

***Development Special Use Permit #2025-10027  
2729 King Street – Woodbine Rehabilitation and  
Healthcare Facility Addition Extension***

Application	General Data	
<b>Project Name:</b> Woodbine Rehabilitation and Healthcare Facility Addition Extension	PC Hearing:	December 2, 2025
	CC Hearing:	December 13, 2025
	If approved, DSUP Expiration:	December 13, 2028 (three years)
	Plan Acreage:	3.84 Acres
<b>Location:</b> 2729 King Street	Zone:	RB/Townhouse
	Existing Use:	Nursing Home
	Proposed Use:	Nursing Home
	Number of Beds:	307 beds
	Gross Floor Area:	126,951 sq. ft.
	Small Area Plan:	Northridge / Rosemont
<b>Applicant:</b> Woodbine Property 1, LLC. represented by M. Catherine Puskar, attorney	Green Building	Addition will comply with the 2019 Green Building Policy

Purpose of Application
The applicant requests a three-year extension of a previously approved Development Special Use Permit (DSUP2022-10014) with site plan to construct an addition to an existing nursing home.
Application(s) and Modifications Requested:
1. Extension of previously-approved DSUP#2022-10014 with site plan and with: <ol style="list-style-type: none"> <li>Special Use Permit approval to reduce the number of required loading spaces from five to two and to allow more than 75% of the required parking spaces to be compact-sized;</li> <li>Modification of both side yard setbacks for the existing building and proposed new addition;</li> <li>Modification to allow parking to occupy more than 50% of a required side yard.</li> </ol>

**Staff Recommendation: APPROVAL WITH CONDITIONS**

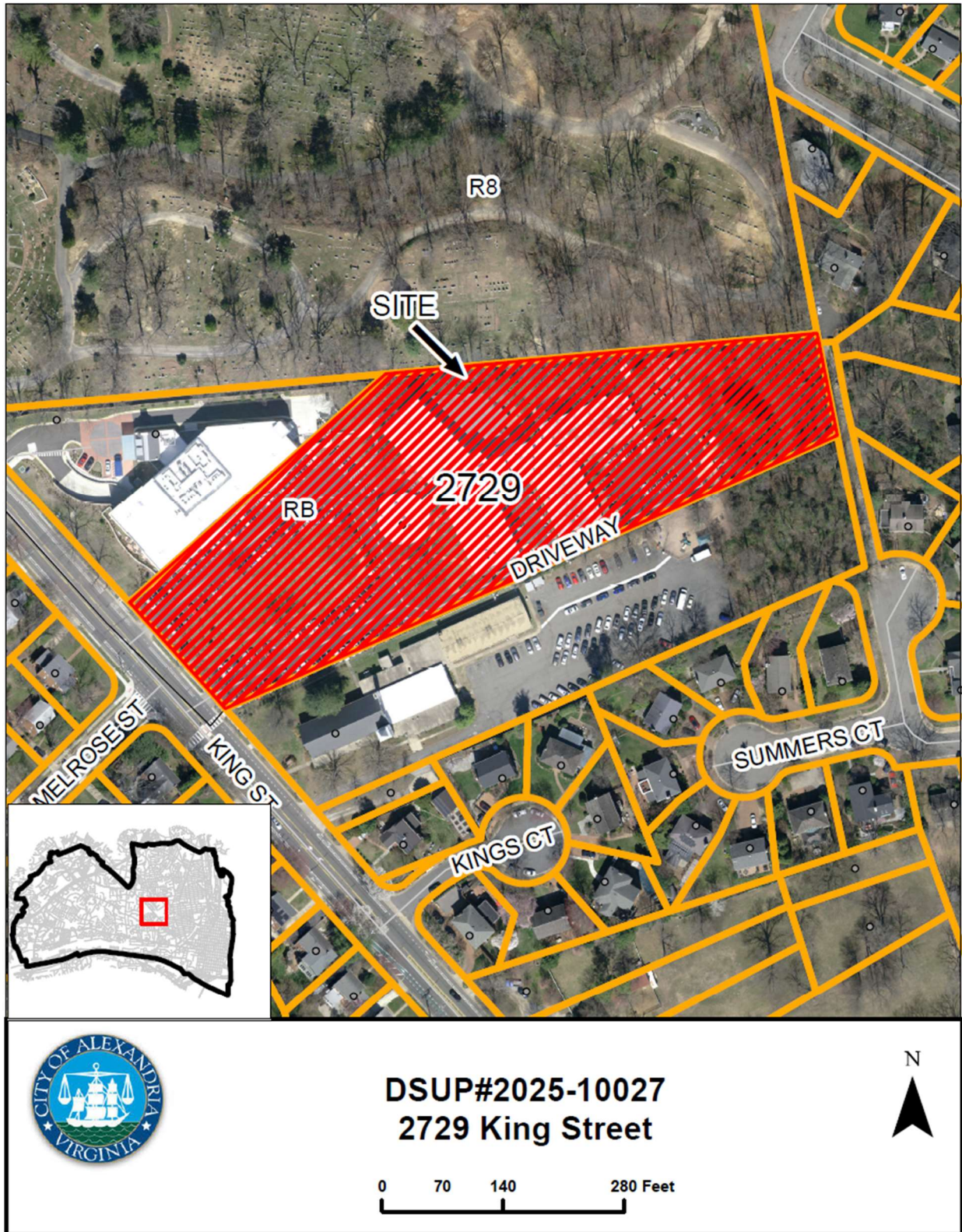
**Staff Reviewers:**

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

Nathan Randall, Principal Planner, [nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)

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**PLANNING COMMISSION ACTION, DECEMBER 2, 2025:** On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted unanimously to recommend approval of Development Special Use Permit #2025-10027. The motion carried on a vote of 6-0 on the Consent Calendar.



## **I. SUMMARY**

Staff recommends **approval** of an extension of a previously approved Development Special Use Permit (DSUP) for an additional three years for the construction of an addition to the Woodbine Rehabilitation and Healthcare Facility. The applicant has indicated that high interest rates and construction costs are the reasons for the delay in construction and the need for an extension beyond the current expiration date of October 15, 2025. The proposal, which is the first extension request for this project, continues to be reasonable and appropriate for this site and is consistent with the Northridge/Rosemont Small Area Plan. Staff believes that the proposal continues to comply with the City's goals and will provide benefits to the community.

Community benefits include:

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

## **II. BACKGROUND**

### ***A. Procedural Background***

The design of the existing Woodbine nursing home has evolved through the years and has a long history of special use permits, site plan, and variance approvals dating back to 1962. A detailed list of approvals associated with the site are available in Section VIII. Attachments: Exhibit 1.

In the most recent approval, on October 15, 2022, the applicant obtained a Master Plan Amendment #2022-00004, to increase building height, a Rezoning #2022-00005, from R-8/Residential to RB/Townhouse, and a Development Special Use Permit DSUP20022-10014, for the addition that is the subject of this extension request. Details about this DSUP request are discussed in more detail in the Project Description section of this report and the previous staff report is included in Section VIII. Attachments.

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

The site is a 167,165-square foot parcel located within the central portion of the City on King Street. Currently it is developed with a nursing home built in 1964 and a surface parking lot. Both Silverado Alexandria Memory Care and Ivy Hill Cemetery are to the north of the subject property. The immediate vicinity consists predominantly of single-unit dwellings with some larger lots accommodating churches, like First Christian Church to the south and the Church of Jesus Christ of Latter-Day Saints to the west across King Street.



The subject site has a gradual grade change of ten feet as you move east toward the entrance of the building. At the rear of the site there is a more significant change in grade which slopes downward from each of the property lines to provide drainage into an existing stormwater retention BMP. At the front of the site there is an existing tree protection easement which covers approximately a third of the property. There are 20 trees located within this easement, all of which are retained with this proposal.

### **III. PROJECT DESCRIPTION**

The applicant is requesting a three-year extension of the previous approval to construct a 31,909 square foot addition to the front of the existing Woodbine nursing home in the location of the existing lobby. The applicant considers the renovations to be necessary for their operations and believes the design to be consistent with best practices in the senior living industry.

This project will remove a portion of the existing building entryway and construct a three-story building addition. The design of the addition integrates with the rest of the existing building, while adding a front canopy and cantilevering a portion of the structure over new parking spaces. The nursing home will continue to provide the same number of beds that exist today - 307 licensed beds - but increases the number of private rooms in the facility. The addition would also include a new ground floor lobby, physical therapy room, and offices. The applicant continues to request site plan modifications to reduce the required side yards on both sides for the existing building and proposed new addition. The request in previously-approved DSUP#2022-10014 to modify the zone transition setback is no longer applicable given that the requirement was removed from the Zoning Ordinance as part of the “Zoning for Housing” text amendment approved approximately two years ago.

The rest of the site remains unchanged apart from revisions to parking spaces, which were part of the previous request, and neither the building addition nor the parking changes would impact the existing tree protection easement (TPE). The applicant continues to propose increasing parking from 143 spaces to 154 spaces (a net increase of 11 spaces) to meet the parking requirement for the use. The spaces would also be reconfigured such that the percentage of compact spaces at the site decreases from the existing 92% to 85%. Given that this lower amount still exceeds the maximum number of compact spaces allowed in the Zoning Ordinance, which is 75%, the applicant continues to seek approval of an SUP for a parking reduction. The applicant also continues to request an SUP for a parking reduction to continue to have two loading spaces instead of the five loading spaces ordinarily required, and a modification to allow more than 50% of a required side yard to be used for parking.

### **IV. COMMUNITY OUTREACH**

The property has been posted with public notice signs announcing the proposed extension request and notification has been sent to all adjacent property owners with information about the proposal, hearing dates and contact information. In addition to the two community meetings that were held when this project was first approved in 2022, staff provided

information about the extension at the virtual Planning & Zoning Bi-monthly Community Update in October 2025, which was attended by 16 people. The applicant also reached out to the Taylor Run Civic Association via email with details about the proposal and offered to provide a presentation or answer any questions.

## V. ZONING

Property Address: 2729 King Street		
Total Site Area: 3.84 Acres (167,165 square feet)		
Zone: RB/Townhouse		
Current Use: Nursing Home		
Proposed Use: Nursing Home (no increase in the number of residents)		
	Permitted / Required	Proposed
<b>FAR:</b>	0.75	0.63
<b>Floor Area:</b>	125,373	105,788
<b>Beds:</b>	307 beds	307 beds*
<b>Height:</b>	45 feet	42 feet
<b>Setbacks</b>		
<b>Front:</b>	20 feet	55 feet
<b>North Side:</b>	1:1 min. 25 ft. = 42 feet	20.1 feet (existing building)** 38.1 feet (new addition)**
<b>South Side:</b>	1:1 min 25 feet = 42 feet	21.9 feet (existing building)** 27.1 feet (new addition)**
<b>Rear:</b>	1:1 min. 25 ft. = 42 feet	217.2 feet
<b>Open space:</b>	N/A	31% / 58,300 square feet
<b>Canopy cover:</b>	25%	27.2%
<b>Parking spaces:</b>	154 spaces**	154 spaces**
<b>Compact spaces:</b>	115 maximum	131 spaces**
<b>Loading spaces:</b>	5 spaces	2 spaces**
<b>Percent of parking spaces and drive aisle in required southeast side yard:</b>	50%	59.7%**
* Same number of beds but increasing the number of single occupied rooms		
**SUP or Modification requested		

## **VI. STAFF ANALYSIS**

Staff recommends extending the period of validity for the applicant's previously approved Development Special Use Permit for an additional three years to December 13, 2028. No changes to the original approval are being sought by the applicant and no circumstances that would alter the original recommendation have occurred. The proposal to construct an addition continues to represent a reasonable plan to develop the property and one that is consistent with the Northridge/Rosemont Small Area Plan.

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

Since this DSUP was approved nearly three years ago, land uses in the area have remained the same. The City has not amended any planning goals that would affect staff's original recommendation for approval. The proposed use of the property is still consistent with the recommendations of the Northridge/Rosemont Small Area Plan.

The project also retains the tree preservation easement along King Street as specifically desired in the Small Area Plan, providing good site design by maintaining a buffer between the residential uses to the west through a sizable front setback and existing tree canopy.

According to the City's Housing Master Plan, the senior population of Alexandria is forecast to grow significantly by 2030 and advises that a variety of housing options will be needed to help seniors age in place. While not increasing the number of beds, staff considers the proposed addition to the Woodbine facility will provide individualized care in private rooms which advances the goal of supporting seniors so they can age within their community as identified in the Housing Master Plan.

### ***B. City Policies***

All City policies remain the same as they were at the time of the original approval and apply to the current extension request. For example, the addition will comply with the City's Green Building Policy. The Public Art Policy continues to be applied and the applicant will provide \$9,572 toward the public art fund in association with this addition. Also, a monetary contribution of \$64,629 would be provided to the City's Housing Trust Fund.

### ***C. Building Design/Architecture***

In this extension request, the proposed building design is unchanged. The existing front lobby will be removed and a new rectangular shaped addition will be constructed in front of the remainder of the existing building. The new addition will be connected to the existing building by a corridor extending from the middle which would form an "H" shape. The 55-foot setback of the addition exceeds the requirements of the RB zone and will be in the same place as the current lobby area. Staff continues to find the requested modification to the side yard setbacks acceptable given the limited alternative locations on the site for expansion and the presence of an existing portion of this building within this required yard.

The architecture of the new addition is compatible with surrounding buildings using materials which include a mix of different color brick, windows, and a metal wall panel system along the most prominent front façade. The north and south facades are less adorned but do include some visual breaks through articulation and material changes. Staff continues to find the architectural approach helps to break up the scale of the building visually and the front canopy identifies the entrance of the building to visitors.

***D. Stormwater Mitigation & Sewer Capacity***

The stormwater requirements of Chapter XIII of the City's zoning ordinance, including stormwater quality and quantity, will continue to be met by this project. This project will ensure the water quality leaving the site exceeds the phosphorus removal requirements compared to the pre-development condition utilizing on-site stormwater best management practices (BMPs) through the installation of six new bioretention planters behind the proposed addition. The stormwater quality will be satisfied through the installation of two Filterra devices. Existing BMPs will be maintained to continue to handle stormwater associated with the current building.

There are no new beds associated with this project and therefore the applicant did not need to perform a sewer outfall analysis as the current system has sufficient capacity. No enhancements to the existing sanitary sewer system are required for this development.

***E. Open Space & Canopy Cover***

*Open Space*

Although the Zoning Ordinance does not require open space for this specific use, staff acknowledges the proposed addition results in a minor loss in open space. Nonetheless, the property maintains approximately 31% open space. As noted in the original approval the applicant is providing open space which includes a landscaped path with a gazebo and deck area for the enjoyment of residents and visitors. This along with the areas of trees and landscaping planted along the King Street frontage and on either side of the building will remain.

	Amount of Land	Percentage of Total Open/Amenity Space
Ground-Level Open Space (private)	51,000 square feet	Approximately 31%
Rooftop Amenity Space	0	0
<b>Total Provided</b>	51,000	31%



### *Tree Canopy*

The continued preservation of the Tree Protection Easement is an important element in supporting the compatibility of the addition with the surrounding neighborhood, as it softens the mass and mitigates its visibility from the street. This project keeps all of the trees within Tree Protection Easement, originally established in DSUP2012-00015, which protects in perpetuity all trees within its boundaries greater than 12 inches.

The project provides canopy which covers 27.2% of the site through the preservation of existing trees - which exceeds the 25% canopy coverage requirement. The property has a substantial number of existing trees that are of a high quality with desirable species in good condition. Based on the Limits of Disturbance necessary to construct the proposed development, about ten of these trees will require removal either due to being within the Limits of Disturbance or having a critical root zone that is significantly impacted by the construction and are unlikely to survive the construction process. Staff has reviewed the plans to ensure that the preservation of high-quality trees has been prioritized to the maximum extent feasible.

### ***F. Parking/Loading***

Staff continues to support the parking and loading provisions for this project, which includes three requests for reductions/modifications outlined in the previous staff report and included in Section VIII. Attachments. The applicant continues to propose meeting the minimum required number of parking spaces for the use, which is 154 spaces according to Section 8-200(A)(6) of the Zoning Ordinance. The applicant meets this requirement by adding 11 net new parking spaces under this proposal compared to existing parking. As part of this proposal, the applicant also requests a parking reduction SUP to allow 85% of the proposed spaces be compact instead of the maximum 75% requirement in the Zoning Ordinance. Staff continues to support this approach given that the applicant is improving the parking situation on site with the 11 net new spaces and reducing the percentage of compact spaces from approximately 92% today down to the requested 85%. Site-specific constraints, including that most of the existing parking spaces are compact, are also a factor in staff's support for the SUP, which is desirable for good site development to maintain the existing balance between parking and open space.

Given that the number of residents will not increase through this addition, the number of deliveries is unlikely to change as a result. Staff continues to believe that the loading areas currently provided are sufficient and supports the applicant's SUP request to reduce the required number of loading spaces from five to the existing two.

Staff also continues to support the applicant's request for a modification from Section 7-1005 of the Zoning Ordinance, which requires no more than 50% of a required yard to be used for parking, as the southeast side yard is used either as parking or as a drive aisle and the Applicant is not making significant changes to the layout of the parking along this side of the property. Overall, Staff finds this parking proposal to be better than the existing conditions as it brings the existing parking lot further into compliance with the City's standards.

***G. Traffic & Transit Improvements***

Given that it is an existing nursing home and that no new beds are being added, staff continues to expect that the proposal would not generate any new traffic. As such, a traffic study was not required.

The facility is served by the DASH bus with stops in front of the facility along King Street (Route 31) and by WAMATA (Route A71). There are no proposed improvements to transit service or amenities for nearby transit stops associated with this project as the proposal does not increase the number of residents on the site. Transit Services did not recommend any transit upgrades for this plan.

**VII. CONCLUSION**

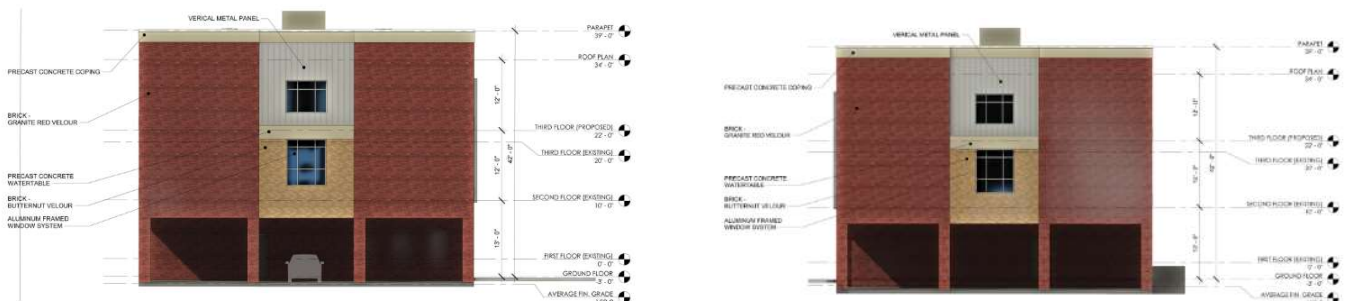
In conclusion, staff recommends approval of the three-year extension of a previously approved Development Special Use Permit (DSUP2025-10027) with site plan to construct a new addition to the Woodbine nursing home subject to compliance with all applicable codes and the staff recommendations contained in Section IX of this report.

## VIII. APPENDIX/GRAPHICS

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



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



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



**Aerial Perspective**



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

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

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

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

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

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

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

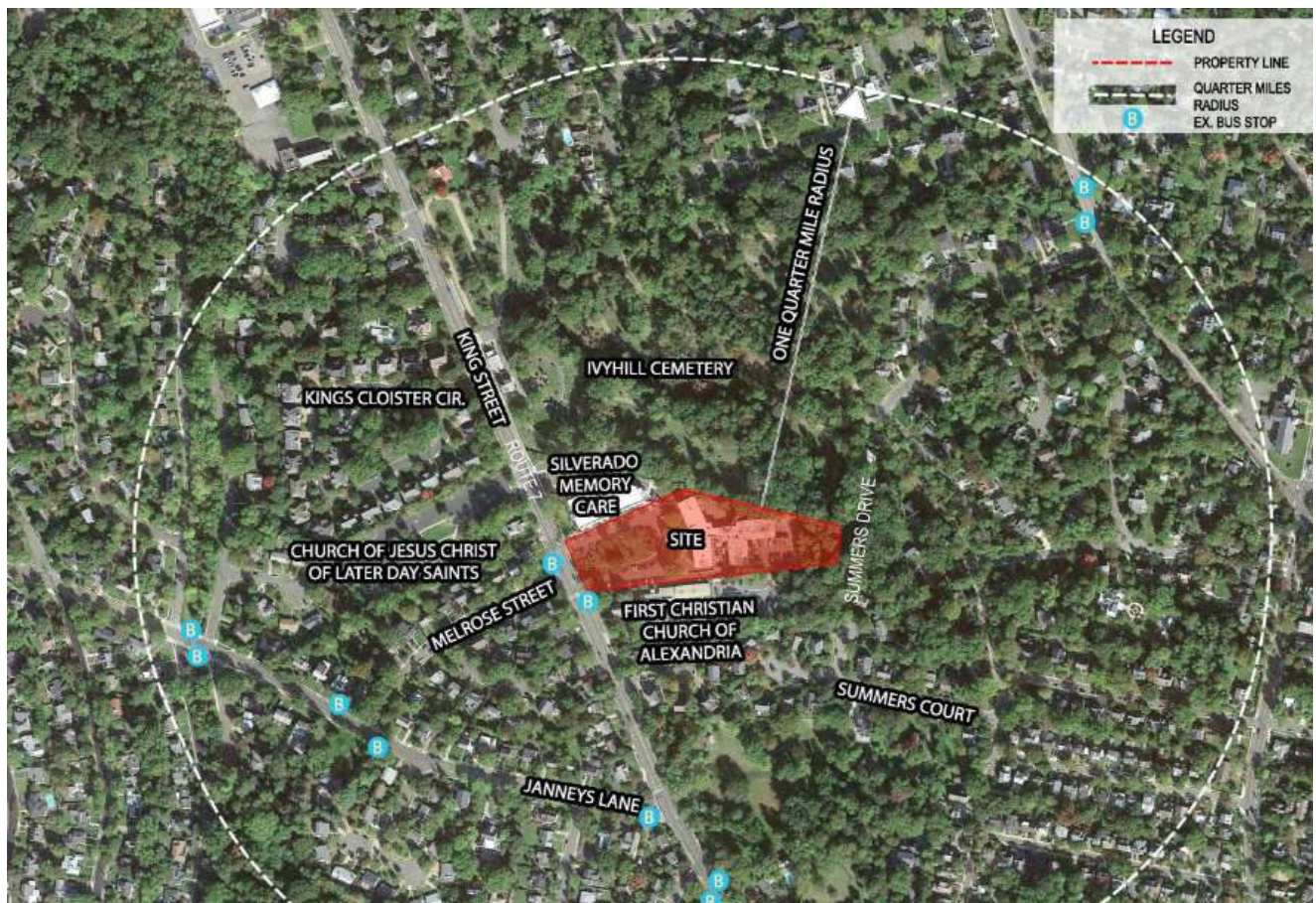
On August 18, 1995, an Administrative Special Use Permit was granted (SUP95-0122) to create a handicapped entrance and enclose an existing vestibule at the front of the property.

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

On October 15, 2022, a Master Plan Amendment (MPA#2022-00004), Rezoning (REZ#2022-00005), and Development Special Use Permit (DSUP20022-10014) were granted for an addition to the existing nursing home. The requests included increasing the maximum height, changing the zone to RB/Townhouse, and amending the site plan with modifications to the setbacks, required yard parking, and a parking reduction for compact and loading spaces.



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





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

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## **IX. STAFF RECOMMENDATIONS:**

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

### **I. EXISTING CONDITIONS**

2. Condition deleted by staff (DSUP2022-10014).
3. Condition deleted by staff (DSUP2022-10014).
4. Condition deleted by staff (DSUP2022-10014).
5. Condition deleted by staff (DSUP2022-10014).
6. Condition deleted by staff (DSUP2022-10014).
7. Condition deleted by staff (DSUP2022-10014).
8. Condition deleted by staff (DSUP2022-10014).
9. Condition deleted by staff (DSUP2022-10014).
10. Condition deleted by staff (DSUP2022-10014).
11. Condition deleted by staff (DSUP2022-10014).
12. Condition deleted by staff (DSUP2022-10014).
13. Condition deleted by staff (DSUP2022-10014).
14. Condition deleted by staff (DSUP2022-10014).

### **II. SITE PLAN**

15. The total number of beds in the facility shall be limited to 307. (P&Z) (SUP #95-0122)
16. Per § 11-418 of the Zoning Ordinance, the DSUP2022-10014 shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval (plus any extension per § 7 of Ordinance Number 5313 related to the COVID-19 emergency) and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial

construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)

17. Submit the plats and associated deeds for all applicable easements prior to submitting the first Final Site Plan. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. (P&Z) (T&ES) (RP&CA) \*
  - a. Emergency Vehicle Easement(s) (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane.
18. Submit the final plat and deed for the *conveyance* with the first Final Site Plan for approval prior to Final Site Plan release. (P&Z) (T&ES) \*
19. Record the plat and submit a copy of the recorded plat, dedications, and deeds with the first application for a building permit. (P&Z) (T&ES) \*\*
20. Show site utilities compatibly with other site conditions on the site plan to the satisfaction of the Directors of P&Z and T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) \*
  - a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
  - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
  - c. Excluding above grade utilities from dedicated open space areas and tree wells.
  - d. Screening all utilities from the public right-of-way.
21. Provide a lighting plan with the Final Site Plan, unless otherwise identified below, to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z and T&ES in consultation with the Chief of Police and Code administration shall include: (P&Z) (T&ES) (Code)\*
  - a. The location of all existing streetlights, and proposed & existing site lights, shading back less relevant information.
  - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - c. A photometric plan with lighting calculations encompassing all site light fixtures,. Photometric calculations must extend from proposed building face(s) to property line and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
  - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
  - e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
  - f. Full cut-off lighting as applicable to prevent light spill onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with light spill regulations.

- g. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
  - h. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
  - i. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
22. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan. The unit numbers shall comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and continue in this scheme for the remaining floors. Indicate the use of each unit (i.e., residential, retail, office). (GIS) \*
23. Provide a georeferenced CAD file in AutoCAD 2018.dwg format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. (P&Z) (DPI) (GIS) \*

## **A. BUILDING**

24. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, and (7) fire protection system requirements. (P&Z) (Code)\*
25. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated August 19, 2022 and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) \*
- a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling).
    - i. Window sizes and types.
    - ii. Window mullion dimensions and projection in front of face of glass.
    - iii. Window frame, sash, and mullion materials.
    - iv. Any windows visible from a public right-of-way shown as simulated divided light type shall be either true divided light, or at a minimum shall include between the glass spacer bars aligned with exterior muntins; any such exterior muntins shall project not less than 3/8 inch beyond the face of glass and be reflected in the window samples provided. Grills located between the glass will not be supported.
  - b. The recessed or projecting depth of brick rustication must be a minimum of 3/4 inches.

- c. Where plane changes in facades are proposed, they shall generally not be less than two feet.
  - d. Where dissimilar materials meet, they must typically meet at an interior corner; where that is not possible, such transitions shall occur at a significant plane change or reveal.
26. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission.
- a. Prior to ordering final building materials, provide a materials board that includes all proposed materials and finishes at first Final Site Plan. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) \*,
  - b. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights. \*
  - c. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. \*
  - d. An on-site, mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. \*\*
  - e. The mock-up panel shall remain on-site, in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy. (P&Z) (Code) \*\*\*

## **B. TREE PROTECTION AND PRESERVATION**

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

## **C. PARKING**

28. Provide wheel stops for all 90-degree and angled vehicle parking spaces adjacent to a sidewalk if the back of the sidewalk is less than 7 feet from the curb. (T&ES).
29. Provide signage, striping, or other means to prevent parking in emergency vehicle easement(s) prior to Final Site Plan release, to the satisfaction of the Director of T&ES. (T&ES) \*

## D. SUSTAINABILITY

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



- g. Provide evidence that design phase credits (for the certifying party) have been submitted by the first Certificate of Occupancy. \*\*\*
  - h. Provide a commission report that has been verified by a certified, third-party reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests prior to issuance of the final Certificate of Occupancy. \*\*\*
  - i. Provide evidence showing that the requirements for priority performance points for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria's Green Building Policy for Design Phase credits to the U.S. Green Building Council, Green Globes, or Earthcraft (or equivalent) prior to issuance of a Certificate of Occupancy. \*\*\*
  - j. Provide documentation of applicable green building certification prior to approval of the performance bond clearly indicating that the priority performance points requirement for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality have been achieved as defined by the City of Alexandria's Green Building Policy. \*\*\*\*
  - k. Failure to achieve the certification level, as required by the City of Alexandria's Green Building Policy, will be evaluated by City Staff to determine whether a good faith, reasonable, and documented effort was made to achieve the certification level to the satisfaction of the Director of P&Z.
32. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Final Site Plan. (T&ES) \*

### **III. TRANSPORTATION**

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

- 33. Show ADA curb ramps with detectable warnings at all crosswalks. (Traffic Engineering)
- 34. Provide at least one curb ramp up from the ADA parking to the sidewalk at the site frontage. (Traffic Engineering)
- 35. Repair any of the City's existing public infrastructure that is damaged during construction per the most recent version of the T&ES Design and Construction Standards, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) \*\*\*\*
- 36. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) \*\*\*\*

37. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection Staff and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) \*

## **B. BUS STOPS**

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

## **IV. PUBLIC WORKS**

### **A. UTILITIES**

39. If a franchise agreement has not been entered into with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
40. Underground all overhead power and communication lines fronting the development prior to the Performance Bond release. (T&ES)\*\*\*\*
41. Do not locate transformer and switch gears in the public right-of-way. (T&ES)
42. All new fire hydrants on public streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative. Hydrants must be installed and functional prior to issuance of the Certificate of Occupancy. (T&ES) \*\*\*

### **B. INFORMATION TECHNOLOGY**

43. All conduit on private property will be owned and maintained by the property owner. Unless otherwise specified, conduit on public right-of-way will be owned and maintained by the City. (ITS) (T&ES)

## **V. ENVIRONMENTAL**

### **A. STORMWATER MANAGEMENT**

44. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) \*
45. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project

boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group “D” in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) \*

46. Design all stormwater Best Management Practices (BMPs) to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) \*
47. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) \*
48. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by The City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) \*\*\*\*
49. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are:
  - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
  - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) \*\*\*\*
50. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the submission of As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) \*\*\*\*
51. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) \*\*\*\*
52. The applicant/owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs). The applicant/owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner’s Operation and Maintenance Manual for all Best

Management Practices (BMPs) on the project. The manual shall include at a minimum:

- a. An explanation of the functions and operations of the BMP(s),
  - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
  - c. Catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers,
  - d. A copy of the executed maintenance service contract, and
  - e. A copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Submit a copy of the maintenance agreement to the City prior to Performance Bond release. (T&ES) \*\*\*\*
53. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations prior Performance Bond release to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, provide a description of the maintenance measures performed. (T&ES) \*\*\*\*

## **B. WATERSHEDS**

54. Design stormwater quantity controls to demonstrate that post development stormwater runoff does not exceed existing runoff quantities for both the 2-year and 10-year storm events. (T&ES)
55. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)
56. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)
57. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site):
- a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
  - b. Highly erodible and highly permeable soils,
  - c. Steep slopes greater than 15 percent in grade,
  - d. Known areas of contamination; springs, seeps, or related features, and
  - e. A listing of all wetlands permits required by law. (T&ES)

### C. CONTAMINATED LAND

58. Indicate on the plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) \*
59. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) \*
  - a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
  - b. A Risk Assessment indicating any risks associated with the contamination.
  - c. A Remediation Plan detailing any contaminated soils and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
  - d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
  - e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).
60. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “e” above are submitted and approved at the discretion of the Director of T&ES. This shall be included as a note on the Final Site Plan. (T&ES) (Code) \*
61. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or

accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES) (Code)

#### **D. NOISE**

62. Submit a noise study identifying the noise levels that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development prior to the Final Site Plan release. (T&ES) \*
63. If the noise study identified noise impacted areas, conduct a building shell analysis identifying ways to minimize noise and vibration exposure to future residents. Submit the building shell analysis and the noise commitment letter for review and approval prior to Final Site Plan release. (P&Z) (T&ES) \*
64. If necessary, to comply with the City noise ordinance, equip all roof top HVAC and other mechanical equipment with noise reducing devices (e.g., silencers, acoustic plenums, louvers, or enclosures). Show the noise reducing specifications and locations prior to Final Site Plan release and install them prior to the issuance of the Certificate of Occupancy. (T&ES) (Code) \*, \*\*\*
65. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 PM and 7 AM. (T&ES)
66. No vehicles, including construction vehicles, associated with this project shall be permitted to idle for more than 10 minutes when parked, including vehicles in the loading dock. Post at least two no idling for greater than 10 minutes signs in the loading dock area in plain view prior to the issuance of the Certificate of Occupancy. (T&ES) \*\*\*

#### **E. AIR POLLUTION**

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

#### **VI. CONSTRUCTION MANAGEMENT**

68. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)



- a. No streetlights shall be removed without authorization from the City of Alexandria,
  - b. If streetlights are to be removed from the public right-of-way, then temporary lights shall be provided until the installation and commissioning of new lights, \*
  - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, \*
  - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, \*
  - e. Include an overall proposed schedule for construction, \*
  - f. Include a plan for temporary pedestrian circulation, \*
  - g. Include the location and size of proposed construction trailers, if any, \*
  - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and \*
  - i. Post copies of the plan in the construction trailer and give to each subcontractor before they start work. \*\*\*
69. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall:
- a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, \*
  - b. Post information on transit schedules and routes, \*
  - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
  - d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) \*
70. Include a note on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) \*\*

71. Include a note on maintaining bicycle access within the Construction Management Plan. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) \*\*
72. Include a chapter on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all wastes offsite per all applicable federal, state, and local laws. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)
73. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) \*\*
74. Transit stops adjacent to the site shall remain open, if feasible, for the duration of construction. If construction requires closing a stop at King and Melrose Street, a temporary ADA accessible transit stop shall be determined and installed. Coordinate with the T&ES Transportation Planning Division at (703) 746-4088 as well as with the transit agency which provides service to the bus stop. Install signs noting the bus stop closure and location of the temporary bus stop prior to taking bus stops out of service. (T&ES)
75. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. (T&ES) \*
76. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) \*\*
77. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z) (Code)

78. Identify a community liaison throughout the duration of construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes. (P&Z) (T&ES) \*, \*\*\*
79. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) \*\*\*
80. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches proposed finished grade. Ensure the wall check shows: (P&Z) \*\*
  - a. Key dimensions of the building as shown on the approved Final Site Plan,
  - b. Key dimensions from future face of finished wall above to the property line and any adjacent structures on the property,
  - c. Extent of any below-grade structures,
  - d. Foundation wall in place, and
  - e. Future face of finished wall above.
81. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the T&ES Site Plan Coordinator prior to applying for a Certificate of Occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) \*\*\*
82. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) \*\*\*\*

## **VII. HOUSING**

83. Contribute \$64,629 to the City's Housing Trust Fund. Make all payments to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. (Housing) \*\*\*

## **VIII. PUBLIC ART**

84. Work with City staff to incorporate on-site public art elements or provide an equivalent monetary contribution for public art within the Small Area Plan per the City's Public Art Policy, adopted December 13, 2014, to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)
85. Public Art shall comply with the preliminary plan dated July 25, 2022. Provide a schedule for installing the art prior to Final Site Plan release. City staff strongly advises providing construction materials and maintenance details concurrently. (P&Z) (RP&CA) \*
86. The in-lieu contribution shall be \$0.30 per gross square foot, with a maximum contribution of \$75,000 per building prior to issuance of the first Certificate of Occupancy. On-site public art shall be of an equivalent value to the contribution. (P&Z) (RP&CA) \*\*\*

## **IX. USES AND SIGNS**

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

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

### **B. SIGNAGE**

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

## **X. CITY DEPARTMENT CODE COMMENTS**

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

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

- F-1 Demonstrate continued compliance with open space, floor area ratio, and setback requirements if a property owner requests future approval to construct a deck on their property.

- C - 1 Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) \*\*\*\*
- C - 2 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. (P&Z) (T&ES) \*\*\*\*

## **B. Code Administration (Building Code)**

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

## **C. Archaeology**

- C - 1 All archaeological preservation measures shall comply with § 11-411 of the Zoning Ordinance.
- F-1 Historical documents indicate that this portion of King Street was occupied in the later nineteenth century by a farmstead owned by the Hoenstine family. There is oral history indicating that the area may have been used as a Civil War encampment by Union soldiers. Moreover, the adjacent Ivy Cemetery heightens the sensitivity for significant cultural resources here. However, the proposed project will take place within a portion of the Woodbine facility that has been developed previously. Therefore, the impact of the proposed project on buried resources is low.
- F-2 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

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

- F - 1. The proposed retaining wall in the northwest side of the proposed building appears to be encroaching into the neighbor's property. Please note that obtaining all the necessary easements and/or agreements from the neighbor will be the applicant's responsibility. (**DROW**)
- F - 2. The applicant is proposing to partially demolish an existing retaining wall in the northwest side of the proposed building to which the neighbor has an Ex. Use and Enjoyment (Retaining Wall) Easement and an Ex. Sidewalk Easement (#150018314). Please note that the applicant shall obtain all the necessary easements and/or agreements from the neighbor. (**DROW**)

- F - 3. Prepare the Final Site Plan per the Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at: <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf> (T&ES) \*
- F - 4. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES) \*
- F - 5. Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotation pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). (T&ES) \*
- F - 6. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches. Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). (T&ES) \*, \*\*\*\*
- F - 7. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single family residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES) \*, \*\*\*\*
- F - 8. Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then



install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. (T&ES) \*, \*\*\*\*

- F - 9. Provide at least 18-inches of vertical separation for sanitary sewer and 12-inches for storm sewer when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10-feet on each side of the point of crossing. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. (T&ES) \*, \*\*\*\*
- F - 10. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. (T&ES) \*, \*\*\*\*
- F - 11. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for a distance of 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) \*, \*\*\*\*
- F - 12. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) \*, \*\*\*\*
- F - 13. Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. (T&ES) \*, \*\*\*\*
- F - 14. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. (T&ES) \*
- F - 15. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) \*
- F - 16. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) \*

- F - 17. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry #04-18. (T&ES) \*
- F - 18. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): (T&ES)
- a. Include the statement: "FOR INFORMATION ONLY" on all MOT Sheets. \*
  - b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
  - c. Contractor shall apply for all necessary permits for uses of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.
- F - 19. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES) \*
- F - 20. Parking for the residential and commercial uses shall match the Zoning Ordinance requirements in effect at approval by the City Council and/or Planning Commission. (P&Z) (T&ES) \*
- F - 21. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES) \*
- F - 22. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) \*
- C - 1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) \*
- C - 2 Comply with the stormwater quality requirements and provide channel and flood protection per the Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Braddock-West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. (T&ES) \*
- C - 3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow

conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) \*

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

Recovery Division at (703) 746-4410 or [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov). (T&ES) \*

- C - 9 Include a note on the Final Site Plan that mandates delivering all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. Stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) \*
- C - 10 Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: <https://www.alexandriava.gov/ResourceRecovery> or contact the Resource Recovery Division at (703) 746-4410 or [CommercialRecycling@alexandriava.gov](mailto:CommercialRecycling@alexandriava.gov). (T&ES) \*
- C - 11 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) \*
- C - 12 Post the bond for the public improvements before Final Site Plan release. (T&ES) \*
- C - 13 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) \*
- C - 14 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) \*
- C - 15 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005 prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) \*\*\*\*\*
- C - 16 Design the thickness of sub-base, base, and wearing course using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) \*, \*\*\*\*\*
- C - 17 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) \*
- C - 18 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways

unless otherwise permitted by the City Code or additional City approvals are obtained.  
(T&ES) \*

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

submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES) \*

#### **E. AlexRenew Comments**

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

#### **F. Fire Department**

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

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

- a. Provided by applicant.**
  - b. Not Provided by applicant – FDC required on address side of building.**
  - c. Not provided by applicant.**
  - d. Not provided by applicant. Plans do not depict new fire hydrants.**
  - e. Fire hydrant locations not provided by applicant.**
  - f. Provide on Fire Service Plan.**
  - g. Not provided by applicant.**
- C - 4 The Applicant shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan.

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

- a. Provided by applicant.**
- b. Provided by applicant**
- c. Provided by applicant.**
- d. Not provided by applicant.**
- e. Provided by applicant.**

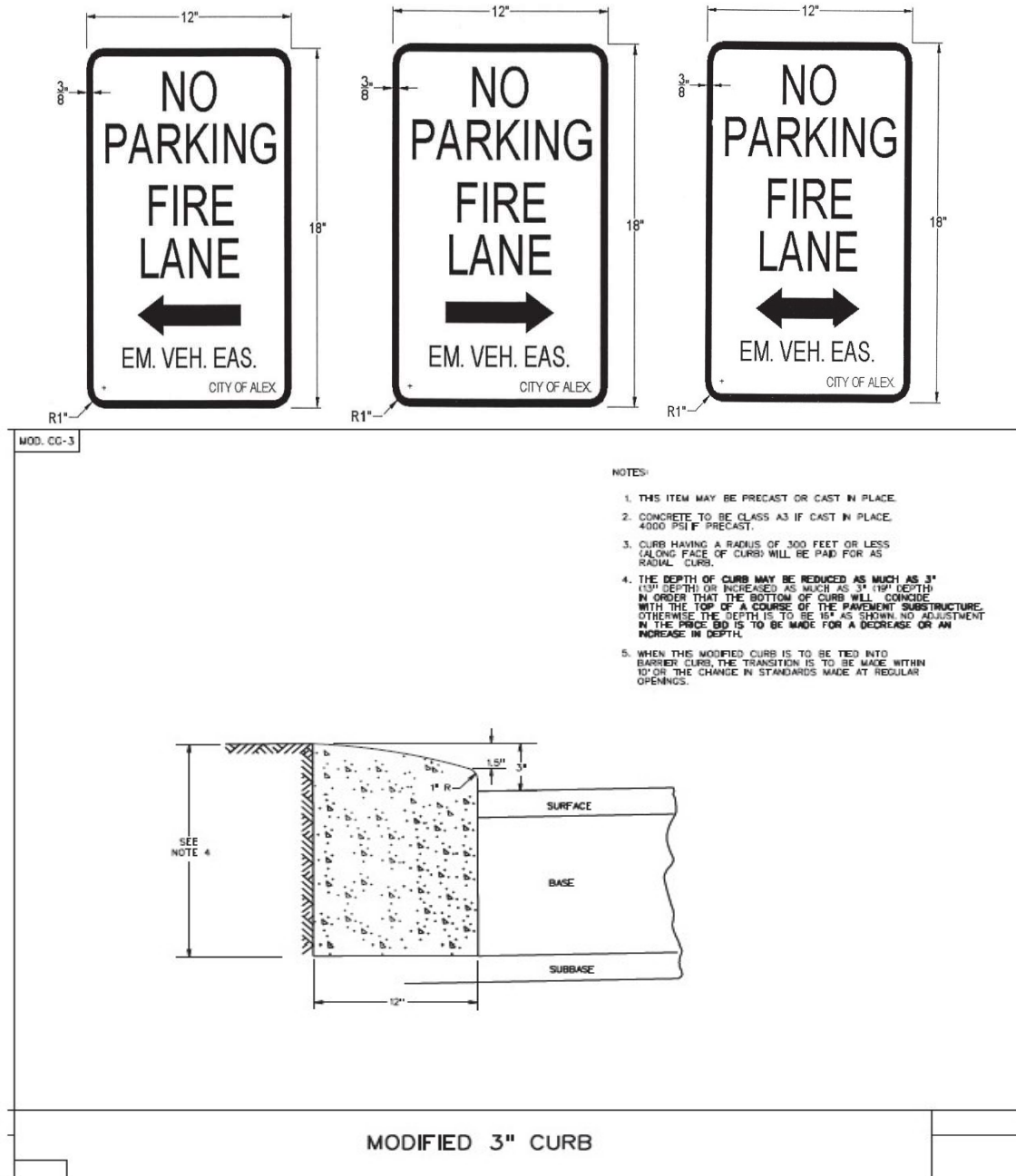
**Acknowledged by applicant.**

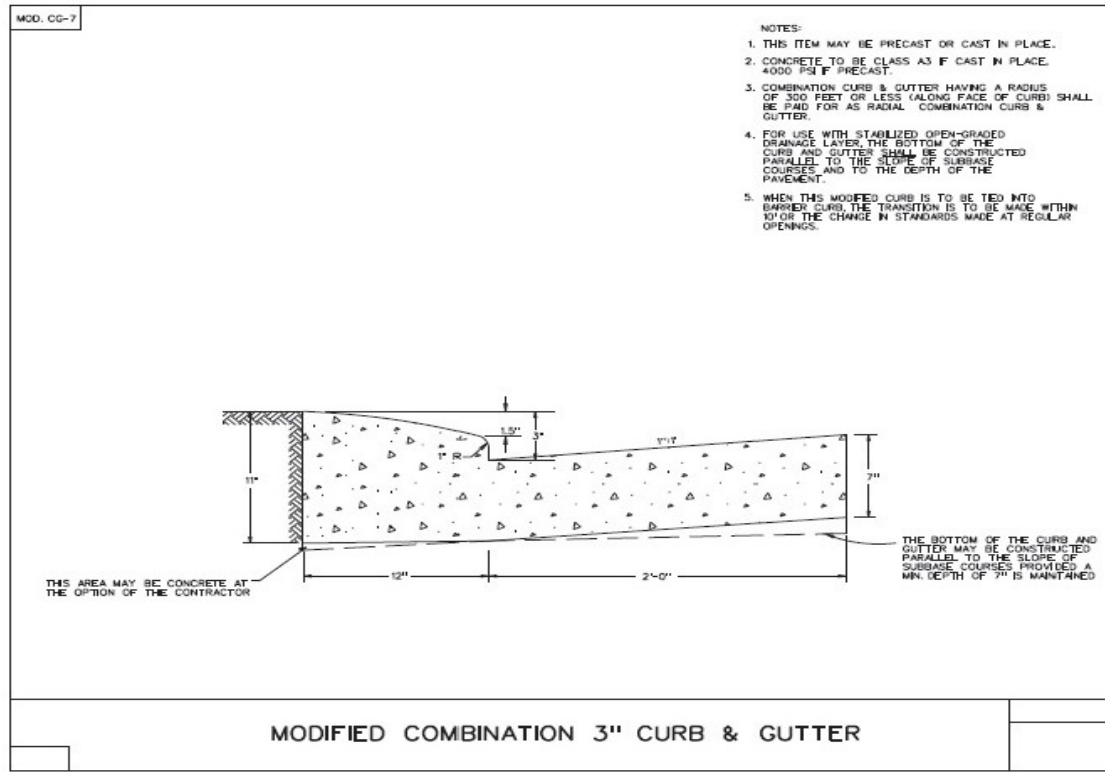
C - 5 The fire service plan shall show placement of emergency vehicle easement signs. See sign detail and placement requirements are as follows:

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



mount a curb shall conform to the modified 3-inch curb design standard MOD CG-3 or MOD CG-7 design as shown.





**Asterisks denote:**

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



## APPLICATION

### DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

**DSUP #** \_\_\_\_\_ **Project Name:** Woodbine Convelesant & Nursing Center

**PROPERTY LOCATION:** 2729 King Street

**TAX MAP REFERENCE:** 052.02-06-05

**ZONE:** RB

#### APPLICANT:

Name: Woodbine Property 1, LLC

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

#### PROPERTY OWNER:

Name: Same as Applicant

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

**SUMMARY OF PROPOSAL** Request for extension of DSUP#2022-10014

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

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

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

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

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

Woodbine Property 1, LLC By: M. Catharine Puskar Attorney/Agent

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

Signature

Telephone #

Fax #

Email address

9/4/2025

Date

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

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

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

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

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

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

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

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

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

**1. The applicant is: (check one)**

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

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

See attached.

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

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

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Woodbine Property 1, LLC		See attached
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2729 King Street, Alexandria, VA, 22302 (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. Woodbine Property 1, LLC		See attached
2.		
3.		

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

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

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

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

9/4/2025

Date

Woodbine Property 1, LLC By: M. Catharine Puskar Attorney/Agent

Printed Name



Signature

Woodbine Property 1, LLC



Paul Stoddard



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


Dear Mr. Stoddard:

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

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

Very Truly Yours,

Woodbine Property 1, LLC



By: Yitzchok Rokowsky

Its: Managing Director

Date: September 4, 2025



# WOODBINE

Rehabilitation & Healthcare Center

## Ownership Disclosure Attachment

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

Name	Address	Percentage of Ownership
Quinto Delta, LLC	[REDACTED]	88.6%
UKR Consulting, LLC	[REDACTED]	10%
Skilled Venture, LLC	[REDACTED]	1.4%

August 29, 2025



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

Woodbine Property 1, LLC (the "Applicant") requests approval of an extension for a previously approved Development Special Use Permit.

On October 15, 2022 City Council approved DSUP#2022-10014 for the construction of an addition to an existing nursing home, with modification to both side yard setbacks to allow greater than 50% of the southern side yard for parking and to the zone transition setbacks and a Special Use Permit for a parking reduction to reduce the number of required loading spaces and increase the percentage of compact spaces to 82%. Pursuant to Section 11-418(A) of the Zoning Ordinance, the approved DSUP will expire on October 15, 2025.

Since the DSUP was approved, financial market conditions related to economic feasibility have substantially declined. The substantial increase in interest rates and the increased cost of construction has severely affected the Applicant's ability to finance the proposed construction. These circumstances could not have been reasonably anticipated by the Applicant at the time of approval and have prevented the Applicant from beginning construction of the project.

Accordingly, the Applicant requests to extend the DSUP approval for an additional three years to allow time for market corrections and substantial construction activity to commence.

**3. How many patrons, clients, pupils and other such users do you expect?**

Specify time period (i.e., day, hour, or shift).

N/A

**4. How many employees, staff and other personnel do you expect?**

Specify time period (i.e. day, hour, or shift).

N/A

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

Day	Hours	Day	Hours
N/A			

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

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

N/A

B. How will the noise from patrons be controlled?

N/A

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

N/A

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

A. What type of trash and garbage will be generated by the use?

N/A

B. How much trash and garbage will be generated by the use?

N/A

C. How often will trash be collected?

N/A

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

N/A

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

☐ Yes. ☒ No.

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

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

☐ Yes. ☒ No.

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

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

N/A

**ALCOHOL SALES**

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

☐ Yes. ☒ No.

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

**PARKING AND ACCESS REQUIREMENTS**

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

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

N/A

---

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

N/A	Standard spaces
	Compact spaces
	Handicapped accessible spaces
	Other

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

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

---

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? N/A
- B. How many loading spaces are available for the use? N/A
- C. Where are off-street loading facilities located? N/A
- D. During what hours of the day do you expect loading/unloading operations to occur?  
N/A
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
N/A

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

Street access to the site is adequate.



## APPLICATION

### DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

**DSUP #** 2022-10014

**Project Name:** Woodbine Expansion

**PROPERTY LOCATION:** 2729 King Street

**TAX MAP REFERENCE:** 052.02-06-05

**ZONE:** R-8 to RB

#### APPLICANT:

Name: Woodbine Property 1, LLC

Address:

#### PROPERTY OWNER:

Name: Woodbine Property 1, LLC

Address:

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

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

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

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

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

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

M. Catharine Puskar, Attorney

Print Name of Applicant or Agent

Signature

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address

July 21, 2022

Date

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

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

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

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

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

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

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

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

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

**1. The applicant is: (check one)**

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

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

See attached.

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

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

N/A



## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. See attached		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2729 King Street Alexandria, Virginia (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See attached		
2.		
3.		

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

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

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

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

June 8, 2022

Date

M. Catharine Puskar

Printed Name



Signature

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

See attached.

**3. How many patrons, clients, pupils and other such users do you expect?**

Specify time period (i.e., day, hour, or shift).

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

**4. How many employees, staff and other personnel do you expect?**

Specify time period (i.e. day, hour, or shift).

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

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

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

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

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

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

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

No odors are anticipated.

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

A. What type of trash and garbage will be generated by the use?

Typical for a nursing home use and not anticipated to change with the addition.

B. How much trash and garbage will be generated by the use?

Typical for a nursing home use of this size and not anticipated to change with the addition.

C. How often will trash be collected?

Trash is typically collected three times per week and recycling twice per week. This is not anticipated to change with the addition.

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

The communities team rounds the property daily to "pick-up" trash on property and sidewalks in the area.

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

☒ Yes. ☐ No.

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

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

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

☐ Yes. ☒ No.

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

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

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

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

**ALCOHOL SALES**

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

☐ Yes. ☒ No.

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

N/A

**PARKING AND ACCESS REQUIREMENTS**

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

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

154 spaces

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

17 Standard spaces

131 Compact spaces

6 Handicapped accessible spaces

           Other

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

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

N/A

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0 spaces
- B. How many loading spaces are available for the use? 2 existing
- C. Where are off-street loading facilities located? To the side and rear of the facility

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

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
Typically 5 to 6 days per week (including parcel deliveries).

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

Street access is adequate.



# APPLICATION - SUPPLEMENTAL

## PARKING REDUCTION

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

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

To permit compact parking spaces in excess of 75%

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

See attached Statement of Justification.

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

See attached Statement of Justification.

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

\_\_\_\_\_ Yes. ☒ No.

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

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

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

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

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

### **Rezoning**

The Applicant proposes to rezone the Property from the R-8 Residential Single-Family Zone to the RB Townhouse Zone in order to facilitate the expansion of Woodbine. Section 3-701 of the proposed RB Zone includes in its stated purpose that “nonresidential uses of a noncommercial nature which are related to, supportive of, and customarily found in a residential neighborhood are also permitted.” The proposed Land Use Recommendations outlined within the Northridge/Rosemont Small Area Plan identify the Property as an “Institutional” use. A nursing home use is consistent with the stated purpose of the RB zone and the land use recommendations in the Small Area Plan.

### **Development Special Use Permit**

The Applicant requests a DSUP to construct a three-story addition onto the portion of the existing building that fronts King Street. The addition to the nursing home will help to facilitate additional private rooms while maintaining the total number of 307 licensed beds. The addition consists of approximately 29,045 square feet of GFA. The total proposed FAR for the existing building and the proposed addition is 0.615 FAR, which is well under the maximum 0.75 FAR permitted in the RB Zone. The Applicant also proposes to increase the number of parking spaces from 143 to 154 to meet the required parking for the nursing home.

The applicant seeks a modification to building setbacks along both side yards. The Zoning Ordinance minimum required side yard setback for both north and the south sides of the building are 40 feet for the existing building and 42 feet for the proposed addition. The Applicant proposes



a minimum side yard setback of 20 feet for the existing building, which is an existing condition, and 38 feet for the northern side of the addition and 29 feet for the southern side of the addition. Given that these modifications are minor in nature and that the proposed addition is set back farther than the existing building from the side yard property lines, the proposed modifications will not have a negative impact on the adjacent neighbors.

### **Parking Modification**

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

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



June 3, 2022

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


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

Dear Mr. Moritz:

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

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

Very Truly Yours,  
Woodbine Property 1, LLC

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


Its: Authorized Representative

Date: 6/3/2022

## Ownership Disclosure Attachment

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

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

Name	Address	Percentage of Ownership
Quinto Delta, LLC		88.6%
UKR Consulting, LLC		10%
Skilled Venture, LLC		1.4%