



**Docket Item #10**  
**Development Special Use Permit #2017-0015**  
**Coordinated Development District Concept Plan #2017-0002**  
**Special Use Permit #2017-0092, Encroachment #2017-0003**  
**Transportation Management Plan SUP #2017-0097**  
**200 Stovall Street - Hoffman Town Center Block 6A**

<b>Applicant</b>	<b>General Data</b>	
<b>Project Name:</b> Hoffman Town Center, Block 6A  <b>Location:</b> 200 Stovall Street  <b>Applicant:</b> Perseus Realty, LLC	PC Hearing:	September 7, 2017
	CC Hearing:	September 16, 2017
	If approved, DSUP Expiration:	N/A*
	Plan Acreage:	1.5 acres (65,161 sq. ft.)
	Zone:	CDD #2
	Proposed Use:	Residential and Retail
	Gross Floor Area:	Residential: 594,108 sf Retail: 36,475 sf
	Small Area Plan:	Eisenhower East
	Green Building:	LEED Certified for residential; requesting flexibility for retail

\* No expiration: Existing Building

**Purpose of Application**

Consideration of requests for: (A) an amendment to previously-approved CDD Concept Plan #2016-0001; (B) an amendment to previously-approved Development Special Use Permit #2000-0028, with modifications; (C) an Encroachment for residential balconies into the public right-of-way; (D) a Special Use Permit for increased penthouse height; and (E) an amendment to previously-approved Transportation Management Plan SUP #1998-0043.

**Special Use Permits and Modifications Requested:**

1. A CDD Concept Plan Amendment to CDD2016-0001, Condition #15, to increase the building height and allow residential and retail uses consistent with the Eisenhower East Small Area Plan Amendment (MPA#2017-0006).
2. A DSUP Amendment to DSUP2000-0028 for:
  - A Modification for reduction in the minimum parking drive aisle width from 22'-0" to 18'-0" for two-way circulation that serves 90-degree parking as required per Section 8-200(D)(a).
  - Two Modifications of the crown coverage requirements pursuant to Section 11-416(A)(1) for: (A) 50% of the required crown cover to consist of trees planted on the adjacent public right-of-way pursuant to Section 11-410(CC), and (B) a 50% reduction in the total crown cover required .
3. An Encroachment (ENC2017-0003) for residential balconies to extend 3'-6" into the public right-of-way.
4. A Special Use Permit (SUP2017-0092) for increased mechanical penthouse height from

5. 15'-0" to 20'-0."
6. A Transportation Management Plan Special Use Permit Amendment to TMP SUP#1998-0043, Condition #9, to update the commercial use rate, and include residential and retail uses and their associated rates.

**Staff Recommendation: APPROVAL WITH CONDITIONS**

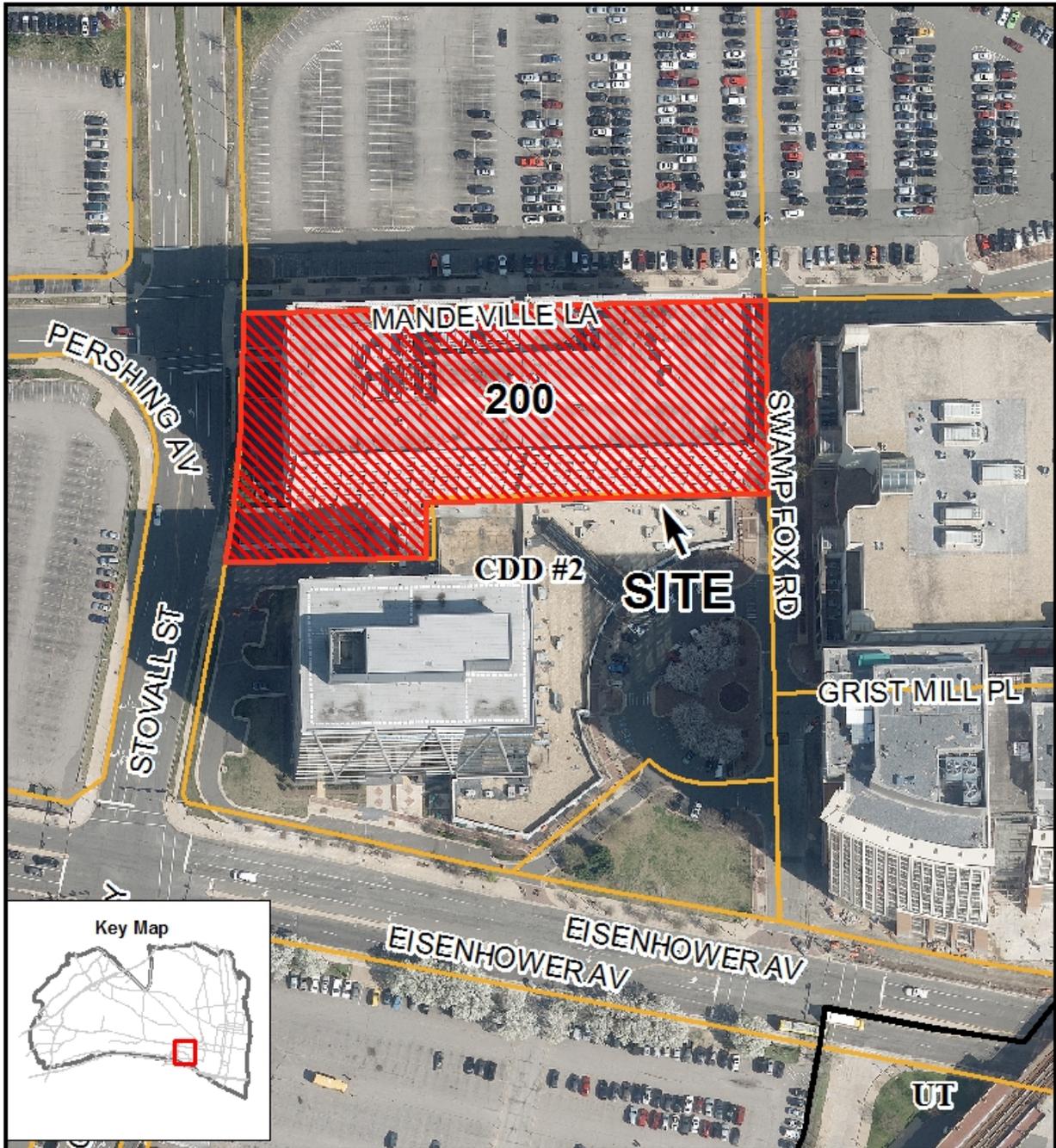
**Staff Reviewers:**

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**200 Stovall Street**



## I. SUMMARY

### A. *Recommendation*

Staff recommends *approval* of the applications, subject to compliance with the Staff Recommendations. Approval of these applications is contingent upon approval of the Eisenhower East Small Area Plan Amendment (MPA#2017-0006) for the conversion of use from office to retail and residential at Block 6A.

The applications are in support of the adaptive reuse of the currently vacant office building located at 200 Stovall Street, also known as Hoffman Block 6A. The new owner and applicant, Perseus Realty, LLC, proposes to adaptively reuse the existing office building for residential apartments with retail on the ground floor. With this proposal, the applicant plans to re-skin the existing building for a more contemporary, retail and residential friendly façade. In addition, the applicant will construct three new floors atop of the existing building which will be used for residential apartments.

Several public benefits are offered with these approvals, including:

- **Economic Development;** The adaptive reuse of an existing building is a sustainable development alternative. The reuse of this building for residential and retail will activate a currently vacant building and underutilized site, bringing additional revenues to the City.
- **The Mandeville Lane “Road Diet”;** Perseus Realty, LLC intends to coordinate with the applicant of Hoffman Blocks 4 & 5 to complete the portion of the Mandeville Lane “Road Diet” associated with the Block 6A property. The applicant will narrow the street and reconstruct the curb on the south side of Mandeville Lane. Streetscape improvements associated with the “Road Diet” are discussed in further detail below.
- **Streetscape Improvements;** Perseus Realty, LLC will provide streetscape improvements on Mandeville Lane, Swamp Fox Road, and Stovall Street, which include:
  - A widened sidewalk with street trees and continuous soil panels along Mandeville Lane as part of the above mentioned “Road Diet,”
  - The elimination of four existing, underutilized parking spaces on the west side of Swamp Fox Road to provide a widened sidewalk with street trees and continuous soil panels,
  - Installation of the City’s standard brick and concrete hybrid detail on Mandeville Lane and Swamp Fox Road, and

- Street trees along Stovall Street that will be coordinated with the proposed public improvements associated with Block 6B.

## ***B. Project Process***

The City and the applicant agreed that the site and building changes to Block 6A would be processed administratively as a minor site plan amendment in order to allow the applicant to apply for building permits more expeditiously following the approval of the Eisenhower East Small Area Plan Amendment (MPA#2017-0006). In addition to an administrative Staff review, the Carlyle/Eisenhower East Design Review Board (DRB) will provide advisory review of the site and architectural improvements. Currently, the proposal is scheduled for a second review by the DRB at the September 2017 hearing. This process was patterned after the approval process for Block 6B, owned by Rubenstein Partners, where a minor site plan amendment was approved for the site changes and re-skinning of the building. At the time of this project's review, no Zoning Ordinance Modification or Special Use Permits were necessary; however, the architectural improvements were required to go to the Carlyle/Eisenhower East Design Review Board (DRB) for review. Subsequently, the applicant requested a change in use to allow retail on the ground floor of the office building, at which time Block 6B was given a separate Development Special Use Permit number with updated conditions of approval so it could stand alone from the other properties in the Hoffman Town Center.

For Block 6A, the applications for the three Zoning Ordinance modifications, the Special Use Permit for additional mechanical penthouse height, and an Encroachment for residential balconies into the public right-of-way were discovered during review of the minor site plan amendment. The applicant agreed that these applications, in addition to the CDD Amendment and TMP SUP Amendment, would go to the Planning Commission hearing in September 2017 to coincide with the Commission's review of the Eisenhower East Small Area Plan Amendment (MPA#2017-0006). Since the two cases would be reviewed and processed concurrently with the minor site plan amendment, this approach would cause no delay in the applicant's ability to file for a building permit in October of this year.

## ***C. General Project Description & Summary of Issues***

### *Project Description*

Block 6A, created from the newly subdivided Block 6 (SUB2014-0001), includes an existing office building (Hoffman Office Building #2). This 13-story, approximately 630,000 square foot building occupies the majority of the Block 6A site and is currently vacant.

As previously mentioned, Perseus Realty, LLC proposes to adaptively reuse the existing office building and re-skin it with an updated architectural facade. The proposal also includes the addition of three residential floors atop of the existing building, rooftop amenity spaces, and two and one half levels of above-grade parking within the building to serve its residents. Additionally, approximately one-half of the existing second floor slab will be removed to

provide a double-height retail space at the corner of Mandeville Lane and Swamp Fox Road.

The overall footprint of the building will generally remain as it exists today with the exception of some minor variation around the perimeter to accommodate materials proposed with the updated façade treatments. The main pedestrian entrance to the residential lobby will be centrally located on the north face of the building along Mandeville Lane with retail uses flanking it on both the east and west sides. The residential and retail loading docks will be located adjacent to the residential garage entrance on the south side of the building, with access from an existing curb cut on Stovall Street.

### *Summary of Issues*

The key issues related to these applications include:

- **A CDD Concept Plan Amendment to CDD2016-0001**; Condition #15 of the CDD Concept Plan is a table that governs the Allowable Gross Floor Area (AGFA), height, parking, and uses for each block. This condition must be amended to reflect the change in use and revised building height approved with the Eisenhower East Small Area Plan Amendment (MPA#2017-0006).
- **A DSUP Amendment to DSUP2000-0028**; Three Zoning Ordinance modifications are requested in support of the adaptive reuse of the existing building:
  - a. A Modification for reduction in the minimum parking drive aisle width from 22'-0" to 18'-0" for two-way circulation that serves 90-degree parking as required by Section 8-200(D)(a).
  - b. Two Modifications, pursuant to Section 11-416(A)(1), of the crown coverage requirements: (A) As set forth in section 11-410(CC), the applicant requests approval for up to 50% of the required crown cover to consist of new trees planted on the adjacent public right-of-way, and (B) a 50% reduction in the total crown cover required.
- **A Special Use Permit (SUP2017-0092)**; An increase in the maximum penthouse height from 15'-0" to 20'-0" is requested to accommodate the height of the elevator overrun needed to serve the building.
- **An Encroachment (ENC2017-0003)**; A request for residential balconies to extend 3'-6" into the public right-of-way on Swamp Fox Road.
- **A Transportation Management Plan Special Use Permit Amendment to TMP SUP1998-0043**; A minor amendment to previously approved TMP SUP#1998-0043 to amend Condition #9 to update the commercial use rate, and include residential and retail uses and their associated rates.

## **II. BACKGROUND**

### ***A. Site Context***

This site is located within Eisenhower East, as part of the Hoffman Town Center, which consists of four blocks (Blocks 6, 7, 8 & 14). The current block configuration was established with the approval of a Development Special Use Permit (DSUP2000-0028) in October 2000. The three

parcels which comprise Block 6 currently consist of approximately 1 million square feet of office use and 33,500 square feet of retail. The existing AMC movie theater is located on Block 7, and Block 8 is the location of the National Science Foundation’s newly constructed headquarters. Additionally, approximately 3,163 parking spaces are provided within the existing parking garage at Block 14. Most of the Town Center is constructed with the exception of a small pad site on Block 6C.

The entirety of Block 6 is located on the north side of Eisenhower Avenue. It is bound by Eisenhower Avenue to the south, Stovall Street to the west, Mandeville Lane to the north, and Swamp Fox Road to the east. It is also within close proximity to the Capital Beltway and within a ¼ mile radius of the Eisenhower Avenue Metro Station.

Block 6A is the northern most parcel within Block 6, located just south of Hoffman Blocks 4 & 5. There is no existing vegetation on the site and the terrain slopes gently with no extreme changes in grade. The majority of the 1.5 acre site consists of an existing 13-story office building, known as Hoffman Office Building #2. Immediately south of Block 6A is Block 6B which consists of an existing office building, Hoffman Office Building #1. A crescent-shaped building with retail, surface parking, and a pocket park adjoins this office building to the east. An existing, interior corridor connects the Block 6B retail and office uses to Hoffman Office Building #2 on Block 6A.

An existing service and loading area currently separates Hoffman Office Building #2 on Block 6A and Hoffman Office Building #1 on Block 6B. This area is accessed from Stovall Street and currently provides service and loading for the existing retail at Block 6B. The area also includes above-grade utilities, such as electrical transformers, and access to the buildings’ service corridors.

### ***B. Project Evolution***

The existing office building (“Hoffman Building 2”) located at 200 Stovall Street was constructed in 1969 and leased by the General Services Administration for the majority of its existence. The building and property later became part of the Eisenhower East Small Area Plan (EESAP) in 2003 as part of Hoffman Block 6 when the plan was adopted by City Council. Subsequently, a subdivision (SUB2014-0001) approved by the Planning Commission in 2015 divided Eisenhower East Block 6 into three parcels: Block 6A (200 Stovall Street), 6B (2461 Eisenhower Avenue), and 6C (2425 Eisenhower Avenue). This building is now currently unoccupied.

## **III. ZONING**

The following table summarizes the permitted zoning requirements and the proposed zoning associated with this project.

**Table 1 – Zoning Tabulations**

<b>Property Address:</b>	200 Stovall Street	
<b>Total Site Area:</b>	1.5 acres (65,161 SF)	
<b>Zone:</b>	CDD #2	
<b>Current Use:</b>	Office	
<b>Proposed Use:</b>	Residential and Retail	
	<b>Permitted/Required</b>	<b>Proposed</b>
<b>Allowable Gross Floor Area:</b>	665,552 sf	630,583 sf
<b>Height:</b>	150 Feet	210 Feet
<b>Open Space:</b>	N/A	.15 ac (6,534 sf) At-Grade
<b>Setbacks:</b>		
Front:	N/A	North (Mandeville Lane):3 feet East (Swamp Fox Road):2 feet
Side:	N/A	West (Stovall Street):+/- 34 feet South (Service Area):50 feet
<b>Parking:</b>	N/A	246 spaces internal to building (Plus approximately 250 spaces off-site within the Block 14 parking garage)*
<b>Loading spaces:</b>	2	2
*The total number of parking spaces proposed to serve the residents of 200 Stovall Street is not to exceed the EESAP requirement of 1.1 cars/1,000 gross square feet of residential floor area.		

#### **IV. STAFF ANALYSIS**

Staff supports the requested CDD, DSUP, and TMP SUP amendments in addition to the requests for a Special Use Permit and an Encroachment as described in the Summary of Issues. These requests are in support of the Eisenhower East Small Area Plan Amendment (MPA#2017-0006) for conversion of land uses on Block 6A from office to residential and retail. Additionally, approval of these applications is necessary to support the adaptive reuse the existing building.

##### ***A. Compliance with Small Area Plan and Design Guidelines***

As mentioned above, the requested applications are consistent with the principles and intent of the Eisenhower East Small Area Plan Amendment (MPA#2017-0006). Staff supports Perseus Realty LLC’s proposal to adaptively reuse the existing building because it provides a number of sustainable benefits when compared to demolition of an existing building and construction of a new building. The proposal is also consistent with the Eisenhower East Small Area Plan's (EESAP) intended locations for ground floor retail and is well within the total amount of retail the

area can support (as determined by the market analysis provided in the EESAP).

The updated façade treatments, the newly constructed residential floors, and site improvements are subject to advisory review by the Carlyle/Eisenhower East Design Review Board (DRB). The applicant recently presented the proposal to the DRB for initial review at the July DRB meeting. The proposal was received positively by the Board members and the applicant is working to refine the building design to incorporate the minor recommendations of the DRB. Final DRB review is scheduled for the September 2017 meeting.

### ***B. CDD Amendment***

In order to allow an increase in the total building height, and conversion of the land use to residential and retail consistent with the Eisenhower East Small Area Plan Amendment (MPA#2017-0006), Condition #15 of CDD2016-00001 must be amended.

Condition #15 of CDD2016-0001 currently permits a 150-foot maximum building height with a total of 649,499 square feet of Allowable Gross Floor Area (AGFA) for office use and 1,053 square feet of AGFA for retail use on Block 6A. Allowable Gross Floor Area (AGFA) is defined in the EESAP as the sum of all gross horizontal areas under a roof or roofs for all structures, including above-grade parking structures, which shall be measured from the exterior faces of walls or from the center-line of party walls. With approval of this application, Condition #15 will be amended to:

- Increase the retail floor area to 36,475 gross square feet,
- Convert the remaining office floor area to 633,077 gross square feet of residential,
- Adjust the square footage of the GFA exclusions to 34,000 square feet,
- Increase the building height to a maximum of 210 feet, and
- Add 115,900 gross square feet of structured parking.
  - a. A footnote will be added that indicates the proposed floor area of the above-grade structured parking will not count against the Allowable Gross Floor Area (AGFA) total under the circumstance that it is implemented as part of the adaptive reuse of the existing building on Block 6A.

Since this applicant does propose to adaptively reuse the existing building, the gross square footage of the proposed above-grade structured parking will not count against the AGFA. Thus, the applicant proposes to construct three new floors atop of the existing building which equate to 115,234 gross square feet for a nearly even transfer of gross floor area.

### *C. Modifications*

As part of this DSUP amendment, the applicant is requesting three Zoning Ordinance modifications which are associated with their proposal to adaptively reuse the existing building. The modifications requested are: (1) A reduction in the minimum width of two-way parking drive aisles that serve 90-degree parking spaces as required by Section 8-200(D)(a), and (2) Two modifications, pursuant to Section 11-416(A)(1), of the crown coverage requirements.

Pursuant to Section 11-416, the Planning Commission may approve these modifications if they determine that such modifications:

1. Are necessary or desirable to good site development;
2. That specific and identified features of the site design compensate for the impacts otherwise protected by the regulations for which the modification is sought; and
3. That such modification will not be detrimental to neighboring property or to the public health, safety and welfare.
4. The modification will not violate the intention of Section 11-410(CC) to require a reasonable amount of landscaping.

Staff believes that the modifications requested meet the criteria listed above. Both modification requests are justified by the relationship of the existing building's footprint to the existing site area. This relationship causes some constraints for the adaptive reuse of the existing office building for residential and retail uses, which are described further below.

#### *Reduction in Parking Garage Drive Aisle Width*

The applicant proposes two and one half levels of residential parking on the second, third, and fourth floors of the existing building to make the project viable for residential apartments. Since the proposal to adaptively reuse of the existing building, below grade parking is not feasible and the applicant must work within the existing 20-foot by 20-foot column grid layout.

The 20-foot by 20-foot spacing of the existing columns and their sizing of 2-foot square leaves only 18 feet of free space between each column. This space allows adequate room for 90-degree parking stalls; however, a constraint is created in consideration of the width between the columns for two-way drive aisles. Section 8-200(D)(a) of the City's Zoning Ordinance states that the minimum width of a two-way aisle serving 90-degree parking shall be no less than 22 feet.

As a result of this existing condition, the applicant worked with Staff to study the option of one-way drive aisles within the parking garage. However, a one-way aisle option was determined as inefficient due to the number of ramps required for one-way circulation. This would create a

significant reduction in the number of parking spaces and negate the purpose of providing sufficient parking for the residents within two and one-half floor levels.

As part of the minor site plan amendment process, the applicant worked diligently with Staff to illustrate that the vehicular turning movements are safe with an 18-foot wide, two-way drive aisle serving the 90-degree parking within the building. The applicant provided the following information for Staff's review and consideration:

- AutoTurn analysis on each parking level for sedan and large passenger vehicles entering and existing parking spaces, and circulating through the drive aisles.
- A detailed proposed pavement marking and signage plan for each level of the garage to increase safety and awareness of the drivers, and
- Plans of built structured parking garages within the Metropolitan area that also have the limitation of 18-foot wide drive aisles for two-way circulation serving 90-degree parking.

The City's Department of Transportation and Environmental Services has reviewed the information provided and determined that it will ensure safe conditions. For these reasons, Staff supports the applicant's request for a modification to Section 8-200(D)(a).

#### *Reduction in Crown Coverage*

The existing site area of 65,161 square feet (after right-of-way dedication) is primarily occupied by the existing office building whose footprint measures approximately 45,940 square feet. The remaining site area consists mostly of paved areas for vehicular access to the residential garage entrance and loading docks, a thin strip of sidewalk paving around the perimeter of the building, and an approximately 34-foot wide open area on the west side of the building, adjacent to Stovall Street. The sum of these ground-level areas totals 6,534 square feet. The applicant also proposes a total of approximately 9,000 square feet of rooftop amenity space on building which is intended to include a rooftop pool on the south terrace and intimate gathering spaces on the north terrace.

Due to the constrained site proportions and limited amenity space, the applicant is unable to provide the required 25% minimum crown cover on-site. Therefore, the applicant requests two modifications, pursuant to Section 11-416(A)(1), of the crown coverage requirements:

- Approval for up to 50% of the required crown cover to consist of new trees planted on the adjacent public right-of-way, as set forth in section 11-410(CC)(2), and
- Approval for a 50% reduction in the total required crown cover.

Since the only available on-site open space to plant trees is located on the west side of the building, adjacent to Stovall Street, the latter modification, for a full reduction of the remaining

50% crown cover, is to provide flexibility in marketing the retail space at this corner. The modification will allow the retail tenant to utilize this open space for outdoor use, such as outdoor dining for a restaurant tenant, or a play area for a day care tenant, without interfering with trees that are planted prior to determination of the tenant.

Staff has conditioned (Condition #5c) that prior to issuance of the first Certificate of Occupancy for this retail tenant, the applicant will determine and provide the number of trees that can be planted on-site, in the ground level open space while also accommodating the outdoor uses of the retail tenant. The applicant will provide a fee in lieu to the City’s Living Landscape Fund for each large shade tree deficient of the 7 trees that would be required on-site per the Zoning Ordinance.

Staff also supports the requested modification for 50% of the requirement to consist of new trees planted in the adjacent right-of-way because the applicant agrees to complete the portion of the Mandeville Lane “Road Diet” associated with Block 6A. As previously mentioned, the “Road Diet” will provide a number of public benefits, including narrowing of an existing, excessively wide roadway and widening of the existing sidewalk. Subsequent to widening the sidewalk on Mandeville Lane, the applicant will reinstall the existing street lights, and plant 10 new street trees with continuous soil panels below the sidewalk surface.

In this case, 7 of the 10 proposed street trees on Mandeville Lane may be counted towards the site’s crown cover requirement. In support of this request, Staff has included a condition (Condition #5a) which requires the applicant to provide street trees along the property’s frontage of Mandeville Lane, Stovall Street, and Swamp Fox Road in accordance with the Eisenhower East Design Guidelines.

The following table summarizes the proposed crown cover pursuant to the requested modifications.

**Table 2 – Crown Cover Modifications**

<b>Total Site Area: 65,161 SF</b>		
	<b>Required Per Zoning Ordinance Section 11-410(CC)</b>	<b>Proposed with Modifications per Zoning Ordinance Section 11-416(A)(1)</b>
<b>Percent Crown Cover (Square Feet)</b>	25% (16,290 sf)	12.5% (8,750 sf)
<b>Total Number of Trees (Square Feet)*</b>	14 (16,290 sf)	7 (8,750 sf)**
On-Site (% of Requirement)	14 (100%)	0 (0%)**
Within Adjacent Public Right-of-Way (% of Requirement)	0 (0%)	7 (50%)
*Based on a 1,250 sf Crown Cover Allowance for each large shade tree per the City’s Landscape Guidelines.		
**Minimum proposed. The applicant will provide a fee in lieu to the City’s Living Landscape Fund for each large shade tree deficient of the 7 trees required on-site per Section 11-410(CC) prior to the first Certificate of Occupancy for the retail tenant at the corner of Stovall Street and Mandeville Lane.		

#### ***D. SUP for Increase in Penthouse Height***

As previously mentioned, the applicant proposes to construct three new floors atop of the existing roof for residential apartments. These additional floors have a continuous “Z-shaped” form that connects the east and west edges of the existing roof. Two separate, rooftop amenity spaces are proposed within the rectangular-shaped voids created between the “Z-shape” of the new floors and the edges of the existing roof. These amenity spaces occupy the northeast and the southwest corners of the existing roof and equal roughly 4,100 square feet and 4,900 square feet respectively.

A 20’-0” tall penthouse is proposed to adorn the top of these new residential floors. This rectangular penthouse mimics the building’s rectangular form, with the long facades oriented north and south, and its location and footprint are defined by the intersecting rectangles of the “Z-shaped” addition. A metal panel system is proposed to screen the penthouse. This mechanical penthouse accommodates the building’s elevator overrun which will provide access to the three additional floors, as well as the rooftop amenity spaces. The applicant requests a Special Use Permit for an increase in the maximum penthouse height of 15 feet currently allowed by the Zoning Ordinance to a maximum of 20 feet. A 15-foot height elevator overrun will not allow for the type of elevator required to serve the building; therefore, the additional height is necessary in this case to accommodate an elevator overrun that can serve the building adequately.

#### ***E. Encroachment***

The applicant proposes apartment units on floors five through sixteen of the building. In order to promote the marketability of the units, and to provide a variety of options to the tenants, two kinds of residential balconies are offered: (1) Balconies that are flush with the face of the building, located on the north and south facades, and (2) Balconies that protrude from the face of the building, located on the east and west facades. On the east façade, which faces Swamp Fox Road, the property line is located approximately 1’-9” from the face of the building. For this reason, the applicant requests an Encroachment for the residential balconies of 3’-6” into the public right of way at this location only.

Given that the protruding residential balconies begin on the fifth floor of the building, which is approximately 43’-6” above the finished grade of the sidewalk, Staff supports this request and believes that the encroachment will not create any conflicts with activities within the public right of way.

#### ***F. Transportation Management Plan Special Use Permit Amendment***

A Transportation Management Plan Special Use Permit (TMP SUP#1998-0043) was approved with the establishment of the Hoffman Town Center. This TMP SUP includes a condition that it may be amended in conjunction with each new phase of development that is proposed at the Hoffman tract, in order to provide staff the opportunity to reassess traffic impacts in light of the

specifics of each proposal and any changes that may have occurred in the general area since the original approval.

Due to the conversion of land uses associated with Block 6A, Staff supports an amendment to TMP SUP#1998-0043, Condition #9 to update the commercial use rate and include residential and retail uses and their associated rates. 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.

## ***G. City Policies***

### *Green Building Policy*

The City adopted the Green Building Policy in 2009, establishing a requisite condition and standard for green building certification for new development. For residential developments, the policy requires the project to achieve LEED Certified, or an equivalent certification from another third party program, and LEED Silver, or equivalent, for non-residential developments. The applicant has requested flexibility from the City's Green Building Policy for the retail portion of their project. They have indicated that the entire building will achieve a minimum of LEED Certified (or equivalent), and will strive for LEED Silver for commercial interiors (or equivalent) at the time of interior fit-out of the retail. This flexibility is requested to accommodate any unforeseen constraints inherent to the existing building which would prevent the retail from achieving LEED Silver (or equivalent). Therefore, Staff has included condition language (Condition #10) to provide flexibility to the Policy's retail requirement. The specific third party certification program will be finalized during the minor site plan amendment process.

### *Public Art Policy*

Since the applications requested will not increase the overall Allowable Gross Square Footage (AGFA) currently built on Block 6A, the applicant will not be required to adhere to the Public Art Policy.

### *Affordable Housing Policy*

Consistent with the City's Procedures Regarding Affordable Housing Contributions on additions to existing buildings, the City recommended the applicant provide a voluntary monetary contribution of \$300,761 to the Housing Trust Fund (HTF) based on the three new floors of residential development proposed as part of this application. No contribution was made on the existing building as its construction in the 1960s predated the City's Affordable Housing Procedures. Contributions to the HTF help fund the development and preservation of affordable rental housing in the city by leveraging state and private investment and also support a range of other housing programs, including homeownership activities, housing counseling

services, and home improvement projects for the elderly, the disabled and low-income families. The applicant declined to provide an affordable housing contribution.

### ***H. Community Involvement***

The applicant has notified the Eisenhower Partnership about proposed project and has not received notice of issues or concerns. The applicant has agreed to meet with the members of the Partnership to address any future concerns that may arise.

The City will also provide the Federation of Civic Associations with information regarding the proposed project at its next scheduled general meeting.

## **V. CONCLUSION**

Staff recommends *approval* of the requested CDD, DSUP, and TMP SUP amendments, Encroachment, and Special Use Permit subject to compliance with all applicable codes and the following staff recommendations.

## VI. GRAPHICS

*Eisenhower East Retail Locations, as indicated in the Eisenhower East Small Area Plan (Figure 4-11 on page 4-15)*



DSUP2017-0015/CDD2017-0002  
SUP2017-0092/ENC2017-0003  
TMP SUP2017-0097  
200 Stovall Street – Hoffman Block 6A

*A conceptual perspective rendering of the updated building from the corner of Mandeville Lane and Swamp Fox Road.*



*Eisenhower East and Carlyle Blocks*

**Eisenhower East / Carlyle Blocks**



## **VII. STAFF RECOMMENDATIONS**

The DSUP and CDD conditions for 200 Stovall Street, Block 6A (tax parcel #072.04-03-29) are provided below. A new set of DSUP conditions have been created for Block 6A only. Amendments have been made to the CDD conditions.

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

### **DSUP CONDITIONS (DSUP 2017-0015)**

*Note: Conditions from DSUP 2000-0028 have been carried forward and/or deleted as necessary for 200 Stovall Street, Block 6A (tax parcel #072.04-03-29) only. New standard conditions have been added so that the property in question can now stand alone with a specific set of Staff Recommendations for the site. Deleted conditions have either been satisfied or do not apply to Block 6A.*

*Conditions carried forward and/or amended (#2, 4, 24, 49, 62, 63, 64) are identified by their original condition number from DSUP2000-0028.*

1. The minor site plan amendment shall be in substantial conformance with Revision #25 of DSUP2000-0028, or as amended to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services and comply with the following conditions of approval.

#### **A. *PEDESTRIAN/STREETSCAPE:***

2. The design treatment and palette of materials shown for pedestrian sidewalks and plazas shall be generally consistent with updated City standards, to the satisfaction of the Director of P&Z. (P&Z) (**DSUP 2000-0028, Condition 50**)
3. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
  - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
  - b. Install ADA accessible pedestrian crossings serving the site.

- c. Construct all sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet at the following locations:
    - i. Mandeville Lane, adjacent to site (City standard concrete-brick hybrid)
    - ii. Swamp Fox Road, adjacent to site (City standard concrete-brick hybrid)
    - iii. Stovall Street, adjacent to site (City standard concrete)
  - d. All brick sidewalks shall comply with the City's Memos to Industry 05-08 and 01-13.
  - e. Sidewalks shall be flush across all driveway crossings.
    - i. Improve the existing flush crossing to remove the lip at the northern side of the driveway entrance.
  - f. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
  - g. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
  - h. All crosswalks shall be 10 foot wide continental crosswalks to VDOT specifications. All other crosswalk treatments must be approved by the Director of T&ES. Locations include:
    - i. North-south crossing of Mandeville at Stovall (standard)
    - ii. East-west crossing of Stovall at Mandeville/Pershing (high visibility continental ladder)
    - iii. Slip lane at Pershing (high visibility continental ladder)
  - i. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts. \*\*\* (P&Z)(T&ES)
  - j. Remove mid-block crossing on Mandeville Lane.
4. Install City standard Emergency Vehicle Easement and Handicapped Parking signs. (T&ES) (**DSUP 2000-0028, Condition 18**)

**B. OPEN SPACE/LANDSCAPING:**

5. For the minor site plan amendment, develop, provide, install and maintain an integrated Landscape Plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z. At a minimum the Landscape Plan shall:
  - a. All tree wells shall comply with the Eisenhower East Design Guidelines. (P&Z)
    - i. Within the public-right-of-way, provide (3) three large street trees along Swamp Fox Road, (10) ten large street trees along Mandeville Lane, and (3) three large street trees along Stovall Street.
      1. All trees within the public right-of-way shall be coordinated with existing and proposed utilities.
      2. All street tree species should be coordinated with existing and proposed street trees on adjacent properties.
  - b. The applicant shall plant (7) large shade trees on-site in the open space adjacent to Stovall Street.
  - c. Prior to issuance of the first Certificate of Occupancy for the retail tenant at the corner of Stovall Street and Mandeville Lane, the applicant shall determine and provide the number of large shade trees that can be planted on-site in the ground level open space on the west side of the building.
    - i. Provide a fee in lieu to the City's Living Landscape Fund of \$250 per each large shade tree deficient of the (7) seven trees required.
  - d. Provide an enhanced level of detail for all proposed landscape installations including street, canopy, evergreen, and multi-trunk trees, shrubs, perennials, and groundcovers. If any landscape plantings are proposed, they shall be limited to plant material that is horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
  - e. Ensure positive drainage in all planted areas.
  - f. Provide detail, section, and plan drawings for plantings located above-structure (if applicable) and on-grade. Illustrate at-grade and sub-surface conditions, including irrigation, adjacent curb/pavement construction, edge restraint system, dimensions, drainage, and coordination with site utilities.



- a. Provide location and specification for site furnishings that depicts the scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
- b. Site furnishings may include benches, bicycle racks, trash receptacles, drinking fountains and other associated features.(P&Z)(T&ES)
- c. Coordinate all site furnishings with the existing and proposed adjacent developments.(P&Z)
- d. For the minor site plan amendment, provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails — if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES.\* (P&Z)(T&ES)
- e. Provide a screen wall between the residential garage entrance and the loading area to shield views of the load docks and utilities from the public right-of-way on Stovall Street.
  - i. The screen wall shall be fabricated with a level top of wall elevation.
  - ii. All screen wall materials shall complement the building materials. (P&Z)

**C. BUILDING:**

8. The building design, including the quality of materials and final detailing, and shall be consistent with the elevations provided in the minor site plan amendment and the following conditions. (P&Z)
9. For the minor site plan amendment, 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 prior to release of the minor site plan amendment. \*

- 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. \*
  - 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 ordering final building materials. \*\*
  - e. The mock-up panel shall be located such that it shall remain on-site in the same location until it is reviewed and approved by the Director of Planning and Zoning. (P&Z)
10. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified (or equivalent) for the building. The applicant shall, in good faith, strive to achieve LEED Silver (or equivalent) for the commercial interiors 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 minor site plan amendment 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 (2) years of obtaining a final certificate of occupancy.
  - e. If applicable, provide documentation of LEED Silver Certification from USBGC (or equivalent) for the commercial interiors within two years of obtaining a final certificate of occupancy of the commercial space.

- f. Failure to achieve LEED Certification (or equivalent) for building 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 minor site plan amendment will apply.
  - g. Provide documentation to future retail tenants encouraging them to operate their business consistently with the goals of LEED (or equivalent).(P&Z)(T&ES)
11. The applicant shall recycle and/or reuse the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials to the greatest extent possible. (T&ES)(P&Z)
  12. Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES)
  13. 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>. (T&ES)
  14. Provide guards that are 42 inches in height along open sides of the stairways and landings which are located 30 inches above the floor or grade below. The width between the balusters shall be no wider than 4 inches and the handrails are to be a minimum of 34 inches and a maximum of 38 inches. (Police)
  15. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code permits. (Police)

**D. RETAIL USES:**

16. Ground floor uses of areas designated on the plan as “retail” shall be limited to retail, personal service uses, day care centers, and restaurants, as defined in the Zoning Ordinance, with the exceptions identified below:
  - a. One leasing office for the building is allowed;
  - b. Retail shopping establishments shall not include appliance stores and auto parts stores.
    - i. Lawn and garden supply stores shall be permitted provided that all or portions of the use are located indoors. No outdoor displays, sales, or merchandise shall be permitted;

- c. Personal service uses shall not include appliance repair and rental, contractors' offices, laundromats, and pawnshops;
  - d. Day care centers are subject to the applicable conditions below;
  - e. Restaurants are subject to the applicable conditions below; and
  - f. Other similar pedestrian-oriented uses as approved by the Director of P&Z to meet the intent of providing active pedestrian-oriented neighborhood-serving retail uses are allowed. (P&Z)
  - g. The term "commercial" within this DSUP shall include all of the uses listed herein, even if those uses are referred to as "restaurant" or "personal service" in the Zoning Ordinance. (P&Z)
17. Day care centers shall be permitted with an administrative special use permit provided they comply with the criteria listed below. Day care centers that do not meet these criteria may apply for a separate special use permit.
- a. A plan that shows drop off and pick up areas must be provided and must be reviewed to ensure that the drop off and pick up areas will create minimal impact on pedestrian and vehicular traffic and will be safe for the day care users. The plan must be approved by the Directors of P&Z and T&ES.
  - b. Day care uses must not occupy more than 1/2 of the total retail square footage and shall be limited to the retail space located to the west of the residential lobby entrance. (P&Z) (T&ES)
  - c. The applicant shall construct and maintain improvements to the open space/playground adjacent to the site. The use of this space shall be subject to the following requirements:
    - i. The design shall be approved by the City through a minor amendment to the site plan for the space..
    - ii. The playground shall be made accessible to the general public during the hours of 6pm to sunset Monday through Friday, all day on weekends, and all day on weekend holidays when the center is closed. Appropriate signage indicating public hours shall be provided.
    - iii. The playground shall be constructed prior to issuance of the Certificate of Occupancy for the day care. (P&Z)

18. Restaurants shall be permitted with an administrative special use permit provided they comply with Section 11-513(C), (L), and (M) of the Zoning Ordinance, with the following exceptions. Restaurants that do not meet these conditions may apply for a separate special use permit.
  - a. The maximum number of indoor and outdoor seats allowed shall be determined by the Building Code. (Code)(P&Z)(T&ES)
  - b. The hours of operation for the restaurant shall be limited to between 7:00 am and midnight Sunday through Thursday, and between 7:00 am and 1:00 am Friday and Saturday.
  - c. If entertainment is proposed consistent with the Zoning Ordinance, then it must be demonstrated by a qualified professional that sufficient sound-proofing materials are provided so as to prevent the entertainment from disturbing building residents. (Code)(P&Z)(T&ES)
19. Ensure the following for the retail areas within the development, to the satisfaction of the Director of P&Z:
  - a. The placement or construction of items that block the visibility of the interior of the store from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. This requirement shall be included as part of the lease for each tenant. (P&Z)

***E. SIGNAGE:***

20. Per Condition #5 of Coordinated Sign Plan SUP #1997-0163, a ratio of 1.5 square foot of sign for each 1.0 foot of building length shall be permitted for retail shops and restaurants only.
21. All new building signs shall be designed to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z.
  - a. Building signs shall be designed of high quality materials.
  - b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)

22. For ground floor uses, generally provide transparent windows for a minimum of 70% of the retail area. Flexibility may be considered based on creativity and the overall compatibility and character of the storefront design, to the satisfaction of the Director of P&Z.
23. Internally illuminated box signs are prohibited. Any illuminated signs shall be halo lit signs. (P&Z)
24. Provide all traffic and pedestrian signage to the satisfaction of the Director of T&ES.  
**(DSUP 2000-0028, Condition 62)**
25. Install a temporary informational sign as required by Section 11-303(D) of the Zoning Ordinance on the site prior to the release of the minor amendment for the project. The sign shall be displayed until construction is complete or replaced with a temporary 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)

***F. PARKING:***

26. Provide 135 residential bicycle parking spaces, 9 visitor residential bicycle parking spaces, and 3 retail visitor 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](http://www.alexandriava.gov/bicycleparking). Details on location and type of bicycle parking shall be provided on the minor site plan amendment. Bicycle parking must be installed and operational prior to first CO. \*\*\* (T&ES)
27. All parked vehicles shall be prohibited from encroaching on the proposed streets, drive aisles, pedestrian walkways, or emergency vehicle easements, and all purchasers shall be notified of this prohibition. (T&ES)
28. Locate a maximum 246 parking spaces in the building's structured parking. (T&ES)
29. All residential parking shall be unbundled (i.e., the cost to purchase or lease a parking space is separate from the cost to purchase or lease the residential unit). (T&ES)

30. Provide a Parking Management Plan with the minor site plan amendment submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the minor amendment and shall at a minimum include the following:
- a. General project information/summary and development point of contact.
  - b. A plan of the garage facility – including the number of lanes of traffic for entering / exiting, indicating any reversible lanes.
  - c. Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
  - d. Bicycle parking information (number of spaces, type of parking- racks, gated, location, etc.)
  - e. Information/circulation diagram noting how cyclists will reach the bicycle storage.
  - f. Information on location of spaces for carpool/vanpool, monthly account permits and transient day parkers.
  - g. Information on the location of any carshare vehicle or electric vehicle spaces.
  - h. A description of and plan showing access control equipment and locations.
  - i. An explanation of how the garage will be managed.
  - j. Information about where the retail patrons will park.
  - k. Information on comparable parking garage conversions.
31. Parking spaces within the Block 6-A structured parking may be made available for market-rate parking (separate from daily residential visitor parking) through an administrative special use permit, provided excess parking can be demonstrated by a parking study. This request shall be to the satisfaction of the Directors of P&Z and T&ES, and subject to the following requirements:
- a. Provide a parking study to analyze on-site residential parking demand at the time of the request and determine an appropriate number of spaces that are available for market-rate parking.
  - b. Provide a parking management plan to include, at a minimum, the following:

- i. An explanation of how garage access to the parking spaces leased to non-residents will be provided. Controlled access to the underground garage shall be maintained.
    - ii. Information on how the garage will be managed, including how spaces will be assigned to residents, visitors, and third party lease holders.
  - c. Provide a copy of the lease or other agreement to be used for market rate parkers.
  - d. Provide a parking study one (1) year from the date of approval of the administrative special use permit to evaluate the impacts of providing market-rate parking within the residential garage and determine whether any corrective action or adjustments need to occur. Additional studies may be required in subsequent years as determined by staff. (T&ES) (P&Z)
32. 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 minor site plan amendment. (P&Z)(T&ES)
33. Provide \$7,800 for purchase and installation of 1 parking meter prior to release of the plan amendment. (P&Z)(T&ES)

**G. SITE PLAN:**

34. Provide a lighting plan with the minor site plan amendment to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed 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. Coordinate all street light specifications with existing and proposed adjacent developments.
  - d. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.

- e. All proposed cobra head light fixtures in the City right of way shall be approved Dominion LED light fixtures.
- f. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
- g. 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.
- h. 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.
- i. If site lights are included in the photometric plan to comply with City's lighting standards then these lights shall be put on photovoltaic switches.
- j. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
- k. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
- l. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
- m. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
- n. The walls and ceilings in the garage must be light-colored concrete (painted or dyed) to increase reflectivity and improve lighting levels at night.
- o. The lighting for the structured parking garage shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.

- p. New 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.
- q. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
- r. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police)(BAR)(Code)

## **H. ENCROACHMENT:**

- 35. The applicant (and his/her successors, if any) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his /her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (T&ES)
- 36. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
- 37. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)

## **I. CONSTRUCTION MANAGEMENT:**

- 38. Submit maintenance of traffic plans as appropriate with T&ES Permits for work in the right of way. (T&ES)
- 39. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street, and the applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to release of the minor site plan amendment. 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 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)
40. 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. Acceptable guidance to maintain mobility and access for bicycle and pedestrians may be found in VDOT's "Transportation Work Zone Pedestrian and Bicycle Guidance," which is accessible here: [http://www.virginiadot.org/business/resources/wztc/2016\\_WZ\\_Ped\\_BikeGuide.pdf](http://www.virginiadot.org/business/resources/wztc/2016_WZ_Ped_BikeGuide.pdf) (T&ES)
41. No major construction staging shall be allowed within the public right-of-way on Eisenhower Avenue, Mandeville Lane, or along Swamp Fox Road. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. Temporary closures may be approved and permitted through the T&ES permitting process. \*\* (T&ES)
42. 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)
43. 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, RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)

44. 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)
45. Temporary on-site 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)
46. 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)
47. Contractors shall not cause or permit commercial vehicles to idle for more than 10 minutes when parked. (T&ES)
48. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

**J. SOLID WASTE:**

49. Any additional dumpsters and recycling facilities shall be shown on the minor site plan amendment. Such facilities shall be located in locations not visible from public rights-of-ways to the extent possible, and shall be screened to the satisfaction of the Director of P&Z. (P&Z) (**DSUP 2000-0028, Condition 52**)

50. Provide \$896 per receptacle to the Director of T&ES for purchase and installation of five (5) Victor Stanley Ironsites Series model SD-42 receptacle with Dome Lid dedicated to trash collection. The receptacle(s) shall be placed in the public right of way. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of minor site plan amendment. (T&ES)
51. Provide \$996 per receptacle to the Director of T&ES for the purchase and installation of five (5) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of minor site plan amendment. (T&ES)

**K. WASTEWATER / SANITARY SEWERS:**

52. The applicant shall submit a letter to the Director of Transportation & Environmental Services prior to release of the minor site plan amendment acknowledging that this property will participate, if the City adopts a plan prior to release of the building permit, to require equal and proportionate participation in an improvements plan to mitigate wet weather surcharging in the Holmes Run Trunk Sewer sanitary sewer shed. (T&ES)
53. Discharge from pool(s) shall be connected to the sanitary sewer, and shall only be discharged during non-peak hours. (T&ES)

**L. STREETS / TRAFFIC:**

54. 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)
55. The applicant shall coordinate with the applicant(s) of Hoffman Block 4 & Hoffman Block 5 for completion of the Mandeville Lane road improvements. The applicant shall design and construct a portion of the improvements, including, but not limited to, street furniture, lighting and street trees. The applicant shall design and construct a portion of the improvements to Mandeville Lane, including:
  - a. Relocation of the existing curb and gutter, and associated turn radii adjacent to the site for a narrower roadway.

- b. Re-grading and paving of the narrowed roadway to the centerline of the road adjacent to the site.
  - c. Relocation of all necessary infrastructure associated with the curb location, such as storm drain inlets. (P&Z)(T&ES)
56. The slope on parking ramp to garage entrance shall not exceed 14 percent. For slopes 10 percent and greater, provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)
57. 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)
58. For the minor site plan amendment, all Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
59. For the minor site plan amendment, show turning movements of standard vehicles in the parking lot and turning movements of the latest design vehicle projected to utilize the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
60. Provide a “mock” curb extension on the north side of the curb cut from Stovall Street to the proposed residential garage exit ramp to the satisfaction of the Directors of Planning & Zoning and T&ES.
- a. The surface material of the extension must be flush and at-grade with the street and limits of the driveway apron.
  - b. Acceptable materials for the extension shall include: exposed aggregate concrete, integrally colored concrete, stamped concrete, or precast concrete pavers suitable for heavy vehicular traffic. Stamped asphalt shall not be acceptable.
  - c. The extension color must contrast with color of the surrounding asphalt paving.
  - d. The extension shall extend 10 feet south of the existing curb and provide a 15 foot turning radius at Stovall Street and the exit ramp of the residential garage.
  - e. Provide (3) flexi-posts at the 15 foot turn-radius nearest to the residential garage exit ramp.

- f. The applicant shall maintain the mock curb extension in perpetuity.  
(T&ES)(P&Z)

**M. UTILITIES:**

61. Locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
62. To the extent possible, all utility relocation shall occur prior to or in conjunction with roadway improvements. (T&ES) (**DSUP 2000-0028, Condition 13**)
63. **CONDITION AMENDED BY STAFF:** Details (plan and profile) of all utility relocations that are part of this plan shall be provided with the minor site plan amendment. (T&ES) (**DSUP 2000-0028, Condition 15**)
64. **CONDITION AMENDED BY STAFF:** The applicant shall locate all utility structures (except fire hydrants) away from view from public rights-of-ways to the extent possible and shall screen utilities to the satisfaction of the Director of P&Z. (P&Z) (**DSUP 2000-0028, Condition 51**)
65. No transformer and switch gears shall be located in the public right of way. (T&ES)

**N. WATERSHED, WETLANDS, & RPAs:**

66. The storm water collection system is located within the Timber Branch watershed. All on-site storm water 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)
67. The project site lies within the Braddock Road West (Timber Branch) Watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed 90 percent of the existing runoff quantities for both the 2-year and 10-year storm events. (T&ES)

**O. BMP FACILITIES:**

68. The City of Alexandria's storm water 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 proposed

impervious area shall be treated in a Best Management Practice (BMP) facility.  
(T&ES)

69. For the minor site plan amendment where the disturbance is more than 2,500 square feet, 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)
70. For the minor site plan amendment, the stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
  - a. Constructed and installed as designed and in accordance with the released minor site plan amendment.
  - 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)
71. For the minor site plan amendment where disturbance is more than 2,500 square feet, submit two originals of the storm water quality BMP Maintenance Agreement, to include the appropriate Maintenance Schedule and Guidelines, with the City to be reviewed as part of the minor site plan amendment. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the minor site plan amendment.\* (T&ES)
72. For any the minor site plan amendment where disturbance is more than 2,500 square feet, the Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner’s association (HOA) and/or master association for the mix of uses and owners for the development, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA and/or master association, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and transfer the contract to the HOA and/or master association. A copy of the contract

shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. \*\*\*\*(T&ES)

73. For the minor site plan amendment where disturbance is more than 2,500 square feet , if units will be sold as individual units and a homeowner’s association (HOA) established the following two conditions shall apply:
- a. The Applicant shall furnish the Homeowner’s Association with an Owner’s Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.
  - b. The Developer shall furnish each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. (T&ES)
74. For the minor site plan amendment where disturbance is more than 2,500 square feet, submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. \*\*\*\*(T&ES)
75. For the minor site plan amendment, BMP tree wells designed per the City’s Green Sidewalk Guidelines are required on Swamp Fox Road. (T&ES)

***P. CONTAMINATED LAND:***

76. For the minor site plan amendment, indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES)

77. If environmental site assessments or investigations discover the presence of contamination on site, the minor site plan amendment 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 minor site plan amendment. \* (T&ES)
78. 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 minor site plan amendment. (T&ES)

79. 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. (T&ES)

***Q. NOISE:***

80. All exterior building mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
81. If a restaurant use is proposed, the use of loudspeakers or musicians outside is prohibited. (T&ES)
82. Supply deliveries, loading and unloading activities shall not occur between the hours of 11:00 pm and 7:00 am. (T&ES)
83. 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). In addition, include analysis of the levels of noise residents of the project will be exposed to due to loading and unloading activities, idling and traffic. Identify options to minimize noise and vibration exposure to future residents at the site, particularly in those units closest to the loading areas, garage entrances, 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)
84. The noise study and noise commitment letter shall be submitted and approved prior to the minor site plan amendment release.\* (T&ES)

**R. AIR POLLUTION:**

85. 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)
86. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

**S. ARCHAEOLOGY:**

87. 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 minor site plan amendment sheets involving any ground disturbing activities. (ARCH)
88. 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 minor site plan amendment sheets involving any ground disturbing activities. (ARCH)

**T. DISCLOSURE REQUIREMENTS:**

89. Present a disclosure statement to future buyers disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:
  - a. That Metrorail tracks are located within the immediate vicinity of the project, are permitted to continue indefinitely.
  - b. That Eisenhower Avenue is a major arterial and that future traffic is expected to increase significantly as development along Eisenhower Avenue continues. (P&Z)(T&ES)

**U. CONTRIBUTIONS:**

90. Contribute \$50,000 to the City prior to release of the minor site plan amendment to install a bike share station in the vicinity of the project as part of a coordinated bike share program. (T&ES)

**CITY DEPARTMENT CODE COMMENTS**

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

**Planning & Zoning**

- R – 1 For all first floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division (703-746-3823) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.
- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. \*\*\*\* (P&Z) (T&ES)
- C - 2 Tree conservation and protection plans shall identify all trees to be removed, and all trees to be protected / preserved. Construction methods to reduce disturbance within driplines shall also be identified. An on-site inspection of existing conditions shall be held with the City Arborist and Natural Resources Division Staff prior to the preparation of the Tree Conservation and Protection Plan.
- C - 3 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three (3) years after completion. \*\*\*\* (P&Z) (T&ES)

**Transportation and Environmental Services**

- F - 1. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the

same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)

- F - 2 The minor site plan amendment 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>
- F - 3 The plan shall show sanitary and storm sewer, and water line in plan and profile in the minor site plan amendment submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 4 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 5 Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 6 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 - 7 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 - 8 All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 inches in the public Right of Way and sanitary lateral 6 inches for all commercial and institutional

developments; however, a 4 inch sanitary lateral 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 inch 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 - 9 Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (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 inches 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 - 10 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 inches for sanitary sewer and 12 inches 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 inch clearance shall be encased in concrete. (T&ES)
- F - 11 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 - 12 Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches 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 - 13 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)
- F - 14 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) [Include this condition on all plans.]
- 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 minor site plan amendment. (T&ES)
- 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, Environmental Management Ordinance, the applicant shall comply with the stormwater quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. The applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 3 Per the requirements of Article 13-114 (f) 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 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 - 5 (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 - 6 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 - 7 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](http://www.alexandriava.gov/solidwaste) or by contacting the City’s Solid Waste Division at 703-746-4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov). (T&ES)
- C - 8 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 - 9 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](http://www.alexandriava.gov/solidwaste) or by calling the Solid Waste Division at 703.746.4410 or by e-mailing [CommercialRecycling@alexandriava.gov](mailto:CommercialRecycling@alexandriava.gov). (T&ES)
- C - 10 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 - 11 Bond for the public improvements must be posted prior to release of the minor site plan amendment.\* (T&ES)
- C - 12 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 13 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 - 14 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 - 15 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 - 16 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 - 17 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 18 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 - 19 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 - 20 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 - 21 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 22 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 minor site plan amendment. This includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP)\_for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. \*(T&ES)

- C - 23 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the minor site plan amendment. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must be copied onto the plan sheet containing the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must be included in the released site plans, and the approved hardcopy SWPPP Binder Book must accompany the construction drawings onsite. Separate parcel owners will be required to seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES-Storm)

**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.

**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 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.

#### Landscape Recommendations

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

#### Parks

- R - 4 It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.

### **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 minor site plan amendment
- \*\* Condition must be fulfilled prior to release of the building permit
- \*\*\* Condition must be fulfilled prior to release of the certificate of occupancy
- \*\*\*\* Condition must be fulfilled prior to release of the bond

## **CDD CONDITIONS (CDD 2017-0002)**

*Note: The following CDD conditions have been carried forward from the most recent CDD approval, CDD 2016-0001, with amendments to Conditions 15.*

### **A. GENERAL:**

1. **(DEFINITION)** The term “Settlement Agreement” means the “Hoffman Town Center Land Use and Parking Compromise” under original date of December 14, 2004, as amended under date of August 24, 2005. (P&Z)
2. **(DEFINITION)** The term “Hoffman Process Agreement” means that portion of the Settlement Agreement so denominated and setting forth the sequence of submissions/approvals governing the process for approval of the development permits for the Hoffman Property development blocks within the Eisenhower East area. A copy of the Hoffman Process Agreement is attached hereto as Addendum 1. (P&Z)
3. **(DEFINITION)** As used in this document, the phrase “Stage 1 preliminary development special use permit” means that preliminary development special use permit submitted pursuant to the Hoffman Process Agreement as “Preliminary Development Special Use Permit #1”. (P&Z)
4. **(DEFINITION)** As used in this document, the phrase “Stage 2 preliminary development special use permit” means that preliminary development special use permit submitted pursuant to the Hoffman Process Agreement as “Preliminary Development Special Use Permit #2”. (P&Z)
5. Notwithstanding any contrary provisions in the Zoning Ordinance, the amended CDD Concept Plan (CDD# 2011-0004- hereby referred to as the Concept Plan), the amended Transportation Management Plan Special Use Permit (TMP-SUP # 2005- 0115), the Stage 1 Development Special Use Permits, (DSUP#2005-0031, DSUP#2005-0032, DSUP#2005-0033, DSUP#2005-0034 and DSUP#2005-0035) shall remain valid until December 31, 2020. (CDD#98-05; Cond. #12)
6. The review and approval of the Stage 1 and Stage 2 Development Special Use Permits shall be as follows:
  - a. The use, “Allowable Gross Floor Area” (AGFA), number of parking spaces, levels of underground parking, preliminary mass, and height shall be reviewed and approved as part of the Stage 1 development special use permit for each development block.

- b. As part of its Stage 2 development special use permit application, the applicant shall submit the final massing, design, scale, articulation, and footprint of the building(s) and other related factors including the checklist items not previously provided as part of the Stage 1 development special use permit, and in accordance with the Eisenhower East Design Guidelines applicable to the site.
  - c. During the review of the Stage 2 development special use permit application, the scale, articulation, footprint, massing, and other architectural and/or design components will be reviewed for compliance with the Eisenhower East Design Guidelines and approved in accordance with the Eisenhower East Design Guidelines, subject to the Paragraph d below.
  - d. In the event that the application of the scale, articulation, footprint, massing, and other architectural and/or design components of Eisenhower East Design Guidelines as part of the review of a Stage 2 development special use permit results in the loss of AGFA on the block(s) under review, the applicant shall be permitted to consider an administrative transfer of an equivalent amount of AGFA to such other block(s) within the approved Concept Plan as the applicant proposes. If there is not agreement regarding the administrative transfer of the AGFA as requested, or the applicant chooses not to so request, the AGFA approved pursuant to the Concept Plan and Stage 1 development special use permit shall be permitted for that block and the City and applicant shall work together on the scale, articulation, footprint, massing, and other architectural and/or design components of Eisenhower East Design Guidelines to configure the final massing.
  - e. Any other requirement for conformance to the Eisenhower East Small Area Plan and/or the Eisenhower East Design Guidelines hereafter referred to in the conditions for this revised concept plan or any DSUP or TMP SUP approved therewith that affects the development rights approved with the Stage 1 Development Special Use Permit shall mean conformance to the extent not inconsistent with the Concept Plan, TMP SUP #2005-0115; DSUP# 2005-0031; #2005-0032; #2005-0033; #2005-0034; #2005-0035; and #2000-0028. (P&Z)(PC)
7. Each block within the Concept Plan (excluding Blocks # 1, 6, 7, 8 and 14 unless otherwise provided herein) shall obtain approval of a subsequent Stage 2 development special use permit in order to redevelop or develop the site pursuant to the Stage 1 DSUP. If the use, AGFA or number of parking spaces approved in the Stage 1 DSUP for a particular block are amended by a Stage 2 DSUP for that block, to the extent that the amended use, AGFA or number of parking spaces causes an increase in peak am or pm traffic generation in relation to the traffic study prepared by BMI-SG dated October 2005, the

applicant shall submit an amendment to the Transportation Management Plan pertaining to the subject of the change to the Stage 1 DSUP. (P&Z)(PC)

8. Block 1 shall be limited to the building configuration existing on January 1, 2006, and any alteration to the existing building (except interior alterations and alterations to the exterior facade) shall be subject to the Eisenhower East Small Area Plan and the Eisenhower East Design Guidelines, except that a parking structure with a maximum of 215 parking spaces may be constructed by Virginia Department of Transportation (VDOT) if necessary for the replacement of those spaces taken for the Stovall ramp realignment. (P&Z)(PC)
9. Prior to submitting a Stage 2 preliminary development special use permit application, the applicant shall submit a conceptual site plan for review by the City at least 90 days prior to submission of the preliminary development special use permit application for each block(s). (P&Z)
10. Each Stage 2 development special use permit application shall be subject to review by the Eisenhower East Design Review Board or successors prior to consideration of the preliminary development special use permit by the Planning Commission and City Council. The applicant shall submit architectural elevations, massing studies and other applicable information deemed necessary by the Director of P&Z for such review as part of the submission materials for review. (P&Z)
11. The applicant may transfer Gross Floor Area (GSF) of a use approved in the Concept Plan and a pro rata share of the Gross Floor Area (GSF) of the parking from that block from one block to another block as part of a Stage 2 development special use permit, subject to approval by the Director of P&Z and subject to the following:
  - a. Change in the primary use of the property may be permitted within each CDD during the development approval process provided that the change is consistent with the principles and intent of the EESAP
  - b. A change of use that results in the transfer of an equal amount of square footage from one parcel to another may be done administratively. A change that increases the amount of building area on a parcel shall be made as an amendment to the Master Plan. (P&Z)
12. All proposed and existing above grade utility lines for each block within the Concept Plan (excluding the VEPCO transmission lines) shall be placed below grade with the development and/or redevelopment of each block(s). The cost of locating the utility lines below grade shall be the sole responsibility of the applicant and/or its successors. All proposed and existing above-grade utility

lines (excluding the VEPCO transmission lines) shall be located below grade prior to the certificate of occupancy permit for each building or structure. (P&Z) (T&ES)

13. The names of each public street dedicated for public use or a street with a public access easement within the Concept Plan shall require subsequent approval by the Planning Commission. (P&Z)
14. The number of parking spaces within the CDD at all times shall be limited and/or conditioned as follows:
  - a. Structured parking on all development blocks except Block 1 is limited to a maximum of 12,143 parking spaces, unless otherwise defined in this Paragraph.
  - b. New surface parking on all development blocks except Block 1 is limited to a maximum of 150 parking spaces on Block 11 and only in conjunction with a grocery store tenant on that Block.
  - c. Surface and structured parking on Block 1 shall not exceed the surface parking existing on January 1, 2006, plus a maximum of 215 additional structured parking spaces to replace those taken by the construction of Ramp A-1 of the Telegraph Road Interchange.
  - d. Except for those blocks that are governed by DSUP #2000-0028 and Block 1, Block 2, Block 3, Block 24 and Block 25A, all parking structures shall have a minimum of two levels of parking below grade.
  - e. The number of off-street parking spaces within the Concept Plan shall be limited to a maximum number of 12,393 parking spaces (including during interim development).
  - f. On street parking, including the Town Center circle, is excluded from the foregoing maximum number of parking spaces. (P&Z) (PC)

***B. BUILDINGS - USES:***

15. **CONDITION AMENDED BY STAFF:** The Allowable Gross Floor Area (AGFA), height, parking and use shall be governed by the following table, which shall also be reflected in the Concept Plan.

DSUP2017-0015/CDD2017-0002  
 SUP2017-0092/ENC2017-0003  
 TMP SUP2017-0097  
 200 Stovall Street – Hoffman Block 6A

Block	RETAIL	OFFICE	RESIDENTIAL	HOTEL	SUBTOTAL	GFA Exclusion	USE GFA	PARKING G GFA	AGFA TOTAL (Note 2)	Structured Parking ****	Surface Parking	Height (FT)
1	0	0	0	101,000	101,000	0	101,000	0	101,000	215	100	Existing
2	0	682,515	0	0	682,515	21,129	661,386	**	661,386	995 Note 4	0	260
3	0	193,907	0	0	193,907	6,033	187,874	**	187,874	533	0	210
4	36,950	436,000	0	0	472,950	13,442	459,508	0	459,508	2,201	0	220
5	24,050	0	260,000	0	284,050	9,282	274,768	55,073	329,841	Shared with Block 4	0	220
6A	1,053 36,475	691,079 0	0 663,077	0	692,132 699,552	26,580 34,000	665,552	0	665,552	0 115,900*****	Note 3	Note 3 210
6B	24,565	351,753*****	0	0	376,318	14,252	362,066	0	362,066	0	Note 3	Note 3
6C	7,882	0	0	0	7,882	0	7,882	0	7,882	0	Note 3	Note 3
7*	136,000	0	0	0	136,000	0	136,000	0	136,000	0	0	Note 3
8*	22,175	673,642	0	0	695,817	0	695,817	1,600	697,417	660	0	250
9A	0	0	0	170,000	170,000	8,190	161,810	389,396	551,206	2,172	0	220
9B	30,000	716,142	0	0	746,142	34,658	711,484	67,800	779,284	Shared with Block 9A	0	250
11	54,000	0	660,000	0	714,000	48,000	666,000	11,000	677,000	723	150***	370
12	18,000	0	595,000	0	613,000	35,000	578,000	71,000	649,000	782	0	339
14*	0	0	0	0	0	0	0	Note 3 **	Note 3	2,883	Note 3	Note 3
22	0	0	0	0	0	0	0	0	0	0	0	0
24	0	180,000	230,000	0	410,000	9,074	400,926	**	400,926	600	0	200
25A	0	0	180,000	0	180,000	4,160	175,840	**	175,840	379	0	200
TOTAL	354,675 390,097	3,925,038 3,233,959	1,925,000 2,588,077	271,000	6,475,713 6,483,133	229,800 237,220	6,245,913	595,869	6,841,782	12,143 128,043	250	N/A

Note 1: Gross Floor Area (GFA) is defined as the sum of all gross horizontal areas under a roof or roofs. These areas are measured from the exterior faces of walls or from the center-line of party walls. Elevator and stair bulkheads, multi-story atriums and similar volumetric construction, not involving floor space are excluded.

Note 2: AGFA totals shall be applied in accordance with the EESAP.

Note 3: Per approved DSUP# 2000-0028

Note 4: This parking ratio is only for a federal tenant who can meet these ratios.

\* This block is an existing use under approved DSUP# 2000-0028 and is not the subject of a Stage 1 DSUP. Any re-development of this block will require submission of an amended or new DSUP.

\*\* GFA of the parking structure does not count towards AGFA.

\*\*\* Surface parking on Block 11 is permitted solely in conjunction with a grocery store.

\*\*\*\* Structured parking includes both above and below grade parking.

\*\*\*\*\* Up to 22,088 NSF of ground-floor only may be used for either office or retail use.

\*\*\*\*\* With the adaptive reuse of the existing building on Block 6A, above grade parking will not count against the total AGFA.

Within 120 calendar days of approval, the applicant shall submit a revised Concept Plan, reflecting the table approved herein. (PC)

16. The Allowable Gross Floor Area (AGFA) is defined in the EESAP as the sum of all gross horizontal areas under a roof or roofs for all structures, including above-grade parking structures, which shall be measured from the exterior faces of walls or from the center-line of party walls. Elevator and stair bulkheads, multi-story atriums, and similar volumetric construction, not involving floor space are excluded. (P&Z)
17. The urban plazas and open space, shall be governed by the following table, which shall also be reflected in the Concept Plan. (P&Z) (PC)

<b>URBAN PLAZA/OPEN SPACE</b>					
			<b>EESAP Site Area</b>	<b>DSUPs Site Area</b>	<b>Increase (Decrease)</b>
<b>Block</b>	<b>Type</b>	<b>Name</b>	<b>Square Footage</b>	<b>Square Footage</b>	<b>Square Footage</b>
2/3	Neighborhood Square	West Side Gardens	34,800	34,800	0
4/5	Urban Square	Hotel Square	10,900	10,900	
6	Urban Square	Hoffman Town Center	Existing	Existing	
9B	Urban Square*	Eisenhower Station*	28,300	12,000	-16,300
22	Community Park	Eisenhower Park	116,000	116,000	
24/25A	RPA	Eisenhower Park/Meadows	75,000	75,000	
24/25A	Neighborhood Square	South Delaney Gardens	15,300	15,300	
<b>Total</b>			<b>280,300</b>	<b>264,000</b>	<b>-16,300</b>

*\* Note: 9,200 square feet of the square is located on the adjoining WMATA property; 9,000 square feet is located within the straightened Swamp Fox Rd.*

**C. PEDESTRIAN-STREETScape:**

18. Within the right-of-way as required herein, a Sidewalk Area, which may consist of sidewalk, bike lane and/or tree wells/street tree areas and amenities, shall comply with the Eisenhower East Small Area Plan and the Eisenhower East Design Guidelines and including the following:

*Eisenhower Avenue*

- a. A minimum 22 ft. wide brick Sidewalk Area on the northern and southern portion of Eisenhower Avenue except on Block 6 and Block 8

*Typical Street, Excluding Southern Road and Streets approved with DSUP 2000-0028.*

- a. A 14 ft. wide brick Sidewalk Area on both sides, which shall consist of a tree well/street tree area and an unobstructed sidewalk.
- b. On-street parking is encouraged.
- c. Bulbouts with a 25 ft. radius shall also be provided at the intersections pursuant to the Eisenhower East Design Guidelines. (P&Z) (T&ES) (PC)
19. The sidewalk materials and sidewalk street furniture, amenities, lighting and pedestrian areas and streetscape design shall comply with the EESAP and Eisenhower East Design Guidelines. (P&Z)
20. The applicant shall prepare a plan for sculpture and public art as part of the submission of the first Stage 2 development special use permit for review and approval by the Planning Commission and City Council. (P&Z)
21. The urban plaza planned and/or approved for Block 8 shall be designed to connect to and be compatible with the adjoining Mill Race project. The Hoffman development team shall coordinate with the Mill Race development team and WMATA on the design of the areas between the two projects, including the connecting open space and the area under the Metrorail tracks. (P&Z)(CDD #98-05; Cond. 10)

**D. STREETS - PUBLIC RIGHTS-OF-WAY:**

22. All improvements for Eisenhower Avenue shall be public, and shall consist of the following.
- a. The following dimensions shall apply to the right of way for Eisenhower Avenue.

<b>Eisenhower Avenue</b>		
	<b>Hoffman Right of Way (Feet)</b>	<b>Hoffman Median Width Without Turn Lanes (Feet)****</b>
Stoval Street to Metro Underpass	122-125*	17-19
Metro Underpass to Mill Race Lane/Port Street	134**	19-26
Mill Race Lane/Port Street to Mill Road	134**	26

<b>Eisenhower Avenue</b>		
	<b>Hoffman Right of Way (Feet)</b>	<b>Hoffman Median Width Without Turn Lanes (Feet)****</b>
Mill Road to Hooff's Run Drive	146***	38
* 55' north of the centerline shown on DSUP 98-0042 (as previously dedicated as part of the requirements therein). 67' -70' south of the centerline shown in DSUP 98-0042 shall be provided by the Applicant.		
** 67' south of the centerline shown on DSUP 98-0042 shall be provided by Applicant; north side owned by others		
*** 73' south of the centerline shown in the survey titled Boundary and Topographical Survey of Parcel 079.00-01-02 produced by Christopher Consultants and dated 8/21/05 shall be provided by Applicant; north side owned by others		
**** The median size is subject to final engineering, however, in no event shall the Applicant be required to provide more right of way than is shown above.		

	<b>North Side of Eisenhower Avenue</b>	<b>South Side of Eisenhower Avenue</b>
	Sidewalk Area (Feet) **	Sidewalk Area (Feet) **

Stoval Street to Metro Underpass	18	22
Metro Underpass to Mill Race Road*	22	22
Mill Race Road to Mill Road*	22	22
Mill Road to Hooff's Run Drive*	22	22

* North side owned by others
** The sidewalk size is subject to final engineering, however, in no event shall the applicant be required to provide more right of way than is shown above.
Note: Width of Sidewalk Area on WMATA property on North and South side to be coordinated with WMATA

(P&Z) (T&ES) (PC)

23. The following table sets forth the dimensions and elements for all streets other than Eisenhower Avenue. Except as provided herein, all streets in the Concept Plan, except those approved in DSUP 2000-0028 and/or SUB2015-0004, shall be public or provide public access easement, and shall be consistent with the Eisenhower East Small Area Plan and the Eisenhower East Design Guidelines. Any changes to the Eisenhower East Design Guidelines shall require subsequent approval by the Planning Commission.

a. The following table sets forth the minimum right of way and other conditions that shall be provided for the streets listed, subject to the limitations set forth in the following table.

<b>Street Right of Way, Except Eisenhower Avenue</b>			

<b>Block</b>	<b>Street/Location</b>	<b>ROW Width</b>	<b>Dedicated ROW, Private Road or Public Access Easement</b>
Block 2	N/S interior street	54'	Public Access Easement
	Taylor Street (existing)	54'	Public Access Easement
	Around West Side Gardens	54'	Public Access Easement
Block 3	N/S-E/W interior streets	54'	Public Access Easement
	Around West Side Gardens	54'	Public Access Easement
Block 4/5	N/S interior street	54'	Public Access Easement
	Around Hotel Square	54'	Public Access Easement
Block 9A/9B	Interior street 9N	66'	Public Access Easement
	Interior street 9E	66'	Public Access Easement
	Interior street 9W	66'	Public Access Easement
	Service road on West side	40'	Public Access Easement
Block 11/12	Dock Street	66'	Public Access Easement

<b>Street Right of Way, Except Eisenhower Avenue</b>			
<b>Block</b>	<b>Street/Location</b>	<b>ROW Width</b>	<b>Dedicated ROW, Private Road or Public Access Easement</b>
	Port Street	66'/54' *	To be dedicated

Block 24/25A	Dulaney Street	66'	To be dedicated
	Around South	66'	To be dedicated
Block 22/24/25A	Park Road	66'	To be dedicated
Swamp Fox Road	South of Eisenhower Avenue	9'	To be dedicated
Swamp Fox Road	North of Eisenhower Avenue	Varies **	To be dedicated
Southern Road	Service Road to Swamp Fox	40.5'	To be dedicated
Southern Road	Anchor Street to Port Street	42.5'	To be dedicated
Anchor Street	All	40'	To be dedicated
Stovall Street	All	Existing	Dedicated
Pershing Avenue	All	Existing	Dedicated
Mandeville Lane	All	<del>Existing</del> Varies **	<del>Private</del> -To be dedicated
Grist Mill Place	All	Private Service Road	Private
<p>* Amount or right of way to be provided from Blocks 11 and 12 to be determined by agreement with adjoining property owner. Total dedication by both property owners must meet minimum street width of 54' - 66'.</p> <p>** As determined by Subdivision 2015-0004</p>			

- b. Where a public access easement is provided, it shall be a perpetual public access easement for vehicles and pedestrians.
- c. Mandeville Lane shall be constructed, operational and open to the public for vehicular and pedestrian use at the time of the development of Block 4 or Block 5. In addition, Mandeville Lane shall be constructed, and operational, and open to the public for vehicular and pedestrian use as needed for acceptable traffic circulation as determined necessary by the Director of T&ES and P&Z as part of subsequent Stage 2 approvals except as may be precluded by a Federal Government tenant in Block 6.

- d. Condition deleted
- e. Condition deleted
- f. The North /South interior street for Block 2 or Block 3, and the street around West Side Gardens shall be constructed, operational and the public access easement granted prior to the issuance of the first certificate of occupancy for such Block.
- g. The North/South interior street and the street around the Hotel Square shall be constructed, operational and the public access easement granted prior to the issuance of the first certificate of occupancy for Block 4 or Block 5.
- h. In the event the City acquires the necessary right of way from WMATA as contemplated herein, the three interior streets on Block 9 (denominated 9N, 9E and 9W in the Table) and the service road on the West side of Block 9 immediately adjacent to each building on block 9 shall be constructed, operational and the public access easement granted prior to the issuance of the certificate of occupancy for the adjacent building.
- i. In the event the City acquires the necessary right of way from WMATA as contemplated herein, the East/West interior street between Block 11 and Block 12 (denominated Dock Street on the Concept Plan) shall be constructed, operational and the public access easement granted prior to the issuance of the first certificate of occupancy for Block 11 or Block 12
- j. The North/South street to the East of Block 9A and Block 9B (adjoining WMATA and denominated Swamp Fox Road in the Concept Plan) shall be constructed, operational and dedicated prior to the issuance of the first certificate of occupancy for Block 9A or Block 9B. The applicant shall dedicate 9 ft. of right of way to this street. The City shall acquire the remaining 57' for the right of way from WMATA. In the event that WMATA does not provide to the City all or part of the 57' of right of way, the applicant and the City shall revise the Stage 1 DSUP as necessary to reconfigure the surrounding streets and massing on each block to maintain the same use, AGFA, number of parking spaces and levels of underground parking reviewed and approved as part of the Stage 1 development special use permit

- k. The North/South street to the West of Block 11 and Block 12 (adjoining WMATA and denominated Anchor Road in the Concept Plan) shall be constructed, operational and dedicated prior to the issuance of the first certificate of occupancy for Block 11 or Block 12. The applicant shall dedicate 40 ft. of right of way to this street. The City shall acquire the remaining 26 feet of right of way from WMATA. In the event that WMATA does not provide to the City all or part of the 26' of right of way, the applicant and the City shall revise the Stage 1 DSUP as necessary to reconfigure the surrounding streets and massing on each block to maintain the same use, AGFA, number of parking spaces and levels of underground parking reviewed and approved as part of the Stage 1 development special use permit.
- l. In the event the City acquires the necessary right of way from WMATA as contemplated herein, the North/South street East of Block 11 and Block 12 (denominated Port Road in the Concept Plan) shall be constructed, operational prior to a certificate of occupancy for Block 11 or Block 12. The street shall be 66 ft. from Eisenhower Avenue to Dock Lane and 54 feet from Dock Lane to Southern Street.
- m. The North/South interior street and the street around South Dulaney Gardens shall be constructed, operational prior to the issuance of the first certificate of occupancy for Block 24 or Block 25A.
- n. Southern Road from Port Street to the service drive at the West side of Block 9A shall be constructed, operational and dedicated prior to the issuance of the first certificate of occupancy for Block 9A or 9B, provided the City acquires the necessary right-of-way from WMATA. Southern Road from Port Street to Swamp Fox Road shall be constructed, operational and dedicated prior to the issuance of the first certificate of occupancy for Block 11 or 12, provided the City acquires the necessary right-of-way from WMATA. The applicant shall dedicate 40.5 ft. of right-of-way for this street between the service drive at the West side of Block 9A and the Metro underpass. The applicant shall dedicate 42.6 ft. of right-of-way for this street between the Metro underpass East to Port Street. The City and the Applicant shall negotiate with VDOT for the dedication of the remaining right-of-way to achieve a full right of way width of not less than 50 ft. The surface parking lot on block 11 shall comply with the surface parking lot landscaping requirements in Section 11-410(cc)(6) of the Zoning Ordinance, except as may be modified by the Planning Commission or City Council in the Stage 2 DSUP for Blocks 11 and 12. If the landscape or right-of-way requirements in the Stage 2 DSUP result in fewer than 160 surface

parking spaces on Block 11, the applicant may convert up to 35,000 square feet of retail space to residential use on Block 11. As part of the construction of Southern Road, the applicant shall be required to coordinate with VDOT to provide plantings and landscaping within the adjoining VDOT right-of-way. If approved by VDOT, the applicant shall be required to prepared a landscape plan and install landscape screening as approved by the City and VDOT. The landscape plan shall accompany the block within the CDD, which requires the construction of Southern Road and shall be reviewed and approved by the Planning Commission and City Council as part of the Stage 2 development special use permit process for the applicable block.

- o. Park Road shall be constructed, operational and dedicated from Eisenhower Avenue to the East end of Block 25A prior to the issuance of the first certificate of occupancy for Block 24 or 25A.
  - p. All other road shall be constructed, operational and dedicated (or a public access easement granted) prior to the issuance of the first certificate of occupancy for the block adjoining the road.
  - q. Dimensions of Mill Road shall be as shown on DSUP 2000-0028. (P&Z) (T&ES) (PC)
24. The preliminary subdivision plats included in the Stage 1 development special use permit application shall be revised to include all sidewalk and streets areas within the area shall be a dedicated for public right-of-way, unless otherwise specified herein. The validity of the subdivision plats shall be concurrent with the Stage 1 development special use permit in compliance with the subdivision regulations of the Zoning Ordinance. (P&Z)

***E. PHASING:***

25. The applicant shall dedicate the necessary public right-of-way as set forth in Condition 22 and construct all necessary improvements for Eisenhower Avenue at the time of the redevelopment of each block adjacent to Eisenhower Avenue, subject to the following:
- a. Upon formal request from the City, the applicant shall dedicate the right-of- way required by Condition 22 from Blocks 9, 12 and 19 and shall provide the necessary plats, and accompanying applicable documentation necessary for the City to accept dedication of the property by the City within 60 days.
  - b. Dedication of the right-of-way required to provide the full right-of-way

- at Blocks 22 and 24 shall be made at time of redevelopment of Block 24 and the applicant shall provide the necessary plats, and accompanying applicable documentation necessary for the City to accept dedication of the property.
- c. Dedication of the right-of-way required to provide the full right-of-way at Block 25A shall be made at the time of redevelopment of Block 25 and the applicant shall provide the necessary plats, and accompanying applicable documentation necessary for the City to accept dedication of the property. (T&ES) (P&Z) (PC)
26. If the Eisenhower Avenue improvements including but not limited to the Sidewalk Area, travel lanes and median are funded by the City and constructed by the City or a designee, the applicant shall, as a condition to approval of the Stage 2 preliminary development special use permit for Block 9B, Block 12, Block 24 and/or Block 25A, the applicant shall provide a payment to the City equivalent to the actual cost of construction of the improvements that would have been the responsibility of the applicant at the cost incurred at the time of construction. (P&Z) (T&ES) (PC)
27. As part of the submission of the first Stage 2 development special use permit for Blocks 9A, Block 9B, Block 11 or Block 12, whichever occurs first, the applicant shall prepare a plan for the construction of the improvements for the vehicle and bus loop and the eastern portion of Eisenhower Station Park improvements described in Condition #31C. (“Bus Loop Plan”). The applicant shall coordinate with the City and WMATA in that design and to explore the possibility of eliminating and/or relocating the "Kiss and Ride" surface parking lot as part of the Bus Loop Plan. The final design and configuration of the streets, plaza and pedestrian circulation in the Bus Loop Plan shall be approved as part of the Stage 2 development special use permit for either block 9 or blocks 11 and 12. Provided that the City acquires all necessary rights of way from WMATA , the Bus Loop Plan improvements shall be constructed by the applicant, operational and dedicated prior to the issuance of the first certificate of occupancy permit for Blocks 9A, Block 9B, Block 11 or Block 12, whichever occurs first. (P&Z)(T&ES) (PC)
28. As part of the submission of the first Stage 2 development special use permit for Block 9A or 9B, the applicant shall submit a design for the construction of the Southern Street connection along the southern portion of the Block 9A and Block 11, including a connection to Eisenhower Avenue on the East side of Block 11 and Block 12 (denominated Port Street on the Concept Plan). The applicant shall also coordinate with the adjoining property owner for Block 20 to explore the possibility of connecting the Southern Road to Mill Road at the time Southern Street is required to be constructed by the applicant. The

connection to Eisenhower Avenue shall be constructed prior to a certificate of occupancy permit is issued either for, Block 11 or Block 12. (P&Z) (T&ES) (PC)

29. The first Stage 2 development special use permit application pursuant to the Concept Plan shall be accompanied by an Infrastructure and Open Space Phasing Plan (Phasing Plan), which shall be revised, updated and resubmitted with each subsequent Stage 2 development special use permit application. The Phasing Plan is intended to inform the City regarding the applicant's projected timing and nature of infrastructure and open space construction activities, and to ensure that the construction of the infrastructure and open space is completed in a comprehensive manner for the entire Concept Plan. Each Phasing Plan shall include the following:
- a. A general outline for each block, infrastructure and open space element, including the most up-to-date projection of the times when construction of the different blocks, uses (i.e., office, retail, hotel and residential), open space and infrastructure are likely to commence.
  - b. An outline of the events required to coordinate, design and manage the implementation of the infrastructure shown in the CDD Phasing Plan in a comprehensive manner.
  - c. Notwithstanding the foregoing, the applicant shall not be bound by the order or phasing in the Phasing Plan. (P&Z)
  - d. Condition deleted. (City Council)

***F. OPEN SPACE AND LANDSCAPE***

30. The portions of Eisenhower Park located on property owned by the applicant shall be improved and dedicated to the City consistent with the Eisenhower East Small Area Plan and with the following:
- a. Eisenhower Park - The Meadows (Block 22 and Block 31), shall consist of amenities such as a recreational trail and a meadow for active sports and passive recreation in conformance with the Eisenhower East Small Area Plan and the Eisenhower East Design Guidelines.
  - b. All improvements shall be installed and completed by the applicant and accepted by the City, prior to the space being dedicated to the City.
  - c. Relocate Park Drive to the north consistent with the EESAP alignment.
  - d. Dedication of the land required for Eisenhower Park from Block 22 shall take place at the same time as required in these conditions for dedication of the land required for Eisenhower Park from Block 24.
  - e. Dedication and construction of Eisenhower Park shall occur in conjunction with the development of each of the adjoining blocks (Block 24, Block 25A), pursuant to the following:
    - i. The Stage 2 development special use permit application for

- Block 24 and/or Block 25A shall be accompanied by a design plan for Eisenhower Park, which shall be reviewed and approved as part of the Stage 2 DSUP. The approval of a Stage 2 DSUP for either block 24 or 25A shall also require the construction and dedication of that portion of the land for Eisenhower Park adjacent to that block and the construction of a pedestrian connection from Eisenhower Avenue to that portion of the Park, consistent with the Eisenhower Park design plan.
- ii. The applicant shall be required to submit, as part of the first Stage 2 DSUP for any block approved hereunder, a permanent easement to the City for parks, open space and playgrounds, on that portion of Tax Map Parcel 079.00-01-01, beginning at a point which is five feet (5') south of the back of the existing curb line of the surface parking lot behind the buildings located on such parcel, to the christopher consultants, ltd., dated February 24, 2006, titled Proposed Open Space Easement Area Exhibit. Such easement shall contain conditions expressly reserving to the grantor, its successors and/or assigns, all development rights, density (whether floor area, AGFA, or otherwise) and/or any other appurtenant rights that would otherwise be associated with or derived from the land area falling within the bounds of such easement consistent with Condition #87A (12).
  - iii. Construction of the applicable portion of the park shall be completed prior to the certificate of occupancy permit for any development within block 24 and/or 25A, whichever occurs first, provided that construction of the entire park shall be completed before the issuance of a certificate of occupancy permit for any development within the second block to be constructed. (P&Z) (RP&CA) (PC)
31. The applicant shall dedicate land or a perpetual public access easement to the City, on property that is owned by the applicant, which shall provide public access to open space (including, where appropriate, access for bicycle purposes), for the following open spaces and urban squares within the Concept Plan area for Blocks 2, 3, 4, 5, 9A, 9B, 10, 24 and 25A and along the RPA, consistent with the following:
- a. West Side Gardens shall be one or two rectangular shaped urban squares with a minimum of 34,800 sq.ft. located on blocks 2 and/or 3. The primary purpose of this park-open space is to provide a passive open space area lined with street trees, a combination of grassy and hardscape areas and a focal element such as a fountain, monument or statue. The design of the park shall be submitted as part of the Stage 2 development special use permit for Blocks 2 and/or 3. The design of the park shall be

prepared and sealed by a Landscape Architect who is certified and licensed to practice in the Commonwealth of Virginia. Construction shall occur in conjunction with the development of Blocks 2 and/or 3, and shall be completed prior to the certificate of occupancy for Blocks 2 and/or 3.

- b. Block 4 and 5 Square shall be a rectangular shaped urban square with a minimum of 10,900 sq.ft. At least 30% of the area should be designed to accommodate informal community gatherings. Construction shall occur in conjunction with the development of Blocks 4 and/or 5, and shall be completed prior to the certificate of occupancy for Blocks 4 and/or 5. A structure such as a pavilion may be permitted within the space if approved by the City. The design of the park shall be submitted as part of the Stage 2 development special use permit for Blocks 4 and 5. The design of the park shall be prepared and sealed by a Landscape Architect who is certified and licensed to practice in the Commonwealth of Virginia. OK
- c. Eisenhower Station - shall be an urban plaza and open space area at the Eisenhower Metrorail Station, divided by Swamp Fox Road, with a minimum area of 12,000 sq.ft. on the western portion of the street and 9,200 sq.ft. on the eastern portion of Swamp Fox Road. This space shall be designed as a civic center, with at least 50% of the area suitable to accommodate informal community gatherings and events. As one of the principal focal areas of Eisenhower East, the Eisenhower Station plaza shall be created with the highest quality materials, paving, design and amenities. With the Stage 2 development special use permit application for Blocks 9A and 9B, consideration shall be given to providing a decorative paving material for Swamp Fox Road to visually connect the two areas of open space. The eastern portion of the park shall be constructed with the metro bus loop road which is required to be constructed as part of the first Stage 2 development special use permit for Blocks 11 and 12 or 9A and 9B, whichever occurs first. Final design and construction of the western plaza shall be in conjunction with a Stage 2 development special use permit for Blocks 9A and 9B. The western portion of the park shall be constructed with Block 9B.
- d. South Dulany Gardens - shall be a rectangular shaped urban square with a minimum of 15,300 sq.ft. and surrounded by Dulaney Street and Park Drive. The primary purpose of this park- open space is to provide a passive open space area lined with street trees, a combination of grassy an hardscape areas and a focal element such as a fountain, monuments, or statue. The design of the park shall be submitted as part of the Stage 2

development special use permit for Blocks 24 and/or 25A. Construction, will occur in conjunction with the development of Blocks 24 and/or 25A, and shall be completed prior to the certificate of occupancy for Blocks 24 and/or 25A. (P&Z) (RP&CA) (PC)

**G. AFFORDABLE HOUSING:**

32. The applicant shall make a voluntary monetary housing contribution in accordance with the conclusions of the Report of the Developer Housing Contribution Policy Work Group accepted by the City Council in December 2013. (Housing)(PC)

**H. TRANSPORTATION MANAGEMENT PLAN:**

**Note – Conditions 33-34A apply only to development associated with Stage 1 and Stage 2 DSUPs. See separate TMP conditions for Blocks 1, 6, 7, 8, and 14.**

33. The applicant shall create a program and implement a reporting system to encourage the use of mass transit, carpooling, teleworking, and ride-sharing and to discourage the use of single occupancy vehicles to the satisfaction of the Directors of P&Z and T&ES, which at a minimum shall consist of the following:
- a. A TMP coordinator with experience in this occupation shall be designated for the project. The TMP coordinator shall have an on-site office, and the name, location and telephone number of the coordinator will be provided to the City at that time, and the City will be notified at the time of any changes. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project, and for providing biannual reports to the Office of Transit and Programs in the Department of T&ES. The biannual reports will include an assessment of the effects of the previous six month's TMP activities on carpooling, vanpooling, and transit ridership; an accounting of receipts and disbursements for any TMP accounts, and a work program for the subsequent six months.. The TMP coordinator shall be provided for the individual project until the overall TMP for Eisenhower East is implemented.
  - b. The applicant shall participate with other developments in Eisenhower East in a mutually agreed upon cooperative planning and implementation of projects and/or programs to reduce the use of single-occupant vehicles for travel to, from and within the Eisenhower East area.

- c. Transit, ridesharing, staggered work hours/compressed work weeks, parking restrictions, the elements of the parking management plan and the other program elements shall be promoted to prospective tenants, residents and to employers.
- d. Information about all transit, ridesharing, and other TMP elements shall be distributed and displayed to residents, employers, and employees—including transit schedules, rideshare applications and information, incentive information, parking information, etc. This information shall be kept current. Displays of these brochures and applications shall be provided in a prominent location within each building and a web site with this information and appropriate links to transit providers will be provided and maintained.
- e. A ridesharing program shall be established that includes not only participation in the regional Metropolitan Washington Council of Governments Commuter Connections Program, but also site-specific matching efforts.
- f. A Guaranteed Ride Home Program shall be established and promoted as part of the ridesharing and transit marketing efforts.
- g. A share car program shall be established and marketed as part of the ridesharing and transit marketing efforts for all blocks and buildings. These spaces should be in a convenient location for tenants and residents and the TMP Coordinator will arrange with any of the carshare companies for placement of vehicles in this project. (Currently, Zipcar and Flexcar both have vehicles in the Alexandria area.). For those individuals that take transit, carpool/vanpool, walk, or bike to work the TMP program will pay the registration and annual membership fees (not the usage fees) to use the carshare vehicles.
- h. Discounted bus and rail fare media shall be sold on-site to employees and residents of the project including during hours that are convenient for residents who work. The fare media to be sold will include, at a minimum, fare media for Metrorail, Metrobus, DASH and any other public transportation system fare media requested by employees and/or the Office of Transit Services and Programs. The availability of this fare media will be prominently advertised.
- i. The project shall have an overall goal of a 30% non single-occupant-vehicle travel. Individual parcel goals shall be 10% to 40%, depending on specific use and proximity to the Eisenhower Metro Rail Station. The

project shall have a goal of a minimum of 32 % of the employees using transportation other than single-occupancy vehicles during the peak time periods.

- j. At full occupancy of each building, a survey of residents and employees for each block shall be conducted to determine the number of employees, their place of residence/employment, modes of transportation, arrival and departure times, willingness and ability to use carpooling and public transit, and such additional information as the City may require. This survey will be conducted annually.
- k. The applicant shall provide annual reports to OTS&P, including an assessment of the effects of TMP activities on carpooling, vanpooling, transit ridership and peak hour traffic, the results of the annual survey, and a work program for the following year. The initial report shall be submitted one year from the time of initial occupancy of any new building.
- l. The applicant and/or building tenants shall encourage use of a staggered work hour program for office workers including the promotion of the program among existing and prospective employees, the registration of staggered work hour participants, issuing stickers and/or electronic cards to verify vehicles participating in the program and monitoring the program.
- m. The applicant shall participate in Ozone Action Days and other regionally sponsored clean air, transit, and traffic mitigation promotions by advertising such promotions in a manner and at such locations within the building acceptable to the applicant.
- n. The applicant shall fund at an annual rate of \$ .15 per occupied square foot of commercial space and \$60 per residential unit use, with an annual increase consistent with the CPI Index, a transportation management account to be used exclusively for the transportation activities listed above. As determined by the Director of T&ES and P&Z, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for similar uses.
- o. The applicant shall participate in the provision of a separate shuttle(s) for the proposed development and/or an Eisenhower East bus-shuttle service as required by the City.

- p. The applicant will provide semi-annual reports to the Office of Transit Services and Programs on the TMP fund. These reports will provide a summary of the contributions to the fund and all expenses. The first report will be due six months following the issuance of the first certificate of occupancy.
  - q. Any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or may be paid to the City for use in TMP support activities which benefit the site. The Director of T&ES may require that the funds be paid to the City upon determination that the applicant has not made reasonable effort to use the funds for TMP Programs.
  - r. Bicycle racks shall be provided in quantities sufficient to meet demand. Personal amenities (showers, lockers etc.) shall be provided for those who wish to walk, run, or bike to work.
  - s. That the shall applicant prepare, as part of its leasing agreements, appropriate language to inform tenants of the transportation management plan special use permit and conditions therein, prior to any lease agreements.
  - t. Modifications to approved TMP activities shall be permitted upon approval by the Director of T&ES, provided that any changes are consistent with the goals of the TMP.
  - u. If the use, AGFA or number of parking spaces approved in the Stage 1 DSUP for a particular block are amended by a Stage 2 DSUP for that block, to the extent that the amended use, AGFA or number of parking spaces causes an increase in peak am or pm traffic generation in relation to the traffic study prepared by BMI-SG dated October 2005, the applicant shall submit an amendment to the Transportation Management Plan pertaining to the subject of the change to the Stage 1 DSUP.  
(P&Z) (T&ES) (PC) (City Council)
34. The applicant shall prepare a parking management plan with each stage 2 preliminary development special use permit to the satisfaction of the Director of P&Z and T&ES, which shall at a minimum include the following:
- a. Each building shall contribute to and participate in the management of parking assets within the development, as appropriate for the use of the building.

- b. Depicts the reallocation of surface parking spaces and the resulting impacts on the adjoining blocks.
- c. Single occupancy vehicle (SOV) parking at fair market rates.
- d. Reserved, conveniently located, and free vanpool parking spaces.
- e. Reserved, conveniently located, and discounted carpool parking spaces.
- f. Planning and implementation of special strategies related to major event parking relating to the requirements of any hotels or community activities within the concept plan.
- g. Parking rates for the parking within the parking structure shall be consistent with market rates of comparable buildings located in adjoining developments within the City of Alexandria, except that free parking may be provided for retail patrons.
- h. All office employees shall be required to pay market rates for parking; no parking may be provided free or at reduced rates or with costs reimbursed by the employer unless that employer provides an equivalent benefit to all employees who utilize transit options to commute; i.e., if an employer provides a \$100 parking space to an employee free of cost, that employer must also offer a pretax benefit for transit of \$100 to all transit users.
- i. Spaces defined as “short-term” parking shall be solely utilized for use by visitors and retail use and shall include all appropriate signage. (P&Z)(PC) (CDD 98-02; Cond. #11)

34A. The following Legal/Procedural conditions shall apply to the TMP SUP:

1. The TMP SUP or any amendment thereto shall not include a requirement for the properties to be part of a special taxing district. (Settlement Agreement Condition 10)
2. The TMP SUP or any amendment thereto shall not include a requirement for vehicular connection between Grist Mill Place and Grist Mill Road (Settlement Agreement Condition #4)
3. Except as otherwise provided in conditions #23, #25, #27 and #28 of the Concept Design Plan (2005-0002), all property dedicated for right of way shall be dedicated as part of the physical redevelopment of the block where the property is located, shortly prior to the issuance of the

certificate of occupancy for the first building on such block. (Settlement Agreement condition # 5)

4. Except as otherwise provided in condition #25 of the Concept Design Plan (2005- 0002), the dedication and/or acquisition of right-of-way required to widen Eisenhower Avenue shall only be required of/from the applicant/land owner upon the physical redevelopment of each block adjacent to Eisenhower Avenue pursuant to the Stage 1 DSUP for each such block, prior to the issuance of a certificate of occupancy for the first building constructed on such block.
5. Notwithstanding anything to the contrary contained herein or in the Concept Plan or EESAP, no parking ratios shall apply.

**I. CONCEPT PLAN CONDITIONS PROPOSED TO BE DELETED.**

35. **CONDITION DELETED** (formerly cond. #4 of CDD 98-0002)
36. **CONDITION DELETED**
37. **CONDITION DELETED** (formerly cond. #5 of CDD 98-0002)
38. **CONDITION DELETED** (formerly cond. #6 of CDD 98-0002)
39. **CONDITION DELETED** (formerly cond. #7 of CDD 98-0002)
40. **CONDITION DELETED** (formerly cond. #1 of CDD 98-0002)
41. **CONDITION DELETED** (formerly cond. #2 of CDD 98-0002)
42. **CONDITION DELETED** (formerly cond. #3 of CDD 98-0002)
43. **CONDITION DELETED** (formerly cond. #8 of CDD 98-0002)
44. **CONDITION DELETED** (formerly cond. #9 of CDD 98-0002)

**I. General Stage 1 Preliminary Development Special Use Permit Conditions (DSUP #2005-0031, 0032, 0033, 0034 and 0035); (Amended by DSUP #2014-0027)**

- 45A. The Allowable Gross Floor Area (AGFA), height, parking and use shall be governed by the following table, which shall also be reflected in the Concept Plan.

DSUP2017-0015/CDD2017-0002  
 SUP2017-0092/ENC2017-0003  
 TMP SUP2017-0097  
 200 Stovall Street – Hoffman Block 6A

Block	RETAIL	OFFICE	RESIDEN- TIAL	HOTEL	SUBTOTAL	GFA Exclusion	USE GFA	PARKING GFA	AGFA TOTAL (Note 2)	Structured Parking ****	Surface Parking	Height (FT)
1	0	0	0	101,000	101,000	0	101,000	0	101,000	215	100	Existing
2	0	682,515	0	0	682,515	21,129	661,386	**	661,386	995 Note 4	0	260
3	0	193,907	0	0	193,907	6,033	187,874	**	187,874	533	0	210
4	36,950	436,000	0	0	472,950	13,442	459,508	0	459,508	2,201	0	220
5	24,050	0	260,000	0	284,050	9,282	274,768	55,073	329,841	Shared with Block 4	0	220
9A	0	0	0	170,000	170,000	8,190	161,810	389,396	551,206	2,172	0	220
9B	30,000	716,142	0	0	746,142	34,658	711,484	67,800	779,284	Shared with Block 9A	0	250
11	54,000	0	660,000	0	714,000	48,000	666,000	11,000	677,000	723	150****	370
12	18,000	0	595,000	0	613,000	35,000	578,000	71,000	649,000	782	0	339
22	0	0	0	0	0	0	0	0	0	0	0	0
24	0	180,000	230,000	0	410,000	9,074	400,926	**	400,926	600	0	200
25A	0	0	180,000	0	180,000	4,160	175,840	**	175,840	379	0	200
<b>TOTAL</b>	<b>163,000</b>	<b>2,208,564</b>	<b>1,925,000</b>	<b>271,000</b>	<b>4,567,564</b>	<b>188,968</b>	<b>4,378,596</b>	<b>594,269</b>	<b>4,972,865</b>	<b>8,600</b>	<b>250</b>	<b>N/A</b>

Note 1: Gross Floor Area (GFA) is defined as the sum of all gross horizontal areas under a roof or roofs. These areas are measured from the exterior faces of walls or from the center-line of party walls. Elevator and stair bulkheads, multi-story atriums and similar volumetric construction, not involving floor space are excluded.

Note 2: AGFA totals shall be applied in accordance with the EESAP.

Note 3: Per approved DSUP# 2000-0028

Note 4: This parking ratio is only for a federal tenant who can meet these ratios.

\* This block is an existing use under approved DSUP# 2000-0028 and is not the subject of a Stage 1 DSUP. Any re-development of this block will require submission of an amended or new DSUP.

\*\* GFA of the parking structure does not count towards AGFA.

\*\*\* Surface parking on Block 11 is permitted solely in conjunction with a grocery store.

\*\*\*\* Structured parking includes both above and below grade parking.

45B. The Stage 1 Development Special Use Permits as amended herein, (DSUP2005-0031, DSUP 2005-0032, DSUP 2005-0033, DSUP 2005-0034, DSUP 2005-0035, and DSUP 2014-0027), shall remain valid until December 31, 2020. (PC)

45. Condition deleted

46. The subdivision plat shall be revised to include all sidewalks within the

- area to be dedicated for public right-of-way as required by the EESAP not within a public access easement. (P&Z)
47. Underground parking shall not be permitted under areas to be dedicated for open space or areas to be dedicated for public streets. (P&Z)
  48. As part of the Stage 2 development special use permits, install pedestrian crossing improvements at all intersections. (T&ES)
  49. All open space and landscape information shall be prominently located in the General Notes and Tabulations Section of each submission, and referenced on appropriate drawing sheets as part of Stage 2 DSUP. (RP&CA)
  50. Landscape plan shall comply with the most current and up to date edition of the Eisenhower East Small Area Plan (EESAP) to the extent the EESAP is not inconsistent with the Concept Plan or the Stage 1 DSUP's approved therewith and Design Guidelines for Eisenhower East as produced by the City of Alexandria, Virginia. Landscape plans shall be prepared and sealed by a Landscape Architect who is certified and licensed to practice in the Commonwealth of Virginia.(RP&CA)
  51. Open Space requirements shall be provided with each future submission for each block/development site and at a minimum, include compliance with the most current and up to date edition of the Eisenhower East Small Area Plan and Design Guidelines for Eisenhower East elements associated with pedestrian areas including sidewalks, crosswalks, depressed curbs, street and site lighting, site furnishings, signals and signs that shall be located and coordinated to maximize accommodation of street and on-site plantings. Horizontal and vertical location of all associated service, footings and foundations shall be adjusted to maximize accommodation of street and on-site plantings. (RP&CA)
  52. All pedestrian facilities and public spaces shall comply with applicable ADA accessibility standards and guidelines. (T&ES)
  53. Expand "Approval Process Note" on Cover Sheet to read as follows: "Utility layout, pipe sizes, BMP locations, etc, shown as part of DSUP #1 are approximate and for informational purposes only. Preliminary utility layout, pipe sizes, material, BMP location and size, etc., will be provided during the DSUP #2 and finalized during the Final Site Plan process. All items related to utilities will be reviewed and approved by the City during the DSUP #2 process." (T&ES)

54. Add a note to Drainage Area Map that states that "Storm sewer pipes and BMPs shown are preliminary and are for information only. Final location and design will be determined during DSUP #2 and Final Site Plan review and approval." (T&ES)
55. Condition deleted
56. Condition deleted
57. On future plan submissions, pertinent information from the TMP plan shall be incorporated into each of the preliminary plans for staff evaluation of transportation amenities and requirements. With the preliminary submission for a Stage II DSUP for Block 2, the applicant shall submit a request to amend the TMP to the standards in place at the time of the application. (T&ES) (T&ES)
58. Condition deleted
59. Condition deleted
60. Condition deleted
61. All private streets and alleys must comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
62. Condition deleted
63. Provide bearings and distances on the new road alignment. (T&ES)
64. Condition deleted
65. Condition deleted
66. Condition deleted
67. Condition deleted
68. Condition deleted
69. The project site lies within the Timber Branch Watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed 90 percent of the existing runoff quantities for both the 2-year and 10-year storm events. (T&ES)

70. Condition deleted
71. Condition deleted
72. Condition deleted
73. Condition deleted
74. Condition deleted
75. The Applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until activation of the homeowner's association (HOA), if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES)
76. Due to the close proximity of the site to the Metrorail and CSX tracks the following conditions shall be included in the development requirements:
  - a. Applicant shall prepare a noise study identifying the levels of noise that 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).
  - b. Identify available options to minimize noise exposure to future residents at the site, particularly in those units closest to the Metrorail and the CSX tracks, 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.
  - c. The noise study shall be submitted and approved prior to final site plan approval. (T&ES)
77. The Applicant shall present a disclosure statement to potential buyers

disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:

- a. That Metrorail tracks and other railway operations are located within the immediate vicinity of the project, are permitted to continue indefinitely, and will generate truck traffic, including empty garbage trucks emanating odors, on the public streets surrounding the project.
  - b. That Eisenhower Avenue is a major six-lane arterial and that future traffic is expected to increase significantly as development along Eisenhower Avenue continues. (T&ES)
78. All exterior building mounted loudspeakers are prohibited. If a restaurant use is proposed, the use of loudspeakers or musicians outside is prohibited. 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. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. No material may be disposed of by venting into the atmosphere. (T&ES)
79. The Applicant shall control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)
80. Due to historic uses at the site and potential for contamination, the following condition shall be included:
- a. The Applicant shall 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 Enforcement. (T&ES)
  - b. For firefighting reasons it is recommended that all stairs extend thru the roof so that door access to the roof is provided. (Code Enforcement)
  - c. The internal streets which are located over the underground parking structure shall conform to H-20 loading requirements. (Code Enforcement)

81. Condition deleted
82. Condition deleted
83. If units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply:
- a. The Applicant shall furnish the Homeowner's Association with an Owner Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.
  - b. The Developer shall furnish each home purchaser with a brochure describing the storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowner s Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. (T&ES)
  - c. Otherwise the following condition applies:
    - i. The Developer shall furnish the owners with 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)
84. Condition deleted
85. Condition deleted
86. Condition deleted

87. Condition deleted

***IA. Legal Procedural Matters:***

87A: The following legal/procedural conditions apply to and be approved with all of the DSUPs as applicable:

1. Existing uses and approvals on the subject property shall be allowed to continue until the redevelopment of the block pursuant to the Stage 2 DSUP and such uses and approvals shall not be invalidated by the approval of this Stage 1 DSUP. Changes in use of existing buildings shall be permitted, subject to compliance with the underlying zoning district.
2. Nothing in the Stage 1 DSUP, the Stage 2 DSUP or any amendments thereto shall affect the vested rights status of the existing approval on Block numbers 6, 7, 8 and 14 (DSUP #2000-0028) (Settlement Agreement Condition #8)
3. The city and the applicant agree that the Stage 1 DSUP, the Stage 2 DSUP or any amendment thereto shall not include a requirement for the properties to be part of a special taxing district. (Settlement Agreement Condition #10)
4. The city and the applicant agree that the Stage 1 DSUP, the Stage 2 DSUP or any amendment thereto shall not include a requirement for vehicular connection between Grist Mill Place and Grist Mill Road (Settlement Agreement Condition #4)
5. Except as otherwise provided in Conditions #23, #25, #27 and #28 of Concept Design Plan #2005-0002, the city and the applicant agree that the Stage 1 DSUP, the Stage 2 DSUP or any amendment thereto shall not include a requirement for dedication of right of way on property that is not the subject of the DSUP and all property dedicated for right of way shall be dedicated as part of the physical redevelopment of the block where the property is located and shortly prior to the issuance of the certificate of occupancy for the first building on such block. (Settlement Agreement condition # 5)
6. Except as otherwise provided in Conditions #27 and #30 of the Concept Design Plan (2005-0002), the city and the applicant agree that the Stage 1 DSUP, the Stage 2 DSUP or any amendment thereto shall not include a requirement for dedication of open space on property that

is not the subject of the DSUP and all property dedicated for open space shall be dedicated as part of the redevelopment of the block where the property is located and prior to the issuance of the certificate of occupancy for the first building on such block.

7. The city and the applicant agree that changes in use or modifications to existing buildings (facades or interiors not increasing floor area) shall be authorized prior to the approval of the Stage 2 Development Special Use Permit and shall not require any dedication of right of way or open space. (Settlement Agreement Condition #5)
8. The city and the applicant agree that the Stage 1 DSUP, the Stage 2 DSUP or any amendment thereto shall not include a requirement for a monetary contribution to the Eisenhower East Open Space Fund. (Settlement Agreement Condition #10)
9. Except as otherwise provided in Conditions #25 of Concept Design Plan #2005- 0002 the dedication and/or acquisition of all right-of-way required to widen Eisenhower Avenue shall only be required of/from the applicant/land owner at the time of the physical redevelopment of each block adjacent to Eisenhower Avenue pursuant to the Stage 1 DSUP, prior to the issuance of a certificate of occupancy for the first building constructed on such block.
10. Subject to the maximum parking limits contained in the Concept Plan, no parking ratios shall be applicable
11. The city and the applicant agree that should the applicant need to locate a government tenant on blocks 2 and 3, such as DoD, in connection with responding to a market opportunity or relocating existing Hoffman tenants, the applicant and City will work in good faith to provide for an alternate development scheme on this site to accommodate the security needs of such tenant (Settlement Agreement #7).
12. The city and the applicant agree that the underlying zoning on the 13.29 acre parcel owned by Hoffman Family, LLC., Tax Map #79.02-01-01, (Parcel 79.02) would provide for density at a 1.0 FAR with a site plan and exclusions from FAR for above grade parking. Development at the underlying zoning level would not require dedication or construction of areas shown as new parks and streets in the EESAP. Development at the underlying zoning level will be located so as not to preclude construction of areas shown in the EESAP as new parks and streets. Upon any adoption of a resolution

by City Council authorizing the condemnation of land or buildings on Parcel 79.02 for parks or streets, this restriction precluding development on areas planned for streets and parks shall cease to be effective. Any such resolution condemning all or any portion of Parcel 79.02 and all valuation proceedings thereafter will consider Parcel 79.02 as having an underlying zoning of 1.25 FAR. Above grade parking built on this parcel would be appropriately screened by buildings or otherwise and meet any applicable design guidelines of the EESAP. (Settlement Agreement Condition #2) (PC)

***J. Block 2 and Block 3 (DSUP #2005-0031)***

**Block 2**

88. The grading on the southern portion of the site shall be as level with Eisenhower Avenue to the extent possible to provide a wide sidewalk, landscaping and open space on Eisenhower Avenue to the extent possible. (P&Z)
89. The sidewalk connection on Pershing Avenue on the southern portion of the block shall be extended to the west to connect with the reconfigured Telegraph Road sidewalk to the satisfaction of the Director of P&Z and T&ES as part of the Stage 2 development special use permit. (P&Z)
90. As part of Stage 2 DSUP submission, eliminate the "free-right" hand turn at the intersection of Pershing Avenue and Stovall Street as required by EESAP. The area gained by the elimination of the "free-right" shall be used entirely to increase the size of the adjoining park open space on Block 2. (P&Z)
91. The parking structure shall be located entirely outside the right-of-way for Taylor Drive, unless a subsequent vacation of public right-of-way is approved by the Planning Commission and City Council. (P&Z)
92. Revise narrative on Infrastructure Phasing Plan to address the following:
  - a. Discuss potential utility abandonment or relocation. Note that any modification to the existing utility infrastructure shall be to the satisfaction of the Director of Transportation and Environmental Services.
  - b. Discuss when utilities will be constructed. (T&ES)
93. Stormwater Management Narrative implies that a waiver of the Stormwater Management requirements will be requested. Provide a written waiver request as outlined in Memorandum to Industry No. 2002-0001, dated January 4,

2002. (T&ES)

94. The proposed buildings are shown over existing storm drain easement. No construction will be allowed over an existing sewer line and/or easement. Clarify whether utilities will be abandoned or relocated. (T&ES)
95. The proposed buildings are shown in locations of existing utilities. Provide information regarding treatment of these utilities and Coordinate with the respective utility companies. Clarify whether utilities will be abandoned or relocated. (T&ES)
96. Provide proposed grading along sidewalks and show how the proposed grades tie into the existing grades. Ensure conformance with the ADA requirements for persons with disabilities. (T&ES)
97. Clarify how proposed 28' contour ties into the existing contour at the western side of the parking garage. The applicant shall examine the grading for the overall site as part of Stage 2 DSUP. (T&ES)
98. Provide Emergency Vehicle Easements (EVE) on the roadways between the parking structure and the highrise structures and the highrise structures and Stovall Street. (Code Enforcement)
99. The proposed parking structure is under 50 feet in height. Ladder truck access is not required. Should revisions to the design increase the height of the structure over 50 feet, ladder truck access to the 2 longest sides will be required. (Code Enforcement)

### **Block 3**

100. An additional setback may be required on the western portion of the site to provide screening for the proposed parking structure. (P&Z)
101. Provide an Emergency Vehicle Easement (EVE) on the roadway between the parking structure and the highrise structure. (Code Enforcement)
102. The proposed parking structure is under 50 feet in height. Ladder truck access is not required. Should revisions to the design increase the height of the structure over 50 feet, ladder truck access to the 2 longest sides will be required. (Code Enforcement) C- 18. The internal streets which are located over the underground parking structure shall conform to H-20 loading requirements. (Code Enforcement)

***K. Blocks 4 and 5 (DSUP #2005-0032)***

103. The open space at the southwest portion of block 5 shall be subdivided as a separate parcel. As part of the Stage 2 DSUP for Block 5, explore ways to locate some of the proposed ground level open space on the eastern portion of the block to the open space on the southwestern portion of the site to provide a larger consolidated area of open space. (P&Z)
104. As part of the submission of the Stage 2 preliminary development special use permit for Blocks 4 and 5, the applicant shall explore alternatives to minimize the presence of the proposed loading dock on the eastern portion of the block or explore alternatives to relocate the loading dock to another location-street to minimize its visibility to the satisfaction of the Director of P&Z. (P&Z)
105. The proposed buildings are shown over existing storm drain easement which is to be vacated. Clarify whether utilities will be abandoned or relocated. (T&ES)
106. Remove the existing traffic barricades shown on plan sheet #6. It appears that the barricades are to be removed. (T&ES)
107. Clearly indicate the location of existing sandfilter #1 depicted on the existing conditions plan sheet #5 on the site plan sheet #6. (T&ES)
108. The existing total site area is indicated as 7.54 ac. and the proposed total site is depicted as 6.03 ac. Provide information regarding inter parcel exchange of land and indicate where the deficit or surplus of land has been allocated. (T&ES)
109. Clearly indicate the location of existing tree pit depicted on the existing conditions plan sheet #5 on the site plan sheet #6. (T&ES)
110. Provide additional grading information regarding the existing cross walk on Mandeville Lane as part of Stage 2 DSUP and provide ADA requirements at this location. (T&ES)
111. The zoning tabulation provided on sheet 2 indicates that there is structured parking associated with the proposed buildings. Identify the location of such parking and if parking is contained within the buildings, provide information regarding the number of underground parking levels. (T&ES)
112. Provide Emergency Vehicle Easements (EVE) on the roadways between the Blocks 4 and 5. (Code Enforcement)
113. The roadway barricades on Mandeville Lane restrict ladder truck access to

Block 4. Barricades impair ladder truck access and shall be resolved to the satisfaction of the Director of Code Enforcement prior to DSP#2 submission. (Code Enforcement)

113A The building face to building face width on the north-south service drive between blocks 4 and 5 shall be a 66', however public access easement right of way shall be 54'. (PC)

***L. Blocks 9A and 9B (DSUP #2005-0033)***

**Blocks 9A and 9B**

114. Clarify the location of the proposed retaining wall shown on sheet 7 is not clear. Also show grading on either side of the retaining wall. (T&ES)
115. The applicant shall underground all existing overhead utilities and all proposed utilities for the development shall be made via underground system. (T&ES)
116. The existing total site area is indicated as 4.87Ac. and the proposed total site is depicted as 4.91 Ac. Provide information regarding inter parcel exchange of land and indicate where the deficit or surplus of land has been allocated. (T&ES)
117. The zoning tabulation provided on sheet 2 indicates that there is structured parking associated with the proposed buildings. Identify the location of such parking and if parking is contained within the buildings, provide information regarding the number of underground parking levels. (T&ES)
118. The multi-level vehicle bridges which cross between buildings on lots 9A and 9B prevent ladder truck access. This issue requires resolution as part of Stage 2 DSUP submission. (Code Enforcement)
119. Multi-level parking garages obstruct fire access to residential, hotel and office towers. This issue requires resolution as part of Stage 2 DSUP submission. (Code Enforcement)
120. Provide Emergency Vehicle Easements (EVE) on the roadways between the parking structure and the high rise structures and the high rise structures and Stovall Street. (Code Enforcement)

**Block 9A**

121. Provide Emergency Vehicle Easements (EVE) on the roadways between the structures in Blocks 9A and 9B. (Code Enforcement)

**Block 9B**

122. The proposed elevated walkways between the buildings shall not be approved as part of this application. Any future elevated walkways will require all applicable approvals by the Planning Commission and City Council as part of subsequent approvals. (P&Z)

***M. Blocks 11 and 12 (DSUP # 2005-0034)***

123. The design and type of screening on the southern portion of the surface parking lot on block 11 shall be submitted and approved as part of the Stage 2 development special use permit for Blocks 11 and 12. (P&Z)
124. The surface parking lot shall provide internal landscape islands consistent with the City's Landscape Guidelines, one landscape island for each eleven parking spaces. (P&Z)
125. As part of the Stage 2 development special use permit for Block 11, the applicant shall explore the possibility of locating or consolidating some of the garage and loading areas to minimize the impacts on the adjoining public streets. (P&Z)
126. The existing features shown on sheet 5 & 6 are not legible. Provide a clearer plans with future submissions. (T&ES)
127. The existing total site area is indicated as 6.42 Ac. and the proposed total site is depicted as 5.98 Ac. Provide information regarding inter parcel exchange of land and indicate where the deficit or surplus of land has been allocated. (T&ES)
128. The zoning tabulation provided on sheet 2 indicates that there is structured parking associated with the proposed buildings. Identify the location of such parking and if parking is contained within the buildings, provide information regarding how many levels of underground parking. (T&ES)
129. Minimize the amount of curb cuts for the proposed building on Block 11, which shows three proposed loading docks and two garage entrances. (T&ES)
130. Clearly indicate the treatment of existing sandfilter depicted on the existing conditions plan sheet #5, it appears that the vault would be removed. Clarify whether it will be relocated or a new one will be provided. (T&ES)

**Block 11**

131. Provide Emergency Vehicle Easements (EVE) on Dock, Port, Southern and Anchor Streets. (Code Enforcement)
132. Provide information on overhead power lines as to whether they will remain overhead or be underground, Overhead lines in proximity to proposed location of Block 11 structure eliminates ladder truck access that cannot be considered for the South building face. (Code Enforcement)

***N. Blocks 24 and 25A (DSUP # 2005-0035)***

133. There is a label on the existing conditions plan for Ex. 10" San. (RCD), can you clarify what this abbreviation means. (T&ES)
134. The existing features shown on sheet 5, 6 & 7 are not legible. Provide clearer plans with future submissions. (T&ES)
135. The existing total site area is indicated as 16.26 Ac. and the proposed total site is depicted as 13.29 Ac. Provide information regarding inter parcel exchange of land and indicate where the deficit or surplus of land has been allocated. (T&ES)
136. The zoning tabulation provided on sheet 2 indicates that there is structured parking associated with the proposed buildings. Identify the location of such parking and if parking is contained within the buildings, provide information regarding how many levels of underground parking. (T&ES)
137. Ensure that the drainage divides shown on sheet 13 forms a closed loop. (T&ES)
138. Clearly indicate the location of all proposed sandfilters depicted on the drainage area map sheet #13. (T&ES)
139. There is an existing 20' sanitary sewer easement shown in the location of the proposed building on Block 24 and 25A. Indicate whether the easement is to be vacated or relocated. (T&ES)
140. There is a 22' existing emergency easement and 10' VAWC easement shown in the location of the proposed building on Block 24 and 25A. Indicate whether the easement is to be vacated or relocated. (T&ES)
141. Provide Emergency Vehicle Easements (EVE) on the roadways between

the structures in Blocks 24 and 25A. In addition, provide a fire apparatus turn around at the end of the loading access roads in both land blocks. Block 25A may substitute an access point at the end of the loading dock access road near Eisenhower Avenue in lieu of a turn around. (Code Enforcement)

**Block 25A**

142. Eliminate parallel service drive on the eastern portion of the property along Hoofs Run Drive and provide access directly from Hoofs Run Drive configure the street and building on the southern portion of the site to accommodate the adjoining park. (P&Z)
143. Realign the street on the southern portion of the property (Park Drive) to conform to the alignment shown in the EESAP. (P&Z)

**AMENDED STAGE I DSUP CONDITIONS;**  
**(DSUP #2014-0027)**

144. An updated Stage 1 DSUP plan for Blocks 2 and 3 shall be submitted within 30 days of Council approval, or with the Stage 2 DSUP preliminary plan, whichever is sooner. (P&Z)

**A. *PEDESTRIAN/STREETScape:***

145. 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 serving the site.
  - c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet.
  - d. Sidewalks shall be flush across all driveway crossings.
  - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
  - f. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
  - g. For Block 2, install high visibility crosswalks, pedestrian countdown signals, pedestrian activated push-buttons, and ADA ramps for each leg of the Pershing Avenue and Stovall Road intersection per specifications listed below.
  - h. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which 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 10 feet in width between interior lines. High- visibility crosswalks (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices

(MUTCD)) may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.

- j. Install pedestrian countdown signals and pedestrian activated push-buttons in accordance with City Standards. All pedestrian-activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG).
- k. 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)

**B. PUBLIC ART:**

- 146. Public Art details (design, materials, artist) in accordance with the Hoffman Public Art Plan, can be agreed/approved by the City and in coordination with the applicant or future applicant (if the project is sold/transferred) prior to the Certificate of Occupancy. The Final Site Plan can be released prior to these items being finalized. This process must be noted on the FSP and made clear to any future applicants.

**C. OPEN SPACE/LANDSCAPING:**

- 147. 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 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 uncompacted 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 areas of 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 meets 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)
148. Provide a site irrigation and/or 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. Provide at least one accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
  - c. 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.  
(P&Z)(RP&CA)

149. Develop a palette of site furnishings in consultation with staff.
  - 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 shall include benches, bicycle racks, trash and recycling receptacles, drinking fountains and other associated features.  
(RP&CA)(P&Z)(T&ES)
150. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of RP&CA, and/or P&Z, and T&ES. (RP&CA)(P&Z)(T&ES)
151. For Blocks 2 & 3, identify open space on the plan and provide an approximate tabulation of the open space square footage. If reorientation of the building footprint causes the West Side Gardens open space to be relocated, the open space shall be consolidated on Block 3. (RP&CA)
152. Ensure that the open space acreage meets the requirements of the Hoffman Stage I DSUP for Block 2/3, otherwise called West Side Gardens. (RP&CA)
153. The open space design of West Side Gardens shall be vetted and approved by the Park and Recreation Commission prior to the release of the final site plan.  
(RP&CA)

***D. TREE PROTECTION AND PRESERVATION:***

154. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, and/or RP&CA and the City Arborist.  
(P&Z)(RP&CA)
155. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. \*\*\* (P&Z)(RP&CA)

156. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the amended Stage I DSUP and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

**E. BUILDING:**

157. The location and maximum footprints of the future office building and parking structure shall be generally consistent with the Stage I DSUP as amended. The final design of the buildings, including the height and floor area, shall be per the Eisenhower East Design Guidelines; and, portions of the garage that are highly visible to public rights-of-way, particularly the façade facing Telegraph Road, shall be designed with high quality materials.
158. Per the City’s Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver (for non-residential buildings), LEED Certified (for residential buildings), or 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 Silver Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
  - e. Failure to achieve LEED Silver (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)
  - f. Provide documentation to future retail tenants encouraging them to

operate their business consistently with the goals of LEED, as well as to pursue LEED for Retail or LEED for Commercial Interiors certification.  
(P&Z)(RP&CA)(T&ES)

159. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense/pp/index.htm](http://www.epa.gov/WaterSense/pp/index.htm). (T&ES)

**F. SIGNAGE:**

160. Design and develop a coordinated sign plan in conformance with the Hoffman Coordinated Sign Program, and which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics, business signs, and interpretive signage that highlights the history and archaeology of the site. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of Archaeology, P&Z, and/or RP&CA, and T&ES.\*
- a. Business signs shall employ variety and creativity of design.
  - b. Highlight the identity of individual business tenants through signage and storefront design. Coordinate signage with the building design and with individual storefront designs, including but not limited to integration with any proposed awnings, canopies, etc. (Arch) (P&Z) (RP&CA) (T&ES)
161. Design business and identification signs to relate in material, color and scale to the building on which the sign is displayed to the satisfaction of the Director of P&Z.
- a. The business and identification signs shall be designed of high quality materials and sign messages shall be limited to logos and names.
  - b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)
162. Internally illuminated box signs are prohibited. Explore the use of exterior

illumination. (P&Z)

163. A freestanding monument or identification sign shall be prohibited. (P&Z)
164. 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)

**G. HOUSING:**

165. The applicant shall make a voluntary monetary housing contribution in accordance with the conclusions of the Report of the Developer Housing Contribution Policy Work Group accepted by the City Council on June 8, 2005 in December 2013. (Housing)(PC)

The applicant shall make a voluntary monetary housing contribution in accordance with the conclusions of the Report of the Developer Housing Contribution Policy Work Group accepted by the City Council in December 2013. (Housing)(PC)

**H. PARKING:**

166. For Block 2, locate a maximum of 985 parking spaces in the parking garage. This allocation is approved for a federal tenant only. (P&Z)(T&ES)
167. Provide bicycle parking space(s) per Alexandria's current Bicycle Parking Standards for each Stage 2 DSUP. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: [www.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking). Provide bicycle parking both in the parking garage and outside at ground level. Bicycle parking outside shall be covered. (T&ES)
168. Provide a Parking Management Plan with the final site plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the final site plan and shall at a minimum include the following:
  - a. Provide controlled access into the garage for vehicles and pedestrians.
  - b. A plan of the garage facility – including the number of lanes of traffic for

entering / exiting, indicating any reversible lanes.

- c. Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
- d. A description of access control equipment and an explanation of how the garage will be managed. Include information on hours of operation, and accommodation for the various users of the garage (short and long term parking, car and vanpools, bicycles, etc.).
- e. Information on proposed staffing needs for peak, non-peak and overnight hours.
- f. How rates will be determined and details of validation program if proposed.
- g. Details of appropriate signage for the retail parking indicating hours which are reserved for retail patrons.\* (P&Z)(T&ES)

***I. BUS STOPS AND BUS SHELTERS:***

- 169. Show all existing and proposed bus stops with associated features, to include shelters, canopies, and benches in the vicinity of the site on the final site plan. Any proposed features shall be ADA compliant; all bus shelters shall include a bench, illumination (solar or electric), and the ability to accommodate future real time bus information LED screens and electric connections to the satisfaction of the Director of T&ES. The final bus shelter, bus canopy, and bus stop bench design shall meet City standards and the approval of the Director of T&ES. Design and specifications for the City standard bus shelter can be found at <https://www.alexandriava.gov/tes/info/default.aspx?id=6548> (T&ES)
- 170. For Block 2, provide an ADA compliant bus stop area on Southbound Stovall Street between Pershing Avenue and Eisenhower Avenue. Bus stop should be located along Stovall Street so that buses serving the stop have sufficient time and distance to maneuver into appropriate lane to make left hand turn (outermost lane) onto Eastbound Eisenhower Avenue. (T&ES)
- 171. For Block 2, make the new bus stop on Stovall Street between Pershing Avenue and Eisenhower Avenue ADA compliant. ADA compliance includes:
  - a. Install an unobstructed eight (8) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb, bus stop passenger loading pad. The loading pad shall be at the same grade as the sidewalk,

connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The loading pad's cross slope shall be less than 2%. The exiting width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. (T&ES)

172. Street trees in close proximity to bus stop approaches or directly adjacent to travel lanes shall be:
  - a. Located to avoid conflict with vehicles, specifically:
    - i. Trees shall be excluded from a 40 ft. zone which represents the length of the bus as it is serving the stop.
    - ii. Trees within both the 10 ft. departure zone and the 20 ft. approach zone (on either side of the 40 ft. zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses.
  - b. Subject to the character of the adjacent area and relevant design guidelines for spacing, distance from the curb and species selection. In general, trees shall be of the same species along the entire block face.
  - c. Selected from upright branching species in areas where relevant design guidelines do not otherwise specify
  - d. Installed with a minimum six feet of clear stem and gradually pruned to reduce conflict with vehicles, under consultation from a certified arborist. Pruning of street trees is part of the regular maintenance required of applicants under the City's bond for public improvements.
  - e. Set back from the curb edge where the width of sidewalk and adjacent conditions allow. (T&ES)

**J. SITE PLAN:**

173. Submit the plat of consolidation and all applicable vacations, easements and/or dedications prior to the final site plan submission. The plat(s) shall be approved and recorded prior to the release of the final site plan.\* (P&Z)(T&ES)
174. 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)
175. 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. If existing lighting does not meet minimum standards within the City right-of-way adjacent to the site, additional lighting must be provided so that the lighting meets 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. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - e. 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.
  - f. 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.
  - g. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
  - h. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
  - i. 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.
  - j. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.

- k. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.
- l. The lighting for the underground/structured parking garage shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.
- m. 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.
- n. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
- o. 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)

***K. CONSTRUCTION MANAGEMENT:***

- 176. 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. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. \* (T&ES)
- 177. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
  - a. Include a plan for temporary pedestrian and vehicular circulation;
  - b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
  - c. Include the overall schedule for construction and the hauling route;
  - d. Include a Traffic Control Plan as part of the construction management plan, to include proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage of materials for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The prepared drawings shall include a statement “FOR INFORMATION ONLY” on the Traffic Control Plan Sheets.

- e. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
  - f. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a “stop work order” will be issued, with construction halted until the violation has been corrected. \*  
(P&Z)(T&ES)(Code)
178. 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 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)
179. 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)
180. No major construction staging shall be allowed within the public right-of-way on Pershing Ave, Stovall Street and Eisenhower Avenue. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. \*\* (T&ES)
181. Transit stops adjacent to the site shall remain open if feasible for the duration of

construction. If construction forces the closure of any stops, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Office of Transit Services at 703-746-4075 as well as with the transit agency which provides service to the bus stop. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction. (T&ES)

182. A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection 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)
183. 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)
184. 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)
185. 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)
186. 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)
187. 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)

188. 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)
189. 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)
190. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
191. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

***L. WASTEWATER / SANITARY SEWERS:***

192. The applicant shall submit a letter to the Director of Transportation & Environmental Services prior to release of the final site plan acknowledging that this property will participate, if the City adopts a plan prior to release of the building permit, to require equal and proportionate participation in an improvements plan to mitigate wet weather surcharging in the Holmes Run Trunk Sewer sanitary sewer shed. (T&ES)

***M. STREETS / TRAFFIC:***

193. 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)

194. Consider relocating the main access point on Block 2 to Stovall Street. The following conditions shall apply:
  - a. The garage entrance gate shall be designed and positioned so that the peak hour queue of vehicles waiting to enter the garage does not extend onto Stovall Street or block the sidewalk in any way.
  - b. The Curb cut should be located approximately opposite of the curb cut across Stovall Street.
  - c. A traffic study shall be undertaken demonstrating to the satisfaction of the Director of T&ES that the proposed garage entrance and associated left turn lane will not unreasonably impact traffic flow on Stovall Street.
  - d. The garage entrance shall provide a minimum of two controlled access lanes entering the garage to minimize spill over onto the street. (T&ES)
195. With the Final Site Plan 1 submission for Block 2, provide a signal plan for the intersection of Pershing Ave. and Stovall St. (T&ES)
196. The current proposal (drawings dated September 15, 2014; received by P&Z September 24, 2014) showing access off of Pershing Avenue into the parking garage for Block 2 is not acceptable for the following reasons:
  - a. The geometry of the entrance creates a very sharp turning movement for vehicles turning right into the garage from the I-495 off-ramp. This presents a conflict should a vehicle be waiting at the driveway to exit the garage, and a conflict should a vehicle need to slow down to make the turn while another vehicle travels at high speeds on the off-ramp behind it.
  - b. The volume of cars that will attempt to enter the garage in the A.M. could cause a queue on Pershing Avenue that would present a dangerous situation along Pershing Avenue.
  - c. Vehicles exiting onto Pershing Avenue will have a limited sight distance of vehicles coming off of the I-495 off ramp that are traveling at high speeds. (T&ES)

If the access point remains on Pershing Avenue, provide the following:

- d. Relocate the entrance towards the intersection with Stovall Street in conformance with Condition #117 above.
  - e. Prohibit the left turn movement from Pershing Avenue onto the road in front of the main entrance to the building. This left turn would be too close to the Stovall Street and Pershing intersection.
  - f. Prohibit the left turn from Pershing Avenue into the site, as it would cross the ramp off of I-495. (T&ES)
197. 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)
198. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction Management & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
199. Provide an update to the previous traffic study that shows additional trips generated by the proposed use on Block 2 and includes queues and additional turning movements into the parking structure and internal circulation. All Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. Additional improvements to the satisfaction of the Director of T&ES may be required based on the results of the update to the traffic study. (T&ES)
200. Show turning movements of standard vehicles in the parking structure and/or parking lots. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
201. The slope on parking ramp to garage entrance shall not exceed 12 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)
202. For Block 2, furnish and install two 4" conduits with pull wires, and junction boxes located at a maximum interval of 300' underneath the sidewalks along Stovall Road from Pershing Avenue to Eisenhower Avenue. These conduits shall

terminate in an underground junction box at each corner at Stovall Road and Pershing Avenue and Stovall Road and Eisenhower Avenue. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES)

***N. UTILITIES:***

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

***O. STORMWATER MANAGEMENT:***

204. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
205. 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 Worksheet, or City of Alexandria Worksheets A or B and Worksheet C, as applicable. (T&ES)
206. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
- 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)
207. Surface-installed storm water 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)
208. Submit two originals of the storm water quality BMP and Stormwater Detention

Facilities Maintenance Agreement 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)

209. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. \*\*\*\*\*(T&ES)
210. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. \*\*\*\*\*(T&ES)
211. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water 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:***

212. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)
213. 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.
- 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 to comply with the City's Department of Conservation and Recreation Municipal Separate Storm Sewer (MS4) permit.
- 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)

***Q. NOISE:***

214. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)

***R. AIR POLLUTION:***

215. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
216. No material may be disposed of by venting into the atmosphere. (T&ES)
217. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

**S. CONTRIBUTIONS:**

218. For Block 2, the applicant shall contribute the full cost for a new medium-size Bikeshare station (current medium-size is a 15 dock station) to the city prior to Final Site Plan release towards installation, operation and/or expansion of a bike share station in the vicinity of this project site as part of a coordinated bike share program. Show location within the right of way adjacent to this site for a Bikeshare station with the Final 1 submission (minimum clear sidewalk widths per Condition 2 in this DSUP must be maintained). (T&ES)

**T. ARCHAEOLOGY:**

219. Historical maps indicate that this area was once a low terrace adjacent to a tributary stream of Cameron Run. Native American sites have been discovered in comparable settings. It is therefore possible that this site could yield archaeological resources that could provide insight into Native American activities prior to the arrival of Europeans in the area. Previous historical and archaeological investigations have indicated that this area may have potential to provide insight into 18th and 19th-century activities and into occupation by Native Americans. The 18th-century Town of Cameron was situated on Hunting Creek near the upstream limits of navigation, but its exact location has never been found. To the north, the 18th-century West family cemetery, two 18th- and 19th- century mills (one of which was converted for use by the Alexandria Water Company) and the 19th-century Roberts' farm were excavated.
220. A 1998 Archaeological Assessment report produced by R. Christopher Goodwin and Associates recommends limited mechanized trenching for the property.
221. Hire an archaeological consultant to consult with Alexandria Archaeology in order to devise a Statement of Work for limited mechanized trenching as monitored by a qualified professional archaeologist. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)
222. 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)

223. 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)
224. 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)
225. The statements in C-2, C-3, and C-4 above must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirements.
226. Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
227. All archaeological work will be carried out in accordance with the City of Alexandria Archaeological Standards and is subject to the approval of the City Archaeologist.

***U. FIRE:***

228. Plans should show location of all existing fire hydrants in and around site and existing fire department connections so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply.
229. All new fire hydrants on property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance, and service. This will be evaluated on a case by case basis.
230. The applicant shall provide a separate Fire Service Plan which illustrates where applicable: a) emergency ingress/egress routes to the site; b) one fire department connection (FDC) for buildings under 5 stories or 55 feet or two sufficiently remote FDC's for buildings over 5 stories or 55 feet; c) all existing and proposed fire hydrants where fire hydrants are located between forty (40) and one hundred (100) feet of each required FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote

point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a minimum width of twenty-two (22) feet; f) the location and size of the separate fire line(s) for the building fire service connection and fire hydrants.

231. The applicant shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. This information will determine if item C-3 requirements apply.
232. If building or structure is over 50 feet in height, it is required to have ladder truck access to 48% perimeter of the buildings by public roads or recorded emergency vehicle easements (EVE). For a building face to be considered accessible by a ladder truck the curb line shall be at least 15 feet and no more than 30 feet from the face of the building. Alternatives that demonstrate equivalency to this requirement will be considered on a case by case basis. Equivalency may be demonstrated through methods outlined in the City Fire Prevention Code Appendix D. All elevated structures used for this purpose shall be designed to AASHTO HS-20 loadings.
233. 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 structure being considered. The three copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314.
234. A Knox Box Rapid Entry key access system shall be installed to facilitate building entry by fire department personnel during an emergency. The size and number of Knox Boxes, number of key sets, and required keys or access devices shall be determined by Alexandria Fire Department personnel.
235. The applicant of any building or structure constructed in excess of 10,000 square feet; any building or structure which constructs an addition in excess of 10,000 square feet; or any building where there is a level below grade shall contact the City of Alexandria Radio Communications Manager in the Department of Emergency Communications prior to submission of a final site plan. The proposed project shall be reviewed for compliance with the radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:
  - a. The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.

- b. The building or structure design shall support a minimum signal transmission strength of -95 dBm within 90 percent of each floor area.
- c. The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.
- d. Areas deemed critical by the City of Alexandria, such as fire control rooms, exit stairways, and exit passageways shall provide 99 percent coverage exceeding -95 dbm when transmitting or receiving.
- e. The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. A bi-directional amplifier or other powered equipment must consist of two power sources:

- a. Primary Source: Dedicated branch circuit.
- b. Secondary Source: Battery backup capable of powering the system for 12 hours at 100 percent capacity.

Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager.

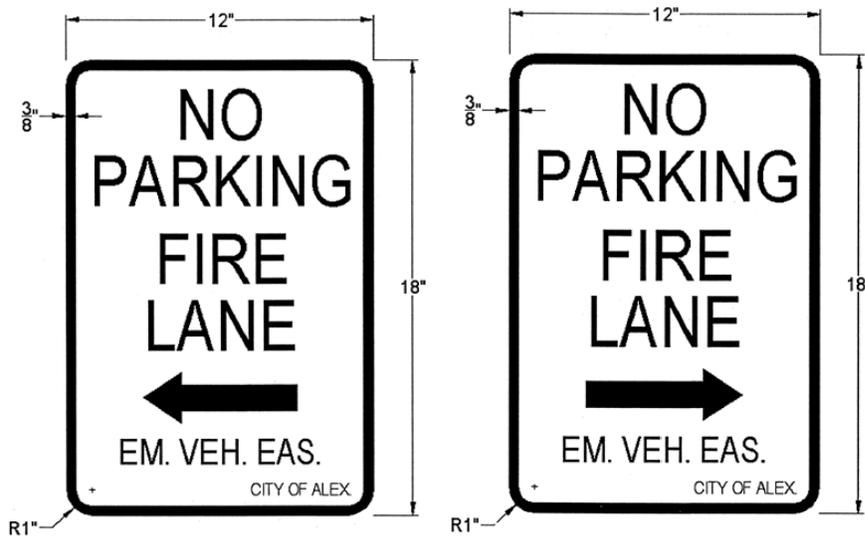
236. The site plan shall show placement of emergency vehicle easement signs. See sign detail and placement requirements are as follows:

Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements.

Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/8-inch red trim strip around the entire outer edge of the sign. The lettering

shall say "NO PARKING," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS.," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "EMERGENCY VEHICLE EASEMENT" - 2½ inches. EM. VEH. EAS. - 1 inch, CITY OF ALEX. - ½ inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1½ inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.

Where curbing is a component of the emergency vehicle easement, the curbing construction shall conform to weight and grade requirements for vehicular traffic. In no circumstances shall a raised curb be located in the path of travel in an emergency vehicle easement. Where a mountable curb is provided as part of an emergency vehicle easement, emergency vehicle easement signs shall be posted at the point nearest the edge of the emergency vehicle easement, but in no case within the clear width of the emergency vehicle easement.





237. Show fire apparatus vehicle turning radius based on the following specifications:  
Tower 203 Turning Specifications

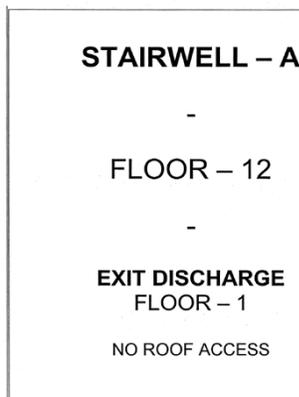
- Turning Radius – Wall to Wall = 54.98 feet + / - 2 feet  
Curb to Curb = 51.33 feet + / - 2 feet  
Inside turning radius = 37.73 feet + / - 2 feet
  - Overall Length – 47' – 4 1/2"
  - Overall Width – 98"
  - Wheel Bases from front axle to both rear axles – 240"
  - Tandem axle spacing – 56" CL of axle to CL of axle
  - Gross Weight – As built with no equipment or water gross weight = 66,000#
  - Angle of Approach – 13 Degrees
  - Angle of Departure – 11 degrees
  - Ramp Break Over – Break over angle is 9°

238. Provide Stairway Identification. Stairway identification signs shall be provided at each landing in all interior exit stairways connecting more than three stories. Stairways shall be identified by letter designation starting next to the main entrance with "A" and continuing in a clockwise or left to right pattern using consecutive letters of the alphabet for each additional stairway. Two copies of the stairway signs shall be submitted to the fire official for approval before occupancy.

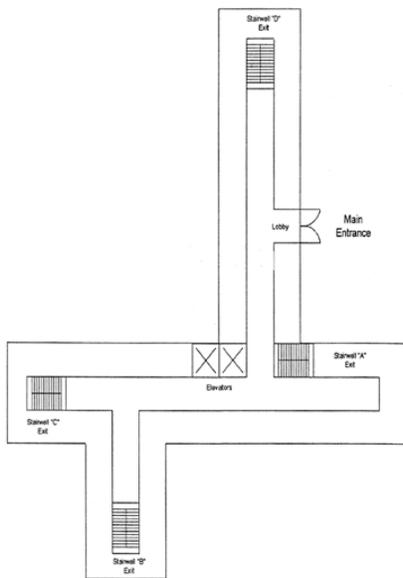
Stairway signs shall designate the stairway letter, state the floor level, the level of exit discharge, and if there is access or no access to the roof regardless if the access door or roof hatch locks. The bottom of the sign shall be located five (5) feet above the floor landing in a position that is readily visible when the

stairwell door is opened or closed. The signs must have lettering that is a minimum of 2 inches but no greater than 4 inches in height. This information may be stenciled directly onto the wall but all lettering must be of a color contrasting with the background stairway wall color.

In buildings greater than three stories where there is no graphic representation of the building footprint, a simplified building schematic must be display in the lobby. The simplified building footprint shall be an overhead view of the building exterior and the general layout of the lobby of the first floor. Stairways shall be denoted by letter as required



Example Stairway Identification Sign



Example Building Footprint Sign

## CITY DEPARTMENT CODE COMMENTS

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

### Planning and Zoning

C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. \*\*\*\*\* (P&Z) (T&ES)

C - 2 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three years after completion. \*\*\*\*\* (P&Z) (T&ES)

### Transportation and Environmental Services

R - 1. The current site plans provide for a 962 square foot trash room adjacent to a single loading dock. While this trash room meets the storage space requirements for solid waste and recycling, its configuration does not allow for the most efficient collection of these materials. (T&ES- Resource Recovery)

R - 2. The total square footage for this office building is listed at approximately 684,000 square feet. This level of occupancy will generate between 1.5 and 3 tons of solid waste per day in most circumstances. This volume of solid waste would best be handled using a pair of compactors for both trash and recyclable materials which the current trash room does not allow for. (T&ES- Resource Recovery)

R - 3. At maximum occupancy, this building may require multiple collections per day for both trash and recyclables using a standard 8cy front load container. The use of compactors would be a much more efficient collection method for a building of this size although it would require more dedicated loading dock space. (T&ES- Resource Recovery)

R - 4. DASH has in its annual Transit Development Plan and Long Range Expansion plan to implement a new Eisenhower Circulator, currently programmed for implementation in FY2017. The provision of space for a bus stop would enable an extension of the Eisenhower Circulator to service new developments west of Eisenhower Metro Station along Stovall Street and Pershing Avenue. A bus shelter is planned for the bus stop in FY2017. (T&ES/DASH)

R - 5. 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)

- R - 6. 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>

- R - 7. 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)
- R - 8. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- R - 9. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- R - 10. 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)
- R - 11. 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)

- R - 12. 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)
- R - 13. 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)
- R - 14. 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)
- R - 15. 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)
- R - 16. 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)

- R - 17. 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)
- R - 18. 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)
- R - 19. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- R - 20. 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)
- R - 21. A Traffic Control Plan shall be provided within the Construction Management Plan and replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. These sheets are to be provided as “Information Only”. (T&ES)
- R - 22. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- 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 storm water 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 storm water 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 (Floodplain 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 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of

Memorandum to Industry No. 06-14, New Sanitary Sewer Connection and Adequate Outfall Analysis, effective July 1, 2014. The sanitary sewer adequate outfall analysis is required as part of the Preliminary Site Plan submission. The memorandum is available at the following web address of the City of Alexandria (T&ES)

<http://alexandriava.gov/uploadedFiles/tes/info/MemoToIndustry06-14.pdf>

- C - 9 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 - 10 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](http://www.alexandriava.gov/solidwaste) or by contacting the City's Solid Waste Division at 703-746-4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov). (T&ES)
- C - 11 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 - 12 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](http://www.alexandriava.gov/solidwaste) or by calling the Solid Waste Division at 703.746.4410 or by e-mailing [CommercialRecycling@alexandriava.gov](mailto:CommercialRecycling@alexandriava.gov). (T&ES)
- C - 13 Bond for the public improvements must be posted prior to release of the site plan.\* (T&ES)
- C - 14 The sewer tap fee must be paid prior to release of the site plan.\* (T&ES)
- C - 15 All easements and/or dedications must be recorded prior to release of the site plan.\* (T&ES)
- C - 16 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 - 17 Provide a phased erosion and sediment control plan consistent with grading and construction

plan. (T&ES)

- C - 18 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 - 19 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 - 20 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 - 21 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 - 22 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 23 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 24 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 - 25 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 water quality volume default and stormwater quantity management. (T&ES)
- C - 26 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control

Code, Section 5, Chapter 4. (T&ES)

C - 27 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a Virginia Stormwater Management Program General Construction Permit for land disturbing activities greater than one acre.

See memo to industry 08-14 which can be found on-line here;  
<http://alexandriava.gov/tes/info/default.aspx?id=3522>. \* (T&ES)

Alexandria Renew Enterprises:

F - 1. Proposed construction and sewer discharge limits from new facility could be regulated by ASA Pretreatment. Engineer/Owner is required to contact Alexandria Renew Enterprises (AlexRenew) Pretreatment Program Manager, (703) 549-3382 ex: 2106.

R - 1. Provide sanitary computations and proposed layout. Owner to determine whether a service chamber (pump/lift station) needs to be constructed to service the building in order to convey sanitary flow into the Holmes Run Trunk Sewer during high flows.

Virginia American Water Company:

F - 1. VAWC has no comments at this time.

Fire Department

F - 1. The following comments are for preliminary review only. Additional comments may be forthcoming once the applicant provides supplemental information for review. Please direct any questions to Maurice Jones at 703-746-4256 or [maurice.jones@alexandriava.gov](mailto:maurice.jones@alexandriava.gov).

R - 1. To improve fire department operational capabilities, it is recommended that all stairways extend to the roof level for direct access to the roof.

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 section of the underground garage dedicated to the residents is gated off from the retail section and is controlled by electronic means. This should help alleviate unwanted persons tampering with resident's vehicles and other crimes.
- R - 2. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.
- R - 3. 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.

R - 4. 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.

#### Landscape Recommendations

R - 5. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles. Parks

R - 6. It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.

#### Miscellaneous

R - 7. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.

R - 8. 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. This is to negate a “breaking and entering” when the windows are open for air.

R - 9. 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.

#### 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:

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- \* Condition must be fulfilled prior to release of the final site plan
- \*\* Condition must be fulfilled prior to release of the building permit
- \*\*\* Condition must be fulfilled prior to release of the certificate of occupancy
- \*\*\*\* Condition must be fulfilled prior to release of the bond

SPECIAL USE PERMIT #2017-0097  
HOFFMAN TOWN CENTER (TMP)

Planning Commission Meeting  
September 7, 2017

**ISSUE:** Consideration of an amendment to Condition #9 of the Hoffman transportation management plan special use permit approval to incorporate residential and retail uses and their associated rates.

**APPLICANT:** Perseus Realty, LLC  
Represented by Ken Wire, McGuire Woods, LLP; Attorney

**LOCATION:** 200 Stovall Street

**ZONE:** CDD-2/Coordinated Development District

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STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. A TMP Coordinator (TMPC) shall be designated for the all development within the Hoffman Center upon application for any new building permit within the project. The name, address and telephone number of the TMP Coordinator shall be provided to the Office of Transit Services and Programs (OTS&P). The Coordinator shall maintain an on-site office at Hoffman Center and shall be responsible for establishing and administering a Transportation Management Plan for the entire project, including existing commercial and hotel uses within the Hoffman CDD.
2. The applicant shall promote the use of transit, carpooling/vanpooling and other components of the TMP with new employees during new employee orientation.
3. The applicant shall display and distribute information about transit, carpool/vanpool and other TMP programs and services to employees at the project, including maintaining, on site, stocks of appropriate bus schedules, information on Metrorail, and applications to the regional rideshare program. Displays shall be installed in each building to hold transit and carpool brochures and other TMP promotional material
4. The applicant shall administer a ride-sharing program, including assisting in the formation of two person car pools and car/vanpools of three or more persons. To expedite the formation of

car/vanpools, the applicant will have an on-site ridesharing computer linked to the Council of Governments Commuter Connections network for instantaneous ridematching services.

5. A survey of employees shall be conducted, beginning one year from the issuance of the Certificate of Occupancy for any new building, to determine the number of employees, their place of residence, modes of transportation, arrival and departure times, willingness and ability to use carpooling and public transit, and such additional information as the City may require. This survey will be conducted annually and will become the basis for the Annual Report.
6. The applicant shall provide annual reports to OTS&P, including an assessment of the effects of TMP activities on carpooling, vanpooling, transit ridership and peak hour traffic, the results of the annual survey, and a work program for the following year. The initial report shall be submitted one year from the time of initial occupancy of any new building.
7. The applicant shall participate and coordinate TMP activities with other projects in the vicinity of the site and OTS&P.
8. The applicant shall administer a parking plan as follows:
  - a. Reserve 5% of parking spaces for high occupancy vehicles (three or more persons) and carpools of two until 10:30 AM. This provision will be enforced by requiring registration of vehicles that will occupy these spaces, issuing special identification passes and contracting with a towing service to tow non-registered vehicles from the facility at the owners expense. High occupancy spaces for vehicles with three or more persons will be provided free of charge and will be set aside in convenient locations.
  - b. Carpools of two will be charged half the current price. These carpools will register with the TMP Coordinator.
  - c. All other parking, except those spaces identified in (a) and (b) above, will be charged the market rate. The price structure for SOV parking will be examined periodically and adjusted accordingly to encourage use of non-SOV travel modes.
  - d. The parking designated for the movie theaters and restaurants would be exempt from the parking plan as these uses would be accessed outside of peak periods.
9. **CONDITION AMENDED BY STAFF:** That the applicant fund, at an annual base rate of \$0.13 per leasable square foot of new commercial space, \$64.896 per dwelling unit of new residential space, and \$0.173 per gross square foot of retail space (in 2014 dollars) (space constructed after 1997) for which a certificate of occupancy has been issued a transportation account to be used exclusively for these approved TMP activities:

- a. Computer link to regional ridesharing network
- b. Discounting the cost of bus and transit fare media for employees
- c. Marketing activities, including advertising, promotional events, etc.
- d. Incentives to car-poolers or staggered work hour program participants; and
- e. Any other TMP activities as may be proposed by the applicant and approved by the Director of T&ES

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.

10. The applicant will provide semi-annual reports to the Office of Transit Services and Programs on the TMP fund. These reports will provide a summary of the contributions to the fund and all expenses. The first report will be due six months following the issuance of the first certificate of occupancy.
11. Any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or may be paid to the City for use in TMP support activities which benefit the site. The Director of T&ES may require that the funds be paid to the City upon determination that the applicant has not made reasonable effort to use the funds for TMP Programs.
12. Bicycle racks shall be provided in quantities sufficient to meet demand . Personal amenities (showers, lockers etc.) shall be provided for those who wish to walk, run, or bike to work.
13. That the shall applicant prepare, as part of its leasing agreements, appropriate language to inform tenants of the transportation management plan special use permit and conditions therein, prior to any lease agreements.
14. Modifications to approved TMP activities shall be permitted upon approval by the Director of T&ES, provided that any changes are consistent with the goals of the TMP.
15. An amendment to this TMP shall be processed with each approval of a new preliminary development plan for a portion of the Hoffman CDD in order to incorporate specific TMP elements for proposed future uses as they are approved through the development process.

### **DISCUSSION:**

In conjunction with the Eisenhower East Small Area Plan Amendment (MPA#2017-0006) and Development Special Use Permit (DSUP2017-0015), for conversion of the existing office building at 200 Stovall Street to residential and retail uses, the applicant, Perseus Realty, LLC., is requesting an

amendment to the Transportation Management Plan special use permit for the Hoffman tract. The Hoffman TMP was originally approved by City Council in February 1998 in conjunction with CDD concept plan approval for the Hoffman tract, and the proposed PTO development. The TMP includes a condition that it be amended in conjunction with each new phase of development that is proposed at the Hoffman tract, in order to provide staff the opportunity to reassess traffic impacts in light of the specifics of each proposal and any changes that may have occurred in the general area since the original approval. Staff recommends only one change to the TMP to include residential and retail uses and their associated rates.

With this change, staff recommends approval.



**APPLICATION**

**DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN**

**DSUP #** 2017-00015

**Project Name:** 200 Stovall--Block 6A

**PROPERTY LOCATION:** 200 Stovall Street

**TAX MAP REFERENCE:** 072.04-03-29

**ZONE:** CDD #2

**APPLICANT:**

Name: Perseus Realty, LLC

Address: 1850 M Street NW, Suite 820, Washington, DC 20036

**PROPERTY OWNER:**

Name: Hoffman Building II LLC

Address: 2034 Eisenhower Avenue, Suite 290, Alexandria, VA 22314

**SUMMARY OF PROPOSAL** Conversion of existing office building into residential, retail and above-grade parking (CDD amendment under separate cover)

**MODIFICATIONS REQUESTED**

1) Reduction in minimum two-way drive aisle width that serves 90 degree parking, 2) Modification for 50% of required crown cover to consist of new trees planted in adjacent right of way, and 3) a 50% reduction in the crown cover requirement.

**SUP's REQUESTED**

Amendment to TMP SUP #1998-0043

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

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

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

Kenneth W. Wire

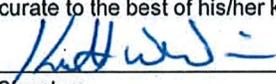
Print Name of Applicant or Agent

McGuire Woods LLP

Mailing/Street Address  
1750 Tysons Blvd, Suite 1800  
Tysons, VA 22102

City and State

22102  
Zip Code

  
Signature

703-712-5362

Telephone #

703-712-5222

Fax #

kwire@mcguirewoods.com

Email address

8/2/17  
Date

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

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

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

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

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

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

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

Development SUP # \_\_\_\_\_

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

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

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

the Owner     Contract Purchaser     Lessee or     Other: \_\_\_\_\_ of the subject property.

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

See Attached.

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

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

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

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

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

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

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

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

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

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

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

8/21/17  
Date

\_\_\_\_\_  
Kenneth W. Wire  
Printed Name

  
Signature



Development SUP # \_\_\_\_\_

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

N/A  
\_\_\_\_\_  
\_\_\_\_\_

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

N/A  
\_\_\_\_\_  
\_\_\_\_\_

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

Day	Hours	Day	Hours
N/A	N/A	N/A	N/A
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.  
N/A; no new use is proposed.

\_\_\_\_\_  
\_\_\_\_\_

B. How will the noise from patrons be controlled?  
N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Development SUP # \_\_\_\_\_

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

- A. What type of trash and garbage will be generated by the use?  
N/A  
\_\_\_\_\_  
\_\_\_\_\_
- B. How much trash and garbage will be generated by the use?  
N/A  
\_\_\_\_\_  
\_\_\_\_\_
- C. How often will trash be collected?  
N/A  
\_\_\_\_\_  
\_\_\_\_\_
- D. How will you prevent littering on the property, streets and nearby properties?  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

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

Yes.  No.

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

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Development SUP # \_\_\_\_\_

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

N/A

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**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.

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**PARKING AND ACCESS REQUIREMENTS**

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

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

N/A; no new use is proposed with this request

---

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

- \_\_\_\_\_ Standard spaces
- \_\_\_\_\_ Compact spaces
- \_\_\_\_\_ Handicapped accessible spaces
- \_\_\_\_\_ Other

Development SUP # \_\_\_\_\_

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

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

\_\_\_\_\_

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

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

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

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

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

- C. Where are off-street loading facilities located?

N/A

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

N/A

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

N/A

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

Street access is adequate

\_\_\_\_\_

APPLICANT

Perseus Realty LLC

Robert L. Cohen

> 50% ownership

OWNER

Hoffman Building II, LLC

Hoffman Buildings Management LLC	1%
Hubert N. Hoffman Family Trust	94.05%
Hoffman Development LLC	1.09%
Hubert N. Hoffman, III	28.589520%
Thomas Hoffman	26.796015%
Nancy Hoffman	15.105990%
Holly Nolting	24.073515%
Timothy Hoffman	4.344960%
Hubert N. Hoffman, III	4.95%



**APPLICATION**

**CDD DEVELOPMENT CONCEPT PLAN**

**CDD #** 2017-00002

[must use black ink or type]

**PROPERTY LOCATION:** 200 Stovall Street

**TAX MAP REFERENCE:** 072.04-03-29 **ZONE:** CDD #2

**APPLICANT'S NAME:** Perseus Realty, LLC

**ADDRESS:** 1850 M Street, NW, Suite 820, Washington, DC 20036

**PROPERTY OWNER NAME:** Hoffman Building II LLC

**ADDRESS:** 2034 Eisenhower Avenue, Suite 290, Alexandria, VA 22314

**REQUEST:** Request to amend CDD concept plan to convert existing office building into residential, retail and above grade parking.

**THE UNDERSIGNED** hereby applies for CDD Development Concept Plan approval in accordance with the provisions of Section 5-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

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

Kenneth W. Wire  
 \_\_\_\_\_  
 Print Name of Applicant or Agent  
 McGuireWoods LLP  
 \_\_\_\_\_  
 1750 Tysons Boulevard, Suite 1800  
 Tysons, VA 22102  
 \_\_\_\_\_  
 Mailing/Street Address

  
 \_\_\_\_\_  
 Signature  
 703-712-5362  
 \_\_\_\_\_  
 Telephone #  
 703-712-5222  
 \_\_\_\_\_  
 Fax #  
 kwire@mcguirewoods.com  
 \_\_\_\_\_  
 Email address

DO NOT WRITE IN THIS SPACE OFFICE USE ONLY	
Application Received: _____	Date and Fee Paid: _____ \$ _____
ACTION - PLANNING COMMISSION: _____	ACTION - CITY COUNCIL _____

Development Site Plan (DSP) # \_\_\_\_\_

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

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

the Owner     Contract Purchaser     Lessee or     Other: \_\_\_\_\_ of the subject property.

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

See attached.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

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

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 200 Stovall Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

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

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

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

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

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

8/2/17  
Date

Kenneth W. Wire  
Printed Name

  
Signature

APPLICANT

Perseus Realty LLC

Robert L. Cohen

> 50% ownership

OWNER

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Hoffman Development LLC	1.09%
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Thomas Hoffman	26.796015%
Nancy Hoffman	15.105990%
Holly Nolting	24.073515%
Timothy Hoffman	4.344960%
Hubert N. Hoffman, III	4.95%



**APPLICATION**

**ENCROACHMENT**

ENC# 2017-00003

**PROPERTY LOCATION:** 200 Stovall Street

**TAX MAP REFERENCE:** 072.04-03-29 **ZONE:** CDD #2

**APPLICANT**

Name: Perseus Realty, LLC

Address: 1850 M Street NW, Suite 820, Washington DC 20036

**PROPERTY OWNER**

Name: Hoffman Building II LLC

Address: 2034 Eisenhower Avenue, Suite 290, Alexandria, VA 22314

**PROPOSED USE:** Encroachment of residential balconies 3 feet 6 inches into public right-of-way as shown on the attached exhibit

**INSURANCE CARRIER** (copy attached) \_\_\_\_\_ **POLICY #** \_\_\_\_\_

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

**THE UNDERSIGNED** hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.

**THE UNDERSIGNED** hereby applies for an Administrative Use Permit in accordance with the provisions of Article VI, Section 6-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

**THE UNDERSIGNED** I/so 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 their knowledge and belief.

Kenneth W. Wire

Print Name of Applicant or Agent

McGuireWoods LLP, 1750 Tysons Blvd. Ste. 1800

Mailing/Street Address

Tysons, VA 22102

City and State Zip Code

Signature

703-712-5362 703-712-5222

Telephone # Fax #

kwire@mcguirewoods.com

Email address

8/2/17  
Date

Application Received: \_\_\_\_\_ Date and Fee Paid: \$ \_\_\_\_\_  
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 three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

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

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 200 Stovall Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

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

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

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

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

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

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

8/2/17  
Date
Kenneth W. Wire  
Printed Name
  
Signature

APPLICANT

Perseus Realty LLC

Robert L. Cohen

> 50% ownership

OWNER

Hoffman Building II, LLC

Hoffman Buildings Management LLC	1%
Hubert N. Hoffman Family Trust	94.05%
Hoffman Development LLC	1.09%
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Thomas Hoffman	26.796015%
Nancy Hoffman	15.105990%
Holly Nolting	24.073515%
Timothy Hoffman	4.344960%
Hubert N. Hoffman, III	4.95%



**APPLICATION**

**SPECIAL USE PERMIT**

**SPECIAL USE PERMIT #** 2017-00092

**PROPERTY LOCATION:** 200 Stovall Street

**TAX MAP REFERENCE:** 072.04-03-29 **ZONE:** CDD #2

**APPLICANT:**

Name: Perseus Realty, LLC

Address: 1850 M Street, NW, Suite 820, Washington, DC 20036

**PROPOSED USE:** Special use permit for penthouse height increase from 15' to 20'.

**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.

<u>Kenneth W. Wire</u>	<u></u>	<u>8/2/17</u>
Print Name of Applicant or Agent	Signature	Date
<u>McGuireWoods LLP</u>	<u>703-712-5362</u>	<u>703-712-5222</u>
Mailing/Street Address	Telephone #	Fax #
<u>Tysons, VA</u>	<u>kwire@mcguirewoods.com</u>	
City and State	Email address	
<u>22102</u>		
Zip Code		

**ACTION-PLANNING COMMISSION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ACTION-CITY COUNCIL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

SUP # \_\_\_\_\_

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 200 Stovall Street, I hereby  
(Property Address)  
grant the applicant authorization to apply for the Penthouse height and drive aisle modifications use as  
(use)  
described in this application.

Name: Hoffman Building II LLC Phone: \_\_\_\_\_  
Please Print  
Address: 2034 Eisenhower Avenue, Suite 290 Email: \_\_\_\_\_  
Alexandria, VA 22314  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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.

See attached.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

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

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 200 Stovall Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

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

**3. Business or Financial Relationships.** Each person or entity 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](#).

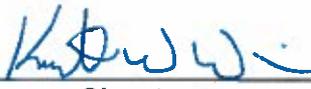
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NONE		
2.		
3.		

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

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

9/2/17  
Date

Kenneth W. Wire  
Printed Name

  
Signature



**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: \*No new use proposed\*

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

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

6. Please describe the proposed hours and days of operation of the proposed use: \*No new use proposed\*

Day:	Hours:
N/A	
_____	_____
_____	_____
_____	_____
_____	_____

7. Please describe any potential noise emanating from the proposed use. \*No new use proposed\*

A. Describe the noise levels anticipated from all mechanical equipment and patrons.  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

B. How will the noise be controlled?  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

SUP # \_\_\_\_\_

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

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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)  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

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

C. How often will trash be collected?  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

D. How will you prevent littering on the property, streets and nearby properties?  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_

SUP # \_\_\_\_\_

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:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SUP # \_\_\_\_\_

**PARKING AND ACCESS REQUIREMENTS**

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

- \_\_\_\_\_ Standard spaces
- \_\_\_\_\_ Compact spaces
- \_\_\_\_\_ Handicapped accessible spaces.
- \_\_\_\_\_ Other.

\*No new use proposed\*

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

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? N/A

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

SUP # \_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

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?  
N/A

\_\_\_\_\_

**SITE CHARACTERISTICS**

17. Will the proposed uses be located in an existing building?  Yes  No  
Do you propose to construct an addition to the building?  Yes  No  
How large will the addition be? \_\_\_\_\_ square feet.

18. What will the total area occupied by the proposed use be? \*No new use proposed\*  
\_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ sq. ft. (total)

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

End of Application

APPLICANT

Perseus Realty LLC

Robert L. Cohen

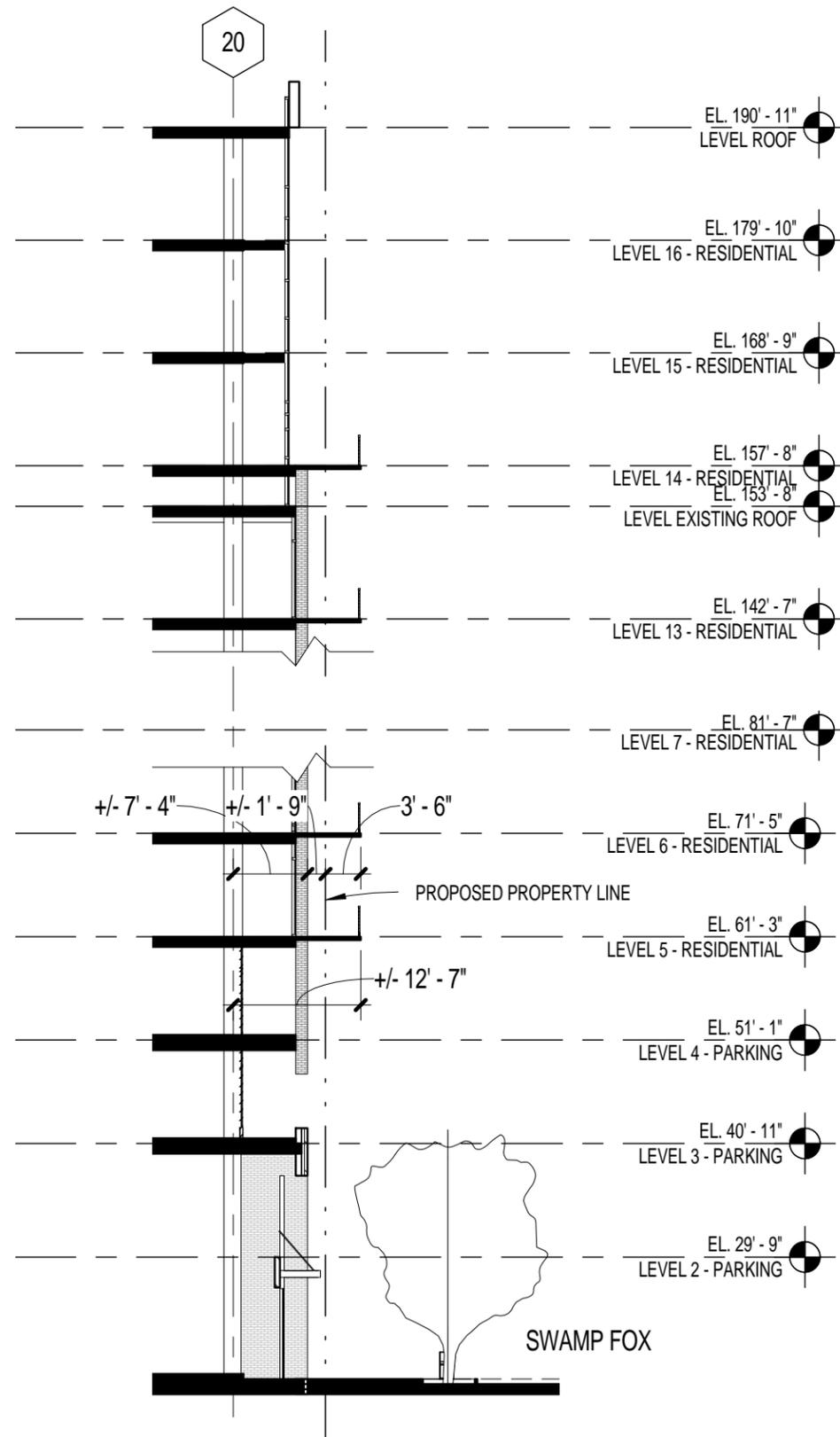
> 50% ownership

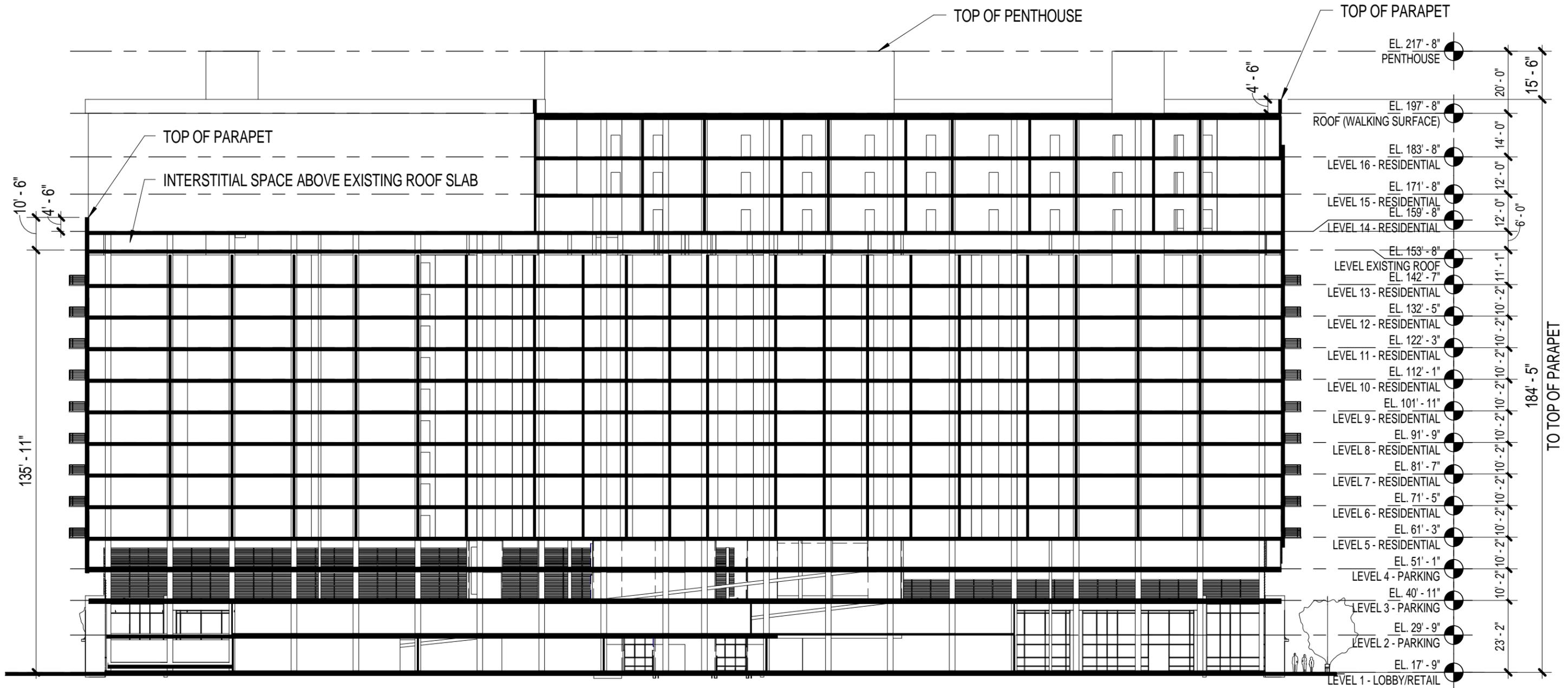
OWNER

Hoffman Building II, LLC

Hoffman Buildings Management LLC	1%
Hubert N. Hoffman Family Trust	94.05%
Hoffman Development LLC	1.09%
Hubert N. Hoffman, III	28.589520%
Thomas Hoffman	26.796015%
Nancy Hoffman	15.105990%
Holly Nolting	24.073515%
Timothy Hoffman	4.344960%
Hubert N. Hoffman, III	4.95%

**GENERAL NOTE:** DISTANCE BETWEEN FACE OF BUILDING AND  
 PROPERT LINE PENDING FINAL SURVEY.





1 BUILDING SECTION - EAST WEST  
 SK-1 SCALE: 1/32" = 1'-0"



**CDD Concept Plan #2016-0001**  
**Development Special Use Permit #2016-0027**  
**2461 Eisenhower Avenue – Hoffman Town Center**

<b>Applicant</b>	<b>General Data</b>	
<b>Project Name:</b> Hoffman Town Center, Block 6B  <b>Location:</b> 2461 Eisenhower Avenue  <b>Applicant:</b> 2461 Eisenhower Avenue Acquisitions LLC, c/o Rubenstein Partners by Cathy Puskar	PC Hearing:	October 4, 2016
	CC Hearing:	October 15, 2016
	If approved, DSUP Expiration:	N/A*
	Plan Acreage:	2.8843 acres (125,640 sq. ft.)
	Zone:	CDD #2
	Proposed Use:	Office and Retail
	Gross Floor Area:	N/A
	Small Area Plan:	Eisenhower East
	Green Building:	N/A

<b>Purpose of Application</b>
<p>Approval of a request to allow flexibility for office or retail use on the ground floor of the existing office building at 2461 Eisenhower Avenue. The request includes the following applications:</p> <ol style="list-style-type: none"> <li>1. CDD Plan Amendment CDD2014-0007);</li> <li>2. DSUP Amendment (DSUP2000-0028)</li> </ol> <p>* No expiration: Existing Building</p>

<b>Staff Recommendation: APPROVAL WITH CONDITIONS</b>
<b>Staff Reviewers:</b> Emily Oaksford, <a href="mailto:emily.oaksford@alexandriava.gov">emily.oaksford@alexandriava.gov</a> Gary Wagner, <a href="mailto:gary.wagner@alexandriava.gov">gary.wagner@alexandriava.gov</a> Robert Kerns, <a href="mailto:robert.kerns@alexandriava.gov">robert.kerns@alexandriava.gov</a>

**CITY COUNCIL ACTION, OCTOBER 15, 2016:** City Council approved the Planning Commission recommendation.

**PLANNING COMMISSION ACTION, OCTOBER 4, 2016:** On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of the request, subject to all applicable codes and ordinances. The motion carried on a vote of 6-0, with Vice Chairman Macek absent.

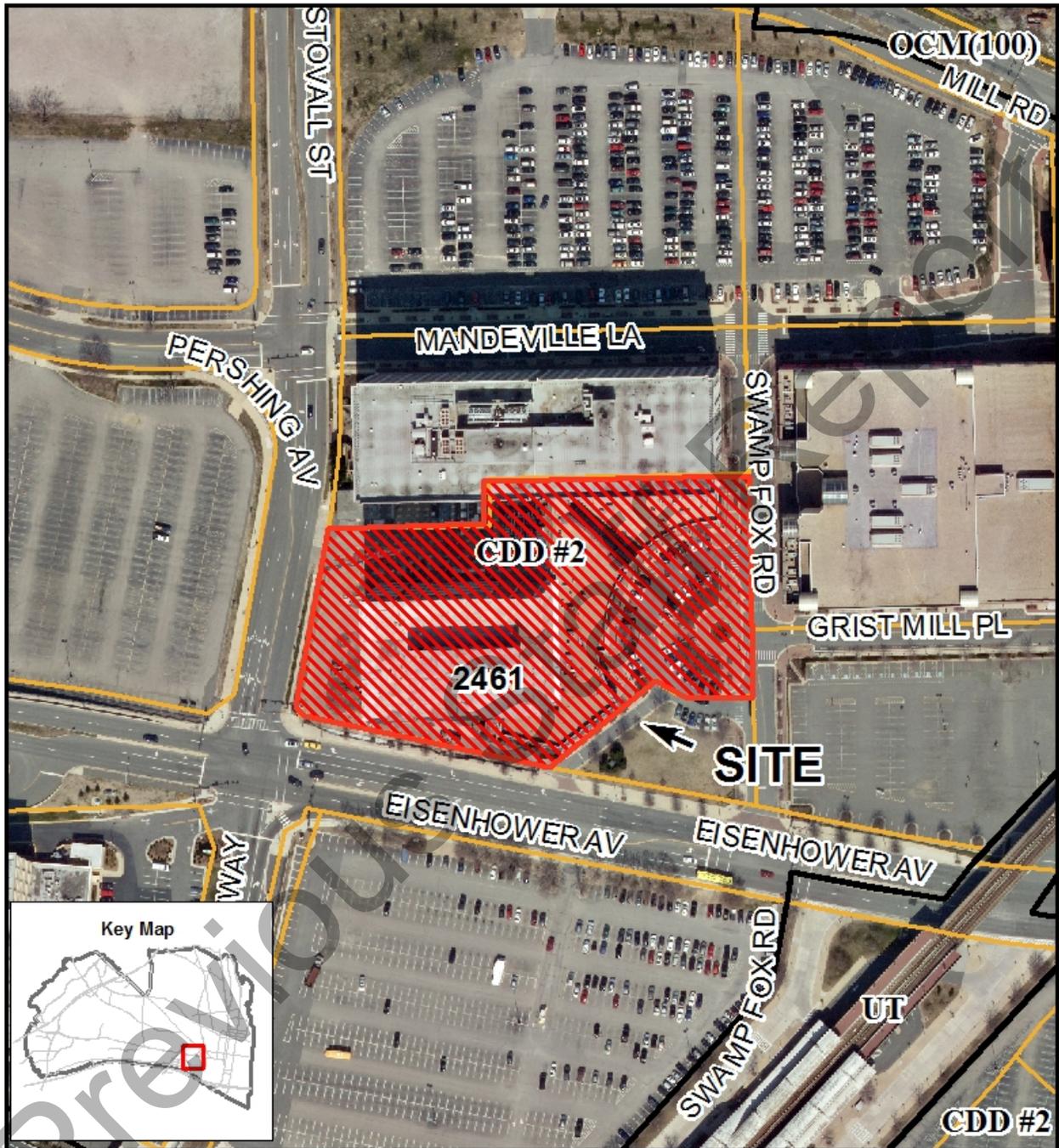
**Reason:**

The Planning Commission agreed with the staff analysis.

**Speakers:**

Cathy Puskar, attorney representing the applicant and Christian Chambers, applicant.

Previous Staff Report



**Development Special Use Permit  
#2016-0027  
CDD Concept Plan #2016-0001  
2461 Eisenhower Avenue**



## **I. SUMMARY**

### ***A. Recommendation and Summary of Issues***

Staff recommends *approval* of the applications, subject to compliance with the staff recommendations. Approval of these applications will allow flexibility for either office or retail use on the ground floor of the existing office building located in Block 6B (2461 Eisenhower Avenue).

Key issues related to this application include an amendment to DSUP2000-0028 for the Hoffman Town Center (Blocks 6, 7, 8 and 14), and an amendment to CDD2014-0007, which allocates floor area to most blocks within Eisenhower East area.

Additional ground floor retail would provide a great benefit to current workers and residents of the Eisenhower East area. Furthermore, this added activity may help attract new office tenants to the Hoffman Town Center and area surrounding the Eisenhower Avenue Metro Station.

### ***B. General Project Description***

Block 6B, created from the newly portioned Block 6, includes an existing office building (Office Building #1) and a one-story liner retail building that wraps the office building's base. Office Building #1 is currently vacant and ready for leasing of new office tenants. This 14-story, 337,501 gross square foot building was completely renovated in 2013, and a new exterior skin was constructed over the existing building as a way to upgrade the appearance of the building.

Now, the owner wishes to make additional interior renovations to the office building and would like to provide for the ability to have retail space on the ground floor, for use by new tenants of the building as well as other nearby office users. Condition #15 of CDD2014-0004 allocates 24,565 square feet of floor area to retail use for Block 6B, which is the total floor area of the liner retail building. Therefore, in order to allow retail use on the ground floor of the office building, a CDD amendment is necessary. If approved, the amendment will allow up to 22,088 of the approved 351,753 square feet of office use to be used as retail on the office building's ground floor. With this approval, the applicant intends to make additional site improvements both to their loading dock area as well as to the streetscape along Eisenhower Avenue.

## **II. BACKGROUND**

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

The applicant and new owner of 2461 Eisenhower (Block 6B), Rubenstein Partners, has requested an amendment to CDD2014-0007 to allow flexibility for both office and retail uses on the ground floor of the office building at 2461 Eisenhower Avenue. This will require an update to Condition #15 of the CDD which is a table that governs the Allowable Gross Floor Area (AGFA), height, parking and uses of each block.

This will also require an update to DSUP2000-0028 for the Hoffman Town Center. However, given that (1) the Town Center is no longer owned by one party and (2) the three properties that comprise Block 6 are now subdivided into three separate and distinct legal parcels, staff is recommending a comprehensive update of the Staff Recommendations tied to this property's Development Special Use Permit. Staff proposes incorporating the relevant conditions of the original DSUP within a new set of conditions that are specific to Block 6B and consistent with current City standards. The block will remain under the Hoffman Town Center Transportation Management Plan, TMP SUP #1998-0043.

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

This site is located in the Eisenhower East area, within the Hoffman Town Center, which is comprised of four blocks (Blocks 6, 7, 8 & 14). The current block configuration was established with the approval of a development special use permit (DSUP2000-0028) in October 2000. Block 6 consists of approximately 1 million square feet of existing office and 33,500 square feet of existing retail. Block 7 is the existing AMC movie theater. Block 8 is the National Science Foundation building, which is nearing completion and expects occupancy by the end of 2016. Block 14 is the existing parking garage with approximately 2800 parking spaces. Most of the Town Center is constructed with the exception of a small retail pad site on Block 6.

Block 6 is located on the north side of Eisenhower Avenue, across the street from the Eisenhower Avenue Metro Station. It is bounded by Eisenhower Avenue to the south, Stovall Street to the west, Mandeville Lane to the north, and Swamp Fox Road to the east.

Block 6B is located on the northeast corner of Stovall Street and Eisenhower Avenue and contains Office Building #1 and a liner retail building. The one-story retail building contains several restaurants and borders a private semi-circular drive and parking area which contains a total of 40 parking spaces. The buildings are bordered by a private service drive on the south and west sides of the building. Along Stovall Street, a curb cut and driveway allows vehicular access to Block 6B's loading area and a small, 14-space parking area west of Office Building #1.

Aside from the proximate Eisenhower Avenue Metro Station, two DASH bus lines (the AT5 & AT7) run along Eisenhower Avenue, with stops at Swamp Fox Road. These lines provide residents and workers access to the site from areas in the west end of the City and from Old Town Alexandria.

### ***C. Project Evolution***

Two minor site plan amendments for DSUP2000-0028 have been approved in the last three years. These two revisions (Revisions #19 and #20) directly relate to Block 6B. Revision #19 involved a trash and loading dock addition for the annex portion of Office Building #1, and Revision #20 – which has been approved but has not yet been constructed – involves a new entrance plaza, new sidewalks, landscape, and an adjusted parking layout.

A subdivision (SUB2014-0001), approved by the Planning Commission on April 1, 2015, converted private streets (Swamp Fox Road and Mandeville Lane) to public rights-of-way to be

dedicated to the City, and also divided Block 6 into three parcels: Block 6A (200 Stovall Street), 6B (2461 Eisenhower Avenue), and 6C (2425 Eisenhower Avenue). The newly created Blocks 6B and 6C were recently sold to Rubenstein Partners and include the recently renovated Office Building #1 with the attached liner retail building facing Swamp Fox Road. Block 6C is an empty pad site for future retail (up to 7,882 SF). A recent CDD Amendment (CDD2014-0007) revised Condition #15 of the approval in order to break down Block 6's Allowed Gross Floor Area into three subparts (Block 6A, 6B, and 6C), consistent with the legal parcels created with the 2014 subdivision. Before the sale of the office building to Rubenstein Partners, Hoffman Company hired a registered architect to provide detailed information about the size of the existing office building and liner retail to determine the amount the gross floor area and also the areas to be deducted, such as stair wells, elevator shafts, and other areas not involving floor space. Those area take-offs have been reflected in the amended CDD development chart, Condition #15. The remaining floor area was then assigned to Building #2 (located on Block 6A), which is still owned by the Hoffman Company.

The purpose of this amendment will be to allow the applicant flexibility to use the ground floor level of Office Building #1 (which is about 22,088 net square feet) as either a retail use or as an office use.

### **III. STAFF ANALYSIS**

Staff supports this request for flexibility of retail or office use within the ground floor of Office Building #1. This request is consistent with the Eisenhower East Small Area Plan (EESAP)'s indicated locations for ground floor retail and is well within the total amount of retail the area can support (as determined by the market analysis provided in the EESAP). Additionally, given the arrival of the National Science Foundation, its 2,000 plus employees, and new apartment buildings in the area proximate to the Eisenhower Avenue Metro Station, the new retail space would be beneficial at this location.

This proposal is for flexibility between uses and thus will not increase the overall square footage for Block 6B. There are no parking requirements for Block 6B, and, given the site's location across from the Eisenhower Avenue Metro Station, the amount of parking spaces currently provided for Office Building #1 and the liner retail building are adequate for the current uses with flexibility for retail use. (See Parking discussion below for more information)

#### ***A. CDD Amendment***

In order to allow flexibility between office and retail uses in Block 6B, Condition #15 of CDD2014-00004 must be amended. This amendment will not increase the total amount of floor area permitted on Block 6B and is still congruent with the original proposal and the area's small area plan.

Condition 15 will be amended to specify that, of the total office floor area allowed on Block 6B, 22,088 square feet may be used for retail on the ground floor, if desired.

## ***B. Compliance with Small Area Plan***

The proposed request for flexibility of a ground floor use of either office or retail is consistent with the principles and intent of the Eisenhower East Small Area Plan (EESAP). First, the Small Area Plan indicates ground floor retail uses along Eisenhower Avenue and Stovall Street, within the area of Block 6B, as indicated in Figure 4-11 on page 4-15 (see attached graphic). Additionally, the small area plan's retail analysis determined that the Town Center could be developed at a greater density than what is there now. The plan states that the area is capable of supporting as much as 400,000 square feet of retail entertainment – 147,325 square feet more than is currently accommodated (page 4-16). Furthermore, the development chart (Figure 4-9 on page 4-13) allocates 50,000 square feet of new retail for Block 6, only 7,882 of which is assigned to Block 6C within the CDD chart (Condition #15, CDD2014-0004).

## ***C. Parking***

In consistency with the Eisenhower East Small Area Plan, the development area does not have traditional parking requirements, as it is controlled by parking maximums (2.0 spaces per 1,000 sf for office parking, and 2.0 spaces per 1,000 sf for retail parking). Therefore, this application request would not result in an increase to the maximum number of spaces allowed. Furthermore, specific conditions within CDD2014-0004 limit the amount of parking that Block 6 can provide for its tenants and patrons.

- No more than 12,393 parking spaces are permitted within the Hoffman CDD area (Condition #14).
- No gross floor area for structured parking is allocated in Block 6, and only the approved surface parking, per DSUP2000-0028, is permitted (Condition #15).
- No parking ratios shall apply for the area (Condition #34.A-5).

An above-grade parking garage on Block 14, originally constructed to provide parking for the various uses in the Town Center, has a total of 2,883 parking spaces. As part of the sale of Blocks 6B and 6C, Hoffman has agreed to lease 671 parking spaces for office uses and 15 parking spaces for retail uses to Rubenstein Partners. One hundred of those parking spaces are 'exclusive' for office use, while the rest are 'non-exclusive' for both retail and office uses on Block 6B. So, although the provision of parking is not specifically required, the applicant has chosen to secure spaces for the uses on Block 6B.

This application request for flexibility of retail or office use for 22,088 square feet will not significantly change the current parking uses on site. Staff believes this allocation of parking to be adequate given the site's proximity to metro and a mix of uses nearby. Many of the retail patrons will be existing office workers or residents who have already driven and parked in the garage or have arrived by another mode of transportation.

## ***D. Pedestrian Improvements***

With this DSUP and CDD Amendment, the applicant has agreed to complete the approved streetscape plan as reflected in Revision #20 of the site plan amendment for DSUP2000-0028.

These improvements will include a City standard brick sidewalk, continuous tree trench for street trees, as well as ADA accessible pedestrian crossings serving the site and a curb ramp at the northeast leg of the Eisenhower and Stovall intersection. In addition, the site improvements will include a new entry plaza for Office Building #1, which could provide outdoor dining opportunities fronting Eisenhower Avenue.

### ***E. City Policies***

This proposal is for flexibility between uses for an existing building and will not increase the overall square footage of Block 6B. Therefore, the applicant will not be required to adhere to the Public Art Policy or Green Building Policy. However, the applicant will be improving the streetscape conditions along Eisenhower Avenue and providing added and desired retail to the Hoffman Town Center.

### ***F. Community Involvement***

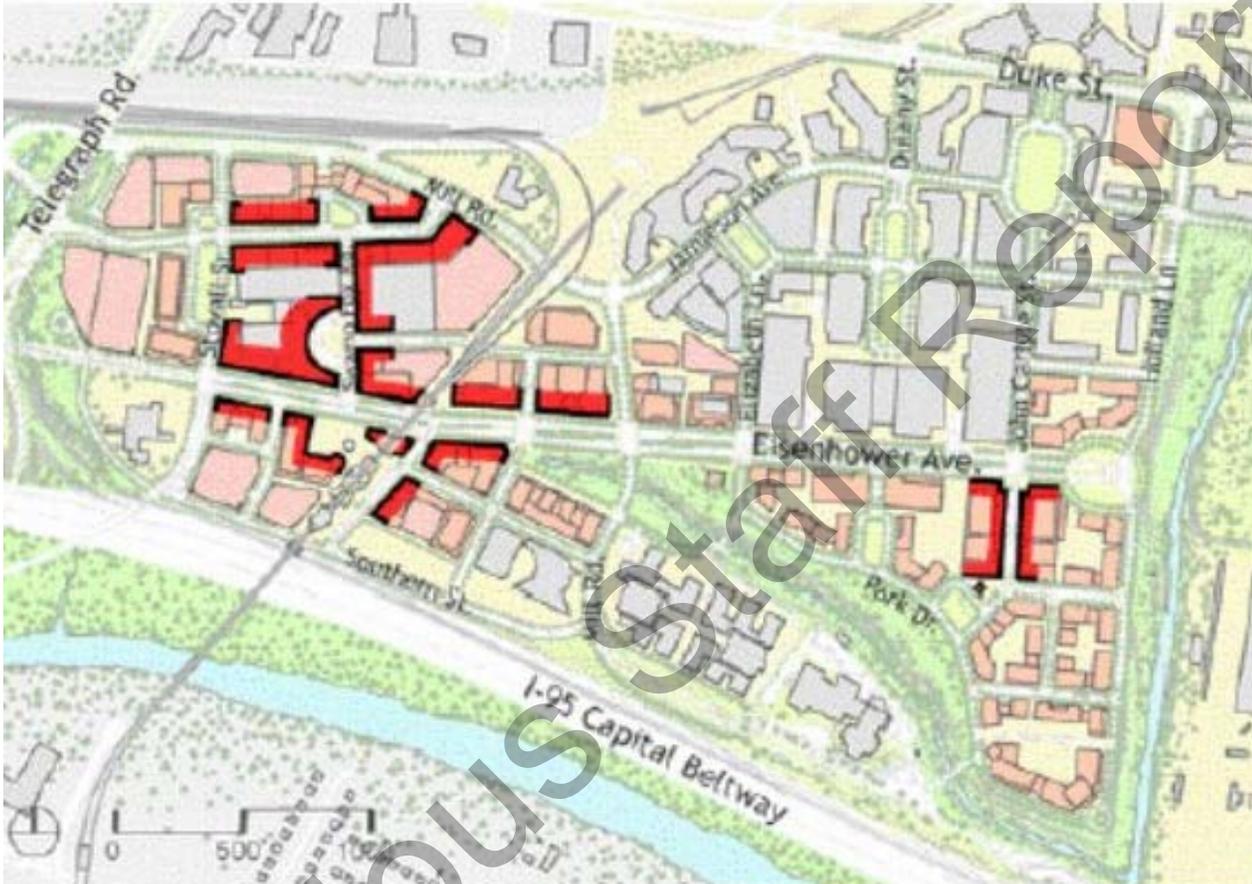
The applicant has notified the Eisenhower Partnership about this amendment proposal and is scheduled to meet with them on September 28, 2016. Any updates resulting from this meeting will be provided at the public hearing.

## **IV. CONCLUSION**

Staff recommends approval of the CDD amendment and DSUP amendment subject to compliance with all applicable codes and the following staff recommendations.

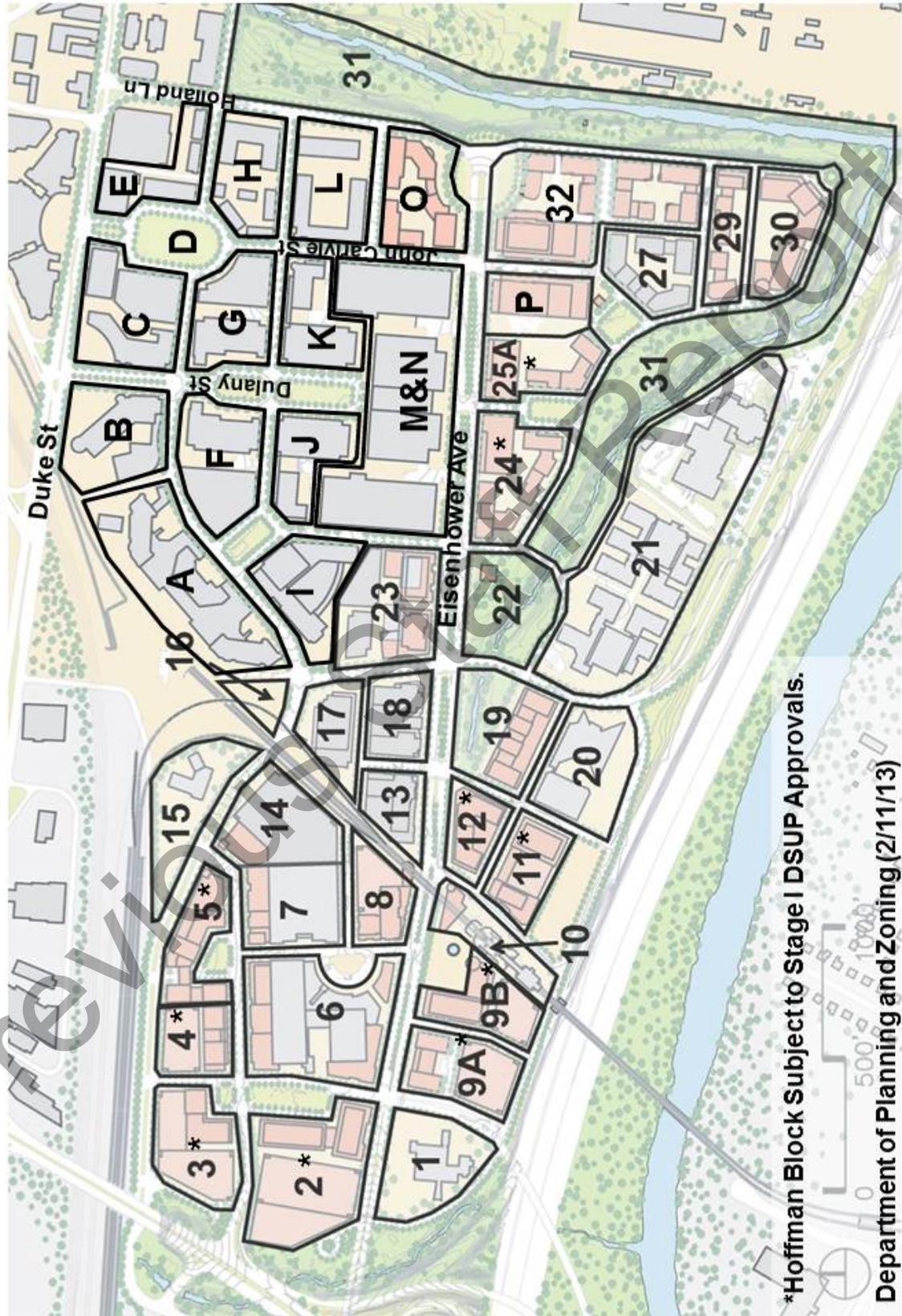
## V. GRAPHICS

*Eisenhower East Retail Locations, as indicated in the Eisenhower East Small Area Plan (Figure 4-11 on page 4-15)*



*Eisenhower East and Carlyle Blocks*

**Eisenhower East / Carlyle Blocks**



\*Hoffman Block Subject to Stage I DSUP Approvals.  
Department of Planning and Zoning (2/11/13)

Docket Item # 27-C  
SPECIAL USE PERMIT #98-0043  
HOFFMAN TOWN CENTER (TMP)

Planning Commission Meeting  
June 2, 1998

**ISSUE:** Consideration of an amendment to Hoffman transportation management plan special use permit approval to incorporate the proposed theater and retail/restaurant development

**APPLICANT:** Hoffman Management Inc.  
by J. Howard Middleton, Jr., attorney

**LOCATION:** 2400 Eisenhower Avenue

**ZONE:** CDD-2/Coordinated Development District

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**CITY COUNCIL ACTION, JUNE 13, 1998:** Approved the recommendation of the Planning Commission and approved the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

**PLANNING COMMISSION ACTION JUNE 2, 1998:** On a motion by Mr. Komoroske, seconded by Mr. Leibach, the Planning Commission voted to recommend approval of the proposal subject to all applicable codes and ordinances and the staff recommendations. The motion carried on a vote of 7 to 0.

**Reason:** The Planning Commission agreed with the staff analysis.

**Speakers:**

Howard Middleton, representing the applicant.

Allen Rudd, Carlyle Towers resident, spoke generally in support of mixed use development.

STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. A TMP Coordinator (TMPC) shall be designated for the all development within the Hoffman Center upon application for any new building permit within the project. The name, address and telephone number of the TMP Coordinator shall be provided to the Office of Transit Services and Programs (OTS&P). The Coordinator shall maintain an on-site office at Hoffman Center and shall be responsible for establishing and administering a Transportation Management Plan for the entire project, including existing commercial and hotel uses within the Hoffman CDD.
2. The applicant shall promote the use of transit, carpooling/vanpooling and other components of the TMP with new employees during new employee orientation.
3. The applicant shall display and distribute information about transit, carpool/vanpool and other TMP programs and services to employees at the project, including maintaining, on site, stocks of appropriate bus schedules, information on Metrorail, and applications to the regional rideshare program. Displays shall be installed in each building to hold transit and carpool brochures and other TMP promotional material
4. The applicant shall administer a ride-sharing program, including assisting in the formation of two person car pools and car/vanpools of three or more persons. To expedite the formation of car/vanpools, the applicant will have an on-site ridesharing computer linked to the Council of Governments Commuter Connections network for instantaneous ridematching services.
5. A survey of employees shall be conducted, beginning one year from the issuance of the Certificate of Occupancy for any new building, to determine the number of employees, their place of residence, modes of transportation, arrival and departure times, willingness and ability to use carpooling and public transit, and such additional information as the City may require. This survey will be conducted annually and will become the basis for the Annual Report.
6. The applicant shall provide annual reports to OTS&P, including an assessment of the effects of TMP activities on carpooling, vanpooling, transit ridership and peak hour traffic, the results of the annual survey, and a work program for the following year. The initial report shall be submitted one year from the time of initial occupancy of any new building.

7. The applicant shall participate and coordinate TMP activities with other projects in the vicinity of the site and OTS&P.
8. The applicant shall administer a parking plan as follows:
  - a. Reserve 5% of parking spaces for high occupancy vehicles (three or more persons) and carpools of two until 10:30 AM. This provision will be enforced by requiring registration of vehicles that will occupy these spaces, issuing special identification passes and contracting with a towing service to tow non-registered vehicles from the facility at the owners expense. High occupancy spaces for vehicles with three or more persons will be provided free of charge and will be set aside in convenient locations.
  - b. Carpools of two will be charged half the current price. These carpools will register with the TMP Coordinator.
  - c. All other parking, except those spaces identified in (a) and (b) above, will be charged the market rate. The price structure for SOV parking will be examined periodically and adjusted accordingly to encourage use of non-SOV travel modes.
  - d. The parking designated for the movie theaters and restaurants would be exempt from the parking plan as these uses would be accessed outside of peak periods.
9. That the applicant fund, at an annual rate of \$0.10 per leaseable square foot of new commercial space (space constructed after 1997) for which a certificate of occupancy has been issued a transportation account to be used exclusively for these approved TMP activities:
  - a. Computer link to regional ridesharing network
  - b. Discounting the cost of bus and transit fare media for employees
  - c. Marketing activities, including advertising, promotional events, etc.
  - d. Incentives to car-poolers or staggered work hour program participants; and
  - e. Any other TMP activities as may be proposed by the applicant and approved by the Director of T&ES
10. The applicant will provide semi-annual reports to the Office of Transit Services and Programs on the TMP fund. These reports will provide a summary of the contributions to the fund and all expenses. The first report will be due six months following the issuance of the first certificate of occupancy.
11. Any unencumbered funds remaining in the TMP account at the end of each reporting year

may be either reprogrammed for TMP activities during the ensuing year or may be paid to the City for use in TMP support activities which benefit the site. The Director of T&ES may require that the funds be paid to the City upon determination that the applicant has not made reasonable effort to use the funds for TMP Programs.

12. Bicycle racks shall be provided in quantities sufficient to meet demand . Personal amenities (showers, lockers etc.) shall be provided for those who wish to walk, run, or bike to work.
13. That the shall applicant prepare, as part of its leasing agreements, appropriate language to inform tenants of the transportation management plan special use permit and conditions therein, prior to any lease agreements.
14. Modifications to approved TMP activities shall be permitted upon approval by the Director of T&ES, provided that any changes are consistent with the goals of the TMP.
15. An amendment to this TMP shall be processed with each approval of a new preliminary development plan for a portion of the Hoffman CDD in order to incorporate specific TMP elements for proposed future uses as they are approved through the development process.

**DISCUSSION:**

In conjunction with their special use permit application for preliminary development plan approval for a theater and retail/restaurant space (SUP #98-0042), the applicant, Hoffman Management Inc., is requesting an amendment to the Transportation Management Plan special use permit for the Hoffman tract. The Hoffman TMP was originally approved by City Council in February 1998 in conjunction with CDD concept plan approval for the Hoffman tract, and the proposed PTO development. The TMP includes a condition that it be amended in conjunction with each new phase of development that is proposed at the Hoffman tract, in order to provide staff the opportunity to reassess traffic impacts in light of the specifics of each proposal and any changes that may have occurred in the general area since the original approval. Because the TMP was approved so recently, little has changed in the area and staff recommends only one change to the TMP to clarify the parking program with respect to the theater and retail/restaurant uses. The parking designated for movie theaters and restaurants would be exempt from the parking plan as these uses would be accessed after peak period traffic and are effectively "carpooling," i.e. couples or families.

With this change, staff recommends approval.