DOCKET ITEM #2
CDD Concept Plan Amendment #2025-00001
Development Special Use Permit Extension #2025 - 10016
Development Site Plan Extension #2025-00021
Upland Park Extension

Application	**General Data**	
Project Name: Upland Park Extension	PC Hearing:	February 3, 2026
	CC Hearing:	February 21, 2026 for CDD2025-00001 & DSUP 2025-10016. DSP2025-00021 is heard the Planning Commission only.
	If approved, DSUP Expiration:[1]	July 13, 2028
	Plan Acreage:	427,777 SF (9.82 acres)
Location: 5165 Seminary Rd., multiple addresses	Zone:	CDD #21/Coordinated Development District #21
	Proposed Use:	Residential and Public Park
	Dwelling Units:	92 (Approved in DSUP)
	Gross Floor Area:	235,520 SF
Applicant: Alexandria Development Associates, LLC, represented by Kenneth W. Wire Attorney, Wire Gill, LLP	Small Area Plan:	AlexWest Small Area Plan
	Historic District:	N/A
	Green Building:	2019 Green Building Policy

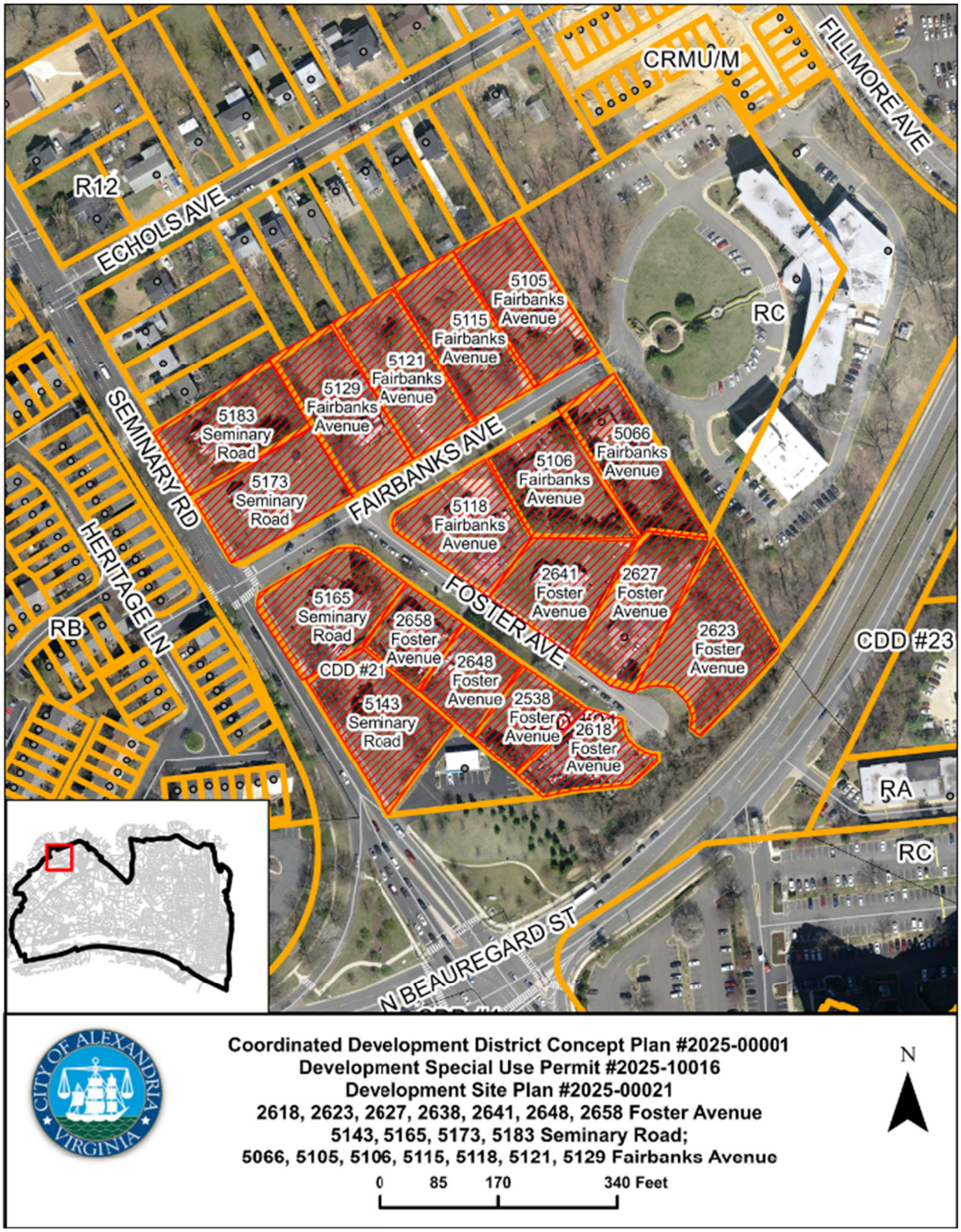
Purpose of Application
The applicant requests an amendment to the Coordinated Development District #21 Conceptual Design Plan to align the approval with the AlexWest Small Area Plan, and an extension of the previously approved Development Special Use Permit (DSUP#2019-00017) and a Development Site Plan for a park.
Special Use Permits and Modifications Requested:
1. Amendment to the previously approved Coordinated Development District #21 Conceptual Design Plan to align the conditions of approval and the Upland Park neighborhood with the AlexWest Small Area Plan.

[1] Expiration three years from original approval expiration, July 13, 2025.

2. Extension of Development Special Use Permit and site plan to construct 92 townhomes, including Special Use Permits to construct a building on a parcel without frontage on a public street and to allow more than eight dwelling units in a single townhouse structure.
3. Extension of a Development Site Plan to construct a new park.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:
Robert M. Kerns, AICP, Division Chief, Robert.Kerns@alexandriava.gov
Maya Contreras, Principal Planner, Maya.Contreras@alexandriava.gov
Jared Alves, AICP, Urban Planner, Jared.Alves@alexandriava.gov


CRMU/M
FILLMORE AVE
R12
ECHOLS AVE
RC
5105 Fairbanks Avenue
5115 Fairbanks Avenue
5121 Fairbanks Avenue
5129 Fairbanks Avenue
5183 Seminary Road
5173 Seminary Road
SEMINARY RD
FAIRBANKS AVE
5066 Fairbanks Avenue
5106 Fairbanks Avenue
5118 Fairbanks Avenue
HERITAGE LN
RB
5165 Seminary Road
2641 Foster Avenue
2627 Foster Avenue
FOSTER AVE
2658 Foster Avenue
CDD #21
2648 Foster Avenue
2623 Foster Avenue
CDD #23
5143 Seminary Road
2538 Foster Avenue
2618 Foster Avenue
RA
RC
N BEAUREGARD ST
Coordinated Development District Concept Plan #2025-00001
Development Special Use Permit #2025-10016
Development Site Plan #2025-00021
2618, 2623, 2627, 2638, 2641, 2648, 2658 Foster Avenue
5143, 5165, 5173, 5183 Seminary Road;
5066, 5105, 5106, 5115, 5118, 5121, 5129 Fairbanks Avenue
0 85 170 340 Feet
N

I. SUMMARY

A. Recommendation

Staff recommend **approval** of the Coordinated Development District (CDD) #21 amendment, and the three-year extension of the previously approved Phase 1 Development Special Use Permit (DSUP) to construct 92 townhomes and the Development Site Plan (DSP) for a new public park.[2] The original approval combined the townhomes and park into one DSUP, but City practices have evolved to separate these approvals. This change enables future flexibility to amend individual elements, i.e., the City could amend the park approval distinct from the townhomes. All prior approvals associated with the project will also be extended, except for one Special Use Permit (SUP) for a transportation management plan, which is no longer necessary due to changes to the Zoning Ordinance implemented following the project's approval.[3]

This is the first project extension request, and Staff find that it continues to be a reasonable and appropriate use for this site and is consistent with the AlexWest Small Area Plan (SAP).[4] The applicant has demonstrated a commitment to developing the project by nearly completing the Final Site Plan process, with the next submission ready for Signature Set, and by demolishing the existing buildings. The applicant noted several reasons for requiring the extension, including current market conditions related to financing, supply chain, and construction and material costs that have delayed the project's start.

The project would provide these benefits:

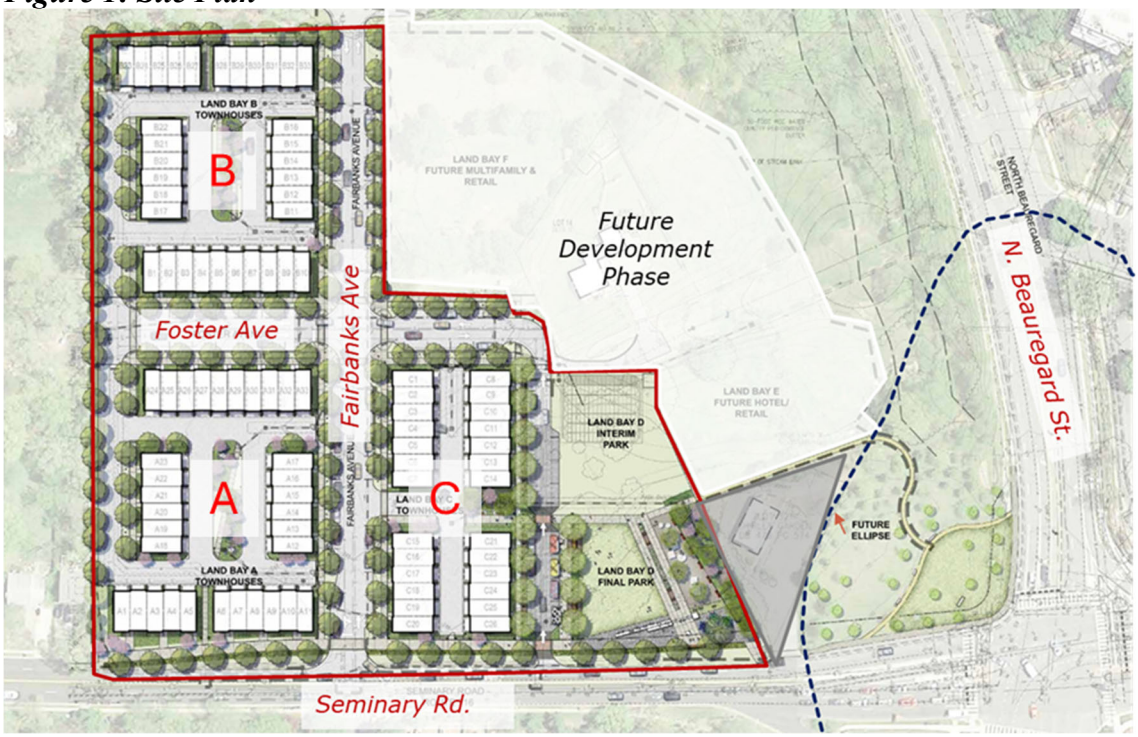
- 92 for-sale townhomes that meet the City's 2019 Green Building Policy
- In-kind contribution ($2,470,252) to construct a new public park (0.85 acres) and transportation infrastructure (noted below)
- Contribution to the City's Affordable Housing Trust Fund ($1,305,222)
- Transportation improvements, including a signalized intersection at Seminary Rd. and Fairbanks Ave.
- Pedestrian and streetscape improvements per the AlexWest SAP, including a shared bicycle/pedestrian path along Seminary Rd.
- 6.37 lbs. of phosphorous removed per year with new stormwater management infrastructure (7.6% more than required)
- Capital bikeshare contribution ($15,000)
- On-site public art or a contribution to the City's Public Art Fund (approximately $70,656)

[2] The original project numbers were CDD#2020-00005 and DSUP#2019-00017.
[3] Transportation management plan obligations specified in conditions instead of a standalone SUP.
[4] At the time of the original approval the site was within the bounds of the Beauregard SAP. Since then, the City Council has adopted the AlexWest SAP, which anticipates the proposed development at this site.

B. Project Description

If the extension is approved, the applicant, Alexandria Development Associates, LLC, would construct 92 townhomes, associated infrastructure, and a new city park in the 9.8-acre Upland Park site located at the corner of N Beauregard Street and Seminary Road, with the first phase concentrated along Fairbanks Avenue, as shown below in **Figure 1**. The DSUP for the townhouses and DSP for the park encompass Phase 1 of a multi-phase plan to redevelop this area. The site plan arranges the townhomes in three blocks, or land bays (A, B, C), with internal alleys designed to access rear garages further subdividing those blocks. Within land bays A and B are also linear open spaces.

Figure 1: Site Plan



Adjacent to the land bay C townhouses and central to the Upland Park neighborhood would be a new 0.85-acre public park. The applicant would construct the first half of the park to a final state with paved areas and grass, site furnishings, lighting, playground, and other infrastructure. The applicant would also prepare the northern half of the park in an interim, usable condition with future redevelopment phases finalizing the design of that space.

II. <u>BACKGROUND</u>

A. Procedural Background

The City Council granted the original approval on March 13, 2021, which was extended to July 12, 2025, by the City Council passing an ordinance connected to the COVID-19 local emergency declaration. The applicant is at the Signature Set phase for the townhomes and park.

B. Site Context

The project is at the northeast corner of N. Beauregard St. and Seminary Rd. To the south across N Beauregard St. are the Southern Towers Apartments, to the north are detached homes on Echols Ave., Goodwin House Seminary Road (formerly The View senior living, approved for an expansion in June 2025) is to the northeast, and the Seminary Park townhouse neighborhood are opposite Seminary to the west.

This project would continue the redevelopment of CDD#21 with townhouses and a park, following The Blake at 2000 N. Beauregard and the April 2025 approval of 1900 N. Beauregard in the Adams Neighborhood. The immediate area features diverse housing types—ranging from detached homes and senior living to multi-unit residential buildings—within walking distance of transit, including DASH and WMATA bus routes and a future West End Transitway stop at Southern Towers, and regional connections via I-395. The adjacent Double Apple Lounge at 5101 Seminary Road is not part of the application.

The CDD anticipates future phases of the development to construct a multi-unit residential building and hotel/office building. Staff anticipate coordinating with the applicant on the design of these buildings during their DSUP processes to minimize impact on the Intermittent Stream Buffer associated with an intermittent stream channel and to account for any impact through enhanced stream restoration.

C. Community Outreach

Prior to the original approval, the applicant worked with staff to continuously refine the proposal to achieve a site and architectural design that adhered to the then controlling principles of the Beauregard Small Area Plan, Beauregard Urban Design Standards, and to reflect feedback from Boards and Commissions and community members. This feedback influenced the current site plan, including the four-way signalized intersection at Seminary Road and Fairbanks Avenue, pedestrian pathways, and interim uses for the phase 2 portion of the park; and the building architecture, including heights, windows, and screening.

Table 1: Community Meetings

Meeting	Date	Outcome	Attendees
BDAC	Jul 27, 2020	Informational presentation	N/A
BDAC	Oct 26, 2020	Recommend approval	N/A
Park and Recreation Commission	Jan 21, 2021	Recommend approval	N/A
AHAAC	Feb 4, 2021	Recommend approval	N/A
Planning Commission	Mar 2, 2021	Recommend approval	N/A
City Council	Mar 13, 2021	Approved (7-0)	N/A
P&Z Community Meeting	Oct 30, 2025	Informational presentation	17
P&Z Community Meeting	Jan 8, 2026	Informational presentation	18

III. ZONING

Table 2: Zoning Analysis

Property Addresses: 5143, 5165, 5173, and 5183 Seminary Rd. 5105, 5115, 5118, 5121, and 5129 Fairbanks Ave. 2648 and 2658 Foster Ave. Total Site Area: 427,777 SF (9.82 acres) Zone: CDD#21 Current Use: Vacant Proposed Use: Townhomes and park (Phase I)			
	Existing Conditions	**CDD #21 Permitted/Required**	**Proposed Redevelopment**
Parcel Area	427,777 SF (9.82 AC) (including ROW and city land)	N/A	*Phase 1:* 190,937 SF (4.38 AC)
Townhouse Setbacks (Front)	N/A	5' (most locations)	5'
Townhouse Parking	N/A	0	184 (2 spaces/unit)[1]
Townhouse Height	N/A	45-ft.	45-ft.
Open Space	N/A	*Phase 1:* 15% + 0.85 ac park	*Phase 1:* 15% + 0.85 AC park
Crown Coverage	N/A	*Phase 1:* 47,166 SF (25%)	*Phase 1:* 101,315 SF (53.1%)

[1] Excludes 61 new on-street public parking spaces.

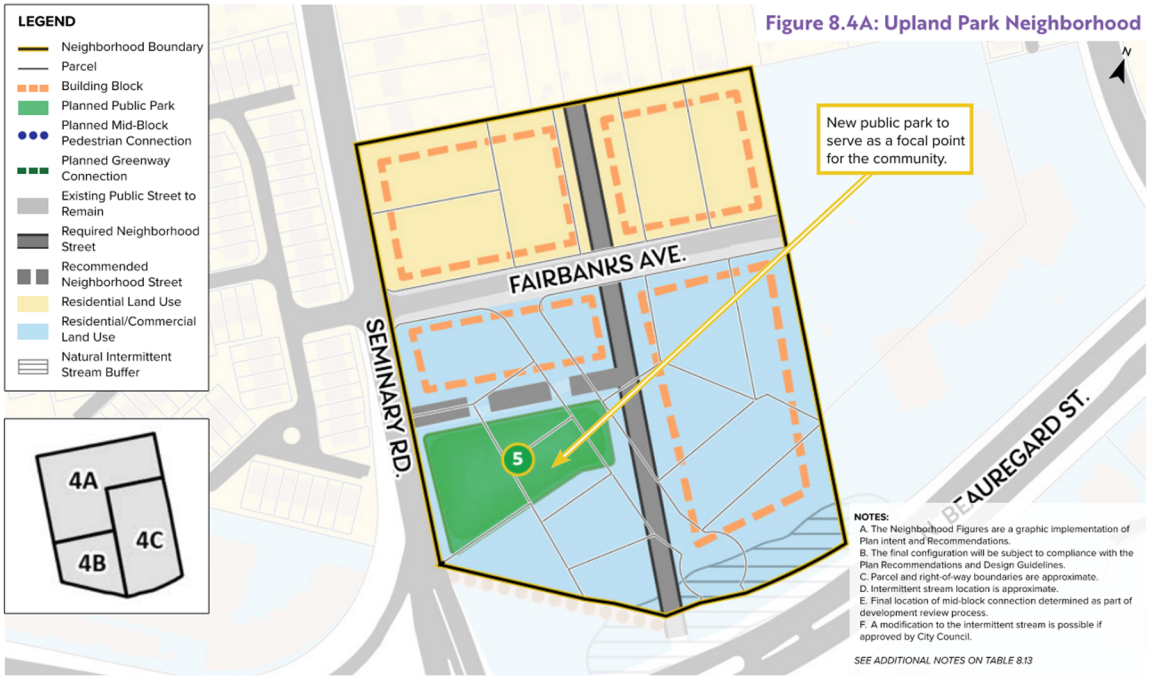
IV. STAFF ANALYSIS

Staff recommends approving the amendment to CDD#21 and extending the period of validity for the previously approved work associated with this DSUP and DSP and related approvals for an additional three years.

A. Consistency with the Small Area Plan

The project site is within the AlexWest SAP chapter of the City's Master Plan. At the time of the original approval, the site was within the bounds of the Beauregard SAP. The original approval included a Master Plan Amendment (MPA#2020-00006) to adjust the framework streets and to increase the number of permitted townhouses. The AlexWest SAP continues to envision the street network and uses from the original approval, as shown in figure 2 below. The first phase is 4A plus the park within 4B.

Figure 2: Upland Park Neighborhood in the AlexWest SAP



B. City Policies, Contributions, & Affordable Housing

All City policies in effect at the time of the original approval—2019 Green Building, Public Art, and Affordable Housing policies—are applicable as Planning and Zoning does not require projects to be revised for current policies as part of a first extension request. However, the adoption of the AlexWest SAP and retirement of the Beauregard Implementation Fund necessitates a revision to the contribution and affordable housing conditions to retain the value of the original contribution (as escalated for inflation), clarify the Affordable Housing Trust Fund contribution consistent with current City policy, and ensure the construction of the required park and transportation infrastructure.

The original approval required a $3,210,176 contribution toward the Beauregard Implementation Fund, met through a combination of constructing public and private park improvements, installing a vehicle and pedestrian traffic signal, and making monetary payment to the City for any funds not needed for the infrastructure work. These remaining funds were intended to go to the City's Affordable Housing Trust Fund, as the original approval did not specify this contribution amount. The proposed conditions for this extension approval would escalate the contribution amount to $3,775,474 to account for inflation and would still require construction of the traffic signal, public park, and a distinct contribution to the Affordable Housing Trust fund ($1,305,222).

C. Open Space

The original CDD#21 conditions and the CDD Concept Plan required the Upland Park Neighborhood to provide a 0.85-acre public park, plus 15% open space per development application, which the applicant provided with their previously approved site plan for the

townhouses and park and retained with this extension application. However, the AlexWest SAP increased the recommended open space per development application to 25%. Revising the previously approved plan to meet this new recommendation would involve considerable changes to the site plan and approved densities, so staff worked with the applicant team to identify an alternate way to provide open space in line with the plan recommendations.

Figure 3 (snapshot below, full version at the end of this report) shows two areas outlined in purple that are currently city right-of-way. Under the Beauregard SAP, staff had anticipated using this right-of-way for the ellipse project to reconfigure the intersection of N. Beauregard Street and Seminary Road. However, through the AlexWest planning process, staff determined that an alternate intersection improvement would be more effective. Consequently, these purple areas will most likely not be necessary for roadway improvements, so the applicant and staff have identified them as additional open space opportunities for the Upland Park neighborhood. The proposed CDD conditions would require the applicant to improve them with the adjacent development blocks, including restoring the intermittent stream channel that runs through them. Including this improved right-of-way, with the per block open space, and public park yields 0.85-acres of new and improved open space across the Upland Park neighborhood, equal in size to the planned park outlined in green.

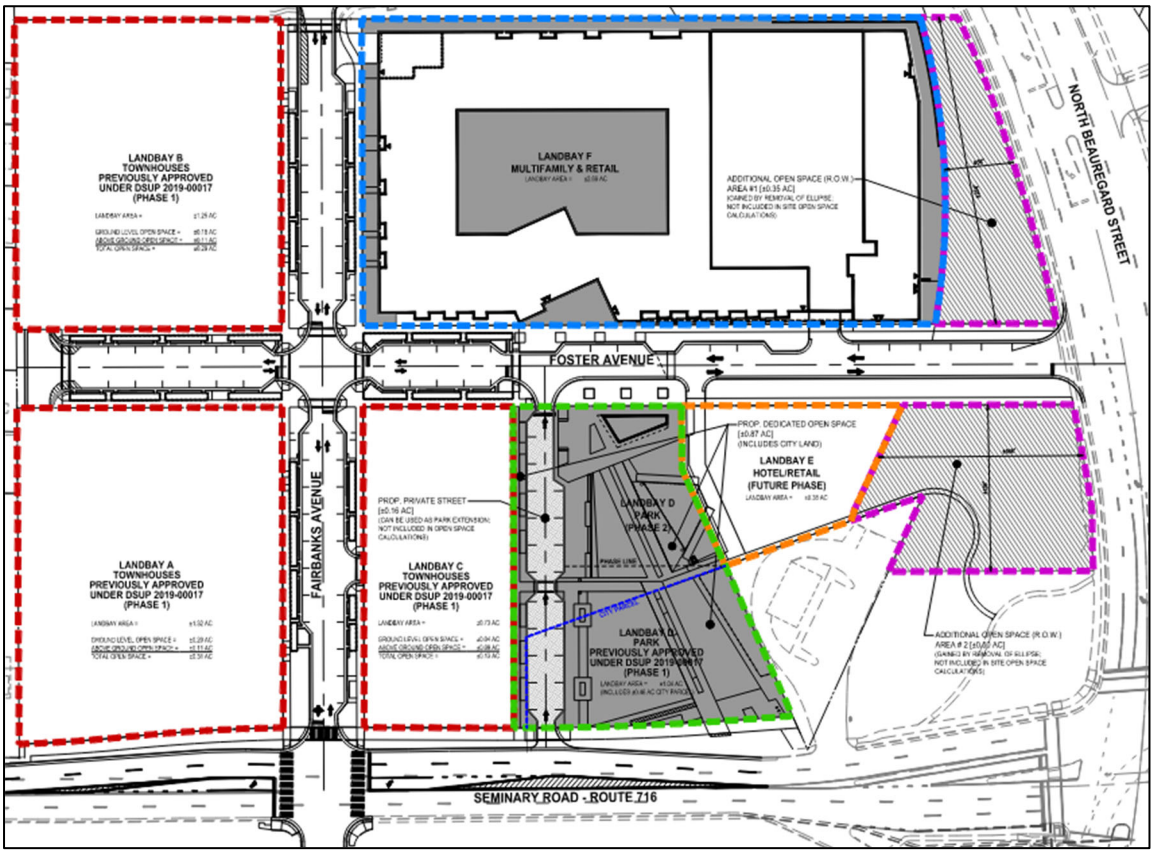


Table 3 summarizes the open space that the applicant will provide with these extension applications (land bays A, B, C, D) and the open space that the CDD conditions require for

the future applications associated with land bays E and F. Excluding the public park, the development applications would provide at least 17.1% open space. Including the park, increases this figure to 28.9%. The additional right-of-way improved as open space further increases the figure to 40.4%. This approach respects the original approval and the goal of the AlexWest Small Area Plan to increase open space in the plan area.

Table 3: Open Space

Land Bay	**Open Space**
Development applications	
A, B, C (*previously approved townhouses)*	0.73 ac. (22.1%)
E (*future phase hotel/retail*)	0.00 ac. (00.0%)
F (*future phase multi-unit residential*)	0.54 ac. (20.0%)
Development Subtotal	1.27 ac. (17.1%)
D (*previously approved park*)	0.87 ac. (83.7%)
Subtotal with Park	2.14 ac. (28.9%)
Additional right-of-way open space	0.85 ac.
Total with ROW	2.99 ac. (40.4%)

A. School Impacts

The applicant proposes constructing 92 townhouses with the Phase 1 DSUP. The student generation rate for market-rate townhouses is 0.12 students per unit, or 12 students for the 92 townhouses. This project is within the John Adams Elementary School and Francis C. Hammond Middle School attendance areas. Staff have coordinated with the Alexandria City Public Schools to integrate the proposed development into the school enrollment forecasts.

B. Summary of Condition Changes

The original DSUP/DSP conditions have been carried forward with these changes:

Amended/Deleted:

- Landbay D Park Space conditions relocated to standalone park DSP (original conditions 20-24)
- Canopy coverage condition deleted to align with AlexWest SAP recommendations (original condition 26)
- Transportation Management Plan (TMP) conditions replaced with TMP conditions that reflect current City policy (original conditions 51-55)
- Sewer connection fee payment timing amended to current City policy (original condition 59)
- Green building conditions relocated to new DSUP Sustainability section consistent with current condition language/formatting (original condition 95)
- Contribution condition amount escalated to account for inflation and distinct affordable housing contribution condition proposed (original condition 115)

The original CDD#21 conditions were replaced with the amended conditions that the City Council approved in March 2025 to align with the AlexWest SAP (CDD#2023-00003). With this application, Staff recommend amending the Upland Park neighborhood-specific conditions to match the AlexWest SAP.

- Per Block Open Space requirement (see Exhibit A) specifies over 17% open space across the entire neighborhood with additional improvements to the right-of-way adjacent to N Beauregard Street to function as open space.
- Design of Foster Avenue extension to preserve the natural channel and enable the continuous flow of the intermittent stream.
- Removed the requirement for a coordinated management agreement for the required retail to be consistent with current city policy.

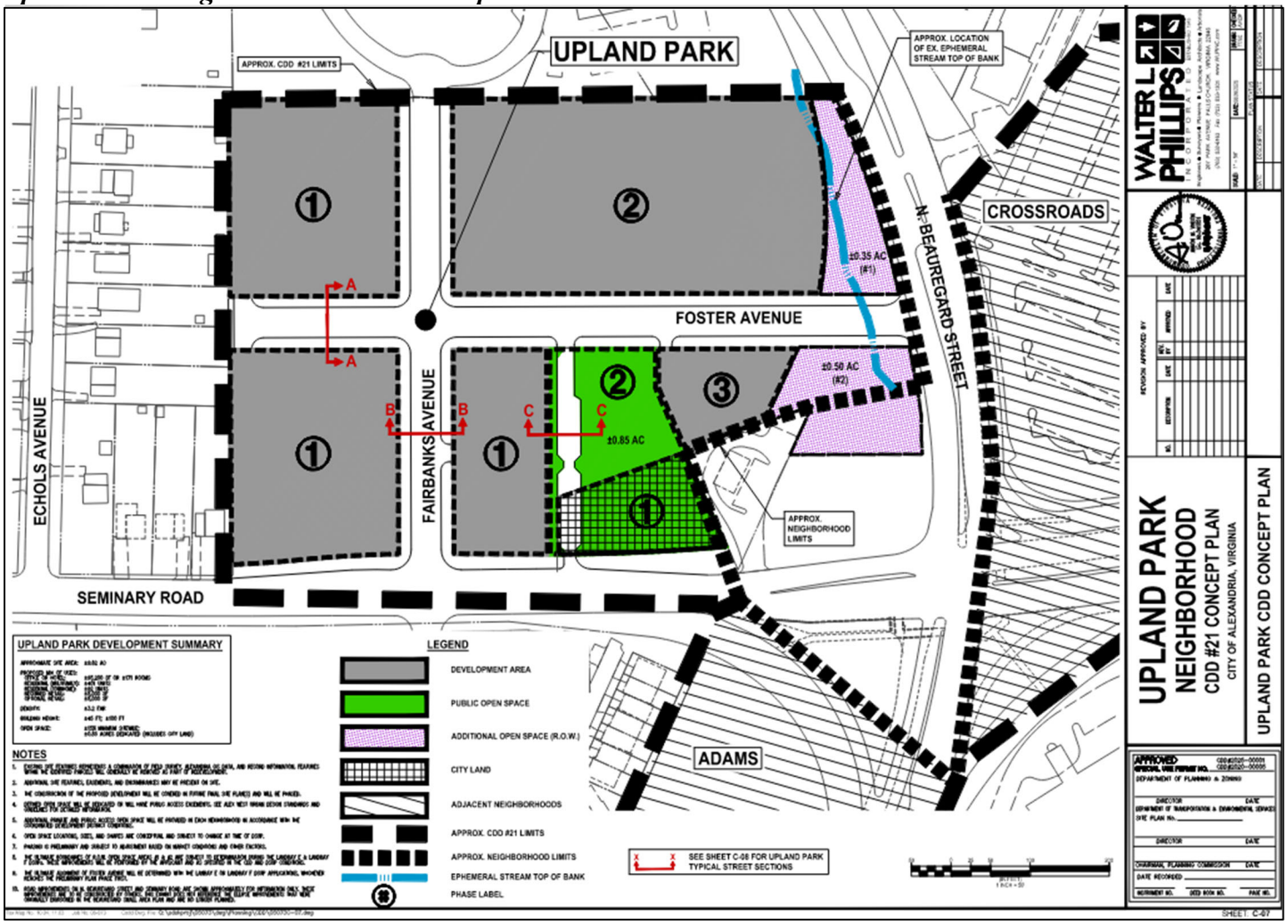
V. CONCLUSION

Staff recommend approval of the CDD Concept Plan Amendment and three-year extension of the DSUP for the townhomes and DSP for the public park subject to compliance with all applicable codes and the staff recommended conditions included with this report.

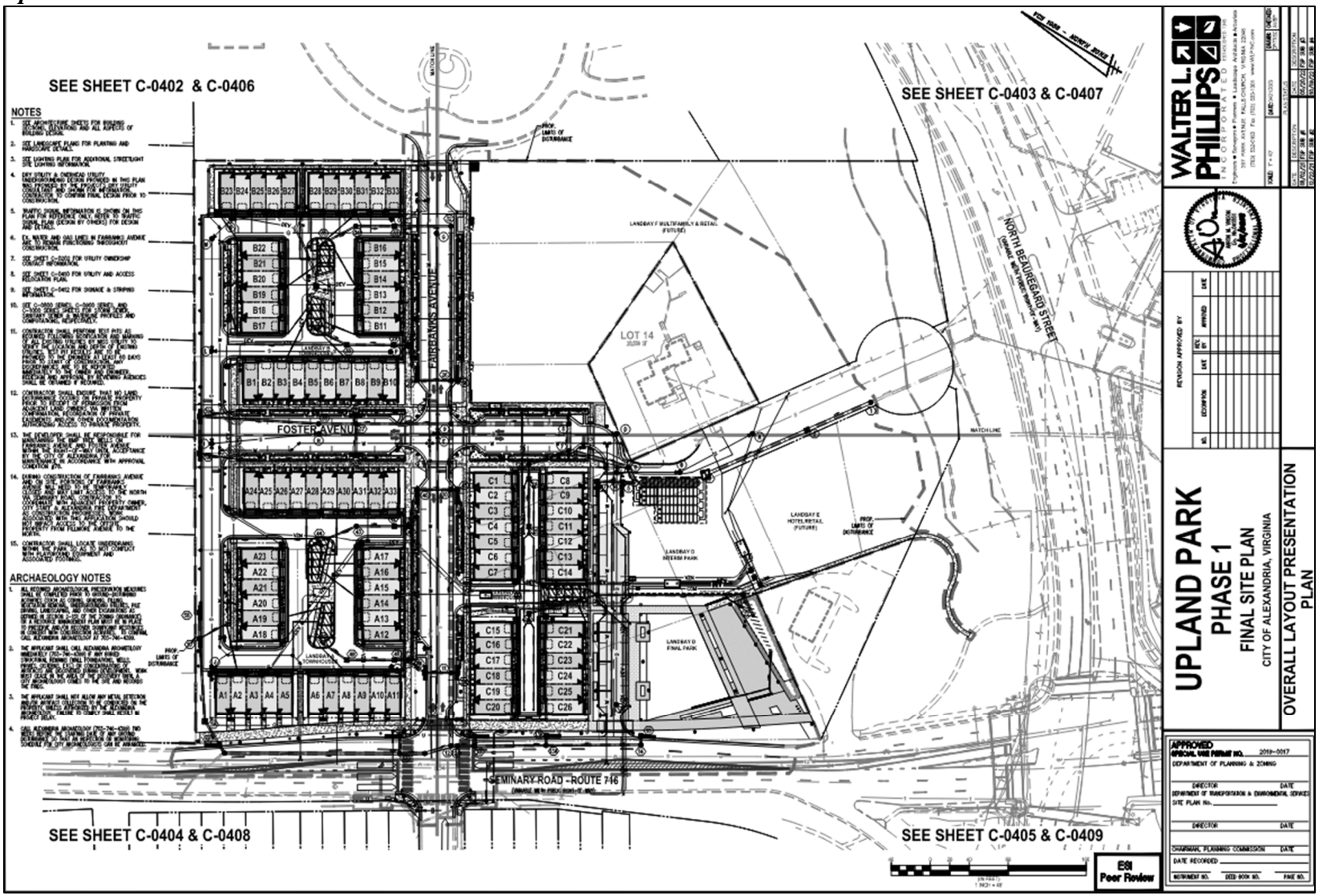
Staff:
Robert M. Kerns, AICP, Chief, Development Division
Maya Contreras, Principal Planner, Development Division
Jared Alves, AICP, Urban Planner, Development Division

VI. GRAPHICS

Upland Park Neighborhood CDD Concept Plan



Upland Park Phase One Site Plan



VII. STAFF RECOMMENDATIONS

STAFF RECOMMENDATIONS FOR CDD #21, CDD#2025-00001

I. GENERAL

1. **CONDITION AMENDED BY STAFF:** The Applicant(s) shall comply with the Coordinated Development District (CDD) Approvals: 1) the CDD Conceptual Design Plan, hereafter referred to as CDD Concept Plan, prepared by Walter L. Phillips, Inc. and dated August 26, 2025; 2) the conditions contained herein; and, 3) the AlexWest Design Guidelines current at the time of DSP or DSUP submission. (P&Z)

2. All conditions, requirements, and standards herein shall have full and equal applicability and enforceability against the Applicant(s), except where the condition, requirement, or standard is expressly stated as applicable to a particular neighborhood or parcel, or by its context is clearly inapplicable. (P&Z)

3. Each block(s) and/or park(s) and/or building(s) shall obtain approval of a Development Special Use Permit (DSUP) and any other applicable approval(s). A DSUP may be submitted for a portion of a block when an Applicant(s) can provide sufficient information regarding the location, approximate size, type, uses, open space, parking, loading access and additional information as needed for the remainder of the block and adjoining blocks, streets and open space to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)

4. All rights-of-ways, easements, open spaces, in-kind contributions, and all other applicable requirements of these conditions specified to be provided by the Applicant(s) shall be provided at no cost to the City. (P&Z) (T&ES)

5. Neighborhoods, as referenced herein, shall be the boundaries depicted on the AlexWest Small Area Plan. All references to "Figures" contained herein shall refer to the Figures depicted in the AlexWest Small Area Plan, except as specifically stated otherwise. (P&Z)

6. The conditions, requirements, and standards herein are expressly enforceable against all persons or entities and their successors and assigns owning real property located within CDD #21. (P&Z) (T&ES) (CAO)

    a. If any such person or entity comprising the Applicant(s) fails to perform its obligations as required herein for its neighborhood, the City shall be entitled in its sole discretion to withhold all applicable approval(s) for New Development including but not limited to preliminary DSUP(s), final site plan(s), and building permits for the person or entity directly responsible for

such default. The determination of whether a particular action, dedication, or easement should affect the issuance of permits shall be made by the Director of P&Z.

b. If any such person or entity comprising the Applicant(s) fails to perform its obligations as required herein for the on-site improvements and right-of-way dedication recommended by the AlexWest Plan, the West End Transitway regarding the provision of right-of-way and/or easements, including all applicable construction and access easements, the City shall be entitled in its sole discretion to withhold all applicable approval(s) for New Development including but not limited to preliminary DSUP(s), final site plan(s) and building permits for all Applicant(s) within CDD #21. The determination of whether a particular action, dedication, or easement should affect the issuance of permits shall be made by the Directors of P&Z and T&ES.

c. If an Applicant(s) fails to dedicate the West End Transitway right-of-way or easements as required herein, and it becomes necessary for the City to file a condemnation proceeding to acquire such an interest in real property, the value of property being condemned shall be conclusively deemed to be the fair market value of land that all parties agree to dedicate to the City. The condemnation shall not impact the permitted FAR for the property.

7. Notwithstanding any contrary provisions in the Zoning Ordinance, the Coordinated Development District (CDD #21) Concept Plan, shall remain valid until April 13, 2040. (P&Z)

8. The Directors of P&Z, T&ES, and RP&CA may require that infrastructure, open space, land uses, and other matters adjacent to a subject neighborhood deemed necessary to review a preliminary DSUP application also be shown illustratively in the application. (P&Z) (T&ES) (RP&CA)

9. The Applicant(s) shall coordinate, to the extent necessary, with other property owners and Applicant(s) within CDD #21 on the design of streets, parks-open spaces, sewer systems and other related infrastructure and construction. (P&Z) (RP&CA) (T&ES)

10. If a dedication required herein results in a use, lot, or structure being no longer in conformity with applicable CDD or underlying zoning requirements, such lot or structure shall be treated as noncomplying. After such dedication, the then-current use of the area(s) to be dedicated may continue until such time as (A) the areas are needed by the City for construction of the West End Transitway, the Intersection Design of Seminary and Beauregard, the Southern Towers Transit Center, and/or city facilities, as generally depicted in the AlexWest Plan and/or any other applicable improvements to be constructed by the City, and (B) the then-current use of any such noncomplying areas retained by the Applicant may continue until such time as discontinuance is required under applicable provisions of Article XII of the Zoning Ordinance. Revisions to any site

improvements necessitated by dedications and improvements for the interim Transitway and/or city facilities may be approved administratively by the Directors of P&Z and T&ES. (P&Z) (T&ES)

II. SITE IMPROVEMENTS

11. DSUP submissions associated with new development shall comply with all site improvements appurtenant to the subject development site, including but not limited to the street right-of-way(s), street(s), undergrounding utilities, streetscapes, public open spaces and parks, dedication of land, park improvements and the provision of affordable housing and other applicable recommendations pursuant to the AlexWest Small Area Plan. The size, shape, location and character of the site improvements recommended within the AlexWest Small Area Plan are illustrative. The final design and configuration of the site improvements within each neighborhood shall be determined as part of the DSUP application process. (P&Z)

III. CDD CONCEPT PLAN

12. The Adams Neighborhood shall be as shown in the CDD Concept Plan dated January 27, 2025. The other neighborhoods of CDD#21 shall provide CDD Concept Plans prior to or concurrent with future DSP or DSUP submissions consistent with the AlexWest Small Area Plan. (P&Z)

IV. PRE-DEVELOPMENT DEDICATIONS – EASEMENTS

13. All applicable general, predevelopment, phasing and submission requirements herein shall be completed prior to the submission of a preliminary DSUP and/or associated applications, within CDD #21. (P&Z)

14. Applicants shall coordinate with the City to provide dedications and easements for the West End Transitway per the AlexWest Small Area Plan and Alexandria Mobility Plan concurrent with each DSP/DSUP submission. (P&Z) (T&ES)

V. INFRASTRUCTURE PHASING

15. **Transitions.** For roadways, sidewalks, or trails to be provided by the Applicant(s), pursuant to the conditions herein, the Applicant(s) shall coordinate with the adjacent property owner(s) to build any necessary transition(s) from the street cross section pursuant to Figures 4.4, 4.5, and 4.6 of the AlexWest Small Area Plan to the existing street on the adjacent property owner(s)'s land to the satisfaction of the Director T&ES. In the event the adjacent property owner does not cooperate through granting easements or otherwise, the Applicant(s) shall build the transition on the Applicant(s)'s land. If this occurs and the transition was built on the original Applicant(s)'s property, at the time the adjacent property redevelops, the final street cross-section as depicted in the AlexWest Small Area Plan shall be completed by the new Applicant(s). (T&ES)

VI. INFRASTRUCTURE PLAN AND REQUIRED DEDICATIONS AND EASEMENTS

16. The new streets depicted on the AlexWest Small Area Plan shall be constructed in the general locations depicted within the Plan. The cross-section for the new streets shall comply generally with the AlexWest Small Area Plan Figures 4.3, 4.4 and 4.5 to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)

17. The Applicant(s) shall be responsible for dedicating all necessary rights-of-way and/or public access easement(s) as required herein and as required by the AlexWest Small Area Plan. Where a public access easement is provided for streets and/or sidewalks, the easement(s) shall be a perpetual public access easement for vehicles and/or pedestrians. (P&Z) (T&ES) (RP&CA) (CAO)

18. All streets within CDD #21 shall be public dedicated streets or public access easements as depicted in the AlexWest Small Area Plan. As part of the preliminary DSUP process, the Director of T&ES may permit some of the public streets to be public access easements. However, no block shall be served solely by public access easements in neighborhoods other than the Southern Towers property in the Crossroads Neighborhood. (T&ES)

19. The Applicant(s) shall submit a CDD Infrastructure Phasing Plan with the first preliminary DSP/DSUP for each neighborhood and shall update the Infrastructure Phasing Plan concurrently with each subsequent preliminary DSP or DSUP submission. The Plan shall include: (P&Z) (T&ES) (RP&CA)

    a. A general outline and the up-to-date projection of the dates when construction of the different land uses (i.e., office, retail, hotel, residential, open space parks, and community facilities) for each neighborhood and/or block shall commence; and

    b. The general location and layout of the major components of infrastructure, and the projected dates when construction of the infrastructure shall commence (provided that the projected dates for the commencement of construction of these components shall be consistent with the conditions required herein) and required as part of the development review process. The information shall include:

        i. Street layouts
        ii. Transitway corridors and stations
        iii. Sidewalk/trail connections – circulation
        iv. Bicycle connections – circulation
        v. Sanitary sewer system and associated facilities
        vi. Storm water management system and ponds
        vii. Utility systems to be constructed within the CDD (e.g., electricity, water, gas, phone communications and cable)

viii. Open spaces

VII. URBAN DESIGN STANDARDS AND GUIDELINES

20. All applications subject to the provisions and requirements of CDD #21 shall be subject to the applicable provisions of the AlexWest Design Guidelines. Any modification from the standards shall be reviewed for approval by the Planning Commission and City Council as part of the preliminary DSUP. (P&Z)

VIII. LAND USE

21. The allowable land uses, open space, building height, amount of New Development, and building types, shall be governed by Figure 2.4 for height and these tables in the AlexWest Small Area for each neighborhood: (P&Z)

    i. Adams Neighborhood, Table 8.8
    ii. Crossroads Neighborhood, Table 8.5
    iii. Garden Neighborhood, Table 8.10
    iv. Greenway Neighborhood, Table 8.11
    v. Upland Park Neighborhood, Table 8.4

    a. The residential floor areas in Tables 8.4, 8.5, 8.8, 8.10, and 8.11 of the AlexWest Small Area Plan are the maximum unless additional residential density is permitted pursuant to bonus density for affordable housing per the Zoning Ordinance and AlexWest Small Area Plan.

    b. The allowable building heights shall be governed by Figure 2.4 in the AlexWest Small Area Plan. Tier A building heights shall be the maximum building heights. Additional building height may be permitted consistent with the affordable housing requirements set forth in the Tier B and Tier C building height provisions of the Small Area Plan.

    c. New uses such as warehouses, storage buildings, data centers, and other comparable industrial uses are not permitted per the intent of the AlexWest Small Area Plan.

    d. Additional residential floor area may be permitted above city facilities without counting towards the maximum floor area, subject to approval of a DSUP.

    e. Community facilities, public buildings, and associated accessory uses may be provided within any neighborhood in addition to the maximum permitted development; however, the uses shall be subject to the AlexWest Design Guidelines, and other applicable requirements as part of the preliminary DSUP. City recreational facilities may be located within the public open spaces identified in the AlexWest Small Area Plan.

    f. The Floor Area Ratio (FAR) defined for each Neighborhood within CDD

#21 is a maximum subject to compliance with the AlexWest Small Area Plan, the AlexWest Design Guidelines, the CDD conditions required herein, and applicable requirements of the Zoning Ordinance, except as provided herein.

g. In subarea 10A of the Garden Neighborhood, where development is allowed to include residential or commercial uses, if the uses are entirely residential, the applicant will provide an additional 10,000 sq. ft. of consolidated public open space within the neighborhood to be consolidated with one of the other planned publicly accessible parks or open spaces.

h. Up to 1.0 additional FAR can be granted for providing replacement parking for existing building(s) that will be retained long-term. The additional FAR for parking does not trigger the affordable housing recommendations. The parking structures will be subject to the AlexWest Design Guidelines and will not preclude other recommendations of the AlexWest Small Area Plan (e.g., streets and parks).

i. For any neighborhood(s), FAR will be based on the entire tract of land consistent with the Zoning Ordinance. FAR may be transferred within the neighborhood(s) subject to all applicable zoning provisions and the street, land use, open space, and building height recommendations of the AlexWest Small Area Plan.

j. Accessory dwelling units are permitted as part of the preliminary DSUP, subject to all applicable requirements herein. Each accessory dwelling unit shall be deducted from the residential units within each neighborhood.

IX. RETAIL – GENERAL

22. Within mixed-use buildings, lobbies for uses above the retail (residential, hotel, office) shall be permitted on the Required Retail frontages; however, the lobby shall be the minimum size necessary for non-retail use. (P&Z)

23. Required retail shall comply generally with the AlexWest Small Area Plan and AlexWest Design Guidelines. The retail use(s) will be neighborhood-serving and have a high degree of pedestrian orientation and frequent pedestrian activity. Additional retail may be provided within the Encouraged Retail areas and where consistent with the intent of the AlexWest Small Area Plan and the conditions contained herein, and comply with the AlexWest Design Guidelines, as part of the preliminary DSUP process. (P&Z)

X. OPEN SPACE

24. **CONDITION AMENDED BY STAFF:** With the first preliminary DSUP within each neighborhood, the Applicant(s) shall submit a Comprehensive Open Space Programming Plan identifying the required parks and open spaces and

character for each park-open space within that neighborhood as specified in the AlexWest Small Area Plan. At the request of the Director of P&Z, this plan shall be amended, if necessary, with subsequent preliminary DSUP applications. The locations and amenities of publicly accessible parks and open spaces shall be per these tables and figures from the AlexWest Small Area Plan for each neighborhood: (P&Z)

i. Adams Neighborhood, Table 8.8 and Figure 8.8A
ii. Crossroads Neighborhood, Table 8.5 and Figure 8.5A
iii. Garden Neighborhood, Table 8.10 and Figure 8.10A
iv. Greenway Neighborhood, Table 8.11 and Figure 8.11A
v. Upland Park Neighborhood, Table 8.4 and Figure 8.4A

a. The size, shape, and location of parks within the AlexWest Small Area Plan figures listed above are illustrative. The final shapes and locations within each neighborhood will be determined as part of the DSUP application process subject to the minimum sizes and amenities specified by the Small Area Plan.

b. Public open space acreage identified in the AlexWest Small Area Plan is the minimum required publicly accessible open space. The public open space shall be public through dedication, or the provision of a public access easement as specified in the plan.

c. In addition to the publicly accessible parks and open space specified by Figure 5.3 and Table 8.13 of the AlexWest Small Area Plan, each residential development will provide at least 25% on-site open space, including ground-level and above-grade open space (except as modified for the Upland Park neighborhood). This percentage of open space shall exclude public rights-of-way, streets with public access easements, and required public open spaces reflected in the AlexWest Small Area Plan. The ground level open space may be required to provide a public access easement if deemed appropriate as part of the preliminary DSUP.

d. Additional elements may be deemed necessary within each neighborhood as part of the preliminary DSUP. The remaining open space programming within each neighborhood shall be required as part of the comprehensive open space plan for each neighborhood.

25. The public parks and open spaces required herein shall be dedicated, or provide a public access easement, to ensure public access as depicted in the AlexWest Small Area Plan. Maintenance for all privately owned public parks/open space shall comply with the City of Alexandria Landscape Guidelines as amended.

26. The neighborhoods within CDD #21 shall provide tree canopy consistent with City policies at the time of DSP or DSUP submission. In no case, shall tree canopy coverage be less than the applicable City requirements and provisions at

the time of the approval for each redevelopment area. (P&Z) (RP&CA)

27. As part of each preliminary DSUP, the Applicant(s) for each neighborhood shall incorporate the on and off-street bicycle network as depicted in the AlexWest Small Area Plan and AlexWest Design Guidelines to satisfaction of the Directors of P&Z and T&ES. All bicycle signage, consistent with the proposed bicycle system and required herein, shall be installed prior to the issuance of a Certificate of Occupancy for each building and/or block. The bicycle network shall be per these figures from the AlexWest Small Area Plan for each neighborhood: (P&Z) (T&ES)

    a. Adams Neighborhood, Figure 8.8B
    b. Crossroads Neighborhood, Figure 8.5B
    c. Garden Neighborhood, Figure 8.10B
    d. Greenway Neighborhood, Figure 8.11B
    e. Upland Park Neighborhood, Figure 8.4B

XI. STORMWATER

28. The applicant shall submit a Stormwater Master Plan for each neighborhood for review and approval prior to Final Site Plan release for any DSUP or DSP within the neighborhood to the satisfaction of the Director of T&ES. (T&ES)

29. The applicant shall meet the requirements as set forth in the Memorandum to Industry 01-18, Use of Manufactured/Proprietary Stormwater BMPs or applicable City Policy at the time of approval for each DSUP or DSP. (T&ES)

30. The stormwater runoff from impervious surfaces within new public rights-of-way shall receive treatment from stormwater BMP facilities in accordance with Memo to Industry 21-02 or applicable City Policy at the time of approval for each DSUP or DSP. (T&ES)

31. All stormwater treatment facilities and detention facilities shall be maintained by the property owner, Community Development Authority, Business Improvement District, Master Association, or similar entities. This includes facilities installed in public rights-of-way and public parks. (T&ES)

32. The stormwater collection system is located within the Holmes Run watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 1-year, 2-year, and 10-year storm events. (T&ES)

33. All required environmental reports must be submitted and reviewed for approval by the City prior to the release of construction plans and commencement of land-disturbing activities for each DSUP and DSP. (T&ES)

34. The Applicant(s) shall remove existing impervious surfaces within the resource protection areas at the time of redevelopment for a particular DSUP or DSP.

(T&ES)

XII. GREEN BUILDING

35. All buildings shall comply with the City's Green Building Policy in effect at the time of each preliminary DSUP or DSP application. (OCA)

XIII. SEWER

36. Sanitary sewer collection system capital improvements shall be required and paid for by individual development projects as needed to provide adequate conveyance capacity and demonstrate adequate outfall for proposed development as per the standards applicable at the time of approval of each DSUP or DSP. (T&ES)

XIV. AFFORDABLE HOUSING

37. Applicants shall provide 10% of any development above the base floor area/FAR, up to the maximum floor area/FAR per Zoning Ordinance Section 5-603, as on-site committed affordable housing, or in amount consistent with City affordable housing contribution policies, regulations, and procedures in effect at the time of DSP/DSUP submission, whichever is greater. (Housing)

38. Affordability levels for committed affordable rental and for-sale units shall be consistent with published City housing policies in effect at the time of DSP/DSUP submission. (Housing)

39. Where feasible and in coordination with the City, applicants shall consider alternative opportunities of equivalent value to meet their committed affordable housing requirements to maximize the provision of deeply affordable rental housing that is affordable to households with incomes at 40-50% of area median income and to expand affordability. These should include, but are not limited to: (Housing)

    a. Preserving a greater number of affordable units, including family-sized units, in existing buildings.
    b. Providing a greater number of affordable units off-site.
    c. Providing fewer affordable units in exchange for deeper levels of affordability.
    d. Providing a monetary contribution to leverage other affordable housing funding sources.
    e. Dedicating land, development rights, or property to maximize affordable housing development through third-party partners. Dedication of existing buildings shall be subject to the City determining, at its sole discretion, that the buildings and their major systems are in good working condition and habitable.

40. Applicants with multiple residential properties within CDD #21 shall work with the City at the time of DSP/DSUP submission to develop a coordinated approach to maximizing and deepening housing affordability across their properties. The coordinated approach should consider opportunities to preserve existing units and dedicate land and property for affordable housing (re)development to meet the affordable housing requirement for the DSP/DSUP. (Housing)

41. Pursuant to the AlexWest Small Area Plan, applicants may request density more than 30% of the maximum floor area/FAR, as depicted in Tables 8.4, 8.5, 8.8, 8.10, and 8.11, to encourage the production of additional committed affordable housing units. Residential development requesting density above the maximum floor area/FAR shall provide one-third of the additional residential density as committed affordable housing or an amount consistent with City affordable housing contribution regulations, policies, and procedures in effect at the time of DSP/DSUP submission, whichever is greater. (Housing)

42. Applicants shall provide affordable housing monetary contributions consistent with City affordable housing contribution regulations, policies, and procedures in effect at the time of DSP/DSUP submission. (Housing)

43. Unless otherwise mutually agreed by the applicant(s) and the City, the applicant(s) shall allow the City to buy down up to 15% of the units in any new building developed within the CDD: (Housing)

44. All dedicated affordable and workforce affordable housing units within the CDD shall remain affordable for a minimum of 40 years or for a term consistent with City affordable housing contribution regulations, policies, and procedures in effect at the time of DSP/DSUP submission, whichever is greater. (Housing)

45. Any applicant(s) obtaining a DSP/DSUP for development which necessitates demolition of existing residential units shall abide by the provisions of a Tenant Assistance and Relocation Plan prepared consistent with City relocation regulations, policies, and procedures in effect at the time of DSP/DSUP submission. (Housing)

46. Residents of committed affordable and workforce units within the Plan area who receive Housing Choice Voucher assistance (or any future equivalent) shall not be denied admission based on receiving this assistance. Minimum income requirements shall not be applied to Voucher holders who are otherwise qualified based on other selection criteria. (Housing)

XV. TRANSPORTATION MANAGEMENT PLAN

47. All development within CDD #21 shall comply with the Transportation Management Plan Policy current at the time of DSUP or DSP submission. (T&ES)

XVI. UTILITIES

48. No transformers or switch gears shall be installed in the public right-of-way, streets, or streets with a public access easement. All electrical transformers and associated utilities are screened to the satisfaction of the Directors of P&Z and T&ES or provided in underground vaults which shall comply with all applicable Dominion Virginia Power standards. Ventilation grates shall not be located within dedicated open space, sidewalks or streets (public right-of-way). The final location of the transformers and/or vaults shall be approved as part of the preliminary DSUP or DSP for each building/block. (P&Z) (T&ES)

49. All existing and new utilities along the frontage of the property extending to the nearest power poles on each side beyond the frontage within each DSUP or DSP shall be located below grade at the cost of Applicant(s). All utilities, except for those having a franchise agreement with the City, shall be located outside the public right-of-way unless for the conveyance of storm water, and approved by the Director of T&ES. (T&ES)

XVII. PUBLIC ART

50. Incorporate public art on-site, or provide an equivalent monetary contribution to be used toward public art within the CDD planning area, consistent with the public art policy in effect at the time of the approval of the DSUP to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)

XVIII. ARCHAEOLOGY

51. The Alexandria Archaeological Protection Code (§ 11-411 of the Zoning Ordinance) applies to properties within CDD #21 for projects pursued under a DSUP or DSP with a Site Plan. Projects will be reviewed on a case-by-case basis. (Archaeology)

XIX. NEIGHBORHOOD REQUIREMENTS

GREENWAY

52. **Beauregard Multi-Use Trail**. The Applicant(s) shall design and construct a minimum 10-ft. wide (exact width to be determined during DSUP) multi-use trail and associated signage on the east side of Beauregard Street to connect from the south end of the redevelopment area to the Holmes Run Trail. The trail shall be complete and operational prior to the first certificate of occupancy permit associated with the neighborhood. (T&ES)

53. **Greenway Park – Natural Area and Public Open Space**. The minimum 22.75 acre park (inclusive of the potential storm water pond) shall be constructed and made operational concurrently with the development of the adjoining blocks, and dedicated to the City after completion of the entire 22.75- acre park

(EXHIBIT 2). An interim public trail connection in the Greenway Park between North Beauregard Street and Winkler Botanical Preserve shall be provided and operational at all times from the first DSUP within the neighborhood until the completion of the entire Greenway Park. (P&Z) (T&ES) (RP&CA)

54. Storm water management may be incorporated into the Greenway park design to the satisfaction of the Directors of P&Z, T&ES and RP&CA. Any interim pond design shall be functional as a BMP. The storm water pond shall be:

    a. Part of the Storm Water Master Plan for the Greenway Neighborhood;
    b. A Level II storm water pond, outside the RPA;
    c. Designed using advanced technology and to have high quality native landscaping as well as an aquatic shelf;
    d. Reduced in size according to necessary volume;
    e. No larger than generally depicted within the CDD Concept Plan;
    f. Compliant with the applicable provisions of the Beauregard Urban Design Standards and Guidelines;
    g. Integrated into the design of the Park; and
    h. Consolidated in the southeastern portion of the Park near Holmes Run to enable consolidation of the ground-level open space. (P&Z) (T&ES) (RP&CA)

55. Turkey Run and the portions of Holmes Run within the Greenway neighborhood shall be restored/stabilized, to the satisfaction of the Director of T&ES, using natural channel design to reduce erosive capacity as well as functionally increase water quality. The RPA shall be stabilized with native species in a natural state to maximize water quality improvements. (T&ES) (RP&CA)

56. The Applicant(s) shall be responsible for the design and installation of two pedestrian bridges in Greenway Park in the general locations depicted in the Beauregard Small Area Plan. The design of the bridges shall be approved as part of the preliminary DSUP for the Park. The bridges shall be installed and made operational prior to the completion of the Park as required herein. (RP&CA)

57. The remaining required public open space within the neighborhood, required pursuant to the CDD#21 Concept Plan, shall be constructed concurrently with the New Development adjoining the required public open space. (RP&CA)

GARDEN DISTRICT

58. **East West Greenway.** The minimum 1.45-acre portion of the East West Greenway (EXHIBIT 2) shall be constructed concurrently with development of each block fronting onto such open space. The final phasing for construction of the East West Greenway shall be approved as part of the Comprehensive Open Space Programming Plan submitted as part of the first DSUP for the neighborhood. (RP&CA)

59. **Dora Kelley Nature Park.** The approximately 1.8-acre portion of the Dora Kelley park expansion adjacent to the Garden District neighborhood, as depicted in the CDD Concept Plan, shall be constructed and made operational concurrently with the development of the adjoining blocks, and dedicated to the City after completion of the entire 7.4 acre expansion. The addition to Dora Kelley Nature Park shall be designed and landscaped in a manner to be a visual extension of the existing Park and the edge of the Park shall be designed and landscaped, including the selection of appropriate tree species, to minimize disturbance to the existing Dora Kelley Nature Park. (RP&CA) (EXHIBIT 2) Town Center (EXHIBIT 2) The 0.73 acre mid-block pedestrian connection (EXHIBIT 2) shall be constructed and completed concurrently with each adjoining block. (P&Z) (RP&CA)

60. The remaining required public open space within the neighborhood, required pursuant to the CDD#21 Concept Plan, shall be constructed concurrently with the New Development adjoining the required public open space. (RP&CA)

61. **Fire Station**. The Applicant(s) shall dedicate the land and associated conveyances to the City for a fire station and associated facilities above the fire station, as generally depicted in the CDD Concept Plan. The final area to be dedicated shall be based on a conceptual site plan as part of the DSUP process. In addition, the Applicant(s) shall be responsible for the provision of any necessary temporary and/or permanent easements such as grading, construction, etc., deemed necessary by the City to construct the fire station and/or associated facilities. The land shall be dedicated by within 90 days of written request by the City at such time as the City is preparing for the development of the fire station. Access and use of the existing parking lot shall remain until such time as the City is preparing for the development of the fire station. (P&Z) (Fire)

<u>TOWN CENTER</u>

62. **Town Square Park – Open Space**. The minimum 0.60 (EXHIBIT 2) acre Park shall be constructed, operational and a public access easement provided concurrently with the New Development within any block fronting onto the park or prior to the issuance of the first Certificate of Occupancy permit for 2,000,000 square feet of New Development within the Town Center neighborhood, whichever occurs first. The Town Center Park shall be designed to accommodate large gatherings such as markets, art shows, festivals, and special events. The design of the park should consider space for outdoor (possibly indoor or covered) entertainment events. The design of the Town Square shall incorporate lighting, landscaping, furnishings and should consider other amenities such as water features. In addition, the Applicant shall permit the City, upon an advance written request from the City, to host up to 10 City-public events/festivals annually at no cost to the City. (RP&CA) (P&Z)

63. **Greenway.** The minimum 1.62 acre portion of the Greenway adjacent to North Beauregard Street (EXHIBIT 2) shall be constructed concurrently with New

Development within each block fronting onto the Greenway. (RP&CA)

64. **Dora Kelley Nature Park.** The approximately 5.6 acre portion of the Dora Kelley park expansion adjacent to the Town Center neighborhood, as depicted in the CDD Concept Plan, shall be constructed, and made operational concurrently with the development of the adjoining blocks, and dedicated to the City after completion of the entire 7.4 acre expansion. The addition to Dora Kelley Nature Park shall be designed and landscaped in a manner to be a visual extension of the existing Park and the edge of the Park shall be designed and landscaped, including the selection of appropriate tree species, to minimize disturbance to the existing Dora Kelley Nature Park. (RP&CA)

65. The remaining required public open space within the neighborhood, required pursuant to the CDD#21 Concept Plan, shall be constructed concurrently with the New Development adjoining the required public open space. (RP&CA)

66. **Retail.**

a. To ensure a comprehensive and coordinated approach for the retail leasing for the Required Retail within the Town Center Neighborhood, as depicted in the Beauregard Urban Design Standards and Guidelines, the retail shall be operated through a coordinated management agreement, entity or district. The final role and composition of the retail management entity and overall governance shall be approved as part of the first DSUP containing the first retail space within the Town Center neighborhood.

b. Prior to the release of the first Certificate of Occupancy permit for the first building within the Town Center neighborhood, the Applicant(s) shall establish the retail management entity as required, which shall be responsible for the following items to the satisfaction of the Directors of P&Z, T&ES, RP&CA and City Attorney:

i. Open Space. Repair and maintenance of Town Center Park.
ii. Open Space. The entity shall be responsible for appropriate programming within the Town Center Park-open space.
iii. Parking. Coordination and management of the shared parking management plan between the owner(s) and/or buildings within the Town Center.
iv. Signage. Maintenance, repair, and coordination of locations and messaging for all identification signs, way-finding signs, directional signs, and seasonal/event banners.
v. Retail Management and coordination of retail use and tenants as defined herein. (P&Z) (T&ES)

<u>ADAMS</u>

67. The Adams neighborhood shall provide the street and pedestrian/cyclist network as generally depicted in Figures 4.2, 4.3, 4.6, and 8.8B of the AlexWest Small

Area Plan to the satisfaction of the Directors of P&Z and T&ES. When 1500 and 1600 N. Beauregard St. properties redevelopment through a DSUP, the applicant(s) shall be responsible for costs associated with reconfiguring the direct connection to existing drive aisles accessing the John Adams Elementary School site as generally depicted within the plan. (P&Z) (T&ES)

68. **Adams Neighborhood Park and Public Open Space.** The portion of the 98,000-sf open space, identified as #20 in the AlexWest Small Area Plan, on either the 1600 or 1800 N Beauregard parcel, shall be provided concurrently with the development of said parcels. Public access (vehicular and pedestrian) to each portion of the park will be provided per the CDD concept plan. This open space shall have the amenities specified in the Small Area Plan and be available for public use, including potential use by the adjoining school. (P&Z) (RP&CA)

69. The remaining required public open space within the neighborhood, required pursuant to Table 8.8 and Figure 8.8A of the AlexWest Small Area Plan, shall be constructed concurrently with the development on each block. (P&Z)

70. Truck loading and routing access within the Adams neighborhood shall be designed and located to lessen impact on the adjoining residential uses. (T&ES)

71. The road between 1700 N Beauregard (TM#019.02-01-03) and 1800 N Beauregard (TM#019.02-01-04) as shown on the CDD Concept Plan dated January 27, 2025, is illustrative with the design determined by the first DSUP or DSP associated with either parcel. (P&Z)

72. The location of the open space overlapping 1600 N Beauregard (TM#019.02-01-02) and 1700 N Beauregard (TM#019.02-01-03) as shown on the CDD Concept Plan dated January 27, 2025, is illustrative with the design determined by the first DSUP or DSUP associated with either parcel. (P&Z)

UPLAND PARK

73. **CONDITION AMENDED BY STAFF: Upland Neighborhood Park.** The minimum 37,000 SF park (Figure 8.4A), including the 24,784 square foot lot currently owned by the City, shall be constructed, operational and a public access easement (exclusive of the existing City owned land) shall be provided prior to the following, whichever occurs first: (P&Z) (RP&CA)

    a. The first Certificate of Occupancy permit for the second building with block frontage on the park, or

    b. The issuance of a certificate occupancy permit for more than 350,000 square feet of New Development within the Upland Park neighborhood.

    c. Parking may be permitted under the City-owned portion of the open space subject to the following:

i. The City and the Applicant(s) shall develop all applicable agreements related to the construction, ownership, and uses of the parking facility during the preliminary DSUP process for blocks adjoining the park;

ii. For any underground parking, the underground parking shall have sufficient soil depth to accommodate all trees, landscaping, and park programming, without the use of raised planters; and

d. Maintenance of both privately and publicly owned parcels shall be the responsibility of the Applicant.

74. **CONDITION ADDED BY STAFF:** **Per Block Open Space Requirements:** In addition to the park provided on Landbay D, and as detailed in Exhibit A, Landbays A, B, C, E, and F shall provide at least 17.1% (1.27 acres) on-site open space (at- and above-grade). Further, Landbays E and F will improve the adjacent rights-of-way along N Beauregard Street as usable open space, with the improvement required with the adjacent Landbay DSP/DSUP approval. These improvements shall include, to the satisfaction of the Directors of P&Z and T&ES: (P&Z) (T&ES)

a. Restoration of the intermittent stream channel that runs parallel to N. Beauregard Street, if determined to be feasible. The extent of channel restoration shall be established by staff in consultation with the applicant, accounting for site, utility, and property constraints, and shall, at a minimum, meet the applicable technical requirements of the Virginia Stormwater Management Handbook.

b. Removal of invasive species, planting of native species, and construction of a walking trail, including the 14-ft. wide trail depicted in Figure 8.4B.

75. **CONDITION ADDED BY STAFF:** **Design of Foster Avenue:** The design of the extension of Foster Avenue to connect to N Beauregard Street must use a box bridge or similar to preserve the natural channel and enable the continuous flow of the intermittent stream that flows parallel to N Beauregard Street. The design of the extension will be determined during the DSP/DSUP that would extend the street to the satisfaction of the Director of T&ES. (T&ES)

76. **Development Phasing Trigger: Seminary Road Improvements west of Beauregard**. For any DSUP required for Upland Park, the Applicant(s) shall widen Seminary Road west of Beauregard Street by adding a westbound left turn lane for traffic turning onto Heritage Lane. This roadway improvement shall be complete and operational prior to the first certificate of occupancy permit for the multi-family building along Seminary Road. (T&ES)

77. **CONDITION AMENDED BY STAFF:** **Development Phasing Trigger: Multi-Use Trail on Seminary Road**. For any DSUP required for Upland Park, the Applicant(s) shall be responsible for the design and construction of a

minimum 12 foot wide (exact width to be determined during at the time of preliminary DSUP) multi-use trail on the north side of Seminary Road adjoining the property frontage. The trail shall be completed and operational prior to the first certificate of occupancy permit for the multi-unit residential building along Seminary Road. (T&ES)

78. **CONDITION AMENDED BY STAFF:** To the extent that New Development occurs in the Upland Park neighborhood prior to the construction of the City's Seminary Road and N Beauregard Street Intersection Improvement Project such that the westbound left turn lane on Seminary to Heritage Lane/Fairbanks Avenue is necessitated, the Applicant(s) will design and construct those improvements to the satisfaction of the Director of T&ES and such improvements from back of curb to the centerline of Seminary Road will be offset from the Developer Contribution or reimbursed to the Applicant(s) as part of the Ellipse construction. (T&ES)

79. **CONDITION AMENDED BY STAFF**: In the event the acquisition of right-of-way, construction of the City's Seminary Road and N Beauregard Street Intersection Improvement Project and/or any other implementation of the conditions herein impacts the parking or access to the adjoining parcel TM#0.10.04-03-19, the following shall be provided: (P&Z) (T&ES)

    a. As part of any redevelopment of the Upland Park neighborhood, the Applicant(s) shall be responsible for providing access and replacement parking for TM parcel #0.10.04-03-19. The parking shall be constructed within Upland Park neighborhood and/or on the adjoining lot, to the satisfaction of the Director of T&ES. The Applicant(s) shall be responsible for submitting all necessary plans and approvals to construct the access and parking as required herein.

    b. In the event that the parking and access, as required herein, needs to be constructed in advance of any redevelopment within the Upland Park neighborhood, the City shall be responsible for the construction of the access and replacement parking as required herein. The Applicant(s) shall be responsible for the provision of all necessary land, easements, and/or agreements to construct the access and replacement parking. In this event, the City shall be reimbursed for all costs associated with the access and replacement parking, adjusted for CPI-U as defined herein, as part of the redevelopment of the Upland Park neighborhood.

80. **CONDITION REMOVED BY STAFF**

SOUTHERN TOWERS

81. **Pre-Development Agreements and Access.**

    a. **Existing Bus Route Agreement.** By June 1, 2013, the Applicant shall provide a recorded license agreement to the City authorizing the use of local

bus service within Southern Towers, as mutually agreed upon by both parties.

b. **Interim Bus Rapid Transit (BRT) Route Agreement.** By June 1, 2013, the Applicant shall submit an access, construction and maintenance agreement for the interim BRT Route and Station through the Southern Towers parking lot. (T&ES)

82. **BRT Transitway and Station.** The Applicant shall grant the City a public access street easement for the final BRT Transitway and Station through Southern Towers as generally depicted in the Beauregard Small Area Plan upon completion of the construction of the replacement parking structure and after the City finalize plans to begin construction of the entire BRT route. The City shall include the applicant in the planning and design for the BRT Transitway and Station. As part of the planning process, the City and the Applicant shall enter into an agreement to coordinate the timing of construction, location of all necessary easements and other construction details to minimize the impact on existing parking and residents. Within 90 days of request by the City, the Applicant shall submit an easement, construction and maintenance agreement for the BRT Transitway and Station. The cost of the construction of the BRT Transitway, and station as generally shown on (EXHIBIT 4) and includes only lanes that are dedicated for transit or a shared transit/general purpose lane, shall be paid for by the City. In the event that the City is unable to construct the transitway, the City and Applicant may negotiate to have the Applicant construct the BRT Transitway and station with reimbursement by the City. In the event that the Applicant requires a temporary access road within the alignment of the proposed Transitway as part of any DSUP, the Applicant shall be responsible for constructing this road and ensuring that the road is aligned with the future Transitway and constructed to the specifications of the future Transitway. Condition 6(c) shall not apply to final Transitway easement within Southern Towers until such time as the provisions of Condition 114 have been met. (T&ES) (PC) (City Council)

83. The Applicant shall coordinate with the adjacent property owner to provide the right- of-way necessary to construct the Transitway as generally depicted on Exhibit 10. The current agreement between the property owners is for the Applicant to construct 18 spaces on its property for use by Hermitage Hill in return for Hermitage Hill's dedication of the necessary right-of-way for the Transitway and conveyance of the residual parcel to the Applicant. If the current agreement is not memorialized prior to the Applicant's completion of the replacement parking structure on its property, the Transitway will have access through the property in the interim route. (T&ES)

84. **Multi-Use Trail on Seminary Road.** Southern Towers shall construct the 10' minimum wide multi-use trail along the CDD zoned property as generally shown in the Beauregard Small Area Plan prior to the issuance of the certificate of occupancy for the first building fronting on Seminary Road. An interim

condition (which may be less than 10' wide if necessary) is permitted along the frontages of future building locations during construction of those facilities (T&ES) (P&Z).

85. **Open Space.** The open space parks (EXHIBIT 2) shall be constructed and made operational prior to the issuance of a certificate occupancy permit for the first building to exceed 350,000 square feet of New Development within the Southern Towers neighborhood. (RP&CA)

86. **Development Infrastructure Phasing:** The Applicant shall submit an updated traffic study for each preliminary DSUP for the Southern Towers neighborhood. The Applicant shall construct any improvements necessary to serve its development while minimizing impacts to parking. The following improvements are currently anticipated as necessary to serve the Southern Towers neighborhood.

    a. Seminary Road and Mark Center Drive Intersection Improvements. Widening of the southbound approach to Mark Center Drive at the intersection of Seminary Road to provide dual left turn lanes, one (1) through lane, and one (1) right turn lane. This intersection improvement project shall be coordinated with the VDOT project to improve pedestrian access across the north side of Seminary Road.

    b. East-West Access Connector Parallel to Seminary Road.

        vi. The Applicant shall keep the existing drive aisle or re-configured drive aisle open for access from I-395 through the Applicant's property to Beauregard Street and Seminary Road.

        vii. Upon the issuance of any building permit within the CDD zone, the Applicant shall continue to keep the existing drive aisle open and adequate to serve local transit vehicles and for access from I-395 through the Applicant's property to Beauregard Street and Seminary Road. The Applicant shall retain the right to implement traffic calming measures, re- configure the drive aisle, and/or make other changes to the drive aisle. Any change made by the Applicant will maintain pedestrian, transit, and vehicular circulation in accordance with industry safety standards. The traffic analysis conducted as part of each Applicant's preliminary DSUP shall identify the specific improvements needed. (T&ES) (PC)

87. **Retail**

    a. To ensure comprehensive and coordinated approach for the retail leasing for the required retail within the Southern Towers Neighborhood as depicted in the Beauregard Urban Design Standards and Guidelines, the retail shall be operated through a coordinated management agreement, entity or district. The final role and composition of the retail management entity and overall

governance shall be approved as part of the first DSUP containing the first retail space within the Southern Towers neighborhood.

b. Prior to the relation of the first Certificate of Occupancy permit for the first building within the Southern Towers neighborhood , the Applicant(s) shall establish the retail management entity as required, which shall be responsible for the following items to the satisfaction of the Directors of P&Z, T&ES, RP&CA and City Attorney:

i. Parking. Coordination and management of the shared parking management plan between the owner(s) and/or buildings.

ii. Signage. Maintenance, repair, and coordination of locations and messaging for all identification signs, way-findings signs, directional signs and seasonal/event banners.

iii. Retail Management and coordination of retail use and tenants as defined herein. (P&Z) (T&ES) (City Council)

DSUP#2025-10016 STAFF RECOMMENDATIONS

1. **CONDITION AMENDED BY STAFF:** The Final Site Plan shall be in substantial conformance with the preliminary plan dated April 21, 2023, and comply with the following conditions of approval.

I. SITE PLAN

2. **CONDITION AMENDED BY STAFF:** Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months of July 13, 2025 and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. The period of validity may be extended upon petition by the applicant and after adequate notice and public hearing. (P&Z)

3. Submit the plat and all applicable easements prior to the Final Site Plan submission. The plat(s) shall be approved prior to or concurrently with the release of the townhouse Final Site Plan. (P&Z) (T&ES) *

4. The plat shall be recorded, and a copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit. (P&Z) (T&ES) **

5. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include: (P&Z) (T&ES) *

a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
b. Minimize conflicts with plantings, pedestrian areas, and major view sheds.
c. Do not locate above grade utilities in dedicated open space areas and tree wells.
d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Directors of P&Z and T&ES.

6. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following: (P&Z) (T&ES) (Police) (Code)

a. Clearly show location of all existing and proposed streetlights and site lights, shading back less relevant information. *
b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES. *
c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens. *
d. All proposed light fixtures in the City right of way shall be approved Dominion LED light fixtures. *
e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting. *
f. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights. *
g. Photometric plan must either be separated into two plans or provide a clear distinction between the following: a plan with all street lights and other pertinent off-site lighting, and a plan without street lights and off-site lighting; to demonstrate the plan's compliance with lighting regulations re: light spill. *
h. If site lights are included in the photometric plan to comply with City's lighting standards, then these lights shall be put on photovoltaic switches. *
i. Provide location of conduit routing between site lighting fixtures to avoid conflicts with street trees. *
j. Detail information indicating proposed light pole and any footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury. *

k. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
l. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.*
m. Upon installation of all exterior light fixtures for the site/building, provide photographs of the site demonstrating compliance with this condition. ****
n. Full cut-off lighting shall be used as applicable at the development site to prevent light spill onto adjacent properties. (P&Z) (T&ES) (Police)(Code)

7. The Emergency Vehicle Easement (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. (P&Z)

8. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg format, which follows the National CAD Standards, of the dimension plan of this project including existing conditions, proposed conditions and grading elements. This information will be used to compile a master CAD reference to ensure all proposed features are correctly located and will connect. (P&Z) (DPI) *

9. Develop a phasing and interim landscape plan for areas proposed for construction in Phase 2. Plan should include demolition of existing houses, site remediation and any securing of the site. (P&Z) (T&ES) (Code) *

A. BUILDING:

10. **CONDITION AMENDED BY STAFF:** The building designs, including the appearance, color and quality of materials, final detailing, and three-dimensional expression, shall be consistent with the elevations dated April 21, 2023 and the following conditions. (P&Z)

11. Provide the following information to the satisfaction of the Director of P&Z: (P&Z) *

    a. Provide samples of actual glazing, frame and sash components that are proposed for each area of the building in the color and material that will be provided.
    b. Building panels may not use a wrap-around trim for mounting to the substructure but can use a reveal detail at all flush panel joints.
    c. Paint, stain or otherwise finish the underside of all balconies including framing.

12. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at ¼"=1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections) in realistic color

to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology, different wall or bay type. (P&Z) *

13. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the Preliminary Plan and as set forth in the associated *Guidelines for Preparations of Mock-Up Panels* Memo to Industry, effective December 13, 2013. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials: (P&Z) (Code) *, **, ***

    a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. *
    b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant. ***
    c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
    d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel requires a building permit and shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **
    e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. ***

14. **CONDITION REMOVED BY STAFF**

15. **CONDITION REMOVED BY STAFF**

16. **CONDITION REMOVED BY STAFF**

B. OPEN SPACE/LANDSCAPING:

17. Develop, provide, install and maintain an integrated Landscape Plan in accordance with the City of Alexandria's Landscape Guidelines, available online at: www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelinesFinalv2Final.pdf (P&Z)

18. Develop a palette of site furnishings in consultation with staff. (P&Z) (T&ES) *

    a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.

b. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, and other associated features.

19. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails — if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) (Code) *

C. LANDBAY D PARK SPACE:

20. **CONDITION AMENDED BY STAFF:** The Landbay D City park parcel (per DSP#2025-00021) and the trail connection must be operational prior to receipt of the first Certificate of Occupancy of for the Landbay C townhouse units fronting on the park. (P&Z) ***

21. **CONDITION REMOVED BY STAFF**

22. **CONDITION REMOVED BY STAFF**

23. **CONDITION REMOVED BY STAFF**

24. **CONDITION REMOVED BY STAFF**

D. TREE PROTECTION AND PRESERVATION:

25. Provide, implement and follow a Tree and Vegetation Protection Plan per the City of Alexandria Landscape Guidelines. (P&Z) *

26. **CONDITION REMOVED BY STAFF**

E. ARCHAEOLOGY:

27. **CONDITION AMENDED BY STAFF:** An archaeological consultant has completed an Archaeological Evaluation and recommended no further archaeological work. Alexandria Archaeology concurs with this recommendation. (Archaeology)

28. **CONDITION REMOVED BY STAFF**

29. **CONDITION REMOVED BY STAFF**

30. **CONDITION REMOVED BY STAFF**

31. **CONDITION REMOVED BY STAFF**

32. **CONDITION AMENDED BY STAFF:** 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. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

33. 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) *

34. **CONDITION REMOVED BY STAFF**

F. PEDESTRIAN/STREETSCAPE:

35. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES: (P&Z) (T&ES) *, ***

    a. Complete all pedestrian improvements for each segment of street frontage prior to the issuance of the first certificate of occupancy permit for units fronting on each street frontage.
    b. Install ADA accessible pedestrian crossings serving the site.
    c. Construct all concrete sidewalks to City standards per the Site Plan.
    d. Sidewalks shall be flush across all driveway crossings.
    e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
    f. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
    g. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
    h. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks [white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)] may be required by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.
    i. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials to minimize any potential visible impacts. ***

G. PARKING:

36. The design and allocation of parking shall be subject to the following to the satisfaction of the Directors of P&Z, T&ES, and Code Administration: (P&Z) (T&ES) (Code)

    a. The townhouse garages shall contain a minimum unobstructed interior dimension of 9 feet x 37 feet to enable two tandem parking spaces. The parking space dimensions shall not include columns, walls, or obstructions. Dimension lines for interior garages for each of the unit types shall be provided with first Final Site Plan. *
    b. All parked vehicles shall be prohibited from encroaching on the proposed streets, drive aisles, pedestrian walkways, or emergency vehicle easements, and all purchasers shall be notified of this prohibition.
    c. Each of the townhouse units shall provide a sufficient area within each unit, garage, or in an enclosed area for a standard City-issued trash and recycling container exclusive of the area required for parking. Show the proposed locations with the first Final Site Plan. *
    d. Individual townhouse garages shall be utilized only for parking and cannot be converted to living space; storage which interferes with the use of the garages for vehicle storage is prohibited.

37. Parking for the residential uses shall be consistent with the requirements of the Zoning Ordinance in effect at the time of approval by City Council and/or Planning Commission. (P&Z) (T&ES)

38. **CONDITION AMENDED BY STAFF:** Provide two empty slots in the electrical panel for the future Level 2 charging and pull wire ready conduit from the electrical panel to the garaged parking spaces. Install and label the conduit outlet in each garage prior to receiving the Certificate of Occupancy. (OCA) ***

39. For public and private streets, show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. All on-street parking controls and restrictions within the project area shall be approved by the City staff during the Final Site Plan process. Any on-street parking changes desired after the Signature Set approval are required to be approved through the Traffic and Parking Board. (P&Z) (T&ES) *

40. Provide bicycle parking per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. (T&ES)

41. Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to the issuance of the last Certificate of Occupancy permit within each landbay. (T&ES) *, ***

H. SUSTAINABILITY

42. **CONDITION ADDED BY STAFF:** The project shall comply with the requirements of the City of Alexandria Green Building Policy that is in effect at the time of DSUP approval. (OCA) *, **, ***, ****

43. **CONDITION ADDED BY STAFF:** The applicant shall provide these items to comply with the Green Building Policy at Final Site Plan: (OCA) *

    a. Evidence of the project's registration with LEED, Green Globes, EarthCraft, NGBS, or equivalent.
    b. A copy of the draft certification scorecard which indicates the project will meet the required performance points as outlined in the Green Building Policy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

44. **CONDITION ADDED BY STAFF:** The applicant shall provide these items to comply with the Green Building Policy with the Building Permit: (OCA) **

    a. An updated copy of the draft certification scorecard/checklist prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
    b. Water efficiency and indoor environmental quality documentation for the priority performance points in the Green Building Policy prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

45. **CONDITION ADDED BY STAFF:** The applicant shall provide these items to comply with the Green Building Policy at with requests for Certificates of Occupancy: (OCA) ***

    a. Evidence that design phase credits (for the certifying party) have been submitted by Temporary Certificate of Occupancy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
    b. Evidence showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for Design Phase credits for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
    c. If the project fails to achieve the required certification level and priority performance points, then demonstrate a good faith, reasonable, and documented effort to achieve the certification level to the satisfaction of the Climate Action Officer.

46. **CONDITION ADDED BY STAFF:** The applicant shall provide the following to comply with the Green Building Policy at Release of Performance Bond: (OCA) ****

    a. Documentation of applicable green building certification showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

47. **CONDITION ADDED BY STAFF:** At the Final Site Plan, demonstrate that the building will be fully electric including all mechanical systems. For limited accessory elements, if using gas, food and beverage uses in retail spaces and outdoor grills, must be controlled with occupancy sensors, timers not to exceed two hours, or other technology to prevent the accessory element from using natural gas when not being used by an occupant of the building. (OCA) *

48. **CONDITION ADDED BY STAFF:** Install Energy Star labeled appliances where residential appliances are installed. (OCA)

49. **CONDITION ADDED BY STAFF:** In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at: www.epa.gov/WaterSense. (OCA)

II. TRANSPORTATION

A. STREETS/TRAFFIC:

50. With first Final Site Plan, update the plan sheets to show Fairbanks Avenue consisting of a one shared left-turn, thorough, and right-turn lane approaching the Seminary Road intersection designed to the satisfaction of the Director of T&ES. (T&ES) *

51. A minimum separation of 30 feet shall be maintained on residential streets between the beginning of the street corner radius and any driveway apron radius. * (T&ES)

52. The setback between the buildings and the drive aisles shall be a minimum of 2 feet to provide adequate turning movements. The setback shall have a maximum length of 6 feet or a minimum of 18 feet, if a driveway is provided. (T&ES) *

53. Integrate all service pedestals and transformers for the dry utilities and/or screen these utilities to the satisfaction of the Director of P&Z. (P&Z) *

54. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)

55. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff and Code Administration staff to document existing conditions prior to any land disturbing activities. (T&ES) (Code) **

56. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES) ***

57. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration. (T&ES)

58. Provide and install new operational traffic signal at the Seminary Road and Fairbanks Avenue intersection prior to the release of the first Certificate of Occupancy for townhouses located adjacent to the park in Phase I of the project. The new traffic signal and its associated equipment shall be shown on the Final Site Plan in a Signal Design Plan sheet to the satisfaction of the Director of T&ES. (T&ES) *, ***, ****

    a. The applicant will make reasonable efforts to acquire land area across Seminary Road and permissions required from utility providers to install the necessary facilities and equipment associated with this traffic signal.
    b. Include Transit Signal Priority (TSP) equipment capable of Emergency Vehicle Preemption configuration on proposed traffic signal at the Seminary Road and Fairbanks Avenue intersection.
    c. Install audible pedestrian countdown signals and pedestrian activated pushbuttons at the intersection of Seminary Road and Fairbanks Avenue in accordance with City Standards. All pedestrian-activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG).
    d. Furnish and install two 4-inch Schedule 40 PVC conduits with pull wires underneath the sidewalks fronting Seminary Road. These conduits shall terminate in an underground junction box (JB-S3) at the corner of the site and at the proposed location of the signal cabinet. The junction box cover shall have the word "TRAFFIC" engraved in it. ***

B. <u>TRANSPORTATION MANAGEMENT PLAN:</u>

<u>CONDITIONS AMENDED BY STAFF</u>

59. Contribute to the Citywide Transportation Management Plan (TMP) at the rate specified by the current TMP policy. Unless the upfront payment or partial

upfront payment option is chosen as described below, payments are due once per year no later than September 30 for 30 years with rates adjusted annually for inflation based on the April-to-March Consumer Price Index change reported by the Bureau of Labor Statistics. (T&ES) ***

a. Projects that obtain their first Certificate of Occupancy prior to July 1, will have their first year of assessment in the current calendar year. Projects that obtain their first Certificate of Occupancy on July 1 or later will have their first year of assessment in the next calendar year. ***
b. A development may receive a 35% discount for paying the entire 30-year amount (unadjusted for inflation) prior to receipt of the first Certificate of Occupancy. Under this option, no further TMP payments are required. ***
c. A development may receive a 25% discount for paying one quarter of the entire 30-year amount (unadjusted for inflation) before receipt of the final Certificate of Occupancy and five standard subsequent payments over the next five years. The five annual payments will be made no later than September 30 each year. After these payments are made, no further TMP payments are required. ***

60. The applicant/owner may request permission to manage its own TMP fund subject to the approval of the Director of T&ES. The property must have achieved specific single occupancy vehicle targets for at least three years in a row, as specified in the current TMP policy, and have provided the City with detailed information about how the applicant/owner will manage the TMP for the development. Development would retain the annual TMP contributions and must spend it exclusively on transportation related activities approved by the Director of T&ES or designee. (T&ES)

61. Designate an on-site TMP Coordinator prior to the issuance of the first Certificate of Occupancy. Provide the name, address, email, and telephone number of the coordinator to the City's Mobility Services Division, updating this information annually or as needed. This person will be the City's point of contact for the development and will be responsible for paying invoices and coordinating with staff on TMP-related activities as needed. (T&ES) ***

C. <u>BUS STOPS AND BUS SHELTERS:</u>

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

63. The bus stop shall meet ADA requirements and City Standards per the following: (T&ES)

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. 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 2 percent. The exiting width of the sidewalk may be counted towards the 8-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. See attached standard details.

64. Street trees in proximity to bus stop approaches or directly adjacent to travel lanes shall be planted and maintained pursuant to the Landscape Guidelines: (P&Z) (T&ES) *

a. Located to avoid conflict with vehicles, specifically:

i. Trees shall be excluded from a 40-foot zone which represents the length of the bus as it is serving the stop.
ii. Trees within both the 10-foot departure zone and the 20-foot approach zone (on either side of the 40-foot zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses. *

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS:

65. **CONDITION AMENDED BY STAFF:** Pay the sewer connection fee per City Code Sec. 5-6-25.1(a). (T&ES)

66. **CONDITION REMOVED BY STAFF**

67. **CONDITION ADDED BY STAFF:** As part of the Final Site Plan process, the applicant shall evaluate sequence of the ongoing development projects in the area including Upland Park (this project), the View Alexandria at 5000 Fairbanks (DSUP2025-10003), and Newport Village at 4898 Braddock Rd (DSUP2023-10018) and subsequently update the sanitary sewer adequate outfall analysis. The applicant shall undertake design and construction of sewer upgrade to address any capacity deficiencies as identified by the updated adequate outfall analysis. (T&ES)

68. **CONDITION REMOVED BY STAFF**

B. UTILITIES:

69. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)

70. No transformer and switch gears shall be located in the public right of way. (T&ES)

C. SOLID WASTE:

71. As a required user, the development must meet all the minimum street standards for the City to provide solid waste collection service. See Alexandria Virginia Code of Ordinances Title 5 Chapter 1 Solid Waste Control. Collection vehicles must be able to pick up solid waste from private streets without backing up. The containers must be stored inside the units or within an enclosure that completely screens them from view. (T&ES)

72. If private collection is desired, the HOA shall request approval from the Director of Transportation and Environmental Services to opt-out of the City approved trash and recycling collection to allow for privately contracted collection. The point of collection shall be as agreed upon between the owner and the private collector duly licensed, provided that such point shall not be in a public right-of-way and shall not hinder or interfere with parking, traffic or pedestrians. All trash collectors for the project site are required to take their collected trash to the Alexandria/Arlington waste-to-energy facility (T&ES)

73. Where the City of Alexandria provides the solid waste collection services; all trash and recycling shall be placed at the official set-out location as approved by the Director of T&ES. (T&ES)

74. Provide $1402 per receptacle to the Director of T&ES for purchase and installation of three (3) 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. Payment required prior to release of Final Site Plan. To the extent that the cans cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be located in the vicinity or may agree to private hauling. (T&ES) *

75. Provide $1626 per receptacle to the Director of T&ES for the purchase and installation of three (3) 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. Payment required prior to release of Final Site Plan. To the extent that the cans cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be located in the vicinity or may agree to private hauling. (T&ES) *

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT:

76. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) *

77. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *

78. All stormwater Best Management Practices (BMPs) must be designed to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs. This includes site specific plan views, cross sections, planting plans, and complete design calculations for each BMP. (T&ES) *

79. 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. (T&ES) *

80. Construction inspection checklists and associated photographic documentation must be completed for each stormwater best management practice (BMP) and detention facility during construction. Prior to the release of the performance bond, the applicant must submit all documents required by The City of Alexandria As-Built Stormwater Requirements to the City including as built plans, CAD data, BMP certifications and completed construction inspection checklists. (T&ES) ****

81. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are: (T&ES) ****

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.

82. Surface-installed stormwater Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES) ****

83. Submit two (2) originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the Final Site Plan. (T&ES) *

84. With the exception of BMP tree wells installed on Fairbanks Avenue and Foster Avenue, the Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/ or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and transfer the contract to the HOA, master association, and/ or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) ****

85. The Applicant shall be responsible for the maintaining the BMP tree wells on Fairbanks Avenue and Foster Avenue until acceptance by the City for maintenance. The City shall accept the structural elements of the BMP tree wells constructed and installed in the right of way for maintenance upon passing inspection and termination of the maintenance bond for public improvements. The City shall accept the plantings installed in BMP tree wells located in the right of way upon passing inspection and termination of the maintenance bond for landscaping. (T&ES) ****

86. If units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply: (T&ES) *

a. The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of

the executed maintenance service contract; and a copy of the maintenance agreement with the City.

b. The Developer shall furnish each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners.

87. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division on digital media prior to release of the performance bond. (T&ES) ****

88. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) ****

B. <u>WATERSHED, WETLANDS, & RPAs:</u>

89. The project site lies within Four Mile Run Watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES)

90. The stormwater collection system is located within the Four Mile Run watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

91. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES)

92. Provide Environmental Site Assessment Notes that clearly delineate, map, describe and/or explain the following environmental features if located on site: individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams and associated buffers; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

93. The project parcel is located within an existing intermittent stream buffer; however, the limits of disturbance are outside of the buffer on the parcel.

Therefore, the applicant is not required to prepare a Water Quality Impact Assessment in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance to the satisfaction of the Director of Transportation and Environmental Services. The Stormwater Pollution Prevention Plan (SWPPP) must address enhanced protective measures from site sources due to the proximity of the RPA to the project. (T&ES)

C. CONTAMINATED LAND:

94. Indicate whether there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *

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 take place until the following has been submitted and approved by the Director of T&ES: (T&ES) *

    a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
    b. Submit a Risk Assessment indicating any risks associated with the contamination.
    c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
    d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. The determination whether air monitoring is needed must be adequately addressed in the Health and Safety Plan submitted for review.
    e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).

f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan.

96. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the Final Site Plan. (T&ES) (Code) *

97. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES)

D. <u>SOILS:</u>

98. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES) *

E. <u>NOISE:</u>

99. Prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time, and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD). Once the final building design has been established, conduct a building shell analysis if needed, to identify options to minimize noise exposure to future residents at the site, particularly in those units closest to the interstate highway, railroad tracks and airport traffic, including triple-glazing for windows, additional wall/roofing insulation, installation of resilient channels between interior gypsum board and wall studs, installation of a berm or sound wall and any other special construction methods to reduce sound transmission. If needed, the applicant shall install some combination of the above to the satisfaction of the Directors of P&Z and T&ES to satisfy the exterior and interior noise goals specified in the HUD Noise Guidance Book. (T&ES) *

100. The noise study and noise commitment letter shall be submitted and approved prior to Final Site Plan release. (T&ES) *

101. All uses within the development shall adhere to the City noise ordinance and no amplified sound shall be audible at the property line after 11 pm. (T&ES)

F. AIR POLLUTION:

102. **CONDITION REMOVED BY STAFF**

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

V. CONSTRUCTION MANAGEMENT

104. **CONDITION AMENDED BY STAFF:** 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: (P&Z) (T&ES) *, ***

    a. No streetlights shall be removed without authorization from the City of Alexandria;
    b. If streetlights are to be removed from the public right of way, then temporary lights shall be provided until the installation and commissioning of new lights; *
    c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed; *
    d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction; *
    e. Include an overall proposed schedule for construction; *
    f. Include a plan for temporary pedestrian circulation; *
    g. Include the location and size of proposed construction trailers, if any; *
    h. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials; *
    i. Establish the townhouse block order of construction. If the Landbay C townhouse block is delayed, the applicant shall coordinate with staff to develop a timeline for completion. *
    j. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. ***

105. Provide off-street parking for all construction workers without charge to the construction workers. The applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with

this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall: (P&Z) (T&ES) *

a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit;
b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes;
c. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected.

106. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of pedestrian access shall be included in the Construction Management Plan for approval by T&ES. (T&ES) **

107. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of bicycle access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)

108. No major construction staging shall be allowed within the public right-of-way. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) **

109. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop at Seminary Road and Fairbanks Avenue, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated 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. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction. (T&ES)

110. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)

111. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)

112. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z) (T&ES)

113. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of P&Z to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)

114. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z) (T&ES) *

115. Install a temporary informational sign on the site prior to approval of the Final Site Plan for the project. The sign shall notify the public of the nature of the project and shall include the name and telephone number of the community liaison, including an emergency contact number for public questions regarding the project. The sign shall be displayed until construction is complete. (P&Z) (T&ES) *

116. Implement a waste control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. Provide information on the program in construction management plan. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions herein. (T&ES)

117. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. (P&Z) (Code) ***

118. Submit a wall check prior to the commencement of construction of the first floor above grade framing for each townhouse building. The wall check shall include the building footprint, as depicted in the released Final Site Plan, the top-of-slab elevation and the first-floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z) **

119. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***

120. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

121. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES)

VI. CONTRIBUTIONS

122. **CONDITION ADDED BY STAFF:** contribute $1,305,222 to the City's Housing Trust Fund prior to receipt of a Certificate of Occupancy. Make all payments to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased.

123. **CONDITION AMENDED BY STAFF:** The applicant shall construct the public and private park improvements and install a vehicular and pedestrian traffic signal as shown in the DSUP2025-10016 and DSP2025-00021 preliminary plans and as detailed herein. The approximate value shall be $2,470,252 (the "Total Contribution") in $2025. The exact value may be less

than this amount provided that the applicant still completes all the work as shown in the preliminary plans. (P&Z) (RP&CA) (T&ES) ***

a. The Applicant shall construct the private and public open park improvements as shown on the preliminary plan to the satisfaction of the Directors of P&Z and RP&CA. The cost of improvements to the City owned portion of the park, the interim open space areas that will be accessible to the public, installation of and elements associated with the woonerf street except base paving, and the connection to and improvement of the City property located at the corner of Seminary Road and Beauregard Street will count towards the Total Contribution. The cost of base paving for the woonerf street and cost of completing adjacent sidewalks will not count towards the Total Contribution. These improvements shall be completed prior to the issuance of the first Certificate of Occupancy for the town homes on Landbay C.

b. The Applicant shall construct and install the traffic signal, interconnecting traffic signal infrastructure and pedestrian crosswalks at the intersection of Fairbanks Avenue and Seminary Road to the satisfaction of the Director of T&ES. The cost of installing the necessary infrastructure and relocation of adjacent utilities will count towards the Total Contribution. The cost of installing adjacent sidewalks and street repairs associated with the development of the town homes will not count towards the Total Contribution. The traffic signal shall also be installed prior to the issuance of the first Certificate of Occupancy for the town homes on Landbay C.

c. The Applicant shall submit preliminary estimates for the above improvements to the City prior to the release of the grading permits. The Applicant shall submit final receipts for the cost of the above work no later than 10 days prior to seeking City release of the first Certificate of Occupancy for a town home on Landbay C.

124. Contribute $15,000 to the City prior to Final Site Plan release as part of a coordinated bike share program for Capital Bikeshare station and bicycles or operations of the system. In the event a bike share station cannot be located along the site frontage due to space constraints or impacts to operational efficiency, an alternate off-site location. (T&ES) *

VII. HOUSING:

125. The applicant shall meet the provisions presented in the Affordable Housing Plan dated January 29, 2021. (Housing)

126. The applicant shall meet the provisions presented in the Tenant Assistance and Relocation Plan dated February 1, 2021. (Housing)

127. Amendments to the approved Affordable Housing Plan, dated January 29, 2021, must be submitted to the Alexandria Housing Affordability Advisory Committee for consideration and require final approval from the City Manager. (Housing)

128. Amendments to the approved Relocation Assistance Plan, dated February 1, 2021, must be submitted for consideration and require final approval from the Director of the Office of Housing, or designee. (Housing)

VIII. PUBLIC ART:

129. Per the City's Public Art Policy, adopted December 13, 2014, work with City staff to determine ways to incorporate public art elements on-site, or provide an equivalent monetary contribution to be used toward public art within the Small Area Plan planning area, to the satisfaction of the Directors of RP&CA and P&Z. The in-lieu contribution shall be $.30 per gross square foot, with a maximum contribution of $75,000 per building. In the event public art is provided on-site, the public art shall be of an equivalent value. (P&Z) (RP&CA) ***

    a. Public art contribution, either on-site or in-lieu may be deferred to Phase 2 in the amount of the total contribution for Phase 1 and Phase 2. The applicant shall indicate their intention prior Final Site Plan release for Phase 1 to the satisfaction of the Directors of RP&CA and P&Z. (P&Z) (RP&CA) *

IX. DISCLOSURE REQUIREMENTS

130. The Condominium / Homeowners Association (HOA) documents shall incorporate language that requires the following elements and other restrictions deemed necessary by the City Attorney to ensure that the trees proposed to be saved are retained including: (P&Z)

    a. Require property owners to sign a disclosure statement acknowledging the presence and required protection of the trees.
    b. The trees to be protected as depicted on the released site plan shall be required to be retained unless otherwise permitted to be removed by the City Arborist due to the health and safety of the tree.
    c. Any proposal to remove a tree that is designated to be retained on the released site plan for reasons other than health or safety shall require unanimous approval by the Homeowners Association and a site plan amendment.

131. All condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP/DSP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The

language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council. (P&Z) (T&ES) (City Attorney) ***

a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
b. All landscaping and open space areas within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.
c. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
d. Develop a noise control by-law aimed at controlling noise levels in the proposed development and resolving noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
e. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.
f. Stormwater facility BMPs must be inspected and adequately maintained as designed to ensure proper functioning.
g. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.

132. If environmental site assessments or investigations discover the presence of onsite contamination, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of the Upland Park site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)

133. Notify prospective buyers, in their homeowner documents, that private streets and private alleys or courts yet to be named are private streets and that storm sewers located within the site are privately owned and maintained. (T&ES)

134. Notify prospective buyers, in their homeowner documents, that the private streets and private alleys or courts yet to be named are private streets with public access easement and shall not be maintained by the City of Alexandria; and that the sanitary and storm sewers located within the site are private and shall be maintained privately. (T&ES)

135. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Directors of P&Z and T&ES, and the City Attorney: (P&Z) (T&ES) (City Attorney)

a. That this property is along the planned route for the future Transit Corridor C (West End Transitway), which would run along Beauregard Street and Van Dorn Street in an approximately east/west direction.
b. That the implementation of each Transitway corridor may require the widening of City ROW to accommodate Transitway infrastructure.
c. That the planning and approvals required for development parcels will require compliance with Small Area Plans, including but not limited to dedication of ROW for roadway expansion to accommodate Transitway infrastructure, construction of streetscape enhancements, and any other planned frontage improvements.

DSP#2025-00021 PARK - STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated April 21, 2023, and comply with the following conditions of approval. (P&Z)

I. SITE PLAN

2. Per § 11-418 of the Zoning Ordinance, the Development Site Plan shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval 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 final plat and deed for the conveyance with the first Final Site Plan for approval prior to Final Site Plan release. (P&Z) (T&ES) *

4. Make all fee simple conveyances to the City with General Warranty of title (unless not available) or provide the 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. Show site utilities compatibly with other conditions on the site plan to the satisfaction of the Directors of P&Z, T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *

   a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
   b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
   c. Excluding above grade utilities from dedicated open space areas and tree wells.

d. Screening all utilities from the public right-of-way.

6. Provide a lighting plan prior to Final Site Plan release, unless otherwise identified below, to verify that lighting meets the City's Design and Construction Standards. The plan shall be to the satisfaction of the Directors of P&Z, T&ES, Code, and the Climate Action Officer of OCA and shall include: (P&Z) (T&ES) (OCA) (Code) *

   a. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
   b. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
   c. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
   d. A minimum of 5.0-foot candle-maintained lighting for underground/ structured parking garages. When unoccupied, the lighting may turn off and on using motion sensors. Without motion sensor lighting, unoccupied lighting levels may be no less than 1.5-foot candles. **
   e. 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. **

7. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg or greater 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. If proposing a subdivision, include the existing and new parcels and neighboring parcels. Identify legal lot numbers for each lot and document the square footage. Show adjacent lots and their Tax Map numbers on the subdivision plat. (GIS) *

A. OPEN SPACE/LANDSCAPING:

8. Coordinate with staff on the following items for the open space proposed at the Landbay D City park parcel and interim private park parcel, to the satisfaction of the Directors of P&Z, T&ES and RP&CA.

   a. With first Final Site Plan, provide final designs for the Landbay D City park parcel and interim private park parcel, to include:

      i. All site furnishings within the Landbay D City park parcel should be per the Park Facilities Standard Manual and may include benches, bicycle racks, trash and recycling receptacles, and other associated features. *
      ii. All light fixtures proposed in the Landbay D City park parcel shall be approved LED light fixtures. *

b. Develop an interim trail connection between the Landbay D City park parcel and the City open space at the northeast corner of Beauregard Street and Seminary Road. *
c. Work with staff to develop interim improvements, such as a fence, to make the City open space at the northeast corner of Beauregard Street and Seminary Road more useable by the community. *
d. Provide a maintenance agreement for the Landbay D City park parcel to be approved and recorded prior to release of the Final Site Plan. The final maintenance obligation will be aligned with the Maintenance bond. * ****

9. Prior to the release of the first Certificate of Occupancy for the townhouses in Landbay C fronting on the park in Phase I, provide a maintenance agreement for the Landbay D private park parcel. ***

10. The City of Alexandria Playspace Policy was approved in October 2013 to improve the health and well-being of all youth through design and provision of quality playspaces. Prior to the submission of Final Site Plan #1, the applicant shall work with RP&CA staff representatives of the Playspace Technical Advisory Team (P-TAT) and P&Z staff to develop a playspace design of structured and/or unstructured play.

a. The playspace should provide a coordinated array of the play elements, to the satisfaction of the Director of RP&CA.
b. Playspace plans shall depict location, scale, massing and character of the playspace, grade conditions, surfacing, site furnishings, vegetation, and other site features.
c. Playspaces and site equipment shall comply with the most recent guidelines, specifications and recommendations of the Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292). Applicant shall provide certification that the play areas have been designed, reviewed and approved by a certified playground safety inspector (CPSI professional) with current certification. Play area and equipment shall comply with Americans with Disabilities Act 2010 ADA Standards for Accessible Design.
d. Playspaces shall be regularly inspected and appropriately maintained according to CPSC, ASTM, and manufacturer recommendations. Natural play spaces and/or elements shall be maintained and cared for according to landscape standards provided by landscape architect, planner, and/or to relevant CPSC and ASTM standards.
e. Play areas shall be open to the public and located in areas accessible to the public.
f. Playspaces shall have appropriate signage posted with hours of operation and other operational information. (RP&CA) (P&Z)

11. For all plantings within the City parcel, provide a minimum of five percolation tests throughout the site to ensure sufficient subgrade drainage related to proposed planting locations. Test pits shall be a minimum of 2 feet in diameter and 2 feet deep from the bottom of the planting hole and be located in planting and lawn areas. Percolation test locations and rates shall be to the satisfaction of the Director of RP&CA, but the minimum acceptable rate shall be two inches per hour using potable water. Percolation tests shall be certified by a soil scientist / registered geotechnical engineer. (P&Z) (RP&CA) *

12. Final design and construction of the Landbay D interim private park parcel will be developed with the next phase of Upland Park approvals and coordinate with the design and attributes of the Landbay D City park parcel.

13. Construction staging is not permitted on Parcel 010.04-3-23, except for construction activities on that parcel, without an agreement in writing to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)

B. TREE PROTECTION AND PRESERVATION

14. 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. When the Applicant is responsible for the protection and preservation of City-owned trees (within right-of-way, park, etc.), the applicant shall provide signage indicating that the trees are under private management and maintenance for the period of construction and maintenance bond. (P&Z) *

C. ARCHAEOLOGY

15. An archaeological consultant has completed an Archaeological Evaluation and recommended no further archaeological work. Alexandria Archaeology concurs with this recommendation. (Archaeology)

16. Call Alexandria Archaeology immediately at 703.746.4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

17. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall

result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

18. 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 interpretive signs, markers, specialty paving, historic features, and the like. (P&Z) (Archaeology) *, ***

    a. Interpretive Signage: A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design interpretive signage using a template provided by the Office of Historic Alexandria. Once approved by the Office of Historic Alexandria/Alexandria Archaeology, install the interpretative signage prior to issuance of the Certificate of Occupancy. Alternatively, the applicant may opt to have Alexandria Archaeology write, design, fabricate, and install the interpretive signage for a one-time fee.

    b. Interpretative Elements: A professional landscape architect or designer, in consultation with Staff, shall provide graphics, and descriptions for interpretive elements such as markers, plaques, monuments, inscriptions, specialty paving, specialty railings, historic features, and the like, 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 interpretative elements prior to issuance of the Certificate of Occupancy.

19. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed and interpretive markers have been erected, as approved by the City Archaeologist. (Archaeology) ***

D. PEDESTRIAN/STREETSCAPE

20. To the extent not already installed, provide the pedestrian improvements within the park DSP limits of disturbance per the approved first phase townhouses (DSUP #2025-10016) to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to Performance Bond release. (P&Z) (T&ES) ****

II. TRANSPORTATION

A. STREETS TRAFFIC

21. Repair any of the City's existing public infrastructure that construction damages per the most recent version of the T&ES Design and Construction Standards Memo to Industry 23-01, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) ****

22. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets, prior to the issuance of the first Certificate of Occupancy. (T&ES) ***

23. 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) ****

III. PUBLIC WORKS

A. UTILITIES

24. If the applicant does not have a franchise agreement with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)

25. Do not locate transformers and switch gears in the public right-of-way. (T&ES)

26. The City shall own and maintain all new fire hydrants on public streets. The applicant or their representative shall own, inspect, test, and maintain all hydrants on private streets. Install hydrants prior to issuance of the first Certificate of Occupancy. (T&ES) ***

IV. ENVIRONMENTAL

B. STORMWATER MANAGEMENT

27. The City of Alexandria's stormwater management regulations for water quality are: (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. Treat the Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area, in a Best Management Practice (BMP) facility. (T&ES) *

28. 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) *

29. Design all stormwater (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) *

30. 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) *

31. 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) ****

32. 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: (T&ES) ****

    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.

33. 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) ****

34. Submit the stormwater quality BMP and/or 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) *

35. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) ****

36. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not affected adversely by construction operations prior to

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, describe the maintenance measures performed. (T&ES) ****

C. WATERSHED, WETLANDS, & RPAs

37. 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)

38. Install standard city pet waste stations within the park area to the satisfaction of the Director of T&ES. (T&ES)

39. 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)

D. CONTAMINATED LAND

40. Indicate on the site 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) *

41. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *

    a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.

42. A Risk Assessment indicating any risks associated with the contamination.

    a. A Remediation Plan detailing any contaminated soil 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. Describe the 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).

    b. 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.

c. 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).

43. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Development Site Inspector and Office of Environmental Quality and the Fire Marshall's Office 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. Include the preceding text as a note on the Final Site Plan. (T&ES) (Code) (Fire) *

44. If a Soils Management Plan is required by the Site Characterization report, then the plan shall be included in the Final Site Plan. (T&ES) *

V. CONSTRUCTION MANAGEMENT

45. 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. Complete all the requirements of Zoning Ordinance Article XIII (Environmental Management) for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan prior to the partial Final Site Plan release. (T&ES) *

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

    a. Do not remove streetlights without authorization from the City of Alexandria,
    b. If streetlights are to be removed from the public right-of-way, then provide temporary lights until the installation and commissioning of new lights, *
    c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *
    d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *

e. Include an overall proposed schedule for construction, *
f. Include a plan for temporary pedestrian circulation, *
g. Include the location and size of proposed construction trailers, if any, *
h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
i. Post copies of the plan in the construction trailer and give it to each subcontractor before they start work. ***

47. 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: (P&Z) (T&ES) *

a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
b. Post information on transit schedules and routes, *
c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
d. If the off-street construction worker 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.

48. In the construction management plan, include chapters on: (T&ES) *

a. **Maintaining pedestrian access.** 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.
b. **Waste control program.** This program shall control waste (e.g., discarded building materials, concrete truck washout, chemicals, litter or trash, sanitary waste) and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment. Dispose of all waste offsite per all applicable federal, state, and local laws. Provide documentation as required per the City's Green Building Policy and conditions therein.

49. Conduct these pre-construction meetings: (P&Z) (T&ES) (Code) *, **

a. Walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection and Code Administration staff to document existing conditions prior to Final Site Plan release.
b. 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 building or grading permits are issued.
c. 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.

50. Identify these individuals prior to Final Site Plan release: (P&Z) (T&ES) *

a. Certified Land Disturber (CLD) in a letter to the Division Chief of Permits & Inspections prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets. If the CLD changes during the project, then note the change in a letter to the Division Chief.
b. Community liaison for the duration of the project. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site. 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.

51. 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 the proposed finished grade. Ensure the wall check shows: (P&Z) **

a. Key dimensions of the building as shown on the approved Final Site Plan,
b. Key dimensions from the future face of finished wall above to the property line and any adjacent structures on the property,
c. Extent of any below-grade structures,
d. Foundation wall in place, and
e. Future face of finished wall above.

52. Submit a stamped electronic copy of an as-built development site plan survey, per the *As-Built Development Site Plan Survey Checklist* prior to applying for a Certificate of Occupancy permit. A registered architect, engineer, or surveyor shall prepare the as-built plan. (P&Z) (T&ES) ***

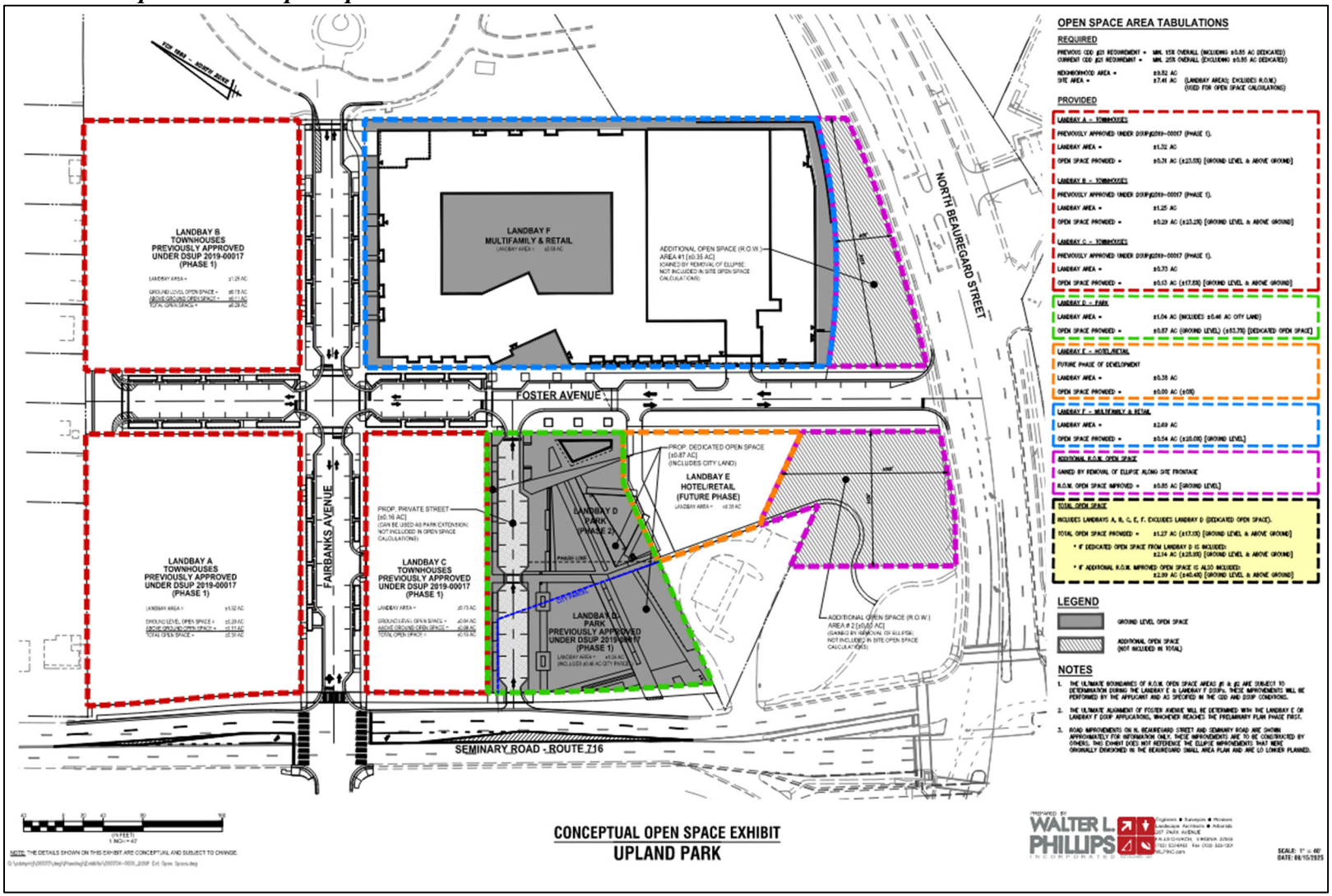
53. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment 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) ****

Asterisks denote the following:

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

VIII. ATTACHMENTS

Exhibit A: Upland Park Open Space



APPLICATION

CDD DEVELOPMENT CONCEPT PLAN

CDD # 21 Amendment

[*must use black ink or type*]

PROPERTY LOCATION: Please see attached Property and Ownership List

TAX MAP REFERENCE: Please see attached Property List **ZONE**: CDD #21

APPLICANT'S NAME: Alexandria Development Associates, LLC

ADDRESS: [redacted]

PROPERTY OWNER NAME: Please see attached Property and Ownership List

ADDRESS: [redacted]

REQUEST: Amendment to CDD #21 Conditions to align with the Alexandria West SAP

THE UNDERSIGNED hereby applies for CDD Development Concept Plan approval in accordance with the provisions of Section 5-600 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 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 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 Planning Commission or City Council in the course of public hearings 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.

Kenneth W. Wire [redacted]
Print Name of Applicant or Agent

[redacted]
Signature

[redacted]
Mailing/Street Address

[redacted]
Telephone # Fax #

[redacted]
Email address

DO NOT WRITE IN THIS SPACE OFFICE USE ONLY

Application Received: _____ Date and Fee Paid: _____ $_____

ACTION - PLANNING COMMISSION: _____ ACTION - CITY COUNCIL _____

Development Site Plan (DSP) # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

[ ] the Owner [ ] Contract Purchaser [ ] Lessee or [X] Other: See attached list of the subject property.

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

See attached property and ownership list and accompanying disclosure

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?

[X] **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. Alexandria Development Assoc., LLC	[redacted]	100% and See Attached List and 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 See Property Attachment (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. Alexandria Development Assoc., LLC		
2. Corealexandria1, LLC	[redacted]	For All: Sheet Attached List and Disclosure Attachment
3. DB Foster, LLC		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Alexandria Development Assoc., LLC	None	None
2. Corealexandria1, LLC	None	None
3. DB Foster, LLC	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.

Aug. 26, 2025	Kenneth Wire [redacted]	[redacted]
Date	Printed Name	Signature

Property and Ownership List

Phase 1

Tax Map No.	Address	Owner
010.04-03-25	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES
010.04-03-24	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES
010.04-03-14	[redacted]	COREALEXANDRIA1 LLC
010.04-03-13	[redacted]	DB FOSTER LLC
010.02-03-12	[redacted]	CORE ALEXANDRIA 1 LLC
010.02-03-11	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES
010.04-03-23	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
010.04-03-15	[redacted]	D B FOSTER LLC
010.04-03-20	[redacted]	CITY OF ALEXANDRIA
Properties in Phase 1 & Future Phase(s)	[redacted]	
010.04-03-22	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
010.04-03-21	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
Properties in Future Phase(s)	[redacted]	
010.04-03-18	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
011.03-01-04	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
011.03-01-03	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
011.03-01-02	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
010.04-03-17	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES
010.04-03-15	[redacted]	D B FOSTER LLC
010.04-03-16	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
011.03-01-01	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES

DISCLOSURE ATTACHMENT

CoreAlexandria1, LLC:

100% owned by Alexandria Development Associates, LLC

Alexandria Development Associates, LLC

100% owned by:

DB Foster, LLC (50%) and Hekemian Virginia III, LLC, as Manager (50%)

DB Foster, LLC:

Ownership (3% or greater): DBM Global Assets, LLC
Howard Brock, Jr. (Managing Member)
John J. Donahue (Managing Member)

Hekemian Virginia III, LLC:

Ownership (3% or greater): Robert Hekemian, Jr. (Managing Member)
Bryan Hekemian (Managing Member)
David Hekemian (Managing Member)
Chris Bell

COORDINATED DEVELOPMENT DISTRICT (CDD 21) CONCEPT PLAN

JANUARY 27, 2025

UPDATED UPLAND PARK AUGUST 26, 2025

APPLICANTS

ADAMS

1500,1600,1900,2000
N. BEAUREGARD ST.
MONDAY PROPERTIES
1800 N. BEAUREGARD ST, SUITE 101
ALEXANDRIA, VA 22311

GARDEN NEIGHBORHOOD

MORGAN PROPERTIES
MANAGEMENT LLC
227 WASHINGTON ST.
CONSHOHOCKEN, PA 19428

UPLAND PARK

ALEXANDRIA DEVELOPMENT ASSOCIATES
C/0 HEKEMIAN & CO. INC.
505 MAIN ST.
HACKENSACK, NJ 07601

GREENWAY

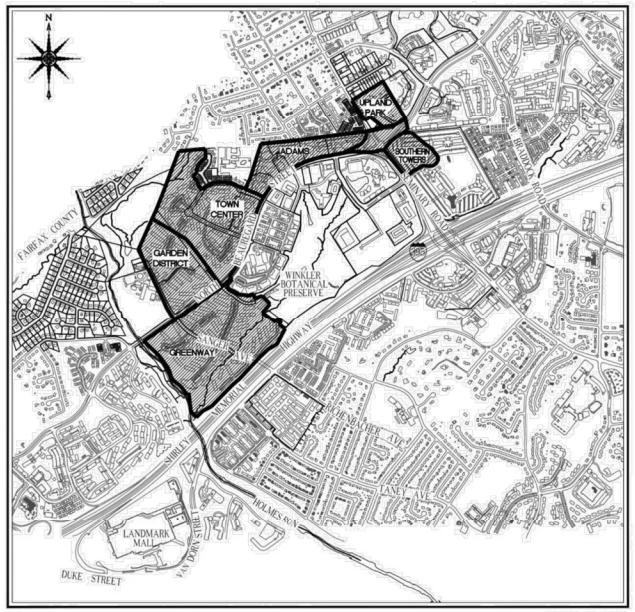
MORGAN PROPERTIES
MANAGEMENT LLC
227 WASHINGTON ST.
CONSHOHOCKEN, PA 19428

CROSSROADS

5021 SEMINARY ROAD
VA OWNER LLC
PO BOX 131231
CARLSBAD, CA 92013-1237

SHEET INDEX:

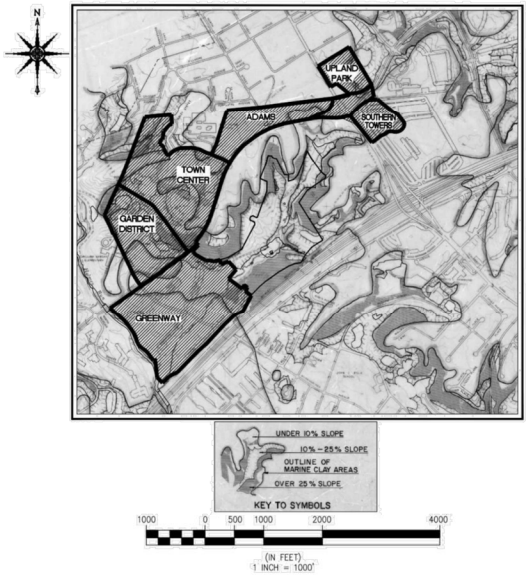
C-00	COVER SHEET
C-01	NEIGHBORHOOD KEY PLAN & DEVELOPMENT SUMMARY
C-02	ADAMS CDD CONCEPT PLAN
C-03	ADAMS PRELIMINARY PHASING PLAN
C-04	ADAMS PRELIMINARY TRANSPORTATION PLAN
C-05	ADAMS PRELIMINARY OPEN SPACE PLAN
C-06	ADAMS STREET SECTIONS
C-07	UPLAND PARK CDD CONCEPT PLAN
C-08	UPLAND PARK STREET SECTIONS



SCALE: 1"=1000'

PROPERTIES WITHIN PROPOSED COORDINATED DEVELOPMENT DISTRICT (CDD #21)

MARINE CLAY SOILS MAP



CDD 21 CONCEPT PLAN STATEMENT:

THE APPLICANT REQUESTS APPROVAL OF A COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN CONSISTENT WITH THE ALEX WEST PLAN.

UPLAND PARK

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
1/27/25
PROFESSIONAL ENGINEER

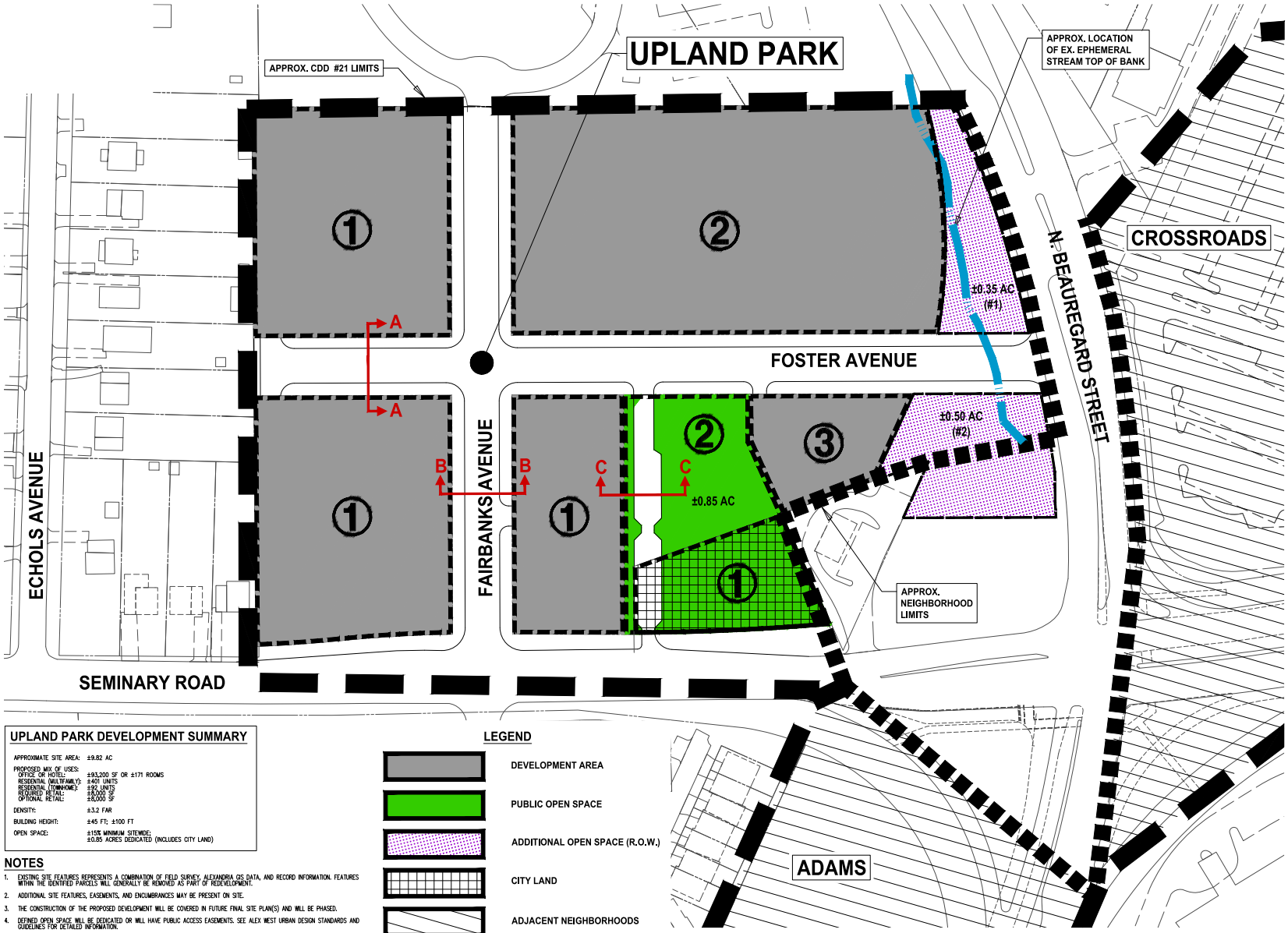
ADAMS NEIGHBORHOOD

COMMONWEALTH OF VIRGINIA
1/27/25
ROBERT B. COUGHLAN
Lic. No. 2072
LAND SURVEYOR

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

File No. ALEX; Tax Map No.029.03-01-06 Job No.09-025 Cadd Dwg. File: Q:\sdskproj\98057\dwg\Planning\CDD-21_Rev01\98057P-0101.dwg

SHEET: C-00



UPLAND PARK DEVELOPMENT SUMMARY

APPROXIMATE SITE AREA:	±9.82 AC
PROPOSED MIX OF USES:	
OFFICE OR HOTEL:	±93,200 SF OR ±171 ROOMS
RESIDENTIAL (MULTIFAMILY):	±401 UNITS
RESIDENTIAL (TOWNHOME):	±42 UNITS
REQUIRED RETAIL:	±8,000 SF
OPTIONAL RETAIL:	±8,000 SF
DENSITY:	±3.2 FAR
BUILDING HEIGHT:	±45 FT; ±100 FT
OPEN SPACE:	±15% MINIMUM SITEWIDE; ±0.85 ACRES DEDICATED (INCLUDES CITY LAND)

NOTES

1. EXISTING SITE FEATURES REPRESENTS A COMBINATION OF FIELD SURVEY, ALEXANDRIA GIS DATA, AND RECORD INFORMATION. FEATURES WITHIN THE IDENTIFIED PARCELS WILL GENERALLY BE REMOVED AS PART OF REDEVELOPMENT.
2. ADDITIONAL SITE FEATURES, EASEMENTS, AND ENCUMBRANCES MAY BE PRESENT ON SITE.
3. THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL BE COVERED IN FUTURE FINAL SITE PLAN(S) AND WILL BE PHASED.
4. DEFINED OPEN SPACE WILL BE DEDICATED OR WILL HAVE PUBLIC ACCESS EASEMENTS. SEE ALEX WEST URBAN DESIGN STANDARDS AND GUIDELINES FOR DETAILED INFORMATION.
5. ADDITIONAL PRIVATE AND PUBLIC ACCESS OPEN SPACE WILL BE PROVIDED IN EACH NEIGHBORHOOD IN ACCORDANCE WITH THE COORDINATED DEVELOPMENT DISTRICT CONDITIONS.
6. OPEN SPACE LOCATIONS, SIZES, AND SHAPES ARE CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF DSUP.
7. PHASING IS PRELIMINARY AND SUBJECT TO ADJUSTMENT BASED ON MARKET CONDITIONS AND OTHER FACTORS.
8. THE ULTIMATE BOUNDARIES OF R.O.W. OPEN SPACE AREAS #1 & #2 ARE SUBJECT TO DETERMINATION DURING THE LANDBAY E & LANDBAY F DSUPs. THESE IMPROVEMENTS WILL BE PERFORMED BY THE APPLICANT AND AS SPECIFIED IN THE CDD AND DSUP CONDITIONS.
9. THE ULTIMATE ALIGNMENT OF FOSTER AVENUE WILL BE DETERMINED WITH THE LANBAY E OR LANDBAY F DSUP APPLICATIONS, WHICHEVER REACHES THE PRELIMINARY PLAN PHASE FIRST.
10. ROAD IMPROVEMENTS ON N. BEAUREGARD STREET AND SEMINARY ROAD ARE SHOWN APPROXIMATELY FOR INFORMATION ONLY. THESE IMPROVEMENTS ARE TO BE CONSTRUCTED BY OTHERS. THIS EXHIBIT DOES NOT REFERENCE THE ELLIPSE IMPROVEMENTS THAT WERE ORIGINALLY ENVISIONED IN THE BEAUREGARD SMALL AREA PLAN AND ARE NO LONGER PLANNED.

LEGEND

- DEVELOPMENT AREA
- PUBLIC OPEN SPACE
- ADDITIONAL OPEN SPACE (R.O.W.)
- CITY LAND
- ADJACENT NEIGHBORHOODS
- APPROX. CDD #21 LIMITS
- APPROX. NEIGHBORHOOD LIMITS
- EPHEMERAL STREAM TOP OF BANK
- PHASE LABEL

X X SEE SHEET C-08 FOR UPLAND PARK TYPICAL STREET SECTIONS

50 0 25 50 100 200
(IN FEET)
1 INCH = 50'

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers ● Surveyors ● Planners ● Landscape Architects ● Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6183 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 50' | DATE: 08/26/2025 | DRAWN: TTSC | CHECKED: AVDP

DATE	DESCRIPTION	DATE	DESCRIPTION

PLAN STATUS

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

UPLAND PARK NEIGHBORHOOD
CDD #21 CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

UPLAND PARK CDD CONCEPT PLAN

APPROVED CDD#2025-00001
SPECIAL USE PERMIT NO. CDD#2020-00005
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

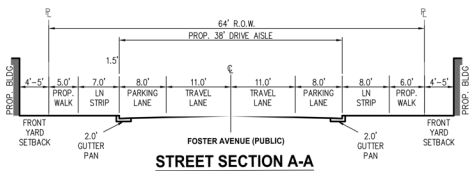
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 10.04, 11.03 Job No. 05-073 Cadd Dwg. File: Q:\sdskproj\05073\dwg\Planning\CDD\05073C-07.dwg

SHEET: C-07

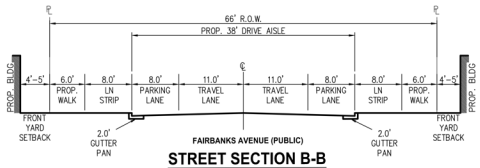
TYPICAL STREET SECTIONS

STREET SECTIONS PROVIDED PER DSUP#2019-00017.



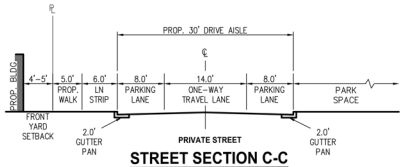
STREET SECTION A-A

SCALE: 1" = 10'



STREET SECTION B-B

SCALE: 1" = 10'

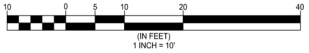


STREET SECTION C-C

SCALE: 1" = 10'

NOTES

1. SEE SHEET C-07 FOR PLAN VIEW OF STREET SECTION LOCATIONS.



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(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 10' | DATE: 08/26/2025 | DRAWN: TTSC | CHECKED: AVDP

DATE	DESCRIPTION

PLAN STATUS

DATE	DESCRIPTION

AARON W. VIRGIN
LIC. No.041851
8/26/2025

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

UPLAND PARK NEIGHBORHOOD

CDD #21 CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA

UPLAND PARK STREET SECTIONS

APPROVED CDD#2025-00001
SPECIAL USE PERMIT NO. CDD#2020-00005

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

File No. ALEX Tax Map No. 10.04, 11.03 Job No. 05-073 Cadd Dwg. File: Q:\sdskproj\05073\dwg\Planning\CDD\05073C-07.dwg

SHEET: **C-08**

APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2019 -00017 **Project Name:** Upland Park Phase 1

PROPERTY LOCATION: Please see attached Property and Ownership List

TAX MAP REFERENCE: Please see attached Property List **ZONE:** CDD #21

APPLICANT:

Name: Alexandria Development Associates, LLC

Address: [redacted]

PROPERTY OWNER:

Name: Please see attached Property and Ownership List

Address: [redacted]

SUMMARY OF PROPOSAL Request 3 year extension of DSUP #2019-00017

MODIFICATIONS REQUESTED

SUP's REQUESTED Continue requests approved with DSUP: construct a building on a parcel without frontage on a public street; and to allow more than 8 townhouses in a row of townhouses

☑ **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.

Kenneth W. Wire [redacted]
Print Name of Applicant or Agent

[redacted]
Signature

[redacted]
Mailing/Street Address

[redacted]
Telephone # Fax #

[redacted]
City and State Zip Code

[redacted]
Email address

Aug. 26, 2025
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Received Plans for Completeness: _____

Fee Paid and Date: _____ Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development SUP # 2019 -00017

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

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

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

See attached property and ownership list and accompanying disclosure

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. Alexandria Development Assoc., LLC	[redacted]	100% and See Attached List and 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 See Property Attachment (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. Alexandria Development Assoc., LLC		
2. Corealexandria1, LLC	[redacted]	For All: Sheet Attached List and Disclosure Attachment
3. DB Foster, LLC		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Alexandria Development Assoc., LLC	None	None
2. Corealexandria1, LLC	None	None
3. DB Foster, LLC	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.

Aug. 26, 2025	Kenneth Wire, [redacted]	[redacted]
Date	Printed Name	Signature

Property and Ownership List

Phase 1

Tax Map No.	Address	Owner
010.04-03-25	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES
010.04-03-24	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES
010.04-03-14	[redacted]	COREALEXANDRIA1 LLC
010.04-03-13	[redacted]	DB FOSTER LLC
010.02-03-12	[redacted]	CORE ALEXANDRIA 1 LLC
010.02-03-11	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES
010.04-03-23	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
010.04-03-15	[redacted]	D B FOSTER LLC
010.04-03-20	[redacted]	CITY OF ALEXANDRIA
Properties in Phase 1 & Future Phase(s)	[redacted]	
010.04-03-22	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
010.04-03-21	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
Properties in Future Phase(s)	[redacted]	
010.04-03-18	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
011.03-01-04	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
011.03-01-03	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
011.03-01-02	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
010.04-03-17	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES
010.04-03-15	[redacted]	D B FOSTER LLC
010.04-03-16	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
011.03-01-01	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES

DISCLOSURE ATTACHMENT

CoreAlexandria1, LLC:

100% owned by Alexandria Development Associates, LLC

Alexandria Development Associates, LLC

100% owned by:

DB Foster, LLC (50%) and Hekemian Virginia III, LLC, as Manager (50%)

DB Foster, LLC:

Ownership (3% or greater): DBM Global Assets, LLC
Howard Brock, Jr. (Managing Member)
John J. Donahue (Managing Member)

Hekemian Virginia III, LLC:

Ownership (3% or greater): Robert Hekemian, Jr. (Managing Member)
Bryan Hekemian (Managing Member)
David Hekemian (Managing Member)
Chris Bell

Development SUP # 2019 -00017

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.)

The Applicant proposes an extension of DSUP #2019 -00017, the first phase of Upland Park in CDD #21, approved in March of 2021. The Applicant has made significant efforts towards building the approved townhouses and park: final site plans have been submitted and the next submission will be the signature/final submission; and the existing buildings have been has been demolished. Due to current market conditions related to financing, supply chain, construction costs, uncertainty of material costs, etc. the Applicant seeks additional time to continue pursuit of construction.

Development SUP # 2019 -00017

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

Typical for 92 unit townhouses

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

N/A

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

Day	Hours	Day	Hours
7	24		

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

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

Typical noise for a townhouse

B. How will the noise from patrons be controlled?

Future HOA and the noise ordinance

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

N/A

Development SUP # 2019 -00017

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

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

Typical residential trash from a townhouse

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

Typical amount of residential trash from 92 unit townhouse

C. How often will trash be collected?

1-2 times per week

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

Potential HOA and City facilities

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:

Building maintenance and cleaning supplies for the town houses Specific names, quantities and disposal methods are unknown at this time.

Development SUP # 2019 -00017

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

Building and site lighting, & secured resident and vehicular access

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?
2 spaces per townhouse unit or

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

184 Standard spaces *
_____ Compact spaces
_____ Handicapped accessible spaces
_____ Other

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

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

_____

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

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

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

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

B. How many loading spaces are available for the use? N/A

C. Where are off-street loading facilities located? N/A

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

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

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

N/A; New streets approved with DSUP to support the development

APPLICATION

DEVELOPMENT SITE PLAN

DSP # _____ **Project Name:** Upland Park Phase 1

PROPERTY LOCATION: See attached property list

TAX MAP REFERENCE: See attached property list **ZONE:** CDD #21

APPLICANT

Name: Alexandria Development Associates, LLC

Address: [redacted]

PROPERTY OWNER

Name: Please see attached Property and Ownership List

Address: _____

PROPOSED USE: Approx. 0.85 acre public park as envisioned in CDD #21, Beauregard SAP, Alex West SAP and the Phase 1 Upland Park DSUP pursuant to DSUP #2019-00017

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

X ◯ **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.

X ◉ **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.

Kenneth W. Wire & [redacted]
Print Name of Applicant or Agent

[redacted]
Signature

[redacted]
Mailing/Street Address

[redacted]
Telephone # Fax #

[redacted]
City and State Zip Code

[redacted]
Email address

Aug. 26, 2025
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Received Plans for Completeness: _____

Fee Paid and Date: _____ Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

application devt site plan.pdf
11/2019 Pnz\Applications, Forms, Checklists\Planning Commission

Development Site Plan (DSP) # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

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

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

See attached property and ownership list and accompanying disclosure

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?

X **Yes.** Provide proof of current City business license.

X **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. Alexandria Development Assoc., LLC	[redacted]	100% and See Attached List and 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 See attached list (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. Alexandria Development Assoc., LLC	[redacted]	For All: Sheet Attached List and Disclosure Attachment
2. DB Foster, LLC		
3.		

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

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

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.

August 26, 2025	Kenneth Wire [redacted]	[redacted]
Date	Printed Name	Signature

DISCLOSURE ATTACHMENT

Alexandria Development Associates, LLC

100% owned by:
DB Foster, LLC (50%) and Hekemian Virginia III, LLC, as Manager (50%)

DB Foster, LLC:
Ownership (3% or greater): DBM Global Assets, LLC
Howard Brock, Jr. (Managing Member)
John J. Donahue (Managing Member)

Hekemian Virginia III, LLC:
Ownership (3% or greater): Robert Hekemian, Jr. (Managing Member)
Bryan Hekemian (Managing Member)
David Hekemian (Managing Member)
Chris Bell

DSP Park Property and Ownership List

Tax Map No.	Address	Owner
010.04-03-15	[redacted]	D B FOSTER LLC
010.04-03-22	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
010.04-03-21	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
010.04-03-20	[redacted]	CITY OF ALEXANDRIA
010.04-03-23	[redacted]	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC