (ferns & grasses)	1116	80%
Vines	n/a	Total Natives	80%			100%			100%	n/a	n/a
				1	OTALS						
TOTAL PLAN	S SPECIFIED	TOTAL SUM C	OF REGIONAL/LOCAL	NATIVE PLANT	S		тот	AL SUM OF	NATIVE PLANTS		
22	7		1658					19	910		
22	D/		73.5%					84	.6%		,

1) Percentages apply to the total quantity of each plant type specifed on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames. 2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specifed on the plans for each plant type. 3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

NOTES:

- NURSERY STOCK (ANSI Z60.1)
- INSTITUTE
- 3. CROWN COVERAGE DOES NOT INCLUDE TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY.

CROWN COVER TABULATIONS: TOTAL S	ITE (EXCLUDING R.O.W)
TOTAL SITE AREA (SF)	84,965
25% CROWN COVER REQUIRED (SF)	21,241
EXISTING CROWN COVER (SF)	N/A
REMOVED CROWN COVER (SF)	N/A
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	21,500
TOTAL CROWN COVER PROVIDED (%)	25.3%
TOTAL CROWN COVER PROVIDED (SF)	21,500

NOTE:

CROWN COVERAGE DOES NOT INCLUDE TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY. STREET TREES NOT COUNTED.

1. ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIALS- THE AMERICAN STANDARD FOR

2. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS

SPECIAL USE department of pla			
DIRECTOR		DATE	
EPARTMENT OF TRAN SITE PLAN NO		& ENVIRO	NMENTAL SERVICES
DIRECTOR		DATE	
HAIRMAN, PLANNING COM	MISSION		DATE
CHAIRMAN, PLANNING COM			DATE

ABRIELA CANAMAR CLAR Lic. No. 958 06/04/2025

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PROJECT

LANDDESIGN PROJ.#

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

06/04/2025

PRELIMINARY DEVELOPMENT SITE PLAN

2023165 **REVISION / ISSUANCE** NO. DESCRIPTION DATE PRELIMINARY DSP 01 02/17/2025 SUBMISSION _____ COMPLETENESS DSP SUBMISSION 02 04/10/2025 _____ _____ VERIFICATION 03 06/04/2025 SUBMISSION -----_____ -----

VERT: N/A HORZ:

SHEET TITLE

ORIGINAL SHEET SIZE: 24" X 36"

PLANTING SCHEDULE + TABULATIONS

L403

Landl 200 S. PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784 WWW.LANDDESIGN.COM

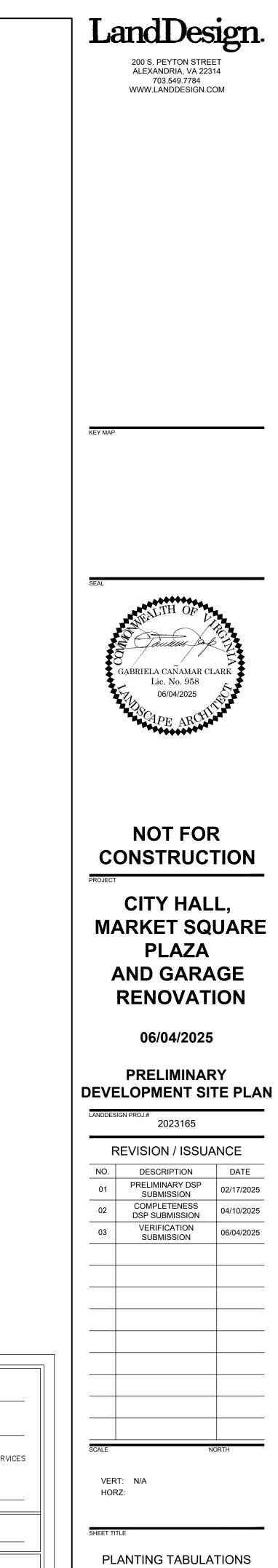
					TREES CCA BI	REAKDOWN - TOTAL SITE						
PLAN INFO	ORMATION			BOTANIC/COMMON NAME		SIZ	E	NOTES	CROWN COVER	ALLOWANCE (CCA)	NATIVE PLAN	NTS PROVIDED
PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER	HEIGHT		CCA PER TREE (SF)	CCA WITHIN PL (SF)	LOCAL/REGIONAL (#)	EASTERN U.S.
ECID TREES												<u> </u>
CARA	4	CARPINUS	CAROLINIANA		AMERICAN HORNBEAM	2"-3"	12`-14`	B&B	500		Х	х
GLSK	2	GLEDITSIA	TRIACANTHOS	SKYLINE	SKYLINE HONEY LOCUST	2"-3"	12`-14`	B&B	750	1500	Х	х
GLSU	2	GLEDITSIA	TRIACANTHOS	SUNBURST	SUNBURST HONEY LOCUST	2"-3"	12`-14`	B&B	750	1500	Х	х
LIQS	6	LIQUIDAMBAR	STRACIFLUA		SWEET GUM	2"-3"	12`-14`	B&B	1250	7500		
LITU	2	LIRIODENDRON	TULIPIFERA		TULIP POPLAR	2"-3"	6' - 10'	B&B	1250		Х	X
NYSY	5	NYSSA	SYLVATICA		BLACK GUM	2"-3"	8' - 12`	B&B	750		Х	X
PLOC	6	PLATANUS	OCCIDENTALIS		AMERICAN SYCAMORE	2"-3"	12`-14`	B&B	1250	7500	Х	Х
QUBI	3	QUERCUS	BICOLOR		SWAMP WHITE OAK	2"-3"	12` - 14`	B&B	1250		Х	Х
QUCO	2	QUERCUS	COCCINEA		SCARLET OAK	2"-3"	12` - 14`	B&B	1250		Х	X
QUTU	2	QUERCUS	LYRATA	QLR510	RESILIANCE OVERCUP OAK	2"-3"	12` - 14`	B&B	1250		Х	Х
QUTL	3	QUERCUS	NUTTALLI	QNSTC	ESPLANADE NUTTALL OAK	2"-3"	12` - 14`	B&B	1250		Х	Х
QURU	2	QUERCUS	RUBRA		NORTHERN RED OAK	2"-3"	12` - 14`	B&B	1250		Х	Х
QUPR	4	QUERCUS	SHUMARDII	QSSTH	PROMINANCE SHUMARD OAK	2"-3"	12` - 14`	B&B	1250		Х	Х
QURB	1	QUERCUS	Х	QREP20	EPIC RED OAK	2"-3"	12`-14`	B&B	1250			
TIAM	1	TILIA	AMERICANA		AMERICAN BASSWOOD	2"-3"	12`-14`	B&B	1250		х	х
RN TREES												
CHVI	5	CHIONANTHUS	VIRGINICUS		WHITE FRINGETREE	1.5" - 1.75"	6` - 10'	15 GAL	500	2500	Х	Х
MAST	4	MAGNOLIA	STELLATA		STAR MAGNOLIA	1.5" - 2" CAL	6` - 10'	15 GAL	250	250	Х	Х
MASW	3	MAGNOLIA	VIRGINIANA		SWEETBAY MAGNOLIA	1.5" - 2" CAL	6` - 10'	15 GAL	250	750	Х	Х
TOTAL	57											
TREES:	57											
TAL TREE	21500											
A:	21500											

к	_				SHRUBS CCA BREAKDOWN - TOTAL SITE					
DECID SHRUB	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT/SPREAD	CCA PER SHRUB	TOTAL CCA	LOCAL/REGIONAL	EASTERN U.S.
ARMO	4	ARONIA	MELANOCARPA	MORTON'	IROQUOIS BEAUTY TM BLACK CHOKEBERRY	30" - 36"	10		Х	Х
CESI	6	CEPHALANTHUS	OCCIDENTALIS	SUGAR SHACK' TM	SUGAR SHACK BUTTONBUSH	18" - 24"	10	60	Х	Х
CEDT	5	CEANOTHUS	OVATUS		INLAND CEANOTHUS	18" - 24"	10		Х	Х
CLAL	26	CLETHRA	ALNIFOLIA	HUMMINGBIRD'	SUMMERSWEET	18" - 24"	10		Х	Х
COKL	20	CORNUS	SERICEA	KELSEYI'	KELSEY'S DWARF RED TWIG DOGWOOD	18" - 24"	25		Х	Х
FTBU	16	FOTHERGILLA	GARDENII	BLUE MIST'	BLUE MIST FOTHERGILLA	18" - 24"	2			Х
HYDW	8	HYDRANGEA	ARBORESCENS		SMOOTH HYDRANGEA	18" - 24"	10		Х	Х
HDLE	18	HYDRANGEA	PANICULATA	LITTLE LIME'	LITTLE LIME PANICLE HYDRANGEA	18" - 24"	25	450		
HYQU	21	HYDRANGEA	QUERCIFOLIA		OAKLEAF HYDRANGEA	18" - 24"	25	525		Х
ITVI	37	ITEA	VIRGINICA		VIRGINIA SWEETSPIRE	30"	10	370	Х	Х
PHCH	25	PHYSOCARPUS	OPULIFOLIUS	DARTS GOLD'	DARTS GOLD NINEBARK	18" - 24"	10	250	Х	Х
RHGR	14	RHUS	AROMATICA	GRO LOW'	GRO-LOW FRAGRANT SUMAC	18" - 24"	25		Х	Х
VBMP	9	VIBURNUM	ACERIFOLIUM		MAPLELEAF VIBURNUM	30"-36"	10	90	Х	Х
EVER SHRUB	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT/SPREAD	CCA PER SHRUB	TOTAL CCA	LOCAL/REGIONAL	EASTERN U.S.
BUBO	13	BUXUS	MICROPHYLLA		LITTLELEAF BOXWOOD	18"-24"	2	26		
CAGA	8	CAMELLIA	SASANQUA	SHISHI GASHIRA'	SHISHI GASHIRA CAMELLIA	18"-24"	25			
DIST	19	DISTYLLIUM	Х	PIIDIST - II'	BLUE CASCADE DISTYLIUM	18"-24"	10	190		
ILGL	16	ILEX	GLABRA		INKBERRY HOLLY	21" - 24"	25		Х	Х
ILSH	32	ILEX	GLABRA	'SHAMROCK'	SHAMROCK INKBERRY HOLLY	18" - 24"	25		Х	Х
ILVE	16	ILEX	VERTICILLATA	JIM DANDY'	JIM DANDY WINTERBERRY	18" - 24"	25		х	Х
ILER	32	ILEX	VERTICILLATA	RED SPRITE'	RED SPRITE WINTERBERRY	18" - 24"	25	550	Х	Х
LEML	40	LEUCOTHOE	AXILLARIS	'COMPACTA'	DWARF COASTAL LEUCOTHOE	24" - 36"	10		Х	Х
RHDE	8	RHODODENDRON	Х	DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	24" - 30"				Х
ARU	24	SARCOCOCCA	HOOKERIANA		SWEETBOX	12" - 18"	10			
	417									
TOTAL SHRUB CCA:	2511	TOTAL:	24011							

		BIODIVERSITY TABULA	TIONS - ALEXANDRIA C	ITY HALL MARKET SQUARE PLAZA	- TOTAL S	ITE					BIODIVERSITY - SH	RUBS - TOTAL SITE			
REES (URBAN AND S	STANDARD)							TOTAL NUMBER OF SH	RUBS PROPOSED:						
TOTAL NUMBER OF T	REES PROPOSED		MAXIMUM PERCENT			PERCENT OF	MAXIMUM PERCENT	GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	ALLOWED
GENUS	QTY.	PROPOSED	ALLOWED	SPECIES	QTY.	TOTAL PROPOSED	ALLOWED	ARONIA	4	1%	33%	MELANOCARPA	4	1%	10%
LIQUIDAMBAR	6	11%	33%	STYRACIFLUA 'ROTUNDILOBA'	6	11% *	10%	BUXUS	13	3%	33%	MICROPHYLLIA	13	3%	10%
CHIOANTHUS	4	7%	33%	VIRGINICUS	4	7%	10%	CEPHALANTHUS	6	1%	33%	OCCIDENTALIS	6	1%	10%
CARPINUS	4	7%	33%	CAROLINIANA	4	7%	10%	CEANOTHUS	5	1%	33%	OVATUS	5	1%	10%
	3	5%	33%	TRIACANTHOS I. I. 'SKYCOLE'	2	4%	La factoria	CLETHRA	26	6%	33%	ALNIFOLIA	26	6%	10%
GLEDITSIA	3	5%	33%		2		10%	CORNUS	20	5%	33%	SERICEA	20	5%	10%
				TRIACANTHOS I. 'SUNCOLE'	1	2%	10%	DISTYLIUM	19	5%	33%	X 'PIIDIST - II'	19	5%	10%
LIRIODENDRON	2	4%	33%	TULIPIFERA	2	4%	10%	FOTHERGILLA	16	4%	33%	GARDENII	16	4%	10%
NYSSA	5	9%	33%	SYLVATICA	5	9%	10%	HYDRANGEA	47	11%	33%	ARBORESCENS	8	2%	10%
PLATANUS	12	21%	33%	OCCIDENTALIS	12	21% ★	10%				33%	PANICULATA 'LITTLE LIME'	18	2%	10%
QUERCUS	17	30%	33%	BICOLOR	3	5%	10%				33%	QUERCIFOLIA	21	5%	10%
				COCCINEA	2	4%	10%	ITEA	37	9%	33%	VIRGINICA	37	9%	10%
				QSSTH"P.P.#19.8554	4	7%	10%	PHYSOCARPUS	25	6%	33%	OPULIFOLIUS	25	6%	10%
				RUBRA	2	4%	10%	RHUS	14	3%	33%	AROMATICA	14	3%	10%
				QNSTC' P.P. #16,401	3	5%	10%	CAMILLIA	8	2%	33%	SASANSQUA	8	2%	10%
				QREP20' PPAF	1	2%	10%	ILEX	96	23%	33%	GLABRA	16	4%	10%
				•	2	270	10%				33%	GLABRA 'SHAMROCK'	32	8%	10%
				LYRATA 'QLR510'	2						33%	VERTICILLATA 'JIM DANDY'	16	4%	10%
TILIA	1	3%	33%	AMERICANA	1	2%	10%				33%	VERTICILLATA 'RED SPRITE'	32	8%	10%
MAGNOLIA	3	5%	33%	STELLATA	2	4%	10%	LEUCOTHOE	40	10%	33%	ACXILLARIS 'COMPACTA'	40	10%	10%
		0%	33%	VIRGINIANA	1	2%	10%	RHODODENDRON	8	2%	33%	X 'DELAWARE VALLEY WHITE'	8	2%	10%
OTAL	57	0/0	5570	VIIIGIIIIAIA	-	270	10/0	SARCOCOCCA	24	6%	33%	HOOKERIANA	24	6%	10%
	57							VIBURNUM	9	2%	33%	ACERIFOLIUM	9	2%	10%
OTE:								TOTAL	417						
1. BIODIVERSITY				PE. THE CITY HALL PLAZA PLANT	TINGS WE	ERE DESIGNED WIT	H THE FORMALITY OF T			-					
SPACE IN MINE	D AND THEREFO	DRE DEVIATE FROM TH	IE OVERALL SITE BIOI	DIVERSITY GOALS.				TOTAL DECID	228	3					

URBAN RIGH	T-OF-WAY TREES
PLAN IN	FORMATION
PLAN KEY	QUANTITY
DECID ROW	
CARA	4
LITU	2
NYSY	5
QUBI	3
QUCO	2
QUTU	2
QUTL	3
QURU	2
QUPR	4
QURB	1
TIAM	1
TOTAL:	29
URBAN ROW NATIVES	29

URBAN RIGHT	-OF-WAY SHRUBS				
PLAN INFORMATION					
PLAN KEY	QUANTITY				
ARMO	4				
CEDT	5				
CLAL	23				
ILSH	32				
RHGR	14				
COKL	20				
CAGA	8				
FTBU	16				
HYDW	8				
ILGL	16				
ILVE	10				
ILER	10				
LEML	16				
RHDE	8				
TOTAL:	214				
URBAN ROW NATIVES	214				

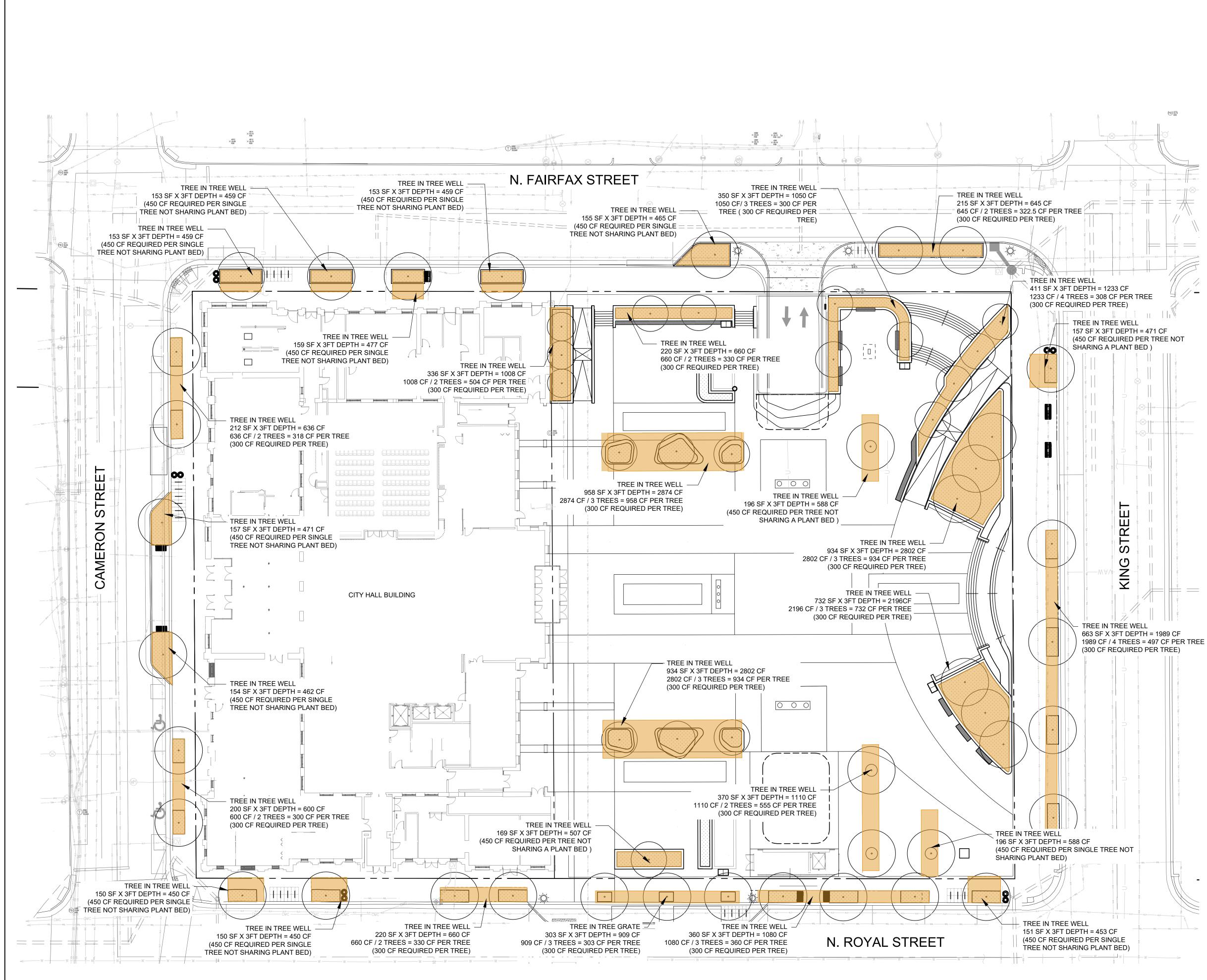


APPRO	VED)				
SPECIAL USE PERMIT NO						
DEPARTMENT OF PL	anning	& ZON	IING			
DIRECTOR			DATE			
DEPARTMENT OF TRA					SERVICES	
DEPARTMENT OF TRA SITE PLAN NO 					SERVICES	
SITE PLAN NO					SERVICES	
SITE PLAN NO						
SITE PLAN NO	DMMISSION		DATE			

ORIGINAL SHEET SIZE: 24" X 36"

SHEET NUMBER

L404



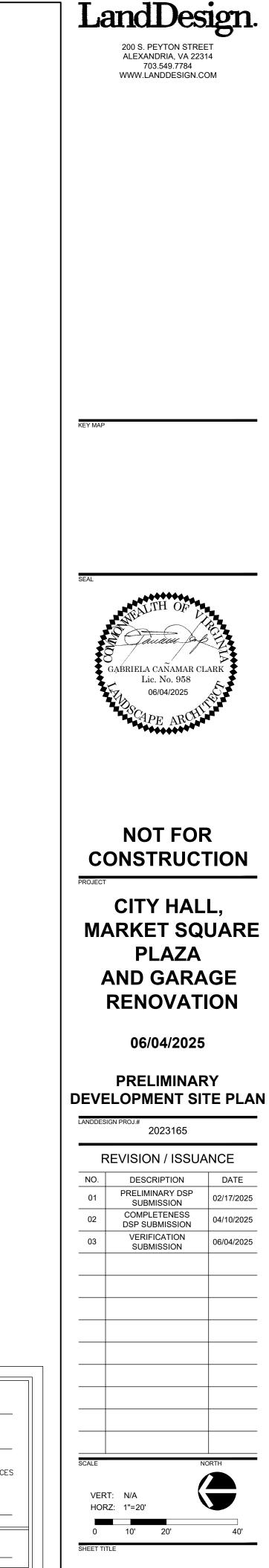
6/3/2025 3:45 PM DAPHNE BRICE Z:\TEMPLATES\SHEETS\CD SHEETS\LA\SHEET-24X36.DWT

STREETSCAPE SOIL VOLUME



(MH) 23.72 UMH

EXTENTS OF UNCOMPACTED SOIL VOLUME

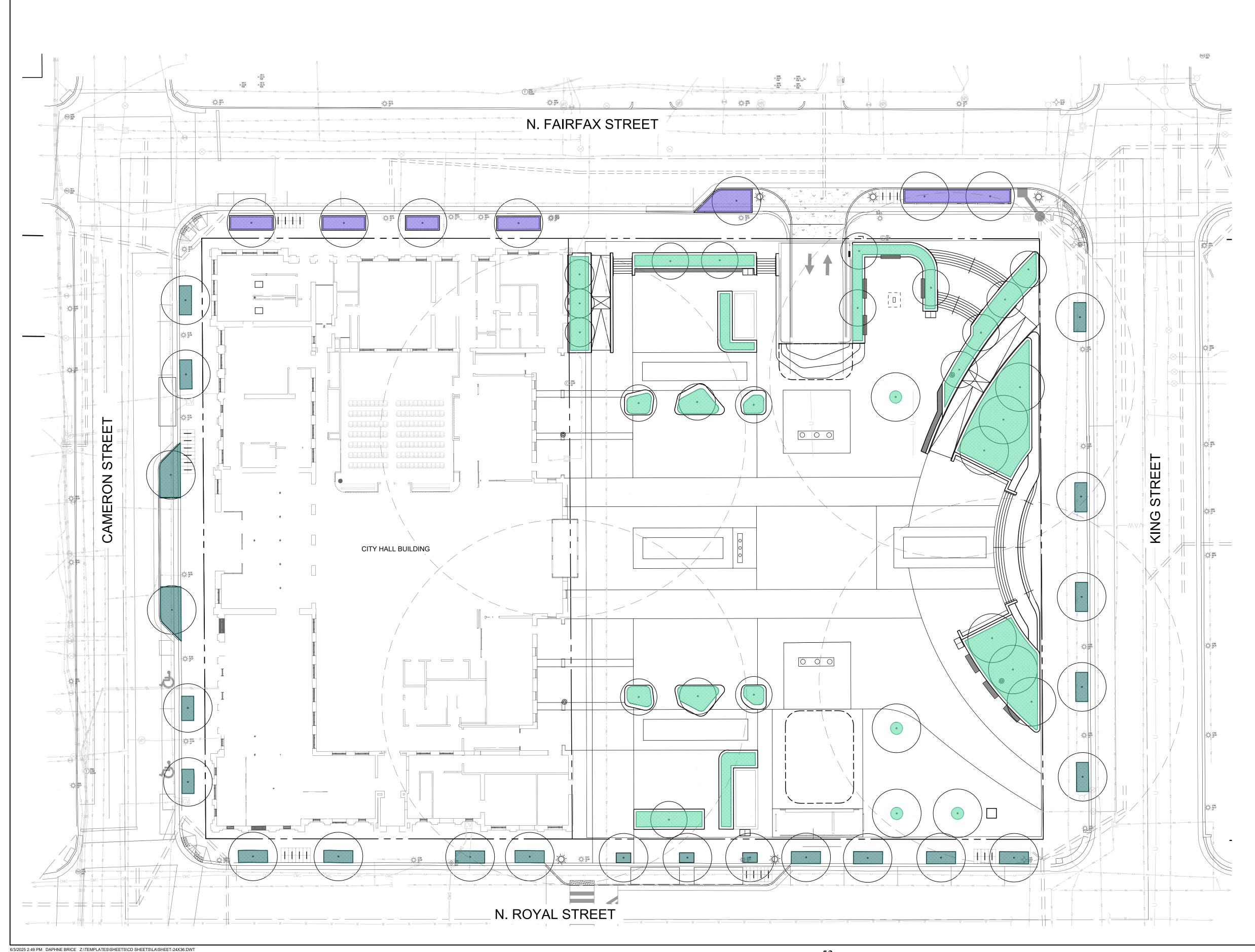


SOILS PL/	٩N
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L501

APPROVED					
SPECIAL USE PERMIT NO.					
DEPARTMENT OF PLANNING & ZONING					
DIRECTOR DATE					
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES					
SITE PLAN NO.					
DIRECTOR DATE					
CHAIRMAN, PLANNING COMMISSION DATE					
DATE RECORDED					
INSTRUMENT NO. DEED BOOK NO. PAGE NO.					



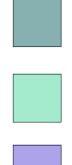


LEGEND

SYMBOL DESCRIPTION

____ 75' SPRAY HEAD MAINTENANCE HOSE RADIUS

LIMITS OF IRRIGATION



LIMITS OF AREA WITH NO PERMANENT IRRIGATION / SPRAY (TO BE HAND-WATERED/WATER TRUCK)

LIMITS OF AREA WITH DRIP IRRIGATION

LIMITS OF AREA WITH BMP IRRIGATION (TO BE HAND IRRIGATED UNTIL ESTABLISHMENT)

ſ	APPROVED SPECIAL USE PERMIT NO DEPARTMENT OF PLANNING & ZONING	

DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION	& ENVIRONMENTAL SERVICES
DIRECTOR	DATE

	CHAIRMAN, PLANNING COM	MISSION	DATE		
	DATE RECORDED				
	INSTRUMENT NO.	DEED BOOK N	10.	PAGE NO.	
L					

L601

IRRIGATION PLAN

VERT:

HORZ: 1"=20'



ABRIELA CANAMAR CLARI Lic. No. 958 7. 06/04/2025

NOT FOR

CONSTRUCTION

CITY HALL,

MARKET SQUARE

PLAZA

AND GARAGE

RENOVATION

06/04/2025

PRELIMINARY DEVELOPMENT SITE PLAN

2023165

REVISION / ISSUANCE

DATE

02/17/2025

04/10/2025

06/04/2025

DESCRIPTION

PRELIMINARY DSP

SUBMISSION COMPLETENESS DSP SUBMISSION

VERIFICATION

SUBMISSION

LANDDESIGN PROJ.#

NO.

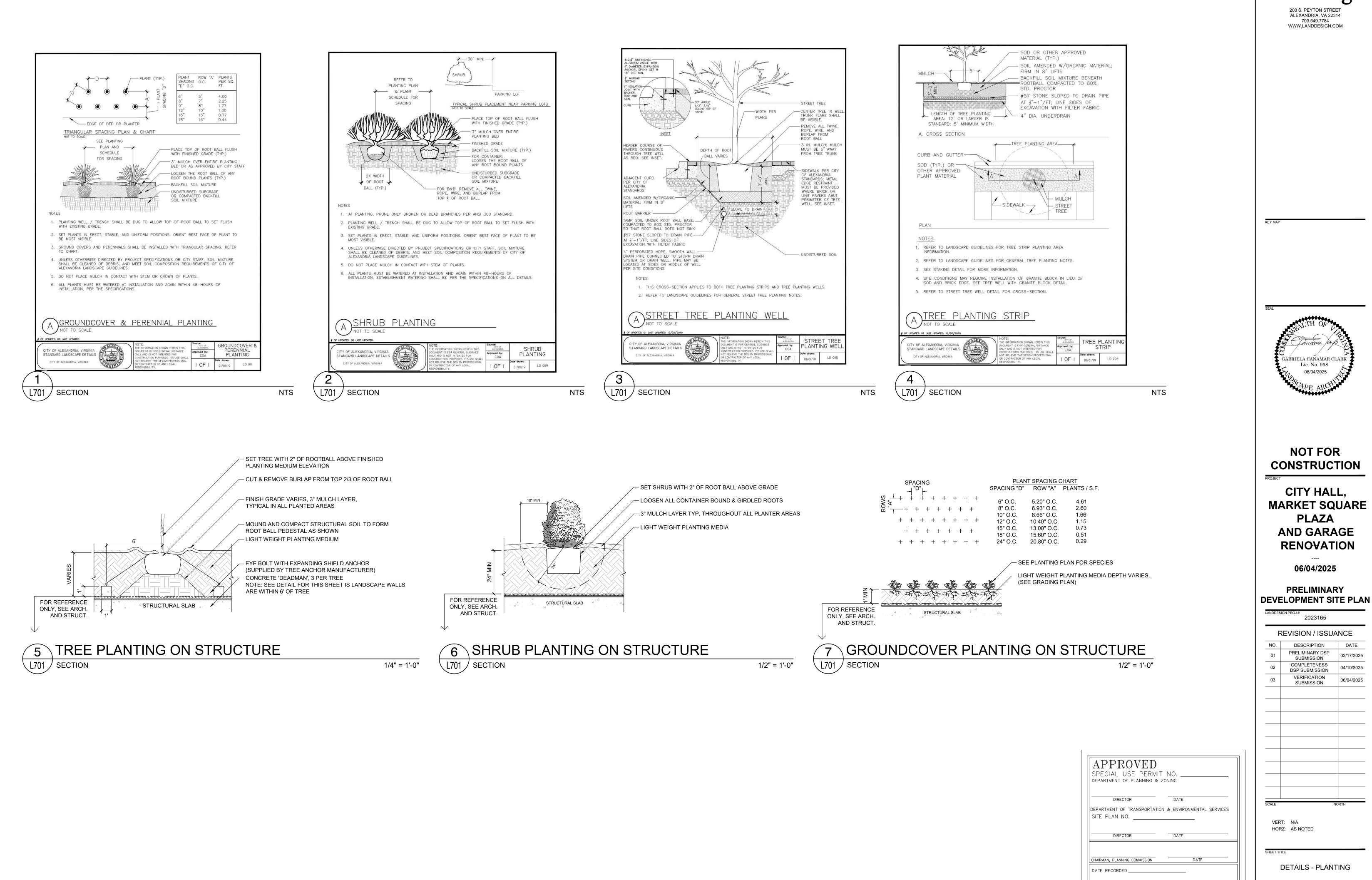
01

02

03

PROJECT





APPROVED					
AFFROVED SPECIAL USE PERMIT NO department of planning & zoning					
DIRECTOR	DATE				
DEPARTMENT OF TRANSPORTATION SITE PLAN NO	& ENVIRONMENTAL SERVICES				
DIRECTOR	DATE				
CHAIRMAN, PLANNING COMMISSION	DATE				
INSTRUMENT NO. DEED BOOK	K NO. PAGE NO.				

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VERT:	N/A		
HORZ:	AS NOTED		

DATE

02/17/2025

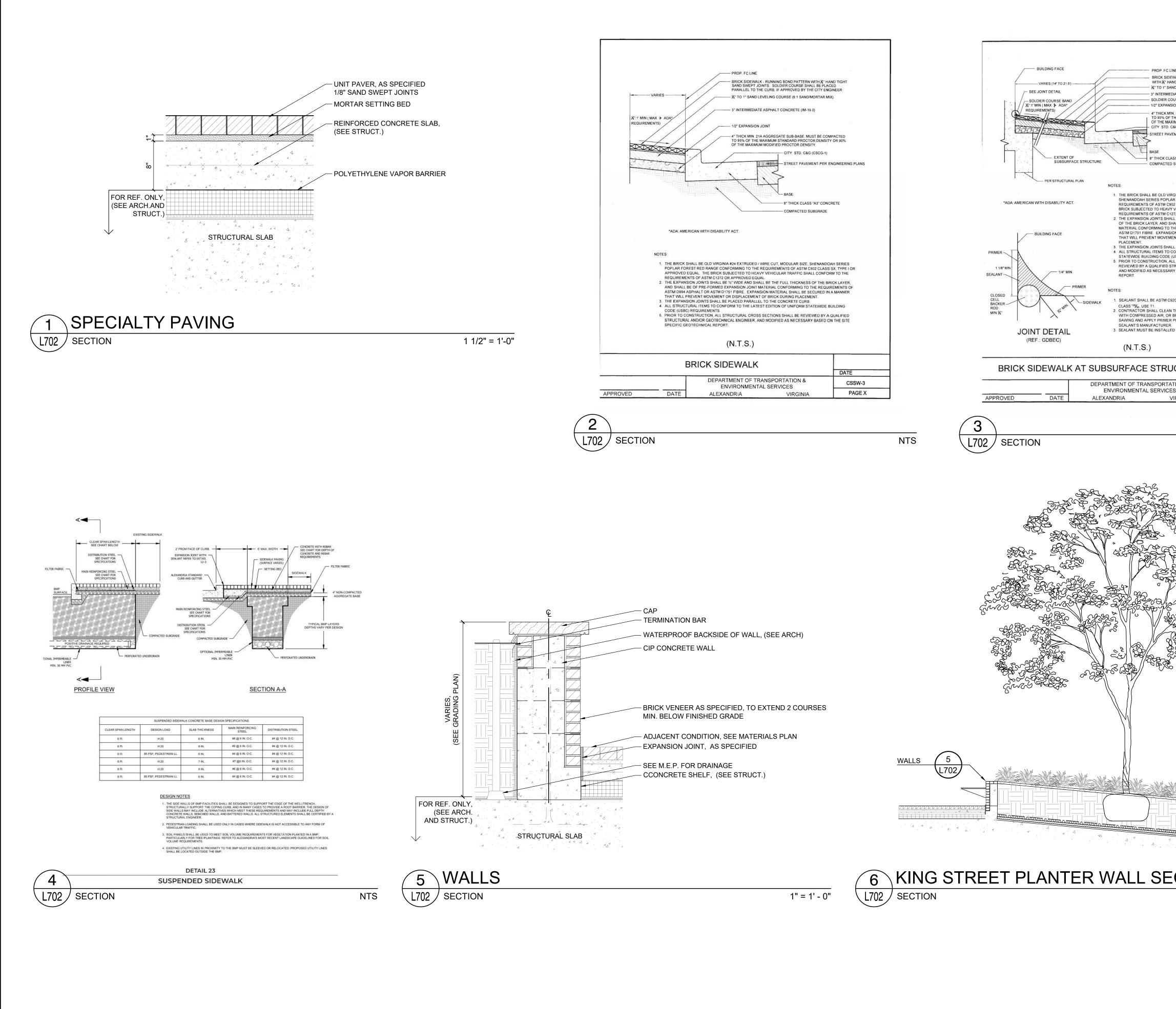
04/10/2025

06/04/2025

Land

DETAILS - PLANTING

L701



		LandDesign.
		200 S. PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784 WWW.LANDDESIGN.COM
LINE EWALK - RUNNING BOND PATTERN AND TIGHT SAND SWEPT JOINTS AND LEVELING COURSE (6:1 SAND/MORTAR MIX) EDIATE ASPHALT CONCRETE (IM-19.0)		
OURSE BAND SION JOINT IN. 21A AGGREGATE SUB-BASE. MUST BE COMPACTED THE MAXIMUM STANDARD PROCTOR DENSITY OR 90% XIMUM MODIFIED PROCTOR DENSITY.		
C&G (CSCG-1) VEMENT-PER ENGINEERING PLANS		
ASS "A3" CONCRETE D SUBGRADE		
RGINIA #24 EXTRUDED / WIRE CUT, MODULAR SIZE, AR FOREST RED RANGE CONFORMING TO THE 302 CLASS SX, TYPE I OR APPROVED EQUAL. THE Y VEHICULAR TRAFFIC SHALL CONFORM TO THE 1272 OR APPROVED EQUAL.		
ALL BE 'S' WIDE AND SHALL BE THE FULL THICKNESS HALL BE OF PRE-FORMED EXPANSION JOINT THE REQUIREMENTS OF ASTM D994 ASPHALT OR SION MATERIAL SHALL BE SECURED IN A MANNER MENT OR DISPLACEMENT OF BRICK DURING		
ALL BE PLACED PARALLEL TO THE CONCRETE CURB. CONFORM TO THE LATEST EDITION OF UNIFORM (USBC) REQUIREMENTS. ALL STRUCTURAL CROSS SECTIONS SHALL BE STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, RY BASED ON THE SITE SPECIFIC GEOTECHNICAL		KEY MAP
920 (CURRENT STANDARD), TYPE M, GRADE NS,		
N THE SUBSTRATES FREE OF OIL AND WATER R BRUSHING, SAND BLASTING, GRINDING, OR R PER THE RECOMMENDATIONS OF THE R ED PER ASTM C1193, AS MODIFIED.		
ATION & CSSW-2 ES VIRGINIA PAGE X		SEAL
VIRGINIA PAGE X		Janan of J
NT	S	GABRIELA CAÑAMAR CLARK Lic. No. 958 66/04/2025
		SCAPE ARCHINS
So a color		NOT FOR
A CONTRACTOR OF CONTRACTOR		CONSTRUCTION
		CITY HALL,
		MARKET SQUARE PLAZA
		AND GARAGE RENO∀ATION
ALL ALL		 06/04/2025
		PRELIMINARY DEVELOPMENT SITE PLAN
		LANDDESIGN PROJ.# 2023165
	5 WALLS	NO. DESCRIPTION DATE
	1 SPECIALTY PAVING	01PRELIMINARY DSP SUBMISSION02/17/202502COMPLETENESS DSP SUBMISSION04/10/2025
		03 VERIFICATION SUBMISSION 06/04/2025
CTION		
	1/4" = 1'-0"	
	APPROVED SPECIAL USE PERMIT NO	
	DEPARTMENT OF PLANNING & ZONING	
	DIRECTOR DATE DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO	SCALE NORTH
	DIRECTOR DATE	HORZ: AS NOTED
	CHAIRMAN, PLANNING COMMISSION DATE	SHEET TITLE DETAILS - PAVING

ORIGINAL SHEET SIZE: 24" X 36"

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

L702





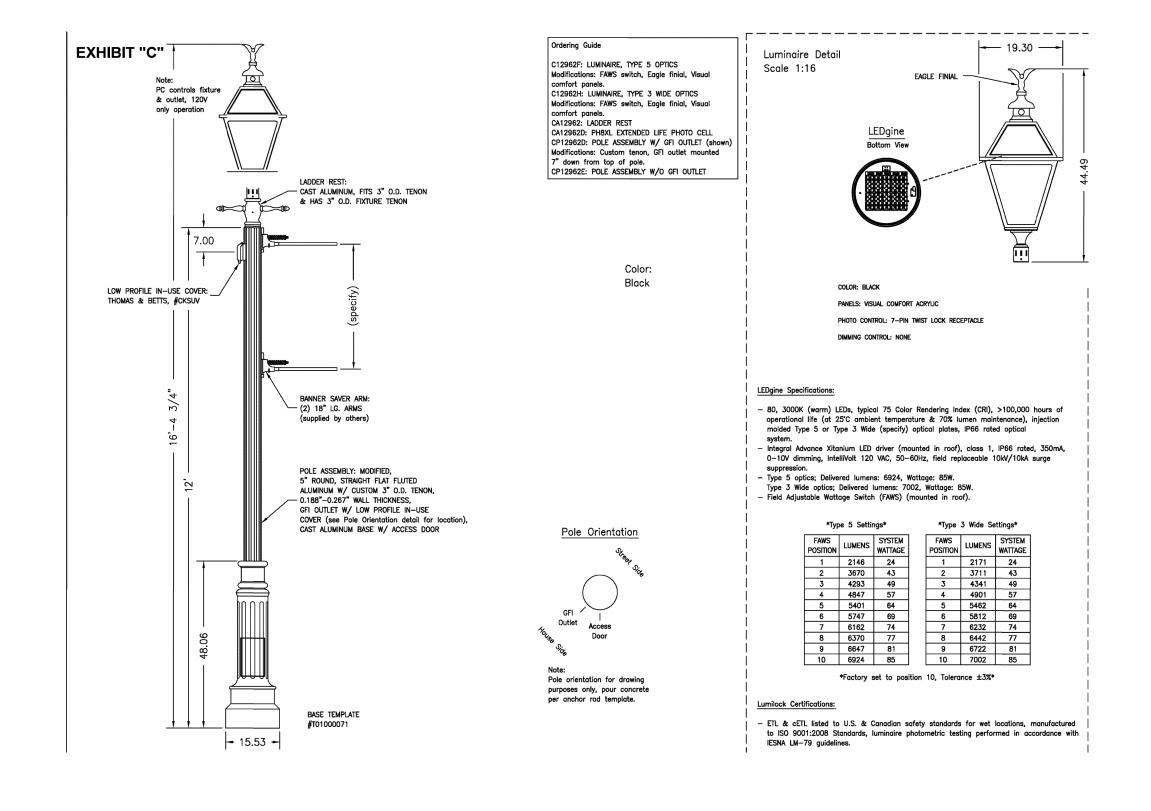
- WASTE RECEPTACLE, AS SPECIFIED

NOTES:

- 1. RECEPTACLE TO BE MOUNTED IN GROUND PER
- MANUFACTURERS INSTRUCTIONS. 2. SEE PLAN FOR QUANTITY AND LOCATIONS.
- USE TAMPER RESISTANT HARDWARE.
- 4. TRASH RECEPTACLE PER CITY OF ALEXANDRIA,
- EISENHOWER EAST DESIGN GUIDELINES. 5. OR CITY AND OWNER APPROVED EQUAL.

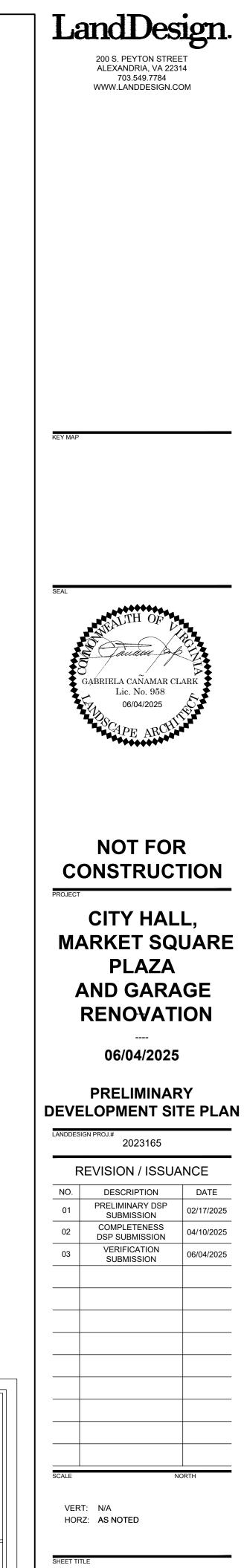
2 WASTE RECEPTACLE - CITY STANDARD

NTS



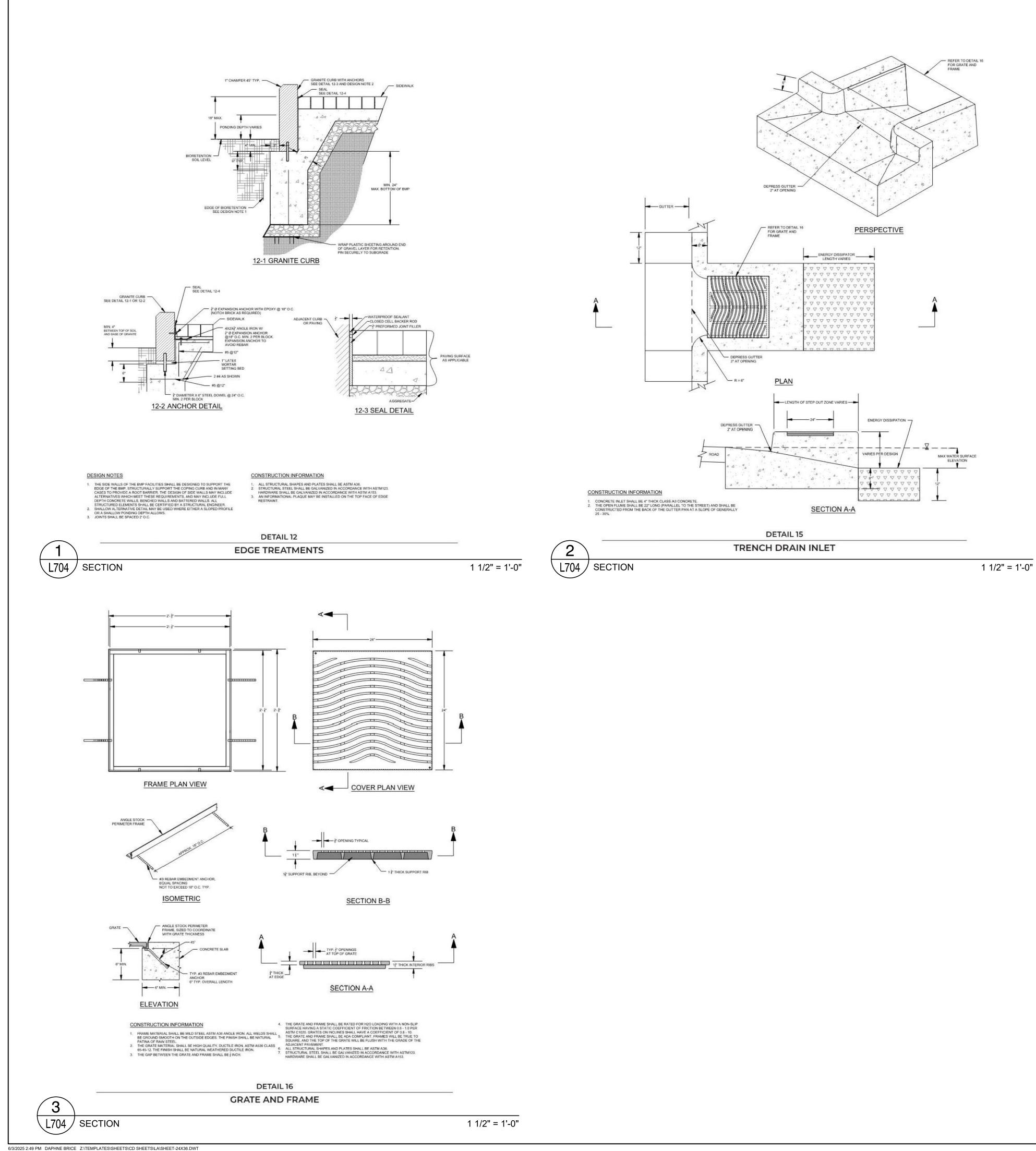


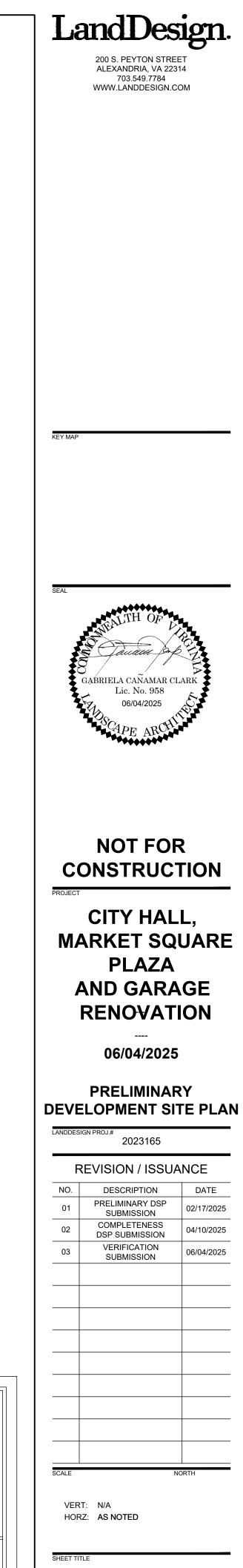
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L703

APPROVED SPECIAL USE PERM DEPARTMENT OF PLANNING &	/IT NO
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DIRECTOR	DATE
DIRECTOR	



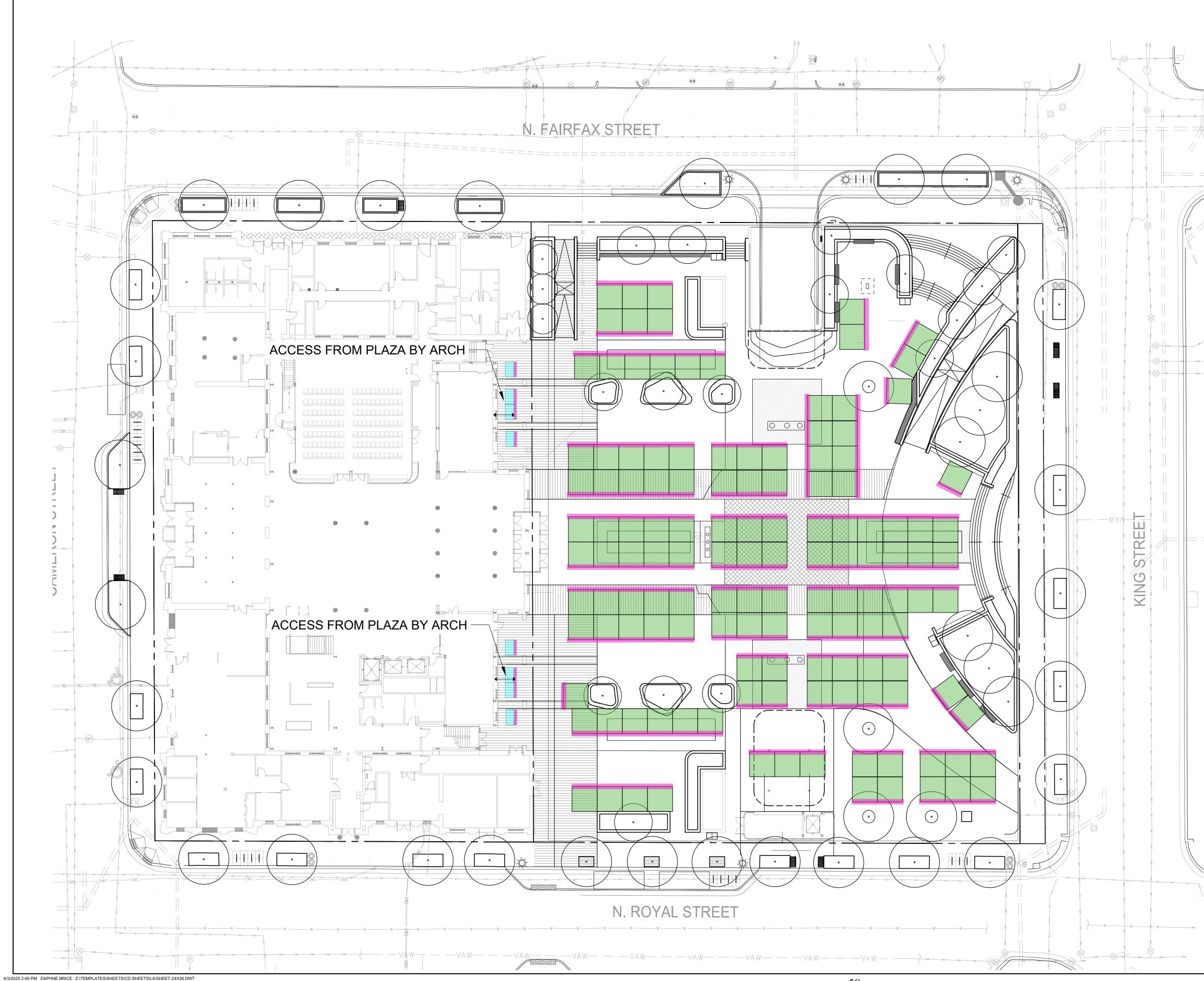


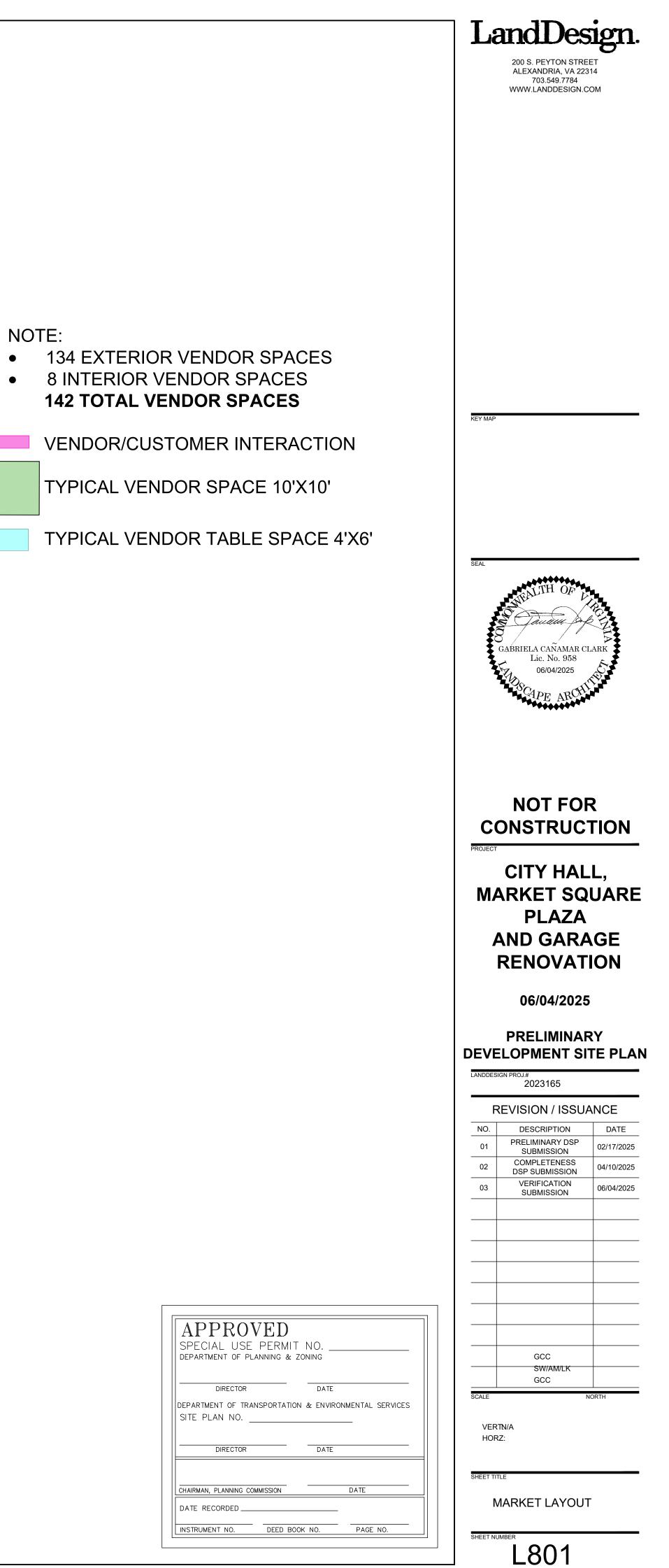
DETAILS - DRAINAGE AND

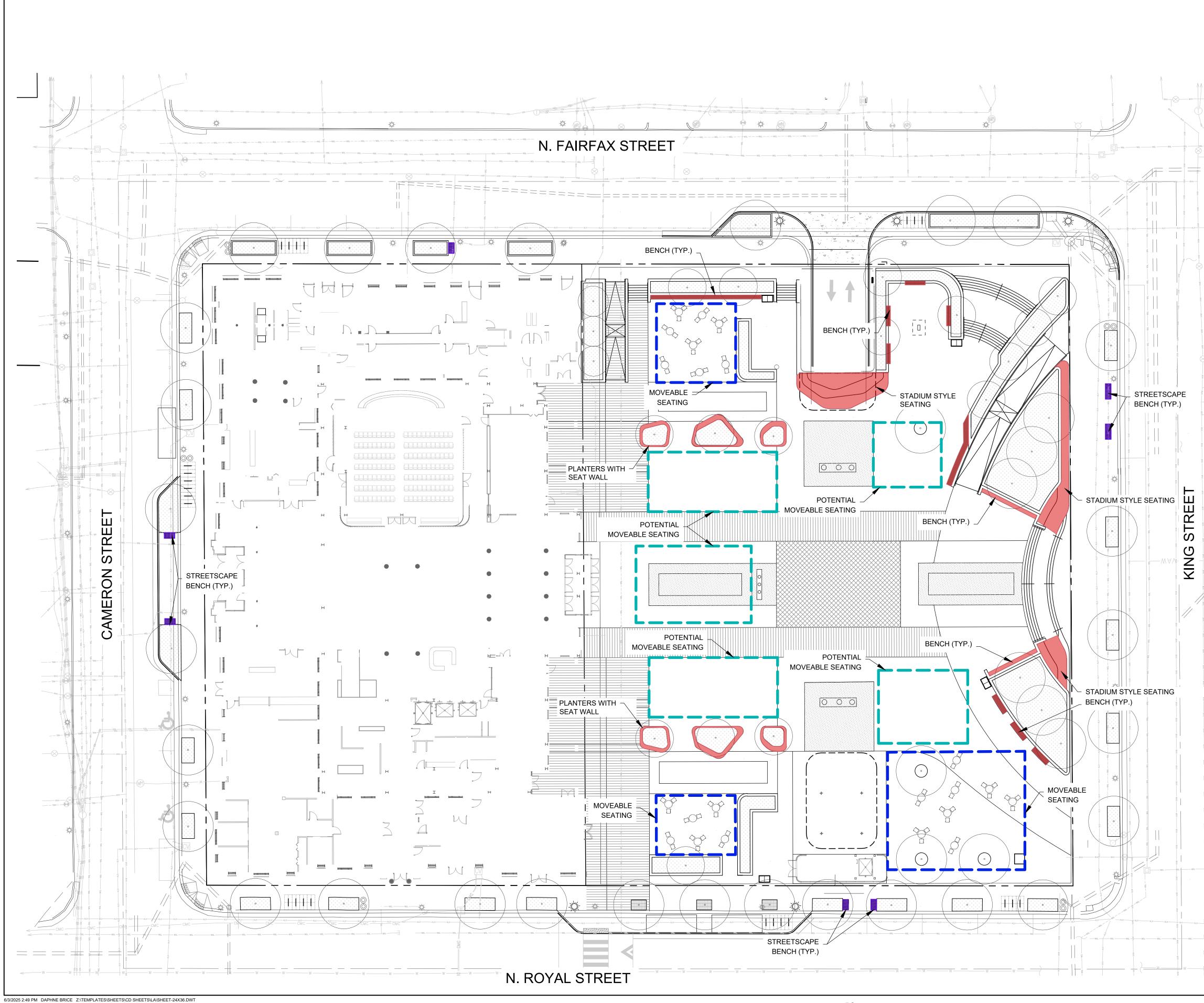
GRATES

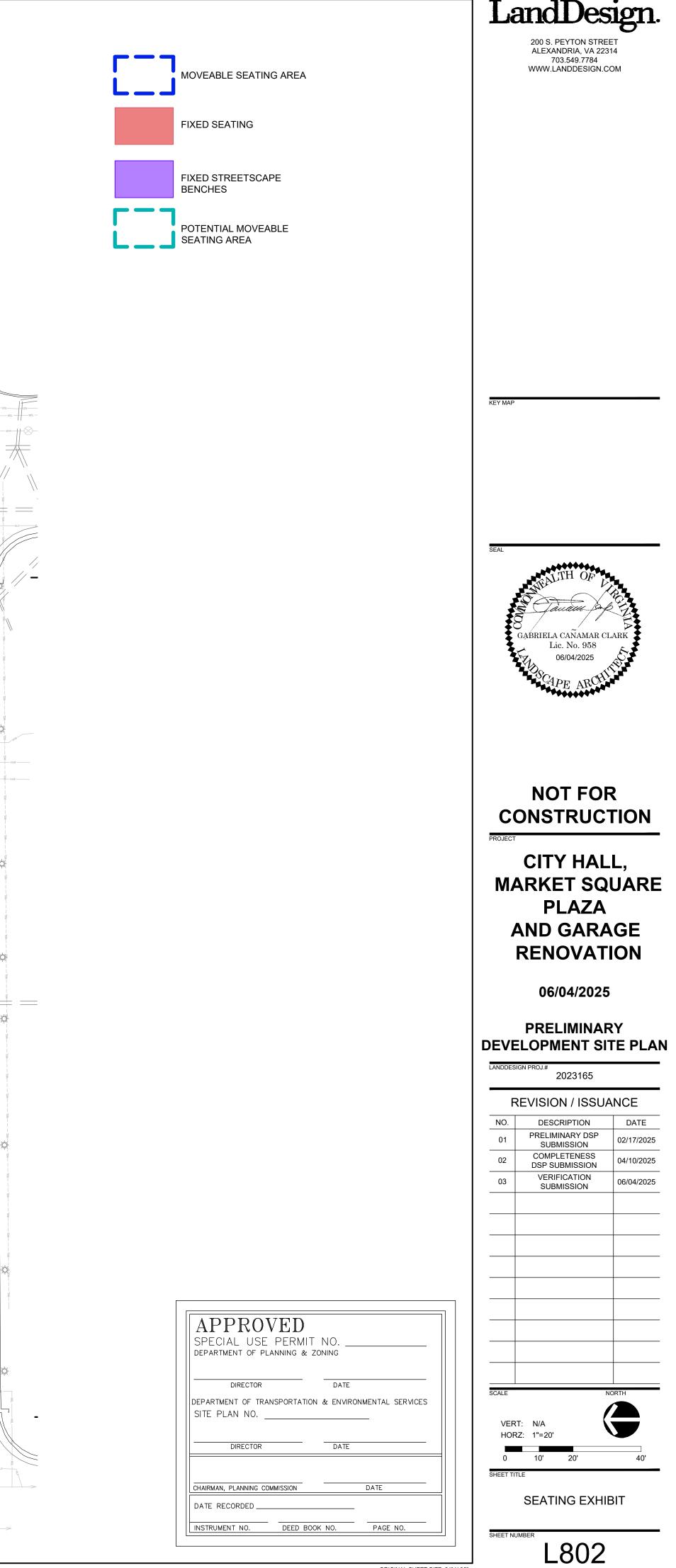
L704

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CHAIRMAN, PLANNING COM	MISSION	DATE
DATE RECORDED		_
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



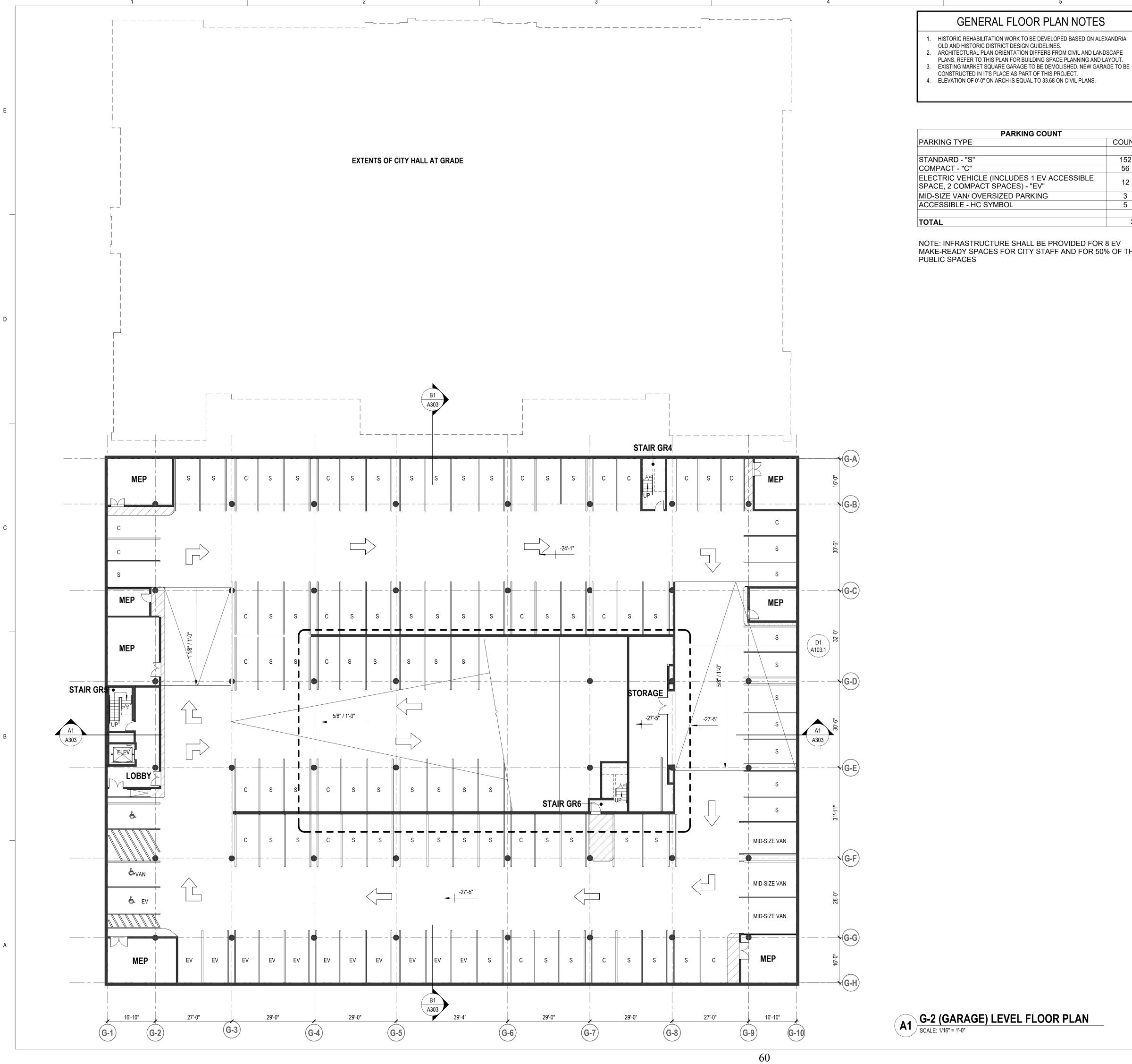






ORIGINAL SHEET SIZE: 24" X 36"





MAKE-READY SPACES FOR CITY STAFF AND FOR 50% OF THE

	COUNT
	152
	56
BLE	12
	3
	5
	228

PLAN LEGEND
EXISTING TO REMAIN
NEW WORK
BASEMENT ADDITION
NEW PMMA COLD-FLUID APPLIED ROOF SYSTEM WITH PAVERS
NEW PMMA COLD-FLUID APPLIED GREEN ROOF SYSTEM
NEW LOW-SLOPE COLD-FLUID MODIFIED BITUMEN ROOF SYSTEM
EXTENT OF REHABILITATED PRE-1945 EXISTING COPPER STANDING SEAM AND FLAT SEAM ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK
EXTENT OF REHABILATED PRE-1945 EXISTING SLATE ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK
EXTENT OF REHABILITATED 1960+ EXISTING ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

CITY HALL, MARKET
SQUARE PLAZA AND
GARAGE RENOVATION
ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES 421 KING STREET, SUITE 220, ALEXANDRIA, VA 22314

LEO A DALY

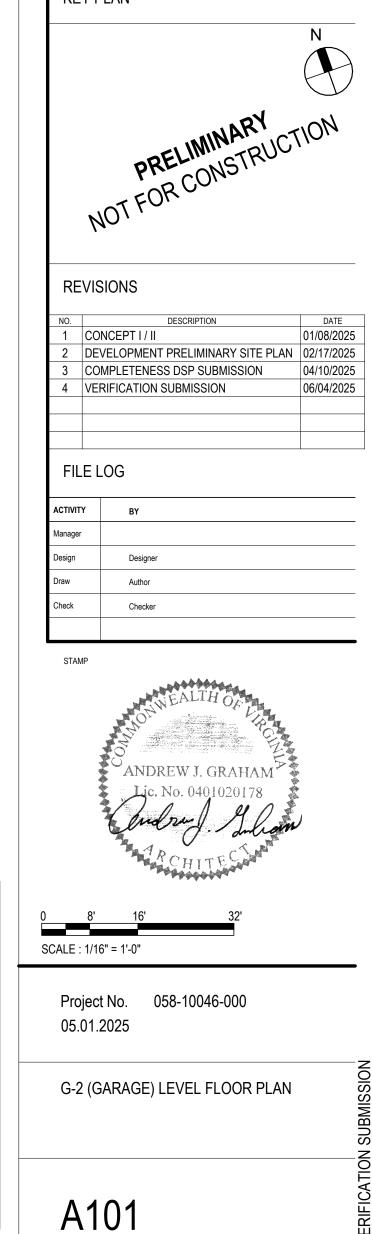
ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600

♦IMEG The FUTURE. Built Smarte 1215 Cameron St

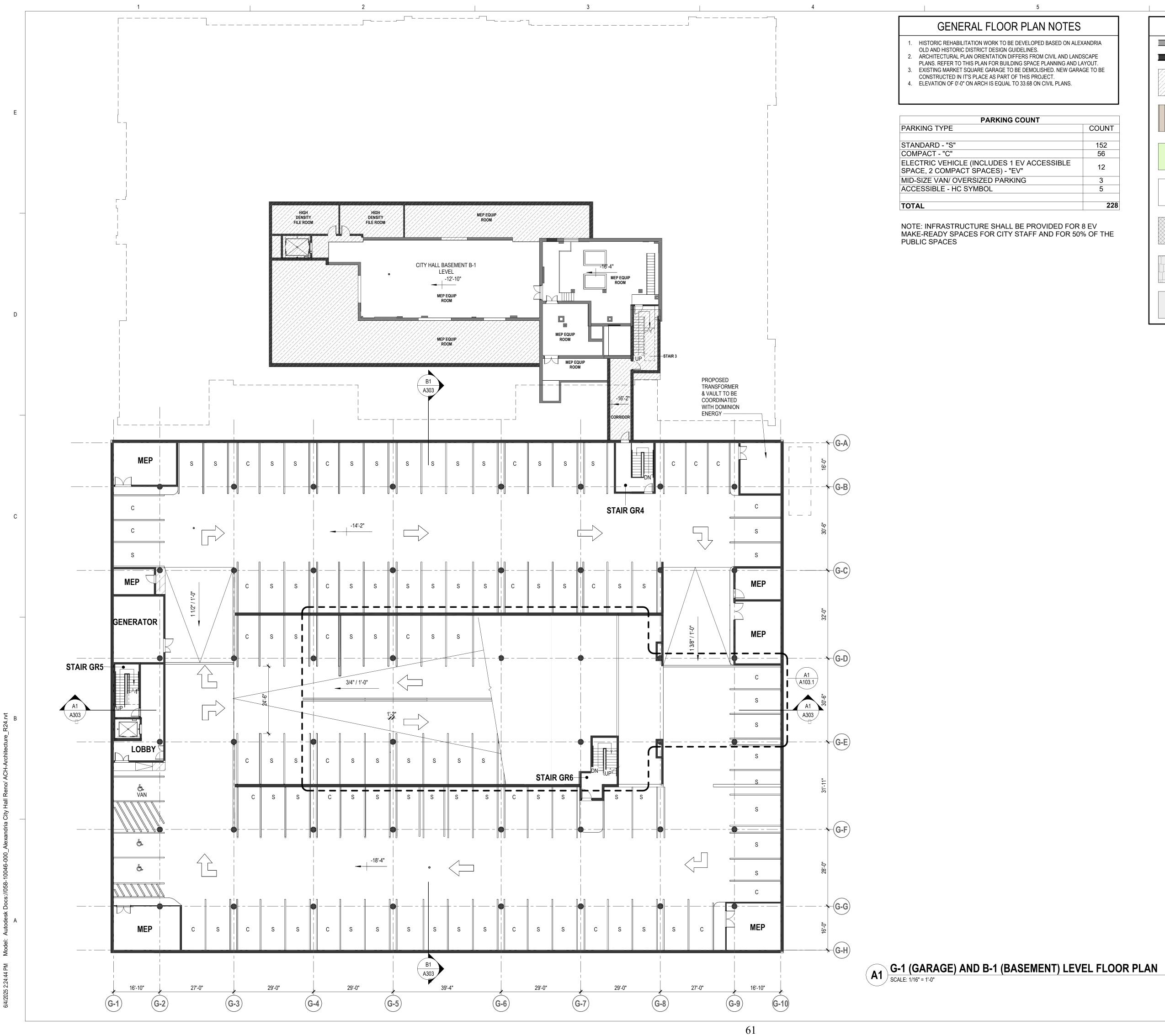
Alexandria, VA 22314 P: 703.836.3205

LandDesign. CREATING PLACES THAT MATTER. 440 Massachusetts Avenue NW Washington, DC 20001 P: 202.393.1199

KEY PLAN



APPROV SPECIAL USE F DEPARTMENT OF PLAN	PERMIT		
DIRECTOR DEPARTMENT OF TRANS SITE PLAN NO		DATE	DNMENTAL SERVICES
DIRECTOR		DATE	
CHAIRMAN, PLANNING COMM		c 	DATE
DATE RECORDED			PAGE NO.



NOTE: INFRASTRUCTURE SHALL BE PROVIDED FOR 8 EV MAKE-READY SPACES FOR CITY STAFF AND FOR 50% OF THE

-	
	PLAN LEGEND
	EXISTING TO REMAIN
	NEW WORK
	BASEMENT ADDITION
	NEW PMMA COLD-FLUID APPLIED ROOF SYSTEM WITH PAVERS
	NEW PMMA COLD-FLUID APPLIED GREEN ROOF SYSTEM
	NEW LOW-SLOPE COLD-FLUID MODIFIED BITUMEN ROOF SYSTEM
	EXTENT OF REHABILITATED PRE-1945 EXISTING COPPER STANDING SEAM AND FLAT SEAM ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK
	EXTENT OF REHABILATED PRE-1945 EXISTING SLATE ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK
	EXTENT OF REHABILITATED 1960+ EXISTING ROOF. REFER TO GENERAL FLOOR PLAN NOTES

FOR HISTORIC REHABILITATION WORK

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES 421 KING STREET, SUITE 220, ALEXANDRIA, VA 22314

LEO A DALY

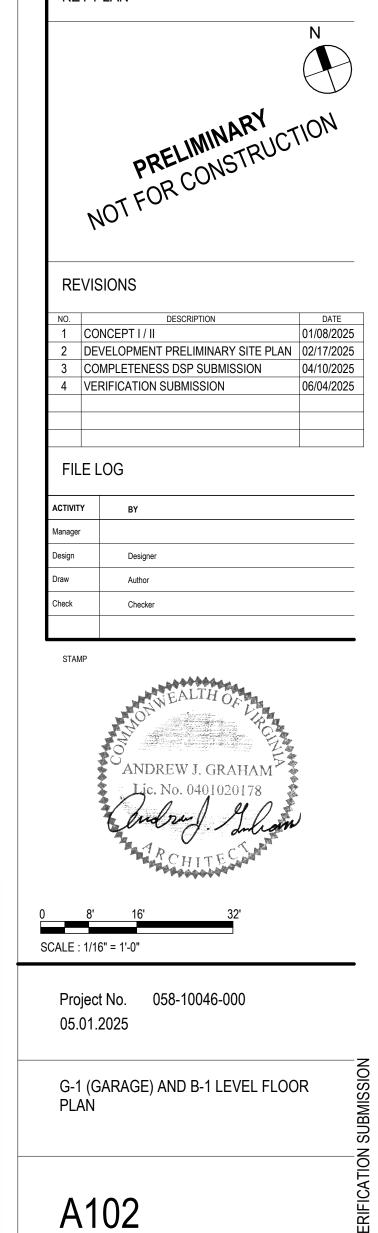
ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600

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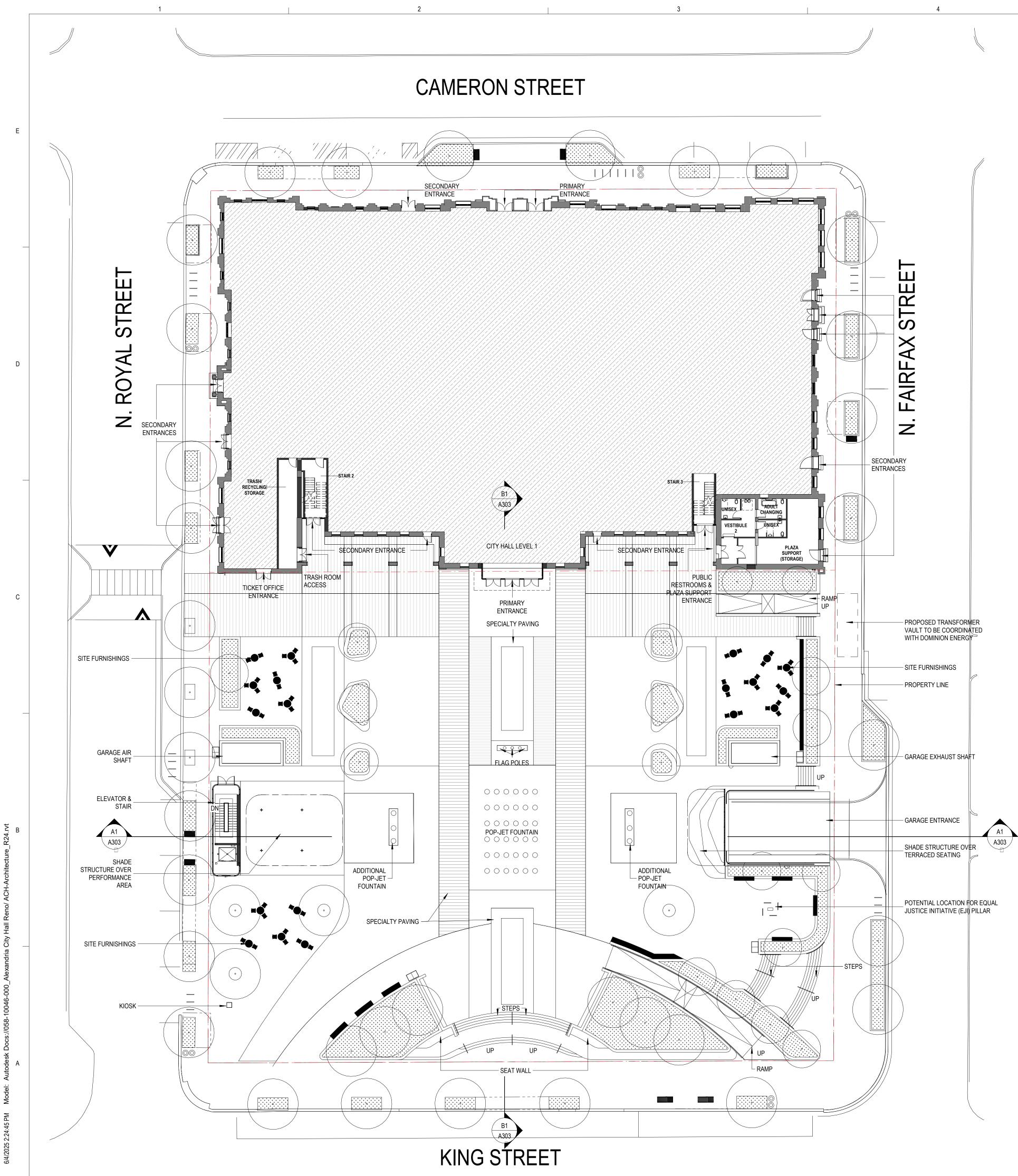
Alexandria, VA 22314 P: 703.836.3205

LandDesign. CREATING PLACES THAT MATTER. 440 Massachusetts Avenue NW Washington, DC 20001 P: 202.393.1199

KEY PLAN



APPROVED	
ALLINOVED Special USE Permit	
DEPARTMENT OF PLANNING & 2	
DIRECTOR	DATE
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DIRECTOR	DATE





CITY HALL, MARKET
SQUARE PLAZA AND
GARAGE RENOVATION
ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES 421 KING STREET, SUITE 220, ALEXANDRIA, VA 22314



ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600

♦IMEG

1215 Cameron St Alexandria, VA 22314 P: 703.836.3205

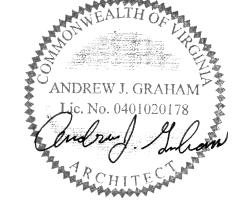
LandDesign. CREATING PLACES THAT MATTER. 440 Massachusetts Avenue NW Washington, DC 20001 P: 202.393.1199

KEY PLAN

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REVISIONS





SCALE : 1" = 20'-0"

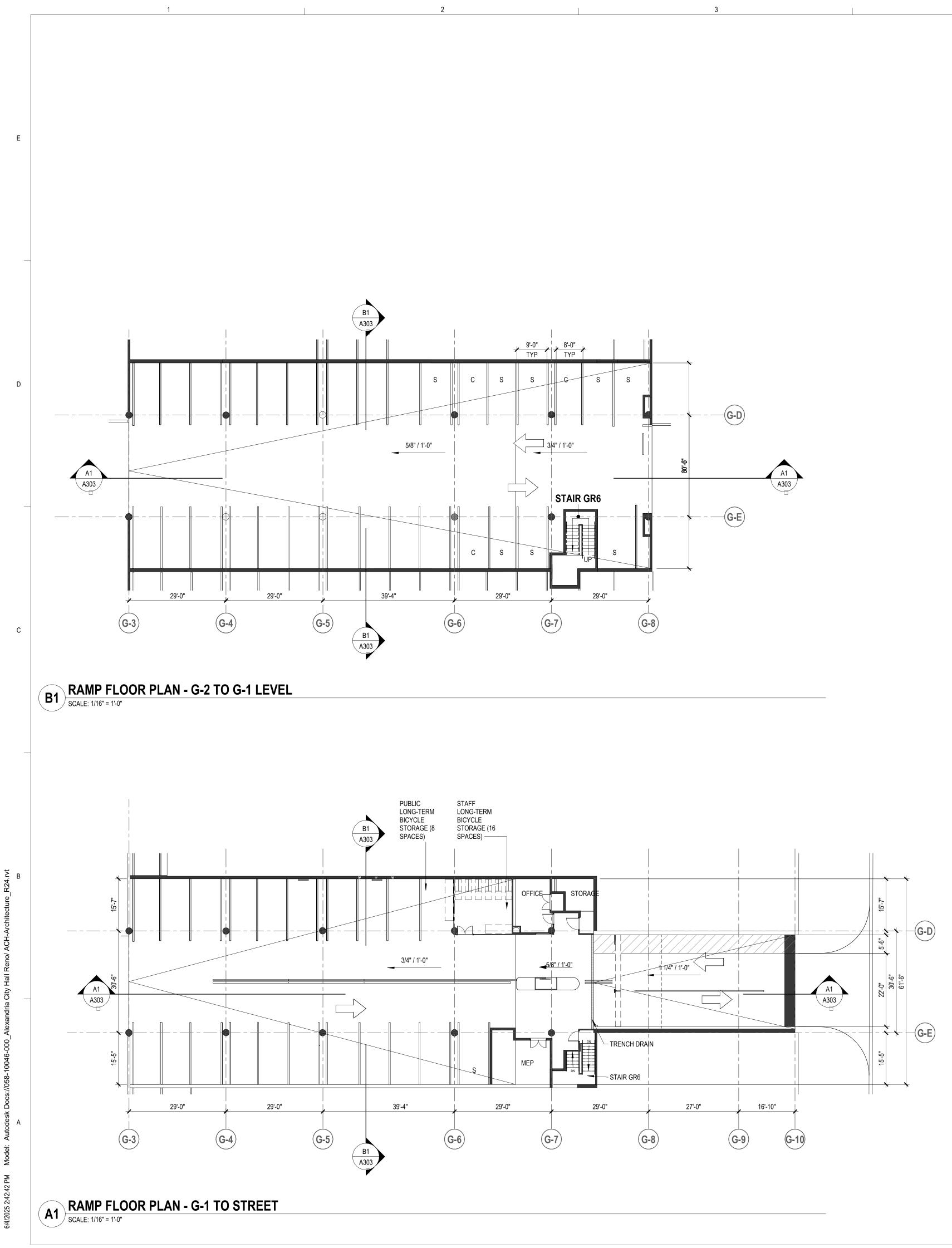
A103

Project No. 058-10046-000 05.01.2025

P0 (PLAZA) AND 01 LEVEL FLOOR PLAN

APPROVED SPECIAL USE PERMIT NO				
DIRECTOR	DATE			
DEPARTMENT OF TRANSPORTATION &	ENVIRONMENTAL SERVICES			
DIRECTOR	DATE			
CHAIRMAN, PLANNING COMMISSION	DATE			
DATE RECORDED				
INSTRUMENT NO. DEED BOOK	NO. PAGE NO.			

N - LEVEL	P0 FLO	OR PLAN
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GENERAL FLOOR PLAN NO

1. HISTORIC REHABILITATION WORK TO BE DEVELOPED BASED ON ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.

- 2. ARCHITECTURAL PLAN ORIENTATION DIFFERS FROM CIVIL AND LANDSCAPE PLANS. REFER TO THIS PLAN FOR BUILDING SPACE PLANNING AND LAYOUT.
- 3. EXISTING MARKET SQUARE GARAGE TO BE DEMOLISHED. NEW GARAGE TO BE
- CONSTRUCTED IN IT'S PLACE AS PART OF THIS PROJECT. 4. ELEVATION OF 0'-0" ON ARCH IS EQUAL TO 33.68 ON CIVIL PLANS.

PARKING COUNT PARKING TYPE

STANDARD - "S"

COMPACT - "C"

ELECTRIC VEHICLE (INCLUDES 1 EV ACCESSIBLE SPACE, 2 COMPACT SPACES) - "EV" MID-SIZE VAN/ OVERSIZED PARKING ACCESSIBLE - HC SYMBOL

TOTAL

NOTE: INFRASTRUCTURE SHALL BE PROVIDED FOR 8 EV MAKE-READY SPACES FOR CITY STAFF AND FOR 50% OF THE PUBLIC SPACES



COU	INT
15	2
56	3
12	2
3	
5	
	228
	COU 15 56 12 3 5

PLAN LEGEND				
	EXISTING TO REMAIN			
	NEW WORK			
	BASEMENT ADDITION			
	NEW PMMA COLD-FLUID APPLIED ROOF SYSTEM WITH PAVERS			
	NEW PMMA COLD-FLUID APPLIED GREEN ROOF SYSTEM			
	NEW LOW-SLOPE COLD-FLUID MODIFIED BITUMEN ROOF SYSTEM			
	EXTENT OF REHABILITATED PRE-1945 EXISTING COPPER STANDING SEAM AND FLAT SEAM ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK			
	EXTENT OF REHABILATED PRE-1945 EXISTING SLATE ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK			
	EXTENT OF REHABILITATED 1960+ EXISTING ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK	-		

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES 421 KING STREET, SUITE 220, ALEXANDRIA, VA 22314

LEO A DALY

ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600

♦IMEG 1215 Cameron St

Alexandria, VA 22314 P: 703.836.3205

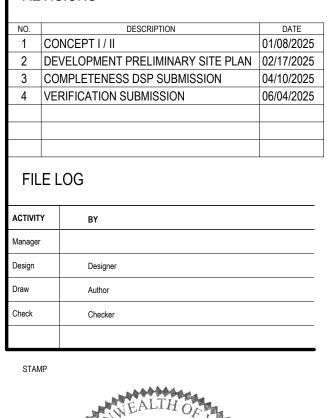
Washington, DC 20001 P: 202.393.1199

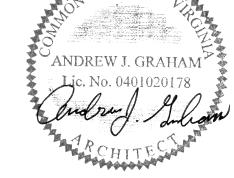
LandDesign. CREATING PLACES THAT MATTER. 440 Massachusetts Avenue NW

KEY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS





SCALE : 3/32" = 1'-0"

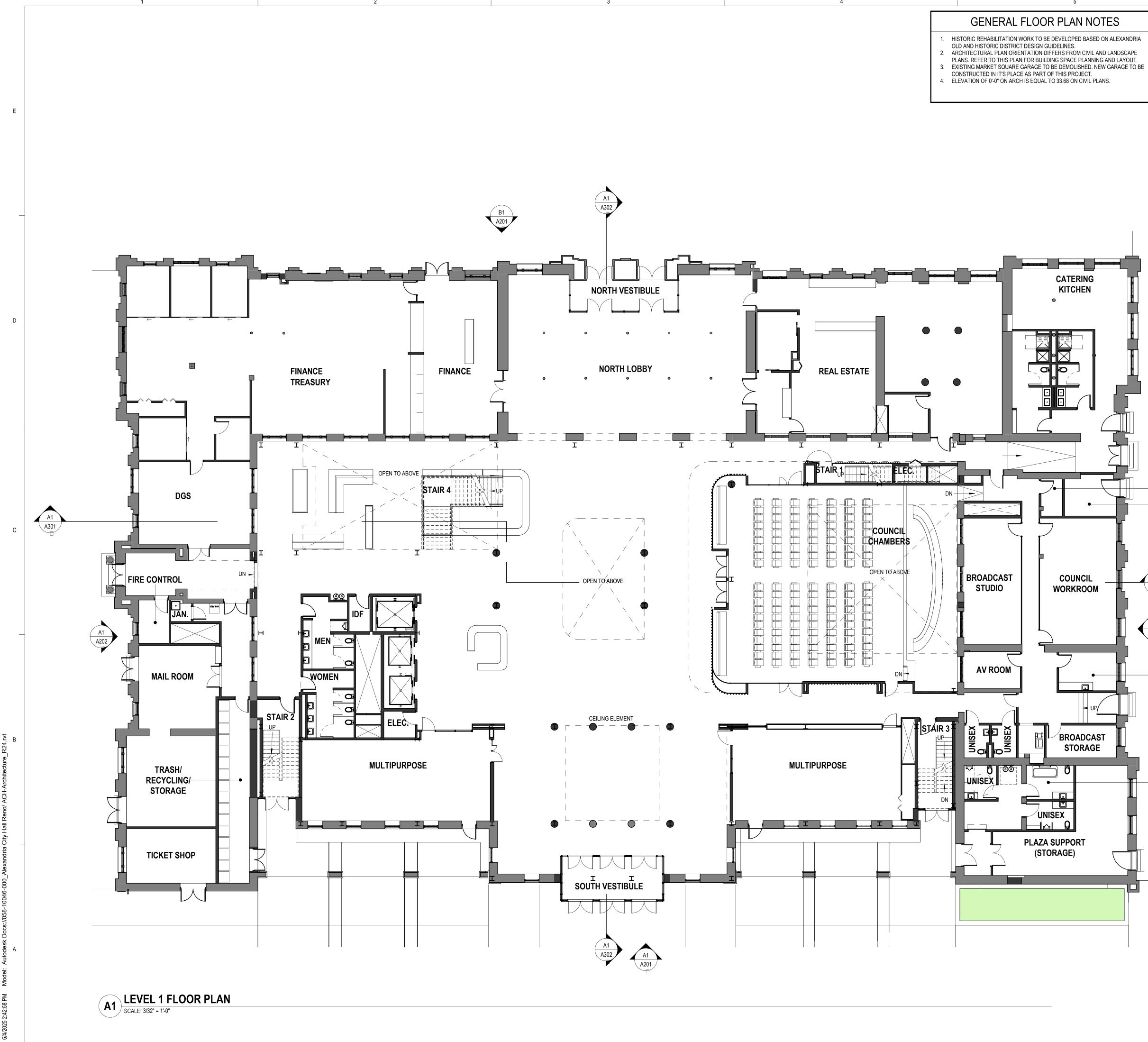
> Project No. 058-10046-000 05.01.2025

> > Copyright © 2025 LEO A DALY Company

RAMP FLOOR PLANS

APPROVED				
SPECIAL USE PERMIT NO.				
DEPARTMENT OF PL	_ANNING & ZC	NING		
DIRECTOR		DATE		
DEPARTMENT OF TRA	ANSPORTATION	& ENVIR	CONMENTAL SERVICES	
SITE PLAN NO.				
DIRECTOR		DATE		
CHAIRMAN, PLANNING CO	OMMISSION	69	DATE	
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INSTRUMENT NO.	DEED BOOK	. NO	PAGE NO.	

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PLAN LEGEND EXISTING TO REMAIN NEW WORK BASEMENT ADDITION NEW PMMA COLD-FLUID APPLIED ROOF SYSTEM WITH PAVERS NEW PMMA COLD-FLUID APPLIED GREEN ROOF SYSTEM

NEW LOW-SLOPE COLD-FLUID MODIFIED BITUMEN ROOF SYSTEM

EXTENT OF REHABILITATED PRE-1945 EXISTING COPPER STANDING SEAM AND FLAT SEAM ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

EXTENT OF REHABILATED PRE-1945 EXISTING SLATE ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

EXTENT OF REHABILITATED 1960+ EXISTING ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES 421 KING STREET, SUITE 220, ALEXANDRIA, VA 22314

LEO A DALY

ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600

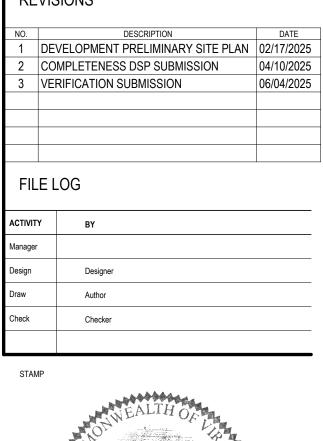
♦IMEG he FUTURE. Built Smart 1215 Cameron St

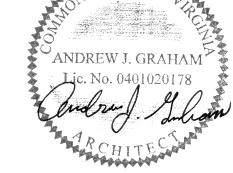
Alexandria, VA 22314 P: 703.836.3205

LandDesign. CREATING PLACES THAT MATTER. 440 Massachusetts Avenue NW Washington, DC 20001 P: 202.393.1199

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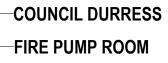
SCALE : 3/32" = 1'-0"

> Project No. 058-10046-000 05.01.2025

LEVEL 1 FLOOR PLAN

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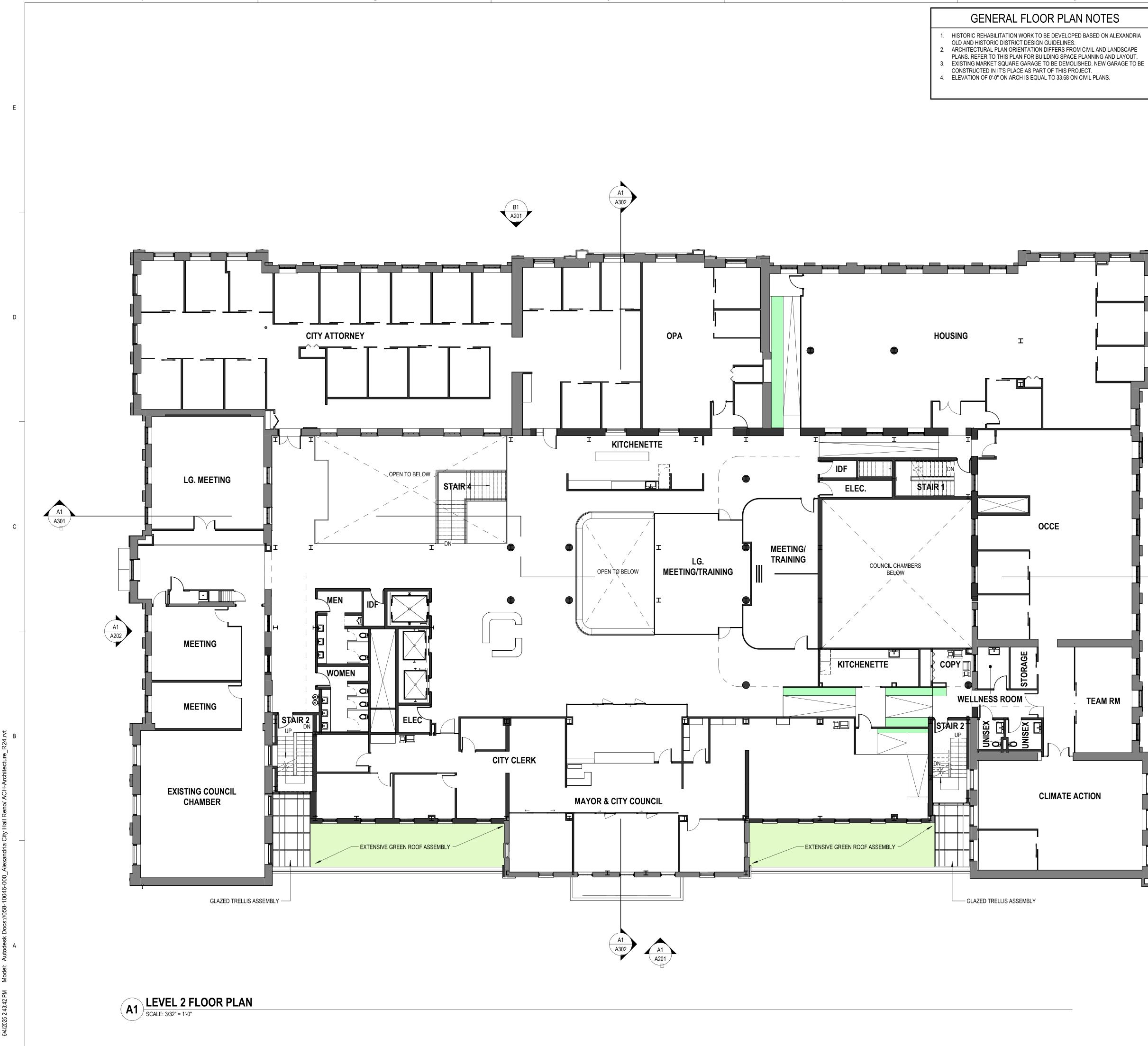
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PREP AND PRINT ROOM

-ADULT CHANGING

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DEPARTMENT OF TRANS	PORTATION	& ENVIRON	MENTAL SERVICES
SITE PLAN NO.			
SITE PLAN NO	<u>10</u>	DATE	
DIRECTOR		DATE	
	115510N		DATE



PLAN LEGEND EXISTING TO REMAIN NEW WORK BASEMENT ADDITION NEW PMMA COLD-FLUID APPLIED ROOF SYSTEM WITH PAVERS NEW PMMA COLD-FLUID APPLIED GREEN ROOF SYSTEM NEW LOW-SLOPE COLD-FLUID MODIFIED



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EXTENT OF REHABILITATED PRE-1945 EXISTING COPPER STANDING SEAM AND FLAT SEAM ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

BITUMEN ROOF SYSTEM

EXTENT OF REHABILATED PRE-1945 EXISTING SLATE ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

EXTENT OF REHABILITATED 1960+ EXISTING ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES 421 KING STREET, SUITE 220, ALEXANDRIA, VA 22314

LEO A DALY

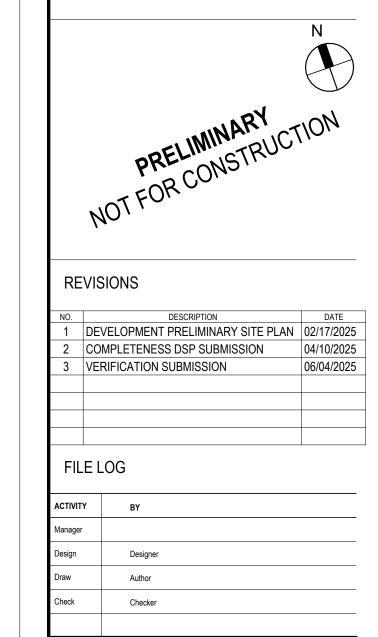
ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600



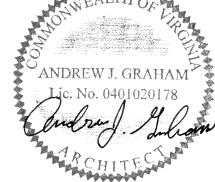
Alexandria, VA 22314 P: 703.836.3205

LandDesign. CREATING PLACES THAT MATTER. 440 Massachusetts Avenue NW Washington, DC 20001 P: 202.393.1199

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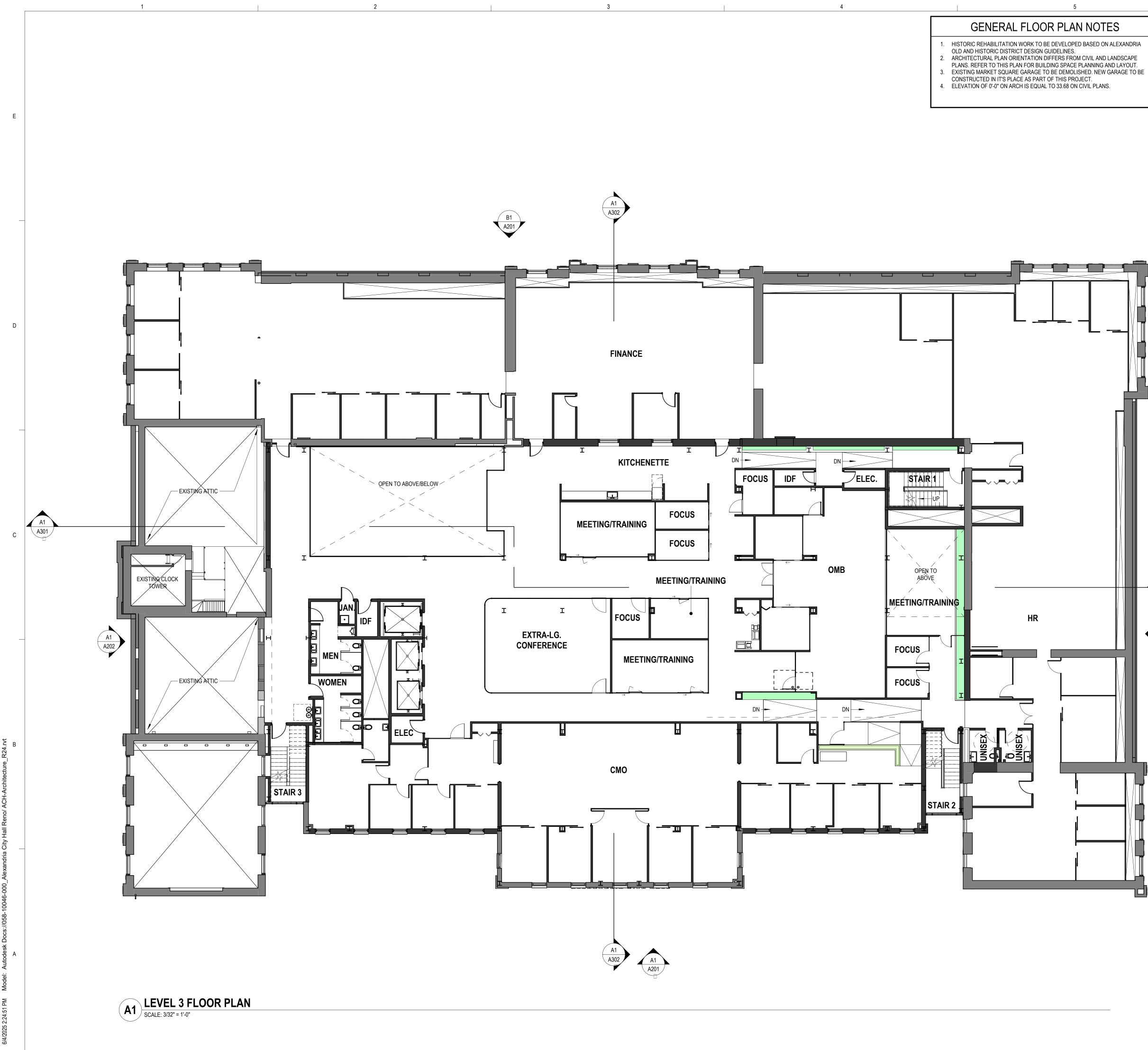
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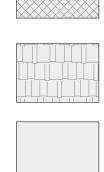
> Project No. 058-10046-000 05.01.2025

LEVEL 2 FLOOR PLAN

APPROVED SPECIAL USE PERMIT NO DEPARTMENT OF PLANNING & ZONING				
DIRECTOR	DATE			
DEPARTMENT OF TRANSPORTATION SITE PLAN NO.	& ENVIRONMENTAL SERVICES			
DIRECTOR	DATE			
CHAIRMAN, PLANNING COMMISSION	DATE			
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BASEMENT ADDITION NEW PMMA COLD-FLUID APPLIED ROOF SYSTEM WITH PAVERS NEW PMMA COLD-FLUID APPLIED GREEN ROOF SYSTEM

PLAN LEGEND

EXISTING TO REMAIN

NEW WORK

NEW LOW-SLOPE COLD-FLUID MODIFIED BITUMEN ROOF SYSTEM

EXTENT OF REHABILITATED PRE-1945 EXISTING COPPER STANDING SEAM AND FLAT SEAM ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

EXTENT OF REHABILATED PRE-1945 EXISTING SLATE ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

EXTENT OF REHABILITATED 1960+ EXISTING ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES 421 KING STREET, SUITE 220, ALEXANDRIA, VA 22314

LEO A DALY

ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600

♦IMEG he FUTURE. Built Smart 1215 Cameron St

Alexandria, VA 22314 P: 703.836.3205

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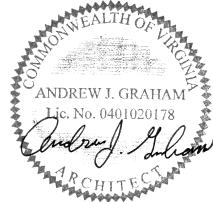
KEY PLAN

 \mathbf{P} PRELIMINARY NOT FOR CONSTRUCTION REVISIONS D. DEVELOPMENT PRELIMINARY SITE PLAN 02/17/2025 04/10/2025 COMPLETENESS DSP SUBMISSION VERIFICATION SUBMISSION 06/04/2025 FILE LOG

> ACTIVITY BY Manager Designer Design Author



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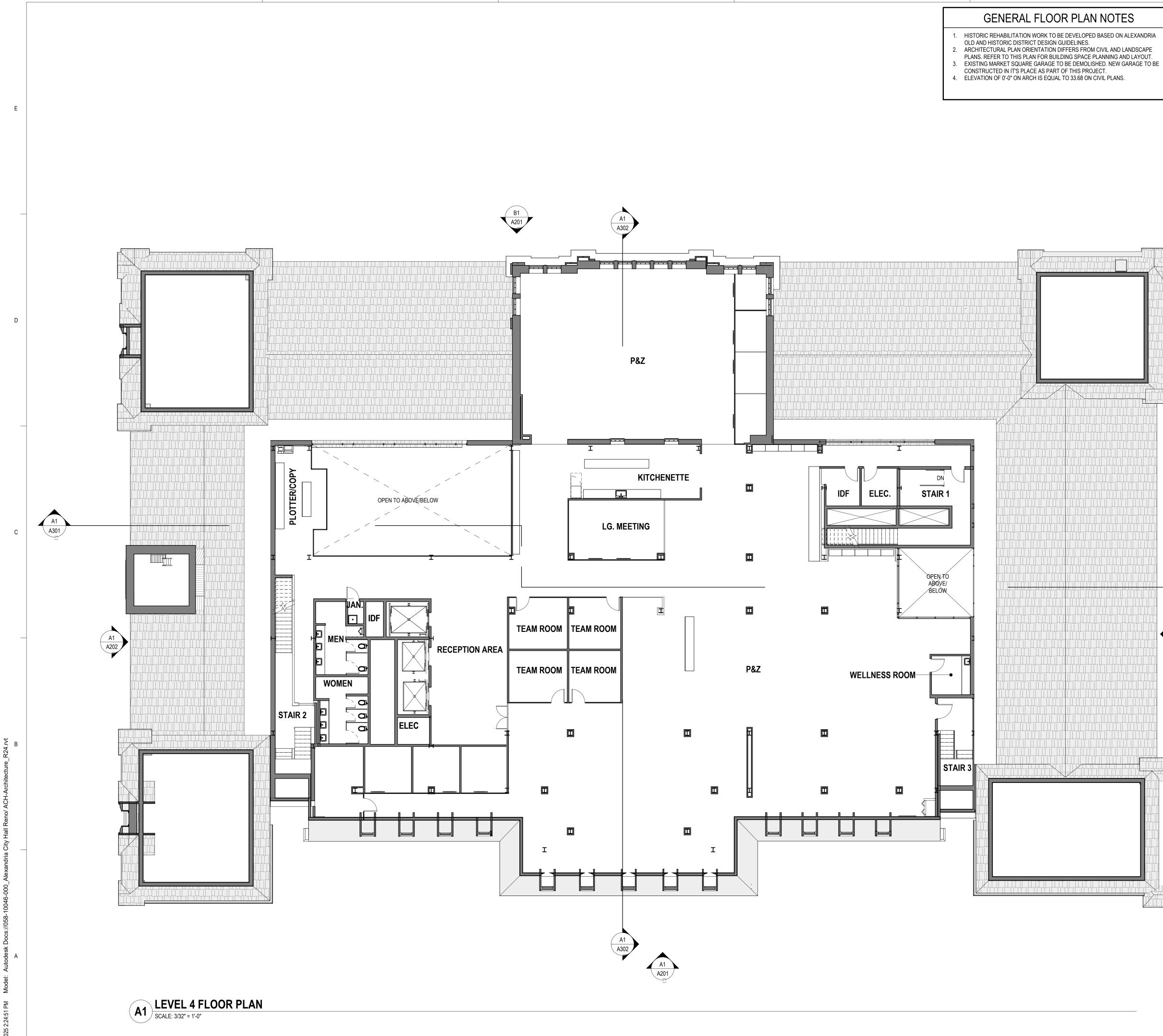
SCALE : 3/32" = 1'-0"

> Project No. 058-10046-000 05.01.2025

LEVEL 3 FLOOR PLAN



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- CONSTRUCTED IN IT'S PLACE AS PART OF THIS PROJECT.

PLAN LEGEND
EXISTING TO REMAIN
NEW WORK
BASEMENT ADDITION
NEW PMMA COLD-FLUID APPLIED ROOF SYSTEM WITH PAVERS
NEW PMMA COLD-FLUID APPLIED GREEN ROOF SYSTEM
NEW LOW-SLOPE COLD-FLUID MODIFIED BITUMEN ROOF SYSTEM

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COPPER STANDING SEAM AND FLAT SEAM ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK EXTENT OF REHABILATED PRE-1945 EXISTING

EXTENT OF REHABILITATED PRE-1945 EXISTING

6

NOTES FOR HISTORIC REHABILITATION WORK EXTENT OF REHABILITATED 1960+ EXISTING ROOF. REFER TO GENERAL FLOOR PLAN NOTES

FOR HISTORIC REHABILITATION WORK

SLATE ROOF. REFER TO GENERAL FLOOR PLAN

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DIRECTOR	DATE	
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CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION ALEXANDRIA, VA CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES 421 KING STREET, SUITE 220, ALEXANDRIA, VA 22314 LEO A DALY ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600

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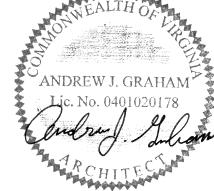
Alexandria, VA 22314 P: 703.836.3205

LandDesign. CREATING PLACES THAT MATTER. 440 Massachusetts Avenue NW Washington, DC 20001 P: 202.393.1199

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1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025
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Design	Designer
Draw	Author



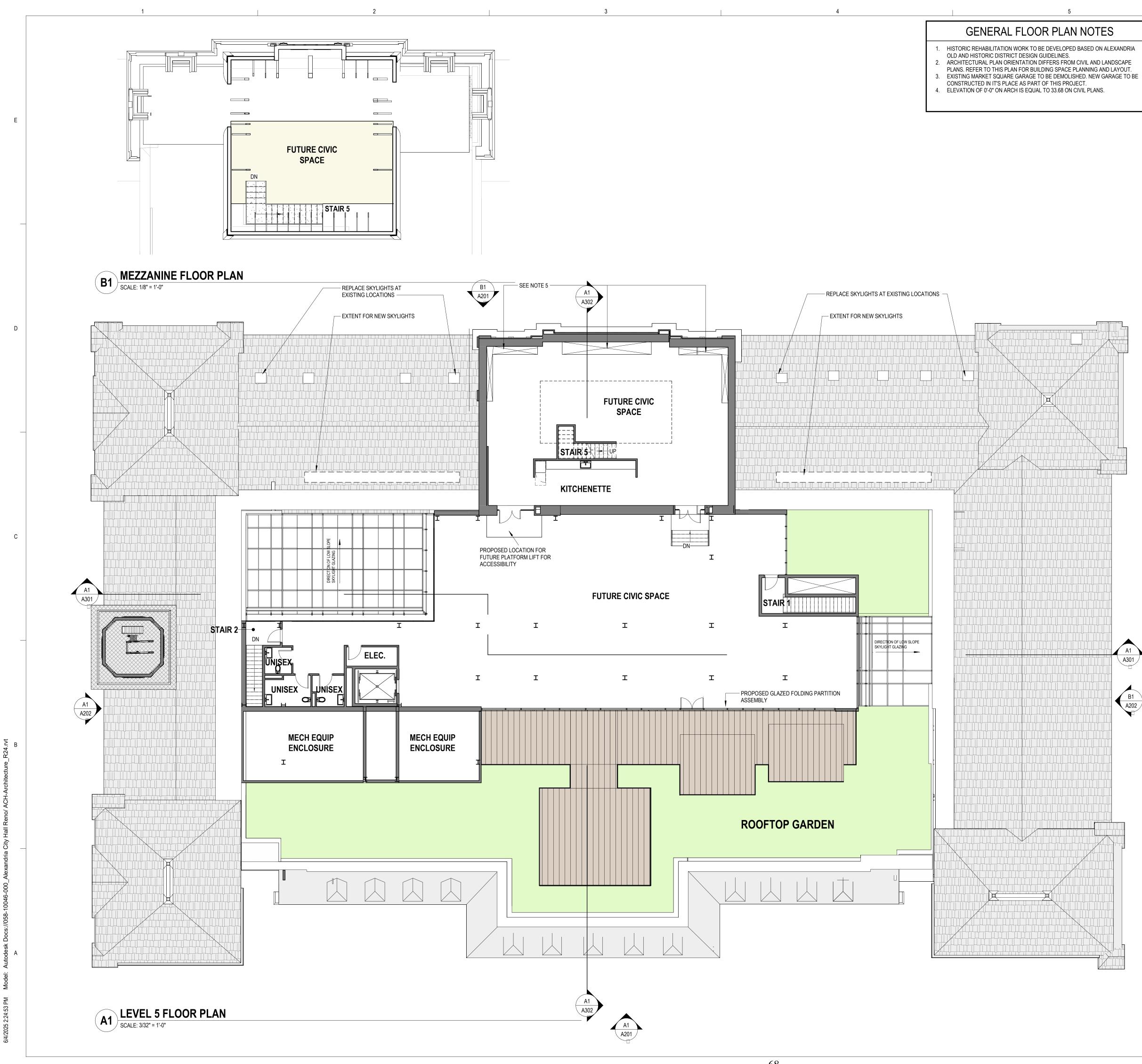


SCALE : 3/32" = 1'-0"

> Project No. 058-10046-000 05.01.2025

LEVEL 4 FLOOR PLAN

A108



PLAN LEGEND EXISTING TO REMAIN NEW WORK BASEMENT ADDITION NEW PMMA COLD-FLUID APPLIED ROOF SYSTEM WITH PAVERS NEW PMMA COLD-FLUID APPLIED GREEN ROOF SYSTEM NEW LOW-SLOPE COLD-FLUID MODIFIED BITUMEN ROOF SYSTEM EXTENT OF REHABILITATED PRE-1945 EXISTING COPPER STANDING SEAM AND FLAT SEAM ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK EXTENT OF REHABILATED PRE-1945 EXISTING

NOTES FOR HISTORIC REHABILITATION WORK EXTENT OF REHABILITATED 1960+ EXISTING ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

SLATE ROOF. REFER TO GENERAL FLOOR PLAN

CITY HALL, MARKET
SQUARE PLAZA AND
GARAGE RENOVATION
ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES 421 KING STREET, SUITE 220, ALEXANDRIA, VA 22314

LEO A DALY

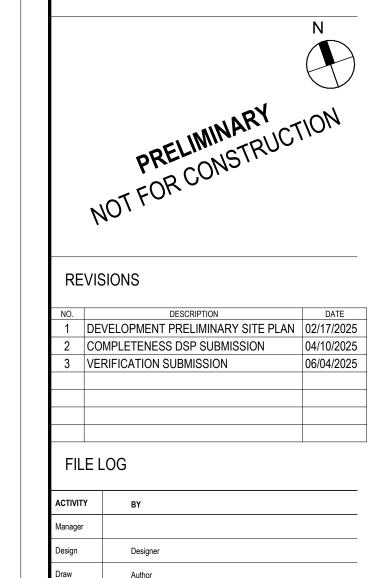
ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600

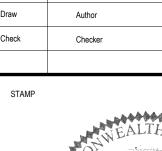


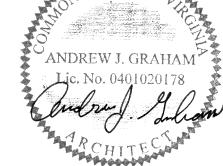
Alexandria, VA 22314 P: 703.836.3205

LandDesign. CREATING PLACES THAT MATTER. 440 Massachusetts Avenue NW Washington, DC 20001 P: 202.393.1199

KEY	PL	AN.







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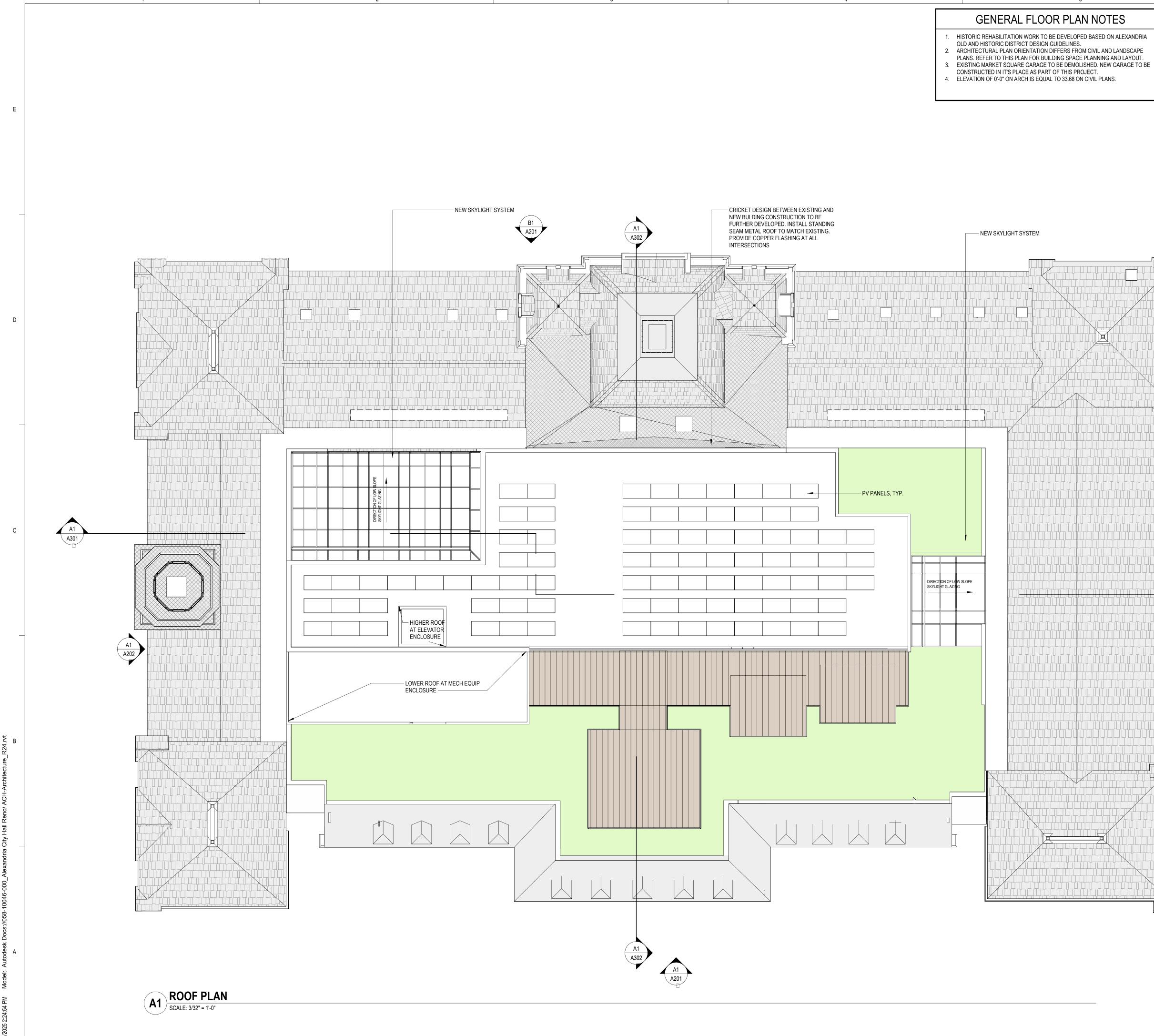
Project No. 058-10046-000 05.01.2025

LEVEL 5 FLOOR PLAN

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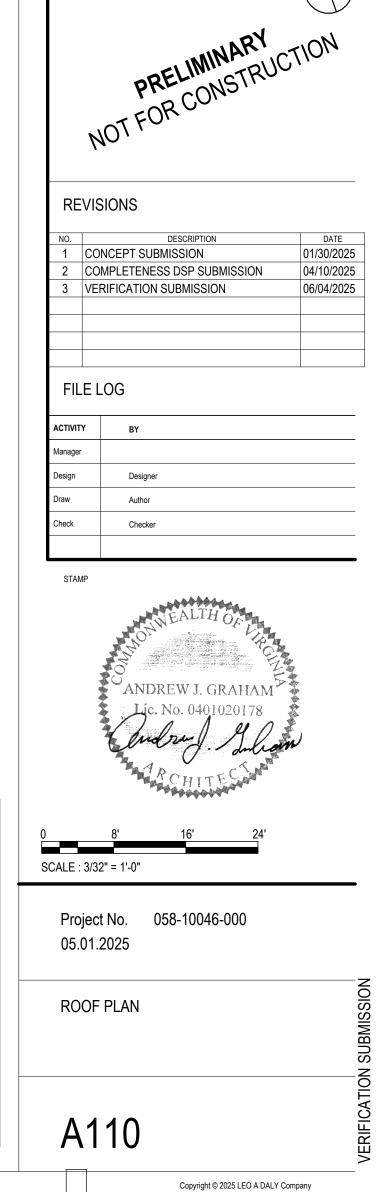
PLAN LEGEND CITY HALL, MARKET EXISTING TO REMAIN SQUARE PLAZA AND NEW WORK GARAGE RENOVATION ALEXANDRIA, VA BASEMENT ADDITION NEW PMMA COLD-FLUID APPLIED ROOF CITY OF ALEXANDRIA, SYSTEM WITH PAVERS VIRGINIA DEPARTMENT OF GENERAL SERVICES NEW PMMA COLD-FLUID APPLIED GREEN 421 KING STREET, SUITE 220, ROOF SYSTEM ALEXANDRIA, VA 22314 NEW LOW-SLOPE COLD-FLUID MODIFIED BITUMEN ROOF SYSTEM EXTENT OF REHABILITATED PRE-1945 EXISTING COPPER STANDING SEAM AND FLAT SEAM ROOF. REFER TO GENERAL FLOOR PLAN NOTES LEO A DALY FOR HISTORIC REHABILITATION WORK EXTENT OF REHABILATED PRE-1945 EXISTING ARCHITECTURE, HISTORIC SLATE ROOF. REFER TO GENERAL FLOOR PLAN PRESERVATION NOTES FOR HISTORIC REHABILITATION WORK 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 EXTENT OF REHABILITATED 1960+ EXISTING P: 202.861.4600 ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK ♦IMEG he FUTURE. Built Smarte 1215 Cameron St Alexandria, VA 22314 P: 703.836.3205 LandDesign. CREATING PLACES THAT MATTER. 440 Massachusetts Avenue NW Washington, DC 20001 P: 202.393.1199 KEY PLAN REVISIONS FILE LOG ACTIVITY BY Manager Designer Design Author Checker STAMP APPROVED SPECIAL USE PERMIT NO. SCALE : 3/32" = 1'-0" DEPARTMENT OF PLANNING & ZONING DATE DIRECTOR 05.01.2025 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. ROOF PLAN DIRECTOR DATE

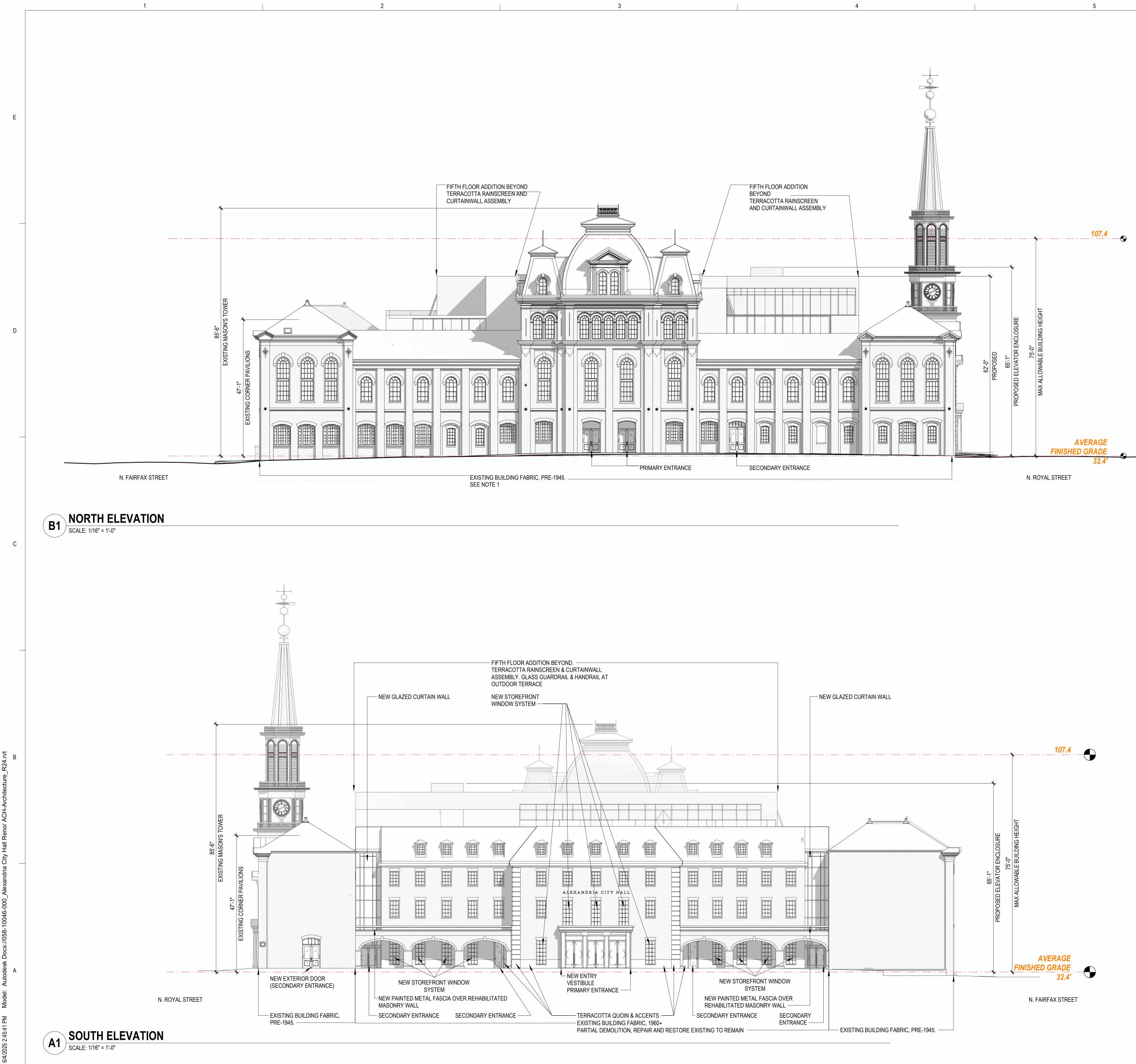
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GENERAL NOTES

- EXTANT HISTORIC BUILDING FABRIC FROM PERIOD
- EXTANT HISTORIC BUILDING FABRIC FROM PERIOD SIGNIFICANCE (1871-1945) TO BE RETAINED AND PRESERVED IN ACCORDANCE WITH SOI STANDARDS AND THE ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.
- ALTERATIONS TO NON-CONTRIBUTING ELEMENTS (POST- 1945) TO BE DEVELOPED BASED ON ALEXANDRIA OHD DESIGN GUIDELINES. WORK ON DRAWINGS STILL IN DEVELOPMENT. DRAWINGS DO NOT REFLECT ALL PROPOSED CONDITIONS.

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES 421 KING STREET, SUITE 220, ALEXANDRIA, VA 22314

LEO A DALY

ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600

♦IMEG The FUTURE. Built Smarte

1215 Cameron St Alexandria, VA 22314 P: 703.836.3205

LandDesign. CREATING PLACES THAT MATTER.

440 Massachusetts Avenue NW Washington, DC 20001 P: 202.393.1199

KEY PLAN

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REVISIONS

NO.	DESCRIPTION		DATE
1	DEVELOPMENT PRELIMINARY SITE PLAN 02/17/202		02/17/2025
2	CO	MPLETENESS DSP SUBMISSION	04/10/2025
3	VEI	RIFICATION SUBMISSION	06/04/2025
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Design	ign Designer		
Draw	Author		
Check	ck Checker		
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SANDREW J. GRAHAM Lic. No. 0401020178
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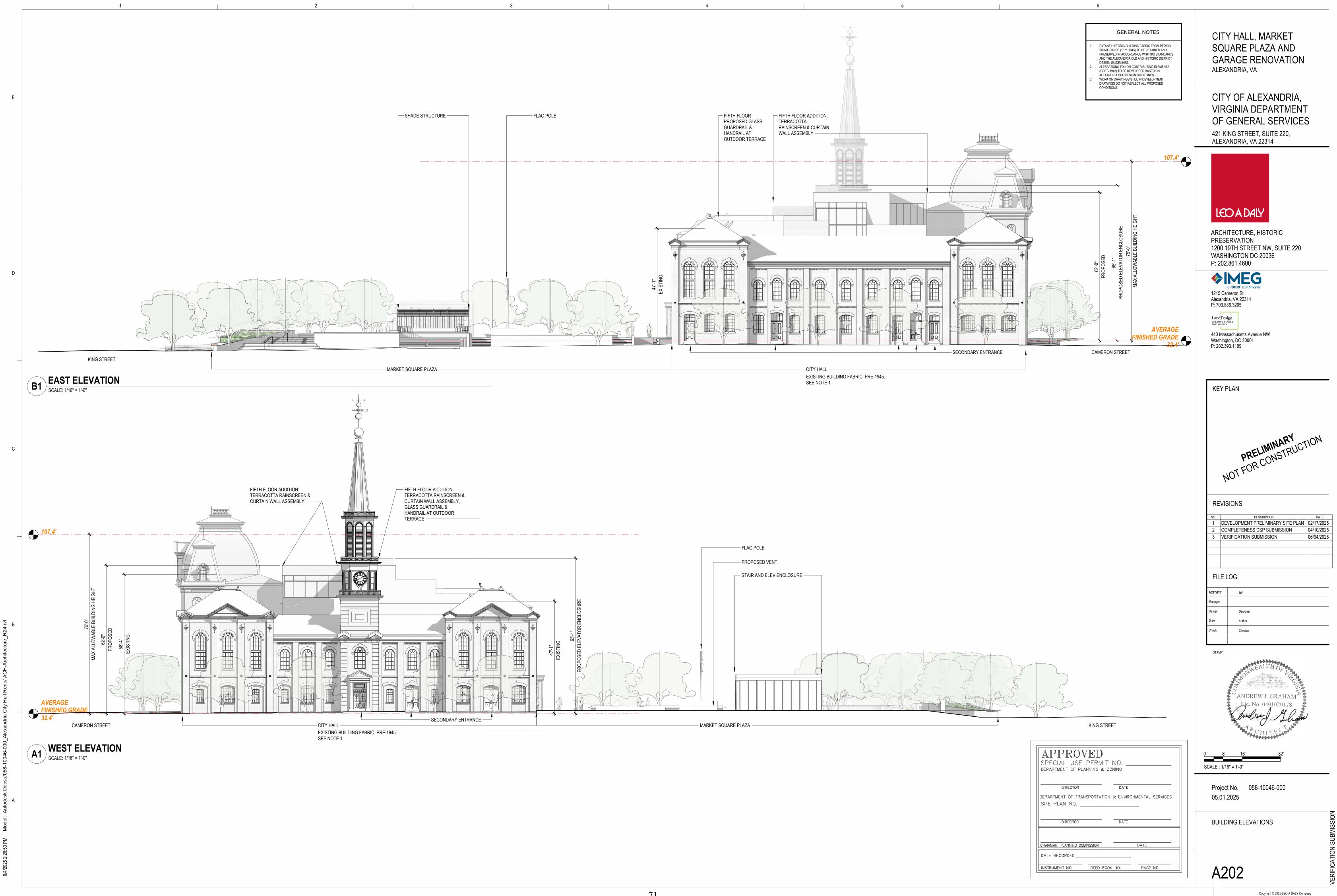
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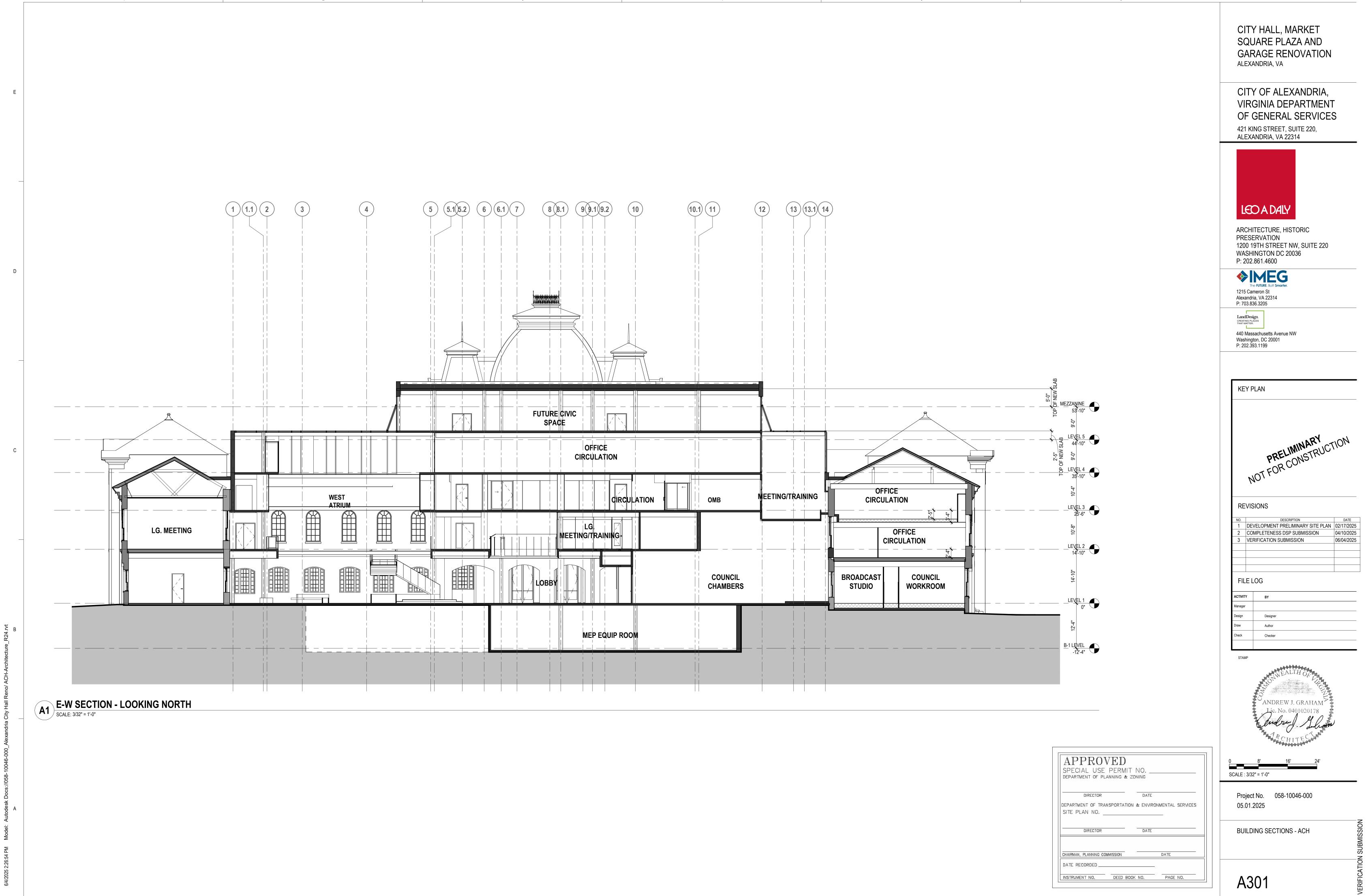
Project No. 058-10046-000 05.01.2025

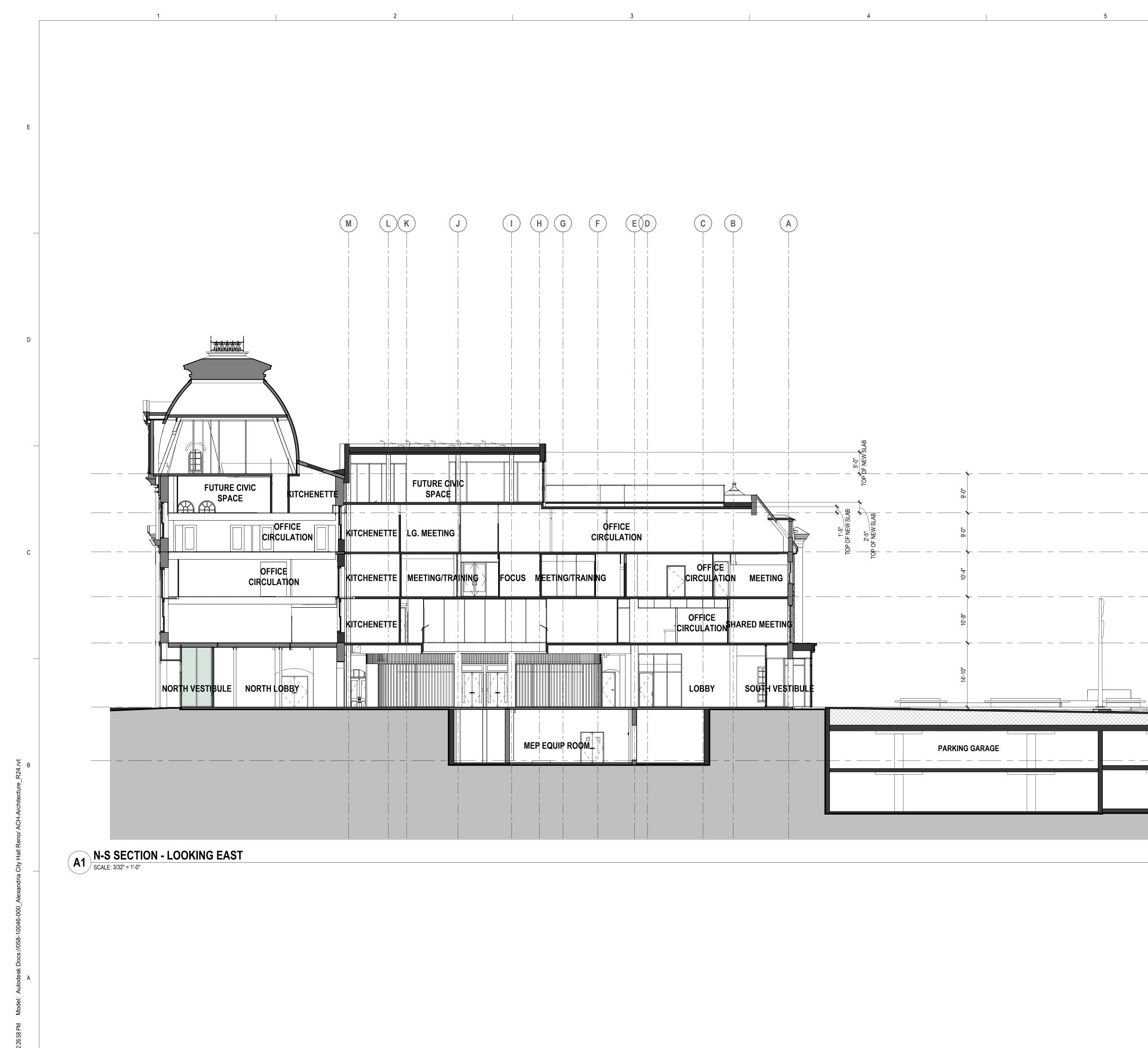
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	SITE PLAN NO	
-	DIRECTOR	DATE
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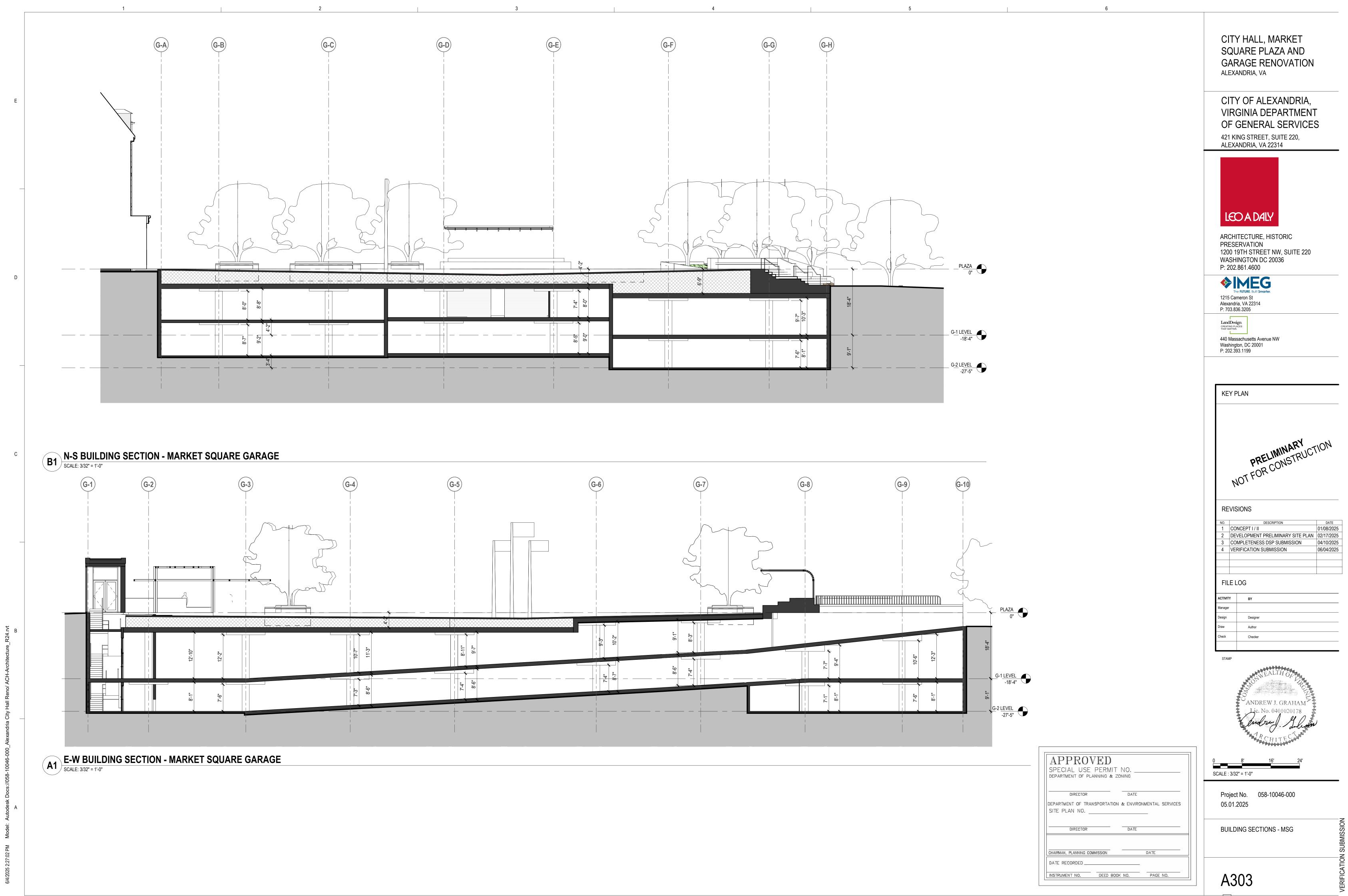
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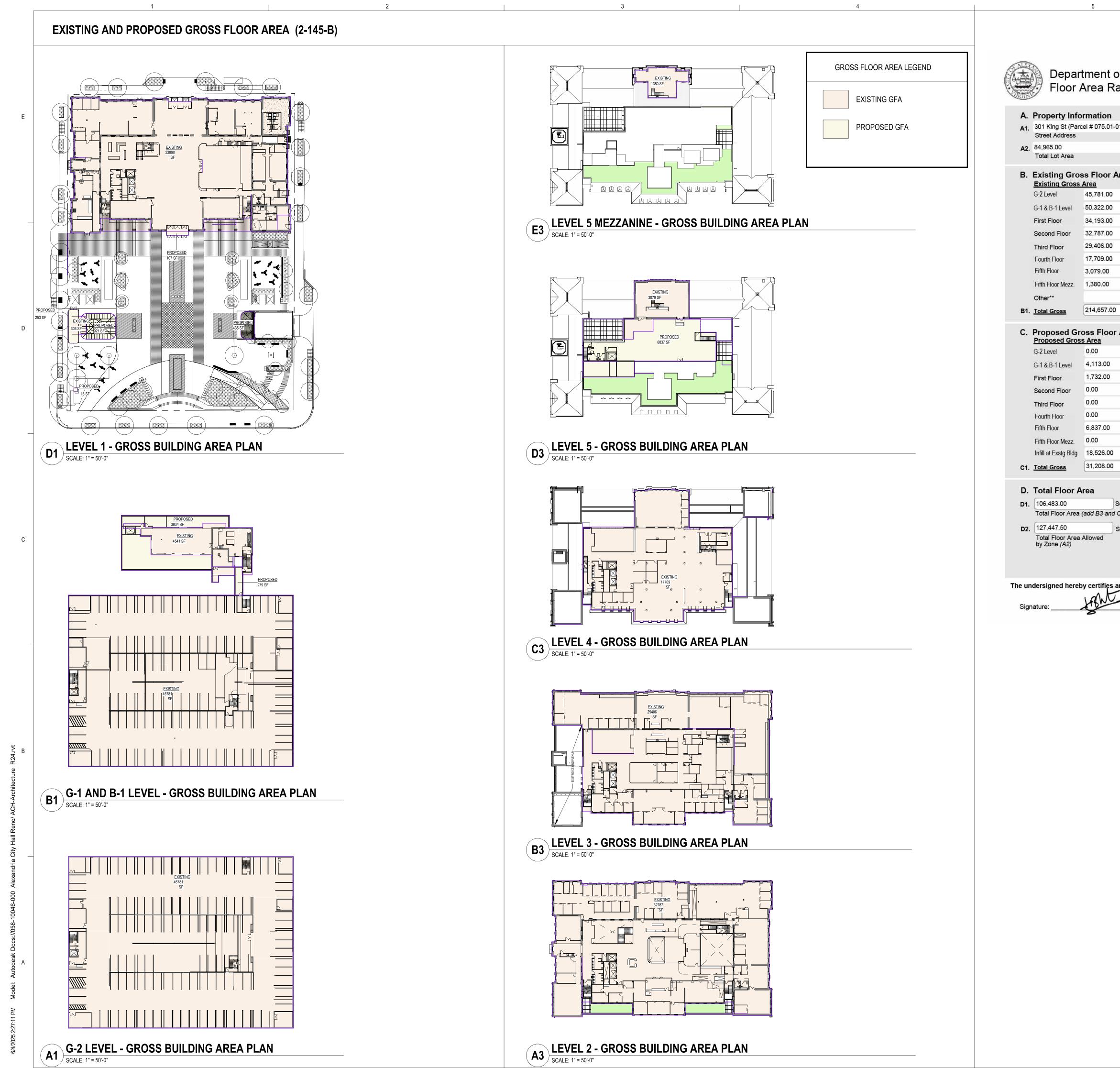




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	CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION ALEXANDRIA, VA
	CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES 421 KING STREET, SUITE 220, ALEXANDRIA, VA 22314
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MEZZANINE 53'-10"	KEY PLAN
	PRELIMINARY NOTFOR CONSTRUCTION
	NO. DESCRIPTION DATE 1 DEVELOPMENT PRELIMINARY SITE PLAN 02/17/2025 2 COMPLETENESS DSP SUBMISSION 04/10/2025
	3 VERIFICATION SUBMISSION 06/04/2025
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<u>B-1 LEVEL</u> -12'-4"	Manager Design Designer Draw Author Check Checker
	STAMP
	ANDREW J. GRAHAM Lic. No. 0401020178 Chulney J. Julian ⁷ R CHITE
APPROVED SPECIAL USE PERMIT NO	0 8' 16' 24' SCALE : 3/32" = 1'-0"
DIRECTOR DATE DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO.	Project No. 058-10046-000 05.01.2025
DIRECTOR DATE	BUILDING SECTIONS - ACH
CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED	BUILDING SECTIONS - ACH NOISSING NOILEOING NOILEOING SECTIONS - ACH
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108 N Fairfax St (Parcel	#075.01-01-02)	CD/ KR Zone
x 1.50		127,447.50
Floor Area Ratio A	llowed by Zone	Maximum Allowable Floor Area
Allowable Exclu	sions**	
Basement**	96,103.00	B1. 214,657.00 Sq. Ft.
Stairways**	4,453.00	Existing Gross Floor Area*
Mechanical**	1,037.00	B2. Allowable Floor Exclusions**
Attic less than 7'**	161.00	B3 . 100,028.00 Sq. Ft.
Porches** Balcony/Deck**		Existing Floor Area Minus Exclusions (subtract B2 from B1)
Lavatory***	1,050.00	Comments for Existing Gross Floor Area
Other** Ramps	1,722.00	
Other** Void	10,103.00	
B2. <u>Total Exclusions</u>	114,629.00	
Allowable Exclu	sions**	
Basement**	4,113.00	c1. 31,208.00 Sq. Ft.
Stairways**	6,319.00	Proposed Gross Floor Area*
Mechanical**	3,198.00	C2. Allowable Floor Exclusions**
Attic less than 7'**	845.00	c3. 6,455.00 Sq. Ft.
Porches** Balcony/Deck**		Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Lavatory***	2,100.00	
Other** Ramps	1,642.00	
Other** Void	6,536.00	Notes
C2. <u>Total Exclusions</u>	24,753.00	*Gross floor area is the sum of <u>all areas</u> under roof of a lot, measured from the face
E Oran C	22	of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.
E. Open Spa		** Refer to the Zoning Ordinance (Section
E1. 46,422.00 Existing Ope	Sq. Ft.	2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions.
E2. 0.00	Sq. Ft.	Sections may also be required for some exclusions.
Required Op		***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory.
E3. 52,534.00 Proposed O	Sq. Ft.	The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.
		gioco noor arou.
ts that, to the best o	of his/her knowledge,	, the above computations are true and correct
		_{Date:} 6.3.2025

6

FLOOR AREA ANALYSIS - GROS

Project No. 058-10046-000

A601

DATE

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DATE

DIRECTOR

CHAIRMAN, PLANNING COMMISSION

DATE RECORDED

LEO A DALY ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600 ♦IMEG The FUTURE. Built Smart 1215 Cameron St Alexandria, VA 22314 P: 703.836.3205 LandDesign. CREATING PLACES THAT MATTER.

CITY HALL, MARKET

SQUARE PLAZA AND

ALEXANDRIA, VA

GARAGE RENOVATION

CITY OF ALEXANDRIA,

VIRGINIA DEPARTMENT

OF GENERAL SERVICES

421 KING STREET, SUITE 220, ALEXANDRIA, VA 22314

440 Massachusetts Avenue NW Washington, DC 20001 P: 202.393.1199

KEY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

STAMP

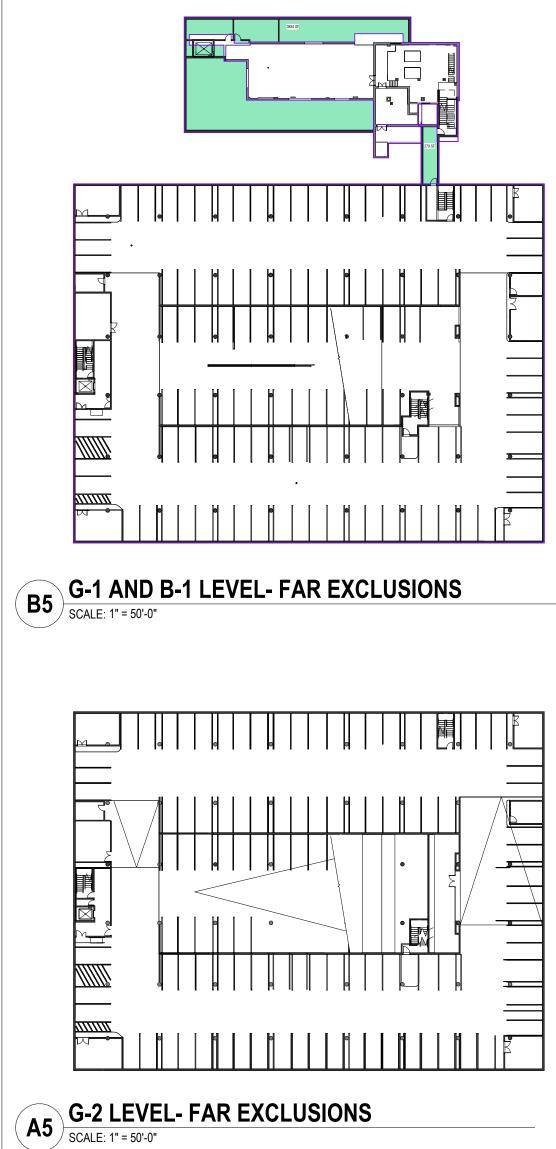
NO.	DESCRIPTION	DATE
1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025
FIL	ELOG	
ACTIVIT	Ү вү	
Manager		
Design	Designer	
Draw	Author	
Check	Checker	

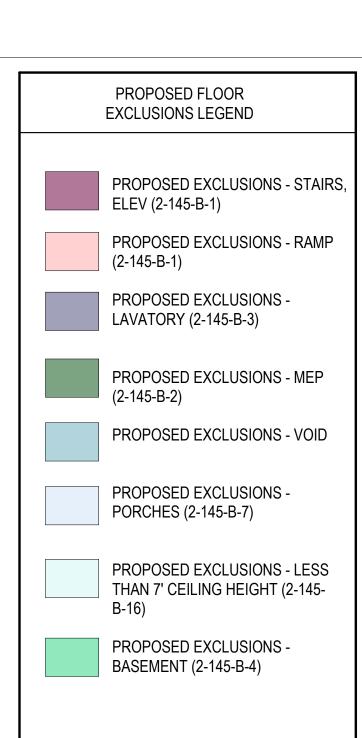
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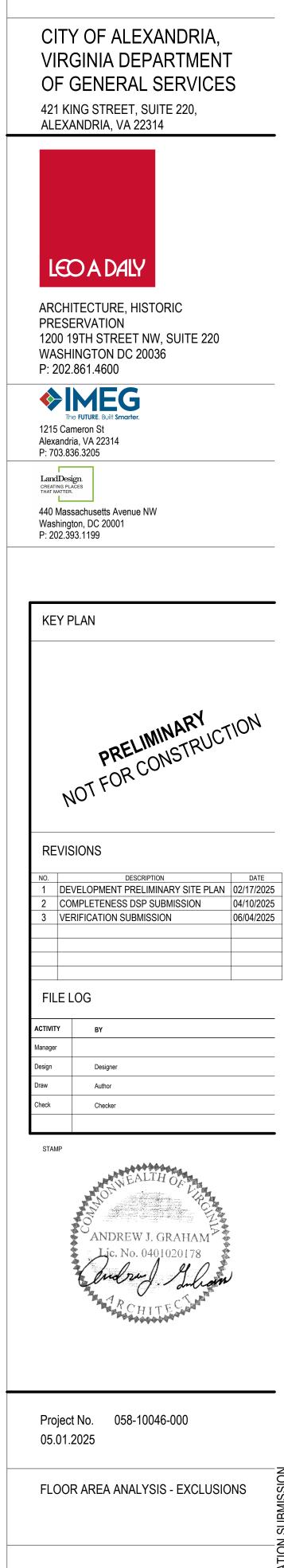








	ANNING & ZONI	NG	
DIRECTOR	<u> </u>	DATE	
DEPARTMENT OF TRA SITE PLAN NO		ENVIRONMENTAL	SERVICE
DIRECTOR	<u> </u>	DATE	
CHAIRMAN, PLANNING CO	MMISSION	DATE	



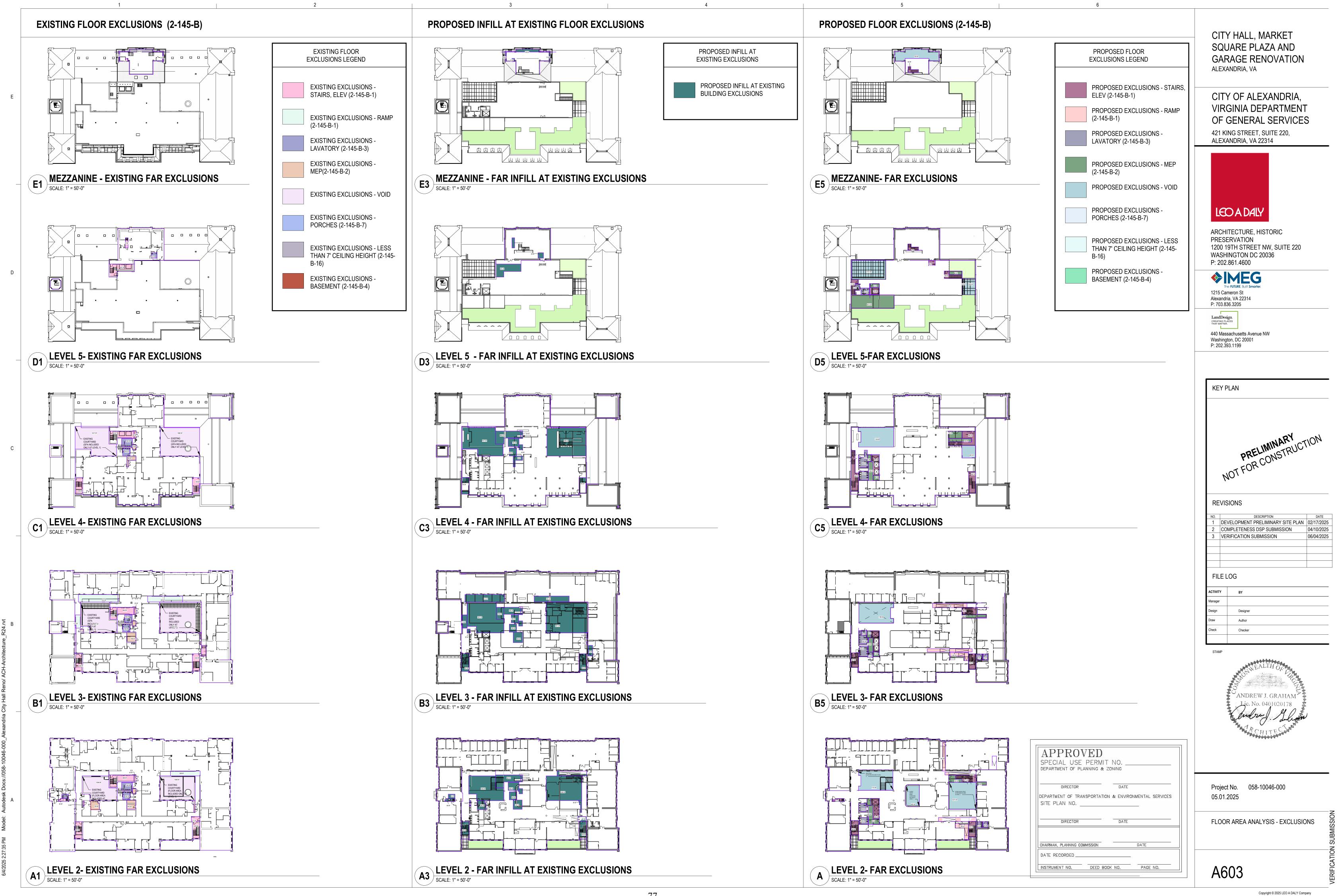
CITY HALL, MARKET

SQUARE PLAZA AND

ALEXANDRIA, VA

GARAGE RENOVATION

A602



Docket Item #6 301 King St, 108 N Fairfax City Hall and Market Square/Garage DSP #2025-00005

Kendra Jacobs

Subject:

RE: [EXTERNAL]Fwd: [EXTERNAL]City Hall plans

-----Original Message-----From: Martha Harris <<u>harris61325@comcast.net</u>> Sent: Tuesday, June 17, 2025 2:12 PM To: William Conkey <<u>william.conkey@alexandriava.gov</u>> Subject: [EXTERNAL]City Hall plans

[You don't often get email from <u>harris61325@comcast.net</u>. Learn why this is important at <u>https://aka.ms/LearnAboutSenderIdentification</u>]

Hi, Bill:

I want to share a few thoughts about the plans. I have attended a number of meetings and most recently the OTCA discussion last week. There are many attractive aspects to the designs, including accessiblity and first floor civic spaces, as well as attentiveness to historic architecture.

I do have a few comments that I want to share before the meeting next week of the Planning Commission.

1. I agree with Alison Silberberg that the fountain needs to be reconsidered. I favor a larger central space for the fountain with seating adjacent. The current plan seems to shrink the fountain space and make the market configuration awkward. I would move the fountain closer to the door of the building, freeing up some central space for events and the market. Can seating be provided nearby that is permanent and invites stopping and reflecting?

2. The first floor layout of the interior does not seem to have a welcome area or desk with security, information on events, etc. I can agree to the Council Chambers moving to the first floor, but visitors will need more of a welcome orientation. I think this should be worked out sooner rather than later.

3. Green roofs are a good idea and open space in general is a plus. However, the plans to water trees by hand on N Fairfax during their establishment seem to invite problems. Also, the arrangement of the open space on the plaza appears to restrict the market and other activities, although I understand the effort to have more small area seating. However, the plans for these "rooms" seem to take precedence over the need for open public areas for the market and for meetings and events. I am having trouble understanding how the event stages/spaces will work (tiered seating on N. Fairfax side..).

4. The 2026 construction beginning anticipated should be carefully considered along with other major projects nearby such as the pump station. If everything is happening at the same time, we will lose some visitors, commercial activity and overall ambiance of Old Town.

With good wishes for a fine result,

Martha Harris



Docket Item #6 301 King St, 108 N Fairfax City Hall and Market Square/Garage DSP #2025-00005

218 North Lee Street, Suite 310 Alexandria, Virginia 22314 (703) 549-5811 <u>www.HistoricAlexandriaFoundation.org</u> <u>HistoricAlexandriaFoundation@gmail.com</u>

June 23, 2025

By email PlanComm@alexandriava.gov

Melissa McMahon, Chair David Brown Robert Dubé Stephen Koenig, Vice Chair Holly Lennihan Jody Manor Vivian Ramirez

Re: June 24, 2025 DOCKET ITEM #6, Development Site Plan #2025-00005 301 King Street and 108 N Fairfax Street City Hall, Market Square Plaza and Garage Renovation

Dear Chair McMahon and Members of the Planning Commission:

We are writing to provide you with our comments regarding the request for site plan approval for the renovation project of City Hall and the Market Square Plaza that is on your Agenda for June 24, 2025. While there is much to praise about the proposal, we believe that the proposed reconfiguration of the 100 block of North Fairfax Street (e.g., Preliminary Site Plan C300, C400, curbside Management Preliminary C403) is not in the public interest. We, along with the Old Town Civic Association, have previously noted this concern in our letter of April 10, 2025 as part of the Board of Architectural Review's ("BAR") process of concept review. The BAR has not provided any suggestion of approval of this aspect of the conceptual plans.

Historic Alexandria Foundation ("HAF") was formed in 1954 "to preserve, protect and restore structures and sites of historic or architectural interest in and associated with the City of Alexandria, Virginia, to preserve antiquities, and generally to foster and promote interest in Alexandria's historic heritage." In furtherance of this mission, we are vitally concerned with the proper administration of the Zoning Ordinance in the two Historic Districts, the proper functioning and observance of the process and jurisdiction Planning Commission City of Alexandria June 23, 2025 Page 2

of the Board of Architectural Review ("BAR"), and the preservation of the historic fabric of our City.

HAF is both an owner of real estate in the Old and Historic District of Alexandria (410 South Washington Street), and the holder of preservation easements on numerous properties in close proximity to the property under review. These include Landmark properties at 711 Prince Street, 811 Prince Street, and major contributing properties to the Old and Historic District at 207 Prince Street, 229-231 S. Pitt Street, 301 S. St. Asaph Street, among others. We provide tens of thousands of dollars each year in grants to support worthy and important restoration work on historic properties in the Old and Historic District and elsewhere in the City. Moreover, our membership includes property owners and taxpayers throughout the City of Alexandria including those in close proximity to the proposed project.

I. The Importance of the Subject Property to the City and the Landmark Historic District

The Alexandria City Hall is a National and Virginia Historic Landmark of national and statewide importance, in addition to being the centerpiece of our City: Not just the Old and Historic District, but the entire City of Alexandria. City Hall defines the character of Alexandria. Our City Hall has been extensively documented by the Historic American Buildings Survey (HABS Va-33), available at <u>https://www.loc.gov/item/va1295/</u> (visited June 23, 2025).

We are pleased to note that much of the planning for the City Hall project shows sensitivity toward maintaining and preserving much of the historic fabric that makes our City Hall so attractive and unique. We do believe, however, that the proposed change in the sidewalk along North Fairfax Street discussed below would be a serious deviation from recognized principles for the treatment of Landmark properties.

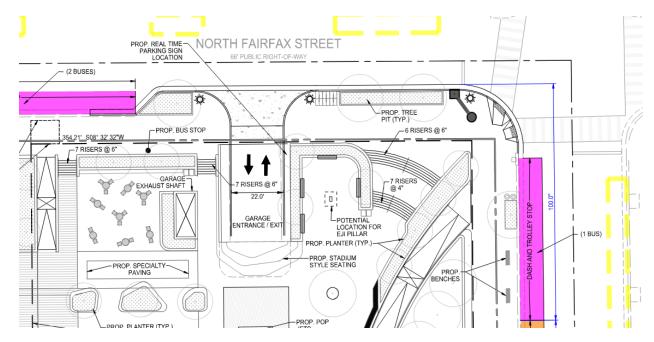
II. Concern Over Permanent Constriction of North Fairfax Street Contrary to the Historic Street Plan and to the Detriment of the Public Enjoyment and Access to Landmark Historic Resources Lining the Street.

The historic streetscape of Alexandria is one of the treasures of our City. The dimensions of our streets were literally laid out by George Washington — including the intersection of King and Fairfax Streets.¹ But the proposed Site Plan (e.g., Preliminary Site Plan C300, C400, Curbside Management Preliminary C403) shows a bump-out narrowing of the 100 Block of North Fairfax Street at this important intersection.

¹ See A plan of Alexandria, now Belhaven available at <u>https://www.loc.gov/resource/g3884a.ct000223/?r=0.087,-0.209,1.474,0.888,0</u> (visited June 23, 2025).

HISTORIC ALEXANDRIA FOUNDATION

Planning Commission City of Alexandria June 23, 2025 Page 3



Curbside Management Preliminary.

On the same street and block as the proposed bump-out and street narrowing are the Landmark properties, the John Carlyle House,² and the Bank of Alexandria Building,³ as well as the Alexandria Visitors' Center at the Ramsey House.

As anyone traveling the streets of Old Town knows, the corner of King and Fairfax can already form a bottleneck, especially with buses and trucks attempting to turn from North Fairfax onto King Street, and especially during market days. The annual George Washington Birthday Parade crosses this intersection. The Scottish Christmas Walk turns the corner of North Fairfax and King Street.

² See <u>https://www.dhr.virginia.gov/VLR_to_transfer/PDFNoms/100-</u> 0010_Carlyle_House_1969_Final_Nomination.pdf (visited June 23, 2025).

³ See <u>https://www.dhr.virginia.gov/VLR_to_transfer/PDFNoms/100-</u> 0004_BankOfAlexandria_1973_Final_Nomination.pdf (visited June 23, 2025).

HISTORIC ALEXANDRIA FOUNDATION

Planning Commission City of Alexandria June 23, 2025 Page 4

A plan for the Market Square Plaza that imposes a permanent narrowing of this vital intersection will be detrimental to everyone's access to and enjoyment of this most important block of our City, and we urge you to reject this portion of the Site Plan.⁴

Thank you for your consideration of our statement.

Respectfully submitted,

Historic Alexandria Foundation By:

/s/ Robert Weinhagen President

⁴ To the extent similar street narrowing is contemplated on Cameron Street and North Royal Street that would also be an unwarranted intrusion on the street plan laid out by George Washington in 1749.