

PLANNING COMMISSION ACTION, NOVEMBER 1, 2016:

On a motion by Commissioner Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of DSUP2014-0035 with modifications and Transportation Management Plan SUP2015-0081. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis, including conditions contained in the staff report.

Discussion:

Commissioner Brown congratulated the achievement of true open space on the project, and questioned how a member of the public would know of public access to the space. Staff replied that appropriate signage would be developed with the applicant.

Commissioner Koenig enquired regarding the estimated schedule for construction for the project. The Applicant estimated that the contract for tax credits would occur in November/December 2017, with construction completed and units leased two years subsequent.

Chairwoman Lyman enquired how this project was estimated to compete in the tax credit application. The Applicant replied that they expected the project to be competitive.

Vice Chairman Macek questioned whether Condition #36 limiting the ability for residents of the new development to obtain on-street parking permits is appropriate both for this development and City-wide and suggested removal of the condition. Commissioner McMahon and Chairwoman Lyman disagreed stating that it is a useful tool to regulate the public space, the provision of underground spaces free of charge (as clarified by the Applicant), and the forthcoming study to consider the parking policy (as clarified by Staff) all indicate the condition should be retained. Vice Chairman Macek consented to leave the condition as written.

Vice Chairman Macek noted the efforts of the Redevelopment Work Group, ARHA, and others, in bringing the proposal to fruition without public controversy at the hearing. Chairwoman Lyman followed to recognize the efforts of City Council in the development of the case. Commissioner Wasowski further thanked the involvement of Ramsey Homes residents in the process.

Vice Chairman Macek stated that the open space should be designed in a way to work for the residents, including for residents with children.

Commissioner Koenig discussed that the architecture has been refined to the point where he is able to enthusiastically support the architecture.

Commissioner McMahon discussed excitement with the provision of public area improvements, such as streetscape and street crossing improvements, and the undergrounding of utilities.

Speakers:

Duncan Blair – representing the Alexandria Redevelopment & Housing Authority (ARHA) / Virginia Housing Development LLC – provided additional statements regarding provision of open space as ground-level only, ongoing Section 106 process for resolution of historic issues, adjacent alley considerations by the City, and; spoke in support of the proposal.

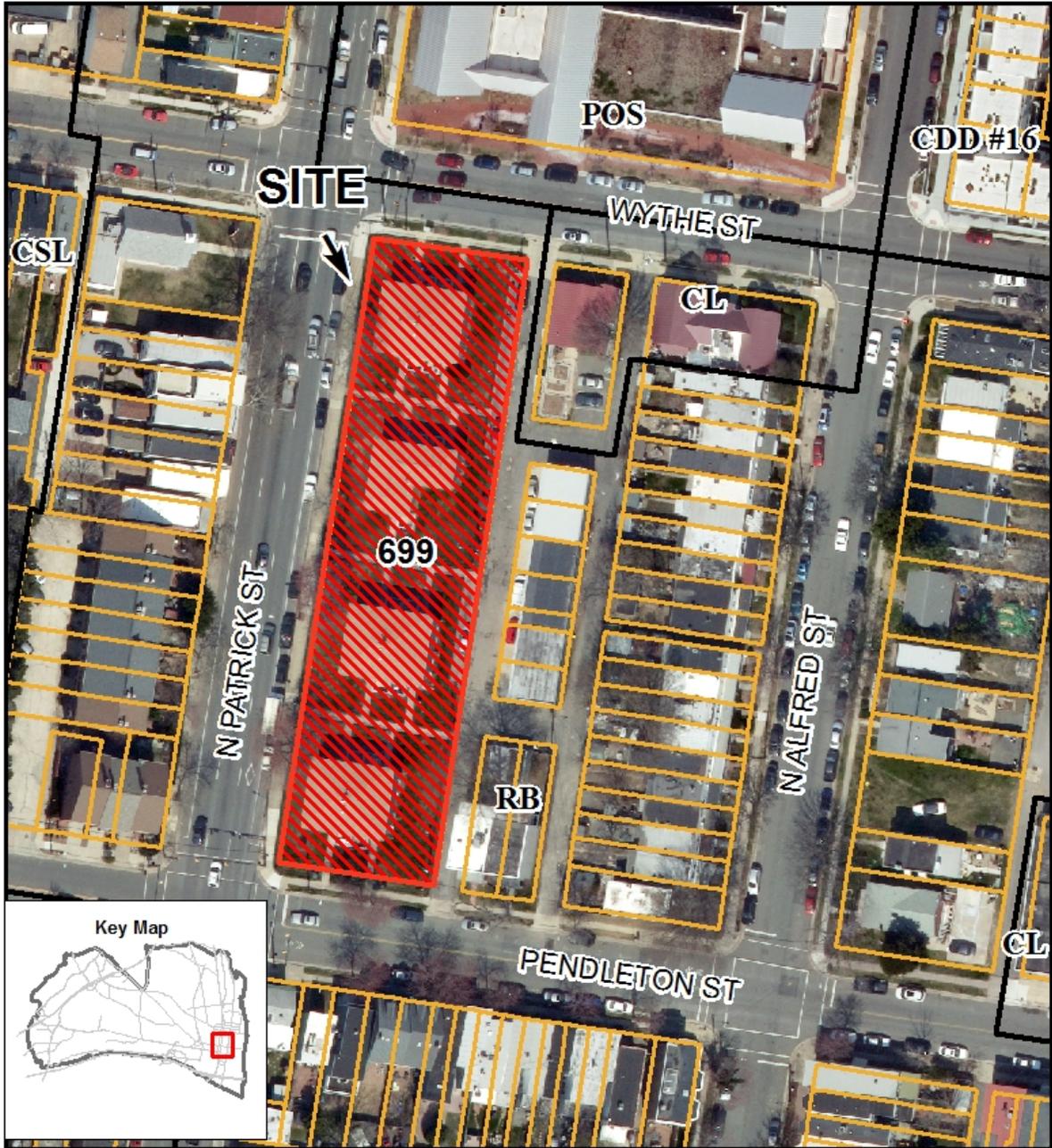
Joe Valenti – 1200 Braddock Place #406 – Former Chair of the Economic Opportunities Commission, spoke in support of the proposal, based on lack of affordable housing throughout the City.

Charkenya Walker – 619 N. Patrick Street – spoke in support of the proposal, as a current resident of Ramsey Homes & member of community.

Marion Mealing – 625 N. Patrick Street – spoke in support of the proposal, as a current resident of Ramsey Homes & member of the community.

Judy Noritake – 1119 Wythe Street – spoke in support of the proposal, as a neighbor, noting the improved design and provision of open space.

Eric Olson – spoke in support of the proposal, as adjacent property owner (of alley garages) asked that additional aesthetic improvements be made to the alley side, requested that construction staging not be allowed in the alley.



**DSUP #2014-0035,
TMP SUP #2015-0081
699 North Patrick Street**



I. SUMMARY

A. Recommendation

Staff recommends approval of the request for a Development Special Use Permit, with associated modifications, to construct 52 multi-family housing units, subject to compliance with staff recommendations. The project offers several public benefits including:

- Fifty-two (52) mixed-income affordable housing units at varying levels of affordability;
- Streetscape improvements, including utility undergrounding, new sidewalks, and street trees; and,
- A significant publicly-accessible open space with amenities at the corner of North Patrick and Pendleton streets.

B. General Project Description & Summary of Issues

The applicant, Virginia Housing Development LLC, as the development entity of the Alexandria Redevelopment and Housing Authority (ARHA), seeks to construct one multi-family building to create a total of 52 housing units for mixed-income affordable housing units, on a site currently occupied by the existing Ramsey Homes consisting of four buildings with 15 low-income public housing units. To construct the project, the applicant requests approval of the following:

- Development Special Use Permit to construct 52 multi-family housing units including an associated Special Use Permit for an increase in allowable floor area ratio (FAR) from 0.75 to 2.0; and,
- Zoning modifications to the CRMU-M zone to allow provision of less than the minimum 40% on-site open space required;
- A separate approval will be required from the Parker-Gray Board of Architectural Review for a Certificate of Appropriateness for the proposed multi-family building.

Key issues that were considered with this proposal, which are discussed in further detail in this report, include the following:

- Consistency with the City's approved plans and policies, including the Braddock East Master Plan, the Braddock Metro Neighborhood Plan, the Housing Master Plan as well as ARHA's 2013 Strategic Plan (which was received by City Council in 2013);
- Compatibility of density as compared to adjacent neighborhood character;
- Provision of open space;
- Site and building design;
- Parking and Access; and
- Historic Interpretation.

II. BACKGROUND

A. *Site Context*

The project site is approximately 0.68 acres (29,312 SF) in total and is located in the Braddock / West Old Town neighborhood, and within the Parker-Gray District, a locally regulated historic district. It is bordered by residential townhouses to the west and south, with the Church of God across Patrick Street at the northwest corner. Parking garages, including some converted for commercial uses, the Alexandria Black History Museum and Watson Reading Room, and townhomes are located across an alley on the eastern side of the site. The Charles Houston Recreation Center is located to the north, across Wythe Street.

The site currently consists of four two-story structures with a total of 15 public housing stacked (two-story) corner units. The buildings are constructed of precast concrete, each with an exterior patio area directly adjacent to the unit entry. Each of the buildings are set back from the street within a generous open space area.

The subject site is located within the Braddock Metro Neighborhood Plan, approved in 2008 as an amendment to the Braddock Road Metro Small Area Plan, and the Braddock East Master Plan which was developed to specifically address redevelopment of the public housing sites within the area. Both plans specifically identify the Ramsey Homes site as a potential redevelopment site. The buildings have also been identified in the Uptown/Parker-Gray National Register Historic District as contributing resources.

B. *Site History / History of Ramsey Homes*

The Ramsey Homes project began construction in November 1941 as part of the wartime housing effort.¹ Today the site is comprised of four buildings—three quadruplexes and one triplex—two-stories in height with a low hipped roof. The buildings are pre-cast concrete with one-story covered front porches. The project architect was the local firm of Smith, Werner and Billings, who had offices located at 220 King Street. The three architects—Delos H. Smith, Sheldon Werner and J. M. Billings—were selected to work for the housing authority to create plans for hundreds of wartime housing units. Smith had formerly worked for the United States Housing Authority before being selected as the local architect, working for Executive Director of the Alexandria Housing Board, R. S. Marshall, Jr. Smith was one of the inaugural members of the Alexandria Board of Architectural Review, appointed in November of 1946, as well as a charter member of the Historic Alexandria Foundation.² Smith was a noted ecclesiastical architect and his local work included two annex buildings at St. Paul’s Church as well as the Capitol Building Prayer Room.³

¹ Public Housing in the United States, 1933-1949 National Register Nomination; A Historic Context, Vol. I, Appendix IV – Federal Public Housing Projects 1933-1949.

² “Architect Delos Smith,” *Alexandria Gazette*, Nov. 9, 1946: p. 9. and “Historic Alexandria Foundation” files at Alexandria Library Special Collections.

³ St. Paul’s Church to Break Ground for New Buildings,” *Alexandria Gazette*, October 27, 1955: p. 1. and <http://research.history.org/library/materials/manuscripts/view/index.cfm?id=SmithDelos>

Blueprints described the project as an “Experimental Housing Project for Alexandria, Virginia.” The buildings had a decidedly modern architectural character and horizontal emphasis with a flat roof with central monitor. The blueprints included a few study variations with different window arrangements and materials, within the same standard block form.

Subsequent to the publication of the history report provided by the Applicant, it came to the attention of City Staff that the existing Ramsey Homes may be one of the few remaining examples of the earliest form of residential pre-cast concrete construction on the east coast, and are notable in that the floors, interior and exterior bearing walls are all constructed of a relatively thin, pre-cast plank system.

The Ramsey Homes were constructed under the Lanham Act in the early 1940s. The Lanham Act was broad and encompassing legislation that provided for the construction of various types of housing that included: low-rent or slum clearance housing, temporary war housing and permanent war housing that would be converted after the war emergency ended. The Lanham Act also funded the construction and operation of wartime nursery schools, including the Carver Nursery to provide subsidized childcare for African American children whose parents worked for the defense effort. The Ramsey Homes project was constructed initially as permanent family housing.⁴

The 1958 Sanborn Fire Insurance Map describes the site as a United States Housing Authority project constructed specifically for African Americans. The Sanborn map describes the building construction as pre-cast concrete slabs and walls. After World War II, the Federal Public Housing Authority divested itself of several defense housing projects. It was at that time, in 1953, that the Alexandria Redevelopment and Housing Authority (ARHA) acquired the property. At the time of construction, the Ramsey Homes were located across the street from the first Parker-Gray School (which became the Charles Houston Elementary School after 1950, and was later destroyed by fire and is now the site of the Charles Houston Recreation Center) and on the same block as the Robert Robinson Library (now the Alexandria Black History Museum).

It appears that the roof form was changed circa 1960 and staff believes there are two possible explanations for the change. First, the existing technology for waterproofing flat roofs notoriously presented ongoing maintenance issues in those times, and in the interest of cost savings for maintenance, converting from a flat to a hip roof was seen as a logical solution. Additionally, being a more modern design at the time of construction, it is quite possible that the addition of multi-paned windows and a more traditional roof form were considered a way for the project to better fit into Old Town, particularly once under ARHA’s ownership. ARHA altered other projects as well, such as the addition of door surrounds at the former James Bland Homes, to make them more aligned with the Colonial Revival style and compatible with nearby buildings.

⁴ “Scheme of NHA Involves 26,206 Units in 6 Groups in Metropolitan Area,” *The Washington Post*: Sep 12, 1943: R4.

C. Project Evolution

Virginia Housing Development LLC (a subsidiary of ARHA) submitted an initial concept plan in the fall of 2014 to redevelop the property with two four-story multi-family buildings with 64 housing units and a height noted as less than 50 feet. This concept plan was revised in early spring of 2015 for two multi-family buildings that were four stories with an approximate height of 44 feet. In these initial concepts, the buildings were shifted to the western side of the site to allow for on-grade parking on the east side alley. Through conversations with City staff and in response to comments from the Parker-Gray BAR, the applicant revised the concept to two three-story multi-family buildings, 53 housing units, and a height of approximately 39 feet.

In order to facilitate redevelopment of this property, ARHA applied for a Permit to Demolish the 4 existing building from the Parker Gray BAR. The BAR denied the request on April 22, 2015 by a vote of 5-0. The BAR denial was based on the finding that “demolition of Ramsey Homes would be detrimental to the public interest because the buildings were representative of African American wartime housing and contributed to our understanding of that history in the middle of the 20th century”, and that the buildings met four of the six criteria in Chapter 10-205(B) of the Zoning Ordinance governing when/whether demolition is permissible:

- 1) Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?
- 4) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- 5) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?
- 6) Would retention of the building or structure help maintain the scale and character of the neighborhood?

The applicant appealed the BAR’s decision to deny the Permit to Demolish to City Council. On September 12, 2015, City Council overturned the BAR’s denial by a vote of 5-2, thereby granting approval of a Permit to Demolish to remove the four buildings.

During the hearing on the Permit to Demolish, City Council requested that ARHA investigate alternative approaches to redeveloping the Ramsey property to address a number of concerns raised by Council and the community prior to bringing forward a request for a Development Special Use Permit. Among these issues, were concerns about the appropriateness of the proposed mass and scale, the overall percentage of open space proposed, and the potential preservation of one or two existing buildings.

At the February 4, 2016 meeting of the Planning Commission, the application by ARHA for the demolition of all four existing buildings and the construction of two multi-family buildings for a

total of 53 housing units was considered. The Planning Commission recommended the approval of the Master Plan Amendment and the Rezoning request, but recommended denial of the Development Special Use Permit. On February 20, 2016, City Council considered the above-stated application by ARHA. During this session, City Council approved the Master Plan Amendment, however the Rezoning was denied due to a lack of a supermajority. The Applicant had requested a deferral of consideration of the Development Special Use Permit. On February 23, 2016 the Master Plan Amendment and Rezoning actions were rescinded by City Council. At a re-hearing of the case on March 12, 2016, City Council approved the Master Plan Amendment and Rezoning, and deferred the Development Special Use Permit as requested by the Applicant. City Council additionally passed a resolution for a joint City-ARHA work plan for the consideration and development of alternative plans for Ramsey Homes with the goal of preserving one existing building. For further reference, the February 20, 2016 Staff Report for the previous proposal with the Master Plan Amendment and Rezoning are available online as attachments to the Council Hearing minutes. The Joint City-ARHA Work Plan can similarly be found as an attachment to the Council Hearing minutes of March 12, 2016.

On June 28, 2016, ARHA and City Staff presented two alternative plans developed by the joint City-ARHA work group to the City Council in order to obtain feedback from the City Council on how to move forward. One alternative (“Proposed Concept”) consisted of the two-building plan previously submitted by ARHA with building improvements. The second alternative (“Alternate Concept”) preserved and renovated one of the existing buildings for two multi-family units on the northern end of the site, while creating a four-story multi-family building with 52 dwellings on the southern side of the site. The Alternate Concept was recommended by City Staff. Additionally, the consideration of converting the adjacent alley ends to open space was presented as a potential enhancement to either alternative, as a separate City action.

City Council recommended the multi-family building of the Alternate Concept with the modification to the concept to demolish all existing buildings and shift the proposed multi-family building to the north of the site, creating an open space at the corner of North Patrick and Pendleton Streets. Included in this recommendation was the pursuit by separate action to convert one or more of the alley ends to open space.

On July 27, 2016, the BAR conducted a conceptual review of the proposal with City Council's recommended layout and found the scale, mass and general location on the site that was selected by City Council to be consistent with the historic district standards, and made comments regarding architectural aspects that needed further refinement. The applicant returned to the BAR for a special meeting on September 14, 2016, where the BAR endorsed the scale, mass, and general architectural character of the project in its current state, with recommendations for further study when the project returns for a Certificate of Appropriateness.

If the DSUP is approved, the applicant will return to the BAR with a final design package and materials selection that will incorporate the comments made at the last BAR work session. Therefore, while the height, scale, massing and general architectural character as presented at this point form the foundation of the design scheme, there is an expectation that further design refinement will occur as part of the BAR’s review and approval of a Certificate of Appropriateness.

A separate but related process currently underway is the Section 106 review process, which has been triggered by the demolition of the existing Ramsey Homes. Section 106 of the National Historic Preservation Act requires that any project considered a federal undertaking carry out a process by which federal agencies take into account the effects of their undertakings on historic properties. The Section 106 process includes outreach to various stakeholders and community members as well as the federal agency and the state historic preservation office. The process includes the identification of historic properties, assessment of whether the proposed project will have any adverse effects on historic properties, and the mitigation of adverse effects. Mitigation can take many forms and there are often creative solutions to mitigate adverse effects on historic resources. It is quite likely that some of the historic interpretation recommended as a condition of approval of the DSUP would also contribute toward the applicant's mitigation efforts for Section 106 purposes. The applicant has initiated the Section 106 process, with the Office of Housing serving as the lead, and invited a number of interested parties to participate as consulting parties. To date, there have been three consulting parties meetings: one on June 6 and two on September 15. It is expected that there will be at least one or two more meetings this fall to discuss possible mitigation proposals. Based on feedback from the 106 process, a Programmatic Agreement between the City of Alexandria, the Virginia Department of Historic Resources, and the Applicant will be developed to address the mitigation measures to be implemented resulting from the redevelopment of the site.

D. Project Description

The applicant proposes to demolish the four existing buildings on the Ramsey Homes site and construct one multi-family building for a total of 52 housing units. The building will consist of three full above-ground floors and a stepped-back fourth floor for an average height of 44 feet 9 inches above grade. The fourth floor is set back approximately 20 feet from the north, south, and western building faces. The building is approximately 55,271 square feet in size resulting in an overall site FAR of 1.80.

The building is arranged in a "E" shaped layout in plan, with two shallow courtyards facing North Patrick Street. The northern courtyard serves as an aesthetic setback from the street, while the southern courtyard serves as the primary building entrance. Pergolas have been provided at the northern and southern building sides to provide a residential scale transition for the building. The northern pergola is set slightly behind the line of the front façade of the adjacent Watson Reading Room of the Black History Museum, which serves to set the building structure back in deference to this smaller civic building.

The underground garage spans approximately three-quarters of the site, and provides parking for 31 vehicles, consistent with the City's parking standards. No surface parking spaces are proposed.

III. ZONING

The subject site is currently zoned CRMU-M/Commercial Residential Mixed Use (Medium) zone from the previously approved rezoning request. The CRMU-M zone permits the multi-

family housing land use and allows a FAR up to 1.0 for residential uses. In addition, a FAR above 1.0 but not more than 2.0 in the CRMU-M zone is allowed with Special Use Permit approval pursuant to Section 5-205(C). Details of the CRMU-M zone are as follows:

Property Address:	699 North Patrick Street	
Total Site Area:	0.71 acres (30,725 sf)	
Zone:	CRMU-M	
Current Use:	Residential – Multi-family	
Proposed Use:	Residential – Multi-family	
	Permitted/Required SUP	Proposed
FAR	1.0 / 2.0 with SUP	1.80
Height	30-40' with a maximum 45' per Braddock East Master Plan	44' 9"
Parking – Affordable Housing Base Rates - Credits		
60% AMI	0.5625 per unit	0.5625 per unit
50% AMI	0.4875 per unit	0.4875 per unit
30% AMI	0.3750 per unit	0.3750 per unit
Total:	26 spaces	31 spaces
Vision Clearance (Corner)	Triangle with 75-foot sides as measured from intersecting street centerlines	Triangle with 75-foot sides as measured from intersecting street centerlines
Open Space		
Total:	40% (11,725 sf)	35% (10,400 sf)*

*A modification to the Open Space requirement has been requested

IV. STAFF ANALYSIS

A. Master Plan

The Braddock Metro Neighborhood Plan and Braddock East Master Plan envisioned the redevelopment of the Ramsey Homes site to increase the density of the site based upon the need for additional affordable housing and the site’s proximity to transit and city infrastructure. An amendment request was approved by City Council to increase the allowable density of the site. The proposed development is in conformance with the Master Plan as amended.

B. Zoning

The Ramsey Homes site is zoned CRMU-M, a mixed-use zone of medium density. The multi-family residential building proposed is a by-right use of this zone. As per the Zoning requirements, the Applicant is requesting a Special Use Permit to increase the density of the site, and a modification to the open space requirement.

Special Use Permit Request

Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve special use permits, of which one is requested as part of this application related to an increase in the allowable floor area. The Zoning Ordinance requires the following provisions be met for approval of an SUP:

1. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;
 - a. The use of the property as affordable housing does not present a change, and the increased density will not present a health or safety risk to the neighborhood.
2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
 - a. The development is a benefit to the public welfare of the City as a whole in providing additional affordable housing, and through the improvement of the property provides an overall benefit to the properties and improvements in the neighborhood. The height, including the fourth-floor step-back, location on the site, and open space of the planned development were all designed to fit within the architectural scale of the neighborhood.
3. Will substantially conform to the master plan of the city.
 - a. The multi-family building is within the height limit established in the Braddock East Master Plan. Similar, multi-family buildings of this size exist to the north and west of this site. Staff is supportive of this density on the site because it fits with the context of the Braddock Road neighborhood and does not overwhelm the adjacent residential areas. Additionally, the use proposed for this site meets the intent of the Braddock East Master Plan in providing affordable housing, including by introducing a mix of incomes not found within the existing public housing, and is aligned with the City's Housing Master Plan.

Additionally the Zoning Ordinance includes a list of factors for City Council's consideration in Section 11-504(B). Staff finds the project complies with these standards and relevant factors. A summary of the SUP requested with this application along with a rationale for approval is provided in the following sections of the report:

Specifically, the applicant is requesting a SUP to increase density above the 1.0 maximum allowed by-right in the CRMU-M zone, up to the maximum floor area ratio (FAR) of 2.0, although the proposed plan achieves an FAR of only 1.80. The immediate neighborhood is largely residential, with a combination of townhomes and condominium buildings, and occasional small to medium scale institutional use buildings such as the adjacent church, museum, and nearby Jefferson-Houston recreation center. The additional density creates buildings with a sufficient number of units to make the project financially sustainable as affordable housing.

Modifications

As part of this DSUP, the applicant is requesting a modification to the Zoning Ordinance relating to the minimum open space percentage requirement. Pursuant to Section 11-416, the Planning Commission may approve these modifications if they determine that such modifications are (1) necessary or desirable to good site development, (2) that specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which the modification is sought and (3) that such modification will not be detrimental to neighboring property or to the public health, safety and welfare.

Through the creation of a consolidated publicly-accessible open space at the southern portion of the site, a meaningful open space has been provided for the site. Additionally, the City will be pursuing the conversion of the adjacent alley end to open space based on direction from City Council, adding to the open space at the intersection of Pendleton and North Patrick streets. The amount of ground-level open space has been significantly increased through the re-design of the site, and now represents a minor decrease in open space.

C. Affordable Housing

According to ARHA, the current Ramsey Homes no longer meets current livability standards for affordable housing. As a result, ARHA believes that the existing conditions potentially threaten continued operating subsidies being provided by the U.S. Department of Housing and Urban Development (HUD). The existing 15 units of public housing run at a deficit, with ARHA spending approximately \$2,000 per month more on maintenance and repairs and other operating costs than revenues received from HUD and tenant-paid rents.

Among the property's deficiencies are a lack of amenities in kitchen and bedroom areas that make the two-bedroom units challenging for families, as well as a lack of ADA accessibility. While ARHA has considered substantially renovating Ramsey Homes to address some of these issues, it believes that redevelopment of the property into new multi-family housing is a more efficient and sustainable approach and would introduce a mix of incomes that is not present at the property currently. To fully leverage its land asset, ARHA has proposed that Ramsey Homes be replaced with a 52 unit building that includes 1, 2 and 3 bedroom units, and that would be affordable to households at a range of incomes. ARHA proposes that the project be funded with low income housing tax credits (LIHTC), a City loan of \$1.1 million, and ARHA's seller note for the value of the underlying land.

Of the 52 new units, 15 would be affordable to households with incomes at or below 30% of the Washington DC metropolitan area median income (AMI). These units would fulfill the requirement for 1:1 replacement of the ARHA-owned units being demolished pursuant to City Council and ARHA's long-standing joint Resolution 830 and will provide an affordable housing resource for current Ramsey residents if they choose to return to the redeveloped property. The other 37 units would be affordable to households earning up to 50% and 60% AMI. The table below illustrates the potential range of incomes to be served when the property is redeveloped.

Household Income	1 person	2 persons	3 persons	4 persons
30% AMI	\$22,850	\$26,100	\$29,350	\$32,600
50% AMI	\$38,050	\$43,450	\$48,900	\$54,300
60% AMI	\$45,660	\$52,140	\$58,680	\$65,160

Creating such a mix of incomes will diversify housing options in the area as well as generate rental revenue to help subsidize operating costs that are not supported by the very low rents to be paid by the 30% AMI households. ARHA submitted an Affordable Housing Plan based on the Preliminary Plan dated September 16, 2016 that was reviewed and approved by the Alexandria Housing Affordability Advisory Committee (AHAAC) at its October 6 meeting.

ARHA has requested City funding support to pay for up to \$1.1 million in infrastructure costs and other expenses that cannot be covered with tax credit equity. Among the improvements to be funded with the proposed City loan are upgrades to the alley paralleling the site to reduce stormwater runoff; sidewalk and crosswalk improvements; relocation of hydrants; and undergrounding of utilities. The funding request was also reviewed and approved by AHAAC at its October 6 meeting, and City Council will consider the loan request following the DSUP public hearing. City Council will also consider ARHA’s request for a Resolution designating the site a Revitalization Area, meaning that affordable housing development would not likely occur through redevelopment without government intervention. This designation will gain ARHA additional points in the competitive tax credit process.

It is noted that beside the pending loan request, the City has provided funding totaling approximately \$200,000 for work by ARHA’s consultants to study and develop various project concepts. These funds are being provided as a grant to ARHA, without expectation of repayment, to keep them outside of the total development costs detailed on Ramsey Homes’ future tax credit application.

With regard to City support, provision of new funds for Ramsey Homes is contingent on ARHA repaying a prior City loan made for its Glebe Park development project. At the time the Glebe Park loan was approved in 2008, City Council agreed to earmark the principal balance paid from proceeds from its future repayment to create a revolving fund for future ARHA redevelopment projects. The current balance of the 2008 Glebe Park loan is approximately \$5.8 million, including accrued interest. Subject to HUD’s approval, which is pending, ARHA plans to repay the 2008 loan from monies it realized through land sales to EYA for the Old Town Commons.

Assuming ARHA’s request for land use approvals and City funding support are successful, some important hurdles still remain before the Ramsey Homes redevelopment project can proceed. These include winning an award of competitive 9% low income housing tax credits (ARHA plans to apply in March 2017); completion of a Section 106 historical review that is part of a mandatory federal environmental review process; and approval of ARHA’s request to HUD to allow “disposition” of the Ramsey site for redevelopment as a mixed income affordable development. If all of these do proceed successfully on the timeline outlined by ARHA,

construction of the new multi-family building would begin in early 2018, with the project anticipated to be completed and leased up by the end of 2019.

D. Building Design

The proposed building has evolved from initial concepts of two buildings that covered a large portion of the site to the current proposal for one four-story building of approximately 45-foot height above grade, as described in the *Project Description* section of this report. The courtyard building layout has been utilized to provide for architectural variation in the buildings to address the perception of scale of the building. The building provides an urban design solution for the site while creating a notable neighborhood-scale open space on the primarily residential corner of Pendleton Street.

The building design has been an evolution of the prior design for the northern building of the previous application. The design approach is a contemporary multi-family building that utilizes traditional building elements and materials. The building is treated as a small apartment building typical to the City of Alexandria, with a central entrance located in the southern courtyard facing North Patrick Street. Such an approach lets new construction be compatible with, yet differentiated from, the nearby existing buildings which include both historic and contemporary forms. The “E” footprint and use of three-story elements on the ends allow what will be a relatively large building to fit more comfortably within the existing urban fabric by reducing the scale and providing visual relief. Residential scale elements, including pergolas at the north and south entrance elevations, balconies, and sun shades have been provided to provide a more varied appearance to the façade and function as transitional elements that also convey the residential character of the building.

The siting of the building provides substantial open space and makes such space functional as a community gathering space and possibly an opportunity for interpretation.

The architectural treatment of the façade is generally symmetrical around the central courtyard entrance with balanced fenestration and a clear hierarchy of elements. Brick functions as the primary element in the foreground with cementitious panels applied in background locations. There are clearly defined entrances at both the north and south ends as well as from the courtyard on North Patrick Street. The rear alley elevation also retains a strong degree of design intent, continuing the design approach and material selection.

The BAR spent considerable time evaluating how best to incorporate a porch or pergola element at this building to both provide quality outdoor space for residents and to convey the residential nature of the project. Due to the scale of the project, a traditional front porch did not seem to fit with the architectural program and so a lighter element, a pergola with an open roof, seemed a fitting solution. The last pergola iteration that the BAR reviewed needed more refinement and to better read as an extension of the building and use materials and forms appropriate for a multi-family building rather than a garden structure. With some refinement, staff believes the pergolas will be a successful element that will provide comfortable outdoor space and transition the scale of the building to the street. The BAR also noted that design details are important to a project’s success and they should be deliberate and intentional rather than seeming as applied “after

thoughts.” For example, balcony locations and sun shades should be functional and logical rather than mere ornamentation. These considerations should be included in the final design.

E. BAR (Parker-Gray)

The Parker-Gray Board of Architectural Review (BAR) was established when the Parker-Gray District was created in 1984. The Zoning Ordinance states that “no building or structure shall be erected, reconstructed, altered or restored...until an application for a certificate of appropriateness shall have been approved.” In addition, the BAR must review and approve a Permit to Demolish for all requests for partial or complete demolition or capsulation.

The BAR Concept Review Policy was originally adopted by the two Boards of Architectural Review in May 2000. Concept review is an optional, but strongly recommended, informal process conducted as a work session, usually under Other Business at a regular hearing or at a separate work session for unusually large projects. These cases come to the BAR at the beginning of a Development Site Plan (DSP) or Development Special Use Permit (DSUP) application and are conducted prior to a formal BAR application for a Certificate of Appropriateness.

The purpose of this policy is for the BAR to provide the applicant, staff, the Planning Commission and the City Council with advisory comments relating to demolition of an existing building or the overall appropriateness of the height, scale, mass and general architectural character of proposed new construction. This informal BAR work session is concurrent with the development review process and is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and then later to the BAR for a Certificate of Appropriateness. During the Certificate of Appropriateness review process, the BAR reviews and comments on design details, architectural elements and materials, among other items.

The BAR participated in Concept Review work sessions with the applicant in February and April of 2015 and again in July and September of 2016. At the first work session, the BAR strongly recommended that the applicant study the rehabilitation of the existing buildings and believed the initial designs for new construction were too massive. The BAR also was troubled by a design approach that used oversized townhouses for multi-family buildings. While the BAR did not do an informal vote to endorse the proposed height, mass, scale and general architectural character at the April 22, 2015 BAR work session, the consensus from the BAR was that the design was moving in a positive direction since the first work session. Specifically, the BAR generally liked the direction of the massing of two three-story buildings that featured projecting and recessed elements as well as courtyards. The BAR noted that the use of underground parking significantly enhanced the massing and site design. The BAR noted that care should be given to the treatment of the corners and that they should step down at the corners, particularly where adjacent to lower height buildings. The majority of the BAR favored a contemporary architectural character that pushed the design envelope rather than replicating traditional architecture, although at least one BAR member thought a more traditional architectural style would allow the project to better integrate into the neighborhood. At this second work session,

the BAR provided comments that supported the general design direction with recommendations for further improvement.

By the third work session in July 2016, the design had substantially changed based on direction from City Council resulting in a single-building approach with substantial open space at the southern end of the block with no preservation of the existing buildings. The BAR provided feedback for further refinement relating to entrances, setback on Wythe Street, pergolas/porches and the hierarchy and organization of the elevations. The BAR then held a special meeting on September 14, 2016 where they informally endorsed the proposed height, scale, mass and general architectural character, with recommendations for further refinement. The full minutes from the September 14, 2016 BAR hearing are found in Attachment X. A summary of the recommendations made by the BAR for further refinement include the following:

- Refine the pergolas at the north and south entrances to be extensions of the architectural character of the building rather than garden features.
- Add slight height variation to parapet heights.
- If sun shades are used, they should be properly placed and designed so as to serve their function.
- Include deliberate design details and materials that give an appropriate amount of texture and refinement, such as spandrels between windows, balcony railings and cast-stone elements.
- Reduce overall height of building by reducing floor-to-floor height to respect to the one and two story buildings on this block

F. Green Building and Sustainable Design

To meet the City's Green Building policy, the applicant has committed to achieving either LEED (Leadership in Energy & Environmental Design) or Earthcraft certification for the proposed building.

G. Open Space

The planning efforts for the Braddock neighborhood, and particularly the Braddock East Master Plan, noted the basic need for open space in an increasingly urbanized area to serve the future residents. In particular, the Braddock East Master Plan states that:

“A variety of open spaces should be provided to meet the needs of the new residents of the proposed mixed-income communities. Public housing has a higher than average number of children per household. A range of open space is required to provide for the recreational needs of young children and teenagers... Each residential block should have safe and convenient access to play spaces for young children.”

During the initial concept designs for the projects, the applicant proposed a significant reduction of the amount of open space from the required 40% open space per the proposed CRMU-M zone. With the recommendation from City Council to develop the site per the current plans, the on-site open space has been significantly increased to 35%. Additionally, the majority of the on-

site open space is provided in a single, multi-use area on the southern end at the corner of Pendleton and North Patrick Streets.

The southern open space will be overlaid with a public access easement to create a place for Ramsey Homes residents and their neighbors to meet and socialize. The area will be a primarily passive space with a variety of seating, small activities, tree plantings, and other amenities to serve the needs of the users. The southern open space will be bounded by a decorative fence for the safety of children using the space, given the proximity of the adjacent roadways.

As discussed regarding the Section 106 process, some form of historic interpretation may be designated to occur within the southern open space. The final design of this space, and any historic interpretation that may be directed, will occur after the conclusion of the Section 106 process, at Final Site Plan.

A portion of the southern open space is not counted toward the open space requirement as it will contain utility infrastructure (electrical transformers). The building courtyards will serve primarily as entry and decorative space, containing ornamental shrubs and perennials with a limited turf area. The north side of the building provides a “front yard” greater in depth than the adjacent Watson Reading Room, giving deference to the civic buildings and creating a wide landscaped entry to the building.

H. Access & Parking

Resident and visitor parking is provided in an underground garage that is located under the building with the garage entry located toward the northern end of the building. The parking rates are calculated based upon the new ratios and credits provided by the recent amendment to the Zoning Ordinance for parking standards for multi-family residential projects, as approved on April 18, 2015. Under the Income-Restricted Affordable Housing use, the standards establish a parking ratio based on the percentage of Area Median Income (AMI) served by the housing units. These ratios are as follows:

Household Income Being Served	Parking Ratio
Housing units affordable at or below 60% AMI	0.75 space/unit
Housing units affordable at or below 50% AMI	0.65 space/unit
Housing units affordable at or below 30% AMI	0.50 space/unit

Additionally, this project is able to apply credits to reduce the required parking ratios based upon its proximity to a Metro station within one-half mile (10% reduction), a walkability score between 90-100 (10% reduction), and four or more bus routes located within one-quarter mile (5% reduction). Based upon the base rates and credits for reduction, the project parking requirement is a blended total of a minimum of 26 spaces and a maximum of 34 spaces, with the applicant providing 31 spaces.

Provision of adequate parking is frequently an issue of concern, especially at locations such as this, where on-street parking directly adjacent to the project site is limited, because spaces on North Patrick Street are restricted for rush-hour travel lane use. In this instance, staff finds the

amount of proposed parking will be sufficient, and that the undergrounding of the spaces is consistent with the requirements of the Braddock Metro Neighborhood Plan design Guidelines. Parking controls will be implemented to address community concerns.

Previous conflicts with the garage ramp entry and adjacent features have been resolved through the relocation of the garage entry further north along the alley.

I. Pedestrian and Streetscape Improvements

To promote a safe and walkable neighborhood, the Braddock Metro Neighborhood Plan (BMNP) establishes a hierarchy of “walking streets” within the neighborhood to communicate to residents and visitors the best way to reach destinations and create an optimal walking environment. Included in these “walking streets” is Wythe Street, the northern boundary of the Ramsey Redevelopment site. The design guidelines of the BMNP further these recommendations with Wythe as a typology A1 “Principal Walking Street”, and Patrick Street (the site’s western boundary) as typology A2 “Principal Gateway Street.” Based on these designations, the design guidelines are prescriptive of the recommended streetscape treatments, including that the Wythe Street sidewalk will be running bond brick, and that all sidewalk areas for new development shall be a minimum of 14 feet from the curb to the face of the building. Further design guidelines are provided for the treatment of street crossings, curb ramps, and street tree placement.

Based on these recommendations, the plan provides an 8-foot wide brick sidewalk on Wythe Street, an 8-foot wide concrete sidewalk on Patrick, and a 6-foot wide concrete sidewalk on Pendleton. All streets have a tree planting area greater than 4-foot width.

Additionally, the neighborhood plans and the Zoning Ordinance require the undergrounding of all overhead utility lines with new construction. The existing locations of utilities at Ramsey Homes has significant utility lines on all sides, including the rear alley. Due to the locations of the proposed buildings, the utility lines in the alley would have to be placed underground to meet code and safety requirements.

The applicant has requested financial assistance from the City for the provision of all required streetscape improvements, with the exception of the street trees, and the portion of the utility undergrounding work that is not directly associated with or caused by the location of the new construction.

J. Traffic

Vehicular Traffic

The Ramsey Homes redevelopment will have minimal traffic impacts. Staff estimates the finished project will generate 27 AM peak hour trips, 33 PM peak hour trips and a total of 351 trips per day with no trip reductions taken. This is less than the 50 peak hour trip threshold required for a transportation study. Absent a study, staff does not believe this project will significantly impact traffic on the surrounding roadway network.

Garage access to the site is provided through a one-way public alley which runs northbound from Pendleton Street to Wythe Street. This alley is 100 feet east of North Patrick Street. Based on current traffic conditions, the exit from the alley onto Wythe Street is not expected to be blocked by queuing traffic except occasionally in the afternoon peak. Staff does not believe there will be any problems exiting the alley onto Wythe Street because traffic is limited on the alley.

The applicant will be participating in the City's Transportation Management Plan (TMP) program. The TMP focuses on encouraging alternate means of transportation other than single occupant vehicle use, with particular emphasis on encouraging walking, bicycling and mass transit during the AM and PM weekday peak hours.

Transit

This site is well-served by a variety of public transit options. The walking distance to the Braddock Road Metro is within a half mile. Metro bus service is provided by lines 10A and 10B providing service between Ballston and Hunting Point. Service is provided between the hours of 5:00 A.M. to 11 P.M. on weekdays with 30 minute headways and from 6:00 A.M. to Midnight on the weekend with 30 to 60 minute headways.

DASH lines AT3 and AT3/4 serve this site. The AT3 provides service from Park Fairfax to the Pentagon Metrorail station. Service is provided between the hours of 5:30 A.M. to 10:00 A.M. and also between 3:30 P.M. and 8:15 P.M. on weekdays at 20 minute headways. The AT3/4 provides service between City Hall and Park Fairfax. Service is provided between the hours of 10:30 A.M. to 3:10 P.M. and 8:18 P.M. to 10:47 P.M. on weekdays with 60 minute headways and from approximately 8:30 A.M. to 8:20 P.M. on weekends with 60 minute headways.

K. School Impacts

The applicant proposes 52 apartment units, 15 of which are replacement units from the Ramsey Homes public housing community. The remaining 37 units will be available to households making approximately 30 to 60 percent of the average median income (AMI) in the Washington, DC Metropolitan Area. The student generation rate for ARHA units is 1.12 students per unit, or 16.8 for the proposed development. The student generation rate for affordable housing units is 0.6 students per unit or 22.2 for the 37 units available at 30 to 60 percent AMI. Based on these calculations there are approximately 39 students anticipated to reside at the new development.

The existing 15-unit Ramsey Homes community is already included in the Alexandria City Public Schools (ACPS) short-range and long-range enrollment projections, and all of those units are being replaced in the proposed development; therefore the net new student generation gain forecasted for this project is 22.2 students. This level of increase will not significantly impact enrollment capacity within ACPS and will likely be distributed over multiple grade levels and schools. ACPS is currently undergoing a redistricting process, at this time the site is located in the Maury Elementary School and George Washington Middle School attendance areas.

V. COMMUNITY

The applicant met with the community through a series of forums hosted at ARHA's office at 402 Wythe Street. Additionally, ARHA presented a pre-concept discussion on the status of the existing Ramsey Homes and the potential future development at the May 11, 2015 meeting of the Braddock Implementation Advisory Group. The following is a listing of meetings hosted by the applicant:

- Ramsey Homes Resident Meetings:
 - Prior Proposal:
December 22, 2014; June 22, 2015; July 17, 2015; September 19, 2015
 - Current Proposal:
September 27, 2016
- Community Meetings:
 - Prior Proposal:
July 15, 2015; August 18, 2015, January 13, 2016
 - Alternatives:
May 26, 2016
 - Current Proposal:
September 22, 2016
- Stakeholder Group Meetings:
 - East Braddock Business Leaders – July 15, 2015; August 18, 2015
- Redevelopment Work Group Meetings:
 - Prior Proposal:
August 3, 2015; September 8, 2015
 - Alternatives:
March 2, 2016; April 14, 2016; May 19, 2016; June 9, 2016
 - Current Proposal:
July 14, 2016; August 11, 2016; October 26, 2016
- Section 106 Consulting Parties Meetings:
 - June 6, 2016; September 15, 2016

The standard conditions have been placed on the project regarding required community outreach before and during construction, and construction will be closely monitored throughout the process.

VI. CONCLUSION

Staff recommends **approval** of the Development Special Use Permit with modifications, subject to compliance with all applicable codes and the following staff recommendations.

VII. GRAPHICS



Proposed Site Plan



Proposed Building Elevation – North Patrick Street



Proposed Building – Entry on North Patrick Street



Proposed Building Perspective – Corner of Wythe Street and North Patrick Street

VIII. STAFF RECOMMENDATIONS

1. The Final Site shall be in substantial conformance with the preliminary plan dated September 16, 2016 and comply with the following conditions of approval.

A. PEDESTRIAN/STREETScape:

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
 - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Install ADA accessible pedestrian crossings within the project area.
 - c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed concrete sidewalks shall be 6 feet on Pendleton Street frontage and 8 feet on the N. Patrick Street frontage.
 - d. All brick sidewalks shall comply with the City's Memos to Industry 05-08 and 01-13. The minimum unobstructed width of newly constructed brick sidewalks shall be 8 feet on the Wythe Street frontage.
 - e. Sidewalks shall be flush across the entrance to the alley. Accessible crossing shall be provided at garage entrance.
 - f. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - g. 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. Applicant shall provide curb ramps at the following locations:
 - i. Intersection of North Patrick Street and Wythe Street
 1. Southeast corner
 - ii. Intersection of North Patrick Street and Pendleton Street
 1. Northeast corner
 - h. Provide thermoplastic pedestrian crosswalks at the east and north legs of the N. Patrick Street and Pendleton Street intersection, which must be designed and provided in conformance with the preliminary plan and must be designed to the satisfaction of the Director of T&ES.
 - i. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 16 feet in width between interior lines. All other crosswalk treatments must be approved by the Director of T&ES. Install three pedestrian countdown signals and pedestrian activated push-buttons in accordance with City Standards as shown on the plan. All pedestrian-activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG).
 - j. 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 so as to minimize any potential visible impacts.
*** (P&Z)(RP&CA)(T&ES)

- k. The City will be pursuing a project at the alley directly adjacent to the southern open space of Ramsey Homes to convert the alley end to public open space. The following conditions will apply based upon the progression of the City's alley project, at the determination of City Staff at Final Site Plan.
 - i. At the southeast corner of the site, rather than restoring the alley's curb cut to existing conditions after the installation of the storm sewer outfall connection, close the curb cut by extending the header curb, connecting at each end of the existing curb cut.
 - ii. Provide a flush sidewalk crossing across the former ingress/egress point in the alley. *** (P&Z)(RP&CA)(T&ES)

B. OPEN SPACE/LANDSCAPING:

3. Provide a public access easement over the southern open space (corner of Pendleton and N. Patrick), exclusive of entry walkways and building pergola. The rules and regulations that will govern the use of the open space will be determined jointly between the Applicant, the Departments of Recreation, Parks, & Cultural Activities, Planning & Zoning, and the Alexandria Police Department at the time of the Final Site Plan. The public access easement shall be granted, including determination of the rules and regulations, prior to issuance of final Certificate of Occupancy. A plat delineating the public access easement shall be prepared by the Applicant and approved by the Directors of P&Z and RP&CA and the City Attorney prior to release of the Final Site Plan. The final approved plat and restriction language shall be recorded among the land records.*
4. Prior to final site plan submission, for the southern open space the project landscape architect shall meet with City Staff, including Recreation, Parks & Cultural Activities, Planning & Zoning, and Police to:
 - a. Provide a community gathering space with amenities focused on multigenerational uses.
 - b. Identify and refine site furnishing locations that may include seating areas and tables, and other furnishings.
 - c. Develop and refine area surface materials.
 - d. Provide for areas with shade, which may include additional tree plantings or structures such as arbors, awnings, or gazebos.
 - e. Provide for all ages activities, such as activity centers, game tables, raised garden beds, or other activities.
 - f. The open space shall comply with the American with Disabilities Act 2010 Standards for Accessible Design
 - g. The open space plan shall depict the information outlined below in regard to the integrated Landscape Plan.

5. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and/or RP&CA. At a minimum the Landscape Plan shall:
 - a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous foundation shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - b. Ensure positive drainage in all planted areas.
 - c. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
 - d. Provide detail sections showing above and below grade conditions for plantings above a structure.
 - e. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
 - f. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of un-compacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.
 - g. Identify the extents of any of the tree wells/trenches within the sidewalk on the landscape and site plans.
 - h. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, and all planting above structure, meet the requirements of the City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)(RP&CA)

6. Provide a water management plan developed, installed and maintained to the satisfaction of the Directors of RP&CA, P&Z and Code Administration.
 - a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
 - b. Provide external water hose bibs continuous at perimeter of building.
 - c. Provide at least one accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - d. Install all lines beneath paved surfaces as sleeved connections.
 - e. Locate water sources and hose bibs in coordination with City Staff. (Code Administration) (P&Z)(RP&CA)

7. Develop a palette of site furnishings in consultation with staff BAR staff will determine which of the following furnishings will require review and approval by the Board of Architectural Review:
 - 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 RP&CA, and/or P&Z and T&ES.
 - b. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, and other associated features. (RP&CA)(P&Z)(T&ES)
8. Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. Prior to release of the final site plan, the consultant shall provide information of how interpretive elements have been integrated into the open space design subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.* (Arch)(P&Z)(RP&CA)

C. BUILDING:

9. The building design, including the quality of materials, final detailing, and massing shall be consistent with the elevations dated September 16, 2016, and as refined during the Board of Architectural Review Certificate of Appropriateness process. (P&Z)
10. Building materials, finishes, architectural details, signage and the like shall be subject to review and approval of a Certificate of Appropriateness by the Parker-Gray District Board of Architectural Review. All materials shall be in conformance with the BAR's adopted policies. (BAR)
11. Provide the following building refinements to the satisfaction of the Director of P&Z:
 - a. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to placement and color. No vents shall be permitted on street-facing elevations, unless approved by the Board of Architectural Review.
 - b. Brick shall be used as the primary exterior building material. * (P&Z)(BAR)
12. Provide detailed drawings (enlarged plan, section and elevation studies) in color to evaluate the building base, projecting bays, entrance canopy, pergolas, stoops, window and material details including the final detailing, finish and color of these elements during the Board of Architectural review process for a Certificate of Appropriateness. (P&Z)

13. A materials board shall be submitted as part of the Certificate of Appropriateness approval. Building materials, finishes, and relationships shall be subject to review by the Department of Planning and Zoning for substantial conformance to the preliminary plan and Board of Architectural Review approval of the Certificate of Appropriateness. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
 - a. Provide a materials board that includes all proposed materials and finishes at first final site plan. *
 - 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 shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **
 - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)

14. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified / Equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
 - a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan and provide a draft checklist showing how the project plans to achieve the certification.*
 - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of LEED Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Certification (or equivalent) for the project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(RP&CA)(T&ES)

15. Locate resident mailboxes within the building, if/as allowed by the United States Postal Service. (P&Z)
16. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
17. Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES)
18. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. A list of applicable mechanisms can be found at <Http://www.epa.gov/WaterSense/pp/index.htm>. (T&ES)
19. Elevator lobbies and vestibules shall be visible from the parking garage. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code permits. (Police)

D. SIGNAGE:

20. All signage will require approval by the Parker-Gray Board of Architectural Review.
 - a. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)
21. Internally illuminated signs are prohibited. If signage is to be illuminated, explore the use of exterior illumination. (P&Z)
22. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.* (P&Z)(T&ES)

E. HOUSING:

23. The Developer shall set aside all 52 new units as affordable rental housing for income eligible households.
24. 15 of the 52 units will be subject to, and fulfill, the one-for-one replacement requirements of Resolution 830.

25. 15 units shall be affordable at 30% of Area Median Income (AMI), 11 units shall be affordable at 50% of AMI, and 26 shall be affordable units at 60% of AMI. The units at 50% and 60% of AMI shall remain affordable for a period of 30 years from the date of initial occupancy.
26. Rents, including utility allowances, for the affordable units shall not exceed the maximum rent levels allowed under the federal Low Income Housing Tax Credit (LIHTC) program for households at or below 30%, 50% and/or 60%, as applicable, (as determined by VHDA) of the Washington, D.C. Metropolitan Area Family Median Income.
27. The owner shall re-certify the incomes of households residing in these units annually, and shall provide annual reports to the Office of Housing to demonstrate the project's compliance with income and rent requirements set out here. Copies of documentation provided to the Virginia Housing Development Authority (VHDA) can be substituted to satisfy this requirement.
28. The Developer shall submit a project-specific Relocation Plan for residents of the existing units to be reviewed and approved by the Landlord-Tenant Relations Board.
29. The new development shall include accessible units as required by the Virginia Uniform Statewide Building Code, the Low Income Housing Tax Credit program, and any other applicable state or federal law.
30. Amendments to the approved Affordable Housing Plan must be submitted to the Alexandria Housing Affordability Advisory Committee for consideration, and require final approval from the City Manager.

F. PARKING:

31. 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:
 - a. All parked vehicles shall be prohibited from encroaching on the alley, pedestrian walkways, or emergency vehicle easements, and all residents shall be notified of this prohibition.(P&Z)(T&ES)(Code Administration)
32. Locate a minimum of 26 parking spaces in the underground garage for residents. (P&Z)(T&ES)
33. Provide controlled access into the underground garage for vehicles and pedestrians. The controlled access to the garage shall be designed to allow convenient access to the underground parking for residents. (P&Z)
34. Provide 18 bicycle parking space(s) 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. Details on location and type of bicycle parking shall be provided on the final site plan. Visitor bicycle racks must be in a location convenient to the main entrance of the building at a distance of no more than 25 feet. Bicycle parking must be installed and operational prior to first CO. *** (T&ES)

35. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the final site plan. (P&Z)(T&ES)
36. Residential units shall not be eligible to receive residential parking permits unless a comprehensive policy that addresses new development and the residential parking permit program is adopted by City Council. (T&ES)

G. TRANSPORTATION MANAGEMENT PLAN:

37. According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Tier 1 Transportation Management Plan is required to implement Transportation Demand Management (TDM) strategies to discourage single occupancy vehicle (SOV) travel and encourage residents and employees to take public transportation, walk, bike or share a ride. (T&ES)
38. A TMP Coordinator shall be designated for the entire project prior to release of the first certificate of occupancy. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for assisting the City in implementing and facilitating the TMP on site. The coordinator must provide City staff access to the property and tenants/residents in order to implement TDM measures such as surveys, mailings and hosting events to inform residents and tenants about benefits and alternatives to SOV travel. *** (T&ES)
39. The TMP shall be required to make a monetary payment twice per year to the Citywide TDM Fund. TMP funds shall be deposited to the Citywide TDM Fund on January 15 and July 15 of each year. The annual base assessment rate for this development shall be \$82.42 per residential unit, \$0.21 per square foot of retail space, \$0.26 per square foot of commercial space, \$41.21 per hotel room and \$0.10 per square foot of industrial/warehouse. The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. (T&ES)
40. As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this

TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the property may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the city council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance.

41. Prior to any lease agreements, the applicant shall prepare appropriate language to inform tenants of the transportation management plan special use permit and conditions therein, as part of its leasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES)

H. SITE PLAN:

42. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval 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. (P&Z)
43. Submit the plat of consolidation and all applicable easements and/or dedications prior to or concurrently with the final site plan submission. The plat(s) shall be approved prior to the release of the final site plan.* (P&Z)(T&ES)
44. 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)
45. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and/or RP&CA, and T&ES. These items include:
 - 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 Director of P&Z. (P&Z)(T&ES)(RP&CA)(BAR)
46. 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, P&Z, and/or RP&CA in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed street lights 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 or Watts.
 - d. All proposed cobra head 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 site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
 - h. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - i. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - j. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - k. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - l. The walls and ceilings in the garage must be painted white or light concrete (white) to increase reflectivity and improve lighting levels at night. (Police)
 - m. The lighting for the underground parking garage shall be an average of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles. (Police)
 - n. Light fixtures for the underground/structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - o. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - p. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)(BAR)
47. Provide a unit numbering plan for each floor of a multi-unit building with the first final site plan submission. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e., Residential). (P&Z)

48. As-built documents for all work under the site plan, including but not limited to pedestrian/streetscape improvements, utilities, and landscaping are required to be submitted with the Site As-built and request for final Certificate of Occupancy. Refer to City of Alexandria As-built Requirements and the Landscape Guidelines, Sections III A & B.****(P&Z)(T&ES)

I.CONSTRUCTION MANAGEMENT:

49. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the site plan.* (T&ES)
50. Submit a separate construction management plan narrative to the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
- a. 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.
 - b. Include an overall proposed schedule for construction;
 - c. Include a plan for temporary pedestrian circulation;
 - d. Copies of the plan shall be posted in the construction trailer and given to each contractor before they commence work.(P&Z)(T&ES)
51. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the off-street construction workers parking plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)

52. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
53. No major construction staging shall be allowed within the public right-of-way on N. Patrick Street, Wythe Street and Pendleton Street. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
54. 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)
55. 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)
56. 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 of the date of the meeting before the permit is issued. (P&Z)(T&ES)
57. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
58. 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)
59. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly

disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

60. 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)
61. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the approved 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 shall be approved by the P&Z prior to commencement of framing. (P&Z)
62. 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)
63. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

J. WASTEWATER / SANITARY SEWERS:

64. The project lies within the Combined Sewer System (CSS) area district, therefore, stormwater management and compliance with the state stormwater quality and quantity requirements and the City's Alexandria Water Quality Volume Default shall be coordinated with the City's CSS Management Policy. (T&ES)
65. The project lies within the Combined Sewer System (CSS) area; therefore, the applicant shall be required to comply with the CSS Management Policy requirements set forth in Memo to Industry 07-14, effective July 1, 2014. (T&ES)

K. STREETS / TRAFFIC:

66. Preferably a separation of 150', with a minimum of 100' between the beginning of street corner radius and any driveway apron radius shall be maintained on arterial and collector roadways; however, a minimum of 30 feet separation between beginning of street corner radius and any driveway apron radius shall be maintained on residential streets. Additional curb cuts are not recommended since these will impede traffic flow. (T&ES)

67. 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)
68. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
69. Show turning movements of standard vehicles in the parking structure and/or parking lots. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
70. The slope on parking ramp to garage entrance shall not exceed 15 percent. For slopes 10% and greater, provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)
71. Furnish and install two 3" conduits with pull wires, and junction boxes located at a maximum interval of 300' underneath the sidewalks along N. Patrick Street. These conduits shall terminate in an underground junction box at each of the four street corners of the site. The junction box covers shall have the word "TRAFFIC" engraved in them. (T&ES)
72. All 90 degree vehicle parking spaces shall have wheel stops. (T&ES)

L. UTILITIES:

73. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES) No transformers and switch gears shall be installed in the public right of way. (T&ES)
74. All the power and communication lines fronting all sides of the development shall be undergrounded. (T&ES)

M. SOILS:

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

N. WATERSHED, WETLANDS, & RPAs:

76. The stormwater collection system is located within the Potomac River 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)

77. Provide an Environmental Site Assessment notes that clearly delineates the individual components of the RPA as well as the total geographic extent of the RPA (where applicable), to include the appropriate buffer, in a method approved by the Director of Transportation and Environmental Services. The Environmental Site Assessment shall also clearly describe, map or explain intermittent streams and associated buffer; highly erodible and highly permeable soils; steep slopes greater than 15% in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

O. STORMWATER MANAGEMENT:

78. 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)
79. 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)
80. 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 issuance of the final certificate of occupancy, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. ***** (T&ES)
81. 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)

82. Submit two 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)
83. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs). Prior to project completion, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to issuance of the final certificate of occupancy, a copy of the maintenance contract shall be submitted to the City with the as-built package. ****(T&ES)
84. The Developer shall furnish an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)
85. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media with the as-built package, prior to issuance of the certificate of occupancy. ****(T&ES)
86. Prior to issuance of the final certificate of occupancy, 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)

P. CONTAMINATED LAND:

87. Indicate whether or not 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)
88. 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:

- 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.
 - 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. * (T&ES)
89. 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)
90. 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)

Q. NOISE:

91. 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). 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. (T&ES)
92. The noise study and noise commitment letter shall be submitted and approved prior to final site plan approval.* (T&ES)
93. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
94. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

R. AIR POLLUTION:

95. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)
96. No material may be disposed of by venting into the atmosphere. (T&ES)

S. HISTORIC INTERPRETATION AND ARCHAEOLOGY:

97. The applicant shall hire a consultant, to be approved by P&Z and Office of Historic Alexandria (OHA), to prepare interpretive elements both on-site and off-site documenting and interpreting significant themes related to the site, such as the history of public housing in Alexandria and the African-American defense worker experience in Alexandria, with final approval of themes approved by P&Z and OHA staff. The budget for this installation must be set at a minimum of \$50,000, an amount separate from and above that used for previous documentation and historical research completed as part of the approval of a Permit to Demolish and required to meet Archaeology Code requirements. The interpretive plan shall be reviewed and approved by OHA and P&Z Staff prior to release of the Certificate of Occupancy. All interpretive elements and projects prepared as part of this condition shall be completed by the issuance of the final C.O. *** (BAR)(OHA)

98. Hire an archaeological consultant to conduct the archaeological investigations. Complete an Archaeological Evaluation and 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, shall be implemented. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist. (Archaeology)
99. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)
100. Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
101. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
102. 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)
103. The final certificate of occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)

T. POLICE:

104. A security survey is to be completed for any sales or construction trailers that are placed on the site. This is to be completed as soon as the trailers are placed on site by calling the Community Relations Unit at 703-746-6360

105. No shrubs higher than 3 feet should be planted within 6 feet of walkways. Shrubs higher than 3 feet provide cover and concealment for potential criminals.
106. Maintain tree canopies at least 6-feet above grade level as they mature to allow for natural surveillance.
107. The lighting for the all common areas is to be a minimum of 2.0 foot candles minimum maintained
108. The doors in the garage (level only) leading into the stairwell shall have controlled electronic access.
109. The vehicular entrance to the garage shall be secured by a coiling gate or similar solid barrier.
110. Install an “in building amplifier” so emergency personnel (Police, Sheriff, Fire and Rescue) does not lose contact with the Emergency Communications Center while in the structure.
111. The buildings shall have an address number which is contrasting in color to the background and visible from the street placed on the front and back of each building. (at least 3 inches high and reflective at night). It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

- C - 1 A final inspection of the approved landscaping is required three years after installation.
**** (P&Z) (T&ES)
- C - 2 No permits shall be issued prior to the release of the Certificate of Appropriateness from the Board of Architectural Review. (BAR)
- R-1 Provide site amenities for the southern open space at the corner of Pendleton and North Patrick Streets equivalent in value to \$50,000 in addition to the site landscape features presented in the Preliminary Plan.

Transportation and Environmental Services

- F - 1. While the location of the visitor and resident bicycle parking in the garage is acceptable, staff recommends the applicant consider moving the two (2) visitor spaces to a rack outdoors (class 3) for more convenient visitor access. If the applicant chooses to do this, please show the location of the bicycle rack on the final site plan. City standards and specifications can be found here: <http://www.alexandriava.gov/BicycleParking>. *(T&ES)
- F - 2. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 3. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf> (T&ES)
- F - 4. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)

- F - 5. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 6. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 7. 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)
- F - 8. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18” in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15”. The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 9. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10” in the public Right of Way and sanitary lateral 6” for all commercial and institutional developments; however, a 4” sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12” or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES)
- F - 10. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10’ (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18” above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F - 11. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the

other (water main or sanitary / storm sewer) shall be at least 18" for sanitary sewer and 12" for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)

- F - 12. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 13. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 14. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES) Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 15. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 16. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 17. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- F - 18. This project proposes separation of the sanitary sewage from the combined sewer system and the implementation of green infrastructure. Therefore, all combined sewer system requirements as stipulated in the Memo to Industry 07-14 are met.
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site

improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)

- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 3 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C - 5 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 6 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services.
(b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated

highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)

- C - 7 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 8 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 9 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: www.alexandriava.gov/solidwaste or by contacting the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)
- C - 10 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 11 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: www.alexandriava.gov/solidwaste or by calling the Solid Waste Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)
- C - 12 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 13 All easements and/or dedications must be approved prior to release of the site plan.* (T&ES)
- C - 14 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.* (T&ES)

- C - 15 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 16 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 17 The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 18 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C - 19 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C - 20 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 21 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 22 The applicant shall comply with the City of Alexandria’s Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 23 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
- a. Monday Through Friday from 7 AM To 6 PM and
 - b. Saturdays from 9 AM to 6 PM.

- c. No construction activities are permitted on Sundays and holidays.
Section 11-5-4(b) (19) further restricts the Pile Driving to the following hours:
- d. Monday Through Friday from 9 AM To 6 PM and
- e. Saturdays from 10 AM To 4 PM
- f. No pile driving is permitted on Sundays and holidays.
Section 11-5-109 restricts work in the right of way for excavation to the following:
- g. Monday through Saturday 7 AM to 5 pm
- h. No excavation in the right of way is permitted on Sundays. (T&ES)

C - 24 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)

C - 25 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)

C - 26 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. *(T&ES)

VAWC

VAWC has no comments on this submission.

AlexRenew

ARenew has no comments on this submission.

Fire Department

F - 1. All new fire hydrants on private property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance and service.

C - 1. The applicant shall provide two wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structures is being considered. Three copies shall be submitted to Alexandria Fire Department, Fire Prevention, c/o A. Maurice Jones, Jr. 900 Second Street, Alexandria, VA 22314.

Code Administration (Building Code)

F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.

- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
- C - 7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C - 8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C - 9 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Police

Parking Garage Recommendations

- R - 1. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.
- R - 2. Only residents with proper electronic access cards should be able to enter into the stairwells from the underground parking garage. This makes the stairwells safer for residents. In stairways serving not more than four stories, doors are permitted to be locked from the side opposite the egress side, provided they are openable from the egress side and capable of being unlocked simultaneously without unlatching upon a signal from the fire command center, if present, or a signal by emergency personnel from a single location inside the main entrance to the building.

- R - 3. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.
- R - 4. To prevent theft of motorcycles, an anchored system shall be installed in the garage, to allow the residents and guests to secure their motorcycles, if motorcycle parking is provided/as applicable.

Miscellaneous

- R - 5. It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position, as allowed by Code and emergency egress requirements. This is to negate a “breaking and entering” when the windows are open for air.
- R - 6. It is recommended that a “door-viewer” (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.
- R - 7. Trees will not be planted under or near light poles. Trees planted under or near light poles counteract the effectiveness of light illumination when they reach full maturity.

Archaeology

- F - 1. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

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 initial certificate of occupancy
- **** Condition must be fulfilled prior to release of the final certificate of occupancy

IX. ATTACHMENTS

- 1. Board of Architectural Review Parker-Gray District Approved Minutes, Wednesday, September 14, 2016

Attachment #1

***** **APPROVED MINUTES*******

Board of Architectural Review

Parker-Gray District

Wednesday, September 14, 2016

7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Purvi Irwin, Vice Chair
James Spencer
Bill Conkey
Aaron Karty

Members Absent: Theresa del Ninno, Chair
Robert Duffy
Matthew Slowick

Staff Present: Planning & Zoning
Al Cox, Historic Preservation Manager
Catherine Miliaras, Principal Planner

The meeting was called to order at 7:34 p.m. by Purvi Irwin, Vice Chair.

I. MINUTES

Consideration of the minutes from the July 27, 2016 public hearing.

BOARD ACTION: Approved as submitted, 4-0

On a motion by Mr. Conkey, seconded by Mr. Spencer, the Parker-Gray Board of Architectural Review voted to approve the minutes of the July 27, 2016 public hearing, as submitted. The motion carried on a vote of 4 to 0.

II. NEW BUSINESS

1. CASE BAR2015- 00029

A work session to discuss the proposed development project at **699 N Patrick St.**

BOARD ACTION: Endorsed, 4-0

The Parker-Gray Board of Architectural Review held a work session to discuss the proposed redevelopment project at 699 N. Patrick Street. The Board endorsed the scale, mass, and general architectural character of the project, with recommendations for further study when the project returns for a Certificate of Appropriateness. The informal motion carried on a vote of 4 to 0.

BOARD DISCUSSION

The Board generally was in agreement that the majority of the changes were a significant improvement from the previous scheme and thanked the applicant for continuing to revise and

refine the project. They were particularly pleased with the grouping and rhythm of the fenestration and clearly identifiable entry from the courtyard on North Patrick Street.

The Board made the following specific comments and recommendations for further refinement prior to returning for a Certificate of Appropriateness:

- The Board generally supported functional pergola/porches in the two proposed locations but felt the proposed typology was wrong for the overall architectural character, as the scale was too small and delicate for a building this size. The proposed pergola looked like a garden feature rather than an extension of the architecture of the building. Painted wood may not be the right material choice for the beams and the brick piers and beams need enlargement/refinement; some members suggested the use steel instead of wood, as there is no wood on the remainder of the building. The perimeter beam of the pergola should be enlarged to have more visual weight. A large playful and sculptural canopy over the entrance could also be an architectural alternative to the pergola form.
- Add slight variation to the parapets to complements the symmetrical hierarchy and organization of the building bays. Parapets can be raised 8-12” in a few key locations to promote variety and relate to historic buildings in the vicinity.
- The proposed use of split-face block in lieu of cast stone will have too many vertical joints and will not look like real stone. Battered cast stone masonry units are a better alternative and a better scale for this size building. Study other means of adding wall texture thru brick patterns and coursing.
- The proposed sunshades are poorly proportioned and the sizes and locations do not appear to be functional. Several members questioned why there were no sunshades on the south side of the building. The Board supported the sustainability aspect of functional sunshades and, again, requested a sun study. However, if sunshades are removed, the balconies will need to be made visually bolder to maintain a visual hierarchy and interest on the facades.
- The Board found the alley elevation to be appropriately designed and equal to the material quality and design elements on the other elevations.
- The dark brick and panel colors proposed look visually heavy, though some members found it appropriate.
- The Board supported the use of more expensive spandrel and panel materials closer to the ground and the entrances where they would be more visible to pedestrians. Study the use of glass or panels with a reflective texture at the two-story paired windows in lieu of composite panels to improve the visual richness of the spandrel detail.
- Juliet balconies should relate to the internal organization of the units wherever possible. Railings should be unique and artistic and not generic.
- The Board recommended that the overall height of the building be reduced by reducing floor-to-floor height to respect to the one and two story buildings on this block and that the savings in material costs be used to improve the details on the rest of the building.
- As design is further refined, the details should be deliberate and add visual interest.
- Fencing and other site elements should relate to the style and details of the building.

SPEAKERS

Duncan Blair, representing the applicant, gave a brief presentation and responded to questions.

Patricia Booker, KTGy, project architect for ARHA, gave a presentation and explained the changes made since the previous BAR review. She noted that the materials and details were intended to reflect those used at the Bel Pre condominiums nearby.

Eric Olson, 911 C/D Pendleton Street, expressed concern regarding the architecture on the rear elevation and had questions about the treatment of the alley.

III. ADJOURNMENT

The Parker-Gray Board of Architectural Review meeting was adjourned at 8:40pm.



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2014-0035 **Project Name:** Ramsey Homes

PROPERTY LOCATION: 699 N. Patrick Street, Alexandria, VA 22314

TAX MAP REFERENCE: 054.04-12-01 **ZONE:** CRMU-M

APPLICANT:

Name: Virginia Housing Development LLC c/o ARHA

Address: 401 Wythe Street, Alexandria, VA 22314

PROPERTY OWNER:

Name: Alexandria Redevelopment and Housing Authority

Address: 401 Wythe Street, Alexandria Va. 22314

SUMMARY OF PROPOSAL Redevelopment of a public housing site requiring DSUP(s); one modification and a Certificate of Appropriateness from the Parker Gray BAR.

MODIFICATIONS REQUESTED A modification to open space requirements.

SUP's REQUESTED DSUP with site plan to increase the floor area ratio to 2.0 pursuant to section 5-205(c); and Transportation Management Plan Special Use Permit.

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.

Connie Staudinger
Print Name of Applicant or Agent

401 Wythe Street,
Mailing/Street Address

Alexandria, VA 22314
City and State Zip Code

Connie Staudinger
Signature

703-549-7115 x 168
Telephone # Fax #

cstaudinger@arha.us
Email address

9-16-2016
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: _____	

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 ten 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. VHD LLC	401 Wythe Street Alexandria VA	0%
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 699 N. Patrick Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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 Redevelopment and Housing Authority		100%
2.	401 Wythe Street Alexandria VA	
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
**No persons nor entity listed above has business or financial interest to disclose per Section 11-350		
1.		
2.		
3.		

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

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

9-16-2016
Date

Connie Stuardinger
Printed Name

Connie Stuardinger
Signature

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

The redevelopment of the Ramsey Homes site (the "Project") is consistent with the ARHA

2012-2022 Strategic Plan, the City's Housing Master Plan and the Braddock East Master

("BEMP"). The Project involves the redevelopment of an underutilized and obsolete public

housing site into a mixed-income, affordable, multi-family rental housing site.

The Project site is .71 acres, occupying one half of a city block, the east side of the 600 block of

North Patrick Street between Pendleton and Wythe Street. The site is currently improved with (15)

two-bedroom townhomes in four buildings. Three of the buildings are quadruplexes and one is a

triplex. The existing structures were built in 1942. The buildings' floors, walls and roof were built

of 1-1/2" precast concrete slabs. Numerous modifications have been made to the structures since

the initial construction, diluting the architectural historic significance of the Project.

The density of this site is specifically identified in the BEMP at a maximum FAR of 2.0; this

represents an increase in the current FAR, necessitated by the goal of integrating the existing 15

households throughout a larger community of families with higher incomes. ARHA is requesting a

2.0 FAR.

This Project includes an approximate 28%/72% ratio of very low-income (30% AMI) households, to

households with incomes up to a workforce housing income. Six (6) units will be subsidized by an

Annual Contributions Contract (ACC) with HUD. The unit mix is driven by market factors, land

value, public policy and funding availability among other factors. The BEMP recognizes that these and other

variables will drive the viability of redevelopment projects, and ARHA's ability to meet the BEMP's objectives.

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

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

52 units, 100 bedrooms are programmed. Based on the HUD regulated limits, of 2 persons per bedroom, there could be up to 200 occupants.

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

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

This site will not be staffed; however, the office of the Owner is blocks away and there will be maintenance staff on site routinely.

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

Day	Hours	Day	Hours
<u>Not Applicable</u>			

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

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

Noise level typical of a multi-family residential building of similar size and scale is anticipated; these limits should fall within what is permissible by code.

B. How will the noise from patrons be controlled?

Standard sound transmission classification (STC) will be used for the proposed construction, per code.

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

Not Applicable

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 refuse attributable to a multifamily building is anticipated.
- B. How much trash and garbage will be generated by the use?
The typical resident may generate up 4.25 lbs of garbage per day.
- C. How often will trash be collected?
per City policies.
- D. How will you prevent littering on the property, streets and nearby properties?
ARHA will have trash receptacles located in the outdoor open space and maintenance will be charged with routine site cleaning.

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:

Typical maintenance/janitorial supplies will be stored on-site for use in a quantity typical of the maintenance operations for similar sized facilities. Disposal will be per code.

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

The existing improvements will be demolished an the residents will be relocated. During construction, the site will be fenced off to enhance public safety during construction.

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?
tenty-six (26)

B. How many parking spaces of each type are provided for the proposed use:
29 Standard spaces
0 Compact spaces
2 Handicapped accessible spaces
20 Other (on-street parking)

- 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? Not Applicable

- B. How many loading space are available for the use? Not Applicable

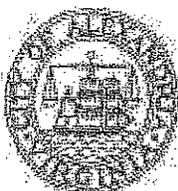
- C. Where are off-street loading facilities located? Not Applicable
- _____

- D. During what hours of the day do you expect loading/unloading operations to occur? Not Applicable
- _____

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? Not Applicable
- _____

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?

The site is accessible from Pendleton Street, Wythe Street and a public alley bounding the east property line. In addition, the garage entrance is off the public alley.



APPLICATION

SPECIAL USE PERMIT

DSUP #2014-0035

SPECIAL USE PERMIT # 2015-0081

PROPERTY LOCATION: 699 N. Patrick Street, Alexandria, VA 22314

TAX MAP REFERENCE: 054.04-12-01 **ZONE:** CRMU-M

APPLICANT:

Name: Virginia Housing Development LLC

Address: 401 Wythe Street, Alexandria, VA 22314

PROPOSED USE: 52 units of multi-family housing

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

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

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

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

Connie Staudinger

Print Name of Applicant or Agent

401 Wythe Street, Alexandria Va. 22314

Mailing/Street Address

Alexandria, Virginia 22314

City and State

Zip Code

Connie Staudinger

Signature

9-16-2016

Date

703-549-7115 x 164

Telephone #

Fax #

cstaudinger@arha.us

Email address

ACTION-PLANNING COMMISSION:	DATE:
ACTION-CITY COUNCIL:	DATE:

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 699 N. Patrick Street, I hereby
(Property Address)
grant the applicant authorization to apply for the TMP Special Use use as
(use)
described in this application.

Name: Connie Staudinger
Please Print

Phone: 703-549-7115 x 164

Address: 401 Wythe Street, Alexandria VA 22314

Email: cstaudinger@arha.us

Signature: _____

Date: 9-16-2016

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

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: _____ of the subject property.

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

Alexandria Redevelopment and Housing Authority 100 Percent

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.

1.	Name	Address	Percent of Ownership
	VHD LLC	401 Wythe Street, Alexandria Va, 22314	0 %
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 401 Wythe Street, Alexandria, VA 22314 (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.

1.	Name	Address	Percent of Ownership
	ARHA	401 Wythe Street, Alexandria Va, 22314	100
2.			
3.			

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
**No persons nor entity listed above has business or financial interest to disclose per Section 11-350.		
1.		
2.		
3.		

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

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

9-18-2018

Connie Staudinger

Date

Printed Name



SUP # 2015-0081

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

Yes. Provide proof of current City business license

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

NARRATIVE DESCRIPTION

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

See attached narrative.

Project Narrative

The redevelopment of the Ramsey Homes site (the "Project") is consistent with the ARHA 2012-2022 Strategic Plan the City's Housing Master Plan and the Braddock East Master Plan ("BEMP"). The Project involves the redevelopment of an underutilized and obsolete public housing site into a mixed-income, affordable, multi-family rental housing site. The Project site is .71 acres, occupying one half of a city block, the east side of the 600 block of North Patrick Street between Pendleton and Wythe Street. The site is currently improved with (15) two-bedroom townhomes in four buildings. Three of the buildings are quadraplexes and one is a triplex, the existing structures were built in 1942. The buildings' floors, walls and roof were built of 1-1/2" precast concrete slabs. Numerous modifications have been made to the structures since the initial construction, diluting the architectural historic significance of the Project. The density of this site is specifically identified in the BEMP at a maximum FAR of 2.0; this represents an increase in the current FAR, necessitated by the goal of integrating the existing 15 households throughout a larger community of families with higher incomes. ARHA is requesting a 2.0 FAR. A mix of public housing and market-rate housing, and, where possible, an element affordable and/or workforce housing is recommended in the BEMP. This Project includes an approximate 28%/72% ratio of very low-income (30% AMI) households to households with incomes up to a workforce housing income. Six (6) units will be subsidized by an Annual Contributions Contract (ACC) with HUD. The unit mix is driven by market factors, land value, public policy and funding availability an terms. The BEMP recognizes that these and other variables will drive the viability of redevelopment projects, and ARHA's ability to meet the BEMP's objectives.

USE CHARACTERISTICS

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

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
52 units, 100 bedrooms are programmed. Based on the HUD regulated limits, of 2 persons per bedroom, there could be up to 200 occupants.

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
This site will not be staffed; however, the office of the Owner is blocks away and there will be maintenance staff on site routinely.

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

Day:
Not Applicable

Hours:
Not Applicable

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Noise level typical of a multi-family residential building of similar size and scale is anticipated; these limits should fall within what is permissible by code.

B. How will the noise be controlled?
Standard sound transmission classification (STC) will be used for the proposed construction,

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

Not Applicable

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

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Typical refuse attributable to a multifamily building is anticipated.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
The typical resident may generate up 4.25 lbs of garbage per day.

C. How often will trash be collected?
per City policies.

D. How will you prevent littering on the property, streets and nearby properties?
ARHA will have trash receptacles located in the outdoor open space
and maintenance will be charged with routine site cleaning.

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

Yes. No.

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

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

Yes. No.

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

Typical maintenance/janitorial supplies will be stored on-site for use in a quantity typical of the maintenance operations for similar sized facilities.
Disposal will be per code.

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons? The existing improvements will be demolished and the residents will be relocated. During construction, the site will be fenced off to enhance public safety during construction.

ALCOHOL SALES

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

Yes No

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

PARKING AND ACCESS REQUIREMENTS

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

- 29 Standard spaces
- 0 Compact spaces
- 2 Handicapped accessible spaces.
- 20 Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A

Does the application meet the requirement?

Yes No

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

on-site

off-site

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

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

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

Parking reduction requested; see attached supplemental form

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

A. How many loading spaces are available for the use? Not Applicable

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200

Does the application meet the requirement?

Yes No

- B. Where are off-street loading facilities located? Not Applicable

- C. During what hours of the day do you expect loading/unloading operations to occur?
Not Applicable

- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Not Applicable

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

The site is accessible from Pendleton Street, Wythe Street and a public alley bounding the East property line. In addition, the garage entrance is off the public alley.

SITE CHARACTERISTICS

- 17. Will the proposed uses be located in an existing building? Yes No
- Do you propose to construct an addition to the building? Yes No
- How large will the addition be? Not Applicable square feet.

18. What will the total area occupied by the proposed use be?
_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = 73,530.00 sq. ft. (total)

- 19. The proposed use is located in: (check one)
 - a stand alone building
 - a house located in a residential zone
 - a warehouse
 - a shopping center. Please provide name of the center: _____
 - an office building. Please provide name of the building: _____
 - other. Please describe: Proposed new construction

End of Application

Dear Planning Commissioners,

The West Old Town Citizens Association continues to believe proposed Ramsey Homes redevelopment is too large for this part of the historic Parker Gray neighborhood and that it does not sufficiently address historic preservation. While City Council has settled the density debate, we would like to press the City and applicant to take a more imaginative approach to preserving at least some of the history of Ramsey homes.

As the staff report notes, Ramsey homes are identified in the Uptown/Parker-Gray National Register Historic District as contributing resources. City staff has further discovered that the “existing Ramsey Homes may be one of the few remaining examples of the earliest form of residential pre-cast concrete construction on the east coast... .” While City Council has chosen not to support preserving an entire building, there are other options that should be considered. We would kindly point your attention to a suggestion raised at the April 2016 Braddock Implementation Advisory Group meeting to incorporate part of the facade of one of the original buildings into the corner of the new building. If part of the original building facade were to be incorporated into the southwest corner of the new building, near the planned open space, it could serve as at the hub of an interpretive display on the site’s history.

We also would like to express our strong support for all of the conditions #104-#111, which pertain to Alexandria Police Department input. In particular, we find the condition requiring controlled access to the garage, via a coiling gate or similar solid barrier, to be critically important. As was discussed during the 22 September BIAG meeting, homeless person loitering in unsecured garages has become an issue in the neighborhood. The condition to require controlled access to the garage is a common sense solution to this problem. We also strongly support all of the other police department recommendations and ask they be approved in total.

West Old Town Citizens Association Executive Board
Leslie Zupan, President
Peter Prahar, Vice President
Keil Gentry, Vice President
Donna Reuss, Treasurer
Heidi Ford, Secretary



ALEXANDRIA
HOUSING
DEVELOPMENT
CORPORATION
— AHDC

DSUP2014-0035
Additional Materials

*Working to make homes affordable
in the City of Alexandria*

November 1, 2016

To: Honorable Mayor ^Silberberg,
Members of City Council, and
Members of the Planning Commission

Re: Ramsey Homes Redevelopment

I am writing Alexandria Housing Development Corporation to express my support for the final approval of the DSUP for the Ramsey Homes Redevelopment proposal, to be heard at the Planning Commission and City Council Hearings scheduled for November 1st and 12th, respectively.

In addition to replacing the current fifteen unit^s of low-income housing, the proposed project will provide 37 additional units of affordable housing to a city and region in the midst of an affordable housing crisis. This is exciting news! The Braddock Metro Neighborhood is particularly in need of more affordable housing. Only *one percent*, or ten, of all new units built since 2008 are affordable units, compared to the 949 new market rate/luxury units. The approval of the DSUP for Ramsey Homes will provide a four-fold increase in this statistic, a step toward ameliorating the affordable housing crisis in the City of Alexandria.

The redevelopment proposal before you not only demonstrates consistency with multiple City plans, but is also the result of the combined efforts of several partners committed to the policy of affordable housing. The proposal now offers a generous percentage of open space on the site, which will in turn benefit the entire Braddock East community. We urge you to support the redevelopment of Ramsey Homes and thank you in advance for your support.

Sincerely,

Marguerite Benson-West
Affordable Housing Advocate