



Rezoning #2022-00001
Development Special Use Permit #2021-10030
Indoor & Outdoor Live Entertainment SUP #2022-00003
Transportation Management Plan SUP #2022-00005
901 N. Pitt Street

Application	General Data	
Project Name: 901 N. Pitt Street	PC Hearing:	April 7, 2022
	CC Hearing:	April 23, 2022
	If approved, DSUP Expiration:	April 23, 2025 ¹
	Plan Acreage:	1.36 acres (59,331 SF)
Location: 901 N. Pitt Street	Existing Zone:	OC / Office Commercial
	Proposed Zone:	CRMU-X / Commercial Residential Mixed Use (Old Town North)
	Proposed Uses:	Arts and Cultural Anchor, Retail/Restaurant, and Multifamily Residential
	Dwelling Units:	250
Applicant: 901 N Pitt Street LLC, represented by Kenneth W. Wire, Attorney.	Gross Floor Area:	379,100 SF
	Net Floor Area:	236,793 SF
	Small Area Plan:	Old Town North
	Historic District:	N/A
	Green Building:	Compliance with 2019 Green Building Policy

Purpose of Application
Consideration of a request for a rezoning and Development Special Use Permit with Site Plan to construct a mixed-use building with 250 multifamily residential units and ground-floor retail/restaurant and arts and cultural anchor.
Special Use Permits and Modifications Requested:
<ol style="list-style-type: none"> 1. Rezoning of 901 N. Pitt Street from OC to CRMU-X; 2. Development Special Use Permit and Site Plan with modifications for multifamily dwellings in the CRMU-X zone; 3. Special Use Permit for an increase in FAR to 2.5 in the CRMU-X zone; 4. Special Use Permit for multifamily use in the CRMU-X zone; 5. Special Use Permit to utilize the 30 percent density bonus for the provision of affordable housing;

¹ The time of validity may be extended per City Council’s actions regarding the COVID-19 emergency. See Condition 2 in the Staff Recommendations section.

6. Special Use Permit to utilize the 30 percent density bonus for arts-related uses in Old Town North, including a bonus height (increase of 13 feet);
7. Special Use Permit for a parking reduction for restaurant use;
8. Special Use Permit for indoor and outdoor live entertainment
9. Special Use Permit for a Transportation Management Plan;
10. Modification to the crown coverage requirement; and
11. Modification to the zone transition setback requirement.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Robert M. Kerns, AICP, Chief of Development: robert.kerns@alexandriava.gov
Catherine Miliaras, AICP, Principal Planner: catherine.miliaras@alexandriava.gov
Michael Swidrak, AICP, Urban Planner III: michael.swidrak@alexandriava.gov
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PLANNING COMMISSION ACTION, APRIL 7, 2022:

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Rezoning #2022-00001. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10030 as amended, Indoor and Outdoor Entertainment SUP #2021-00003, Transportation Management Plan SUP #2022-00005, and for amendments to Condition 42 and Condition 70 as proposed by the applicant in a letter dated April 7, 2022. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis and with the applicant's recommended changes to the conditions as shown below:

Condition 42

42. The building shall use electricity except for limited accessory elements of the building such as retail use, food, use, food and beverage uses, emergency generators, and common areas systems amenities including indoor or outdoor community fire pits ~~and gas-fired rooftop dedicated outside air unit.~~ **and gas-fired rooftop dedicated outside air unit.** For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel.²

² Staff submitted a memo to Planning Commission on April 6, 2022 recommending that the language allowing a gas-fired rooftop dedicated outside air unit not be permitted to be consistent with other recent approvals and the City's goal to move toward full electrification. The applicant's memo proposed the condition allowing it to remain and was approved by the Planning Commission.

Condition 70

70. Transformers ~~should be located underground where feasible unless adequately~~ **shall be screened consistent with the preliminary plan** to the satisfaction of the Director of P&Z.

Discussion: Commissioner Manor inquired about the destination of the Old Town North Implementation Fund. Staff responded stating the fund goes to the acquisition and construction of the new linear park along the rail corridor. Manor made an additional comment asserting the arts use should raise parking demand based on intensity.

Commissioner Brown noted how the lot size is approximately 59,000 square feet which totals to an increase of 60% over the SUP density (2.5) for CRMU-X after the bonuses are applied. Each density bonus adds about an acre of area after applying exclusions, although variations in lot size result in 30% density bonuses being vastly different for each project case. Additionally, the proposed building only gains 13 of the permitted 50 feet with the use of bonus height. Brown followed up by asking if there have been any projects who utilized more than a small portion of bonus height. Staff responded confirming the density bonus is the driving factor and there is a tradeoff between height and open space.

Additionally, Commissioner Brown asked why atriums are included with FAR calculations for residential zones but not commercial or mixed-use zones. Staff confirmed the rationale behind this policy is that high-ceiling atriums are more common with commercial uses to make retail more successful and thus there is a balance between competing interests. Brown also discussed the applicant's cost of the arts anchor, inquiring if the tenant is expected to pay rent for the space. Staff responded citing the Old Town North Small Area Plan recommends the space to be rent-free to promote the viability of the arts district and that all projects approved thus far have included free rent.

Vice Chair McMahon asked about the rationale behind the mid-block crossing to Montgomery Park given that it does not lead directly to a path within the park. Staff responded the driving factor of the placement of the midblock crossing was for safety purposes keeping it out of proximity with the adjacent intersection and Montgomery and N. Royal streets and confirmed the OTNSAP recommends the mid-block crossing in this location.

Commissioner Lyle asked the applicant if technology is not yet at a place to allow for the rooftop outside air unit to be electric at this point in response to their letter arguing the proposed amendment to Condition 42. The applicant responded indicating the dedicated outside air unit (gas) will kick in when temperature is below 40 degrees (a cold weather supplement).

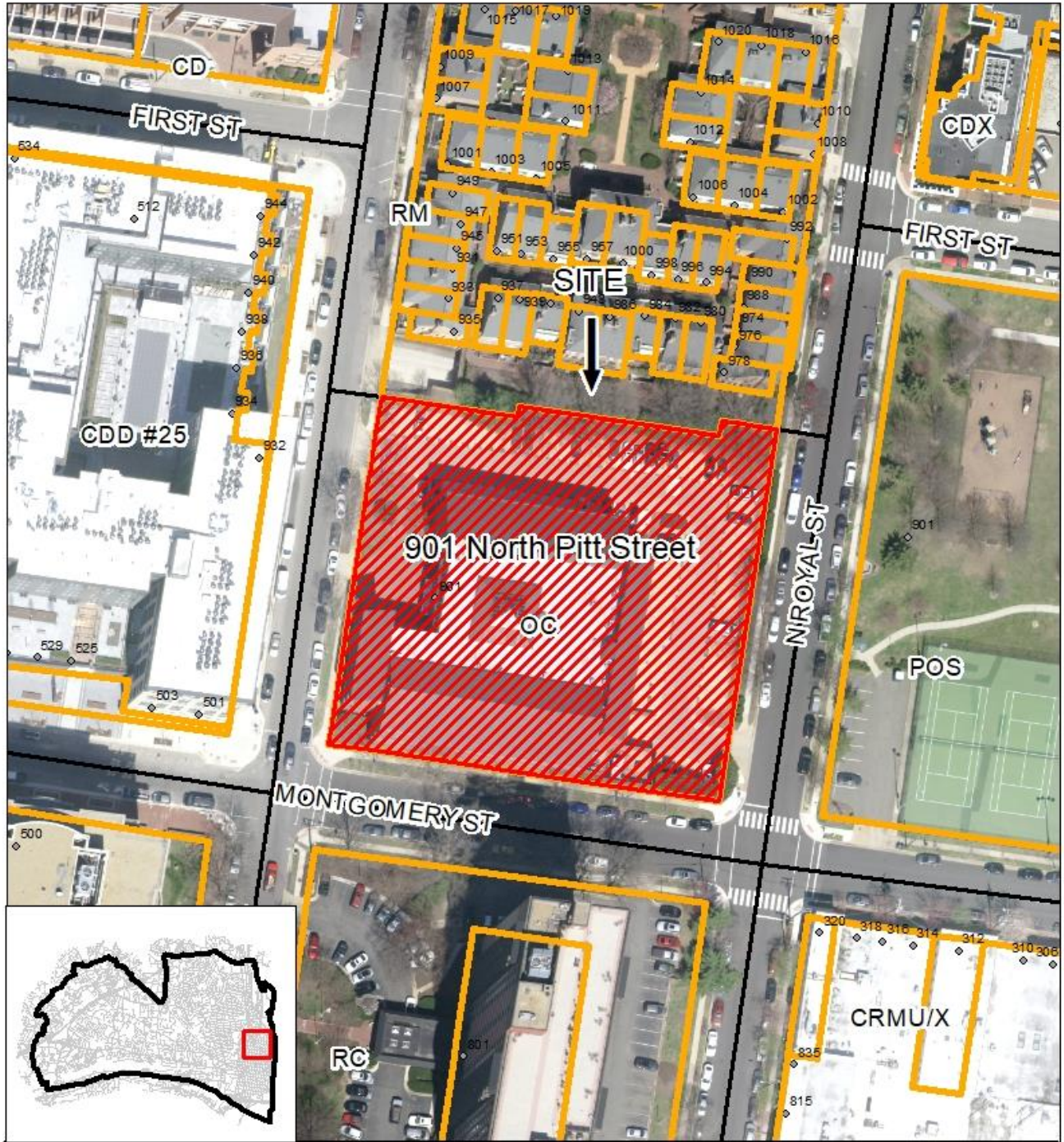
Commissioner Koenig stated the applicant brings exemplary projects forward and praised how effectively the OTNSAP has been implemented. After a previous discussion with the applicant, Koenig followed up speaking in support with how the building is all electric with the exception of

specific exceptions, including the rooftop air exchange, and mentioned the importance of incorporating renewable energy on development sites to be solar operational as opposed to solar ready. Furthermore, Koenig believes the City should identify targets for EUI and that development projects should provide annual GH gas emissions derived.

Macek mentioned Commissioner Brown's points about density bonus calculations were interesting and identified challenges with projects having a set-in-stone space for arts with variable density bonuses throughout projects. Macek closed the discussion after noting this topic is worth revisiting in the future when the zoning text related to the arts and cultural district is reviewed (once 100,000 square feet of arts and cultural anchors have been approved).

Speakers:

Ken Wire, attorney for the applicant, spoke in support of the project with members of the applicant team, Austin Flajser and Wish Carr also in attendance.



Rezoning #2022-00001
Development Special Use Permit #2021-10030
Indoor & Outdoor Live Entertainment Special Use Permit #2022-00003
Transportation Management Plan Special Use Permit #2022-00005
901 North Pitt Street



I. SUMMARY

A. Recommendation

Staff recommends approval of the request to construct a mixed-use development with 250 multifamily units, over 6,000 square feet for commercial/retail space, including a restaurant with outdoor dining on the ground floor, and a 6,445 square-foot arts and cultural anchor with a Development Special Use Permit (DSUP) and associated requests, and subject to compliance with Staff recommendations. The proposal provides a number of benefits for the City, including:

- High quality design and architecture that will enhance Old Town North;
- An arts and cultural anchor fronting N. Royal Street which will support the Old Town North Arts and Cultural District;
- Streetscape, pedestrian, and connectivity improvements, including the addition of a mid-block crossing at N. Royal Street connecting the site to Montgomery Park;
- 5,679 square feet of publicly accessible open space between N. Pitt and N. Royal streets;
- Green building and site design, including LEED Silver (or equivalent) and the achievement of performance points consistent with the 2019 Green Building Policy;
- The addition of green infrastructure, including areas of green roof and bioretention tree wells along N. Royal, Montgomery, and N. Pitt streets;
- On-site public art or a contribution at a maximum value of \$75,000;
- An approximately \$735,704 contribution to the Old Town North Implementation Fund;
- An affordable housing contribution (approximately \$666,669) with the addition of 16 affordable units achieved through the use of bonus density;
- A \$30,000 contribution to Capital Bikeshare; and
- A \$2,666 contribution to the Urban Forestry Fund.

B. General Project Description & Summary of Issues

The applicant, 901 N. Pitt Street, LLC, requests approval for an eight-story mixed-use building with 250 multifamily units with a restaurant and an arts and cultural anchor on the ground floor. The site is bounded by Montgomery Street to the south, N. Pitt Street to the west, N. Royal Street to the east, and the Watergate of Alexandria Condominium Complex to the north. The main portion of the building (eight stories) will front Montgomery, N. Pitt, and N. Royal streets with the primary residential entrance on Montgomery Street. Retail storefronts will be located at the corner of Montgomery and N. Pitt streets as well as Montgomery and N. Royal streets. The proposed arts and cultural anchor will front along Montgomery Street and likely be used as performance space. The four-story portion of the building on the north side, known as the “mews”, faces the Watergate Complex and is separated by a publicly accessible pathway that connects N. Pitt and N. Royal streets. The underground garage serving the residential units is accessed from N. Pitt Street, with one loading space adjacent to it.

The applicant requests the following approvals with this project:

- An amendment to the official zoning map to change the zone at 901 N. Royal Pitt from OC to CRMU-X;
- A Development Special Use Permit (DSUP) with Site Plan and including:
 - The construction of an eight-story mixed-use building, including requests for a Special Use Permit (SUP) to increase the floor area ratio to 2.5 in the CRMU-X zone, an SUP to utilize the height and density bonus for arts-related uses in Old Town North and the density bonus for affordable housing;
 - A Special Use Permit for the use of multi-family in the CRMU-X zone; and
 - A Special Use Permit for a parking reduction for the commercial/restaurant use (for the siting of any restaurants in the future)
 - A Site Plan Modification to the zone transition and crown coverage requirements.
- A Special Use Permit for indoor and outdoor live entertainment; and
- A Special Use Permit for a transportation management plan

Key issues that were considered in the staff analysis of this proposal and discussed in further detail in this report include:

- Site design;
- Building design;
- Mid-block open space connections;
- Parking Garage Access;
- Utilization of the 30-percent density bonus for the provision of affordable housing; and
- Utilization of the 30-percent density and height bonus for an arts and cultural anchor.

II. BACKGROUND

A. Site Context

The approximately 1.36-acre site is located in the central portion of the Old Town North neighborhood and is comprised of one parcel which is addressed as 901 N. Pitt Street with frontages on N. Royal, N. Pitt, and Montgomery streets.

The site consists of an approximately 22,760 square-foot multi-story brick office building and a surface parking lot with approximately 70 parking spaces and a below-grade parking garage entered from the southeast corner of the site.

The site is adjacent to a combination of mixed-use, residential, and city parkland. The Watergate Condominium Complex is located to the north while the Gables building is located to the west facing N. Pitt Street. Directly to the east along N. Royal Street is Montgomery Park.

The site topography is generally flat, though slopes upward slightly toward the northeast portion

of the site. The site is predominantly covered by concrete, with landscaping and trees spread across various areas, including along the northern property line.

B. Project Evolution/Procedural Background

The subject property is being developed by the Carr Companies who have worked to redevelop other sites within the Old Town North Small Area Plan (OTNSAP), such as the former Crowne Plaza, now the Venue, and 1201 N. Royal Street, now known as the Muse. The proposed redevelopment at 901 N. Pitt Street is utilizing a height and density bonus for an arts and cultural anchor as well as a density bonus for the provision of affordable housing, similar to the recently approved Tidelock project located nearby.

Similar to other recently approved projects, the applicant worked with City staff and the community on an “illustrative layout” of the site that was included with the adopted OTNSAP as shown below (Figure 1). The applicant proposed a layout with the initial Concept submission generally consistent with the illustrative layout in the OTNSAP; with the largest massing on Montgomery Street and the open space at the north end of the project site.



Figure 1: OTN SAP illustrative layout (p. 9)

Since a Concept I was submitted by the applicant in the spring of 2021, the site design and architecture have evolved based on input from the Urban Design Advisory Committee (UDAC), the community and staff. Changes have included architectural refinements such as modifications

to the building massing and architectural character as well as the design of a public pathway along the mews.

C. Detailed Project Description

The applicant is proposing to construct an eight-story, 250-unit multifamily building with ground-floor commercial, restaurant, and an arts and cultural anchor at 901 N. Pitt Street. The arts and cultural anchor will likely be a performance space with educational components.

The 236,793 SF building will front on Montgomery Street with a primary residential entrance in the middle of the block. There are three distinct building forms: the midrise massing comprised of red brick along N. Royal Street, and the tallest portion of the building with metal panel elements that wraps around N. Pitt Street with lighter-color brick expressions, and the townhouse-style mews.

The mid-rise red brick massing portion of the building occupies most of the site that fronts along both Montgomery and N. Royal streets. The proposed restaurant, retail, and arts anchor at the ground floor is primarily located within this building form comprised of large storefront windows, with large warehouse-style windows included on the residential floors.



Figure 2: Primary building facade along N. Royal Street



Figure 3: Rendering from Montgomery St. Frontage

The mews section is four stories and set back from the Watergate Condominium Complex by publicly accessible open space measuring approximately 40 feet. This building section consists of lighter-colored brick and projecting bays to reduce the overall scale of this section.



Figure 4: The mews and courtyard sections

The applicant is also providing a total of 18,593 square feet of public and private open space on the site. There will be a 5,679 at-grade public pedestrian walkway at the north side of the site granted by a public access easement. The pathway will be surrounded by enhanced plantings, landscaping, and include areas for seating. Private open space on the site includes a 7,460 square

feet of private at-grade amenity courtyard and 5,454 square feet of space on the rooftop at the 5th and 8th floors.

The proposed building has a floor area ratio (FAR) of 4.0 and utilizes 30-percent density bonuses for an arts and cultural anchor in Old Town North (per Section 6-900 of the Zoning Ordinance) and for the provision of affordable housing (per Section 7-700 of the Zoning Ordinance). Included with arts and cultural anchor bonus request is a request for an additional 13 feet in height (up to 90 feet). The bonus density and height requests are discussed further in the Special Use Permit Requests section of the Staff Analysis.

The proposed arts and cultural anchor will occupy approximately 6,445 square feet of ground floor space on the section fronting along N. Royal Street. The arts space will activate the streetscape along N. Royal Street, utilizing the open windows, adjacent public pathway on the north end of the site, the adjacent retail uses, and the midblock crossing. The proposed restaurant will occupy approximately 6,117 square feet among two corners of the building at Montgomery and N. Pitt streets as well as Montgomery and N. Royal streets. Covered outdoor dining will be included with the corner at Montgomery and N. Pitt streets.

A two-level underground parking garage accessible from N. Pitt Street accommodates 237 parking spaces for the multifamily units. Loading activities will be accommodated both on-street along N. Pitt Street and with one loading space in the building.

The applicant proposes streetscape improvements, including rebuilt and widened sidewalks with bioretention BMP (best management practice) tree wells adjacent to the site frontage on N. Royal, N. Pitt and Montgomery streets. Enhanced connections from the site to Montgomery Park will be constructed via a mid-block crossing.

III. ZONING

Table 1 – Zoning Tabulations

Property Address:	901 North Pitt Street	
Total Site Area:	59,331 SF (1.36 acres)	
Existing Zone:	OC (Office Commercial)	
Proposed Zone:	CRMU/X (Commercial Residential Mixed Use)	
Current Use:	Office building	
Proposed Use:	Multifamily residential, retail/restaurant, arts and cultural anchor	
	Permitted/Required	Proposed/Provided
FAR:	2.5 with SUP	4.0, including 0.75 density bonus for affordable housing and 0.75 density bonus for arts anchor

Height:	50-77 feet (per OTNSAP);	90 feet; including 13 feet for use of bonus height for arts use ³
Open Space:	14,833 SF (25%)	5,679 SF (at-grade; public access easement) 7,460 SF (at courtyard; private) 5,454 SF (amenity/terrace; private) Total: 18,593 SF (31%)
Crown Coverage:	14,833 SF (25%)	13,500 SF (22.8%) ⁴
Commercial/Restaurant Parking:	Commercial: 0 Restaurant: 8	0 spaces ⁵
Residential Parking:	204 spaces (minimum) 238 spaces (maximum)	238 spaces
Loading spaces:	1 space (for retail)	1 space

IV. STAFF ANALYSIS

A. Conformance with the Master Plan

This proposal is the fifth development in Old Town North to be reviewed by Planning Commission and City Council since the adoption of the new Old Town North Small Area Plan (OTNSAP). The new plan was adopted by City Council in September 2017 and envisions a “pedestrian-focused neighborhood” with a “diverse public realm network.”

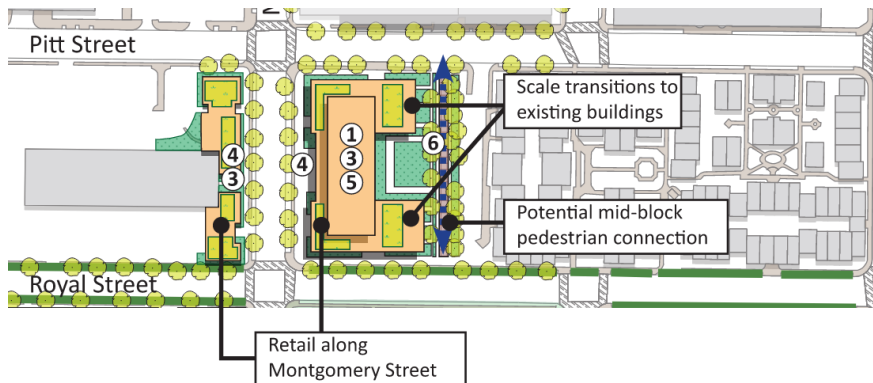


Figure 5: Project site depicted in the OTNSAP (p. 46)

Old Town North Small Area Plan Goals

- Elevate the importance of design excellence through design standards and guidelines;
 - Staff created a matrix checklist of the Old Town North Urban Design Standards and Guidelines for the applicant to complete and submit with the application. The project meets

³ The applicant is requesting a modification to the zone transition setback requirement pursuant to Section 7-902 of the Zoning Ordinance

⁴ The applicant is requesting a modification to reduce the crown coverage requirement as part of this DSUP submission.

⁵ The applicant is requesting a parking reduction for the restaurant.

most of the standards and guidelines as described throughout this report.

- Establish land uses and building heights compatible with the neighborhood;
 - The tallest portion of the building as well as the majority of the massing is located at the southern half of the site within close proximity to other high-density and mixed-use developments. The building portion at the north end of the site is comprised of entirely residential units with the lowest height consistent with surrounding townhomes.
- Encourage arts and cultural uses;
 - the applicant is providing an arts and cultural anchor consistent with the OTNSAP and the Old Town North Arts and Cultural District.
- Provide amenities and strategic zoning amendments to retain and attract commercial uses;
 - The project was identified in the OTNSAP as a potential redevelopment site with a proposed rezoning to CRMU-X and was included in the illustrative layout of the plan area.
- Enhance the design of the public realm in a way that prioritizes the pedestrian;
 - There will be a publicly accessible open space path incorporated at the north end of the site. The path will ultimately connect the site to Montgomery Park by way of a mid-block crossing on N. Royal St.
- Create a mix of uses with transit options offering a lifestyle that is independent of automobiles;
 - The project incorporates a multifamily use with an arts and cultural anchor, retail, and a restaurant on the ground floor. There are several DASH bus stops within close proximity of the site, and a Capital Bikeshare Station on the other side of N. Pitt Street.
- Provide a range of housing opportunities for a diverse population;
 - The project utilizes bonus density for affordable housing through the provision of Section 7-700 of the Zoning Ordinance which has achieved a total of 16 affordable units.
- Create a variety of passive and active open space;
 - In addition to the publicly accessible path at the north end at the site, there will be open space incorporated in several other location at the site including the at-grade courtyard and rooftop amenity space.
- Utilize sustainability measures based on the priorities of water quality, stormwater, green infrastructure, energy and green building;
 - The project is compliant with the City's 2019 Green Building Policy and will achieve LEED at a Silver level.

Staff supports the proposed project as it is consistent with the vision and goals identified throughout the OTNSAP and facilitates a redevelopment of an underutilized site that will bring vibrancy to the neighborhood.

B. Rezoning

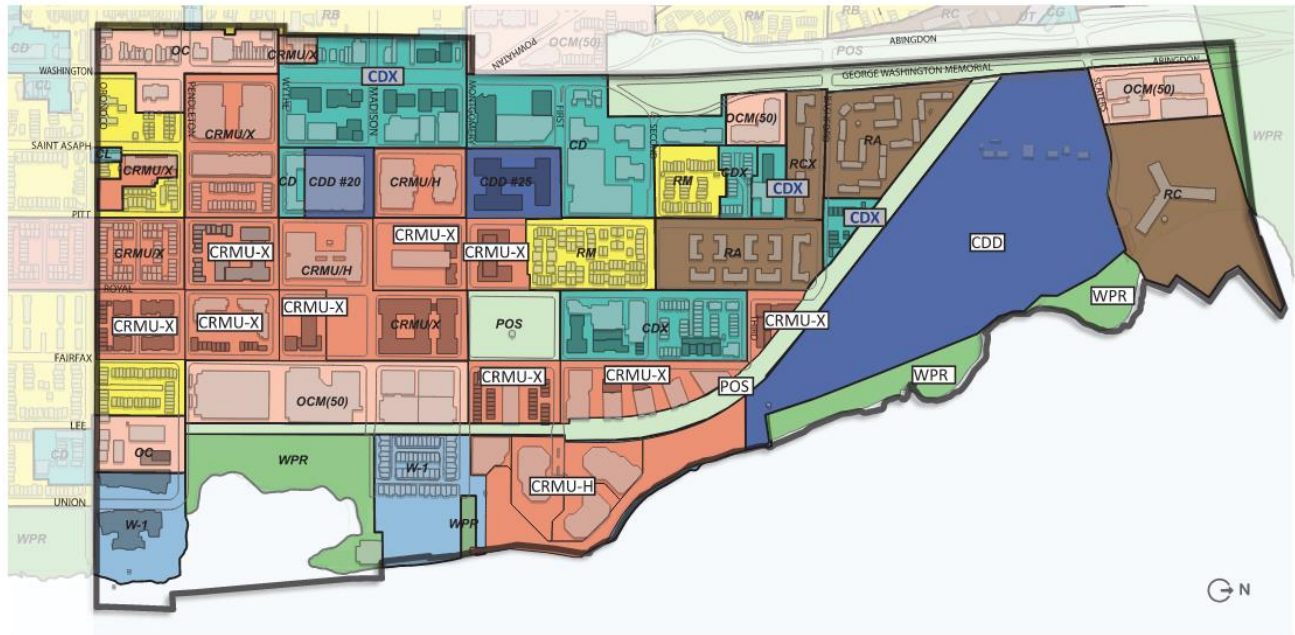
The applicant requests to rezone the project site from OC/Office Commercial to CRMU-X/Commercial Residential Mixed Use (Old Town North) which permits development with a range of commercial, residential, cultural, and institutional uses in this neighborhood. The CRMU-X zone allows the applicant increased flexibility with FAR (floor area ratio), allowing for residential and mixed-use developments with a maximum 2.5 FAR with an SUP.

The OTNSAP details recommended rezoning for anticipated redevelopment sites on the map labeled as Figure 2.12 – Recommended Zoning (Figure 6). The project site is listed as number 12

on this map as a future CRMU-X zoned site. Staff supports the proposed rezoning based on its inclusion in the Recommended Zoning map, which demonstrates its compatibility with the goals of the OTNSAP.

This map will not be updated on an ongoing basis. For current zoning, please refer to the citywide zoning map on the GIS standard maps page, alexandriava.gov/gis.

Figure 2.12: Recommended Zoning



LEGEND

- Townhouse Residential
RB, RM, RT
- Office Commercial
OC, OCH, OCM(50), OCM(100)
- Waterfront Mixed Use
W-1

Figure 6: Recommended Rezoning in OTNSAP

C. Site Design

Building Design

The Old Town North neighborhood contains a variety of uses and architectural styles, ranging from Colonial Revival era townhomes to 1970s era concrete and brick residential towers and 1980s era office buildings and existing mixed-use projects. The applicant and their design team took careful account of the adjacent properties in developing the proposed height, scale, and massing. The building frontages are carved and scaled to respect the various heights and uses that surround the block. This led to the tallest portions being located at N. Pitt and Montgomery streets and the lower-scale four-story section at the mews.

Staff was supportive of the vision of a simple, well-designed architectural style, but wanted to ensure that the building would not read as a single monolith. In design discussions, the goal became a building with three defined sections, connected through materials and massing. The materials palette is primarily brick and metal panel in shades ranging from white to tan to dark grey to dark

maroon. The entire building has a high proportion of glazing, and each section of the building uses varied window styles to further differentiate the sections from one another.

The main portion of the building is located along the N. Pitt and Montgomery Street frontages. One of the two ground-floor retail corners is located at this section and is highlighted with large windows, one of which includes a proposed restaurant with outdoor dining. This section also serves as the primary residential entrance to the site. The north side of this building section uses a lighter brick exterior color which integrates with the Mews section at the northside of the site. The fifth-floor terrace is also included on this section of the building. At the north corner of this building section are the dog-wash station, entry to the below-grade residential parking garage, and one added loading space for the retail use all adjacent to each other. A section of equal height forms the second residential area, holding the corner at Montgomery and North Royal streets. These two sections include the tallest portion of the site.

This building section also includes the proposed restaurant as well as the entire frontage of the arts and cultural anchor space. The restaurant space has a prominent outdoor dining patio under cover at the corner. The arts and cultural anchor space at the ground-level includes similar features as the retail and restaurant space with large windows. The residential portion of this section includes large warehouse windows and darker maroon brick along the exterior. The amenity space on the eighth floor is also included along this frontage. The eastern corner integrates this portion of the site with the Mews section.

This third primary building element, known as the mews, has been considerably refined, through discussions with staff and working closely with UDAC due to its proximity to the public pathway and the adjacent Watergate Condominium Complex. This portion of the site has been designed to incorporate townhouse-scale elements, such as with projecting bays and individual entries, as well as substantial landscaping along the walkway.

Streetscape Improvements

The proposed project will incorporate several improvements to the streetscape with this development. BMP planters are proposed along N. Pitt, Montgomery, and N. Royal streets along with various areas of sidewalk identified to be widened to support pedestrian use and safety. The most significant improvements take place on N. Royal Street, which projects the largest concentration of pedestrian use due to the location of the arts and cultural anchor as well as the proposed restaurant with outdoor dining along the street frontage. N. Royal Street also serves as the location of the midblock crossing connecting Montgomery Park to the site and incorporates sidewalks with a width of 9 feet.

Urban Design Standards & Guidelines

The OTNUDSG were utilized by staff and UDAC in the review of the development, and were influential in shaping building massing and materials, general site design and streetscapes for the proposal. The guidelines included in the OTNUDSG are “defined criteria” that should be incorporated into a development proposal to the “extent possible,” while standards “necessitate a higher level of review.” The proposal complies with the applicable standards in the OTNUDSG,

although the applicant did not comply with Standard 2 of Section 4.6 (Street Frontages – Montgomery and St. Asaph Streets Retail Corridor Standards) which states “sidewalks shall be City standard brick paving in running bond with header courses at the curb edge and around tree wells/landscape strips.” The existing to the west of the adjacent Gables development on the other side of N. Pitt Street is scored concrete, which is consistent with recent City projects and more accessible to users of all ages and mobility.

Overall, the project meets many of the design guidelines including those related to height variety, building massing, building materials, open space, and streetscape.

Urban Design Advisory Committee

The applicant presented the proposal to the Urban Design Advisory Committee for Old Town North (UDAC) three times: September 8, 2021; November 3, 2021; and January 12, 2022. UDAC has an advisory role in reviewing development applications, per Section 6-505 of the Zoning Ordinance and with the review criteria provided by the OTNUDSG.

Over the course of four meetings, the committee provided feedback and guidance to the applicant on the following:

- Architectural character;
- Design and amenities of the open spaces on site;
- Removal of street trees/crown coverage;
- Pedestrian circulation; and
- The below-grade residential parking garage access.

The proposal was endorsed by UDAC at the January 12, 2022 meeting by a vote of 5-0.

D. Conformance to City Policies

Affordable Housing Policy

Consistent with the Housing Master Plan’s recommendation to focus affordable housing in areas near jobs, amenities, and services and with the greatest potential for increased density and mixed-use development, the applicant has proposed using bonus density, Section 7-700 of the City Zoning Ordinance (it is noted that the applicant has also proposed using bonus density for the arts, Section 6-900; this is the second project in the City to pair the two bonus density tools). In exchange for the bonus density for affordable housing, the applicant will provide 16 on-site affordable rental units.

Below is the methodology used to calculate the required affordable floor area and resulting units:

- Permitted development under existing zoning: 74,164 square feet.
 - Permitted development under requested zoning: 148,328 square feet.
- Bonus density associated with Section 7-700: 44,233 square feet.
 - Bonus density associated with Section 6-900: 44,233 square feet.

- **Total proposed development:** 236,793 (+ 6,445 square feet for the arts use which is granted pursuant to Section 6-900 on top of the floor area);
- Affordable housing floor area generated by Section 7-700: $44,233 \times 1/3 = 14,744$ square feet;
- Total residential development: 230,676 square feet;
- Total number of residential units: 250;
- Average square feet per unit: $230,676 / 250 = 923$ square feet per unit (including prorated common area square footage).
- **Number of affordable units generated by Section. 7-700:** $14,744 / 923 = 15.98$.

There are a total of **16 proposed affordable units**.

The proposed rental unit mix is proportional to the overall current unit mix (Table 1). The applicant anticipates that some of the one-bedroom units will be designed as junior one-bedrooms at the time of final site plan; if that is the case, the affordable unit mix will be modified to ensure the unit mix remains proportional. The units will not be concentrated in the building.

Table 2

Unit Type	Units	Unit Mix as % of Total Units	Affordable Units	Affordable Unit Mix as % of Total Affordable Units
One-bedroom	154	61.6%	10	62.5%
One-bedroom + den	41	16.4%	3	18.75%
Two-bedroom	53	21.2%	3	18.75%
Two-bedroom + den	2	0.8%	0	0%
	250		16	

Rents (adjusted for utilities and parking fees) will be affordable to households with incomes at 60% of the area median income (equivalent to \$54,180-\$77,400 in 2021 for a household with one to four members, respectively), as well as to eligible households with Housing Choice (Section 8) vouchers as required by State law. Units with dens will be rented at the rents associated with the same unit type absent a den (e.g. a one-bedroom and den will rent at a one-bedroom rent). The units will remain affordable for a 40-year period. The residents of the set-aside units will have the same access to amenities as do market-rate residents in the project.

Consistent with the City’s Procedures Regarding Affordable Housing Contributions, the application is subject to the 2021 contribution rates. It is noted that a contribution is not applied to the bonus density associated with the arts, to the arts anchor, or to the bonus density associated with affordable housing. The applicant will provide a voluntary monetary contribution of \$666,669 to the Housing Trust Fund.

The applicant presented its Affordable Housing Plan (AHP) dated January 25, 2022 to the Alexandria Housing Affordability Advisory Committee (AHAAC) on February 3, 2022. The Committee voted unanimously to approve the AHP.

Subsequent to AHAAC’s review of the Affordable Housing Plan, the applicant expressed interest in including affordable for-sale housing conditions in the event the project converted to multifamily condominiums. The number of for-sale set-aside units would remain unchanged. Such units will be affordable to households with incomes generally between 70% and 100% of the area median income, AMI (Table 2). Households with incomes within this range, when provided down payment and closing cost assistance and pre-purchase training, are anticipated to have the financial means to both qualify for a mortgage and keep up with the costs associated with maintaining a home long-term (e.g. monthly condominium fees), yet still have difficulty accessing homeownership in the City due to the low stock of new construction homes available in their price range. City homeownership assistance (anticipated to be funded in part by the Housing Trust Fund contribution associated with the redevelopment) will be available to eligible households to help with down payment and closing costs. The units will remain affordable in perpetuity with equity sharing enforced through deeds of covenant restricting their resale.

Table 3

Affordable For-Sale Set-Aside Program Income Limits				
Percent of Area Median Income	Household Size			
	1 Person	2 People	3 People	4 People
70%	\$63,210	\$72,240	\$81,270	\$90,300
100%	\$90,300	\$103,200	\$116,100	\$129,000

Should some of the market-rate for-sale units be designed as junior one-bedroom or junior two-bedroom units at the time of final site plan, the affordable for-sale unit mix may be modified to ensure the unit mix remains substantially proportional and of substantially equivalent square footage while providing traditional unit types (e.g. units with full bedrooms and/or dens) that are more easily marketable to income eligible homebuyers. The units will not be concentrated in the building.

The starting point for the prices of the affordable for-sale units are the City’s standard prices, which include one parking space: \$225,000 for a one-bedroom and \$275,000 for a two-bedroom. (It is noted that the sale prices were updated in 2020 to align with increases in the area median income and recent interest rate trends.) Units with dens are priced \$25,000 above the standard price due to the added value created by the additional space. For the purposes of affordable set-aside units, dens are defined as being enclosed with a door, having a minimum of 70 square feet of floor area, being no less than seven feet in any horizontal dimension, and not housing any substantial mechanical equipment.

Historically, each affordable for-sale unit and its standard sales price has included one parking space. This practice has helped ensure that the cost of parking could be financed at the same terms as the unit, i.e., that it could be rolled into the purchase price of the affordable for-sale unit. This

practice, however, is not consistent with the City’s policy which requires the unbundling of housing from parking and instead ties parking ratios to the number of bedrooms in a project. (Housing, in collaboration with Transportation staff, is modifying its formal for-sale parking policy to add clarity and better align with the City’s overall parking policy; it is anticipated this policy will become effective in mid 2022.) With this application, the affordable for-sale units will be sold independent of parking spaces and will be subject to a \$30,000 price reduction as a result. At the time of initial sale, purchasers of the affordable units will have the opportunity to purchase one parking space per household for \$30,000 on a first come, first serve basis.

Table 4

Affordable For-Sale Units	Standard Price	Parking	Den	Total w/o parking	Total with parking
One-bedroom	\$225,000	-\$30,000	n/a	\$195,000	\$225,000
One-bedroom w/den	\$225,000	-\$30,000	+\$25,000	\$220,000	\$250,000
Two-bedroom	\$275,000	-\$30,000	n/a	\$245,000	\$275,000

Public Art Policy

The applicant will be making an in-lieu contribution which shall be \$0.30 per gross square foot, with a maximum contribution of \$75,000 pursuant to the City’s Public Art Policy ,adopted on December 13, 2014. The applicant can identify an artist and location to incorporate public art in lieu of the contribution during the final site plan process.

Green Building Policy

The City’s 2019 Green Building Policy established that newly constructed private buildings should achieve a minimum level of LEED Silver (or equivalent) and the required performance points. The applicant will achieve conformance with the Green Building Policy using LEED for New Construction v4 certification at the Silver level, in addition to meeting the City’s required performance points. The applicant has identified three potential green roof areas on the fifth-floor terrace. Additionally, Staff has added conditions to ensure the building is solar and electric vehicle ready (per Conditions 35-37 and 44).

E. Arts and Cultural Anchor

As part of the development proposal, the applicant has proposed an approximately 6,500 square-foot arts and cultural anchor to be located in the ground floor. The tenant must meet the definition of an arts and cultural anchor in Section 6-902 of the Zoning Ordinance. Staff has added conditions of approval that address compliance with sections 6-904(F) and (J) of the Zoning Ordinance. These provisions require that the arts anchor provide a public benefit that is commensurate with the density bonus and furthers the goals of the Arts and Cultural District, and that the arts anchor will host “regularly scheduled presentations, activities, classes, or performances that are open to the public for a significant number of days within the calendar year.” The applicant will be required to sign a Memorandum of Understanding (MOU) that will govern the terms of operation, tenancy

and the City and applicant's role in ensuring a successful arts anchor operation for the minimum required 30-year term. Staff has added an additional condition that requires a minimum average of 12 events in the performance space per month to ensure activation of the space. Staff supports the bonus density and height finding that the proposal will bring an established regional arts and cultural anchor to Alexandria. Additionally, the design of the space accommodates a range of arts uses that may have needs for both indoor classroom space and outdoor performance space in the outdoor dining area, should the arts and cultural anchor change in the future.

Although not yet officially announced, the applicant has indicated that City Dance is the most likely tenant for the arts and cultural space. The applicant shall have one finalized by the drafting of the MOU. In the event that the City or its designee form an arts management organization, staff has added a condition that allows the arts and cultural anchor to be selected through that entity.

F. Open Space

The proposed CRMU-X zone requires that 25 percent of the site area is provided as open and usable space at either the ground level or at areas above grade. The applicant has provided open space in excess of the 25 percent required with a mix of ground-level (both public and private) and above-grade open space. The applicant is dedicating 31.3 percent of the total site area to open space.

Public Open Space

The public open space is the 5,679 square foot at-grade pedestrian pathway and landscaped area that fronts along the mews at the northern portion of the site and connects to the midblock crossing to Montgomery Park. The OTNSAP also encourages the provision of public access easements in such identified spaces as part of the development review process to implement the goals and objectives of the OTNSAP. Further, the use of public access easements and a welcoming open space design ensures that these connections are provided and limits the privatization of the open space. Staff has conditioned that public access be provided to ensure the ability of the public to freely access the open space and connect to the future linear park and Montgomery Park. Furthermore, this block includes the subject property and Watergate and is equivalent in size to two city blocks. The pedestrian connection will significantly improve movement around this area for pedestrians.

The ground-level open space is located along the frontage of the mews, at the northernmost portion of the site. The open space is integrated with the mews residential units and also, provides a connection to the arts use portion of the site as well as Montgomery Park. This area of open space will include mostly groundcover, small plantings and ornamental trees, due to the extent of the underground garage below. As depicted in Figure 7 below, the public path includes several enhanced landscape plantings, tree pits, a seating area and garden ornaments surrounding the path to provide screening from adjacent properties. A decorative metal fence is proposed along the northern portion of the property line designed to match the existing fence at the Watergate Condominium Complex.



Figure 7: Open space diagram

Along the property line at the northeast corner of the project site there will be three proposed above-grade transformers located approximately 15 feet from the proposed midblock crossing and approximately 30 feet from the public access easement. In response to requests from Staff to relocate the transformers underground, the applicant has indicated it is not feasible due to site constraints related to grading. Confined within a separate easement, the applicant proposes to adequately screen it with building materials that complement and correspond with the palette of materials used for the main building and landscape architecture. Screen walls and doors will include artistic features and/or historic interpretation elements to enhance the walkthrough entrance facing Montgomery Park.

Private Open Space

In addition to the public ground-level open space, the applicant has proposed significant areas of both at and above-grade private open space. The building's amenity space courtyard provides approximately 7,500 square feet of private open space and includes areas for seating and several planted beds. The courtyard is in the center of the site and not visible from any public way. Additionally, the 5th floor open space will include planting beds, seating and a swimming pool. An additional 5,500 square feet of private open space is provided in the amenity space on the 5th and 8th floors.

Table 5 – Open Space Provided

LOCATION	AREA
Public	5,679 SF (10%)
Private	12,914 SF (24.8%)
Ground-level	7,460 SF
Above-grade	5,454 SF
Total	18,593 SF (31%)
Required per CRMU-X zone	14,833 SF (25%)

Historic Interpretation

The OTNSAP includes a requirement that all DSP or DSUP projects “incorporate a historic interpretation component as part of the review and approval process.” Per added conditions of approval, the applicant will submit information that indicates historical themes on the site, provides forms of interpretation to implement and the locations of the interpretive elements to be reviewed by staff during the Final Site Plan process.

G. Special Use Permit Requests

Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve Special Use Permits (SUPs), four of which are included with this application. The Zoning Ordinance requires that the approval of the SUPs associated with the development application:

1. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;
2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
3. Will substantially conform to the master plan of the city.

A summary of each SUP requested with this application along with a rationale for approval is provided below.

Density-Related SUPs: Increase of FAR to 2.5 in CRMU-X Zone and 30-Percent Density Bonuses for an Arts and Cultural Anchor in Old Town North and for the Provision of Affordable Housing

The applicant has requested three SUPs related to density increases – an increase to an FAR of 2.5 in the CRMU-X zone, a density bonus of 30 percent (and up to 25 feet in height) for the inclusion of an arts and cultural anchor in the proposed development and a density bonus of 30 percent (and up to 25 feet in height) for the provision of affordable housing. The proposal includes building heights up to 90 feet (or 13 additional feet above the CRMU-X zone/OTNSAP limit of 77 feet) and a 4.0 FAR.

SUP for Increase to FAR of 2.5 in CRMU-X Zone

The proposed rezoning from OCM(50) to CRMU-X allows the applicant to request additional floor area up to 2.5. The CRMU-X zone requires the applicant to request a “mixed use, residential or commercial” SUP which allows for a variety of uses and a maximum FAR of 2.5. This SUP for a mix of uses and increased density was anticipated with the site redevelopment, and the recommended rezoning to CRMU-X that was included in the OTNSAP. Staff supports the request for the increase of FAR and mix of uses in the CRMU-X zone based on the recommended rezoning of the site in the OTNSAP.

The request for the FAR increase SUP in the CRMU-X zone contains additional criteria in Section 5-409 of the Zoning Ordinance. Below is each criterion and staff response (*in italics*):

- (A) The number, viability and compatibility of the individual uses proposed and their physical and functional integration.

The proposal includes the residential units, a commercial space for a restaurant(s) and the arts and cultural anchor. They are designed to be physically integrated on site and are located and designed to foster an active mixed-use site and enhance the adjacent public realm.

- (B) The ability of the design to promote the integration of uses within the project and to promote compatibility of the project with the neighborhood.

The proposal provides two new active uses in Old Town North along the Arts Corridor – an arts and cultural anchor and restaurant/commercial space that will bring vitality during the day, in the evenings and on the weekends. The active uses are located in a portion of the site that is accessible and visible from the public right-of-way. The multifamily residential units on site will add pedestrian activity and visitors to the nonresidential uses.

- (C) The inclusion of site amenities, open space and features, supporting uses in a manner which encourages pedestrian use and promotes internal compatibility of uses.

The placement and amount of ground-level open space on site encourages pedestrian use of the site and provides an enhanced publicly accessible open space node in Old Town North adjacent to Montgomery Park.

- (D) The distribution of floor area ratio over the site so that the mass and scale of buildings do not overwhelm and are compatible with neighboring areas.

The northern portion of the site is the location of the mews, which provides lower density, height and scale in comparison to the rest of the site due to the proximity to the Watergate Condominium Complex. The lower height of the mews and the public pathway mitigate the impacts derived from the height and density of the rest of the site.

- (E) Compliance of the proposed development with the master plan.

The proposed rezoning to CRMU-X was recommended in the OTNSAP, and the proposed development implements the Master Plan.

Density Bonus of 30 Percent and Height Bonus up to 25’ for an Arts and Cultural Anchor in Old Town North (Section 6-900)

In addition to the SUP request for increased density in the CRMU-X zone, the applicant has requested a density bonus of up to 30 percent and bonus height of up to 25 feet for providing an arts and cultural anchor on-site. The proposed use must meet the definition of an arts and cultural anchor per Section 6-902 of the Zoning Ordinance and meet the criteria outlined in Section 6-904 of the Zoning Ordinance. It should be noted that the square footage of the arts and cultural anchor (6,445 square feet) is excluded from floor area calculations and is larger than the minimum required in the Zoning Ordinance (5000 square feet).

Based on the three criteria City Council considers in their approval of SUPs, staff supports the approval of this SUP after consideration of the impacts of the arts and cultural use and added density:

1. The proposed arts and anchor and added density will enhance the neighborhood with an active community anchor and improvements to the public realm that will accommodate the pedestrian and vehicular traffic generated from the site.
2. The site is able to accommodate the added density and arts anchor and the site layout is designed to activate the space through the redevelopment of an obsolete office building.
3. The utilization of this density bonus has been outlined in the OTNSAP and this development implements the Master Plan.

Density Bonus of 30 Percent for the provision of affordable housing (Section 7-700)

In addition to the SUP request for increased density in the CRMU-X zone, the applicant has requested to utilize a density bonus of up to 30 percent for the provision of affordable housing. As discussed in the Conformance to City Policies section above, the applicant is providing 16 affordable dwelling units. Utilization of Section 7- 700 to provide affordable housing units in exchange for increased density and height is consistent with the Housing Master Plan of the City.

Based on the three criteria City Council considers in their approval of SUPs, staff supports the approval of this SUP:

1. The site is able to accommodate the added density from the use of Section 7-700.
2. The special use permit request provides a defined public benefit to the City in the form of additional committed affordable housing units, and helps to provide a range of housing opportunities in the neighborhood.
3. Utilization of Section 7-700 to provide affordable housing units in exchange for increased density and height is consistent with the Housing Master Plan of the City in addition to the OTNSAP.

Multifamily dwellings in the CRMU-X zone

The applicant is requesting a special use permit for multifamily dwellings in the CRMU-X zone. As discussed above, the CRMU-X zone permits few uses by-right. The request for multifamily dwellings at this location is consistent with uses on nearby parcels and the mixed-use nature of Old Town North.

Based on the three criteria City Council considers in their approval of SUPs, staff supports the approval of this SUP:

1. The placement of multifamily dwellings on this site will not cause any health or safety issues.
2. The addition of multifamily dwellings on site will enhance the character of the mixed-use neighborhood.
3. Providing multifamily dwellings at this location is consistent with the OTNSAP.

Live entertainment use and outdoor recreation and entertainment use

The proposed use and operation of the arts and cultural anchor includes live entertainment in the performance space as well as the option for live outdoor entertainment in the outdoor dining area of the restaurant space. These special use requests are consistent with the nature of how arts and cultural anchors are intended to cooperate as active uses with public events. Staff has conditioned that the applicant provide a minimum of an average of 12 monthly performances and events in the performance space consistent with these SUP requests.

Based on the three criteria City Council considers in their approval of SUPs, staff supports the approval of this SUP:

1. The uses will be regulated by the conditions of approval and City Code to mitigate any neighborhood impacts.
2. The proposed uses will enhance the mixed-use character of the neighborhood and will be controlled by the conditions of approval and City Code.
3. The activation and arts and cultural nature of this use is consistent with the goals of the OTNSAP and the established Arts and Cultural District.

Parking reduction for the restaurant use

The applicant is requesting a special use permit for a parking reduction for the commercial use, which is likely a restaurant. Please see the parking breakdown by use and parking provided below.

Staff supports the commercial/restaurant parking reduction based on the small number of parking

spaces as part of the reduction, the availability of parking on-street, the nearby transit and bikeshare facilities, and the anticipated neighborhood-serving use of the restaurant.

Based on the three criteria City Council considers in their approval of SUPs, staff supports the approval of this SUP:

1. The parking reduction will not have any adverse health or safety effects on any user of the site.
2. The parking provided and multimodal character of the area will be sufficient to manage parking demand.
3. Providing a “right-sized” amount of parking in mixed-use, walkable areas is consistent with the goals of the Master Plan.

Transportation Management Plan (SUP#2021-00052)

According to Section 11-700 of the Zoning Ordinance, the applicant is required to participate in a tier two Transportation Management Plan (TMP) to encourage modes of transportation other than the single occupancy vehicle (SOV). To support the TMP, the applicant has agreed to the City’s standard TMP rates, (adjusted annually per the Consumer Price Index [CPI-U]) to be contributed to the City’s TMP fund.

The TMP will require a coordinator to implement and oversee the TMP program for the facility. The TMP requires annual reporting and surveys. Specific elements of plan implementation are included in the conditions and allow for flexibility based on the needs and interests of the employees and guests.

H. Site Plan Modifications

As part of this DSUP, the applicant is requesting site plan modifications related to crown coverage on site and in the adjacent right-of-way and a modification to the zone transition requirement. Pursuant to Section 11-416 of the Zoning Ordinance, the Planning Commission may approve these modifications if they determine that such modifications:

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

Modification to the crown coverage requirement

The applicant is requesting a modification to the 25-percent-minimum crown coverage requirement that is noted in the City’s 2019 *Landscape Guidelines*, and as required by Section 11-410(CC) of the Zoning Ordinance. The 25-percent crown coverage requirement for the site is 14,833 square feet, and the applicant is providing 13,500 square feet, or 22.8 percent of site area.

As commonly seen in the more urbanized portions of the City, the site is constrained in terms of accommodating the minimum required tree canopy coverage. The location of the existing underground parking garage underneath the site limits the planting of medium or large shade trees. The applicant has placed several medium and large shade trees throughout the site where feasible in both public and private open space areas. Street trees planted around the site are not included within the crown coverage calculations.

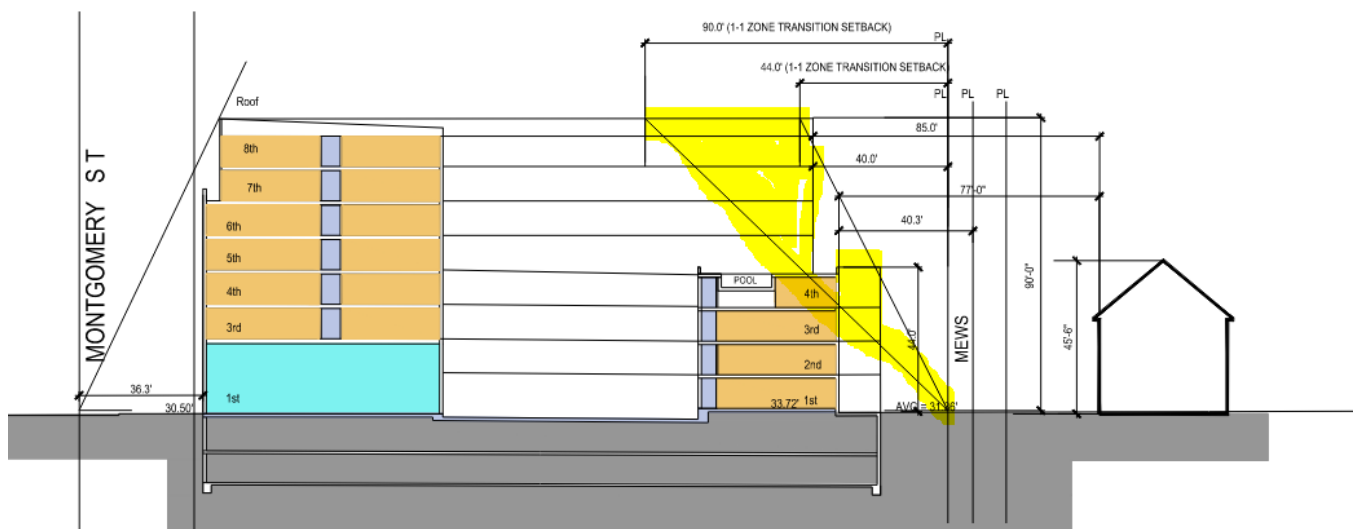
To mitigate the impacts of the reduced on-site crown coverage, the applicant will provide a contribution of approximately \$2,666 to the Urban Forestry Fund.

Based on the criteria listed above that Planning Commission uses to approve modifications, staff supports this modification for the following reasons:

1. The modifications are related to existing site and right-of-way issues and are necessary for site development.
2. The reduced amount of crown coverage will not have an adverse impact on neighboring properties, and the configuration of on-site crown coverage and adjacent street trees is consistent with the treatment of neighboring developments.

Modification to the zone transition setback requirement

The applicant is requesting a modification to the zone transition setback requirement as required by Section 7-902 of the Zoning Ordinance for the east and west building wings and a small part of the mews on the 4th story. There are portions of the 4th story of the mews as well as portions of the 5th floor upwards of the other wings that encroach within the required zone transition setback. The north property line jogs in multiple places and the setbacks range from 22.6 feet to 41.1 feet.



⌞ NORTH - SOUTH SECTION

Figure 8: Zone transition setback area highlighted

Based on the criteria listed above that Planning Commission uses to approve modifications, staff supports this modification for the following reasons:

1. The modification is triggered by the ground floor restaurant and arts use, both of which are community-serving uses and located on the south side of the building as far away from existing residential as possible. These uses are recommended as part of the SAP to activate the retail along Montgomery Street and the Arts District. If this project were entirely residential, the building massing would not need a modification.
2. The setback distance between the zone transitions does not cause any conflict between the residential and commercial/restaurant/arts uses.
3. The setbacks from the north property line range from 22.7, 40.6 and 41.1 feet. Plantings and enhanced landscaping in this area further provide a strong buffer between the existing residential properties and this project.

I. Pedestrian and Streetscape Improvements

Under the applicant's proposal, the public realm around the site will be greatly improved compared to the current circumstance of narrow concrete sidewalks that are interrupted by several curb cuts. Dynamic commercial storefronts will be created on the N. Royal, N. Pitt and Montgomery Street frontages. The most significant streetscape improvement includes the addition of a midblock pedestrian crossing on N. Royal Street. The midblock crossing is designed to provide pedestrian connection between the site from the public pathway to Montgomery Park. A bump out on N. Royal Street where the crossing begins was also added in order to reduce the travel distance for pedestrians to reach the other side of the street. The midblock crossing also includes the addition of white thermoplastic crosswalk markings.

Another significant streetscape improvement will be additional landscaping. Street trees will be planted in new City-standard tree wells along all three street frontages around the site, creating a future tree canopy that will shade the street and sidewalk. The applicant's proposal and staff's recommendations regarding pedestrian and streetscape improvements offer increased pedestrian safety and enhanced aesthetics compared to the existing conditions around the site today.

J. Transportation

Parking

The applicant will be providing 238 parking spaces in the below-grade garage for resident parking and an additional 8 parking spaces for the proposed ground-floor restaurant, adding to a total of 246 parking spaces. The underground garage is two levels and accessed from N. Pitt Street. The conditions of approval outline the agreed-upon implementation of electric vehicle (EV) charging in the underground garage, including 2-percent of spaces with Level 2 EV charging, and 75 percent of spaces with access to the necessary conduit for the future installation of chargers.

The arts and cultural anchor does not require a parking reduction based on its proposed size under 8,000 square feet.

Table 7

Parking Breakdown by Use			
	Parking Required	Parking Provided	Parking Reduction Needed
Multifamily	238 spaces	238 spaces	No
Commercial / Restaurant	8 spaces	0 spaces	Yes
Arts and Cultural Anchor	0 spaces ¹⁰	0 spaces	No
TOTAL	246 spaces	246 spaces	

Based on the table above, the applicant is asking for an eight-space reduction for the commercial/restaurant use.

Table 8

Residential Parking Requirement Breakdown			
Housing Type	Units or Bedrooms	Parking Rate	Parking Required
Market Rate Rental	283 bedrooms (234 units)	spaces/bedroom	226 spaces
Affordable Rental	16 units	0.64 spaces/unit	12 spaces
TOTAL	250 units		238 spaces

Traffic

The proposal triggered a traffic study based on the City’s guidelines for the trip generation for a proposed development. The project would generate 81 additional weekday AM peak hour trips and 102 additional weekday PM peak hour trips in comparison to the existing use. The proposed development would generate 57 additional weekday AM trips and 71 additional weekday PM trips assuming a 30% non-auto reduction. In total, the project generates 1,549 more (from 676 to 2,225) trips per day but anticipates alternative modes of transportation given the way the development supports pedestrian use as in within immediate access to three DASH bus lines and a Capital Bikeshare station.

Transit and Bicycle Facilities

This site is located within proximity to transit and bicycle facilities. Montgomery Street frontage

is served by a bus stop for the DASH 30 and 31 buses, which connect the Braddock Road Metrorail Station with OldTown and the West End of the City. The Braddock Road Metrorail Station is located 0.7 miles from the site. The nearest Capital Bikeshare station is located on the other side of N. Pitt Street at the Gables development.

K. School Impacts

Based on the 2019 Student Generation Rates jointly developed by ACPS and the City, the proposed development could potentially generate approximately 23 net new students distributed across all grade levels at full build-out. This project is located within the Jefferson-Houston Pre-K-8 IB School and Alexandria City High School attendance areas. Per ACPS’s 2019-20270 school enrollment data, these schools are over capacity; however, ACPS is currently planning for the modernization of the Minnie Howard Campus of the high school to accommodate capacity issues at that level. The City and ACPS staff continue to monitor and integrate projected student generation numbers in forthcoming school enrollment projections and ACPS will continue to coordinate with the City to review, plan, and allocate resources for necessary additional capacity to ensure all ACPS students are provided with safe and equitable learning environments.

V. COMMUNITY

The proposal was presented to the community and city at several meetings between mid-2021 and early-2022. The applicant introduced the proposal at a meeting with the Watergate Townhomes Board. In addition to the three UDAC meetings and AHAAC meeting, the applicant presented the project to NOTICe at one virtual meeting and City staff led a walking tour as part of a UDAC meeting.

Community members have voiced concerns at the community meetings, including the use of bonus density and height for an arts and cultural anchor, removal of crown coverage, and placement of the below-grade garage access.

Table 9 – Community and City Meetings

DATE	MEETING
Community & City Meetings	
May 6, 2021	Watergate Townhomes Board
August 10, 2021	Watergate Townhomes Board
September 8, 2021	Urban Design Advisory Committee for Old Town North (UDAC)
September 23, 2021	NOTICe walking tour of Old Town North
October 11, 2021	NOTICe (virtual)
October 20, 2021	Watergate Townhomes Board
October 27, 2021	Virtual Community Meeting
November 3, 2021	Urban Design Advisory Committee for Old Town North (UDAC)
January 11, 2022	Watergate Townhomes Board

January 12, 2022	Urban Design Advisory Committee for Old Town North (UDAC) (virtual)
February 3, 2022	Alexandria Housing Affordability Advisory Committee (AHAAC) (virtual)
March 22, 2022	Virtual Community Meeting

VI. CONCLUSION

Staff recommends approval of the development site plan, modifications, and all associated special use permits subject to compliance with all applicable codes and the following staff recommendations.

Staff: Karl Moritz, Director, Planning and Zoning
Robert M. Kerns, AICP, Chief, Development Division
Catherine Miliaras, AICP, Principal Planner, Development Division
Michael Swidrak, AICP, Urban Planner III, Development Division
Daniel Welles, Urban Planner II, Development Division

STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated January 5, 2022 and comply with the following conditions of approval.

I. SITE PLAN

2. Per § 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval (plus any extensions per the ordinance adopted by City Council on December 12, 2020 as Temporary Program for Business Relief and to Address Public Need Related to COVID-19) and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Submit the plats and associated deeds for all applicable easements with the first Final Site Plan. The applicant must obtain approval of both the plat(s) and the deed(s) prior to or concurrent with Final Site Plan release. (P&Z) (T&ES) (RP&CA) *
 - a. Provide public easements to the satisfaction of the Directors of P&Z and T&ES. Easements shall be:
 - i. Public access easements for the open space adjacent to the northern side of the proposed building.
 - ii. Sidewalk areas along N. Pitt, N. Royal, and Montgomery streets as shown on the preliminary site plan.
 - b. Sidewalk areas along N. Pitt, N. Royal, and Montgomery streets as shown on the preliminary site plan.
 - c. Emergency Vehicle Easement(s) (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane.
4. Make all fee simple conveyances to the City with Special Warranty Deed of Title (unless not available) or provide current ALTA survey and Title Report that includes the areas to be dedicated to City. Include the City as an authorized user of the ALTA survey for any purposes that the City deems necessary, including obtaining title insurance. Submit the ALTA survey and Title Report for review prior to approval of subdivision plat and deed by City. (T&ES) *
5. Record the plat and submit a copy of the recorded plat, dedications, and deeds with the first application for a building permit. (P&Z) (T&ES) **

6. Show site utilities compatibly with other site conditions on the site plan to the satisfaction of the Directors of P&Z and T&ES prior to Final Site Plan release, specifically:
 - a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
 - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Excluding above grade utilities from dedicated open space areas and tree wells.
 - d. Screening all utilities from the public right-of-way. (P&Z) (T&ES) *

7. Provide a lighting plan with the Final Site Plan, unless otherwise identified below, to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z and T&ES in consultation with the Chief of Police and Code administration shall include: (P&Z) (T&ES) (Code) *
 - a. The location of all existing and proposed streetlights and site lights, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
 - d. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - e. Full cut-off lighting as applicable to prevent light spill onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with light spill regulations.
 - f. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
 - g. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - h. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - i. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be

direct bury.

- j. Light-colored concrete (painted or dyed) for walls and ceilings in all garages to increase reflectivity and improve night lighting levels. **
 - k. A minimum of 5.0-foot candle-maintained lighting for underground/ structured parking garages. When unoccupied the lighting levels may be no less than 1.5-foot candles. **
 - l. Light fixtures for the open canopies and underground/structured parking garages shall be recessed into the ceiling for any areas visible from the public right-of-way. **
- 8. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan. The unit numbers shall comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and continue in this scheme for the remaining floors. Indicate the use of each unit (i.e., residential, retail, office). (GIS) *
 - 9. Provide a georeferenced CAD file in AutoCAD 2018.dwg format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. (P&Z) (DPI) (GIS) *
 - 10. Sheeting and shoring, support of excavation shall not extend beyond the property line, except when the applicant has obtained a written release or encroachment from adjacent property owners which has been reviewed prior to Final Site Plan release and recorded in the Land Records. (P&Z) (Code) *

A. BUILDING

- 11. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, and (7) fire protection system requirements. (P&Z) (Code) *
- 12. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated December 23, 2021 and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) *
 - a. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated December 23, 2021 and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) *
 - i. Window sizes and types.

- ii. Window mullion dimensions and projection in front of face of glass.
 - iii. Window frame, sash, and mullion materials.
 - iv. Any windows visible from a public park or right-of-way shown as simulated divided light type shall be either true divided light, or at a minimum shall include between the glass spacer bars aligned with exterior muntins; any such exterior muntins shall project not less than 3/8 inch beyond the face of glass and be reflected in the window samples provided. Grills located between the glass will not be supported.
- b. Where fiber cement façade panels are permitted, they shall not use a wrap-around trim for mounting to the substructure but may use either a batten system to conceal the joints or a rainscreen type installation. If exposed fasteners are proposed, they may be either concealed or if exposed, shall be finished to match the adjacent panels and their location integrated into the overall design.
 - c. The underside of all balconies shall be finished and present a visually cohesive appearance.
 - d. Where specified by the governing Small Area Plan and accompanying Design Guidelines, or by the governing CDD documents, the maximum percentage of fiber shall be interpreted as the percentage of solid façade that is fiber cement (excluding glazed portions of the elevation) and is consistent with the preliminary plan set. Typically, such restrictions shall apply to building facades that face any public right-of-way or public open space, along with any portions of open courtyards that are visible from same.
 - e. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression.
 - f. The recessed or projecting depth of brick rustication must be a minimum of 1/4 inches.
 - g. Where plane changes in facades are proposed, they shall generally not be less than two feet.
 - h. Where dissimilar materials meet, they must typically meet at an interior corner; where that is not possible, such transitions shall occur at a significant plane change or reveal.
13. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) *
- a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at 1/4" = 1'-0" scale, with shadows cast at 45 degrees from both left and above to show true

- depth of recesses and projections.
- b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.
 - c. When warranted by the three-dimensional complexity of the design, the applicant shall provide isometric vignettes of special conditions or building areas to the satisfaction of the Director of P&Z.
 - d. All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Code or an encroachment has been obtained.
14. Incorporate through-the-roof cooking ventilation exhaust and ensure all necessary cooking ventilation exhaust equipment including duct work is provided for the proposed retail/restaurant spaces. (P&Z) *
15. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the Preliminary Plan and as set forth in the associated Guidelines for Preparations of Mock-Up Panels Memo to Industry, effective May 16, 2013. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
- a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan and submit samples from the contractor prior to ordering building materials. *
 - 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) facade construction. **
 - e. The mock-up panel shall be located such that it shall remain on-site (or an alternative location accepted by the City) through the duration of construction until final inspection on the exterior envelope of the building subject to approval by the Director of P&Z. **
 - f. Materials may be modified or substituted only if in substantial conformance with the Preliminary Site Plan approval and to the satisfaction of the Director of P&Z.*** (P&Z) (Code)

B. OPEN SPACE/LANDSCAPING

16. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. *
 - a. Furnishings may include benches, bicycle racks, trash bins, recycling receptacles, and other associated features. City standard materials are mandatory in all public right-of-way. (P&Z) (T&ES)
17. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *
18. Post sign(s) stating that open space public access easements are open to the public, noting any operating hours or other restrictions including. Show the sign locations and design on the Final Site Plan and install one sign at each entrance prior to the issuance of the first Certificate of Occupancy. (P&Z) (RP&CA) *, ***

C. TREE PROTECTION AND PRESERVATION

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

D. ARCHAEOLOGY

20. The history of the Alexandria Canal is well documented, and a Documentary Study and an Archaeological Evaluation will not be necessary for this project. (Archaeology)
21. To mitigate any possible adverse impacts that the new construction may cause to buried portions of the Alexandria Canal, the applicant must hire an archaeological consultant to develop and implement an Archaeology Monitoring Plan. The Monitoring Plan must outline how the archaeological consultant will identify, record, and report any archaeological resources that are encountered during construction. The Monitoring Plan must be completed and approved by the City Archaeologist prior to release of the Final Site Plan, and before any 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) begin. (Archaeology)
22. 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)

23. 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)
24. The final Certificate 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)

E. PEDESTRIAN/STREETSCAPE

25. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) ***
 - a. Install ADA accessible pedestrian improvements serving the site including curb ramps and a crosswalk with pedestrian crossing signage at the proposed mid-block crossing on Royal Street as shown on the Preliminary plans.
 - b. Construct all concrete sidewalks to City standards in the Old Town North Design Standards and Guidelines.
 - i. The minimum unobstructed width of newly constructed concrete sidewalks shall be a minimum of six feet along public roads and 5 feet internal to the site.
 - c. Sidewalks shall be flush across all driveway crossings.
 - d. All newly constructed curb ramps shall be concrete with detectable warning and shall conform to current VDOT standards.
 - e. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street.
 - f. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development.
 - g. All crosswalks shall be high-visibility crosswalks may be required as directed by staff at Final Site Plan. Alternative crosswalk treatments must be approved by the Director of T&ES.
 - h. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.

F. PARKING

26. All residential parking shall be unbundled (i.e., the cost to purchase or rent a parking space is separate from the cost to purchase or rent the residential unit). (T&ES)
27. Provide wheel stops for all 90-degree and angled vehicle parking spaces adjacent to a sidewalk if the back of the sidewalk is less than 7 feet from the curb. (T&ES).
28. Provide a Parking Management Plan with the Final Site Plan submission that complies with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. To release the Final Site Plan, the Parking Management Plan shall be approved by the Departments of P&Z and T&ES. (P&Z) (T&ES) *
29. The City can request parking utilization and ownership information periodically, up to one time per year, for purposes of confirming provided parking is consistent with DSUP requirements, or for analysis to be used for City parking studies. (P&Z) (T&ES)
30. Parking spaces within the garage that are required to comply with zoning requirements may be made available for public/off-site if excess parking can be demonstrated to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (TE&S)
31. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes desired after the Signature Set approval. (P&Z) (T&ES) *
32. Provide bicycle parking per current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking, and details for allowable locations are available at: www.alexandriava.gov/bicycleparking.
33. Provide details on the locations and types of bicycle parking on the Final Site Plan. Install bicycle parking prior to the issuance of the first Certificate of Occupancy. (T&ES) *, ***
34. Provide signage, striping, or other means to prevent parking in emergency vehicle easement(s) prior to Final Site Plan release, to the satisfaction of the Director of T&ES. (T&ES) *
35. Provide Level 2 electric vehicle chargers for at least two percent of the required parking spaces, rounded up to the next whole number parking space. (T&ES)
36. At least 75 percent of the required parking spaces shall be electric vehicle charger ready by providing conduit with empty junction boxes within 25 feet of 75 percent parking spaces per these requirements:
 - a. Size and install the conduit correctly based on the number and location of future Level 2 chargers.

- b. Label parking space location junction box for the future electric vehicle charger.
 - c. Provide available physical space within the utility closet for future cabinetry required to add vehicle chargers to the electrical panel.
 - d. Additional conduit does not need to account for transformer sizing.
 - e. Parking space(s) can include the dimensions of the EV charger. (T&ES)
37. Update parking counts on the cover sheet to indicate the number of electric vehicle charger and electric vehicle charger ready parking spaces and show the location of these spaces prior to Final Site Plan release. (T&ES) *
38. Per the City's Policy for Residential Parking Permits for New Developments, the development shall be removed from the Residential Permit Parking District 9 boundary. (T&ES)

G. SUSTAINABILITY

39. The applicant may propose additional strategies to the sustainability conditions outlined below and these additional sustainability strategies may be incorporated administratively to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)
40. The project shall comply with the requirements of the current City of Alexandria Green Building Policy at the time of DSUP approval. Diligent pursuit and achievement of this certification shall be monitored through these requirements unless exempted by the certification rating systems and the Green Building Policy:
- a. Provide evidence of the project's registration with LEED, Green Globes, or Earthcraft (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist from the P&Z website showing how the project plans to achieve the certification and clearly indicate that requirements for the priority performance points are being met as defined by the City of Alexandria's Green Building Policy. *
 - b. Provide an updated copy of the draft certification scorecard/checklist prior building permit release for above-grade construction to show compliance with the Green Building Policy. **
 - c. Provide updated building energy performance analysis and building energy use intensity (EUI) (energy use per sq. ft.) prior to release of the building permits for above-grade construction. **
 - d. Provide a draft commissioning plan and verification, if required by the Green Building Rating System and the building code, from a certified third-party reviewer that includes items "i" through "v" below, prior to receiving building permits for above-grade construction. **

- i. A narrative describing the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
 - ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed.
 - iii. Functions to be tested including, but not limited to, calibrations and economizer controls.
 - iv. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
 - v. Measurable criteria for performance.
- e. Provide updated water efficiency documentation for the priority performance points as defined by the City of Alexandria's Green Building Policy prior to building permit release for above-grade construction. **
- f. Provide updated documentation for the indoor environmental quality priority performance points as defined by the City of Alexandria's Green Building Policy prior to the release of building permits for above-grade construction. **
- g. Provide evidence that design phase credits (for the certifying party) have been submitted by the first Certificate of Occupancy. ***
- h. Provide a commission report that has been verified by a certified, third-party reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests prior to issuance of the final Certificate of Occupancy. ***
- i. Provide evidence showing that the requirements for priority performance points for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria's Green Building Policy for Design Phase credits to the U.S. Green Building Council, Green Globes, or Earthcraft (or equivalent) prior to issuance of a Certificate of Occupancy. ***
- j. Provide documentation of applicable green building certification prior to approval of the performance bond clearly indicating that the priority performance points requirement for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality have been achieved as defined by the City of Alexandria's Green Building Policy. ****
- k. Failure to achieve the certification level, as required by the City of Alexandria's Green Building Policy, will be evaluated by City Staff to determine whether a good faith, reasonable, and documented effort was made to achieve the certification level to the satisfaction of the Director of P&Z.

41. Post information on the City of Alexandria's Reuse Directory in a public place near trash collection area for residents of multifamily buildings that exceed 100 units and send proof to T&ES staff prior to the issuance of the first Certificate of Occupancy. The directory is available at:
<https://www.alexandriava.gov/tes/solidwaste/info/default.aspx?id=19202#NewCityofAlexandriaReuseDirectory> (T&ES) ***
42. The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common areas systems amenities including indoor or outdoor community fire pits and gas-fired rooftop dedicated outside air unit. For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel to electricity in the future. (P&Z) (T&ES)
43. Future retail tenants shall operate their business consistent with the goals of LEED and pursue LEED for Retail or LEED for Commercial Interiors certification at a Silver level or equivalent. This requirement must be included in the lease for each tenant. (P&Z)
44. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Final Site Plan. (T&ES) *

II. TRANSPORTATION

A. STREETS/TRAFFIC

45. Repair any of the City's existing public infrastructure that is damaged during construction per the most recent version of the T&ES Design and Construction Standards, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) ****
46. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection Staff and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) *
47. Slopes on parking ramps to garage entrances and exits shall not exceed 15 percent. For slopes 10 percent and greater, provide trench drains connected to a storm sewer to eliminate or diminish the possibility of ice forming. The slope on a ramp with parking or used for egress shall not exceed 6.5 percent. For non-parking ramps with slopes of 10 percent and greater, a minimum of 10 feet in length transition slopes at the top and bottom of the ramp shall be required, and the transition slope shall be half the difference in slope between two adjacent sections. Final design shall be to the satisfaction of the Director of T&ES prior to Final Site Plan release. (T&ES) *
48. Any wall mounted obstructions at the wall end of a parking space shall be limited to no more than 24 inches extended from the wall and at least 48 inches from the garage floor. Areas with obstructions that exceed this requirement will not count as parking spaces. (T&ES) ****
49. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or

extending to the centerline of the street prior to Performance Bond release. (T&ES) ****

50. Provide a complete Multimodal Transportation Impact Study with the submission of the Final Site Plan if a high-turnover restaurant is proposed that includes the proposed land use in the Preliminary Site Plan. The Multimodal Transportation shall be in accordance to the approved Scoping Intake Form and to the satisfaction of the Director of T&ES prior to Final Site Plan release. (T&ES) *
51. If disturbed, replace shared lane markings on the Royal Street frontage per the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan, and applicable Small Area Plans and Design Guidelines. (T&ES)
 - a. Install sharrows consistent with AASHTO guidelines.
52. Provide a maintenance agreement for the non-standard emergency vehicle easement/landing within the right-of-way prior to Final Site Plan release, with the abutting property owner(s) responsible for maintaining the landing to the satisfaction of the Director of T&ES. (T&ES) *
53. Provide manufacturer's data sheets and specifications with engineering details describing the materials, installation method, loading capabilities (minimum 80,000 lbs.), and maintenance requirements for the non-standard emergency vehicle easement within the right-of-way, including confirmation that the landing will not compromise any existing underground utilities, to the satisfaction of the Director of T&ES prior to Final Site Plan release. Show any non-standard materials in site plan and landscape sheets. (T&ES) *
54. Street names and addresses must be obtained for mail delivery (addressed per the front door) and for emergency services (addressed per street access) prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

B. TRANSPORTATION MANAGEMENT PLAN

55. According to Article XI, § 11-700 of the City's Zoning Ordinance, a Transportation Management Plan (TMP) is required to implement strategies to encourage residents and employees to take public transportation, walk, bike, or share a ride instead of driving alone. Below are the basic conditions from which other details originate. (T&ES)
56. Designate a TMP Coordinator for the entire project prior to issuance of the first Certificate of Occupancy. Provide the name, location, email, and telephone number of the coordinator to the City's Transportation Demand Management Coordinator, updating this information as needed. This person will be responsible for assisting the City in implementing and facilitating the TMP on site. The coordinator must provide City staff access to the property and tenants/residents to implement TDM measures such as surveys, mailings, and hosting events to inform residents and tenants about benefits and alternatives to driving alone. (T&ES) ****
57. Contribute a TMP payment twice per year to the Citywide TDM Fund. TMP funds shall be deposited to the Citywide TDM Fund no later than January 15 and July 15. The annual base

assessment rate for this development shall be determined as set forth in § 11-708 (TMP Assessments Schedule and Adjustments) of the Zoning Ordinance. The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the issuance of the project's first Certificate of Occupancy permit is the applicable rate when TMP reporting begins. (T&ES)

58. As set forth in § 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the property may be subject to increased review and reporting requirements and may be subject to a staff recommendation for action by the City Council to revoke the TMP SUP pursuant to § 11-205 of the Zoning Ordinance. (T&ES)
59. Inform tenants/owners of the transportation management plan special use permit and conditions therein as part of leasing and purchasing agreements with language subject to review and approval by the City's Transportation Demand Management Program. (T&ES)

C. BUS STOPS AND BUS SHELTERS

60. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) *
61. Show all proposed bus stops, shelters, or benches on the Final Site Plan. Provide a bus shelter at the stop on Montgomery Street and a bench at the stop on N. Pitt Street. All facilities shall be ADA compliant, and all bus shelters shall include a bench, illumination, the ability to accommodate future real time bus information LED screens, and electric connections to the satisfaction of the Director of T&ES. The final bus shelter and bus stop bench design shall meet City standards and the approval of the Director of T&ES. Design and specifications for the City standard bus shelter are at: www.alexandriava.gov/6548. Bus shelters require a building permit. (T&ES) (Code) *
62. Bus stops on N. Pitt Street shall meet the following ADA requirements and City Standards:
 - a. Install an unobstructed 10-foot wide, parallel to the roadway, by 8-foot wide, perpendicular to the curb, illuminated bus stop passenger loading pad on N. Pitt Street. The unobstructed loading area should be at the front of the boarding zone and accessible from a transit shelter (if present or if installed) and adjacent sidewalk. The loading pad's cross slope shall be less than two percent and it should be made of concrete or other sturdy, non-slippery materials approved by the Directors of T&ES and DASH. The existing width of the sidewalk may be counted towards the eight-foot-wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible.

- b. A bulb out for a bus stop shall be at least 35 feet in length parallel to the curb (excluding the taper) and at minimum extend 7 feet into the roadway if installed on the near side of an intersection with on-street parking. If installed on the far side of an intersection, a bulb out for a transit stop shall be at least 45 feet in length parallel to the curb (excluding the taper area) and at minimum extend 7 feet (including gutter pan) into the roadway. (T&ES)
 - c. Submit the bus stop locations and designs for review and approval prior to Final Site Plan release. (T&ES) *
 - d. Install the bus stops prior to the issuance of the final Certificate of Occupancy. (T&ES) ***
63. Plant and maintain street trees in proximity to bus stop approaches or directly adjacent to travel lanes pursuant to the Landscape Guidelines and to avoid conflict with vehicles, specifically:
- a. Ensure any trees planted in immediate proximity of bus stops or bus travel lanes have a clearance of at least 15-ft. to the canopy and will not grow branches that protrude into bus stop area or bus travel lane.
 - b. Exclude trees from a 40-foot zone, which represents the length of the bus as it is serving the stop.
 - c. Locate trees within both the 10-foot departure zone and the 20-foot approach zone (on either side of the 40-foot zone) to minimize conflict with vehicles and to allow direct line of sight for approaching buses. (P&Z) (T&ES) *

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

- 64. Pay the sewer connection fee prior to Final Site Plan release. (T&ES) *
- 65. Comply with the Combined Sewer System Management Policy set forth in the Memo to Industry 07-14, City of Alexandria's Water Quality Volume Default, and state stormwater quality and quantity requirements. The applicant is proposing to discharge the sanitary flow from the site to the separated sanitary sewer system. With respect to the stormwater requirement, the applicant is proposing to have stormwater runoff from 0.93-acre of the site discharged into the separated storm sewer system and have stormwater runoff from 0.09-acre of the remaining site retained by permeable pavers. The design will retain at minimum 50 percent of stormwater runoff (Option B) generated from the project site (1.97 acres) and hence no contribution fee is required as part of the preliminary site plan review. If the Option B requirement cannot be met during the final design or construction, the development shall be subject to contribution fees as outlined in Option C of Memo to Industry 07-14 and the stormwater contribution fee will be prorated based on the amount of green infrastructure provided under Option B. (T&ES)

66. Provide an oil & grease separator connected to the sanitary sewer for the commercial kitchen. Submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to Final Site Plan release. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *
67. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)

B. UTILITIES

68. If a franchise agreement has not been entered into with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
69. Do not locate transformer and switch gears in the public right-of-way. (T&ES)
70. **CONDITION AMENDED BY PLANNING COMMISSION:** Transformers ~~should be located underground where feasible unless adequately~~ **shall be screened consistent with the preliminary plan** to the satisfaction of the Director of P&Z.
71. All new fire hydrants on public streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative. Hydrants must be installed and functional prior to issuance of the Certificate of Occupancy. (T&ES) ***

C. INFORMATION TECHNOLOGY

72. To the satisfaction of the Director of Planning & Zoning, construct a conduit grid per the specifications listed below that minimizes the need for post-development excavation and/or right-of-way impacts when installing fiber/cables for high-speed internet access. (ITS) (P&Z)
73. Construct all conduits using schedule 80 PVC or HDPE and install them to a depth of 3-feet. Install a pull line and tracer within each conduit. (ITS)
 - a. Provide a minimum of two diverse entrance conduits for each building (East/West or North/South) with a minimum of two, 4-inch conduits for each entrance drop if feasible without conflict with existing utilities. A pull line and tracer cable shall be installed with each conduit. The Applicant not required to relocate existing utilities or be required to trench below existing utilities to meet this requirement. Terminate each conduit drop to a 36-inch by 48-inch installed hand hole with a tier 22 or higher lid labeled "COA" within the public right-of-way or at a nearby accessible location. Include two, four-inch open access conduit risers for each floor. The conduits inside the building shall terminate at the building main telco room. (ITS)
 - b. Enable telecommunications providers to install cables in the conduit. Designating exclusive access to a single provider is not allowed.

- c. Provide a fiber optic installation plan that provides the required specifications prior to the Final Site Plan release. (ITS) *
 - d. Submit a digital as built in CAD or GIS that details the fiber conduit installation prior to the issuance of the Certificate of Occupancy. (ITS) ***
74. All conduit on private property will be owned and maintained by the property owner. Unless otherwise specified, conduit on public right-of-way will be owned and maintained by the City. (ITS) (T&ES)

D. SOLID WASTE

75. Provide \$1,449 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install two Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. To the extent that the receptacles cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) *
76. Provide \$1,685 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install two Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. To the extent that the receptacle cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) *

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

77. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) *
78. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method

(VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group “D” in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *

79. Design all stormwater Best Management Practices (BMPs) to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *
80. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *
81. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by The City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) *****
82. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) *****
83. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the submission of As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) *****
84. All BMPs must be accessible for regular maintenance and inspections. The final building design must include access points and maintenance accessibility for the green roof and any other BMPs. Green roof access can be achieved either by a door on the same level as the green roof, an interior elevator, interior stairway with door through a penthouse, or by an alternating tread device with a roof hatch or trap door not less than 16 square feet in area and with a minimum dimension of 24 inches. (T&ES)
85. Groundwater from sump pumps may not be discharged into any stormwater BMPs or detention facilities. Bypass pipes and/or structures must be installed to bypass groundwater around all stormwater facilities. If, during construction, iron laden bacteria causes a discharge of discolored groundwater from the sump pump, a filtration system must be installed. (T&ES)

86. Submit two originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the Final Site Plan #2. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *
87. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs), including permeable pavement installed in the City Rights of Way until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/or owner, the applicant shall:
 - a. Execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA, master association, and/or owner.
 - b. Include a copy of the contract in the BMP Operation and Maintenance Manual.
 - c. Submit a copy of the maintenance contract to T&ES prior to Performance Bond release. (T&ES) ****
88. Provide an Owner's Operation and Maintenance Manual for all BMPs to the owner. The manual shall include at a minimum:
 - a. An explanation of the functions and operations of the BMP(s).
 - b. Drawings and diagrams of the BMP(s) and any supporting utilities.
 - c. Catalog cuts on maintenance requirements including mechanical or electrical equipment.
 - d. Manufacturer contact names and phone numbers.
 - e. A copy of the executed maintenance service contract.
 - f. A copy of the maintenance agreement with the City. (T&ES)
89. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) ****
90. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations prior Performance Bond release to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, provide a description of the maintenance measures performed. (T&ES) ****

B. WATERSHED, WETLANDS, & RPAs

91. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)
92. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)
93. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site):
 - a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers.
 - b. Highly erodible and highly permeable soils.
 - c. Steep slopes greater than 15 percent in grade.
 - d. Known areas of contamination; springs, seeps, or related features.
 - e. A listing of all wetlands permits required by law. (T&ES)

C. CONTAMINATED LAND

94. Indicate on the plan whether any soil and groundwater contamination are present Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *
95. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: *
 - a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. A Risk Assessment indicating any risks associated with the contamination.
 - c. A Remediation Plan detailing any contaminated soils and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate

acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.

- e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal). (T&ES)
- 96. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “e” above are submitted and approved at the discretion of the Director of T&ES. This shall be included as a note on the Final Site Plan. (T&ES) (Code) *
- 97. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES) (Code)

D. SOILS

- 98. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site plan release. (T&ES) *

E. NOISE

- 99. Submit a noise study identifying the noise levels that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development prior to the Final Site Plan release. (T&ES) *
- 100. If the noise study identified noise impacted areas, conduct a building shell analysis identifying ways to minimize noise and vibration exposure to future residents. Submit the building shell analysis and the noise commitment letter for review and approval prior to Final Site Plan release. (P&Z) (T&ES) *
- 101. If necessary, to comply with the City noise ordinance, equip all roof top HVAC and other mechanical equipment with noise reducing devices (e.g., silencers, acoustic plenums, louvers, or enclosures). Show the noise reducing specifications and locations prior to Final Site Plan release and install them prior to the issuance of the Certificate of Occupancy. (T&ES) (Code) *, ***

102. The restaurant shall comply with the City noise ordinance.
103. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 PM and 7 AM. (T&ES)
104. No vehicles, including construction vehicles, associated with this project shall be permitted to idle for more than 10 minutes when parked, including vehicles in the loading dock. Post at least two no idling for greater than 10 minutes signs in the loading dock area in plain view prior to the issuance of the Certificate of Occupancy. (T&ES) ***

F. AIR POLLUTION

105. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
106. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)
107. Provide an electrical plug and related equipment within loading docks that will have refrigerator vehicle deliveries to limit emissions and noise from idling. Show the plug location prior to Final Site Plan release and install prior to the issuance of the Certificate of Occupancy. (T&ES) *, ***

V. CONSTRUCTION MANAGEMENT

108. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval, and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Zoning Ordinance Article XIII (Environmental Management) for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan must be complied with prior to the partial Final Site Plan release. (T&ES) *
109. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements:
 - a. No streetlights shall be removed without authorization from the City of Alexandria.
 - b. If streetlights are to be removed from the public right-of-way, then temporary lights shall be provided until the installation and commissioning of new lights. *
 - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed. *
 - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction. *

- e. Include an overall proposed schedule for construction. *
 - f. Include a plan for temporary pedestrian circulation. *
 - g. Include the location and size of proposed construction trailers, if any. *
 - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials. *
 - i. Post copies of the plan in the construction trailer and give to each subcontractor before they start work. (P&Z) (T&ES) (Code) ***
110. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall:
- a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit. *
 - b. Post information on transit schedules and routes. *
 - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement.
 - d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) *
111. Include a chapter on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
112. Include a chapter on maintaining bicycle access within the Construction Management Plan. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **

113. Include a chapter on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all wastes offsite per all applicable federal, state, and local laws. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)
114. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) **
115. Transit stops adjacent to the site shall remain open, if feasible, for the duration of construction. If construction requires closing a stop on Montgomery Street or N. Pitt Street a temporary ADA accessible transit stop shall be determined and installed. Coordinate with the T&ES Transportation Planning Division at (703) 746-4088 as well as with the transit agency which provides service to the bus stop. Install signs noting the bus stop closure and location of the temporary bus stop prior to taking bus stops out of service. (T&ES)
116. Obtain additional City approvals for any structural elements that extend into the public right-of-way, including but not limited to footings, foundations, and tiebacks, from the Director of T&ES as a part of the Sheeting and Shoring permit. (T&ES) **
117. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. (T&ES) *
118. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) **
119. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z) (Code)
120. Identify a community liaison throughout the duration of construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes. (P&Z)

(T&ES) *, ***

121. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***
122. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches proposed finished grade. Ensure the wall check shows:
 - a. Key dimensions of the building as shown on the approved Final Site Plan.
 - b. Key dimensions from future face of finished wall above to the property line and any adjacent structures on the property.
 - c. Extent of any below-grade structures.
 - d. Foundation wall in place.
 - e. Future face of finished wall above. (P&Z) **
123. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the T&ES Site Plan Coordinator prior to applying for a Certificate of Occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***
124. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the T&ES Site Plan Coordinator prior to applying for a Certificate of Occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***
125. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) ****

VI. CONTRIBUTIONS

126. Pursuant to the Old Town North Small Area Plan Implementation Developer Contributions Policy, a contribution is required to the Old Town North Implementation Fund. Based on the formula adopted by City Council in 2018, the contribution amount is as follows:
- a. \$9.92 (2022\$) per net new square foot of development, excluding square footage achieved through the application of Section 7-700 and Section 6-900 of the Zoning Ordinance.
 - b. Contribution rates are subject to an annual escalation clause equivalent to the CPIU for the Washington Metro area. Contribution rates will be recalculated January of each year. The final contribution amount shall be calculated and verified by the Neighborhood Planning and Community Development Division of the Department of Planning and Zoning at the time of Certificate of Occupancy. All contributions shall be made via wire transfer to the City of Alexandria. Instructions will be provided by Planning and Zoning staff prior to the time of deposit. Wire transfer documentation must include the source name, receiving department name (Planning & Zoning), applicable fund reference code and the condition number being fulfilled. Payments shall be made prior to the release of the first certificate of occupancy.
127. Contribute \$30,000 to the City prior to Final Site Plan release for Capital Bikeshare bicycles or system operations and maintenance of nearby stations. (T&ES) *
128. Contribute \$666,669 to the City's Housing Trust Fund. All housing contributions shall be made via wire transfer to the City of Alexandria. Instructions will be provided by Housing staff prior to the time of deposit. Wire transfer documentation must include the source name, project name, receiving department name (Office of Housing), and case number. (Housing) ***
129. If a modification to meeting the 25-percent minimum crown coverage requirement of the Zoning Ordinance in the Landscape Guidelines is approved, the applicant shall provide a monetary contribution, in the amounts specified within the Landscape Guidelines (\$2,666), to the City of Alexandria's Urban Forestry Fund. Provide the contribution prior to issuance of the first Certificate of Occupancy. Payment shall be payable to the City of Alexandria, with a transmittal letter addressed to RP&CA citing the project name and case number, contribution amount, and the condition being fulfilled. (P&Z) (RP&CA) ***

VII. HOUSING

130. Provide ten (10) one-bedroom, three (3) one-bedroom and den, and three (3) two-bedroom affordable set-aside rental units, or a proportional mix of units to be determined at the time of Final Site Plan to the satisfaction of the Director of Housing. (Housing)
131. Rents for set-aside units shall not exceed the maximum amounts allowed under the Federal Low Income Housing Tax Credit (LIHTC) program for households with incomes at 60 percent of the Washington D.C. Metropolitan Area Median Family Income (including utility allowances and any parking charges) for a 40-year period from the date of initial occupancy of each affordable

unit. Recertify the incomes of resident households annually.

132. If at the time of lease up or lease renewal, the differential between the market rent and set-aside rent (as adjusted for utility allowances) for a comparable unit is less than 15 percent of the market rent, then the set-aside rent shall be reduced to maintain a differential of 15 percent for the term of the new lease or lease renewal.
133. Total non-refundable fees, excluding application and pet fees, shall not exceed 15 percent of gross affordable rent.
134. Residents of the set-aside units may be charged a monthly parking fee of up to \$50 (in 2022 dollars) or the standard fee whichever is lower for their first parking space. Any additional parking spaces shall be subject to standard fees.
135. Once an income-eligible household moves into a set-aside unit, that unit shall count as an affordable unit until the household's income increases to more than 140 percent of the then-current income limit. Provide one additional one-year lease term at the affordable rent but notify the household that at the end of one year the household shall not be eligible to continue at the affordable rent. Afterwards, the over-income household may move to a comparable market rate unit or remain in the same unit. However, the next available and comparable unit (i.e., same number of bedrooms, den space, and/or approximate square footage) must be offered to a qualified household. Once the comparable unit is rented, the rent of the over-income unit may then increase to market rate per any lease restrictions. If a comparable unit within the building does not exist (e.g., a three-bedroom unit), then the over-income tenant must vacate the unit for an income-eligible household.
136. Do not deny households receiving Housing Choice Voucher assistance admission based on receiving such assistance. A household is income qualified if the amount of rent it can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent.
137. Provide residents of set-aside units with access to all amenities offered within the entire development.
138. Set-aside units shall be comparable in size and floor plan and have the same finishes as similar units in the development. Clustering of set-aside units shall be avoided.
139. Notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing 90 days prior to leasing. Provide the City with marketing information 45 days prior to leasing, which shall include the affordable rents, fees, property amenities, and contact information for applications. The City shall notify interested parties of the availability of set-aside units. The applicant shall not accept applications for set-aside units until 45 days after providing written notification to the Office of Housing or until the Office of Housing advises the applicant that the information has been distributed and posted, whichever occurs first.
140. List all set-aside units at Virginia Housing's website: <http://www.virginiahousingsearch.com/>.

141. Provide the City with the records and information necessary for annual compliance monitoring with the Housing conditions for the 40-year affordability period.
142. If the development involves Community Development Block Grant (CBDG), Home Investment Partnership Program (HOME), Section 108 loan funds, federal Housing Trust Fund, or other monies provided by the Department of Housing and Urban Development, then the applicant shall consult and coordinate with Staff to ensure that the project complies with all federal environmental statutes, laws, and authorities.

A. FOR-SALE CONDITIONS

143. In the event the project develops as or converts to a residential condominium, provide sixteen (16) affordable set-aside for-sale units within the development, comprising ten (10) one-bedroom units to be sold for \$225,000, three (3) one bedroom and den units to be sold for \$250,000, and three (3) two-bedroom units to be sold for \$275,000, to households with incomes as designated by the City, or a comparable mix of units to be determined at the time of Final Site Plan to the satisfaction of the Director of Housing. These prices include the cost of one parking space per unit. Set-aside units sold without a parking space shall be subject to a \$30,000 price deduction. For the purposes of the affordable for-sale set-aside units, dens are defined as being enclosed with a door, having a minimum of 70 square feet of floor area, being no less than seven feet in any horizontal dimension, and not housing any substantial mechanical equipment.
144. Set-aside units shall have the similar finishes, fixtures and appliances as similar units in the development, excluding optional upgrades. This condition does not require identical branding of appliances between market rate and set-aside units. Clustering of set-aside units shall be avoided.
145. Offer the same purchase incentives to potential market-rate and set-aside homebuyers, excluding sales price reductions or credits. Incentives may include non-monetary incentives, such as complimentary move-in services.
146. Provide set-aside homeowners with access to the same amenities to which market-rate homeowners have access.
147. Set-aside units shall be subject in perpetuity to deed restrictions recorded as covenants at the time of sale of each unit, per the City's resale restricted housing policy. The City shall provide covenant language before the final sale of any set-aside unit.
148. Advise the Office of Housing in writing of the delivery schedule for the set-aside units no less than 180 days prior to anticipated delivery. The City and the applicant shall market the set-aside units jointly. The City reserves the right to select qualified buyers randomly through a lottery system.
149. Disclose to the City market rate pricing of similar units within 30 days of closing.

150. Pay any real estate agent commissions or attorney fees up to a maximum of \$2,500 per unit on the set-aside units.
151. Offer Virginia Housing mortgage financing to set-aside buyers through the City's preferred lender(s). If the preferred lenders are unable to offer a Virginia Housing loan, the selected lender shall offer a loan with interest rates and terms comparable to those provided by Virginia Housing.
152. If the development involves Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), Section 108 loan funds, federal Housing Trust Fund, or other monies provided by the Department of Housing and Urban Development, the applicant shall consult and coordinate with Staff to ensure the project complies with all federal environmental statutes, laws, and authorities.

VIII. PUBLIC ART

153. Work with City staff to incorporate on-site public art elements or provide an equivalent monetary contribution for public art within the Small Area Plan per the City's Public Art Policy, adopted December 13, 2014, to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)
154. Install the art prior to issuance of the first Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. (P&Z) (RP&CA) ***
155. The in-lieu contribution shall be \$0.30 per gross square foot, with a maximum contribution of \$75,000 per building prior to issuance of the first Certificate of Occupancy. On-site public art shall be of an equivalent value to the contribution. (P&Z) (RP&CA) ***

IX. USES AND SIGNS

A. ARTS AND CULTURAL ANCHOR

156. The use for the arts and cultural anchor space(s) identified in the Preliminary Site Plan shall meet the definition of an arts and cultural anchor in Section 6-902 of the Zoning Ordinance and comply with the provisions of Section 6-904 of the Zoning Ordinance, as consistent with other provisions of the Zoning Ordinance.
 - a. A Memorandum of Understanding (MOU) will be drafted with the applicant, City and operator of the arts and cultural anchor space detailing use limitations, operations, demonstration of space activation through minimum attendance, visitors and/or events, cost-sharing agreements with the condominium and/or master association, framework for the future transfer of ownership and/or tenancy, and the City's right of first refusal for future operators and/or purchasers of the space. *
 - b. An arts anchor tenant organization shall be identified in the MOU.

- i. The City may require as part of the MOU process that the arts anchor space be managed by the City or its designee to manage Old Town North arts and cultural spaces. (P&Z)
 - c. The applicant shall provide a contract, deed or other recorded instrument in compliance with Section 6-904(G) of the Zoning Ordinance.
 - d. The arts/cultural space shall host events or classes open to the public or guests at a minimum average of 20 days a month over the course of a year to the satisfaction of the Directors of P&Z and RP&CA and per the terms of the MOU (P&Z) (RP&CA) *,***
157. The following requirements shall be included in the MOU concerning the arts and cultural anchor space, to the satisfaction of the Director of P&Z:
- a. All entrances fronting N. Royal Street shall be operable.
 - b. The spaces shall be activated as viewed from Montgomery, N. Royal Street and with the placement of equipment and activities in clear sight from the exterior of the space.
 - c. The placement or construction of items that block the visibility of the interior of the space from the street, sidewalk and arts walk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be limited, allowing for no less than 70% window transparency, to the satisfaction of the Director of P&Z. This is not intended to prevent display of items in display cases that are oriented towards the street frontage. (P&Z)
158. The MOU referenced in Condition #157 shall contain the following information:
- a. List and number of public and private activities and events as well as average annual attendance (including performance visitors and students) for the last three to five fiscal years at the operator's existing facilities. Due to programming limitations associated with COVID-19, work with staff to identify the appropriate time period.
 - b. Public activities can include events such as performances, free or open classes or demonstrations, outreach to schools and community centers.
 - c. Provide documentation to demonstrate the arts organization's fiscal and managerial capacity to successfully operate such a space to the satisfaction of the Directors of P&Z and RP&CA.
 - d. List of board of directors and key staff members, as applicable (P&Z) (RP&CA) *.

The information listed above shall be provided by the operator upon request from the City at any time for the duration of the 30-year period that an arts and cultural anchor is required to operate the designated space(s). (P&Z) (RP&CA) **

B. RETAIL/COMMERCIAL/ARTS

159. Provide these conditions for the retail/commercial/arts areas, to the satisfaction of the Director of P&Z:
- a. A minimum 15 feet floor-to-floor height.
 - b. Maintain operable entrances along each street frontage.
 - c. Maintain 70% of storefront as glass per the Old Town North Design Guidelines.
 - d. All ground floor windows shall remain transparent, except as otherwise allowed by the City of Alexandria Zoning Ordinance. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage.
 - e. Placing or constructing items that block visibility through windows of the interior commercial space from the street and the sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited.
160. The Director of P&Z shall review administrative Special Use Permits after one year of operation, and shall docket the matter for the Planning Commission and City Council if (1) violations of the permit conditions occurred and were not corrected promptly constitute repeat violations, or create a direct and immediate adverse zoning effect on the surrounding community; (2) the Director has received a request from any person to docket the permit for review due to a complaint that may be a violation of the permit conditions; or (3) the Director has determined that problems with the operation of the use exist and that new or revised conditions are needed. (P&Z)
161. Encourage employees who drive to use off-street parking. (T&ES)
162. Encourage employees to use public transportation. Contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
163. Provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material and posting on the business and arts use website. Contact Go Alex at goalex@alexandriava.gov for more information. (T&ES)
164. Provide information about nearby garages on the business's and art use's website to encourage patrons to park off-street. (T&ES)
165. Day care uses must not occupy more than one-third of the total retail square footage in the development. (P&Z) (T&ES)

C. SIGNAGE

166. Design and develop a coordinated sign plan per § 9-103(C), which includes the number, location, size, height, clearance, color, material, and any illumination for all proposed signage prior to Final Site Plan release subject to the requirements below to the satisfaction of the Director of P&Z. (P&Z) (Code) *
167. Commercial signs shall have variable and creative designs that highlight the individual identities of tenants, including sculptural and dimensional features. (P&Z) (Code)
168. Coordinate signage with the building and individual storefront designs, including but not limited to integrating with awnings and canopies:
 - a. Incorporate projecting or under-canopy signs for tenants with main storefront entrances on N. Pitt, Montgomery, and N. Royal Streets.
 - b. Depending on the location and dimension of the sign(s), building permit(s) may be required. (P&Z) (Code)
169. Design building signs to relate in material, color, and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z. (P&Z) *
170. Design and develop a sign plan for wayfinding and directional signage that sets location, scale, massing, and character of all proposed signage prior to Final Site Plan release to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) *
171. Incorporate and interpret elements of the site history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as signs, markers, specialty paving, historic features, and the like. Provide text, graphics, and materials for the interpretive elements prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretive elements prior to issuance of the Certificate of Occupancy. (P&Z) (Archaeology)
*, ***
172. Incorporate and interpret elements of site environmental features (e.g., innovative stormwater facilities and plantings) into the design of the public realm in consultation with Staff. Provide text, graphics, and materials for interpretive elements prior to Final Site Plan release subject to approval by the Directors of P&Z and RP&CA. Install the interpretive elements prior to issuance of the Certificate of Occupancy. (P&Z) (T&ES) (RP&CA) *, ***

X. DISCLOSURE REQUIREMENTS

173. Notify all residents that this development is not included in the Residential Permit Parking District and residents are not eligible for Residential Permit Parking permits for on-street parking. (P&Z) (T&ES)

174. Notify all residents that this development includes an active performing arts space and a publicly accessible open space through the property. (P&Z)
175. Incorporate these elements in the Condominium/Homeowner's Association (HOA) documents to retain trees proposed to be saved if a Condo/HOA is created:
 - a. Require property owners to sign a disclosure statement acknowledging the presence and required protection of the trees.
 - b. Retain the trees depicted as protected on the released Final Site Plan unless the City Arborist permits removing any due to the health and safety of the tree.
 - c. Require unanimous approval by the Condominium/HOA and a site plan amendment to remove a tree designated as protected on the Final Site Plan.
 - d. Comply with other restrictions deemed necessary by the City Attorney. (P&Z)

CITY DEPARTMENT CODE COMMENTS

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

A. Planning and Zoning (P&Z)

- F - 1. This site serves as the location of required parking for the theater for The Venue (901 N. Fairfax Street). The applicant should notify the arts anchor at The Venue and City staff to help identify a new location for the required parking if it becomes unavailable prior to the release of the final site plan. (P&Z) *
- F - 2. Demonstrate continued compliance with open space, floor area ratio, and setback requirements if a property owner requests future approval to construct a deck on their property. Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) *****
- C - 1 Identify all trees to remove and protect/preserve in the tree conservation and protection plans prior to Final Site Plan release. Detail construction methods to reduce disturbance within driplines. Schedule an on-site inspection of existing conditions with the City Arborist and Natural Resources Division Staff prior to preparing the Tree Conservation and Protection Plan. *
- C - 2 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. (P&Z) (T&ES) *****
- C - 3 Any parking requirement may be adjusted within five percent of the requirement if the Director of P&Z determines that physical requirements of the building prevent complying with the specific

number of required parking spaces per § 8-200(A)(2)(c)(i) of the Zoning Ordinance. (P&Z) (T&ES)

B. 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. Contact the Code Administration Office, Plan Review Supervisor at (703) 746-4200 with any questions.
- C - 1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code (USBC) in effect when applying for building permit(s).
- C - 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).
- C - 3 Submit a soils report with the building permit application for all new and existing building structures. **
- C - 4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **
- C - 5 Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. **

C. Federal Environmental Reviews:

- F - 1. Any project that is defined as a federal undertaking, in accordance with the National Historic Preservation Act of 1966 requires a § 106 review or other National Environmental Policy Act (NEPA) review. Projects that require federal review, approval or permitting, or projects that include federal funding are generally considered a federal undertaking. Coordinate with the Virginia Department of Historic Resources or the appropriate federal or state agency to determine the requirements and process and consult with City Staff.
 - a. Information on the § 106 process is at www.achp.gov or www.dhr.virginia.gov/environmental-review/
 - b. Information on the NEPA process is at www.epa.gov

D. Transportation & Environmental Services (T&ES)

- F - 1. Prepare the Final Site Plan per the Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at: <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf> (T&ES) *

- F - 2. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES) *
- F - 3. Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotation pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). (T&ES) *
- F - 4. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). (T&ES) *, ****
- F - 5. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single family residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES) *, ****
- F - 6. Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. (T&ES) *, ****
- F - 7. Provide at least 18-inches of vertical separation for sanitary sewer and 12-inches for storm sewer when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10-feet on each side of the point of crossing. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to

installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. (T&ES) *, ****

- F - 8. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. (T&ES) *, ****
- F - 9. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for a distance of 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) *, ****
- F - 10. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) *, ****
- F - 11. Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. (T&ES) *, ****
- F - 12. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. (T&ES) *
- F - 13. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) *
- F - 14. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) *
- F - 15. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry #04-18. (T&ES) *
- F - 16. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): (T&ES)
 - a. Include the statement: “FOR INFORMATION ONLY” on all MOT Sheets. *
 - b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.
- F - 17. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES) *

- F - 18. Parking for the residential and commercial uses shall match the Zoning Ordinance requirements in effect at approval by the City Council and/or Planning Commission. (P&Z) (T&ES) *
- F - 19. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES) *
- F - 20. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) *
- C - 1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) *
- C - 2 Comply with the stormwater quality requirements and provide channel and flood protection per the Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Braddock-West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. (T&ES) *
- C - 3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) *
- C - 4 Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) *
- C - 5 The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES)
- a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. *, *****
 - b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police

communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, ****

- C - 6 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. (T&ES) *, ****
- C - 7 Place refuse/recycling receptacles in the City right-of-way for condominium townhomes for solid waste collection services provided by the City of Alexandria per Title 5: T&ES, § 5-1-41 of the City Charter and Code. (T&ES) *
- C - 8 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. (T&ES) *
- C - 9 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at (703) 746-4410 or commercialrecycling@alexandriava.gov. (T&ES) *
- C - 10 Include a note on the Final Site Plan that mandates delivering all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. Stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) *
- C - 11 Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: <https://www.alexandriava.gov/ResourceRecovery> or contact the Resource Recovery Division at (703) 746-4410 or CommercialRecycling@alexandriava.gov. (T&ES) *
- C - 12 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) *
- C - 13 Post the bond for the public improvements before Final Site Plan release. (T&ES) *
- C - 14 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) *
- C - 15 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *

- C - 16 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005 prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) ****
- C - 17 Design the thickness of sub-base, base, and wearing course using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) *, ****
- C - 18 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) *
- C - 19 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. (T&ES) *
- C - 20 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *
- C - 21 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 22 Comply with the City of Alexandria’s Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 23 Comply with the Alexandria Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours: (T&ES)
- i. Monday Through Friday from 7 AM to 6 PM
 - ii. Saturdays from 9 AM to 6 PM
 - iii. No construction activities allowed on Sundays and holidays
- a. § 11-5-4(b)(19) further restricts pile driving to these hours:
- i. Monday through Friday from 9 AM to 6 PM
 - ii. Saturdays from 10 AM to 4 PM
 - iii. No pile driving is allowed Sundays and holidays
- b. § 11-5-109 restricts excavating work in the right-of-way to:
- i. Monday through Saturday 7 AM to 5 PM
 - ii. No excavation in the right-of-way allowed on Sundays, New Year’s Day, Independence Day, Thanksgiving, and Christmas.

- C - 24 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Article XIII of the Zoning Ordinance. (T&ES) *
- C - 25 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *
- C - 26 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) *
- C - 27 Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES) *

E. Information Technology

- R - 1. Coordinate with the GIS Division for address assignments at tenant fit out for all first-floor bays with a street-facing door as their primary access. These uses may not use the primary building address for their address. Contact the Addressing Coordinator in the GIS Division (703) 746-3823 for each new tenant to receive the address based on the primary entrance door. (GIS)
- R - 2. Development cases should not use any addresses in their case name as existing site addresses may change during development. (GIS)

F. Archaeology

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

G. Fire Department

- C - 1 Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) *
- R - 1. Consider letting the Alexandria Fire Department use buildings that will be razed for training exercises. The Fire Department will formulate conditions of use between the parties and provide a hold harmless agreement to the owner or their representative.

H. Police Department

- R - 1. Gate off the section of the underground garage dedicated to residents from the retail section. Control access by electronic means. This design helps prevent tampering with resident's vehicles and other crimes.
- R - 2. Provide controlled access for doors in the garage (garage levels only) that lead to the stairwell. Controlled access must not interfere with the emergency push-bar release located on the inside of the stairwell.
- R - 3. Plant shrubbery that achieves a natural growth height of no more than 2.5 to 3 feet with a maximum height of 3 feet when it matures to avoid obstructing the view of patrolling law enforcement officers.
- R - 4. Choose benches middle armrests to deter unwanted sleeping and skateboarding.
- R - 5. Use addresses numbers with contrasting colors to the background, at least 3 inches high, reflective, and visible from the street, and placed on the front and back of each home. Avoid using brass or gold numbers. This design aids emergency responders.
- R - 6. Equip all ground floor windows with a device or hardware that enables securing them in a partially open position. This design prevents breaking and entering when the windows are open for air.
- R - 7. Install "door-viewers" (commonly known as a peepholes) in all doors on the ground level that lead directly into an apartment to increase security for the occupant.

Asterisks denote:

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



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ Project Name: _____

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

KantAW

Signature

Mailing/Street Address

Telephone # Fax #

City and State Zip Code

Email address

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)
The Owner Contract Purchaser Lessee or Other: _____ of
the subject property.

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

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

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

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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. 901 N Pitt Street, LLC	1455 Pennsylvania Ave. NW, Ste. 200 Washington, D.C. 20004	100%; see Disclosure Attachment
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 901 Pitt St. (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. Carr Holdings II, LLC	For Both: 1455 Pennsylvania Ave. NW, Ste. 200 Washington, D.C. 20004	20%; see Disclosure Attachment
2. The Oliver Carr Company		80%; see Disclosure Attachment
3.		

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

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

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.

1-6-2022
Date

Kenneth W. Wire, Wire Gill LLP
Printed Name


Signature

Disclosure Attachment

Applicant: 901 N. Pitt Street, LLC: 100% owned by Owner Entities below
c/o Carr City Centers
1455 Pennsylvania Avenue NW, Suite 200
Washington, DC 20004

Owner Entities:

1) Carr Holdings II LLC owns 20% of the asset

Oliver T. Carr, Jr.: Greater than 3%
c/o Carr City Centers
1455 Pennsylvania Avenue NW, Suite 200
Washington, DC 20004

2) The Oliver Carr Company owns 80% of the asset

All entities and persons below own greater than 3%:

Carr Family Trust
Martha Carr
Robert Carr
Oliver Carr III
Thomas Carr
Mary Carr
William Carr
Ann Carr
Katherine Carr
Elizabeth Carr

c/o Carr City Centers
1455 Pennsylvania Avenue NW, Suite 200
Washington, DC 20004

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.)

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?



APPLICATION

Master Plan Amendment MPA# _____
Zoning Map Amendment REZ# _____

PROPERTY LOCATION: _____

APPLICANT

Name: _____

Address: _____

PROPERTY OWNER:

Name: _____

Address: _____

Interest in property:

- Owner Contract Purchaser
Developer Lessee Other _____

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

X Yes: If yes, provide proof of current City business license.

No: If no, said agent shall obtain a business license prior to filing application.

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

Print Name of Applicant or Agent Signature

Mailing/Street Address Telephone # Fax #

City and State Zip Code Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

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

MPA # _____
REZ # _____

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use Existing - Proposed	Master Plan Designation Existing - Proposed	Zoning Designation		Frontage (ft.)
			Existing - Proposed		Land Area (acres)
1. 055.01-03-16 _____	Office - Residential, Mixed Use Arts/Cult. _____	Mixed Use with arts/cultural uses _____	OC	CRMU-X	59,331 SF (1.36 AC)
2 _____	_____	_____	_____	_____	_____
3 _____	_____	_____	_____	_____	_____
4 _____	_____	_____	_____	_____	_____

PROPERTY OWNERSHIP

Individual Owner Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 3% interest in such corporation or partnership.

1. Name: _____ Extent of Interest: _____
Address: _____
2. Name: _____ Extent of Interest: _____
Address: _____
3. Name: _____ Extent of Interest: _____
Address: _____
4. Name: _____ Extent of Interest: _____
Address: _____

Disclosure Attachment

Applicant: 901 N. Pitt Street, LLC: 100% owned by Owner entities below
c/o Carr City Centers
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Washington, DC 20004

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Ann Carr
Katherine Carr
Elizabeth Carr

c/o Carr City Centers
1455 Pennsylvania Avenue NW, Suite 200
Washington, DC 20004

MPA # _____

REZ # _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

- 1.** Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

- 2.** Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

- 3.** Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

- 4.** If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: Tax Map No. 055.01-03-16 **ZONE:** OC

APPLICANT:

Name: 901 N Pitt Street LLC

Address: 1455 Pennsylvania Ave. NW, Suite 200 Washington, D.C. 20004


PROPOSED USE: Mixed use development of 250 residential units, retail/restaurant and arts/cultural uses

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

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

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

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

_____		_____
Print Name of Applicant or Agent	Signature	Date
_____	_____	_____
Mailing/Street Address	Telephone #	Fax #
_____	_____	
City and State	Zip Code	Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 901 N. Pitt Street Alexandria, VA 22314, I hereby
(Property Address)
grant the applicant authorization to apply for the special use permit use as
(use)
described in this application.

Name: Austin Flajser

Phone: 202-303-3093

Please Print

Address: 1455 Pennsylvania Avenue NW Suite 200 Washington D.C. 20004

Email: aflajser@carrcc.com

Signature: 

Date: 11/12/21

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

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: _____ of the subject property.

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

Carr Holdings II, LLC - 1455 Pennsylvania Avenue NW Suite 200 Washington D.C. 20004 - 20%

The Oliver Carr Company - 1455 Pennsylvania Avenue NW Suite 200 Washington D.C. 20004 - 80%

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. 901 N Pitt Street, LLC	1455 Pennsylvania Ave. NW, Ste. 200 Washington, D.C. 20004	100%; see Disclosure Attachment
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 901 Pitt St. (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. Carr Holdings II, LLC	For Both: 1455 Pennsylvania Ave. NW, Ste. 200 Washington, D.C. 20004	20%; see Disclosure Attachment
2. The Oliver Carr Company	Washington, D.C. 20004	80%; see Disclosure Attachment
3.		

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

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

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.

1-6-22

Date

Kenneth W. Wire, Wire Gill LLP

Printed Name



Signature

Disclosure Attachment

Applicant: 901 N. Pitt Street, LLC: 100% owned by Owner Entities below
c/o Carr City Centers
1455 Pennsylvania Avenue NW, Suite 200
Washington, DC 20004

Owner Entities:

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Katherine Carr
Elizabeth Carr

c/o Carr City Centers
1455 Pennsylvania Avenue NW, Suite 200
Washington, DC 20004

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.

NARRATIVE DESCRIPTION

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

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):
- a new use requiring a special use permit,
 - an expansion or change to an existing use without a special use permit,
 - an expansion or change to an existing use with a special use permit,
 - other. Please describe: _____

5. Please describe the capacity of the proposed use:

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

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

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

7. Please describe any potential noise emanating from the proposed use.

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

- B. How will the noise be controlled?

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

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

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

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

C. How often will trash be collected?

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

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

Yes. No.

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

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

Yes. No.

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

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

ALCOHOL SALES

13.

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

Yes No

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

PARKING AND ACCESS REQUIREMENTS

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

Please see DSUP Coversheet

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

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

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

[] on-site

[] off-site

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

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

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

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

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

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

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

B. Where are off-street loading facilities located? _____

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

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

—

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

SITE CHARACTERISTICS

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

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

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be? *Please see DSUP Coversheet*

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

19. The proposed use is located in: (*check one*)

a stand alone building

a house located in a residential zone

a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: _____

End of Application



Department of Planning & Zoning Special Use Permit Application Checklist

Supplemental application for the following uses:

- Automobile Oriented
- X Parking Reduction
- Restaurant
- Child Care
- Signs
- Substandard Lot
- Lot modifications requested with SUP use

Interior Floor Plan

Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

Plan for outdoor uses

Contextual site image

Show subject site, on-site parking area, surrounding buildings, cross streets



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: Tax Map No. 055.01-03-16 **ZONE:** OC

APPLICANT:

Name: 901 N Pitt Street LLC _____

Address: 1455 Pennsylvania Ave. NW, Suite 200 Washington, D.C. 20004 _____


PROPOSED USE: Mixed use development of 250 residential units, retail/restaurant and arts/cultural uses _____

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

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

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

_____		_____
Print Name of Applicant or Agent	Signature	Date
_____	_____	_____
Mailing/Street Address	Telephone #	Fax #
_____	_____	
City and State	Zip Code	Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 901 N. Pitt Street Alexandria, VA 22314, I hereby
(Property Address)
grant the applicant authorization to apply for the special use permit use as
(use)
described in this application.

Name: Austin Flajser

Phone: 202-303-3093

Please Print

Address: 1455 Pennsylvania Avenue NW Suite 200 Washington D.C. 20004

Email: aflajser@carrcc.com

Signature: 

Date: 11/12/21

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

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: _____ of the subject property.

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

Carr Holdings II, LLC - 1455 Pennsylvania Avenue NW Suite 200 Washington D.C. 20004 - 20%

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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.

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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.)
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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.

1-6-22

Date

Kenneth W. Wire, Wire Gill LLP

Printed Name



Signature

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

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

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

7. Please describe any potential noise emanating from the proposed use.

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

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

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

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

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

ALCOHOL SALES

13.

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

Yes No

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

PARKING AND ACCESS REQUIREMENTS

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

Please see DSUP Coversheet

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A _____
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

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

on-site

off-site

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

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

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

Parking reduction requested; see attached supplemental form

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

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

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where are off-street loading facilities located? _____

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

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

—

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

SITE CHARACTERISTICS

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

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

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be? *Please see DSUP Coversheet*

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

19. The proposed use is located in: (*check one*)

a stand alone building

a house located in a residential zone

a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: _____

End of Application



Department of Planning & Zoning Special Use Permit Application Checklist

Supplemental application for the following uses:

- Automobile Oriented
- X Parking Reduction
- Restaurant
- Child Care
- Signs
- Substandard Lot
- Lot modifications requested with SUP use

Interior Floor Plan

Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

Plan for outdoor uses

Contextual site image

Show subject site, on-site parking area, surrounding buildings, cross streets

City of Alexandria

Urban Design Advisory Committee

Committee Members:

Stephen Kulinski, Chair
Tom Soapes, Vice Chair
Abbey Oklak, Secretary
Katherine Bingler
Theresa del Ninno

March 15, 2022

Planning Commission for the City of Alexandria

Stephen Koenig
David Brown
Melissa McMahon
Vivian Ramirez
Nathan Macek, Chair
Melinda Lyle
Jody Manor

Re: 901 N Pitt Street

Concept Design Submission

The Urban Design Advisory Committee (UDAC) serves in an appointed advisory committee capacity to the Planning Commission and to City Council on the planning and design of projects within the Old Town North (OTN) small area plan boundaries. In that role, the committee has met on three separate occasions between September 2021 and January 2022 to review the concept plan submission for the above referenced project. The applicant was responsive to the Committees questions and concerns. It was noted that the applicant was proactive in engaging and responding to Watergate, the established community adjacent to the north property line of the project.

This redevelopment project is the fifth to be considered by UDAC since the adoption of the revised Urban Design Standards and Guidelines on September 16, 2017. The applicants responded to the Committees comments and revised the plans accordingly. The Committee unanimously endorsed the project as meeting the Old Town North Urban Design Standards and Guidelines.

The committee endorsed the overall concept design for the project at the January 12th, 2022 meeting for the presentation dated January 5, 2022.

Respectfully,

Urban Design Advisory Committee

Stephen Kulinski, AIA , Chair

City of Alexandria, Virginia

MEMORANDUM

DATE: April 5, 2022
TO: CHAIR MACEK AND MEMBERS OF THE PLANNING COMMISSION
FROM: KARL MORITZ, DIRECTOR; DEPARTMENT OF PLANNING & ZONING
SUBJECT: DSUP #2021-10030 / 901 N. PITT STREET

ISSUE: Building elements fueled by gas or other fossil fuels are limited to commercial/retail, food and beverage uses, emergency generators, and common area systems, as expressed through conditions related to sustainability for recently approved developments across the City. While the longer-term goal is to move toward full electrification, at this time there are limited building elements which staff can support with gas provided that they be installed so that in the future they can be converted to electric.

STAFF RECOMMENDATION: Staff recommends the following condition be modified:

Condition 42:

42. The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common areas systems amenities including indoor or outdoor community fire pits ~~and gas-fired rooftop dedicated outside air unit~~. For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel to electricity in the future. (P&Z) (T&ES)

STAFF:

Karl Moritz, Director, Planning & Zoning
Robert M. Kerns, AICP, Chief of Development
Catherine Miliaras, AICP, Principal Planner
Daniel Welles, Urban Planner