



DOCKET ITEM #8
Development Special Use Permit #2020-10024
North Potomac Yard Pump Station Building

Application	General Data	
Project Name: North Potomac Yard Pump Station Building	PC Hearing:	December 1, 2020
	CC Hearing:	December 12, 2020
	If approved, DSUP Expiration ¹ :	December 12, 2023
	Site Area:	13,606 SF (0.31 Acres)
Location: 3601 Potomac Avenue	Zone:	CDD #19
	Proposed Use:	Pump Station (Special Use Utility)
	Gross Floor Area:	3,607 SF (Above Grade) 4,718 SF (Below Grade) 8,325 SF Total
Applicant: CPYR Theater, LLC	Small Area Plan:	North Potomac Yard
	Historic District:	Old and Historic Alexandria
	Green Building:	Envision Certification

Purpose of Application

Public Hearing and consideration of a Development Special Use Permit with site plan for a the above-grade construction of a new pump station building and a waiver to Section 8-200(C)(5)(a) of the Zoning Ordinance for parking accessed from an alley or court.

Staff Recommendation: APPROVAL WITH CONDITIONS

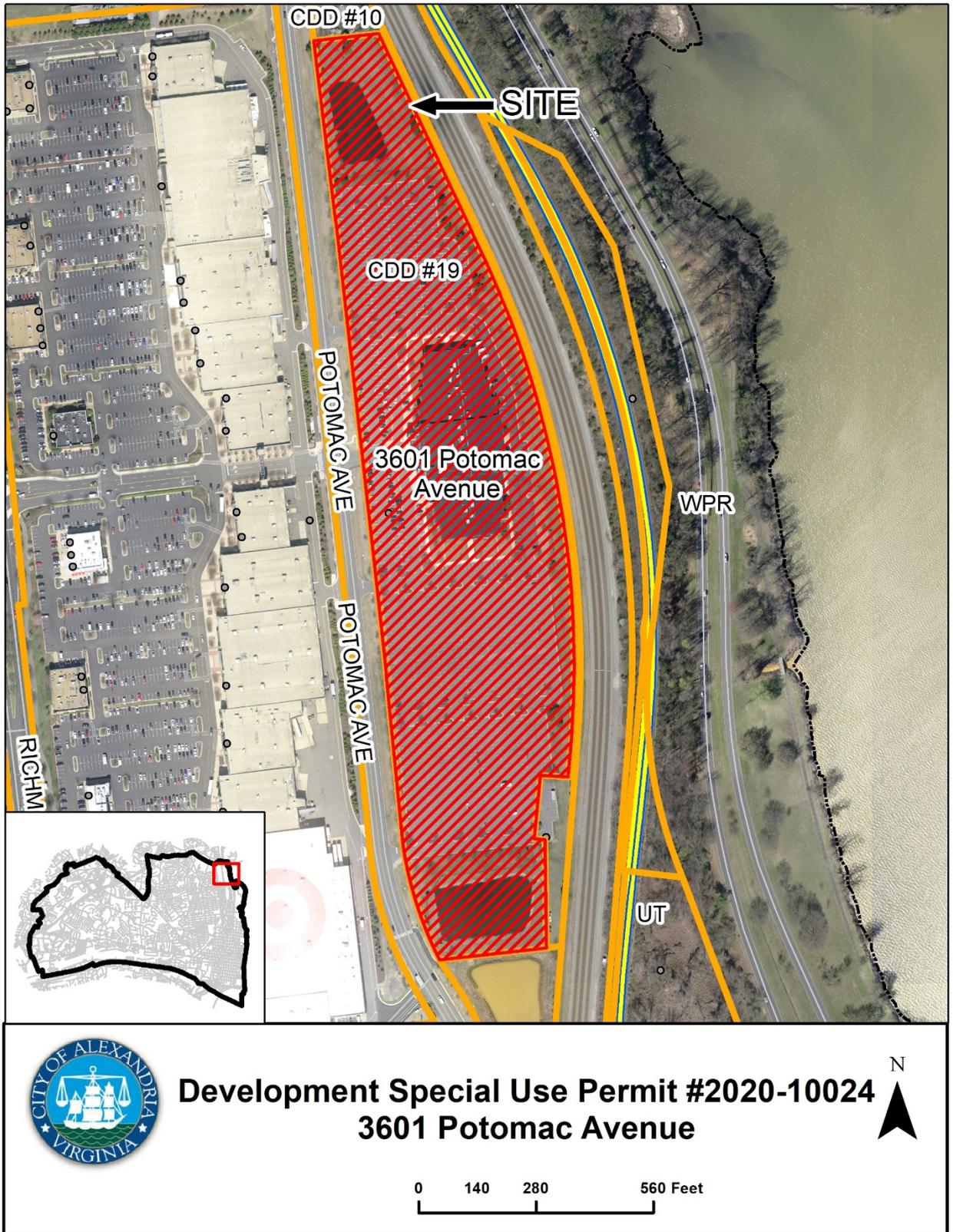
Staff Reviewers:

Sara Brandt-Vorel, Urban Planner III, Sara.BrandtVorel@alexandriava.gov

Dirk Geratz, Principal Planner, Dirk.Geratz@alexandriava.gov

Robert Kerns, Division Chief, Robert.Kerns@alexandriava.gov

¹ The DSUP approval time of validity may be extended per the conditions of approval based on City Council guidance for land use approvals based on the COVID-19 pandemic.



PROJECT LOCATION MAP

I. SUMMARY

A. Recommendation

Staff recommends **approval** of the proposed Development Special Use Permit (DSUP #2020-10024) for the proposed construction of the sanitary sewer Pump Station Building (pump station) subject to compliance with the staff recommendations.

As previously determined, this project conforms to the City's adopted plans, codes, and policies and provides several public benefits including:

- Construction of a quality utility building;
- An innovative and informative building design which is integrated into the park landscape and provides an educational overview of necessary city infrastructure;
- Green building design with a green roof; and
- Provides necessary capacity to the City's sewer system to support the redevelopment of North Potomac Yard.

B. General Project Description

CPYR Theater, LLC has requested approval of a Development Special Use Permit with site plan for the construction of the exterior building envelope of the North Potomac Yard pump station. The application builds upon the previous site plan approval for the location and special use permit approval for a special utility, as approved in DSUP #2020-0008. The pumping station is a key component of site infrastructure needed to support the redevelopment of North Potomac Yard.

II. BACKGROUND

A. Site Context

The subject site is in the northeastern part of the City of Alexandria within the boundaries of the North Potomac Yard Small Area Plan and Coordinated Development District (CDD) #19. The site of the pump station is located within Phase 1 redevelopment of North Potomac Yard, which consists of 19 acres, bounded by Potomac Avenue to the west, Four Mile Run to the North, the CSX Rail Lines to the east and stormwater retention ponds to the south. The site currently consists of the Regal Potomac Yard Movie Theater and surface parking lots.

The location of the proposed pump station is within 500-feet of the George Washington Memorial Parkway and therefore within the boundaries of the City's Old and Historic District. Within those boundaries, any structures and permanent fixtures may require review and approval by the Board of Architectural Review, in addition to applicable design review boards. Just north of the pump station structure is a designated Resource Protection Area, adjacent to Four Mile Run.

Figure 1: North Potomac Yard Redevelopment, Phase 1 and Phase 2



B. Site History

In May 2010, City Council approved the North Potomac Yard Small Area Plan, the boundaries of which cover the site of the Potomac Yard Shopping Center. The Small Area Plan envisioned the 70-acre site would become a mixed-use, transit-oriented, sustainable community, anchored by a new Potomac Yard Metrorail Station. The 2010 Small Area Plan identified a new pump station was needed infrastructure for the proposed redevelopment of North Potomac Yard. In June 2010, City Council approved the creation of North Potomac Yard by rezoning a portion of CDD #10 to CDD #19, approving the zoning for the 600,000 square foot retail center to develop into an urban town center of 7.5 million square feet of development. In conjunction with the rezoning, City Council approved a Coordinated Development District Conceptual Design Plan which identified a mix of potential uses, including office retail, hotel, residential, open space, and community facilities. In addition to the establishing a vision for the North Potomac Yard area, the CDD provided proposed development phasing, and developed a funding strategy between the City, the property owner and CPYR for the construction of the Metrorail Station.

In June 2017, City Council approved an update to the North Potomac Yard Master Plan which incorporated a stronger integration of sustainability, design, and open space values throughout the plan. The update also provided greater integration of the new station location with a civic plaza and focused plan density around the station location. While Small Area Plan was updated in 2017, the existing CDD Concept Plan, CDD#19 Conditions, and North Potomac Yard Urban Design Guidelines were not updated.

In November 2018, Amazon announced the results from their year-long search for a second headquarters location in a newly branded site called National Landing. National Landing consists of property in Pentagon City, Crystal City and Potomac Yard. Simultaneous with Amazon's announcement, Virginia Tech and the Commonwealth of Virginia announced a partnership with the City of Alexandria to locate a new Innovation Campus in North Potomac Yard, in walking distance of the new Potomac Yard Metro Station. Since the 2018 announcement, staff and the applicant team have been working on a series of approvals to facilitate the location of the Virginia Tech Innovation Campus in North Potomac Yard and allow the first academic building to open for students by the fall of 2024. Please see previous staff reports for detailed information on those requests and approvals:

- **March 2020:** Master Plan Amendment to amend the North Potomac Yard Small Area Plan to incorporate Virginia Tech and the Innovation District and new North Potomac Yard Design Standards and Guidelines (MPA #2019-0008).
- **June 2020:** A Text Amendment to revise the CDD Zoning Table and update uses; CDD Concept Plan amendment and revised CDD Conditions to reflect the changes made through the March Master Plan Amendments; a Preliminary Infrastructure Site Plan to permit the installation of sitewide utilities and roads consistent with the Master Plan; and CDD Concept Plan and a Development Special Use Permit to allow the pump station as a special use utility and begin the initial site work for the pump station (TA #2020-0001, CDD #2019-0008, DSP #2019-0043, DSUP #2020-0008)
- **October 2020:** six development requests needed to construct the physical buildings on each block and the associated final conditions requiring streetscape improvements and publicly accessible open spaces. (MPA #2020-0005, CDD #2020-0004, SUB #2020-0004, DSUP#2020-0013, DSUP#2020-0014, DSUP2020-0015, DSUP#2020-0016, DSUP #2020-0017, DSUP #2020-0018, ENC #2020-0004, ENC #2020-0005, TMP SUP #2020-0042, SNC #2020-0003).

C. Project Evolution

The development of the North Potomac Yard pump station has been divided across several previous development approvals in the past few months. Focusing more narrowly on the previous requests, the pump station building, DSUP #2020-10024, builds upon the previous approvals in the following manner:

June 2020:

- **CDD #19 Concept Plan Amendments #2019-0008:** to amend the CDD Concept plan and conditions for consistency with the Small Area Plan and current regulations. This approval reaffirmed the required capacity, timing, and contributions for the pump station and sitewide sewer infrastructure for North Potomac Yard.
- **Preliminary Infrastructure Site Plan DSP #2019-0043:** to begin the site preparation and installation of the interim road network and permanent site infrastructure for Phase 1 North Potomac Yard. This plan approved the final curb cut to the new pump station structure.
- **Development Special Use Permit DSUP #2020-0008:** to approve a pump station as a special utility use in North Potomac Yard to include the general location, size and approve the mechanical equipment for the pump station.

October 2020:

- **Subdivision #2020-0004:** to subdivide the parcels for each block, Potomac Yard Park, the pump station, and Potomac Yard Metrorail Station. This approval creates the property lines for the future pump station parcel.

The DSUP for consideration, DSUP #2020-10024, builds upon the initial pump station approval and provides the final design for the exterior of the pump station building, which will encapsulate the interior mechanical equipment which was approved in June 2020, through DSUP #2020-0008. A parallel DSUP request, DSUP #2020-10025 is for the construction of the northern extension of Potomac Yard Park, which will surround the proposed pump station. All landscaping and site design around the pump station will be included as part of the Potomac Yard Park DSUP.

The overall project timing envisions that the pump station will be operational prior to the opening of the first buildings in North Potomac Yard. Currently, Virginia Tech is slated to open their academic building in the Fall of 2024 along with the delivery of the adjacent portion of Potomac Yard Park. At the completion of the pump station construction, the building and equipment will be dedicated to AlexRenew to maintain and operate in perpetuity.

D. Detailed Project Description

Pump Station Building:

The purpose of the pump station building is to process solid waste created from the new development in North Potomac Yard and is necessary infrastructure to pump sanitary sewage through the city's sewer system to the AlexRenew facility for processing. The North Potomac Yard pump station will be a self-cleaning type wet well and dry well configuration with an above-grade operations building. The above grade size of the pump station is expected to be about 95 feet by 45 feet for an overall area of approximately 4,275 square feet. The below grade portion of the structure will extend to approximately 48 feet below grade.

The above-grade operation building will be divided into multiple rooms. The room above the screening room will include a compactor and receptacle for screenings. It will also include HVAC services, odor control systems, an operator restroom, and exterior and interior access. A stairwell will lead down to the screening room.

The pump station may also include a sewage wastewater energy exchange or SWEE, which is an innovative system that extracts thermal energy from wastewater. This portion of the pump station is an effort being promoted by Virginia Tech as part of their sustainability commitments. The system works by taking raw wastewater, which is typically at a higher temperature than other water sources and passes it through a separator, which removes solid waste and sends it back to the pump house storage tank. The liquid waste then passes through a heat exchanger, which extracts its thermal energy to heat a separate stream of clean fluid. The heat-depleted wastewater returns to the sewer, while a heat pump distributes the clean fluid throughout a building in much the same way as a conventional boiler and radiator system works. If constructed, the SWEE could be constructed as an extension of the pump station building.

At such point in time that Virginia Tech is ready to construct the SWEE, Virginia Tech would be required to file an application for the construction of the building, and submit the updated elevations and designs for review and consideration by staff and the applicable design review boards. Given the potential for technological advancement in the the coming years, the final design and size of the SWEE may change, resulting in a change to the proposed extension. Therefore, when Virginia Tech submits design drawings, staff will work with Virginia Tech to determine the appropriate application process based on the final SWEE design.

Pump Station Site Plan:

A unique level of integration is proposed between the Potomac Yard Park DSUP #2020-10025 and the pump station DSUP, DSUP #2020-10024. The Small Area Plan identified the pump station as necessary public infrastructure and AlexRenew and the City expressed a shared desire that the pump station should be incorporated into the overall park design and serve as an educational and playful component of the park. The park design includes an elevated walkway which brings pedestrians up a small ramp towards the pump station. A colorful trellis spans the walkway and leads up to the pump station building, knitting the pump station building further into the park experience. *See Figure 2 for an overview of the building location, property lines and trellis structure.* As pedestrians approach the building, a series of educational signs will create an informational experience along the pathway, trellis and onto the building which provides an overview of the pump station and the Innovation District. The combined landscaping, trellis and informational signage will create a seamless experience between the park and the pump station.

As the park will be owned by the City of Alexandria and maintained by the Department of Recreation Parks and Cultural Activities. AlexRenew and the City of Alexandria will execute an agreement and necessary easements to allow the City to maintain the proposed trellis, a portion of which will be located on the AlexRenew property, along with public access easements to allow pedestrians to travel along the pathways which span the property of AlexRenew and the City. The final location and design of signage located within Potomac Yard Park will be governed by the parallel Coordinated Sign Plan SUP #2020-00043 for Phase 1 redevelopment of North Potomac Yard.

III. ZONING

The subject site is zoned CDD#19 and constitutes the boundaries of the North Potomac Yard Small Area Plan and the CDD Concept Plan. The CDD #19 zoning, in the Zoning Ordinance and CDD Conditions regulate the mix of uses, permitted densities and building heights in North Potomac Yard.

Table 1: CDD #19 Zoning Table

CDD No.	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum F.A.R. and/or Development Levels	Maximum Height	Uses
19	North Potomac Yard	The CSL zone regulations shall apply on the first 250 feet east of Route 1, and the I zone regulations shall apply on the remainder of the site. However, in no case shall the development exceed 610,000 square feet.	Maximum development levels will be as depicted in Table 2 of the CDD conditions. Conversion of square footage between uses may be permitted through the development special use permit process. Refer to Table 1 of the CDD conditions for maximum parking ratios.	Heights shall be as shown in the North Potomac Yard Small Area Plan, as may be amended.	Mixed-use development to include, amusement enterprises; child care home; day care center; health and athletic club; health professional office; home professional office; restaurant; business and professional office; multi-family dwelling; retail shopping establishment; public park and community recreation buildings; outdoor dining; valet parking; light assembly; service and crafts; private school (commercial); private school (academic); personal service; hotel; parks and open spaces; public schools; special use utility ; and community facilities.

The subject site is also within the boundaries of the Old and Historic District as the proposed pump station is located within 500-feet of the George Washington Memorial Parkway. The final design of the pump station will require review and approval by the Board of Architectural Review.

IV. STAFF ANALYSIS

A. Master Plan & Zoning Compliance

The pump station is consistent with the City's Master Plan which called for a pump station in North Potomac Yard to provide capacity to manage the expected volume of waste generated by the redevelopment of North Potomac Yard. In June 2020, DSUP #2020-0008 was approved by Planning Commission and City Council granting the pump station use as a special use utility, as required by the Zoning Ordinance.

B. BAR - Old and Historic Alexandria

The pump station is located within 500 feet of the George Washington Memorial Parkway and is within the *Old and Historic Alexandria District*, requiring building design review by the Board of Architectural Review. On September 2, the applicant presented the initial architectural design to the BAR and received an initial endorsement on the proposed height, mass, scale, and general architectural character. The Board recommended that the applicant did not require an additional Concept Review, pending approval from the Planning Commission and City Council. A copy of the BAR staff report is included as Attachment 1. The applicant is expected to return to the BAR for a Certificate of Appropriateness in December 2020.

C. Building Design

The pump station building is a simple, rectangular expression consisting of two complementary, overlapping metal skins which wrap the façade. Due to the utilitarian use of the structure there are limited openings into the building and all entrances and vents to the building have been grouped along the northeast façade which faces away from the surrounding park.

The lower portion of the building is clad in a darker aluminum metal skin applied in wide panels with a tight vertical seam. The upper portion of the building is clad in a lighter colored aluminum panel which is applied in a rectangular, running-bond shingle pattern with its seams set in a diagonal angle. The upper metal panel skin will be set forward of the lower metal panel by a minimum of eight inches, and features a playful hem that angles up and down along the perimeter of the building, creating an undulating expression which belies the simple rectangular volume beneath. The eight-inch depth between the two metal panels allows for a strong shadow line to be expressed during the day. A continuous recessed light fixture will be installed between the two planes and the light will cast a soft glow at night, further enhancing the playful nature of the building.

An intensive green roof with a mix of local plantings is planned, providing both a sustainable design which enhances the visual experience of the building and an effective screen for the rooftop mechanical equipment. A simple black metal fence, consisting of a wire metal weave, will surround the back-of-house areas of the building to the northeast of the structure. A colorful metal trellis, approximately 2/3 the height of the pump station building, is proposed along the building's southwest façade and will provide shade over a walkway which leads up to the pump station from

the park (The trellis will be approved through the Potomac Yard Park DSUP #2020-10025). An area of educational signage is proposed along the southwest building façade.

D. Educational Signage

An overarching design objective of the pump station building was to serve as a playful and educational component of the Potomac Yard Park experience. The building architecture creates a unique experience that complements the park design, and educational signage will further enhance the experience. The applicant team has been working collaboratively with AlexRenew to design a series of engaging, interactive and educational signage elements which would be located along the western side of the pump station building and will be visible via the elevated pathway along the building. Signage is also envisioned along the trellis and pathway that lead to the pump station, creating a trail of information about the pump station, the Innovation District and environmental sustainability. Signage located along the trellis and walkway area will be located within Potomac Yard Park and under the purview of the Department of Recreation, Parks and Cultural Activities. Please see Figures 5 and 6 for an overview of the proposed location and scale of educational signage for the pump station.

As the final sign content is being developed, staff has included Condition 51 which approves the proposed scale and location of the educational signage as seen in Figure 6. The final signage will be reviewed administratively by staff through the Final Site Plan and building permit process. Additional informational signage for the pump station, along the trellis and pathways would be governed through the Coordinated Sign Special Use Permit SUP #2020-00043. The final design, location and content of that signage shall be determined by the Directors of RPCA and AlexRenew to ensure the maintenance and design of the signage is compatible with their operational capacity.

E. Site Plan and Landscape Improvements

The pump station application includes a compact site plan, with minimal improvements, including limited parking spaces for maintenance workers, a turnaround area for vehicles servicing the building, and a drive aisle which runs parallel to the building. A buffer of grass frames the building along the southwest side and a space of approximately 45 feet by 50 feet, directly adjacent to the pump station, has been designated as the location of the future SWEE.

Limited plantings, including native shrubs and grasses will be planted in area of the future SWEE to provide an attractive interim condition until the construction of the SWEE. These plantings will be removed at such time as the SWEE is constructed. All other areas surrounding the proposed site plan are part of the parallel Potomac Yard Park DSUP, DSUP #2020-10025 and will be maintained by the Department of Recreation, Parks and Cultural Activities.

F. Parking/Loading

The parking and loading for the pump station includes two standard parking spaces located to the north of the pump station and one loading area, to the east of the building. The two at-grade parking spaces will be reserved for AlexRenew Staff who will visit the building to provide ongoing maintenance and operational supervision. The loading area to the east of the building will be used on a weekly basis by trash vehicles which will remove waste collected from within the building, or as needed, based on the pump station function. The surface parking spaces and loading area will be screened from view by landscaping provided through the Potomac Yard Park DSUP #2020-10025. Access to the pump station, parking spaces and loading area are provided through a single curb cut from Potomac Avenue. The location and construction of the curb cut and drive aisle to the pump station were approved under the Infrastructure Site Plan, DSP #2019-00043.

CDD #19 establishes parking maximums for uses within CDD #19 and the CDD did not identify a parking maximum for a special use utility, such as a pump station. As such, staff and the applicant team have worked with AlexRenew to identify the necessary number of parking spaces needed for their staff to provide ongoing maintenance and operations for the building.

Parking Waiver:

As the pump station building is located within the boundaries of the Old and Historic District, the building is required to seek a waiver from the Planning Commission for the requirements of Section 8-200(C)5.a. Per the Zoning Ordinance, parking within the Old and Historic District is to be accessed via an alleyway or interior court. The pump station is a standalone building, integrated into Potomac Yard Park and it is not feasible to provide an alley way or interior court for parking purposes. As such, staff supports a waiver of this requirement.

G. Consistency with City Policies

Green Building Policy:

As the pump station building will be a large unoccupied utility building, the appropriate green building certification has been identified as the Verified Award level under the Institute of Sustainable Infrastructure's (ISI) Envision program. Envision is a green building rating system designed specifically for infrastructure. This rating system was developed and is administered by the ISI, a not-for-profit education and research organization founded by the American Public Works Association, American Council of Engineering Companies, and the American Society of Civil Engineers. Conditions of approval require the applicant team to submit verification information demonstrating compliance with the certification system.

Affordable Housing:

As a special use utility use, the pump station is not subject to the City's Affordable Housing Policy.

Public Art:

The proposed pump station building will be subject to the City's Public Art Policy and the contribution amount and timing is guided by CDD #19 Condition number #114. Similar to the other building DSUPs approved in Phase 1 of North Potomac Yard, the applicant is encouraged to coordinate the pump station's public art through a Coordinated Public Art Plan for North Potomac

Yard. The coordinated plan will develop a holistic vision for public art across the district and allow individual building public art contribution to be pooled for public art specific locations; allowing the funding of more significant pieces of public art than each building could typically provide

H. Urban Design Guidelines

The proposed pump station building was reviewed within the framework of the *North Potomac Yard Innovation District Design Excellence Prerequisites and Criteria* (referred to as the Design Excellence Standards). At their core, the Design Excellence Standards set a higher level of baseline architectural excellence, by establishing a set of prerequisite conditions an applicant must achieve.

The *NPY Innovation District Design Excellence Prerequisites* high standard of expectations and baseline design, include:

1. The innovation district is conceived as an integrated whole;
2. Environmental sustainability is integrated with the design of infrastructure, open spaces, and the buildings;
3. Quality and durable building materials are specified; and
4. Off-street parking is located below-grade.

Given the limited parking required for the pump station of two spaces, which will be infrequently used by AlexRenew Staff, city staff felt it acceptable to permit two surface parking spaces at the pump station structure, instead of requiring underground parking. As such, the applicant team utilized the Design Excellence Standards for the pump station building. Regarding the pump station building design, the applicant team met with PYDAC twice to share design concepts and receive feedback.

- **August 26, 2020:** Introduction to the pump station design and feedback from PDYAC
- **November 11, 2020:** Final design presentation and recommendation by PYDAC.

On November 11, PYDAC unanimously voted to recommend approval of the pump station and an attached letter of recommendation is included as Attachment 2.

V. COMMUNITY

Over the past year, as part of the larger North Potomac Yard Redevelopment, the applicant team has hosted or participated in 33 community-based meetings to present updates and information on the status of the project. *Please see Table 1 for more detail.* The redevelopment of North Potomac Yard has utilized a staggered series of approval requests, starting from big picture Master Plan Amendments in March, the CDD Concept Plan Amendments in June, Development Special Use permits for each building in October and the final round of requests in December. To ensure that the community and applicable boards were kept informed of the project and updates, the applicant team attended a range of meetings to provide information to the community, committees, and staff.

Due to the COVID-19 Pandemic, most of the community meetings were held virtually. For each virtual meeting, an eNews notice was released and information regarding the meeting was posted on City Calendars and webpage. Each virtual meeting was open to the public and attended by representatives of the City and the applicant team. For those unable to attend the live presentation, a recording of the video was made available online and questions could be emailed to staff after the fact.

Table 1: Community Meetings

Date	Meeting Forum
November 12, 2019	Planning Commission & City Council Joint Work Session: Discussion on North Potomac Yard Innovation Campus Submissions
November 14, 2019	Community Meeting
November 20, 2019	PYDAC: Applicant introduction for Phase 1 Development in North Potomac Yard
February 5, 2020	PYDAC: Introduction of Design Excellence Standards (addendum to North Potomac Yard Design Guidelines) and applicant introduction to proposed CDD Concept Plan and Master Plan Amendments
February 13, 2020	Community Meeting
March 3, 2020	Planning Commission: Master Plan Amendment to the North Potomac Yard Small Area Plan and hearing for Virginia Tech Subdivision request
March 4, 2020	PYDAC: Applicant Introduction to Group 1 Building Designs
March 11, 2020	PYDAC: Applicant Introduction to Group 2 Building Designs
March 14, 2020	City Council: Master Plan Amendment to the North Potomac Yard Small Area Plan
<i>*All Meetings Transitioned to Virtual Due to COVID-19 Safety Practices *</i>	
April 22, 2020	Community Meeting
May 4, 2020	Community Meeting
May 6, 2020	PYDAC: Applicant Presentation on Architectural Refinements to Group 1 Buildings
May 13, 2020	PYDAC: Applicant Presentation on Architectural Refinements to Group 2 Buildings
May 18, 2020	Alexandria Affordable Housing Advisory Committee: Recommendation on Affordable Housing Contribution Requirements per CDD Amendments
May 19, 2020	Community Meeting
June 2, 2020	Planning Commission: Planning Commission Hearing for Zoning Text Amendment, CDD Concept Plan Amendment Infrastructure Site Plan and Pump Station DSUP
June 15, 2020	Environmental Policy Commission: Introduction to Environmental Sustainability Master Plan
June 20, 2020	City Council: Hearing for Zoning Text Amendment, CDD Concept Plan Amendment Infrastructure Site Plan and Pump Station DSUP

June 24, 2020	PYDAC: Applicant Presentation on Architectural Refinements to Group 1 Buildings and Open Space and Public Realm Overview
June 29, 2020	PYDAC: Applicant Presentation on Architectural Refinements to Group 2 Buildings
July 9, 2020	Parks and Recreation Commission: Introduction to Open Space Planning in North Potomac Yard
July 16, 2020	PYDAC: Applicant Presentation on the Public Realm Experience in North Potomac Yard (Streetscape, Open Space, Building Signage, and Sustainability)
August 17, 2020	Environmental Policy Commission Work Session: Interim update on status of Environmental Sustainability Master Plan
August 26, 2020	PYDAC: Applicant presentation on Architectural Refinements to Group 1 Buildings and PYDAC Recommendation
September 1, 2020	Planning Commission Work Session: Overview of Environmental Sustainability Master Plan
September 2, 2020	Board of Architectural Review: Introduction to the Pump Station Building Architecture
September 3, 2020	Alexandria Affordable Housing Advisory Committee: Vote upon affordable housing contribution proposal
September 9, 2020	PYDAC : Applicant presentation on Architectural Refinements to Group 2 Buildings and PYDAC Recommendation
September 16, 2020	Board of Architectural Review: Theater Demolition
September 17, 2020	Parks and Recreation Commission: Project update and recommendation on Market Lawn and Metro Plaza Design
September 23, 2020	Community Meeting
October 15, 2020	Parks and Recreation Commission: Applicant presentation on the design of Potomac Yard Park.
November 11, 2020	PYDAC: Applicant presentation on Architectural Refinements to Pump Station Building and PYDAC Recommendation. Update on North Potomac Yard Park and Coordinated Sign Plan
November 19, 2020	Parks and Recreation Commission: North Potomac Yard Park design and recommendation on Potomac Yard Park.

VI. CONCLUSION

Staff recommends **approval** of the Development Special Use Permit subject to compliance with City codes, ordinances, and staff recommendations below.

VII. GRAPHICS

Figure 2: Pump Station Site Plan



Figure 3: West and South Elevations of the Pump Station Building

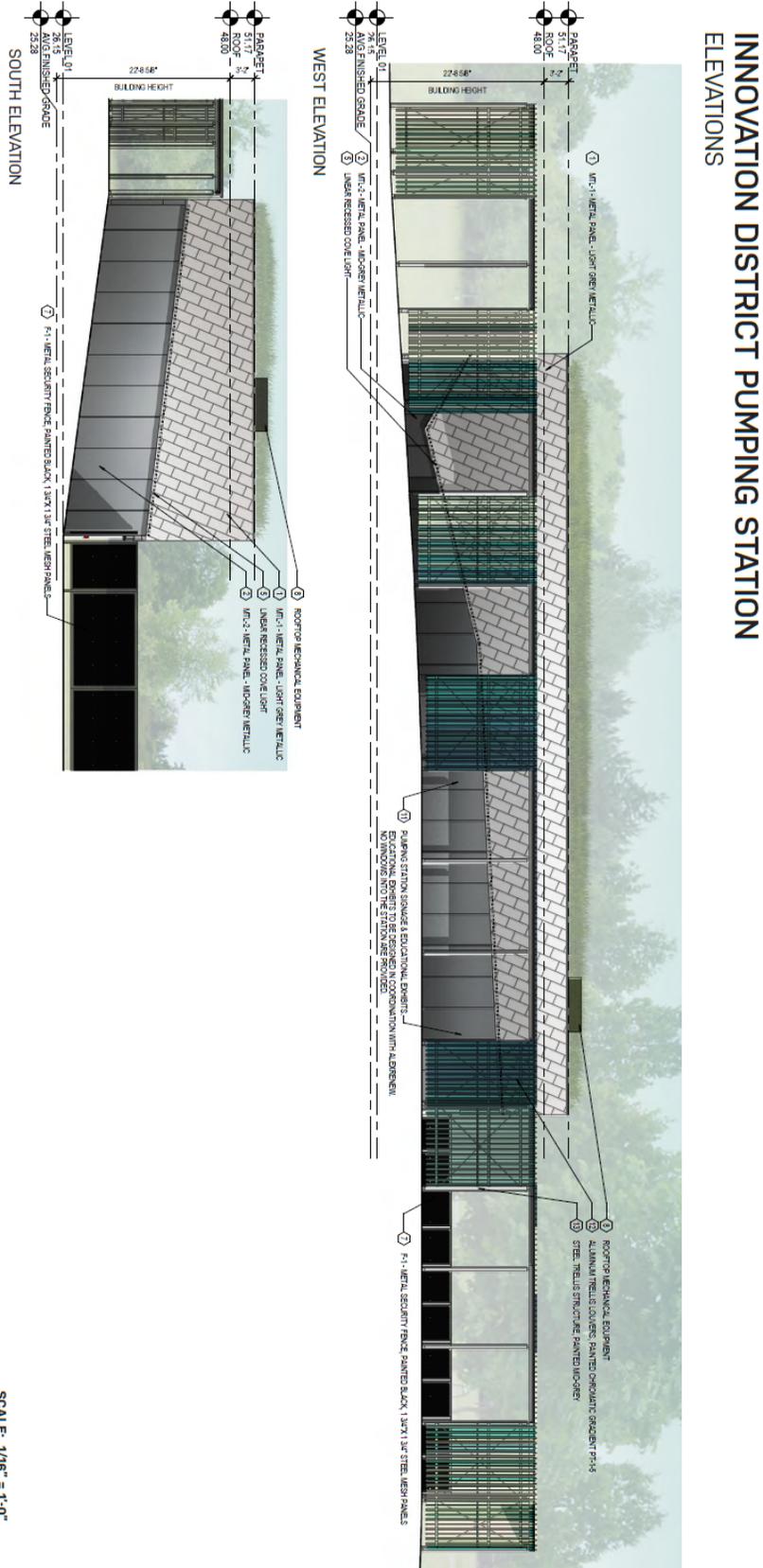
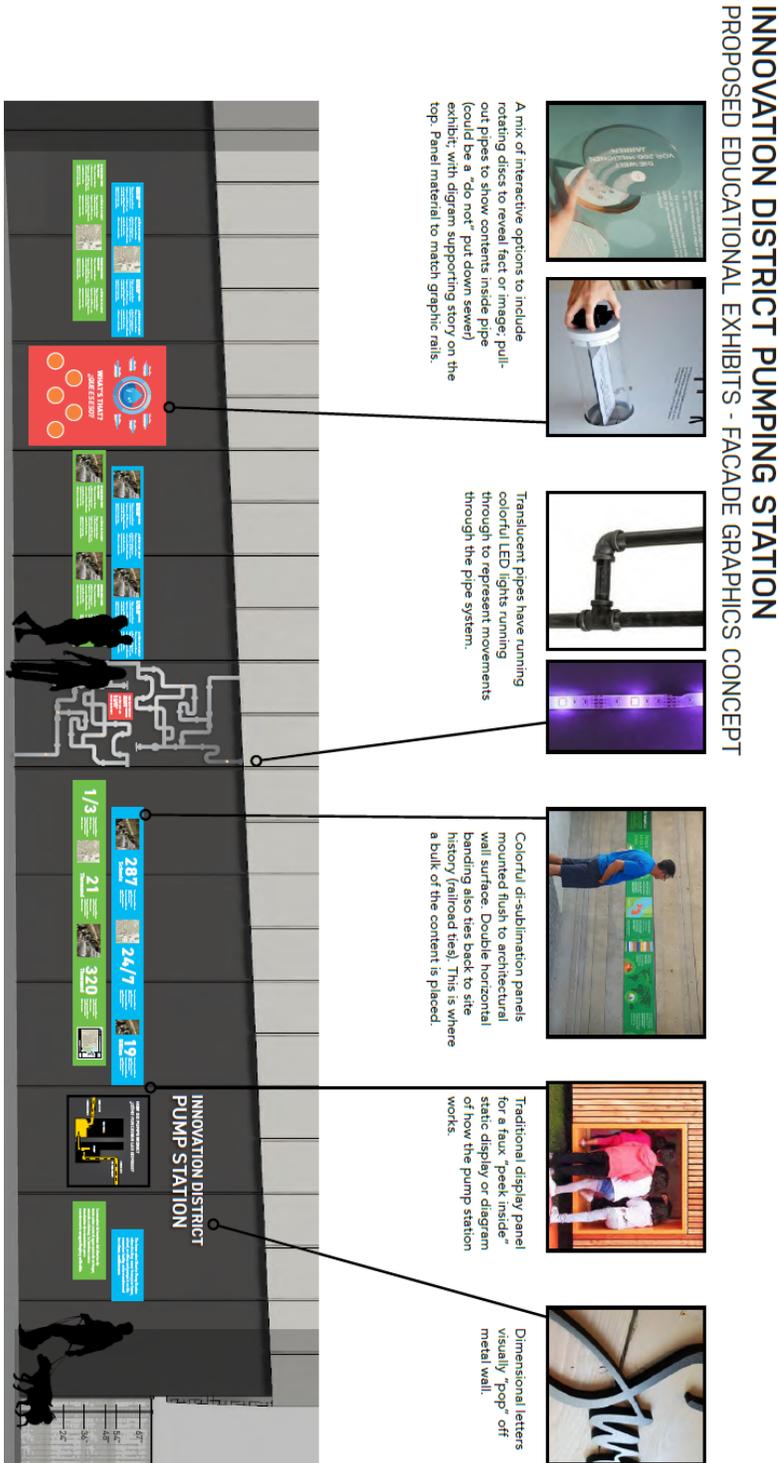


Figure 5: Rendering of Pump Station Building and Trellis in Potomac Yard Park (West Perspective)



Figure 6: Illustrative Diagram of Educational Signage on Pump Station Western Façade



VIII. STAFF RECOMMENDATIONS:

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated September 15, 2020, as further revised in the elevations presented to PYDAC on November 11, 2020 and as approved by the Board of Architectural Review (BAR) in the Certificate of Appropriateness, and comply with the following conditions of approval.

A. SITE PLAN

2. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval (plus any extensions per the October 6, 2020 City Council Docket Item 19 due to the COVID-19 emergency, and any subsequent extensions approved by City Council) and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. The period of validity may be extended upon petition by the applicant and after adequate notice and public hearing. (P&Z)
3. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
 - a. Location of site utilities including sanitary pipes leading to and from the pump station, and any above grade service for items such as transformers or other utility equipment associated with the pump station.
 - b. Minimize conflicts with plantings, pedestrian areas, and major view sheds.
 - c. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z.
 - d. Utilities shall be coordinated with Infrastructure Site Plan DSP 2019-0043, Pump Station Site Plan #2020-0008, and Potomac Yard Park DSUP #2020-10025 (P&Z) (T&ES) (BAR)
4. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed site lights, shading back less relevant information.
 - b. An updated photometric plan with lighting calculations that include all existing and proposed light fixtures, including proposed building mounted lights.
 - c. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.

- d. Full cut-off lighting shall be used as applicable at the development site to prevent light spill onto adjacent properties.
(P&Z) (T&ES) (Police)(BAR)(Code)
5. Provide a georeferenced CAD file in AutoCAD2018.dwg format which follows the National CAD Standards, of the dimension plan of this project, including existing conditions, proposed conditions, and grading elements. This information will be used to compile a master CAD reference to ensure all proposed features are correctly located and will connect. (P&Z) (DPI) *
6. Prior to the release of the Final Site Plan, provide the following updates:
 - a. The locations of the construction and laydown areas for the pump station and construction of the future SWEE shall be as shown in Attachment 3.
 - b. The location of the above ground transformer and above ground storage tank shall be as shown on Attachment 3.
 - c. Update the final site plan to include:
 - i. An easement for the location of the potential SWEE
 - ii. Easements for construction and maintenance laydown areas as referenced in Attachment3.;
 - iii. An easement for the Trellis/Walkway directly adjacent to the pump station; and
 - iv. An easement for the service drive from Potomac Avenue.
 - d. Provide the drive aisle details and entrance details once approved with the Infrastructure plans. Ensure approved details on Infrastructure Plan, the Pump Station DSP plan, DSUP 2020-10025, and this plan are shown with the same consistent details, including site grading
 - e. Revise the turning movement for BUS-40 (or Pumper Truck) to show a turning movement which does not interfere with the swinging gate movement, or modify the use and or movement of the gate.
 - f. Update the plan set to clearly show the dimensions, locations, and details for the proposed fencing. (P&Z)(T&ES)

BUILDING:

7. The building design, including the appearance, color and quality of materials, final detailing, three-dimensional expression, building projections and massing shall be consistent with the elevations dated September 15, 2020, as further revised in the elevations presented to PYDAC on November 11, 2020, and approved by the BAR. If there is a discrepancy between the three sets, the renderings as seen and approved by the BAR shall guide and the following conditions. (P&Z)
8. Provide the following building refinements to the satisfaction of the Director of P&Z and the BAR:

- a. Any ventilation for the use shall be integrated with the overall building design, reviewed, and approved to the satisfaction of the Director of Planning and Zoning.
 - b. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to both placement and color.
 - c. Continue to refine the final finish for the façade materials of the pump station, with a smoother, diagonally oriented panel on the upper portion, and a larger scale, composite metal panel with vertical reveal joints on the bottom portion, with final approval of material, color and finish for both panel types to be made through the BAR Certificate of Appropriateness. Staff preference is for a difference in surface texture between the two panel types, and for a natural or applied patina finish on at least one of the panel types, based on submitted samples of the actual proposed material.
 - d. The depth of projection of the upper panels in front of the lower aluminum metals on the building façade shall be a minimum depth of eight inches with final approval to be made through the BAR Certificate of Appropriateness. (P&Z)
9. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at 1/4"=1'-0" scale, in color, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections) in color to evaluate the building base, entrance window and material details including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology or different bay type. (P&Z)
10. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the Preliminary Plan and Certificate of Appropriateness and as set forth in the associated *Guidelines for Preparations of Mock-Up Panels* Memo to Industry, effective May 16, 2013. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
- a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan which is consistent with the materials as approved by the BAR Certificate of Appropriateness. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant. ***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel requires a building permit and shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **

- e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z) (Code)
11. Building materials, finishes and architectural details shall be subject to review and approval by the Board of Architectural Review. A materials board shall be submitted as part of the Certificate of Appropriateness approval (BAR)
12. Achieve a Verified Award level under the Institute of Sustainable Infrastructure's (ISI) Envision program or an equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES pursuant to the City's 2019 Green Building Policy. Diligent pursuance and achievement of this certification shall be monitored through the following:
 - a. Provide evidence of the project's registration in Envision (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve the certification. *
 - b. Provide evidence of submission of materials for third-party certification within six months of submission.
 - c. Provide documentation certification within two (2) years of obtaining a final certificate of occupancy.
 - d. Failure to achieve a Verified Award level under the ISI (or equivalent) for the infrastructure project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (T&ES)(P&Z)
13. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures for the toilet and sink. A list of applicable mechanisms can be found at: www.epa.gov/WaterSense. (T&ES)

OPEN SPACE/LANDSCAPING:

14. Develop, provide, install and maintain an integrated Landscape Plan for the future SWEE area with the First Final Site Plan for DSUP #2020-10025 that is coordinated with other associated site conditions, Potomac Yard Infrastructure Plan DSP #2019-0043, and the Pump Station Site Plan #2020-0008 to the satisfaction of the Director of P&Z and RPCA. The applicable landscape sheets from the Potomac Yard Park Final Site Plan shall be included in the pump station Final Site Plan for informational purposes. Installation of landscaping within the area of the future SWEE shall be bonded and constructed as part of DSUP #2020-10025. Landscape plans shall be submitted in accordance with the City of Alexandria's Landscape Guidelines, available online at: www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelinesFinalv2Final.pdf

15. AlexRenew shall be responsible for the maintenance of the landscaping in the area of the site referred to as “future SWEE location.” (RPCA)(P&Z)
16. The Pump Station property shall be dedicated to AlexRenew once the pump station is constructed and operational to the satisfaction of AlexRenew, but no later than prior to issuance of the Certificate of Occupancy.
17. The pump station building shall be operational prior to the first certificate of occupancy for the first building in phase 1.

EASEMENTS:

18. The following easements and associated plats shall be submitted for review by the City Attorney prior to the first above-grade building permit submission, and approved prior to or concurrently with the release of the above-grade building permit. Upon approval, the easements and plats shall be recorded prior to the issuance of the Certificate of Occupancy.

a. Service Access:

- i. Prior to or concurrent with the dedication of the pump station, the Applicant shall dedicate an access easement to AlexRenew for the purpose of providing access to the pump station from Potomac Avenue. The access easement shall include a reservation and/or dedication of a springing easement to provide the Virginia Tech Foundation (“VTF”) with access for construction, use and maintenance of the future SWEE.
- ii. Maintenance of the service drive shall be subject to a maintenance agreement between the Applicant, its successors and/or assigns, and AlexRenew subject to review and approval by the City Attorney for AlexRenew to maintain the access drive. The maintenance agreement may include provisions addressing CSX’s responsibility to repair damage resulting from its use of the service drive. Should the City decide to maintain the service drive, no maintenance agreement shall be required.

b. SWEE:

- i. Within the deed of dedication for the pump station, the Applicant shall include a reservation and/or dedication of a springing easement to VTF for the purposes of constructing and maintaining the future SWEE. The deed will include a provision that VTF’s right to construct the SWEE will expire if construction has not commenced within 20 years of the date of dedication. The deed shall include provisions requiring coordination between VTF and AlexRenew on construction, design, and maintenance of the SWEE.

- ii. The deed shall include provisions requiring maintenance of the SWEE area by AlexRenew until such time as the SWEE is constructed. Upon dedication of the pump station the Applicant shall be released from the maintenance bond for the SWEE area and AlexRenew shall assume the maintenance responsibilities for the SWEE area.
- c. Trellis/Walkway:
 - i. Within the deed of dedication for the pump station, the Applicant shall include a reservation and/or dedication of a public access and maintenance easement on a portion of Pump Station property for purposes of providing public access to the walkway and providing the City the ability to maintain the walkway and trellis improvements on AlexRenew property to be constructed with the park DSUP #2020-10025.
 - ii. Following dedication of the pump station to AlexRenew, maintenance of the walkway and trellis shall be subject to a maintenance agreement between the City and AlexRenew.

B. TRANSPORTATION

STREETS/TRAFFIC:

- 19. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
- 20. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff and Code Administration staff to document existing conditions prior to any land disturbing activities, if not already completed under DSUP #2019-00043 or DSUP #2020-00008. (T&ES) (Code)
- 21. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration. (T&ES)

C. ENVIRONMENTAL

STORMWATER MANAGEMENT:

- 22. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria

Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. The stormwater management plan for this DSUP are included on the North Potomac Yard Infrastructure Plan DSP2019-00043 and the North Potomac Yard Water Management Master Plan. (T&ES)

23. Surface-installed stormwater Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
24. 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 (3) 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: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) ****
25. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division on digital media prior to release of the performance bond. (T&ES) ****
26. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) ****

CONTAMINATED LAND:

27. Indicate whether there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. Any required contaminated land assessments and/or mitigation will

be included with the North Potomac Yard Infrastructure Plan DSP #2019-00043 or DSUP #2020-00008. (T&ES)

NOISE:

28. All roof top HVAC and other mechanical equipment shall be equipped with appropriate noise reducing devices such as (but not limited to) silencers, acoustic plenums or louvers or enclosures, if required, in order to comply with the City noise limit at the property lines for that building. (T&ES)
29. Except for emergency situations, regular supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
30. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in the loading dock area. The applicant shall post of minimum of two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES)

AIR POLLUTION:

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

D. CONSTRUCTION MANAGEMENT

32. Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release or ensure necessary information is included in construction management plan for DSUP #2020-0008. The plan shall:
 - 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 (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
 - i. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z) (T&ES)
33. Provide off-street parking for all construction workers without charge to the construction workers. The applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) *
34. Once New Street B and any associated pedestrian facilities are operational, pedestrian access adjacent to the site shall remain open during construction in accordance with the North Potomac Yard CDD Conditions. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of pedestrian access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)
35. Once New Street B and any associated bicycle facilities are operational, bicycle access adjacent to the site shall remain open during construction in accordance with the North Potomac Yard CDD Conditions. If a bicycle facility must be closed, Bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of bicycle access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)

36. No major construction staging shall be allowed within the public right-of-way. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) **
37. A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
38. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. This meeting may be held in conjunction with the pre-construction meeting required for the Park DSUP #2020-10025 and Infrastructure Site Plan DSP #2019-00043. (P&Z) (T&ES)
39. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z) (T&ES)
40. Install a temporary informational sign on the site prior to approval of the Final Site Plan for the project. The sign shall notify the public of the nature of the project and shall include the name and telephone number of the community liaison, including an emergency contact number for public questions regarding the project. The sign shall be displayed until construction is complete. (P&Z) (T&ES)
41. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state, and local laws. Provide information on the program in construction management plan. If program is implemented in coordination with green building certification, include documentation as appropriate per the City’s Green Building Policy and conditions herein. (T&ES)

42. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. (P&Z) (Code) ***
43. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the released Final Site Plan, the top-of-slab elevation, and the first-floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z)
44. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***
45. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
46. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES)

PUBLIC ART:

47. Per the City's Public Art Policy, adopted December 13, 2014, work with City staff to determine ways to incorporate public art elements on-site, or provide an equivalent monetary contribution to be used toward public art within the Small Area Plan planning area, to the satisfaction of the Directors of RP&CA and P&Z. The in-lieu contribution shall be \$.30 per gross square foot, with a maximum contribution of \$75,000 per building. In the event public art is provided on-site, the public art shall be of an equivalent value. (RP&CA) (P&Z)
 - a. The next submission shall identify the location, type, and goals for public art. Prior to release of the Final Site Plan, the applicant shall have selected the artist, have locations and medium finalized and provide a schedule for the art installation. The applicant is strongly encouraged to concurrently

provide information on construction materials and the recommended maintenance regimen. The art shall be installed prior to the issuance of the first Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. (RP&CA)(P&Z) * ***

- b. The in-lieu contribution shall be \$.30 per gross square foot, with a maximum contribution of \$75,000 per building. The contribution shall be provided prior to the issuance of the first Certificate of Occupancy. (RP&CA) (P&Z) ***

E. USES AND SIGNS

SIGNAGE:

- 48. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances * (T&ES)
- 49. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
- 50. A freestanding monument sign must comply with Article IX of the Zoning Ordinance. Adjacent plantings should be coordinated with the proposed sign. (P&Z)
- 51. Educational signage on the pump station building shall be generally consistent with the location and scale of educational signage affixed to the pump station building, as seen in the elevations presented to PYDAC on November 11, 2020. The final design, content, materials, and installation shall be to the satisfaction of the Chief Executive Officer of AlexRenew and resolved prior to the release of the first Certificate of Occupancy. (P&Z)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning (P&Z)

- F-1 The final design of the proposed trellis, directly adjacent to the pump station, shall be coordinated through DSUP #2020-10025 and the non-structural infill elements of the trellis shall be fabricated entirely of a durable, non-ferrous metal, with final approval to be made through the BAR Certificate of Appropriateness. The final material and design shall be durable with low maintenance requirements and a minimum 15-year lifespan for the products and structure.

- F-2 Continue to refine the design of the trellis, directly adjacent to the pump station, to ensure the final materials, scale and spacing of battens are appropriate to the scale of the pump station building. The final approval to be made through the BAR Certificate of Appropriateness,
- C - 1 The landscape elements of this development shall be subject to the Performance and Maintenance bonds of the Park DSUP #2020-10025, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three (3) years after completion. (P&Z) (T&ES) ****
- C - 2 No permits for above grade construction shall be issued prior to the release of the Certificate of Appropriateness from the Board of Architectural Review. (BAR)

Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 4 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 5 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Archaeology

- F - 1. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia

Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

- C -1. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Transportation and Environmental Services (T&ES)

- F - 1. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 2. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's website:
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 3. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 6. Provide applicable sheets from the Potomac Yard Park Final Site Plan for informational purposes only that show proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- C - 6. If it is determined that the site is not in compliance with Section 13-1-3 of the City Code, then the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with the Code. (T&ES)

- C - 7 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 8 Bond for the public improvements must be posted prior to release of the site plan. (T&ES)*
- C - 9 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 10 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 11 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
 - a. Monday Through Friday from 7 AM To 6 PM and
 - b. Saturdays from 9 AM to 6 PM.
 - c. No construction activities are permitted on Sundays and holidays.
Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours:
 - d. Monday Through Friday from 9 AM To 6 PM and
 - e. Saturdays from 10 AM To 4 PM
 - f. No pile driving is permitted on Sundays and holidays.
Section 11-5-109 restricts work in the right of way for excavation to the following:
 - g. Monday through Saturday 7 AM to 5 pm
 - h. No excavation in the right of way is permitted on Sundays. (T&ES)
- C - 12 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)

AlexRenew Comments

1. Applicant to include the following notes on the DSP plans and the plans issued for construction:
 - a. Contractor shall ensure all discharges are in accordance with City of Alexandria Code Title 5, Chapter 6, Article B.
 - b. Dewatering and other construction related discharge limits to the sewer system are regulated by AlexRenew Pretreatment. Contractor is required to contact AlexRenew's Pretreatment Coordinator at 703-721-3500 ext. 2020.

Police Department

Landscape Recommendations

- R - 1. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

Miscellaneous

- R - 2. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.

Asterisks denote the following:

- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to release of the certificate of occupancy
- **** Condition must be fulfilled prior to release of the bond

IX. ATTACHMENTS

1. **Attachment 1:** Board of Architectural Review Concept Review of the Pump Station BAR #2020-00379 (Report)
2. **Attachment 2:** Potomac Yard Design Advisory Committee (PYDAC) Letter of Recommendation for the Pump Station Building
3. **Attachment 3:** Proposed Locations of Construction and Maintenance Laydown Areas for the Pump Station

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 2, 2020

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: CONCEPT REVIEW OF 3601 POTOMAC AVENUE: POTOMAC YARD
PUMP STATION
BAR CASE # 2020-00379

Note: Mr. Sprinkle recused himself from the discussion

SPEAKERS

Cathy Puskar, attorney with Walsh Colucci, represented the applicant and introduced the project and answered questions.

Lucia Tang, architect with Hickock Cole addressed the recommendations in the staff report. The use of concrete for the lower portion of the exterior wall would result in a revision to the footprint of the building because of space constraints for the equipment. She would look into various options for the proposed metal panels to provide the variety of textures indicated in the staff report.

The intention for the design of the building is that it be a background to the adjacent park. They would like to keep the design of the panels as proposed in order to have a simple elevation.

There were no public speakers.

DISCUSSION

Ms. Roberts appreciated the staff comments but liked the design as submitted and is enthusiastic about the project.

Mr. Spencer liked the design of the building and asked staff for the reason behind the comments regarding the concrete wall. Mr. Conkey responded that this was an effort to get additional textures into the project and for durability of the lower portion of the wall. Mr. Spencer appreciated the comments but supports the project as submitted.

Ms. Irwin supports the project as submitted and is interested in seeing the potential development of the SWEE.

Ms. Sennott did not have much comment on the design and endorsed the project for height,

mass, scale, and general architectural character.

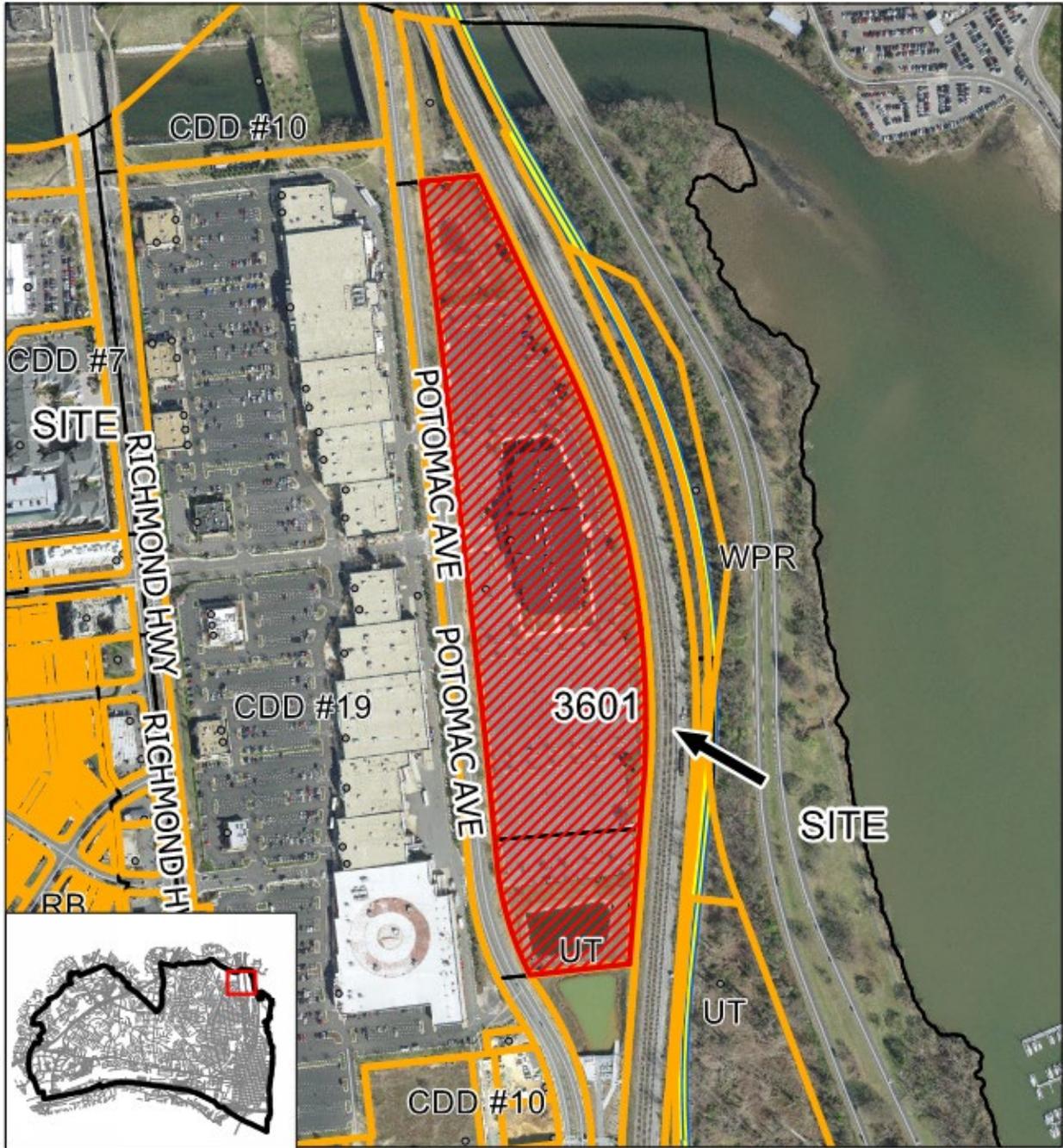
Ms. Roberts indicated that the project should proceed to Certificate of Appropriateness and does not require an additional concept review.

I. SUMMARY

The applicant is requesting BAR Concept Review of the construction of a Pump Station at the North Potomac Yard development.

The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, the Planning Commission and the City Council with comments relating to the overall appropriateness of a project's height, scale, mass and general architectural character. These comments are not binding on the BAR or the applicant. The Board takes no formal action at the Concept Review stage but will provide comments and may endorse the direction of a project's design by a straw vote. If the Board believes that a building height or mass, or area proposed for construction is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.

The Development Special Use Permit (DSUP#2020-10024) associated with this project will be heard by Planning Commission and City Council in December.



BAR #2020-00379
3601 Potomac Avenue



0 185 370 740 Feet

II. SITE CONTEXT AND HISTORY

Site Context

The project site is located on the east side of Potomac Avenue at the north end of the Phase 1 development section of the North Potomac Yard development. This area of the City of Alexandria is to be developed with a combination of building types. This area of North Potomac Yard is dominated by the adjacent park.

History

The site was home to an active rail yard from the 1906 through its eventual decommissioning in 1989. During its peak in the 1930s, thousands of train cars were processed daily. Much of the adjacent residential neighborhoods to the west of the site, such as Del Ray and Potomac West, were created to provide housing for the rail yard's thousands of workers. With the decline in rail use, the future of the site was reimagined in the 1970s as part of a Master Plan for the Potomac Yard/Potomac Greens site, called Alexandria 2020. The 1974 plan, spanning from what is now the intersection of Potomac Avenue and Main Line Boulevard in the South, to Four Mile Run in the north, called for a mixed-use neighborhood development with a centrally located Metrorail station.

In May 2010, City Council adopted the North Potomac Yard Small Area Plan, which built upon a two-year process to develop a community vision for the future of North Potomac Yard, bisecting the existing boundaries of Potomac Yard just north of E. Glebe Road. The vision for North Potomac Yard was to transform a 600,000 square foot suburban shopping center into a walkable, transit-oriented urban community. The plan developed a framework to increase density, promote sustainability, create a network of parks, and provide innovative architecture, while also protecting adjacent neighborhoods. The plan also solidified the importance of a Metrorail station in North Potomac Yard to support the envisioned levels of development.

The proposed Pump House is being built to house pump equipment that is required in order to service Phase 1 of the development.

III. PROPOSED DEVELOPMENT

The applicant proposes to construct a new pump station at the north end of the Potomac Yard Phase 1 development. The building will be approximately 10' long in the north-south direction and 48' wide in the east-west direction with the potential addition of a SWEE (Sewer to Wastewater Energy Exchange), that would extend the length of the building to 149'. The building will house pump equipment at a level approximately 39' below grade. The portion of the building that is above grade will be 22' tall and will house incidental equipment. The roof of the building will have portions of intensive and extensive green roof. A wood slat and steel shade structure covering the educational walkway is integrated into the design for the exterior of the building leading to the adjacent interactive park.

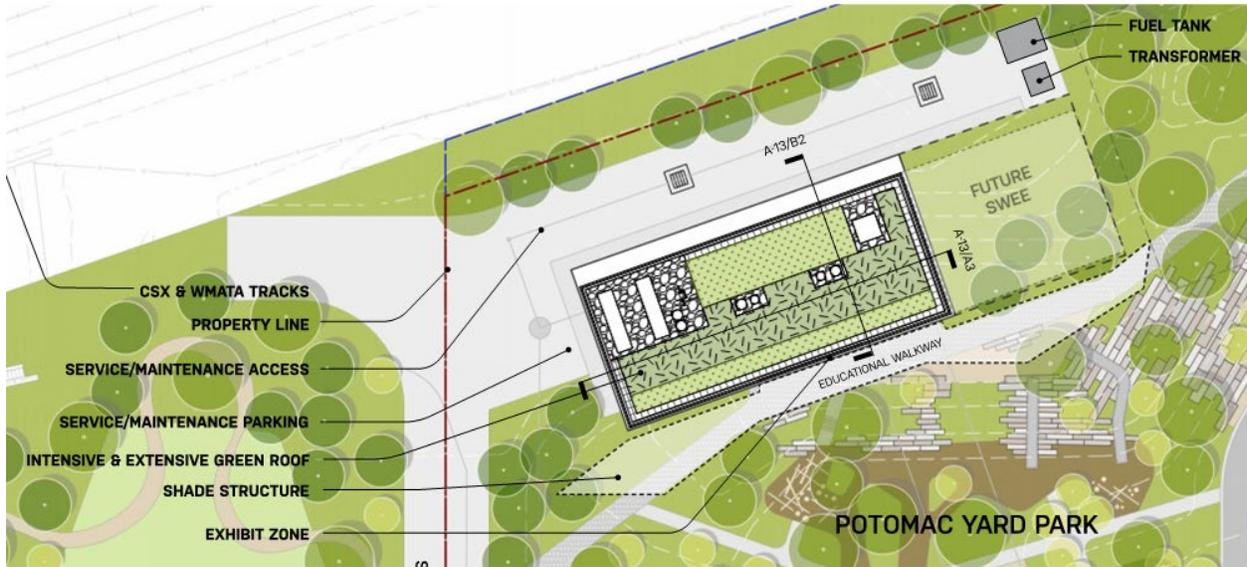


Figure 1: Site plan of proposed pump house

Due to its utilitarian use, the exterior of the building has only limited openings. The skin of the building is comprised of two levels of metal panels with the upper level placed in front of the lower level by 4". A continuous recessed light fixture will be placed behind the upper level of metal panels directed down to emphasize the difference in the two planes. The upper level of the metal panels is set in an angular, undulating arrangement, providing visual interest to the structure. The covered walkway will be built with a painted steel structure and wood slat panels.



Figure 2: West elevation showing undulating metal panels and shade structure

IV. STAFF ANALYSIS

As a reminder, the BAR's purview in this concept review work session is limited to endorsing the project and providing feedback on its height, scale, mass, and general architectural character. The applicant will ultimately return to the Board for approval of a Certificate of Appropriateness for architectural details, finishes, and colors after City Council approval of the DSUP.

Within the historic districts, the Board utilizes the *Design Guidelines* to determine if a potential new building would be compatible with nearby buildings of historic merit. Given the location of this project, there are no nearby buildings of historic merit, the immediate context for this building will be the proposed Virginia Tech innovation Campus and the Potomac Yard Metro. This case is

under the purview of the Board because of its proximity to the George Washington Memorial Parkway.

The proposed project is unique in that there is functionally no real program at the above ground level with the required equipment located well below ground. With very limited exterior openings the building skin is free to provide the articulation required to break up the massing and provide visual interest. The applicant is taking advantage of this utilitarian function to integrate the building into the nearby park creating an educational opportunity. The design for the park is not under the purview of the BAR but the vertical elements such as the proposed shade enclosure should be considered.

The exterior skin of the building is made up of contrasting metal panels with the upper portion of metal panels located proud of the lower panels. The upper metal panels are divided vertically into pieces that are half the width of the lower panels, furthering to define the difference in the planes. This creates a shadow line in the daytime and because of the location of a recessed continuous light fixture this gap will glow at night. The upper metal panels are sloped along the bottom edge and vary over the length of the building to create visual interest.



Figure 3: Elevation showing two levels of metal panels

In addition to the articulation of the metal panels on the building, the covered walkway adds to the composition. Using a lightweight metal structure, the roof is approximately 2/3 the height of the building. A series of stained wood slats will create panels along the edge of the walkway. This will add to the lively building façade by creating another layer of visual interest. These panels will be strategically located in conjunction with the layout of the adjacent play area.

The intensive green roof will be visible from the nearby park through the use of tall grasses at the building perimeter. Along with the horizontal proportions of the building, these plantings will help to reinforce the idea that the building and the covered walkway is part of the landscape.



Figure 4: View of covered walkway and pump house

V. STAFF RECOMMENDATION

Staff recommends that the BAR endorse the project for height, mass, scale, and general architectural character with direction that the applicant continue to develop the design to address the issues below. These issues represent a level of detail that is consistent with the Certificate of Appropriateness review that will take place once the applicant has received approval from the Planning Commission and City Council. Staff will continue to work with the applicant based on the BAR’s feedback.

Because there is limited function above grade, there is an opportunity for this building to become a playful sculpture in the landscape. The use of different metal panels in a sloping façade starts to create this sculptural quality. As proposed, the north, south, and west elevation compositions utilize a modest slope in the metal panels with them approaching grade at the corners.



Figure 5: West elevation showing elevation composition



Figure 6: South Elevation showing single slope in metal panels



Figure 7: North elevation showing single slope in metal panels

The proposed east elevation includes several metal door openings, requiring the metal panels to be more dynamic in their composition. Because of this variation the building elevation is more dynamic.



Figure 8: East elevation with multiple shifts in metal panel composition

The applicant should consider revising the composition of the elevations to create a more dynamic and playful backdrop to the adjacent park. This can be accomplished in two different ways. Through the arrangement of asymmetrical sloping patterns, the overall composition of each elevation can become a unique element. In addition to the two dimensional elevations, it could be possible to pull some parts of the upper metal panels away from the building further to create overhangs. Through the manipulation of the system that is being proposed, this utilitarian building can become a playful sculpture to anchor the north end of this portion of the Potomac Yard development.

As proposed, the exterior skin of the building is composed of two different metal panels. Given the proximity of the building to the adjacent park and the covered walkway, there is a potential for the metal panels on the lower part of the wall to become damaged. The applicant should consider the potential for the lower half of the wall to be finished in cast-in-place concrete. This would provide a more durable material in this location and would give visual relief to the metal panels. There is the potential for custom textures and colors in the concrete that would be a nice contrast to the metal panels and the materials used on the covered walkway. The location of the light behind the upper level of metal panels will cause the light to rake across the lower skin. If this is a textured concrete, then that would accentuate the proposed texture.

The proximity of the playground to the building and the shade structure makes this a perfect place for potential interactive educational elements. The function of this building as a pump house is an opportunity to provide insight into the capacity of the equipment and its performance in varying conditions. Combined with the potential overhangs mentioned above an integration of the function of the building into the exterior is an opportunity to create an interactive experience.

The proposed design includes mechanical equipment to the north of the proposed building. This equipment is shown enclosed within a fence. The plan for the site includes the addition of a potential SWEE at the east side of the building. It is unclear at this time if this will be built. The mechanical equipment should be located in line with the east edge of the pump house in case the SWEE is never built, that way the equipment will always be behind the building. It is also unclear from the submitted design what the material will be for the fence. The applicant should consider using a material that is compatible with the covered walkway in lieu of a utilitarian fence.



Figure 9: Rendering showing fence concealing mechanical equipment

STAFF

William Conkey, AIA, Historic Preservation Architect

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

VI. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Development

- F-1 The final design of the pump station building architecture will be subject to review by the Potomac Yard Design Advisory Committee and is subject to the North Potomac Yard Design Standards and Guidelines and the North Potomac Yard Design Excellence Criteria and Prerequisites.
- F-2 The applicant team is seeking a December hearing by Planning Commission and City Council for their proposed design of the Pump Station architecture.
- F-3 The proposed site plan shows the footprints of the proposed Pump Station and SWEE. The SWEE is a Sewer to Wastewater Energy Exchange, proposed by Virginia Tech as an

innovative approach to for the sustainable transfer of wastewater to energy to support the future campus needs. To effectively convert wastewater to energy, the SWEE will require a level of wastewater that can only be achieved near full-build out of Phase 2, as such, it may be many years before the SWEE structure is added onto the initial pump station structure.

- F-4 The pump station process has been divided into several separate reviews to facilitate the timeline necessary for the Virginia Tech Innovation Campus to achieve an October 2024 opening. The location of the pump station and its use as a special utility use was approved by Planning Commission and City Council through DSUP 2020-0008. The landscaping surrounding the Pump Station building will be reviewed through a Development Special Use Permit for Potomac Yard Park and is on a parallel timeline to the pump station architecture. The Pump Station building is being reviewed through a separate DSUP process and subject to review by the Potomac Yard Design Advisory Committee and the BAR.
- F-5 As part of the “Innovation District” the applicant team has been encouraged to explore a fun, interactive and modern building design which showcases the technological functions of the pump station structure, promotes sustainability and is integrated into the overall park design.
- F-6 Per the North Potomac Yard Small Area Plan and CDD #19 Conditions, the applicant team is required to design and construct a pump station which will be transferred to AlexRenew once constructed.
- F-7 Minimal disturbance and construction should occur within the Resource Protection Area, located directly north of the proposed pump station.
- F-8 Through the Infrastructure Site Plan for North Potomac Yard (DSP2019-0043), the applicant team has been conditioned to coordinate with CSX Railroad to coordinate a shared access easement area for the pump station and the CSM rail lines to minimize curb cuts along Potomac Avenue and to reduce pervious areas within the RPA. The location of the drive aisle has been selected to move the existing drive isle out of the RPA and to provide users with a functional turn around area and parking.

Code Administration

- C-1 A building permit and plan review are required prior to the start of construction.

Transportation and Environmental Services

- F-1 Comply with all requirements of DSUP2020-10024(T&ES)
- C-1 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in

advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Archaeology

Open Space and Landscaping

- R-1 North Potomac Yard currently has no historical interpretation, whereas there is a coordinated interpretative plan in other portions of Potomac Yard. An archaeological consultant is currently working on a Documentary Study of Potomac Yard North that will provide the background research for a historical interpretive scheme for the open space.
- R-2 Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.* (Arch)(P&Z)(RP&CA)
- R-3 Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)

Archaeology Comments

- R-1 Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)
- R-2 The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)
- R-3 Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

- R-4 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-5 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-6 Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)
- F-1 Prior to the construction of the massive railroad yard in the early twentieth century, the project area was part of Preston plantation established by John Alexander III in the 1740s. The plantation thrived until 1862 when Union soldiers torched it. The Swann family rebuilt it on a less-grand scale and occupied it into the twentieth century. A sizeable family graveyard was located on the property. Eventually, as the railroad yard expanded in the 1920s and 1930s, the several dozen graves in the Preston family cemetery were disinterred in 1922 and moved to Pohick Church in Lorton.
- F-2 A limited amount of archaeological testing was conducted at the Preston plantation in 1996. Due to substantial disturbances from railyard construction in the 1930s, the archaeologists concluded at that time that all archaeological resources, including Preston plantation, had been graded away. However, the testing was limited to six mechanically excavated trenches within an area of more than 70 acres, a miniscule sample of the area. Certainly not enough testing to conclude conclusively that the project area is devoid of archaeological integrity, especially given the fact that the majority of the project area is parking lot space.
- F-3 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- F-4 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

VII. ATTACHMENTS

- 1 – Application for 3601 Potomac Avenue: Potomac Yard Pump Station Concept Review*
- 2 – BAR Concept Review Policy (adopted 2001 and amended in 2016)*

ADDRESS OF PROJECT: _____

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: _____ ZONING: _____

APPLICATION FOR: *(Please check all that apply)*

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business *(Please provide business name & contact person)*

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Authorized Agent *(if applicable)*: Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- Yes** **No** Is there an historic preservation easement on this property?
- Yes** **No** If yes, has the easement holder agreed to the proposed alterations?
- Yes** **No** Is there a homeowner’s association for this property?
- Yes** **No** If yes, has the homeowner’s association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning fence, gate or garden wall HVAC equipment shutters
 - doors windows siding shed
 - lighting pergola/trellis painting unpainted masonry
 - other _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

CPYR Theater, LLC
277 Park Avenue
36th Floor
New York, NY 10172

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

Re: Consent and Authorization to File a Development Special Use Permit Application, a Subdivision Application, an Encroachment Application, and Any Associated Applications
3601 Potomac Avenue
Tax Map ID: 016.02-01-03 (the "Property")

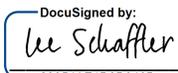
Dear Mr. Moritz:

CPYR Theater, LLC ("CPYR"), the owner of the above-referenced Property, hereby consents to the filing of a Development Special Use Permit Application, a Subdivision Application, an Encroachment Application, and any related applications or requests on the Property. This consent is granted subject to lender approval, and subject to CPYR review and approval of conditions that impact its Property associated with the applications.

CPYR Theater, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Development Special Use Permit Application, a Subdivision Application, an Encroachment Application, and any related applications or requests on the Property.

Very truly yours,

CPYR THEATER, LLC

By: 
23954AE1D8D940B...

Its: Executive Director

Date: 5/5/2020

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. CPYR Theater, LLC	277 Park Avenue 36th Floor New York, NY 10172	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 3601 Potomac Ave (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. CPYR Theater, LLC	277 Park Avenue 36th Floor New York, NY 10172	See attached.
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

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

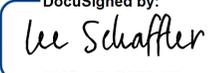
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. CPYR Theater, LLC	None	None
2.		
3.		

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.

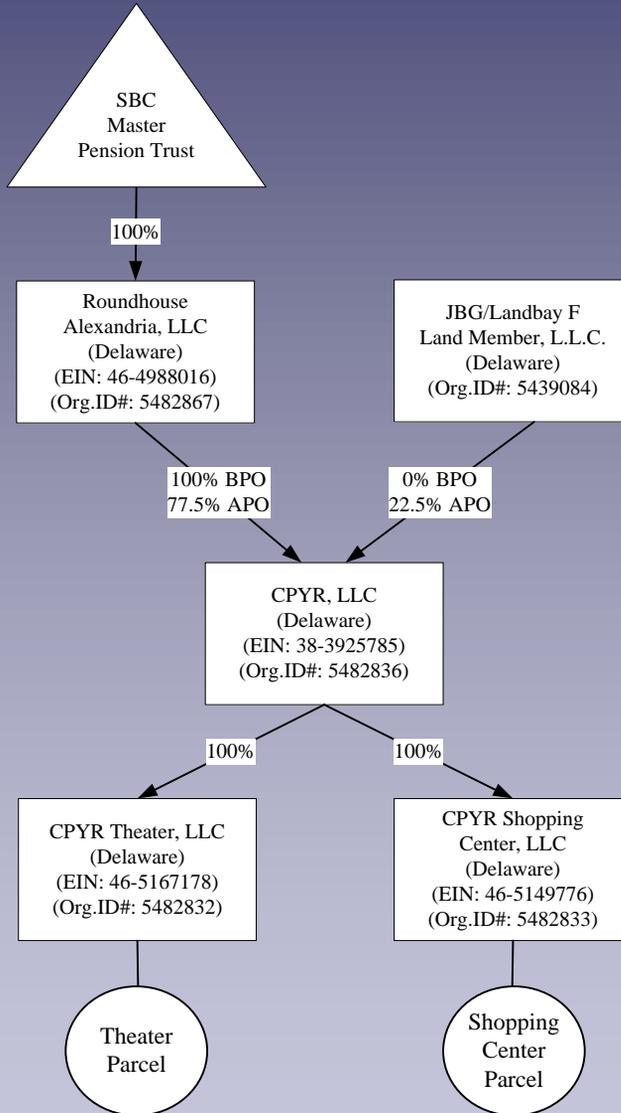
5/5/2020 Lee Schaffler

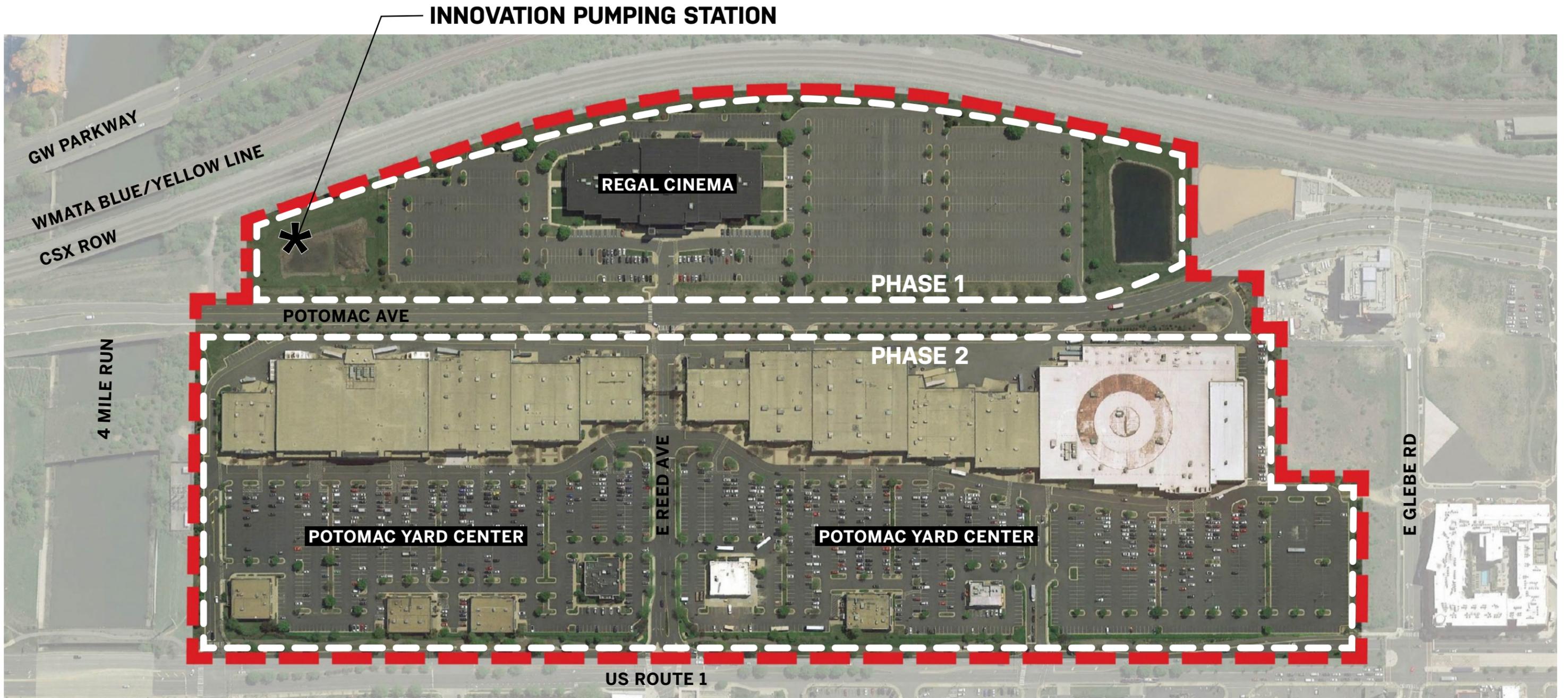
 Date Printed Name

DocuSigned by:


23954AE1D8D940B...
 Signature

Organizational Chart – Ownership of CPYR Shopping Center, LLC (as of the time of the loan from Massachusetts Mutual)





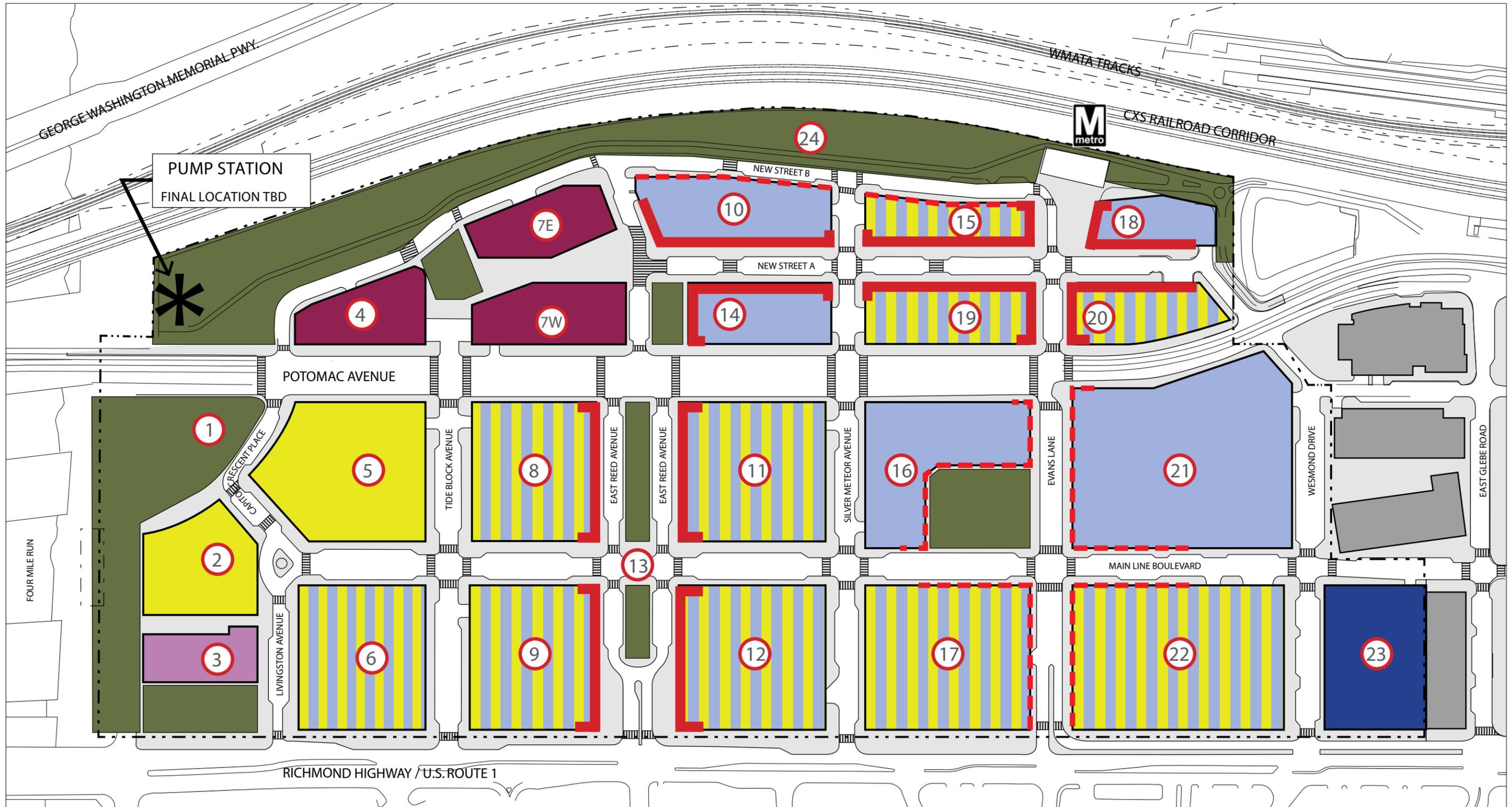
08.03.2020

A-01

EXISTING CONDITIONS

NORTH POTOMAC YARD
INNOVATION PUMPING STATION

hickok cole



OFFICE

RESIDENTIAL

MIX OF OFFICE AND RESIDENTIAL

HOTEL

ACADEMIC

SCHOOL / COMMUNITY FACILITY

REQUIRED RETAIL

OPTIONAL RETAIL

* DENSITY EXCLUDED PER APPROVED MASTER PLAN AND CDD



08.03.2020

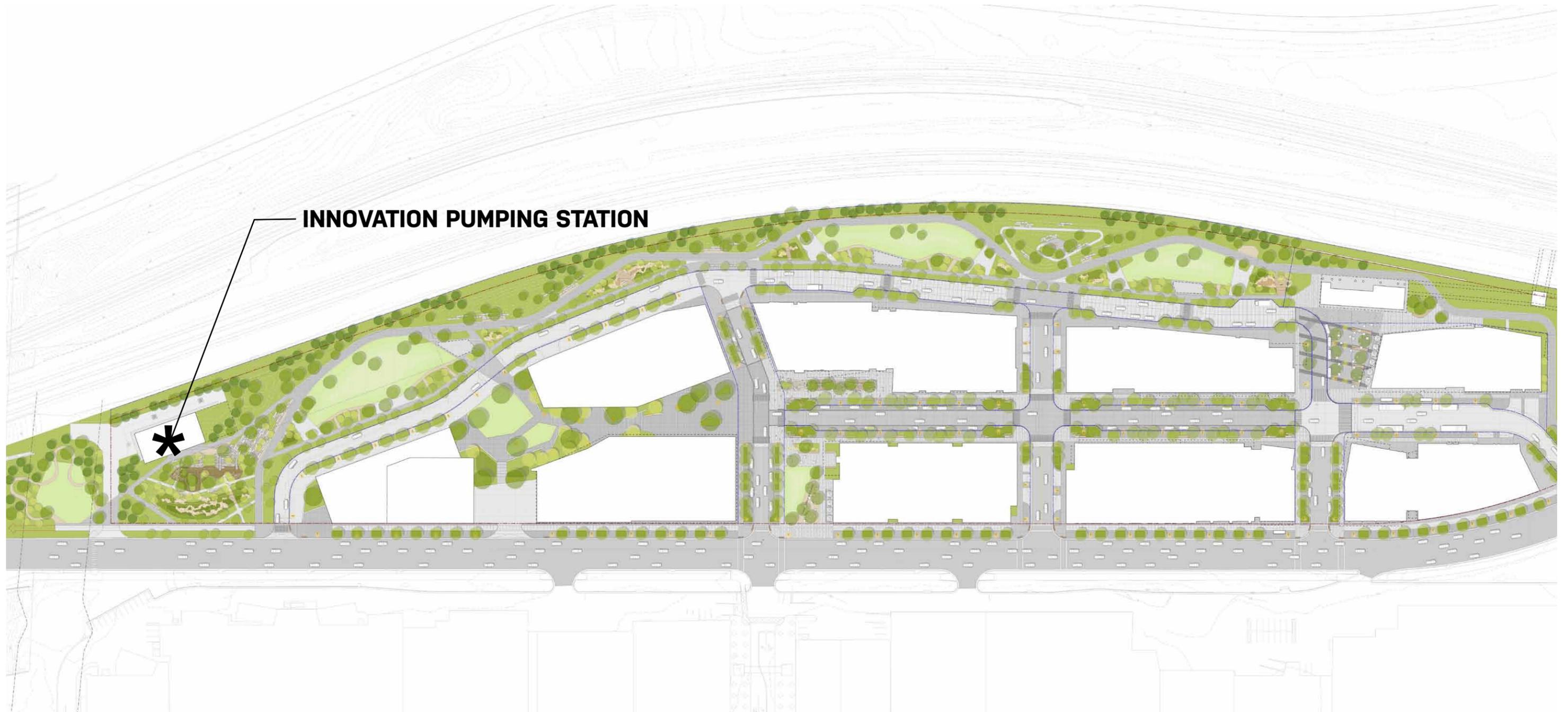
LAND USE SITE PLAN

SCALE: 1" = 200'-0"

A-02

NORTH POTOMAC YARD
INNOVATION PUMPING STATION

hickok cole



INNOVATION PUMPING STATION



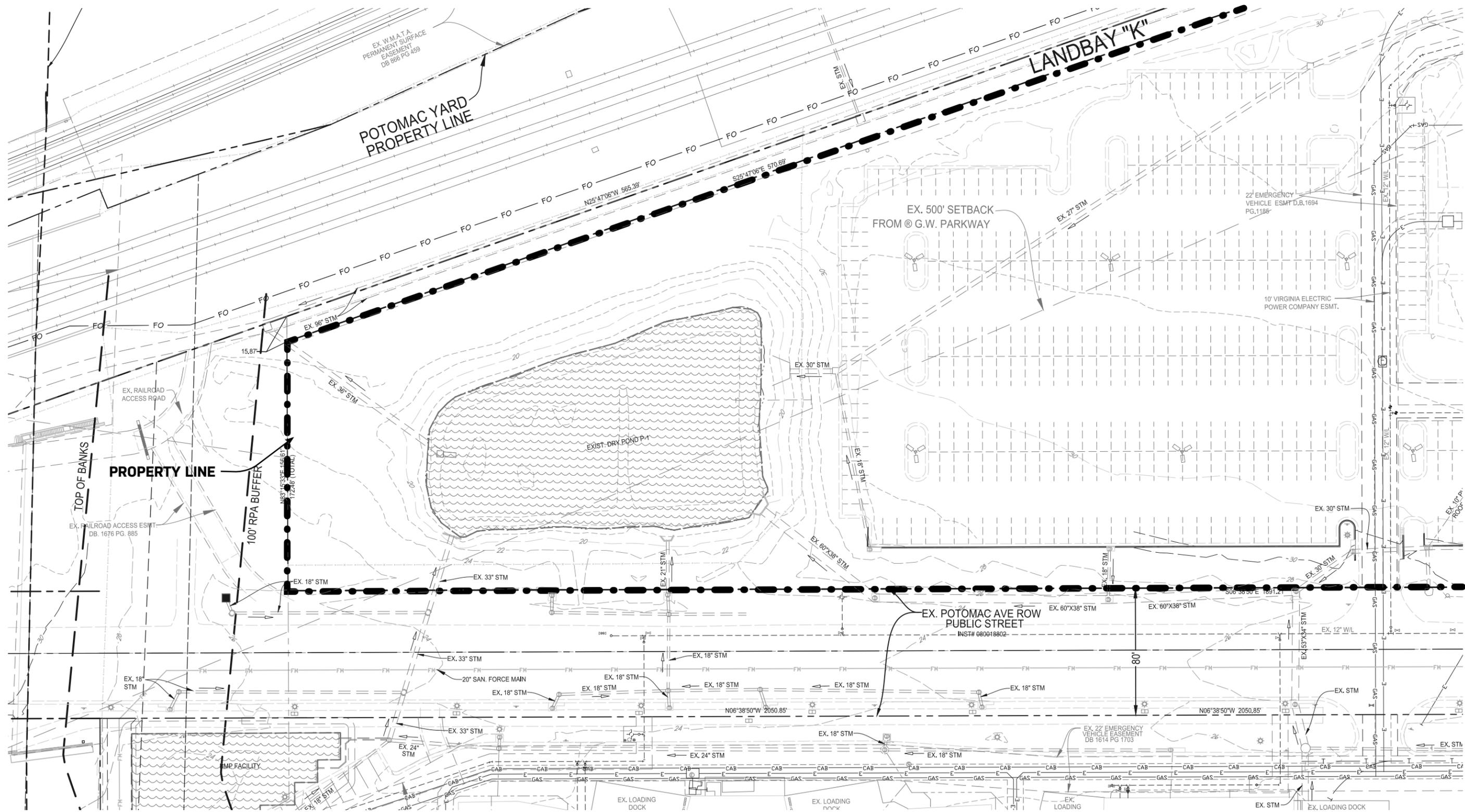
08.03.2020

PHASE 1 OPEN SPACE

**NORTH POTOMAC YARD
INNOVATION PUMPING STATION**

A-03

hickok cole



EXISTING SITE PLAN

**NORTH POTOMAC YARD
INNOVATION PUMPING STATION**

08.03.2020

SCALE: 1" = 60'-0"

A-04

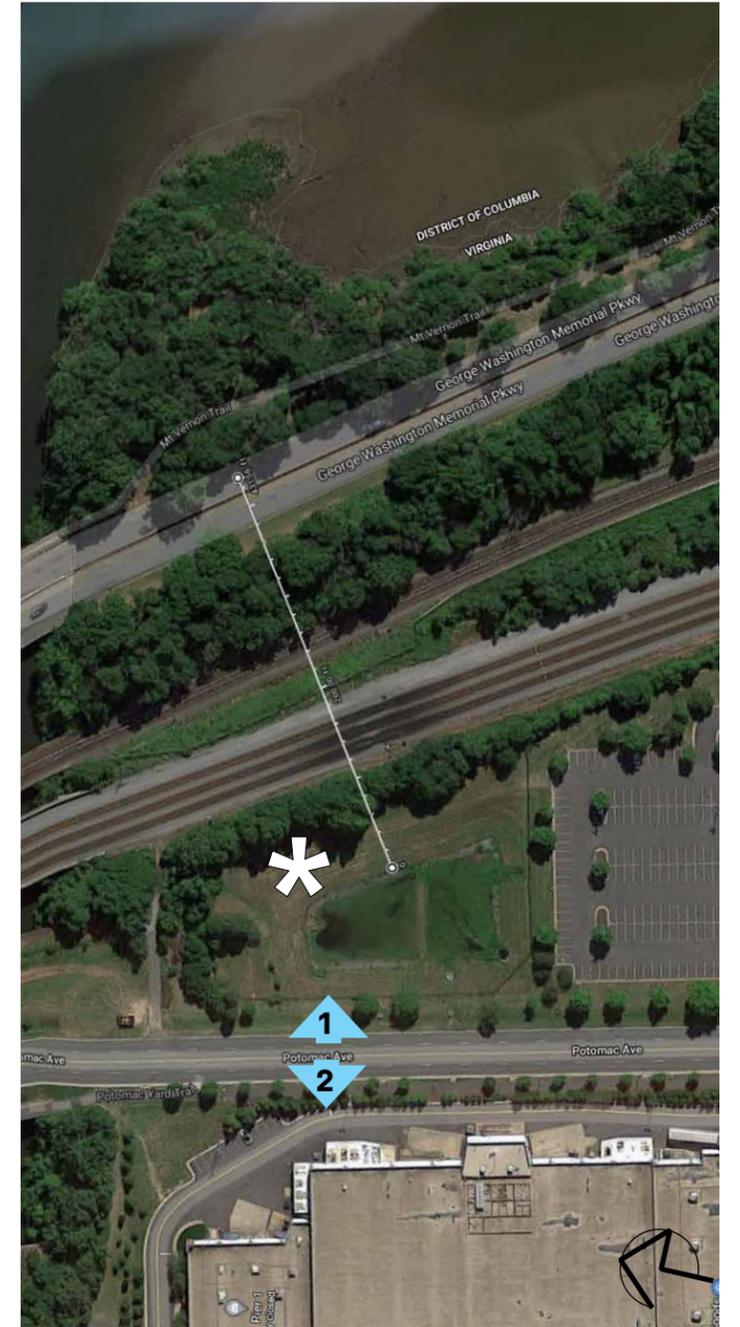
hickok cole



1. VIEW OF PUMP STATION SITE LOOKING EAST FROM POTOMAC AVENUE



2. VIEW WEST ON POTOMAC AVENUE



EXISTING SITE AERIAL

EXISTING SITE PHOTOGRAPHS

NORTH POTOMAC YARD
INNOVATION PUMPING STATION

08.03.2020

A-05

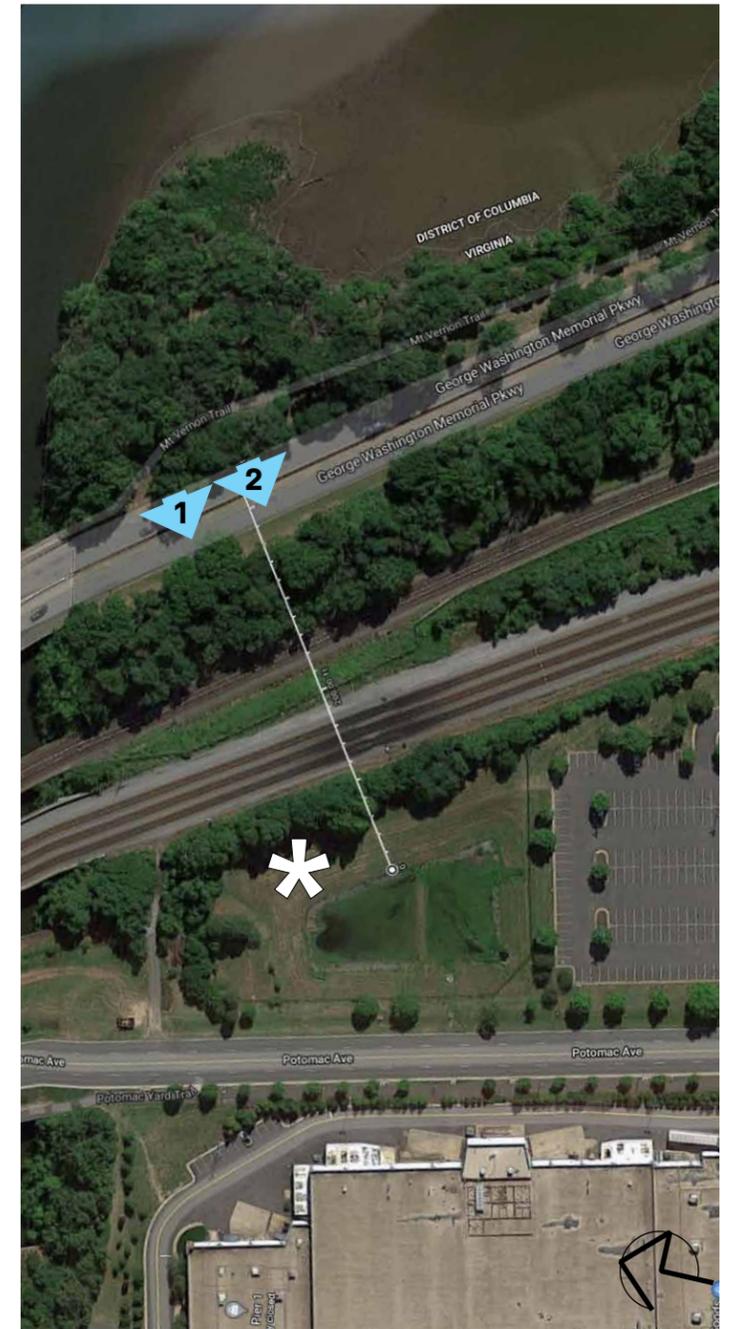
hickok cole



1. VIEW FROM GW PARKWAY (OCTOBER)



2. VIEW FROM GW PARKWAY (NOVEMBER)



EXISTING SITE AERIAL

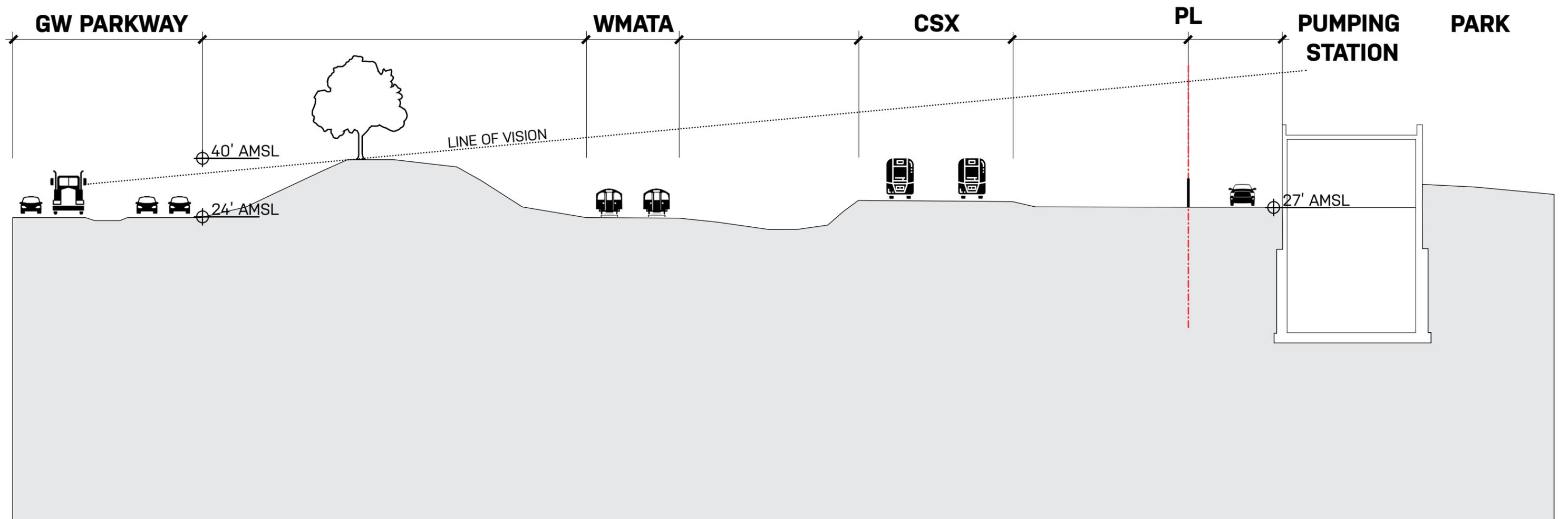
EXISTING SITE PHOTOGRAPHS

08.03.2020

A-06

NORTH POTOMAC YARD
INNOVATION PUMPING STATION

hickok cole



08.03.2020

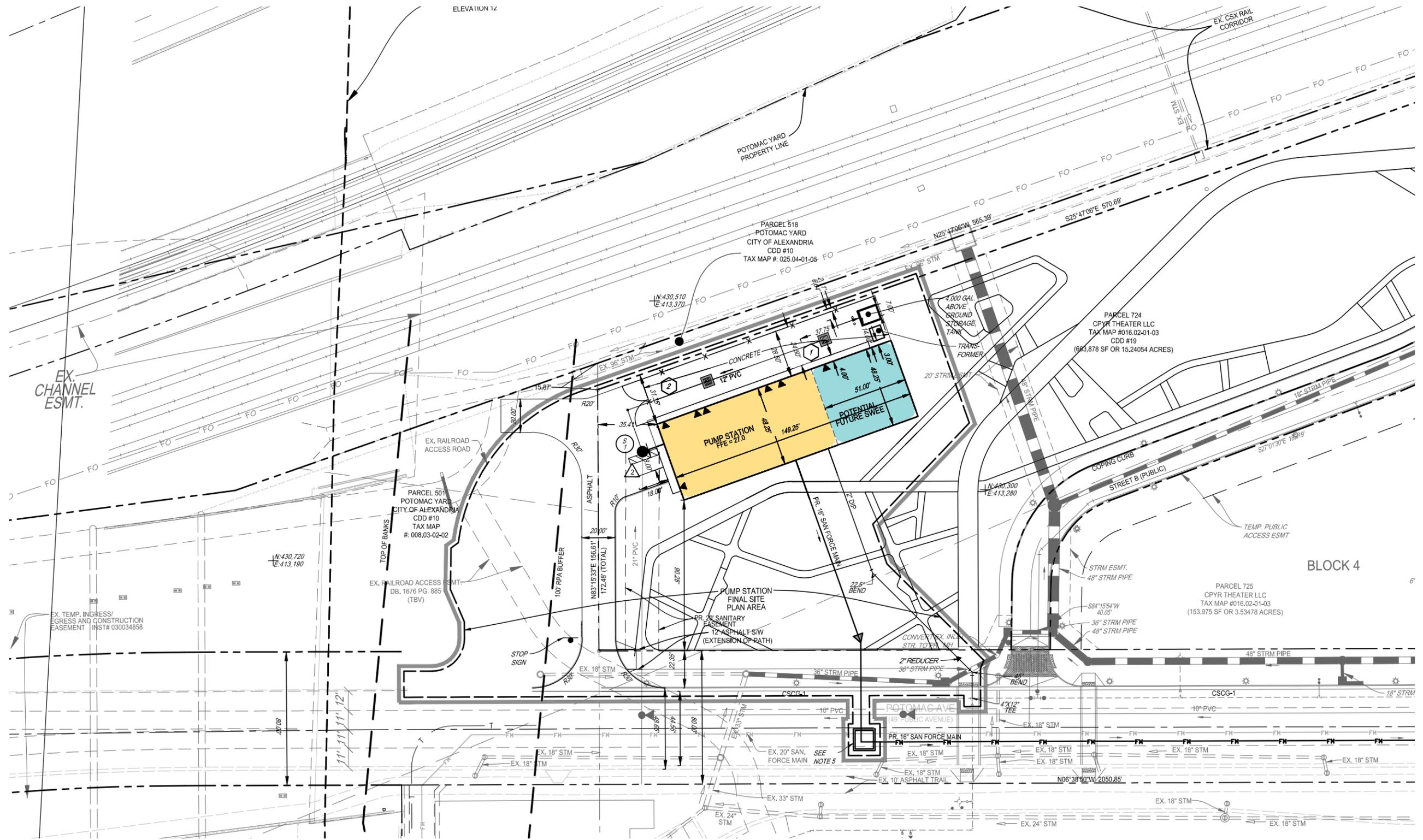
SITE SECTION

SCALE: 1" = 30'-0"

A-07

NORTH POTOMAC YARD
INNOVATION PUMPING STATION

hickok cole



08.03.2020

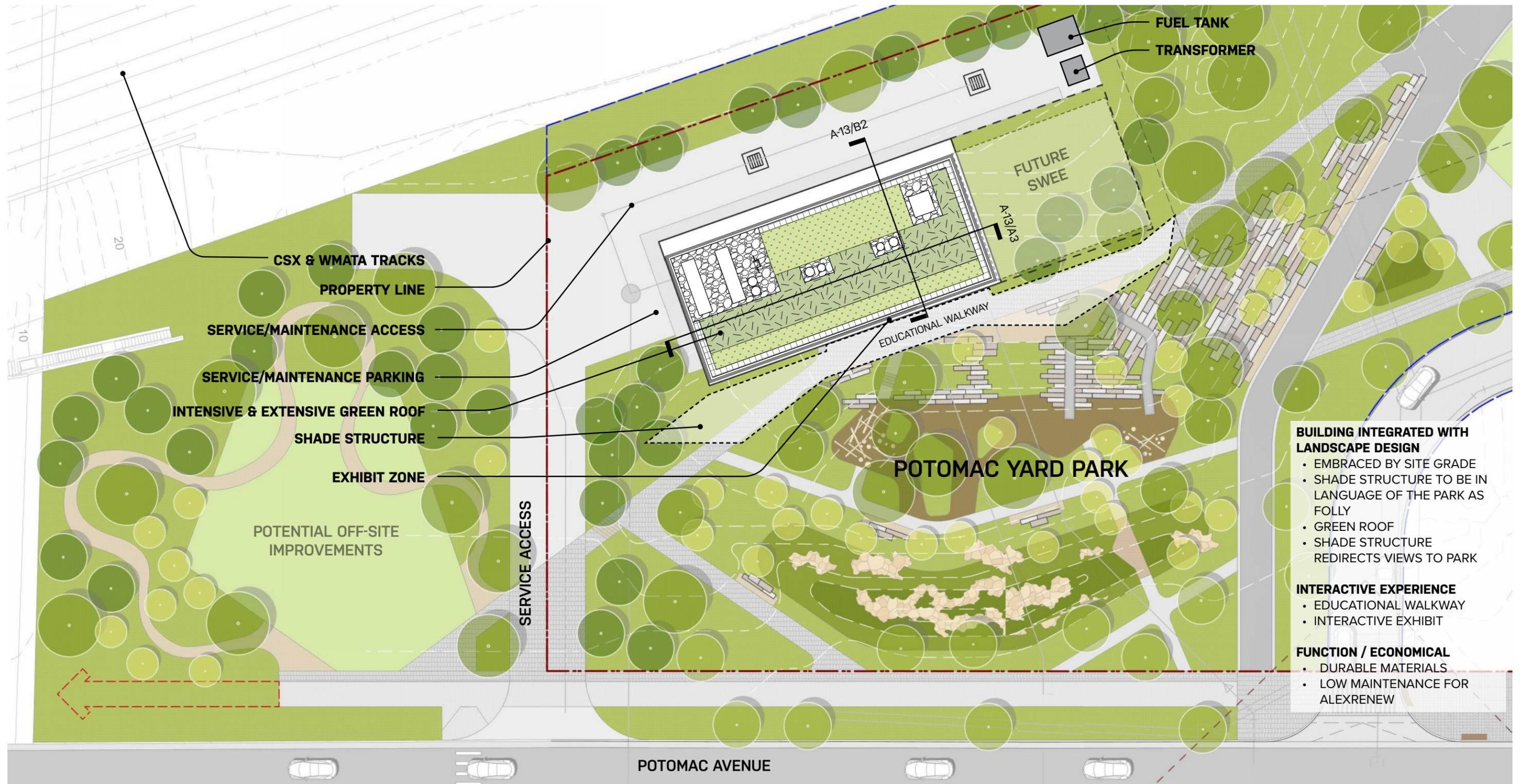
CIVIL - SITE PLAN

SCALE: 1" = 60'-0"

A-08

NORTH POTOMAC YARD
INNOVATION PUMPING STATION

hickok cole



08.03.2020

PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

A-09

NORTH POTOMAC YARD
INNOVATION PUMPING STATION

hickok cole

FOLLIES IN THE PARK



08.03.2020

OJB LANDSCAPE PRECEDENTS

NOT TO SCALE

A-010

NORTH POTOMAC YARD
INNOVATION PUMPING STATION

hickok cole



WEST ELEVATION



SOUTH ELEVATION

08.03.2020

BUILDING ELEVATIONS

SCALE: 1/16" = 1'-0"

A-011

NORTH POTOMAC YARD
INNOVATION PUMPING STATION

hickok cole



NORTH ELEVATION

- TRANSFORMER
- FUEL TANK
- F-1 FENCE



EAST ELEVATION

- F-1 FENCE
- METAL PANEL DOOR
- METAL LOUVER
- METAL ROLL UP DOOR

- GREEN ROOF
- MTL-1
- WD-1
- EDGE LIGHT
- MTL-2

BUILDING ELEVATIONS

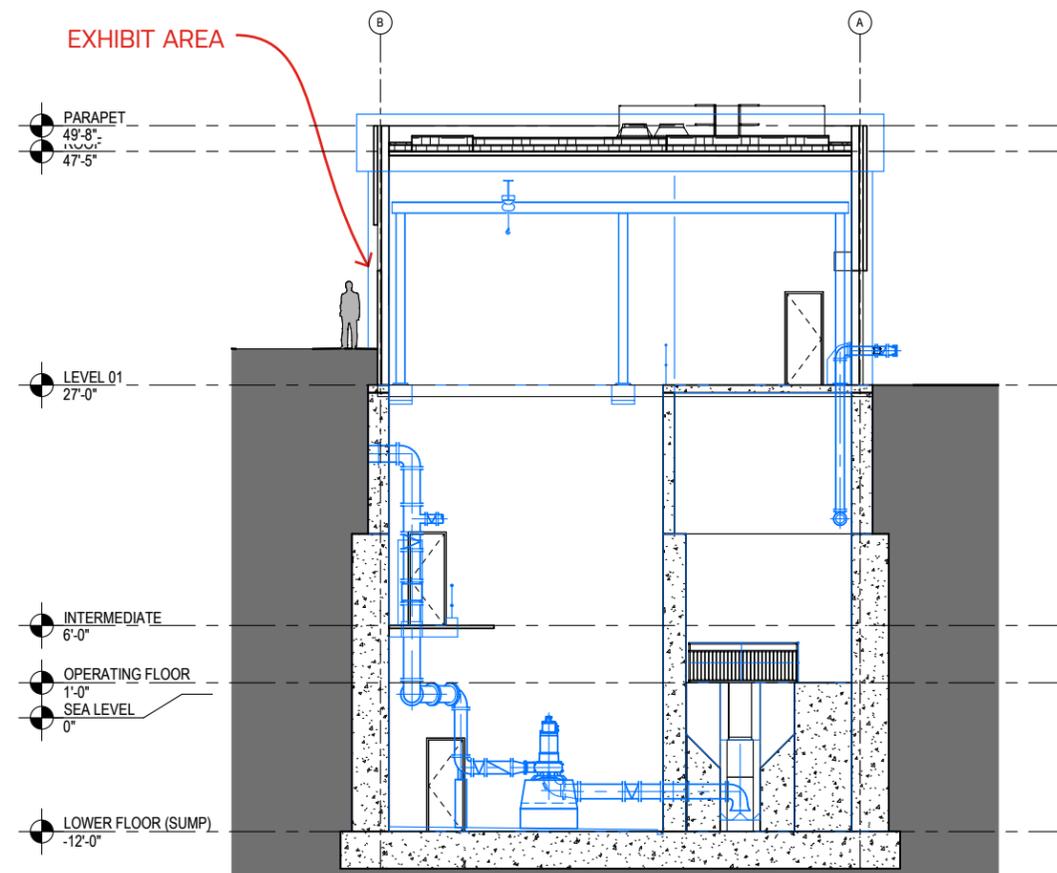
NORTH POTOMAC YARD
INNOVATION PUMPING STATION

08.03.2020

SCALE: 1/16" = 1'-0"

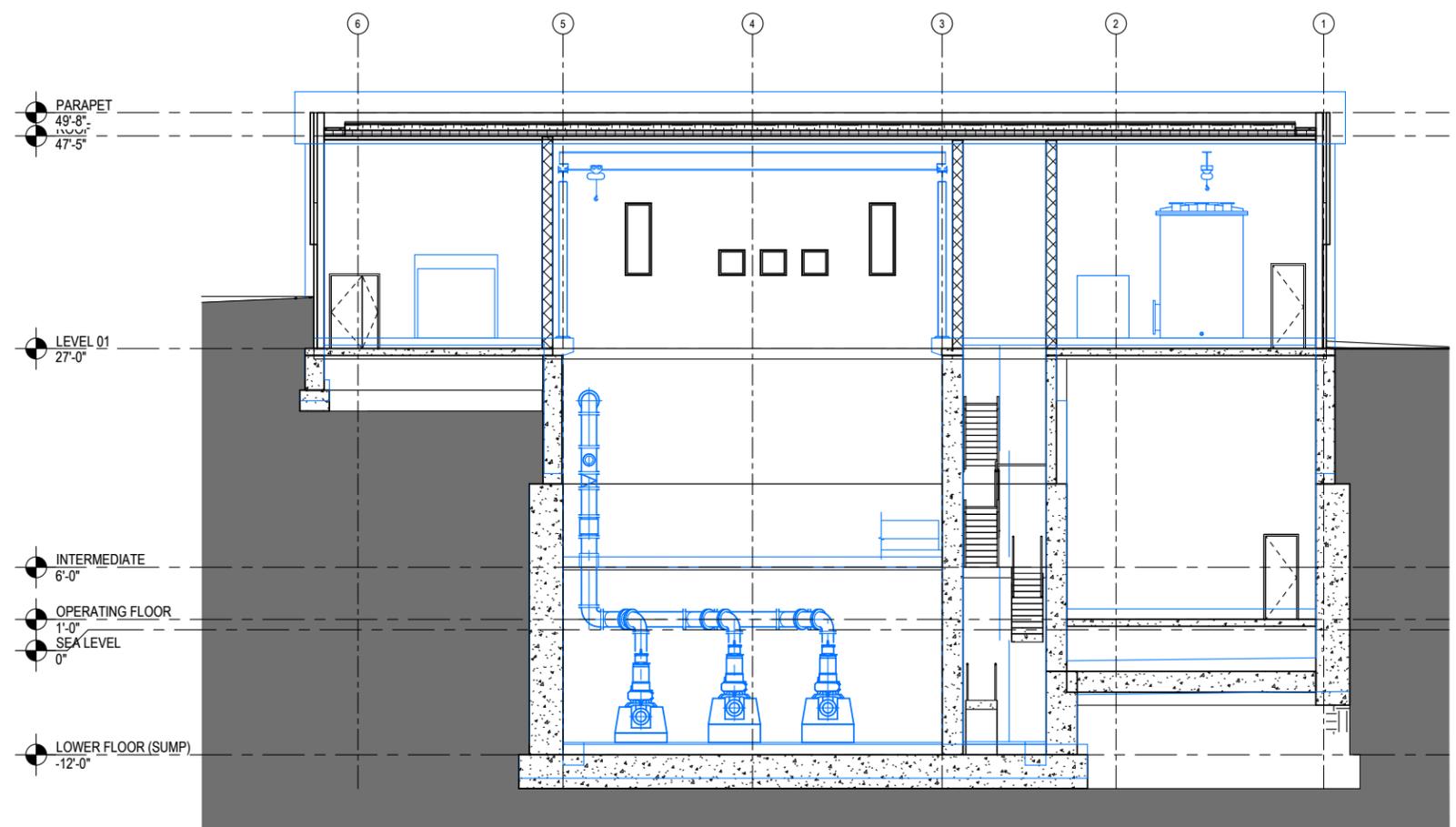
A-012

hickok cole



B2 BUILDING SECTION - E/W

1/8" = 1'-0" 0 4' 8' 16'



A3 BUILDING SECTION N/S - LOOKING WEST

1/8" = 1'-0" 0 4' 8' 16'



08.03.2020

WEST PERSPECTIVE

NORTH POTOMAC YARD
INNOVATION PUMPING STATION

A-014

hickok cole



08.03.2020

WEST PERSPECTIVE WITH FUTURE SWEE

NORTH POTOMAC YARD
INNOVATION PUMPING STATION

A-015

hickok cole



08.03.2020

SOUTHWEST PERSPECTIVE

NORTH POTOMAC YARD
INNOVATION PUMPING STATION

A-016

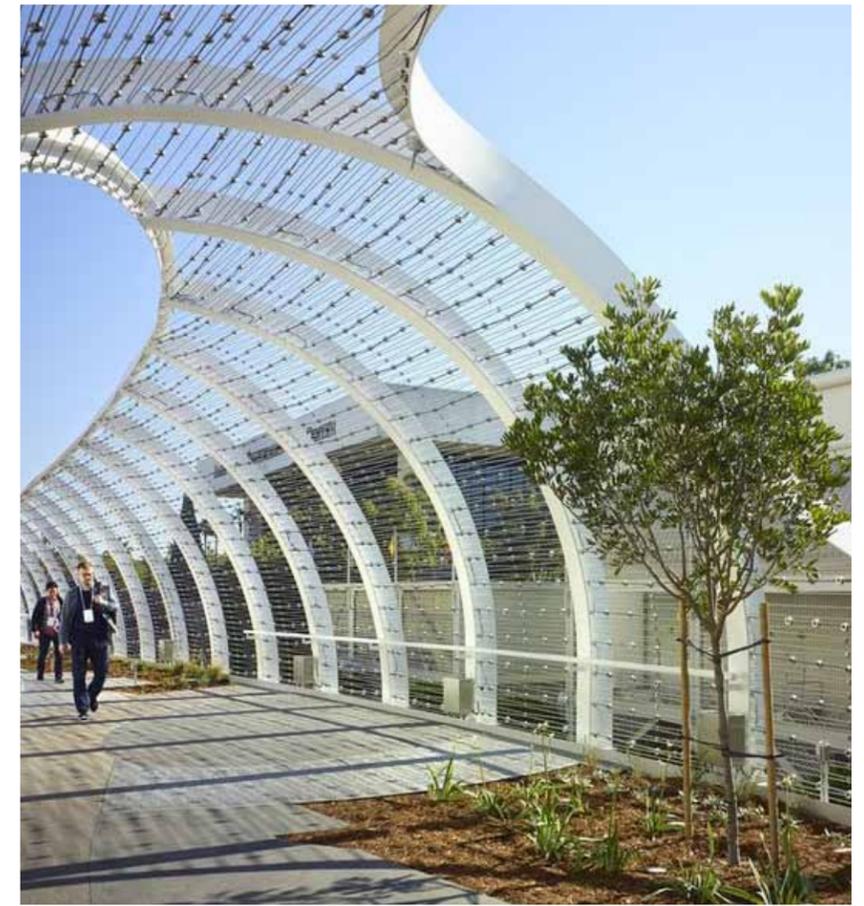
hickok cole



BESANCON ART CENTER
KENGO KUMA



SONIA DELAUNAY SCHOOL
ADEN ARCHITECTES



RAINBOW BRIDGE
SPF ARCHITECTS

08.03.2020

PRECEDENT - SHADE STRUCTURES

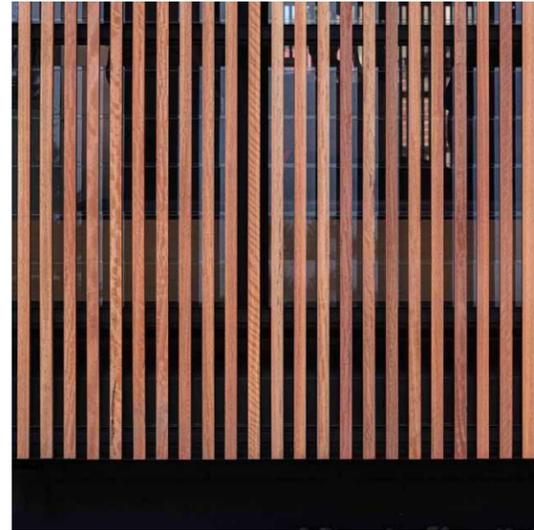
NORTH POTOMAC YARD
INNOVATION PUMPING STATION

A-017

hickok cole



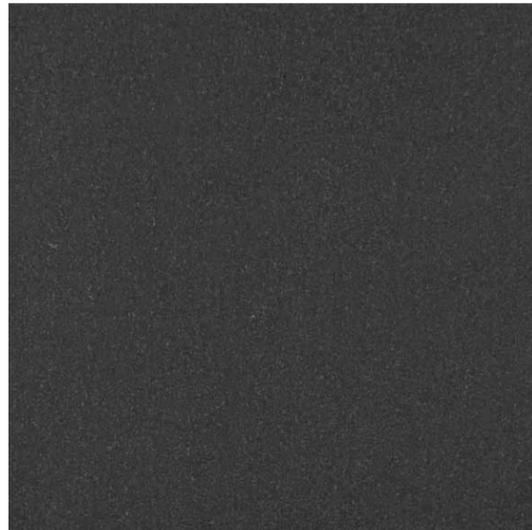
MTL-01 - METAL PANEL



WD-01 - WOOD SLATS W/ PAINTED METAL FRAME



F-1 - METAL FENCE WITH 1" VINYL COATED MESH WITH LOCKABLE GATE (ALEXRENEW FOUR MILE RUN PUMP STATION)



MTL-02 - METAL PANEL



LIGHTING CONCEPT AT EDGE



08.03.2020

A-018

PRECEDENT - MATERIALS

NORTH POTOMAC YARD
INNOVATION PUMPING STATION

hickok cole

Four Mile Run Pump Station Upgrade



- ✓ Existing pump station built in early 1950s
- ✓ Electrical and code upgrades require reconstruction of building
- ✓ Improvements need to be completed quickly to prevent sewer overflows

Conceptual Design

Note: This is a conceptual design proposal. One or more aspects may be modified due to site constraints and/or budget availability.

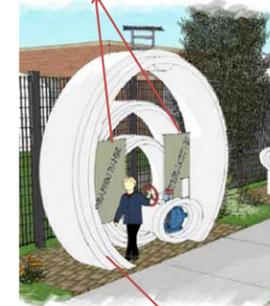


Conceptual Design

Note: This is a conceptual design proposal. One or more aspects may be modified due to site constraints and/or budget availability.



Advances in wastewater collection and treatment



Cross-sections of various pipe diameters used by AlexRenew

What is a Pump Station?



Information on pump station operations



ALEXRENEW - FOUR MILE RUN PUMP STATION



DIGITAL EXHIBIT



INSTALLED EXHIBIT ELEMENTS AT FOUR MILE RUN PUMP STATION



PRECEDENT - EDUCATIONAL EXHIBITS

08.03.2020

A-019

NORTH POTOMAC YARD
INNOVATION PUMPING STATION

hickok cole

BAR Concept Review Policy

adopted January 2001, amended and restated December 2016

Background & Purpose

In addition to a Certificate of Appropriateness from the appropriate Board of Architectural Review (BAR), applications for development projects of a certain size are required to obtain development approvals (DSP or DSUP) from the Planning Commission and often the City Council. Because the size, footprint or design of a project may be amended during the DSP or DSUP process, a Certificate of Appropriateness is not typically granted until after the DSP or DSUP is approved. Therefore, the Boards of Architectural Review adopted a Concept Review policy in January 2001 as an optional, informal review at the beginning of the development process whereby the BAR provides the applicant, staff, Planning Commission and the City Council, with comments relating to the overall appropriateness of a project's **height, mass, scale and general architectural character**. The Concept Review is intended to minimize future architectural design conflicts between what is shown to the community, the Planning Commission or City Council during the development approval process and what the BAR later finds architecturally appropriate under the criteria and standards in Chapter 10 of the Zoning Ordinance and the BAR's adopted policies and *Design Guidelines*. The information provided by the BAR in the Concept Review will be used by the applicant, staff, Planning Commission and City Council to make decisions regarding the DSP or DSUP and as such serves as an important step in an efficient development review process. This document is an update and clarification of the policy adopted in 2001 and will serve as the current policy.

Principles

1. The BAR Concept Review process is encouraged – but not required – for any development project prior to submission of a development application to the Planning Commission and, if required, the City Council in order to ensure that each body has the information they need to make their decisions.
2. The Concept Review is not an approval by the BAR. If the application for the development project is approved by the Planning Commission and the City Council, then the applicant must apply for and obtain a Certificate of Appropriateness from the BAR following attainment of the DSP or DSUP.
3. The Concept Review will review:
 - a. The appropriateness of height, mass, scale and general architectural character based on criteria set forth in the BAR *Design Guidelines* for the historic districts.
 - b. If a project is located within the boundaries of Washington Street or the Potomac River Vicinity, the BAR will review the additional standards for these areas, to the extent possible without final architectural details.
 - c. The appropriateness of a Permit to Demolish, when one will be required for the project.
4. The project is discussed in an informal work session and is open to public comment. The BAR may require several work sessions and additional information before they provide comments and guidance. The BAR will then take a poll of its members on what their guidance is related to the height, mass, scale, and general architectural character of a project. They may also provide general feedback as to what additional information they would like to see when, and if, the project returns for a Certificate of Appropriateness and/or a Permit to Demolish.

5. As an informal work session, the applicant is strongly encouraged – but not required – to give public notice to adjoining property owners. Notice of the work session will be posted on the City’s web page and in the BAR’s preliminary docket and the property will be placarded by BAR staff as a courtesy.
6. The Concept Review by the BAR is advisory to the applicant, staff, the Planning Commission and the City Council, and is not intended to create vested or appealable rights.
7. The BAR Concept Review work session comments are shared with the Planning Commission and the City Council and may be used by those bodies for advisory purposes. The final Concept Review drawings shown to the BAR must, therefore, be the same general architectural character as submitted for the Preliminary Site Plan.

Typical Proposals Reviewed in Concept by the BAR

- When the proposal requires a DSP or DSUP for additional density or height;
- When the proposal requires Planning Commission review for a new building; and
- When staff determines that the proposal requires preliminary review because the design would be a principal determining factor in the ultimate approval by other bodies.

Concept Review Submission Materials

Three 11” x 17” hard copies and one digital copy of the following:

1. An architectural site plan showing, at a minimum, building footprints on the block on which the project is located and the surrounding block faces
2. Schematic architectural drawings which show the proposed height and scale in relation to surrounding properties
3. 3D digital and/or physical massing study models
4. Building materials, precedent images, etc., as required to explain the concept

Process

1. The BAR will only review projects when staff has confirmed through the Development Concept Stage 1 review process that a proposed project complies with zoning requirements or where staff supports any required modifications. When the applicant is notified that they may submit a Development Concept Stage 2 package, the applicant may also apply for BAR Concept Review work session.
2. The City will place the Concept Review project on the next available docket and advertise it in the newspaper with the other cases for that hearing and placard the property. Notice by the applicant to abutting property owners is strongly encouraged but is not required.
3. BAR staff may prepare a report which will be available on the City’s web site the Friday evening prior to the BAR meeting.
4. BAR Concept Review requests are docketed for consideration under Other Business at a regular BAR public hearing. Additional work sessions may be requested.
5. The applicant is expected to make a presentation at the meeting to explain the concept.
6. The public will be invited to speak at the BAR meeting to receive their feedback only on issues related to the BAR’s purview.

ATTACHMENT 2



POTOMAC YARD DESIGN ADVISORY COMMITTEE

DATE: November 13, 2020

TO: Karl Moritz, Director of Planning
City of Alexandria

FROM: Jason Albers, Chair
On behalf of the Potomac Yard Design Advisory Committee (PYDAC)

SUBJECT: North Potomac Yard, Pump Station DSUP #2020-10024

Per Section 5-610 of the City's Zoning Ordinance, the Potomac Yard Design Advisory Committee (PYDAC) is tasked with reviewing applications for preliminary development plan special use permit approval within CDD No. 10 Potomac Yard/Greens and CDD No. 19 North Potomac Yard, for compliance with the respective urban design guidelines or design standards applicable therein, and make recommendation on such applications to the planning commission and city council through the director.

In that role, the Committee met twice to specifically review the design of the architecture for the Pump Station Building for compliance with the *North Potomac Yard Design Excellence Standards*.

- **August 26, 2020:** Introduction to the Pump Station Design and feedback from PDYAC.
- **November 11, 2020:** Final design presentation and recommendation by PYDAC.

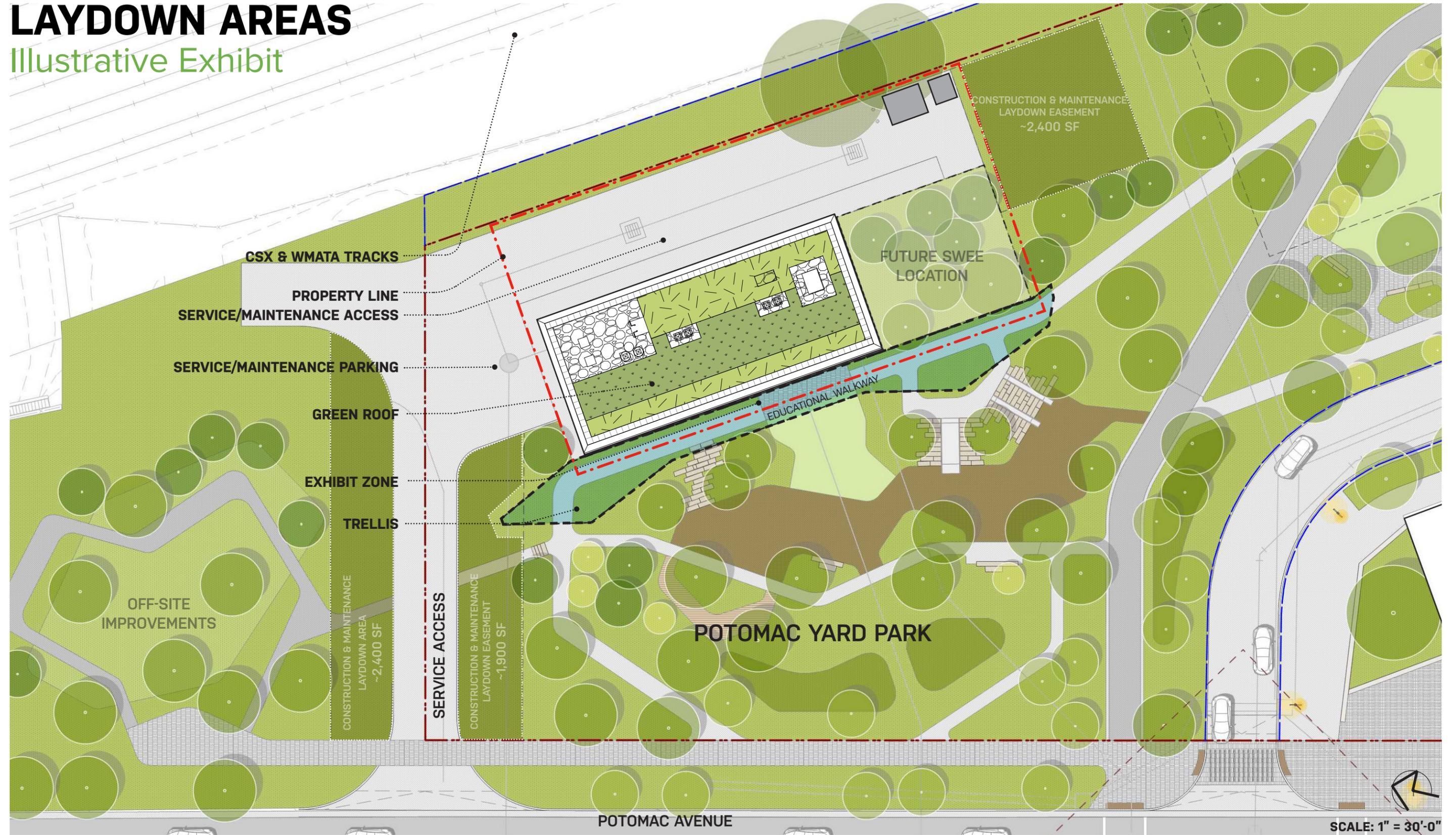
The Committee voted to unanimously approve the design of the Pump Station Building as presented to PYDAC on November 11th with no additional conditions. Committee members commended the applicant's efforts to create a more playful and inviting building design and expressed appreciation for the final trellis design. Committee members encouraged continued refinement of the metal materials to ensure there would be no glare from the metal and that the educational signage be affixed to the structure in a pleasing manner.

Attendance: November 11, 2020 PYDAC Meeting

Member	Attendance	Member	Attendance
Jason Albers	Present	Matthew Johnston	Excused Absence
Nancy Appleby	Present	Peter May	Excused Absence
Corey Faherty	Present	Jeremy Moss	Present
Jeremy Fretts	Excused Absence	Kristen Nunnally	Present
Travis Herret	Present	Amol Vaidya	Excused Absence

LAYDOWN AREAS

Illustrative Exhibit





APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2020-10024 Project Name: _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ ZONE: _____

APPLICANT:

Name: _____

Address: _____

PROPERTY OWNER:

Name: _____

Address: _____

SUMMARY OF PROPOSAL _____

MODIFICATIONS REQUESTED _____

SUP's REQUESTED _____

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

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

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

Print Name of Applicant or Agent

McGaskar
Signature

Mailing/Street Address

Telephone # Fax #

City and State Zip Code

Email address

REVISED 9/15/20

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: _____

Development SUP # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

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

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

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

Yes. Provide proof of current City business license.

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

CPYR Theater, LLC
277 Park Avenue
36th Floor
New York, NY 10172

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

Re: Consent and Authorization to File a Development Special Use Permit Application, a Subdivision Application, an Encroachment Application, and Any Associated Applications
3601 Potomac Avenue
Tax Map ID: 016.02-01-03 (the "Property")

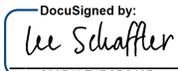
Dear Mr. Moritz:

CPYR Theater, LLC ("CPYR"), the owner of the above-referenced Property, hereby consents to the filing of a Development Special Use Permit Application, a Subdivision Application, an Encroachment Application, and any related applications or requests on the Property. This consent is granted subject to lender approval, and subject to CPYR review and approval of conditions that impact its Property associated with the applications.

CPYR Theater, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Development Special Use Permit Application, a Subdivision Application, an Encroachment Application, and any related applications or requests on the Property.

Very truly yours,

CPYR THEATER, LLC

By:  _____
DocuSigned by:
23954AE1D8D940B...

Its: Executive Director

Date: 5/5/2020

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. CPYR Theater, LLC	277 Park Avenue 36th Floor New York, NY 10172	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 3601 Potomac Ave (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. CPYR Theater, LLC	277 Park Avenue 36th Floor New York, NY 10172	See attached.
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

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

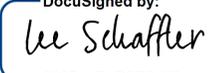
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. CPYR Theater, LLC	None	None
2.		
3.		

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.

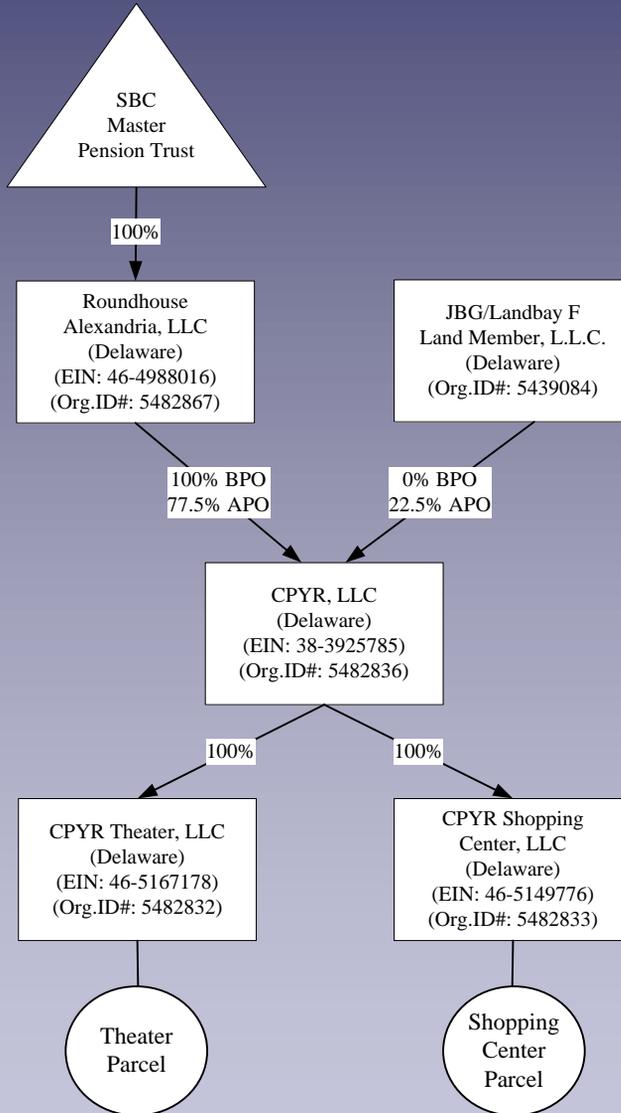
5/5/2020 Lee Schaffler

 Date Printed Name

DocuSigned by:


23954AE1D8D940B...
 Signature

Organizational Chart – Ownership of CPYR Shopping Center, LLC (as of the time of the loan from Massachusetts Mutual)



Development SUP # _____

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

Development SUP # _____

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

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

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

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

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

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

B. How will the noise from patrons be controlled?

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

8. Provide information regarding trash and litter generated by the use:
- A. What type of trash and garbage will be generated by the use?

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

 - C. How often will trash be collected?

 - D. How will you prevent littering on the property, streets and nearby properties?
9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

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

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

Yes. No.

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

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

ALCOHOL SALES

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

Yes. No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

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

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces
_____ Other

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

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

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

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

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

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

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