

Rezoning #2024-00004
Development Special Use Permit #2024-10017
Encroachment #2024-00008
802-808 N. Washington Street
The Whitley Phase 2 (former Towne Motel project)

Application	General Data	
Project Name: The Whitley Phase 2	PC Hearing:	April 1, 2025
	CC Hearing:	April 26, 2025
	If approved, DSUP Expiration:	April 26, 2028
	Plan Acreage:	19,757 SF
Location: 802-808 N. Washington Street	Existing Zone:	CDX / Commercial Downtown (Old Town North)
	Proposed Zone:	CRMU-X / Commercial Residential Mixed-Use (Old Town North)
	Proposed Use:	Residential
	Dwelling Units:	49
Applicant: 808 Washington LLC, by Wire Gill LLP, attorneys	Gross Floor Area:	74,917 SF
	Net Floor Area:	50,269 SF
	Small Area Plan:	Old Town North Small Area Plan
	Historic District:	Old & Historic Alexandria District
	Green Building:	Will meet the 2019 Green Building Policy
	Schools:	Naomi L Brooks Elementary George Washington Middle School Alexandria City High School

Purpose of Application
Proposed rezoning and consideration of a major amendment to DSUP2019-0002 for a Development Special Use Permit with Site Plan to convert a previously approved hotel to a multi-unit dwelling with 49 units.
Special Use Permits and Modifications Requested:
<ol style="list-style-type: none"> 1. Rezoning from CD-X to CRMU-X; 2. Development Special Use Permit and Site Plan to construct a multi-unit dwelling with 49 units (including one unit in the historic townhouse); 3. Special Use Permit to increase the floor area ratio to 2.5 in the CRMU-X zone; 4. Special Use Permit for bonus density for the provision of affordable housing; 5. Special Use Permit for a parking reduction; 6. Modification to crown coverage requirement; 7. Encroachment for the historic building and balconies along North Washington Street.
Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Robert M. Kerns, AICP, Chief of Development
Catherine Miliaras, AICP, Principal Planner
Stephanie Sample, Urban Planner

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PLANNING COMMISSION ACTION, APRIL 1, 2025: On a motion by Commissioner Ramirez, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of REZ #2024-00004. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Ramirez, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of DSUP #2024-10017. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Ramirez, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of ENC #2024-00008. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Melissa Kuennen, speaking as a neighbor in Old Town North, expressed concern that the design of the building does not reflect the character of the George Washington Memorial Parkway and the Board of Architectural Review's Washington Street Guidelines. She also said that any public art contribution should go towards celebrating the OTN Arts and Cultural District.

Ryan Whitaker, President of the Old Town North Alliance, requested that the public art contribution be used in Old Town North to support the OTN Arts and Cultural District. He also noted that his organization would have welcomed a meeting with the applicant to discuss the project.

Ken Wire, attorney for the applicant, spoke in support of the project and discussed how the applicant is considering providing public art on site, but if that becomes infeasible a contribution would be made. He argued that the applicant feels strongly that gas stoves should be permitted because lack of gas ranges will limit the number of potential buyers. He noted that the stove area will be plumbed for both gas and electricity and buyers could select either range type. Because the area will be plumbed for both energy sources owners could relatively easily change the range type.

Discussion:

Commissioner Manor asked if gas would be installed in all units and asked what type of range would be installed in units without a buyer. Mr. Wire explained that for the units that were unsold when the building was complete, the applicant would select the range type, but future owners could install whatever range type they desire. He also asked about the temperature that it must

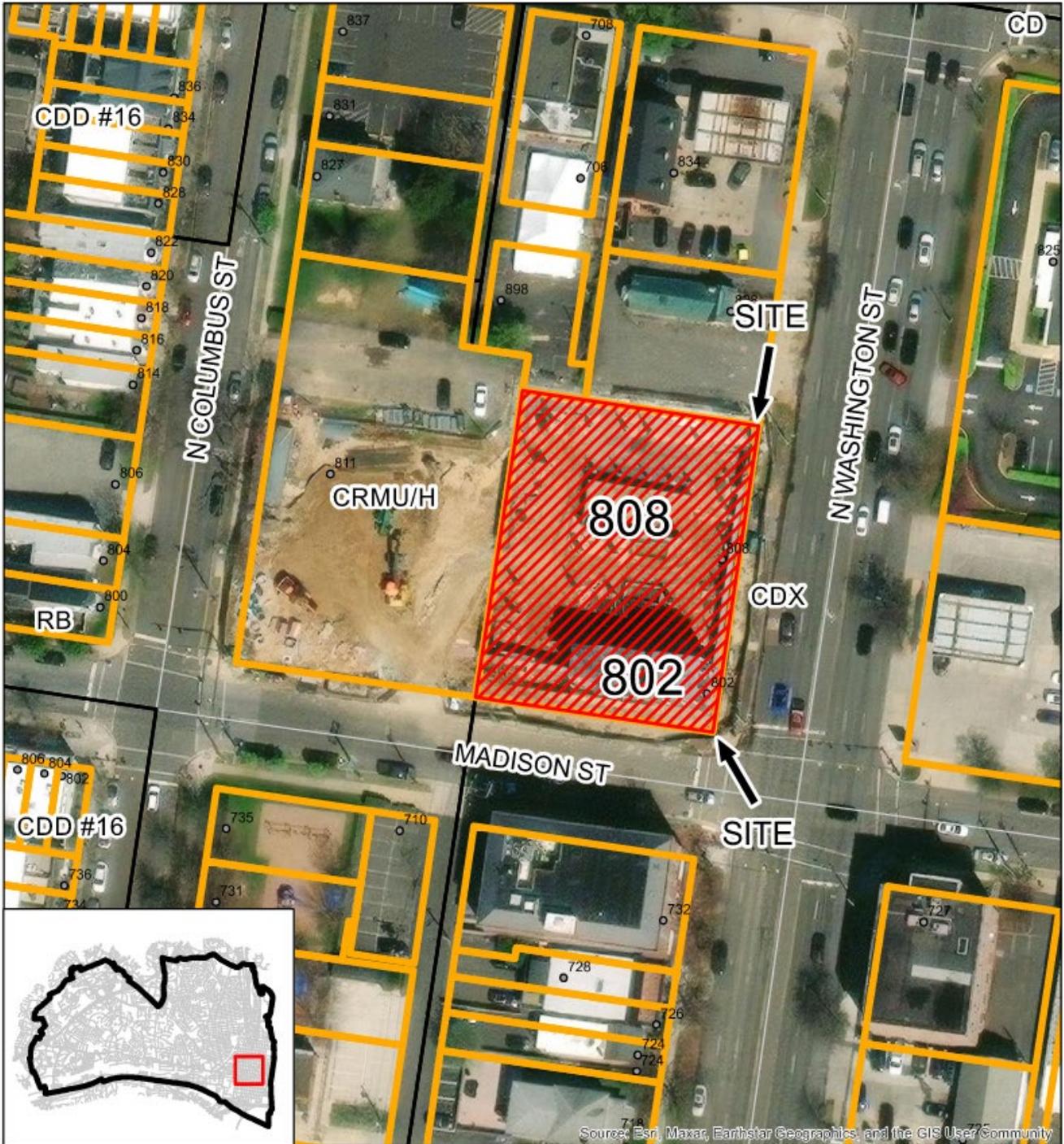
be to trigger the gas-powered DOAS. Mr. Wire explained that as the temperature lowers below freezing the unit begins to power on.

Commissioner Dubé asked if there were any other gas appliances in the project and Mr. Wire explained that the backup generator and the DOAS unit would be gas powered. He also asked about the width of the alley and suggested that the applicant carefully review the site lines in each garage so there is adequate visibility. He asked if any of the units in Whitley 1 had been sold yet, and the applicant answered in the affirmative.

Vice Chair Koenig engaged with the applicant on several green building related questions and comments, including the carbon fueled elements of the project (direct outdoor air system (DOAS) and emergency generator) and the installation of solar on the roof. He also asked the Office of Climate Action (OCA) staff for explanations about previously approved gas-powered elements at other projects and questioned if allowing for gas powered DOAS units was a productive approach. Mr. Freed explained that today gas is more effective, but the City will continue to push for conditions leading to full electrification. Mr. Koenig also asked why the 2024 standard condition was modified for this project and Mr. Smith said that OCA works with all applicants to understand the specifics of each project and has allowed carveouts for DOAS and emergency generators. Vice Chair Koenig said that he did not support gas stoves and Mr. Smith explained that there was viable electric options widely available and concurred that City staff also did not support gas stoves. He said that most projects in the last couple of years have not included gas stoves.

Vice Chair Koenig also noted that he supports the projects and the design refinements that the BAR reviewed at concept. He said the BAR would ensure that the design guidelines were met and asked that the north wall have some articulation as it would be highly visible when traveling south on Washington Street. Mr. Wire said that there would be brick articulation like that provided on the north elevation of the Whitley 1. He also asked for an explanation of how the public art process worked and staff described how an artist is selected and noted that a contribution was also permitted per the condition.

Chair McMahon commended the applicant for taking on the challenging project of taking over a paused construction site. She said she was in support of the staff recommendation and did not support an allowance for gas ranges. She noted that an allowance for either gas or electric ranges was a creative solution, but she did not have a lot of confidence in owners choosing electric if gas was available.



Rezoning #2024-00004
Development Special Use Permit #2024-10017
Encroachment #2024-00008
802 & 808 N Washington Street



1. SUMMARY

A. Recommendation

Staff recommends approval of the request to construct a multi-unit dwelling with 49 residences at 802-808 N. Washington Street. The site was previously approved for a hotel under DSUP2015-0004 (extended by DSUP2019-0002). The completed project will provide several community benefits, including:

- Conversion of a stalled construction site to a market-rate, multi-unit residential building;
- High-quality building design that updates the originally approved 2015 design with a more contemporary and residential design;
- A for-sale one-bedroom affordable housing unit;
- Removal of a previously proposed curb cut along N. Washington Street and completion of shared alley off of Madison Street;
- Enhanced pedestrian improvements along Washington Street with eight-foot brick sidewalks and an eight-foot planting strip;
- Additional open space for future residents, both at-grade and above-grade; and,
- Over \$29,000 in previously paid contributions to the Capital Bike Share Fund and Urban Forestry Fund, and a future contribution of approximately \$23,000 to the public art fund.

B. General Project Description

The applicant, 808 N. Washington LLC, is the same developer who is constructing a condominium project (Whitley Phase 1, DSUP2021-10020) immediately to the west of the subject property at 805 N. Columbus Street. Construction of the previously approved hotel began in 2020, starting with the relocation of the historic townhouse approximately 20 feet to the south, followed by the construction of the underground garage and above-grade pylons. Unfortunately, due to changes in market conditions, that project stalled during construction and was not able to move forward. The proposed multi-unit dwelling will have 48 residential units in the main building, including a one-bedroom affordable unit, and a 49th condominium unit in the rehabilitated historic townhouse. The building footprint, height and site layout - with a parking garage off the private, publicly accessible, shared alley - is generally the same, but the underground parking garage has been reconfigured to accommodate more parking spaces, and the building skin has been updated to reflect a more contemporary residential design.

C. Requested Approvals

The proposed multi-unit dwelling cannot be constructed at the same density as the approved hotel because residential uses are limited to a 1.25 FAR in the CD-X zone. The applicant seeks the following approvals to allow for the converted residential project at the same height and density as the hotel:

- Rezoning from CD-X to CRMU-X to allow for a multi-unit dwelling.
- Development Special Use Permit and Site Plan to construct a residential project with 49 units;
 - Special Use Permit to increase the floor area ratio to 2.5 in the CRMU-X zone;
 - Special Use Permit for bonus density for the provision of affordable housing;
 - Special Use Permit for a parking reduction;

- Modification to crown coverage requirement;
- Encroachment for the relocated historic building and balconies along N. Washington Street.

2. **BACKGROUND**

1. *Site Context*

The nearly 0.5-acre project site is located within the boundaries of the Old Town North Small Area Plan (OTNSAP) and the Old and Historic Alexandria District (OHAD). The western property line is directly adjacent to the Braddock Road Metro Station Small Area Plan boundary. The site is bound by N. Washington Street to the east, Madison Street to the south, 828 North Washington Street (the Asian Wok Café and parking lot) to the north, and the condominium project at 805-823 N. Columbus Street (Whitley Phase 1) to the west. The Asian Wok property and an adjoining property on Montgomery Street have been the subject of several concept reviews over the years and staff expects this site to redevelop.

2. *Approval History*

The hotel project received numerous approvals over the past ten years, including:

2016	A new 98-room hotel, including the relocated historic building (DSUP2015-0004)
2017	BAR Certificate of Appropriateness (BAR2017-00099)
2019	DSUP hotel extension (DSUP2019-0002)
2020	Building permit (BLDC2020-00799)
2021-2023	Historic building moved to the south and construction of hotel commenced
2024	808 Washington LLC acquires the property

3. *Fees and Contributions*

Prior to the start of construction, the former hotel owner, Shakti, LLC/Point Alexandria Investments LLC, paid several of the required fees and contributions associated with the DSUP approval, including bonds, street cleaning and sewer tap fees, trash/recycling receptacles, as well as contributions to the Urban Forestry Fund and Capital Bikeshare. These funds will convert to the condominium project in most cases, and where necessary, will be modified or refunded based on the new use.

4. Project Changes and Updates

Given the prior approvals and partial hotel construction, several elements of the project are predetermined, limiting the applicant's ability to modify the project as if it was a newly conceived project. The following changes have been made to the approved hotel massing and design to accommodate a multi-unit dwelling:

- Removal of a curb cut along N. Washington Street adding to improved traffic flow on the Parkway, as well as the creation of a longer planting bed and additional street trees along this important streetscape.
- Shifting of the garage entrance to the north to maximize the amount of underground parking.
- Reconfiguration of the building layout to accommodate condominiums rather than hotel rooms, and creation of amenity spaces such as a fitness room, mail/package rooms, trash/recycling room, roof deck and a residential lobby.
- Addition of several individual unit entrances along Washington Street to create a more pedestrian scale, street-level presence.
- Individual balconies (nine) on the building façade to provide visual variation and suggest a residential character, as well as integrated patios/decks for some units.
- Additional building articulation on the rear elevation to allow for a limited amount of ground level open space for future building tenants and outdoor amenity space for certain units.
- Through the final site plan process, street parking may be created in front of the building to create a buffer between the building and traffic, consistent with the blocks to the south.
- Creation of an active loading area on Madison Street for short-term deliveries.
- A larger transformer/switch enclosure to accommodate the above ground utilities for both Whitley phases being developed by the applicant.

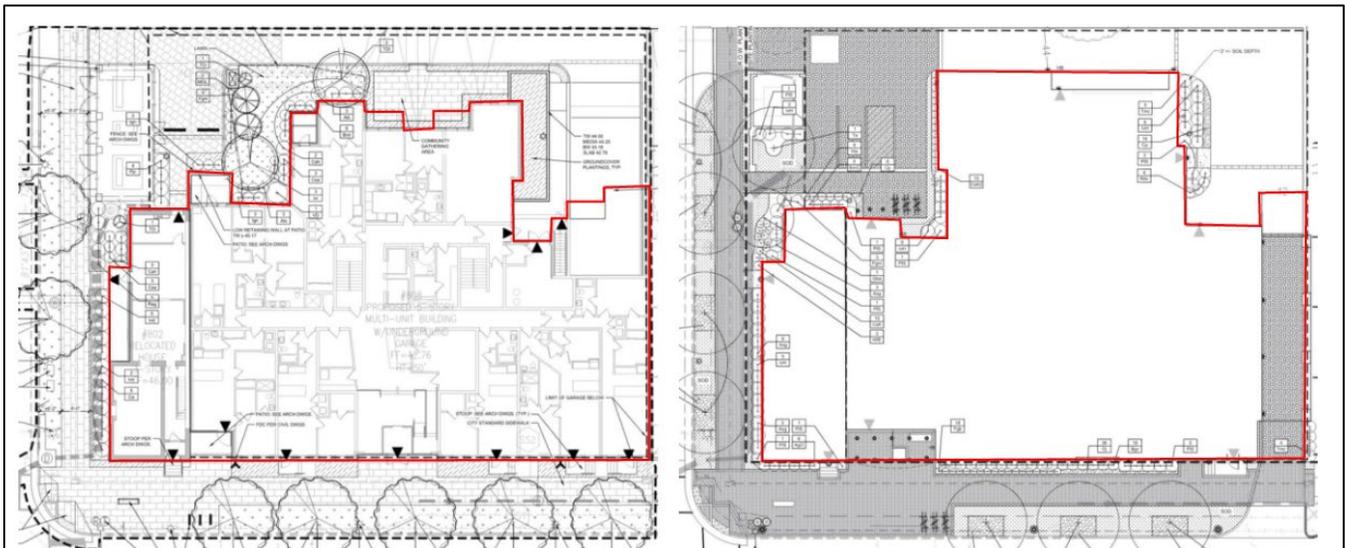


Figure 1: Proposed building footprint (left)

Approved hotel footprint (right)

3. ZONING

Table 1 – Zoning Tabulations

Property Addresses	802-808 N. Washington St.		
Total Site Area	19,757 SF (.45 acres)		
Existing Zone	CD-X/Commercial downtown zone (Old Town North)		
Proposed Zone	CRMU-X/Commercial Residential Mixed Use (Old Town North)		
Current Use	Hotel		
Proposed Use	Multi-unit dwelling		
	<i>DSUP2015-0004 DSUP2019-0002 (CD-X)</i>	<i>Permitted/Required (CRMU-X)</i>	<i>Proposed/ Provided (CRMU-X)</i>
FAR	2.5 with SUP (98 rooms)	2.5 with SUP	2.5 base <u>+.04 Affordable Housing</u> 2.54 FAR (49 dwelling units)
Height	50	50	50
Open Space	0% required (8.9% provided)	25% required (4,939 SF)	26 % provided (5,123 SF)
Crown Coverage	2,773 SF (11%)	25% required (4,939 SF)	17% provided (3,431 SF) ¹
Parking	33 plus 17 valet spaces	47	45 ²
Loading Spaces	1	0	0

¹ Crown coverage modification requested.

² Two-space parking reduction requested.

4. STAFF ANALYSIS

1. *Site and Building Design*

The conversion of the hotel to a multi-unit dwelling complements the mixed-use nature of the block and will function as a transition from the more auto-centric uses on this block, to the human-scale buildings in Old Town and Parker-Gray. Despite the limitations of retrofitting the building and site, staff finds the proposed multi-unit dwelling to be well-designed and appropriate. The plan updates allow for vehicular access from the private alley and the removal of the proposed Washington Street curb cut, allowing for a reconfigured garage layout and an uninterrupted streetscape in front of the project. This reconfiguration also creates opportunities for ground level open space. Architecturally, the building updates are contemporary and reflective of a residential building rather than a commercial building. The project continues to retain and rehabilitate the historic house.

Board of Architectural Review

The original Certificate of Appropriateness for the hotel was approved by the Board of Architectural Review (BAR) on June 21, 2017 (BAR#2017-00099). The current applicant submitted a revised concept building design and new skin to the Board for their feedback at a meeting on January 15, 2025.



Figure 2: BAR concept review rendering (1/15/2025 hearing).

At the Concept Review stage, the Board comments on the height, mass, scale, and architectural character of the proposed building. The Board re-affirmed their support for the overall building envelope which is like the previously approved design for the site. Board members noted that the height, mass, and scale of the building are compatible with nearby structures including the building under construction adjacent to the site at 805 N Columbus Street and to nearby commercial buildings. The Board was supportive of the architectural character of the proposed design, specifically noting their appreciation that the design is not meant to appear to be several smaller buildings but instead is a well-proportioned single building while

maintaining the prominence of the historic circa 1900 townhouse. Board members went on to note the high level of detail on the Washington Street-facing elevation.

The Board specifically noted some areas for further design evolution as the project progresses. Several Board members highlighted the connection between the historic townhome on the south end of the site to the new building, suggesting that this hyphen include more glazing and that the connection at the roof of the townhome be reconsidered. While it is understood that the north wall of the building is adjacent to the property line and that it is expected that a building will occupy this site at some point, the Board noted this elevation as important to the entrance to the historic district travelling from the north and requested additional detailing be added to this solid masonry wall. Since the west elevation of the building is visible from the public right-of-way, the Board asked the applicant to include a higher level of detailing on this portion of the building. They acknowledged this as a secondary elevation that is simpler than the primary Washington Street elevation but noted it should display a similar level of interest.

The project will return to the BAR for a Certificate of Appropriateness following DSUP approval by City Council.

2. Rezoning

The applicant is requesting a rezoning to the CRMU-X (Commercial Residential Mixed Use/Old Town North) zone because it allows for residential density of up to 2.5 FAR, which staff supports for the following reasons: 1) the OTNSAP envisions a 2.5 FAR on the site; 2) the project meets the City’s criteria for rezoning without a Master Plan study for the area because the OTNSAP identified the site as a development site and the rezoning allows for residential development as envisioned in the plan for this section of N. Washington Street;³ 3) the rezoning allows for the same density as the previously approved hotel and the new use includes an affordable one-bedroom set-aside unit; and, 4) the project provides quality urban design and helps to create a sense of place on an auto-oriented blockface lacking cohesiveness.

The block to the west, where the Whitley Phase 1 is under construction, was rezoned to a similar mixed-use zone (CRMU-H, as the site is in the Braddock Road Metro plan boundaries and not Old Town North). When completed, these two redevelopment projects will allow for a transition from the smaller scale residential uses to the west (the Parker-Gray District) and the more active uses and greater density on Washington Street and Old Town North.

3. Conformance with the Master Plan and City Policies

Conformance with the Master Plan

The Towne Motel redevelopment was originally submitted and approved in 2016 as the OTNSAP was in the process of being drafted. The Plan acknowledged the project as a “Potential Redevelopment Site,” along with neighboring properties to the north on the 800 block of North Washington Street. As part of

³ Although the first hotel approval in 2016 was under the 1992 small area plan, the Old Town North Small Area Plan (2017) was being drafted and included the site as a development site but did not recommend a rezoning at that time because a hotel was a permitted use in the CD-X zone.

the update, properties located in the OHAD (including the Towne Motel site) are not subject to the *Old Town North Urban Design Guidelines and Standards (OTN UDGS)*, as they are subject to the BAR Design Guidelines and the Washington Street Standards.

The OTNSAP specifically outlined certain principles related to adding “tree canopy and landscaping” to Washington Street, the improving of “east/west street connections” for pedestrians along Madison Street, and the reflection of the “prominent character of Washington Street through building design, orientation, massing, fenestration, materials, etc.” Additionally, the plan calls for the enhancement of the N. Washington Street streetscape (Figure 3) through the implementation of the streetscape portion of the UDSG. The removal of the previously proposed curb cut now allows for an uninterrupted eight-foot brick sidewalk in front of the building and a longer planting strip, measuring the recommended width of 8 feet.

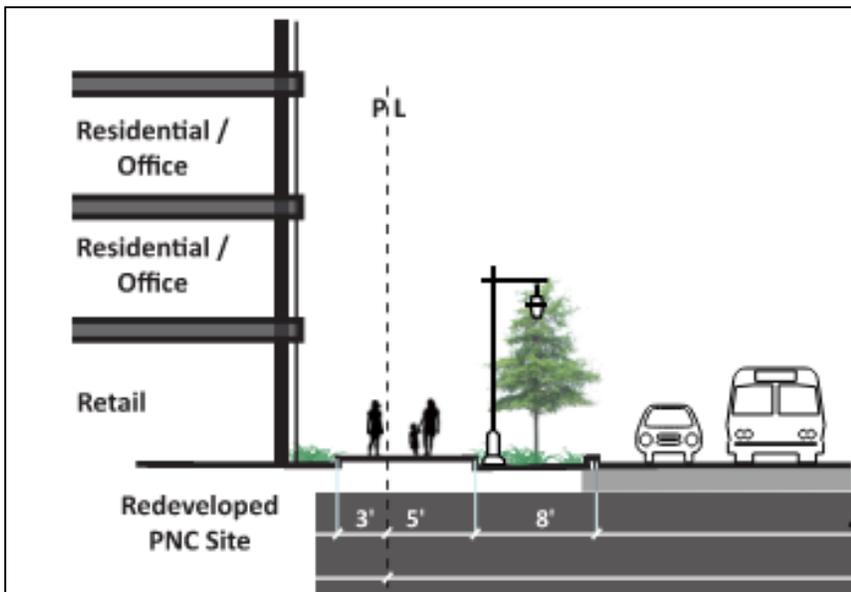


Figure 3: OTNSAP 800 block N. Washington Street standards

With respect to historic interpretation, the plan recommends that “All Development Site Plans (DSPs) or development Special Use Permits (DSUPs) projects will incorporate a historic interpretation component as part of the review and approval process”. Staff finds that the rehabilitation and adaptive reuse of the historic townhouse is an adequate interpretive element on the site and fulfills this recommendation, offering a preservation benefit to the community and to Washington Street.

No contributions are required to the Old Town North Implementation Fund as the original approval predates the creation of the contribution policy. Further, because no additional square footage above the existing approval is being proposed for this project, the applicant is not required to contribute to the Old Town North Implementation Fund.

Green Building Policy

The 2015 approval (2019 extension) for the proposed hotel fell under the 2009 Green Building Policy and the hotel was proposed to meet LEED Silver (or equivalent). The City’s 2019 Green Building Policy established that newly constructed buildings should achieve a minimum green building certification level

of LEED Silver (or equivalent) and added certain required performance points in Energy Use Reduction, Water Efficiency and Indoor Environmental Quality. The building will achieve conformance with the 2019 Green Building Policy using either the LEED or Earthcraft certification.

Public Art Policy

In December 2014, the City Council adopted the Public Art Policy which established a monetary contribution requirement for development projects to go towards public art. The contribution can be used for public art on the site or a monetary contribution to further the City's public arts efforts in the neighborhood. The contribution amount is \$0.30 per gross square foot of development, which will be approximately \$23,000 for 802-808 N. Washington Street. The applicant intends to contribute to the public art fund rather than provide on-site art.

Affordable Housing Policy

It is noted that City Council adopted an [Affordable Housing Contribution Policy Update](#) in 2020-21 which requires an on-site unit contribution for residential development permitted through an increase in density beyond that recommended in a SAP; since the level of density sought through the rezoning is consistent with the level and type of density envisioned by the underlying Old Town North SAP, the Policy Update does not apply to this project. The applicant is also utilizing Section 7-700 to secure 877 additional net square feet, a 1.6 percent increase over permitted density; of this bonus density, one-third, or 292 square feet, must be provided as committed affordable housing on site. The applicant proposes providing a one-bedroom, 650-square foot, committed affordable for-sale unit with comparable finishes to the market-rate units and the same access to building amenities as residents of market-rate units.

Below is the methodology used to calculate the required floor area and resulting unit.

Permitted development under existing CD-X zoning: 24,696 square feet
Permitted development under CRMU-X zoning with SUP: 49,393 square feet
Bonus density associated with §7-700: 877 square feet
Total proposed development: 50,269 square feet
Affordable housing floor area generated by §7-700: $877 * 1/3 = 292$ square feet
Total number of residential units: 49
Average square feet per unit: $50,269 \text{ square feet} / 49 \text{ units} = 1,026 \text{ square feet/unit}$
Number of affordable units generated through bonus density: $292 \text{ square feet} / 1,026 \text{ square feet} = 0.3 \text{ units}$
<u>Proposed affordable units: 1 unit</u>

As described above, the set-aside unit's size (650 square feet) exceeds the required affordable square footage (292 square feet) and the unique development and financing challenges associated with a stalled, partially constructed project, Housing has accepted the applicant's explanation that it is unable to provide a voluntary monetary affordable housing contribution which is estimated by staff to be approximately

\$261,000. The voluntary monetary contribution was calculated based on a Residential Tier I rate of \$3.52 per square foot of by-right density and a Residential Tier II rate of \$7.04 per square foot on the additional density secured through the SUP. Consistent with practice, floor area associated with Sec. 7-700 bonus density is exempt from calculations of the contribution.

Based on neighborhood comparable sales and the affordable sales price for the unit (discussed below), staff estimate that the value of the discount exceeds \$300,000. The 358 square feet of additional floor area offered by the developer to produce a marketable unit adequately offsets the voluntary monetary affordable housing contribution amount.

The applicant has indicated that the project will be operated as a condominium. The one-bedroom CAU will be sold at the City's current one-bedroom set aside price of \$195,000. Consistent with City policy, the unit's discounted price excludes \$30,000 associated with a parking space, since one is not available for purchase. The set-aside unit will be affordable to households with incomes generally ranging between 70% and 100% of the area median income (AMI) (equivalent to \$75,810-\$123,800 in 2024 for a household with one to two members, respectively). City homeownership assistance will be available to the eligible household selected to help with down payment and closing costs. The unit will remain affordable with equity sharing enforced through a deed of covenant restricting its future resale consistent with City policy.

If the project converts to a rental tenure, the applicant will provide one one-bedroom rental set-aside affordable to households with incomes up to 60 percent AMI (equivalent to \$64,980-\$74,280 in 2024 for a household with one to two members, respectively), as well as to eligible households with Housing Choice (Section 8) vouchers as required by State law. The unit would remain affordable for a 40-year period. The residents of the set-aside units would have the same access to amenities as residents of market-rate units.

Alexandria Housing Affordability Advisory Committee (AHAAC) Meeting

The applicant presented its Affordable Housing Plan (AHP) to the AHAAC on March 6, 2025. The committee voted to approve the AHP. Any future consideration to change the project to a rental project will be subject to review by AHAAC.

4. Special Use Permit Requests

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

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

Multi-unit building with a 2.5 FAR

The applicant has requested an increase in FAR (floor area ratio) up to 2.5 in the CRMU-X zone to allow for a multi-unit dwelling on a small urban site. Staff supports the request for increased density consistent with the previously approved hotel, as it allows the applicant to complete construction on the site and provide an affordable set-aside unit, with a height and massing that is compatible with this area of the Old and Historic Alexandria District and is consistent with the principles of the OTNSAP.

Based on the three criteria City Council considers in its approval of SUPs, staff supports this approval due to the following:

1. The increased density will not have an adverse effect on area residents and workers, as the building massing, height and scale helps to transition from the lower-scale buildings in the Parker-Gray District to the denser sites along Washington Street and in Old Town North. This residential building will function as a buffer from the commercial activity on and across Washington Street.
2. The multi-unit development will replace a stalled construction site and will include improvements to sidewalks adjacent to the site and will provide for completion of the private shared alley (with public access easement) with the Whitley Phase 1 project to the west.
3. Allowing multi-unit residential land use at this site is consistent with the OTNSAP principles for Subarea 4 (Mixed-Use Core).

Bonus density for the provision of affordable housing (Section 7-700)

The applicant has requested an additional density of .04 FAR above 2.5 (2.54 FAR) for the provision of affordable housing. As outlined in the Housing section above, the applicant is providing a one-bedroom affordable set-aside unit as part of the project. While the .04 FAR increase amounts to a requirement to provide 272 SF, the affordable unit will contain 650 SF.

Based on the three criteria City Council considers in its approval of SUPs, staff supports this approval due to the following:

1. The increased density will not have an adverse effect on area residents and workers, as the building fits within this transitional area.
2. The increase in density allows for an increasing diversity of residents in the neighborhood and will provide improvements to the public realm.
3. Allowing for added density at this site and the provision of on-site affordable housing is consistent with the goals and recommendations of the OTNSAP and the City's affordable housing policy and helps by providing a for-sale affordable unit.

Parking Reduction

The applicant has requested a parking reduction from the required 47 spaces to 45 spaces. The underground garage is already constructed but by relocating the garage entrance and reconfiguring the existing footprint the project can achieve 45 spaces (versus the 33 hotel spaces and with an additional 17 stacked valet spaces).

Based on the three criteria City Council considers in its approval of SUPs, staff supports this approval due to the following:

1. The parking provided is sufficient for a building well served by a walkable and bikeable street grid, with various bus lines nearby and within a half mile of Metro.
2. With a decreasing dependence on auto ownership, the one-level garage shall provide sufficient parking for the building.
3. Reducing the parking ratio for transit rich areas is a recommendation of the OTNSAP and comply with “right-sizing” parking requirements.

5. Site Plan Modifications

As part of this DSUP, the applicant is requesting a crown coverage modification. Pursuant to Section 11-416 of the Zoning Ordinance, the Planning Commission may approve these modifications if they determine 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.
3. That such modification will not be detrimental to neighboring property or to the public health, safety and welfare.

Crown Coverage Modification

The applicant is not able to provide the required 25-percent crown coverage requirement (4,939 square feet) due to the site and building layout but is providing 3,431 square feet (17%), significantly more than was provided with the hotel. The development has limited areas for tree planting due to it being an urban infill building with minimal property line setbacks and a below grade parking garage.

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

1. The modification is necessary to allow for the proposed development at the site. The proposed building footprint and site layout are implementing the goals in the OTNSAP and completing a stalled construction project.
2. The proposal will provide areas of open space for residents in a variety of different layouts, with opportunities for plantings that do not meet crown coverage requirements. The tree canopy will greatly increase in the right-of-way along each site frontage, with a total of seven new street trees.

3. The reduced amount of crown coverage will not have an adverse impact on neighboring properties, and the increased street tree canopy coverage and the previous contribution to the Urban Forestry Fund⁴ for tree plantings in the vicinity will positively impact neighboring properties.

6. Encroachments

The multi-unit dwelling will have three at-grade entrance stoops for the units fronting N. Washington Street, with projecting balconies for the units directly above. Although the stoops are considered permitted encroachments, the balconies are not and require encroachment approval. Each balcony projection measures 9.23 feet by 2.78 feet (25.65 SF). An encroachment is also requested for the relocated historic building, which projects into the right of way by .47 feet (by the building width of 23.6), or a total of 11.09 SF. See figure 4 and 5 below.

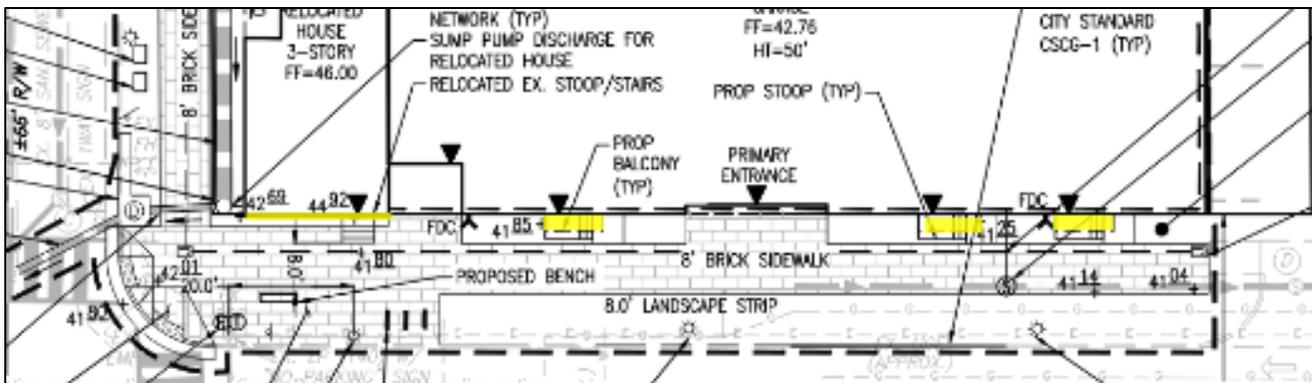


Figure 4: Proposed encroachments.



Figure 5: Proposed balcony encroachments on the second, third and fourth floors.

⁴ The hotel approval also included a crown coverage modification, and, prior to release of the final site plan, the former owner contributed to the Urban Forestry Fund (\$5,500) for tree plantings in the neighborhood. Therefore, no additional contributions will be required.

The City updated the City Code section related to encroachments (Section 5-2-29) in 2023 to simplify the review and administrative approval process of encroachments. The City permits the proposed balcony encroachments if the encroachment case is approved by City Council and an encroachment ordinance is adopted. The balcony encroachments occur above the right-of-way and their inclusion in the design does not impact the at-grade pedestrian experience because they are stacked above the permitted stoop/step encroachments. The proposed projections add architectural variation and visual interest to the facade, and reflects a more residential and human scale for the new building.

The historic building encroachment came as a result of the building being relocated to the south, when the moving company placed the new foundation approximately five inches over the property line. The encroachment of historic buildings in the right-of-way is not uncommon in the historic districts and given the 100 ft. right-of-way along Washington Street, the project is able to provide an approximately 20-foot setback from the edge of curb to the historic building face. Relocating the building would be infeasible and could potentially damage the historic building.

Staff supports the proposed encroachments.

7. *Open Space*

Open Space	Amount
Required per CRMU-X	4,939 SF (25%)
Total provided (100% private open space)	5,123 SF (25.47%)
<i>At-grade</i>	<i>14.6% of provided</i>
<i>Above-grade (unit balconies and roof deck)</i>	<i>10.83% of provided</i>

Hotel use in CD-X does not have an open space requirement, while the CRMU-X zone requires that residential projects provide a minimum of 25 percent in open space; however, a portion can be met by functional and usable space that would otherwise have been required as ground level open space. Consistent with similar projects in urban settings, the applicant has achieved compliance with the required open space utilizing at-grade areas, above-grade private balconies/decks and shared roof deck open space.

8. *Streetscape*

The applicant’s streetscape improvements include new eight-foot-wide brick sidewalks on both Madison and N. Washington streets, and a continuous planting strip on both streets (measuring eight feet along Washington Street and six feet on Madison Street), as well as seven new street trees. The streetlights along Washington Street will be the George Washington Memorial Parkway Nostalgia streetlights, while the streetlights along Madison will be the standard Suburban Colonial fixtures. These elements will enhance this block of Washington Street and help to transition this formerly auto-oriented block to a more pedestrian scale. Madison Street is an identified “walking street” in the Braddock Metro Neighborhood small area plan on the western half of this block, and the streetscape proposed by the applicant is consistent with the improvements approved for the Whitley Phase 1 in furtherance of the plan.

9. Stormwater

This project will ensure compliance with all stormwater requirements of Chapter XIII of the Zoning Ordinance through an underground hydro-dynamic BMP, consistent with the hotel approval. This will meet the water quality treatment requirements for water runoff as well as reduce the post-development peak runoff to below pre-development levels. The former Towne Motel contained no water treatment facilities and the proposed BMP infrastructure brings a great benefit to mitigate the impacts of this development.

10. Transportation

Alley and Loading

The parking garage will be accessed from the new north-south alley off of Madison Street and shared with the Whitley Phase 1 (805 N. Columbus Street). Like the western half, the first fifty feet will be paved with decorative pavers and then transition to asphalt or concrete. Both owners have already recorded a public access easement over the alley. Although no loading space is required for residential use, the applicant envisions loading/unloading in the private alley, off the street. In addition, short-term loading spaces will be provided along Madison Street to accommodate deliveries such as Door Dash, Amazon, etc.

On-Street Parking Occupancy/Residential Parking Permits

The development is within Residential Permit Parking (RPP) District 3. To determine if future residents will be eligible for Residential Parking Permits, per the Policy for Residential Parking Permits for New Developments, the applicant's traffic engineer completed a parking occupancy survey in the evening on Thursday, January 30, 2025. The survey found that the maximum occupancy within a block of the development was 51% at 7:00PM. Per the policy, since the parking occupancy within a block of the development was found to be less than 85% and there are no non-residential uses proposed in the building, the residents of the new development will be eligible for Residential Parking Permits; which allow residents to park beyond the time limits noted on the associated street signage within the block located in the RPP district.

Traffic

The applicant completed a Walkability Index and an On-Street Parking Occupancy study. The proposal does not trigger a traffic study based on the City's guidelines for the trip generation for a proposed development. According to the trip generation analysis submitted by the applicant, a.m. peak hour vehicle trips will be increased from 14 to 19, while p.m. hour peaks vehicle trips will decrease by one (from 24 to 23). These studies were used to determine the required amount of on-site parking spaces and identify how much on-street parking is available in the neighborhood.

Transit and Bicycle Facilities

The site is well-served by a robust variety of transit options, including the Braddock Road Metro Station (0.4mi), five Capital Bikeshare stations within a three-block radius, and numerous bus routes on DASH and WMATA Metrobus. The site’s previous owner contributed to the City’s Capital Bikeshare fund for enhancements to Bikeshare facilities within the plan area and therefore, no additional contributions will be required with this application.

11.School Impacts

The student generation rate for 48 mid-rise units is 1.92 students, equivalent to two students, and the generation rate is 0.73 for the committed affordable mid-rise unit, equivalent to one student; for a total of three net new students anticipated with this development. This project is in the Naomi Brooks Elementary School, George Washington Middle School, and Alexandria City High School attendance areas. The project has been accounted for in school enrollment forecasts.

Table 1: ACPS K-12 Student Generation by Housing Type and Age Type of Unit	Old properties (More than 30 years old) Per housing unit	New properties (Built within previous 30 years) Per housing unit
Single Unit Detached (market rate)	0.3	0.21
Townhouse/Duplex (market rate)	0.2	0.13
Low-Rise Apt./Condo (market rate)	0.3	0.04
Midrise Apt./Condo (market rate)	0.2	0.04
Highrise Apt./Condo (market rate)	0.1	0.04
Public Housing*	0.2	0.65
Other Income-Restricted Housing* **	0.7	0.83

* Commonly defined as “Public Housing” units

** Defined as properties in which most of the units are income restricted. These properties exclude senior housing properties

5. COMMUNITY

The applicant hosted a virtual community meeting on January 9, 2025, where the project was discussed. Because the site does not fall within the boundaries of a civic association, the applicant reached out to several nearby associations (North Old Town Independent Citizens Association, Old Town North Community Partnership, West Old Town Civic Association, and Braddock Metro Neighborhood Association), as well as nearby neighbors. Some neighbors had questions and concerns regarding the proposed new use, parking and construction. Adjacent property owners were also notified via letter and site posting of the BAR meeting on January 15, 2025.

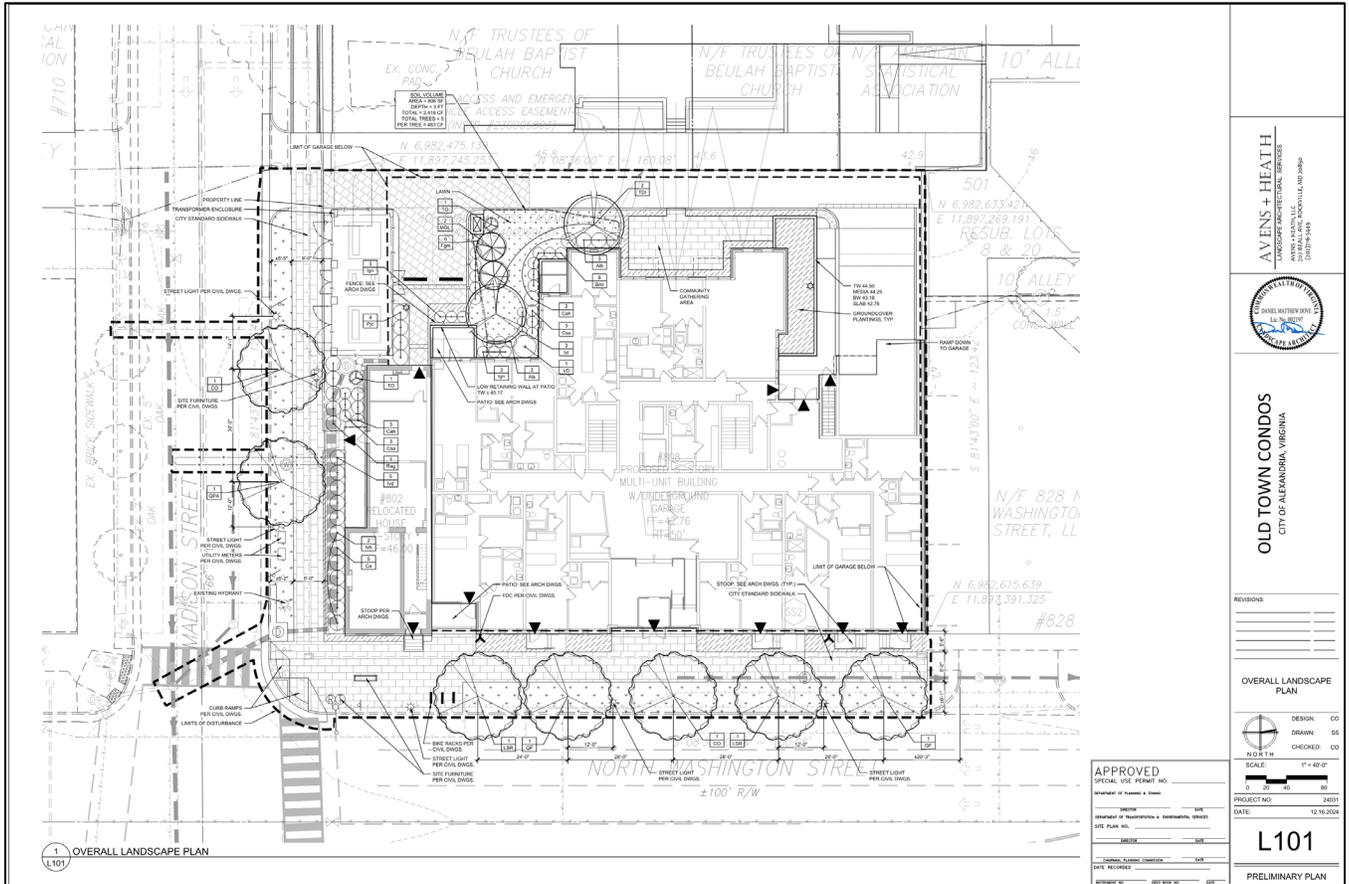


Figure 7: Landscape Plan



Figure 8: Elevations

8. STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated January 21, 2025, and comply with the following conditions of approval.

I. SITE PLAN

2. Per § 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Show site utilities compatibly with other conditions on the site plan to the satisfaction of the Directors of P&Z, T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *
 - a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
 - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Excluding above grade utilities from dedicated open space areas and tree wells.
 - d. Screening all utilities from the public right-of-way.
4. Provide a lighting plan with the Final Site Plan, unless otherwise identified below, to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z, T&ES, Code, and the Climate Action Officer of OCA and shall include: (P&Z) (T&ES) (OCA) (Code) *
 - a. The location of all existing and proposed streetlights and site lights, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - c. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights 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.
 - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
 - e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - f. Full cut-off lighting as applicable to prevent light spilling onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other

- pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with § 13-1-3 light spill regulations.
- g. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
 - h. Light fixtures along N. Washington street shall be the G.W. Parkway Light Fixture and Pole per City standard detail CSGW-1. Light fixtures along Madison Street shall be the Suburban Colonial Light Fixture per City standard detail CSSC-1.
 - i. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - j. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
5. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
 6. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan. The unit numbers shall comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and continue in this scheme for the remaining floors. Indicate the use of each unit (i.e., residential, retail, office). (GIS) *
 7. Provide a georeferenced CAD file in AutoCAD 2018.dwg or greater format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. (P&Z) (DPI) (GIS) *
 8. Sheeting and shoring, support of excavation shall not extend beyond the property line, except when the applicant has obtained a written release or encroachment from adjacent property owners which has been reviewed prior to Final Site Plan release and recorded in the Land Records. (P&Z) (Code) *
 9. The total number of residential units may be adjusted higher or lower so long as the new unit count does not increase the building envelope, parking is provided per the Zoning Ordinance, and the building is in substantial conformance with the preliminary plan to the satisfaction of the Director of P&Z. (P&Z) *
 - a. Minor changes to the façade fenestration and details will be permissible, including but not limited to, window count and alignment, to be coordinated with sustainability envelope attributes and energy performance submission.
 - b. The Sanitary Adequate Outfall Analysis must reflect the actual number of units.
 - c. The unit count must be finalized prior to Final Site Plan release. (P&Z) *

A. BUILDING

10. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area

- per floor, (5) height of structure, (6) non-separated or separated mixed use, (7) fire protection system requirements, and (8) accessible routes. (P&Z) (Code) *
11. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the Certificate of Appropriateness and the following: (P&Z) (Code) (OCA) (BAR) *
 - a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling). All windows must comply with the BAR *Alexandria New and Replacement Window Performance Specifications*.
 - b. The underside of all balconies shall be painted to present a visually cohesive appearance.
 12. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) *
 - a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at 1/4" = 1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
 - b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.
 - c. When warranted by the three-dimensional complexity of the design, the applicant shall provide isometric vignettes of special conditions or building areas to the satisfaction of the Director of P&Z.
 - d. All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Code or an encroachment has been obtained.
 13. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission. (P&Z) (Code)
 - a. Prior to ordering final building materials, provide a materials board that includes all proposed materials and finishes at first Final Site Plan. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) *, ***
 - b. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights.
 - c. Materials may be modified or substituted only if in substantial conformance with the Preliminary Site Plan approval and to the satisfaction of the Director of P&Z. *

- d. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - e. An on-site mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. **
 - f. The mock-up panel shall remain on-site or at another location approved by the City, in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy. ***
14. Final building materials, finishes, and architectural details shall be subject to review and approval by the Board of Architectural Review. A materials board shall be submitted as part of the Certificate of Appropriateness approval. (BAR)

B. OPEN SPACE/LANDSCAPING

15. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. (P&Z) (T&ES) *
- a. Site furnishings may include benches, bicycle racks, trash bins, and recycling receptacles. City standard materials are mandatory in all public right-of-way.
16. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. The design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *

C. ARCHAEOLOGY

17. Call Alexandria Archaeology immediately at 703.746.4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
18. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

D. PEDESTRIAN/STREETSCAPE

19. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) ***
 - a. Install ADA accessible pedestrian improvements serving the site.
 - b. Construct all sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be eight feet along both North Washington Street and Madison Street.
 - c. Sidewalks must comply with the City's Complete Streets Design Guidelines.
 - d. All brick sidewalks shall comply with the City's Memo to Industry 23-01
 - e. Sidewalks shall be flush across all driveway crossings.
 - f. All newly constructed curb ramps shall be concrete with detectable warning and shall conform to current VDOT standards.
 - g. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street.
 - h. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development.
 - 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. Alternative crosswalk treatments must be approved by the Director of T&ES.
 - j. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.

E. PARKING

20. Design and allocate parking to conform with these requirements, to the satisfaction of the Directors of P&Z, T&ES, and Code Administration: (P&Z) (T&ES) (Code)
21. Parked vehicles shall not encroach into the private alley.
22. Unbundle all residential parking (i.e., the cost to purchase or rent a parking space is separate from the cost to purchase or rent the residential unit). (T&ES)
23. Provide a Parking Management Plan with the Final Site Plan submission that complies with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. The Departments of P&Z and T&ES must approve the Parking Management Plan prior to the Final Site Plan release. (P&Z) (T&ES) *
24. Share parking occupancy, and if possible, hourly counts of entries and exits for the underground parking facility (including weekdays and weekends) with the City upon request. (T&ES)

25. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. Staff may approve changes to on-street parking controls prior to the release of the first maintenance bond for public improvements. (P&Z)(T&ES)*, ****
26. Work with staff to determine appropriate parking and loading signage on Washington and Madison streets during the final site plan process. Should parking or loading be provided on Washington Street, a “No Right On Red” sign shall be installed on Madison Street at the intersection with Washington Street. (T&ES)*
27. Provide a minimum of six bicycle parking spaces for short-term use on North Washington Street; and a minimum of 15 spaced for long-term use (17 preferred) per the City’s current Bicycle Parking Standards, available at: www.alexandriava.gov/bicycleparking. (T&ES)
*, ***
28. Include details on the locations and types of bicycle parking prior to Final Site Plan release. Install bicycle parking prior to the issuance of the first Certificate of Occupancy. For safety reasons, short-term space should be located in well-lit areas. (T&ES)*
29. Provide signage, striping, or other means to direct people to the indoor (i.e., long-term / covered) bicycle parking areas within the private property. Show the proposed signage, etc. prior to release of the Final Site Plan and install the signage, etc. prior to issuance of the Final Certificate of Occupancy. (T&ES)*
30. Update the coversheet of the plan set to include the number of “required v. *provided*” of short-term and long-term bicycle parking spaces.
31. Provide electric vehicle chargers for at least five percent of the required parking spaces, consisting of Level 2, rounded up to the next whole number parking space. (OCA) ***
32. At least 20 percent of the required parking spaces shall be electric vehicle charger ready per these requirements: (OCA) ***
33. Size and install the conduit correctly based on the number and location of future chargers. A combination of Level 1, Level 2, and DCFCs may be used; based on the estimated demand for charging and planned usage.
 - a. Label parking space location junction box for the future electric vehicle charger.
 - b. Sizing is referenced below.
 - c. Additional conduit does not need to account for transformer sizing.
 - d. EV chargers may encroach in the required parking space dimension.
34. Update parking counts on the cover sheet to state the number of electric vehicle charger and electric vehicle charger ready parking spaces, show the location of these spaces, and detail the signage, striping, or similar used to direct people to these spaces prior to Final

Site Plan release. Install the signage, etc. prior to release of the final Certificate of Occupancy. (OCA) *, ***

F. SUSTAINABILITY

35. The project shall comply with the requirements of the 2019 City of Alexandria Green Building Policy.(OCA) *, **, ***, ****
36. The applicant may propose additional sustainability strategies to the satisfaction of the Directors of P&Z and the Climate Action Officer of OCA. (P&Z) (OCA) *, **, ***, ****
37. The applicant shall provide these items to comply with the Green Building Policy at first Final Site Plan: (OCA) *
 - a. Evidence of the project’s registration with LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. A copy of the draft certification scorecard which indicates the project will meet the required performance points as outlined in the Green Building Policy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
38. The applicant shall provide these items to comply with the Green Building Policy with the Building Permit: (OCA) **
 - a. An updated copy of the draft certification scorecard/checklist prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. A draft commissioning plan and verification, if required by the Green Building Rating System, from a certified third-party reviewer that includes items “i” through “iii” below, prior to receiving building permits for above-grade construction.
 - i. A narrative describing the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
 - ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed, to include, but are not limited to, calibrations and economizer controls, conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
 - iii. Measurable criteria for performance; the plan should match the project’s submitted plans and sustainability certification scorecard.
 - c. Water efficiency and indoor environmental quality documentation for the priority performance points in the Green Building Policy prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

39. The applicant shall provide these items to comply with the Green Building Policy at First and Final Certificates of Occupancy: (OCA) ***
 - a. Evidence that design phase credits (for the certifying party) have been submitted by Temporary Certificate of Occupancy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

40. If required by the Green Building Rating System, commissioning report verified by a certified, third-party reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests to match scorecard and approved permit plans prior to issuance of the final Certificate of Occupancy.
 - a. Evidence showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for Design Phase credits for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. If the project fails to achieve the required certification level and priority performance points, then demonstrate a good faith, reasonable, and documented effort to achieve the certification level to the satisfaction of the Climate Action Officer.

41. The applicant shall provide the following to comply with the Green Building Policy at Release of Performance Bond: (OCA) ****
 - a. Documentation of applicable green building certification showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

42. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Final Site Plan. (OCA) *

43. At the first Final Site Plan, demonstrate that the building will be fully electric including all mechanical systems, except for a back-up generator and DOAS unit. For limited accessory elements, if using gas, outdoor grills must be controlled with occupancy sensors or timers not to exceed two hours, or other technology to prevent the accessory element from using natural gas when not being used by an occupant of the building. (OCA) *

II. TRANSPORTATION

A. STREETS/TRAFFIC

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

45. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) *
46. Slopes on parking ramps to garage entrances and exits shall not exceed the slope provided on the Preliminary Site Plan. For non-parking ramps with slopes of 10 percent and greater, provide a minimum of 10 feet in length transition slopes at the top and bottom of the ramp. The transition slope shall be half the difference in slope between two adjacent sections. Provide final design prior to Final Site Plan release subject to the satisfaction of the Director of T&ES. (T&ES) *
47. Any wall mounted obstructions at the wall end of a parking space shall be no more than 24 inches extended from the wall and at least 48 inches from the garage floor. Areas with obstructions that exceed this requirement will not count as parking spaces. (T&ES) ****
48. Furnish and install two 4-inch Schedule 80 PVC conduits with pull wires, under the sidewalks on fronting the site along S. Washington Street and Madison Street.. Terminate these conduits in an underground junction box at each end of the site limits on each street with "TRAFFIC" engraved, . . (T&ES) ****
49. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) ****
50. Designate a 60' x 8' active loading zone with signage and/or striping, parallel to the curb, on Madison Street. Explore ways to use both signage and striping as a means to conveniently and directly convey to drivers that the purpose of the curb-side area. (T&ES)*
51. Finalize street names and addresses for mail delivery (addressed per the front door), active loading (which includes the 8' x 60' active loading space on Madison Street), and for emergency services (addressed per street access) prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *
52. The shared private alley providing access to abutting property owners shall be privately managed and maintained. A maintenance agreement shall specify that the City can perform maintenance on the alley at the owners' expense if neither party maintains the alley in the future. A maintenance agreement shall be approved and recorded prior to the release of the final site plan. (P&Z)(T&ES)*

B. TRANSPORTATION MANAGEMENT PLAN

City Managed TMPs

53. Contribute to the Citywide Transportation Management Plan (TMP) at the rate specified by the current TMP policy. Unless the upfront payment or partial upfront payment option is chosen as described below, payments are due once per year no later than September 30

for 30 years with rates adjusted annually for inflation based on the April-to-March Consumer Price Index change reported by the Bureau of Labor Statistics. (T&ES)

- a. Projects that obtain their first Certificate of Occupancy prior to July 1, will have their first year of assessment in the current calendar year. Projects that obtain their first Certificate of Occupancy on July 1 or later will have their first year of assessment in the next calendar year.
 - b. A development may receive a 35% discount for paying the entire 30-year amount (unadjusted for inflation) prior to receipt of the first Certificate of Occupancy. Under this option, no further TMP payments are required. ***
 - c. A development may receive a 25% discount for paying one quarter of the entire 30-year amount (unadjusted for inflation) before receipt of the final Certificate of Occupancy and five standard subsequent payments over the next five years. The five annual payments will be made no later than September 30 each year. After these payments are made, no further TMP payments are required. ***
54. The applicant/owner may request permission to manage its own TMP fund subject to the approval of the Director of T&ES. The property must have achieved specific single occupancy vehicle targets for at least three years in a row, as specified in the current TMP policy, and have provided the City with detailed information about how the applicant/owner will manage the TMP for the development. Development would retain the annual TMP contributions and must spend it exclusively on transportation related activities approved by the Director of T&ES or designee. (T&ES)
55. Designate an on-site TMP Coordinator prior to the issuance of the first Certificate of Occupancy. Provide the name, address, email, and telephone number of the coordinator to the City's Mobility Services Division, updating this information annually or as needed. This person will be the City's point of contact for the development and will be responsible for paying invoices, coordinating with staff on TMP-related activities as needed. (T&ES)

C. ENCROACHMENT

56. The owner shall obtain and maintain an encroachment permit and policy of general liability insurance in compliance with the permit requirements in § 5-2-29(a)(3). See: <https://www.alexandriava.gov/permits/right-of-way-administrative-encroachment-permit> for details. (T&ES)
57. The City will not be held responsible for damage to the private improvements caused by the applicant in the public right-of-way during repair, maintenance, or replacement of any utilities that may exist within the area of the proposed encroachment. (T&ES)
58. If the City in the future needs the encroachment area, then the applicant shall remove any structure that encroached into the public right-of-way within 60 days upon notification by the City. (T&ES)

59. The applicant is responsible for replacement and repairs to adjacent public right-of-way, including any areas damaged during construction of the encroaching element. (T&ES)
60. Within the encroachment areas identified in the metes and bounds, encroachment plats and any site plan exhibits, the applicant may not erect any additional equipment or structures or enlarge or intensify any existing equipment or structures shall without prior approval of the Directors of P&Z and T&ES. No administrative changes may be made after approval of the encroachment ordinance. (P&Z)
61. The applicant shall bear all costs associated with the removal of any infrastructure installed within the encroachment. (T&ES)
62. The applicant shall obtain City Council approval of the encroachment ordinance prior to Final Site Plan release. (P&Z) (T&ES) *
63. Submit all material associated with and required by encroachment ordinance application, including official Survey Plats (in record plat format).

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

64. Pay the sewer connection fee per the City Code. (T&ES)
65. Comply with the Combined Sewer System Management Policy per Memo to Industry 23-02, City of Alexandria's Water Quality Volume Default, and state stormwater quality and quantity requirements. (T&ES)
 - a. The applicant is proposing to discharge both the sanitary flow and the stormwater from the site to the combined sanitary sewer system.
 - b. With respect to sanitary requirements, the applicant shall contribute \$88,200.00 based on a formula of \$1.5 per gallon of peak sanitary flow (\$1.5 per gallon x 58,000 gallons).
 - c. (b) With respect to the stormwater runoff requirement, the applicant is proposing to comply with Option B: Reduce the amount of the stormwater runoff into the CSS by 10 percent for the 10-year 24-hour design storm (i.e., post development peak runoff equal to or less than 90 percent of the peak runoff for the pre-development condition).

B. UTILITIES

66. If the applicant does not have a franchise agreement with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
67. Underground all overhead power and communication lines fronting the development on the project side of Madison Street prior to the Performance Bond release. (T&ES) ****
68. Do not locate transformers and switch gears in the public right-of-way. (T&ES)

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

C. SOLID WASTE

70. Solid waste collection services will be the responsibility of the property owner and will need to be contracted with a private hauler. The point of collection shall be as agreed upon between the owner and the private collector duly licensed, provided that such point shall not be in a public right-of-way and shall not hinder or interfere with parking, traffic, or pedestrians. (T&ES)
71. Store containers inside the units or within an enclosure that completely screens them from view. (T&ES)
72. Provide storage space for both trash and recycling containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines are at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at (703) 746-4410 or commercialrecycling@alexandriava.gov. (T&ES)
73. Show the turning movements of the collection trucks, minimizing the need to reverse to perform solid waste collection (trash, recycling, yard waste, food waste). (T&ES)
74. Submit a Recycling Implementation Plan to the Resource Recovery Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: <https://www.alexandriava.gov/resourcerecovery> or contact the Resource Recovery Division at 703.746.4410 or commercialrecycling@alexandriava.gov. (T&ES)
75. Install 1 public space trash receptacle(s) and 1 public space recycling receptacle(s) to the satisfaction of the Director of T&ES prior to Performance Bond. (T&ES) ****
- a. Trash receptacles shall be Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid
 - b. Recycling receptacles shall be Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection.
 - c. Place the receptacle(s) in the right-of-way and parks. In general, locate receptacles along the property frontage and at convenient locations in the vicinity of the site as approved by the Director of T&ES and shown on the Final Site Plan.
 - d. To the extent that the receptacles cannot be located where accessible for public collection, the applicant may agree to placing approved containers on private property and contract for private collection, disposal, and maintenance.
76. The applicant may reuse existing receptacles, if any, along the site frontage if they are in good shape and acceptable to T&ES Resource Recovery.

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

77. The City of Alexandria’s stormwater management regulations for water quality are: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. Treat the Alexandria Water Quality Volume Default, as determined by the site’s post-development impervious area, in a Best Management Practice (BMP) facility. (T&ES) *
78. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group “D” in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *
79. Design all stormwater (BMPs to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *
80. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *
81. All BMP’s must be accessible for regular maintenance and inspections. The final building design must include access points and maintenance accessibility for the BMPs.
82. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by the City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) ****
83. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are: (T&ES) ****
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.

- b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized.
84. Submit the stormwater quality BMP and/or Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the Final Site Plan #2. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *
85. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/or owner, the applicant shall: (T&ES) ****
 - a. Execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA, master association, and/or owner.
 - b. Include a copy of the contract in the BMP Operation and Maintenance Manual.
 - c. Submit a copy of the maintenance contract to T&ES prior to Performance Bond release.
86. Provide the Homeowner's Association (HOA), and/or master association, with an Owner's Operation and Maintenance Manual for all on site BMPs. The manual shall include at a minimum: (T&ES)
 - a. An explanation of the functions and operations of the BMP(s),
 - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
 - c. Catalog cuts on maintenance requirements including any mechanical or electrical equipment,
 - d. Manufacturer contact names and phone numbers,
 - e. A copy of the executed maintenance service contract, and
 - f. A copy of the maintenance agreement with the City.
87. Provide an Owner's Operation and Maintenance Manual for all BMPs to the owner. The manual shall include at a minimum: (T&ES)
 - a. An explanation of the functions and operations of the BMP(s),
 - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
 - c. Catalog cuts on maintenance requirements including mechanical or electrical equipment,
 - d. Manufacturer contact names and phone numbers,
 - e. A copy of the executed maintenance service contract, and
 - f. A copy of the maintenance agreement with the City.
88. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) ****

89. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not affected adversely by construction operations prior to Performance Bond release to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, describe the maintenance measures performed. (T&ES) ****

B. WATERSHED, WETLANDS, & RPAs

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

C. CONTAMINATED LAND

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

- d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
 - e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).
 - f. To the extent the conversion encounters any environmental contamination not addressed by previously submitted reports and plans, the applicant will update such plans and reports to comply with this condition.
95. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “f” above are submitted and approved at the discretion of the Director of T&ES. Include the preceding text as a note on the Final Site Plan. (T&ES) (Code) *
96. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. If a vapor barrier and ventilation system is required, the schematic shall be signed by a professional engineer and included in the Final Site Plan. (T&ES) (Code) *
97. If a Soils Management Plan is required by the Site Characterization report, then the plan shall be included in the Final Site Plan. (T&ES) *

D. NOISE

98. Submit a noise study identifying the noise levels that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development prior to the Final Site Plan release. (T&ES) *
99. If the noise study identified noise impacted areas, conduct a building shell analysis identifying ways to minimize noise and vibration exposure to future residents. Submit the building shell analysis and the noise commitment letter for review and approval prior to Final Site Plan release. (P&Z) (T&ES) *

100. All rooftop HVAC and other mechanical equipment shall comply with the City noise ordinance by equipment design, location, or with noise mitigating devices (e.g., silencers, acoustic plenums, louvers, or enclosures). (T&ES) (Code) *, ***
101. No trucks or other vehicles, including construction equipment, associated with this project shall be permitted to idle for more than 10 minutes when parked. Post at least two no idling for greater than 10 minutes signs in plain view during construction. (T&ES) ***
102. Submit a noise mitigation plan for the [*fitness center, daycare, live entertainment, use with amplified sound*] to address noise impacts from the use on other residents or businesses within the building. To the satisfaction of the Director of T&ES, the plan shall aim to achieve an interior noise level below 45dBA, consistent with the Noise Guidance Book used by the U.S. Department of Housing and Urban Development. Provide a commitment letter stating the applicant's commitment to implementing the mitigation measures specified in the plan. Submit the mitigation plan and commitment letter for review and approval by T&ES Office of Environmental Quality Staff prior to Final Site Plan release. (T&ES) *

E. AIR POLLUTION

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

V. CONSTRUCTION MANAGEMENT

104. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval, and partial release of Erosion and Sediment Control for the Final Site Plan. Complete all the requirements of Zoning Ordinance Article XIII (Environmental Management) for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan prior to the partial Final Site Plan release. (T&ES) *
105. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)
 - a. Do not remove streetlights without authorization from the City of Alexandria,
 - b. If streetlights are to be removed from the public right-of-way, then provide temporary lights until the installation and commissioning of new lights, *
 - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *
 - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
 - e. Include an overall proposed schedule for construction, *
 - f. Include a plan for temporary pedestrian circulation, *

- g. Include the location and size of proposed construction trailers, if any, *
 - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
 - i. Post copies of the plan in the construction trailer and give it to each subcontractor before they start work. ***
106. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall: (P&Z) (T&ES) *
- a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
 - b. Post information on transit schedules and routes, *
 - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
 - d. If the off-street construction worker parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected.
107. Include a chapter on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry 04-18 throughout the construction of the project. (T&ES) *
108. Include a chapter on maintaining bicycle access within the Construction Management Plan. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry 04-18 throughout the construction of the project. (T&ES) **
109. Include a chapter on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all waste offsite per all applicable federal, state, and local laws. Provide documentation as required per the City's Green Building Policy and conditions therein. (T&ES) (Code) *

110. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) *
111. Transit stops adjacent to the site shall remain open, to the extent feasible, for the duration of construction. If construction requires closing either the DASH 30/31 stop on Madison at Washington Street; and/or, the WMATA 11Y stop in front of the adjacent Gas Station on North Washington Streets, then the Applicant shall install a temporary ADA accessible transit stop. Coordinate with the T&ES Transportation Planning Division at 703.746.4088 as well as with both transit agency which provide service to the bus stops. Install signs noting the bus stop closure and location of the temporary bus stop prior to taking bus stops out of service. (T&ES)
112. Obtain additional City approvals for any structural elements that extend into the public right-of-way, including but not limited to footings, foundations, and tiebacks, from the Director of T&ES as a part of the Sheeting and Shoring permit. (T&ES) **
113. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Permits & Inspections prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, then note that change in a letter to the Division Chief. (T&ES) *
114. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) **
115. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z)
116. Identify a community liaison throughout the construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes. (P&Z) (T&ES) *, ***
117. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***
118. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches the proposed finished grade. Ensure the wall check shows: (P&Z) **

- a. Key dimensions of the building as shown on the approved Final Site Plan,
 - b. Key dimensions from future face of finished wall above to the property line and any adjacent structures on the property,
 - c. Extent of any below-grade structures,
 - d. Foundation wall in place, and
 - e. Future face of finished wall above.
119. Submit a stamped electronic copy of an as-built development site plan survey, per the *As-Built Development Site Plan Survey Checklist* prior to applying for a Certificate of Occupancy permit. A registered architect, engineer, or surveyor shall prepare the as-built plan. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***
120. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) ****

VI. HOUSING

[SET ASIDE CONDITIONS – FOR SALE]

121. Provide one affordable set-aside for-sale unit within the development, comprising one (1) one-bedroom unit for sale at \$195,000 to households with incomes as designated by the City. This price excludes the cost of one parking space, which will not be available for purchase. (Housing)
122. The set-aside unit shall be of comparable size and floor plan and with the same or comparable finishes, fixtures, and appliances as similar units in the development, excluding optional upgrades. The allocation of ANSI and Type A units to the set-aside unit shall be based on proportionality unless otherwise approved by the Director of Housing at the time of Final Site Plan. (Housing)
123. Offer the same purchase incentives to potential market-rate and set-aside homebuyers, excluding sales price reductions or credits. Incentives may be non-monetary, such as complimentary move-in services. (Housing)
124. Provide residents of the set-aside unit with access to all amenities offered in the entire development. (Housing)
125. The set-aside unit shall be subject to deed restrictions recorded as covenants at the time of sale of each unit, per the City's resale restricted housing policy. The City shall provide covenant language before the final sale of any set-aside unit. (Housing)

126. Advise the Office of Housing in writing of the delivery schedule for the set-aside unit no less than 180 days prior to anticipated delivery. The City and the applicant shall market the set-aside unit jointly. The City reserves the right to select qualified buyers randomly through a lottery system. (Housing)
127. Disclose to the Office of Housing the market rate pricing of similar units prior to the sale of the set-aside unit. (Housing)
128. Pay real estate commissions (if any) up to a maximum of \$3,000 per unit on the set-aside unit. (Housing)
129. Offer Virginia Housing mortgage financing to set-aside buyers through the City's preferred lender(s). If the preferred lenders are unable to offer a Virginia Housing loan, the selected lender shall offer a loan with interest rates and terms comparable to those provided by Virginia Housing. (Housing)

[SET ASIDE CONDITIONS – RENTAL]

If the project's tenure converts to rental, the following conditions will apply.

130. Provide one (1) one-bedroom affordable set-aside rental unit. (Housing)
131. Rent for set-aside unit shall not exceed the maximum amounts allowed under the Federal Low Income Housing Tax Credit (LIHTC) program for households with incomes at 60 percent of the Washington D.C. Metropolitan Area Median Family Income (including utility allowances and any parking charges) for a 40-year period from the date of initial occupancy of the affordable unit. (Housing)
132. If at the time of lease up or lease renewal, the differential between the market rent and set-aside rent (as adjusted for utility allowances) for a comparable unit is less than 15 percent of the market rent, then the set-aside rent shall be reduced to maintain a differential of 15 percent for the term of the new lease or lease renewal. (Housing)
133. Total non-refundable fees, excluding application and pet fees, shall not exceed 15 percent of gross affordable rent. (Housing)
134. Residents of the set aside units may be charged a monthly parking fee of up to \$50 (in 2025 dollars) or the standard fee whichever is lower for the first parking space. Any additional parking spaces shall be subject to standard fees. (Housing)
135. Recertify the income of the set-aside resident household annually. (Housing)
136. Once an income-eligible household moves into the set-aside unit, that unit shall count as an affordable unit until the household's income increases to more than 140 percent of the then-current income limit. Provide one additional one-year lease term at the affordable rent but notify the household that at the end of one year the household shall not be eligible to continue at the affordable rent. (Housing)

137. Provide residents of the set-aside unit with access to all amenities offered within the entire development. (Housing)
138. Set-aside unit shall be comparable in size and floor plan and have the same or comparable finishes, fixtures, and appliances as similar units in the development. (Housing)
139. Notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing no less than 90 days prior to leasing. Provide the City with marketing information no less than 45 days prior to leasing, which shall include the affordable rent, fees, property amenities, and contact information for applications. The City shall notify interested parties of the availability of set-aside unit. The applicant shall not accept applications for the set-aside unit until 45 days after providing written notification to the Office of Housing or until the Office of Housing advises the applicant that the information has been distributed and posted, whichever occurs first. (Housing)
140. List the set-aside unit at www.VirginiaHousingSearch.com, or an alternative website as identified by the Office of Housing at the time of lease up. (Housing)
141. Provide the City with the records and information necessary for annual compliance monitoring with the Housing conditions for the 40-year affordability period. (Housing)
142. Set-aside unit shall comply with the City's Rent Guidelines Policy. (Housing)

VII. PUBLIC ART

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

VIII. USES AND SIGNS

145. The applicant/owner may designate a limited number of apartments for short-term rentals, as defined by §3-2-141 of the Code of Ordinances, provided that the number of short-term rental apartments or individuals renting those apartments does not meet the definition of a hotel per §2-161 of the Zoning Ordinance, which would require a change of use application. (P&Z)

IX. DISCLOSURE REQUIREMENTS

146. Submit the condominium association covenants addressing the items below for review and approval by the Director of P&Z and the City Attorney prior to applying for the first Certificate of Occupancy. Include the conditions listed below in a dedicated section of the

association covenants. The language shall establish and state that these conditions cannot be changed except by an amendment to this DSUP approved by the City Council. (P&Z) (T&ES) (City Attorney) ***

- a. The principal use of the underground garage and parking spaces shall be for passenger vehicles garaged at the address; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
 - b. All landscaping and open space areas within the development shall be maintained by the Condominium/Homeowner's Association.
 - c. Exterior building improvements or changes by future residents shall require approval of the City Council or the Board of Architectural Review, as determined by the Director of P&Z.
 - d. Develop a noise control by-law to control noise levels in the development and resolve noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
 - e. Inspect and maintain stormwater facility BMPs to ensure proper functioning.
147. Furnish each prospective buyer with a statement disclosing the prior history of the site, including previous environmental conditions and on-going remediation measures. Disclose this information to the satisfaction of the Director of T&ES. (T&ES)
148. Disclose to potential buyers the items listed below to the satisfaction of the Director of P&Z and the City Attorney: (P&Z) (T&ES) (City Attorney)
- a. The shared private alley providing access to the abutting property, with a public access easement, shall not be maintained by the City of Alexandria and shall be jointly managed and maintained by the property owner and the adjacent property owner to the satisfaction of the Directors of Planning & Zoning and T&ES.
149. Residents of this development are eligible for City of Alexandria Residential Parking Permits. More information on RPPs can be found by visiting the following hyperlink: <https://www.alexandriava.gov/parking/residential-parking-permit-program-facts>

CITY DEPARTMENT CODE COMMENTS

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

A. Planning and Zoning (P&Z)

- F-1 A contribution of \$5,500 was made to City's Urban Forestry Fund to account for the previous modification to the minimum crown coverage requirement as part of the original DSUP approval (i.e., DSP#2019-0002). Therefore, the city does not request a contribution with this application.

- C - 1 Submit as-built documents for all landscape with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. ****
- C - 2 Identify all trees to remove and protect/preserve in the tree conservation and protection plans prior to Final Site Plan release. Detail the construction methods to reduce disturbance within driplines. Schedule an on-site inspection of existing conditions with the City Arborist and Natural Resources Division Staff prior to preparing the Tree Conservation and Protection Plan. *
- C - 3 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. ****
- C - 4 No permits shall be issued prior to receiving the Certificate of Appropriateness and the demolition permit from the Board of Architectural Review. **
- C - 5 Any parking requirement may be adjusted within five percent of the requirement if the Director of P&Z determines that physical requirements of the building prevent complying with the specific number of required parking spaces per Zoning Ordinance § 8-200(A)(2)(c)(i).

B. Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor: 703.746.4200 with any questions.
- C - 1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code in effect when applying for building permit(s).
- C - 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).
- C - 3 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **
- C - 4 Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. **

C. Archaeology

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

D. Transportation & Environmental Services (T&ES)

- F - 1. A contribution of \$20,000 was made to Capital Bikeshare with the original DSUP approval (i.e., DSP#2019-0002). Therefore, the City is not requesting a contribution with this application.
- F - 2. Prepare the Final Site Plan per Memo to Industry 02-09, Design Guidelines for Site Plan Preparation, which is available at: <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%202023,%202009.pdf> *
- F - 3. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. *
- F - 4. Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotations pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). *
- F - 5. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches. Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). *, ****
- F - 6. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single unit residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T,” or else install a manhole. *, **** Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. *, ****

- F - 7. Provide at least 18-inches of vertical separation for sanitary sewers and 12-inches for storm sewers when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for 10-feet on each side of the point of crossing. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. *, ****
- F - 8. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. *, ****
- F - 9. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. *, ****
- F - 10. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. *, ****
- F - 11. Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. *, ****
- F - 12. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. *
- F - 13. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. *
- F - 14. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. *
- F - 15. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry 04-18. *
- F - 16. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): *
 - a. FOR INFORMATION ONLY.

- b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
- c. The contractor shall apply for all necessary permits for use of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.

- F - 17. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. *
- F - 18. Parking for the residential and commercial uses shall match the Zoning Ordinance requirements in effect at approval by the City Council and/or Planning Commission. *
- F - 19. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. *
- F - 20. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. *
- F - 21. As there is no longer a DASH nor WMATA bus stop proposed in front of this building, relocate the proposed bench on Washington Street in closer proximity to the bike racks.
- C - 1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. *
- C - 2 Comply with the stormwater quality requirements and provide channel and flood protection per Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Braddock West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. *
- C - 3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. * Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. *
- C - 4 The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way.

- a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. *, ****
 - b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, ****
- C - 5 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. *, ****
- C - 6 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. *
- C - 7 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at 703.746.4410 or commercialrecycling@alexandriava.gov. *
- C - 8 Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: <https://www.alexandriava.gov/resourcerecovery> or contact the Resource Recovery Division at 703.746.4410 or commercialrecycling@alexandriava.gov. *
- C - 9 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. *
- C - 10 Post the bond for the public improvements before Final Site Plan release. *
- C - 11 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. *
- C - 12 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. *

- C - 13 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005, prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. ****
- C - 14 Design the thickness of sub-base, base, and wearing course using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. *, ****
- C - 15 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. *
- C - 16 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. *
- C - 17 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards.
*
- C - 18 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately.
- C - 19 Comply with the City’s Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line.
- C - 20 Comply with the City’s Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours:
 - i. Monday Through Friday from 7 AM to 6 PM
 - ii. Saturdays from 9 AM to 6 PM
 - iii. No construction activities allowed on Sundays and holidays
 - a. § 11-5-4(b)(19) further restricts pile driving to these hours:
 - iv. Monday through Friday from 9 AM to 6 PM
 - v. Saturdays from 10 AM to 4 PM
 - vi. No pile driving is allowed Sundays and holidays
 - b. § 11-5-109 restricts excavating work in the right-of-way to:
 - vii. Monday through Saturday 7 AM to 5 PM
 - viii. No excavation in the right-of-way allowed on Sundays, New Year’s Day, Independence Day, Thanksgiving, and Christmas.

- C - 21 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Zoning Ordinance Article XIII. *
- C - 22 Comply with the City’s Erosion and Sediment Control Code, Title 5, Ch. 4. *
- C - 23 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. *

E. Information Technology

- F - 1. Provide the locations of all common Fire Closets and Utility Closets in the Final Site Plan. These closets will be assigned individual addresses to comply with Fire Department requirements. *
- F-2. Coordinate with the GIS Division for address assignments at tenant fit out for all first-floor bays with a street-facing door as their primary access. These uses may not use the primary building address for their address. Contact the Addressing Coordinator in the GIS Division 703.746.3823 for each new tenant to receive the address based on the primary entrance door.

F. Fire Department

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

G. Police Department

- F-1 Provide controlled access for doors in the garage (garage levels only) that lead to the stairwell. Controlled access must not interfere with the emergency push-bar release located on the inside of the stairwell.
- F-2 Plant shrubbery that achieves a natural growth height of no more than 2.5 to 3 feet with a maximum height of 3 feet when it matures to avoid obstructing the view of patrolling law enforcement officers.

[Miscellaneous]

- F-3 Equip all ground floor windows with a device or hardware that enables securing them in a partially open position. This design prevents breaking and entering when the windows are open for air.
- F-4 Install “door-viewers” (commonly known as peepholes) in all doors on the ground level that lead directly into an apartment to increase security for the occupant.

Asterisks denote:

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



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # Amendment to 2015-0004 **Project Name:** 808 N Washington Street

PROPERTY LOCATION: 808 N Washington Street

TAX MAP REFERENCE: 054.04-02-13 **ZONE:** CD-X

APPLICANT:

Name: 808 WASHINGTON LLC

Address: 7905-C Cessna Ave. Gaithersburg, MD 20879-4113

PROPERTY OWNER:

Name: 808 WASHINGTON LLC

Address: 7905-C Cessna Ave. Gaithersburg, MD 20879-4113

SUMMARY OF PROPOSAL Conversion of prior-approved hotel to multifamily residential use

MODIFICATIONS REQUESTED Reduction of tree canopy

SUP's REQUESTED Bonus density for the provision of affordable housing per Section 7-700; and a parking reduction per Section 8-100(A)(4)

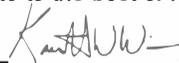
THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

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 & Megan Rappolt, Wire Gill LLP

Print Name of Applicant or Agent

 
Signature

[Redacted]

[Redacted] N/A

Mailing/Street Address

Telephone #

Fax #

Alexandria, VA 22314

City and State

Zip Code

[Redacted]

Email address

Dec. 16, 2024

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

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

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

See enclosed disclosure attachment.

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 disclosure attachment		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 808 N. Washington St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See disclosure attachment		
2.		
3.		

3. BusinessorFinancialRelationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within 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. See disclosure attachment	None	N/A
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.

Dec. 16, 2024
Date

Kenneth W. Wire & Megan C. Rappolt
Printed Name


 Signature

Disclosure Attachment

JRicciardi Development LLC

[REDACTED]

Jerry Ricciardi

Greater than 3%

P.T. Blooms Development LLC

[REDACTED]

Patrick Bloomfield

Greater than 3%

Zehn, LLC

Juan Lopez

Greater than 3%

Mohammed Shamari

Greater than 3%

Frank Hetrick

Greater than 3%

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

The Applicant seeks to convert the approved and partially-constructed 98-room hotel to a 48 unit multifamily building. The hotel was approved by City Council in 2016 through DSUP #2015-0004. The Applicant also proposes the retention of the historic townhouse. The building height varies and extends up to 50 feet at its highest point. The proposed development is generally compatible with the OTN SAP and the existing surrounding neighborhood. A concurrent rezoning to the CRMU-X zone is requested along with SUPs for bonus density for affordable housing and a parking reduction. Encroachments for building, stoops and balconies are also requested.

3. How many patrons, clients, pupils and other such users do you expect?
 Specify time period (i.e., day, hour, or shift).
 Typical for a 48 unit multifamily building and 1 townhouse.

4. How many employees, staff and other personnel do you expect?
 Specify time period (i.e. day, hour, or shift).
 Typical for management of a 48 unit multifamily building. No employees for the townhouse.

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

Day	Hours	Day	Hours
7	24		

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
 Typical for rooftop mechanical equipment for a 48 unit multifamily building and one townhouse.

B. How will the noise from patrons be controlled?
 City noise ordinance and building management.

7. Describe any potential odors emanating from the proposed use and plans to control them:
 None

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

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

Residential trash

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

Typical for a 48 unit multifamily building and one townhouse.

C. How often will trash be collected?

1-2 times per week

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

Building management and townhouse residents.

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

Yes. No.

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

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

Yes. No.

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

Building maintenance and cleaning supplies typical for a residential buildings.

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

Secure building and garage access via key card; building lighting; and building management staff. Traditional door locks for the townhouse.

ALCOHOL SALES

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

Yes. No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

47

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

14 Standard spaces

29 Compact spaces

2 Handicapped accessible spaces

 Other

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

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

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0
- B. How many loading spaces are available for the use? 0
- 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?

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?

Access is adequate and no new public streets are required.



APPLICATION

ENCROACHMENT

PROPERTY LOCATION: 808 N. Washington Street

TAX MAP REFERENCE: 054.04-02-13 **ZONE:** CD-X

APPLICANT

Name: 808 WASHINGTON LLC

Address: [REDACTED]

PROPERTY OWNER

Name: 808 WASHINGTON LLC

Address: [REDACTED]

PROPOSED USE: Encroachment of building, balconies, and stoops

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, 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 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 their knowledge and belief.

Kenneth W. Wire & Megan C. RappoltWire Gill LLP
Print Name of Applicant or Agent

[REDACTED]
Mailing/Street Address
Alexandria, VA 22314
City and State Zip Code

Kenneth W. Wire *Megan C. Rappolt*
Signature

202-431-3624 & 703-362-5232

Telephone # Fax #

[REDACTED]
Email address

Dec. 16, 2024
Date

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 disclosure attachment		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 808 N. Washington St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See disclosure attachment		
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. See disclosure attachment	None	N/A
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.

Dec. 16, 2024

 Date

Kenneth W. Wire, & Megan Rappolt Wire Gill LLP

 Printed Name



 Signature

Disclosure Attachment



Jerry Ricciardi

Greater than 3%

P.T. Blooms Development LLC



Patrick Bloomfield

Greater than 3%

Zehn, LLC

Juan Lopez

Greater than 3%

Mohammed Shamari

Greater than 3%

Frank Hetrick

Greater than 3%



APPLICATION

Master Plan Amendment MPA# _____

Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 808 N. Washington St.

APPLICANT

Name: 808 WASHINGTON LLC

Address: _____

PROPERTY OWNER:

Name: 808 WASHINGTON LLC

Address: _____

Interest in property:

- Owner Contract Purchaser
- Developer Lessee Other _____

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

- Yes: If yes, provide proof of current City business license.
- No: If no, said agent shall obtain a business license prior to filing application.

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

Kenneth W. Wire & Megan C. Rappolt, Wire Gill LLP

Print Name of Applicant or Agent

[Signatures]
Signature

Mailing/Street Address

Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

12/16/2024
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

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

MPA # _____
REZ # _____

SUBJECT PROPERTY

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

Address Tax Map - Block - Lot	Land Use Existing - Proposed		Master Plan Designation Existing - Proposed		Zoning Designation Existing - Proposed		Frontage (ft.)	Land Area (acres)
	1 054.04-02-13	hotel	residential	OTN	S	same	CD-X	CRMU-X
2 _____	_____	_____	_____	_____	_____	_____	_____	_____
3 _____	_____	_____	_____	_____	_____	_____	_____	_____
4 _____	_____	_____	_____	_____	_____	_____	_____	_____

PROPERTY OWNERSHIP

Individual Owner Corporation or Partnership Owner

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

- Name: See disclosure attachment Extent of Interest: _____
 Address: _____
- Name: _____ Extent of Interest: _____
 Address: _____
- Name: _____ Extent of Interest: _____
 Address: _____
- Name: _____ Extent of Interest: _____
 Address: _____

Disclosure Attachment

JRicciardi Development LLC



Jerry Ricciardi

Greater than 3%

P.T. Blooms Development LLC



Patrick Bloomfield

Greater than 3%

Zehn, LLC

Juan Lopez

Greater than 3%

Mohammed Shamari

Greater than 3%

Frank Hetrick

Greater than 3%

MPA # _____

REZ # _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

- 1.** Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies: No amendments to the applicable Master Plan are requested.

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

A rezoning from CD-X to CRMU-X is consistent with properties within the Old Town North SAP (OTN SAP). CRMU-X was developed to implement properties within the SAP. A residential building on the Property is consistent with the guidance of the OTN SAP.

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

The project is a modest size of 49 units in a dense area of the City. As shown in the enclosed DSUP, there is adequate capacity of utilities and infrastructure to support the development. Site improvements including utilities, parking and access are included in the development.

- 4.** If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):
This application does not include a request for conditional/proffered rezoning.



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

The Applicant requests a minimal parking reduction of 2 spaces. The property is relatively small and the parking garage was largely designed with the prior hotel DSUP which is no longer feasible. Please see DSUP plans.

2. Provide a statement of justification for the proposed parking reduction.

In the conversion from hotel to residential use, the Applicant needs minor relief of 2 parking spaces. Less parking is required for hotel use than residential use. The Property is located adjacent to bus routes and the Applicant will participate in the City's TMP policy to mitigate the impacts of this development.

3. Why is it not feasible to provide the required parking?

The Applicant is converting the property from hotel to residential use. The Property is a relatively small size and the 2 space reduction request is minimal.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

_____ Yes. No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

PRELIMINARY PLAN

THE WHITLEY RESIDENCES - PHASE 2

CITY OF ALEXANDRIA, VIRGINIA

RCF **FIELDS & ASSOCIATES, INC.**
 ENGINEERING • LAND SURVEYING • PLANNING
 700 S. Washington Street, Suite 220
 Alexandria, Virginia 22314
 (703) 549-9422

PROJ. MANAGER: TAYLOR DOYLE
 EMAIL: TDOYLE@RCFASSOC.COM

DATE: JAN 2025
 DRAWN: ARO
 SCALE: AS NOTED
 REV:

AREA TABULATIONS

TOTAL SITE AREA = 0.4536 AC 19,757 SF
 TOTAL AREA OF TAX PARCELS = 0.4536 AC 19,757 SF
 TOTAL EXISTING IMPERVIOUS AREA = 0.3700 AC 16,118 SF
 TOTAL PROPOSED IMPERVIOUS AREA = 0.3905 AC 17,010 SF
 TOTAL DISTURBED AREA = 0.6056 AC 26,379 SF

ENVIRONMENTAL SITE ASSESSMENT

- THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THE DEVELOPMENT ON THIS PROPERTY.
- THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
- ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4866.
- THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
- THIS PROJECT IS LOCATED WITHIN 1000' OF A FORMER SANITARY LANDFILL.

ENVIRONMENTAL PERMITS NOTES

ALL REQUIRED PERMITS FROM VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, ENVIRONMENTAL PROTECTION AGENCY, ARMY CORPS OF ENGINEERS, VIRGINIA MARINE RESOURCES MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN.

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES THAT DISTURB AN AREA LESS THAN 1 ACRE, THEREFORE A VPDES PERMIT IS NOT REQUIRED.

ARCHAEOLOGY NOTES

THE APPLICANT/DEVELOPER SHALL 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 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.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

BUILDING CODE ANALYSIS:

USE GROUP:	MULTI UNIT BUILDING: R-2 (LEVELS 1-5), S-2 STORAGE (GARAGE), A-3 (LEVEL 1 AND ROOF), B (LEVEL 1) EX. TOWNHOUSE: R-5
TYPE OF CONSTRUCTION:	IA (GARAGE), IIB (1ST-5TH FLOORS), IIBB (EX. TOWNHOUSE)
NUMBER OF STORIES:	5
FLOOR AREA (GROSS):	74,917 SF
FLOOR AREA (NET):	50,269 SF
BUILDING FOOT PRINT AREA:	11,891 SF
BUILDING HEIGHT:	50 FT
FIRE SUPPRESSION/DETECTION:	FULLY SPRINKLERED

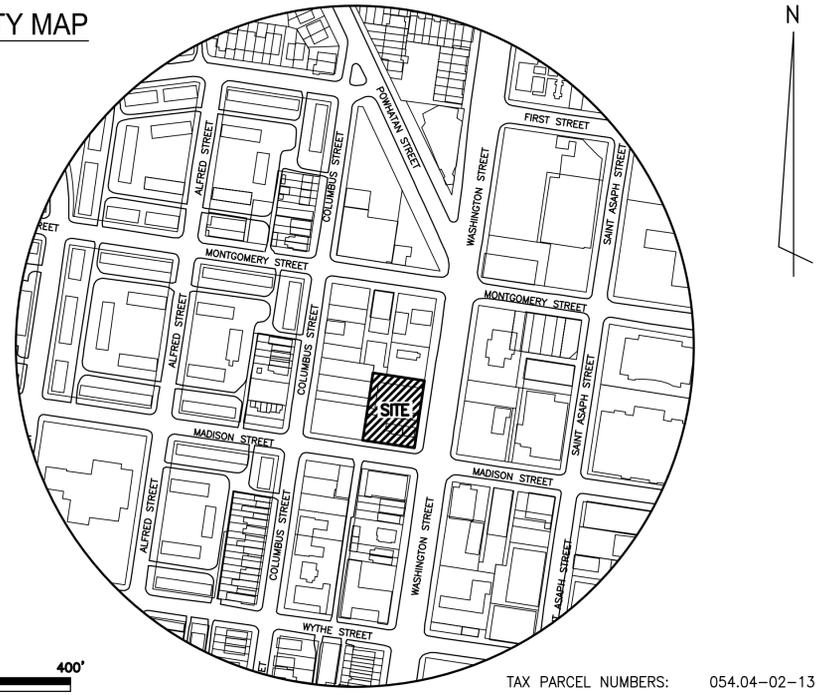
COMPLETE STREETS INFORMATION:

CROSSWALKS (NUMBER)	NEW	UPGRADED
STANDARD	N/A	N/A
HIGH VISIBILITY	N/A	2
CURB RAMPS	N/A	1
SIDEWALKS (LF)	N/A	289
BICYCLE PARKING (NUMBER SPACES)	28	N/A
PUBLIC/VISITOR	6	N/A
PRIVATE/GARAGE	17	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

GENERAL NOTES

- PRIOR TO THE APPLICATION FOR NEW CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL SUBMIT A BUILDING PERMIT FOR A CHANGE OF USE. DRAWINGS PREPARED BY A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER SHALL ACCOMPANY THE PERMIT APPLICATION. THE PLANS SHALL SHOW PROPOSED CONDITIONS AND PROVIDE DATA BY THE DESIGN PROFESSIONAL WHICH DETAILS HOW THE PROPOSED USE WILL COMPLY WITH THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE FOR THE NEW USE IN THE AREA OF STRUCTURAL STRENGTH, MEANS OF EGRESS, PASSIVE AND ACTIVE FIRE PROTECTION, HEATING AND VENTILATING SYSTEMS, HANDICAPPED ACCESSIBILITY AND PLUMBING FACILITIES.
- NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
- BEFORE A BUILDING PERMIT CAN BE ISSUED ON ANY PROPOSED FUTURE ALTERATIONS, A CERTIFICATION IS REQUIRED FROM THE OWNER OR OWNER'S AGENT THAT THE BUILDING HAS BEEN INSPECTED BY A LICENSED ASBESTOS INSPECTOR FOR THE PRESENCE OF ASBESTOS.
- A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
- REQUIRED EXITS, PARKING, AND ACCESSIBILITY WITHIN THE BUILDING FOR PERSONS WITH DISABILITIES MUST COMPLY WITH USBC CHAPTER 11. HANDICAPPED ACCESSIBLE BATHROOMS SHALL ALSO BE PROVIDED.
- TOILET FACILITIES FOR PERSONS WITH DISABILITIES: LARGER, DETAILED, DIMENSIONED DRAWINGS ARE REQUIRED TO CLARIFY SPACE LAYOUT AND MOUNTING HEIGHTS OF AFFECTED ACCESSORIES. INFORMATION ON DOOR HARDWARE FOR THE TOILET STALL IS REQUIRED (USBC 1109.2.2).
- IF APPLICABLE, ENCLOSED PARKING GARAGES MUST BE VENTILATED IN ACCORDANCE WITH USBC 406.4.2. THE REQUIRED MECHANICAL VENTILATION RATE FOR AIR IS 0.75 CFM PER SQUARE FOOT OF THE FLOOR AREA (USBC 2801.1). IN AREAS WHERE MOTOR VEHICLES OPERATE FOR A PERIOD OF TIME EXCEEDING 10 SECONDS, THE VENTILATION RETURN AIR MUST BE EXHAUSTED. AN EXHAUST SYSTEM MUST BE PROVIDED TO CONNECT DIRECTLY TO THE MOTOR VEHICLE EXHAUST (USBC 2801.1).
- ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
- IF APPLICABLE, THE PUBLIC PARKING GARAGE FLOOR MUST COMPLY WITH USBC 406.2.6 AND DRAIN THROUGH OIL SEPARATORS OR TRAPS TO AVOID ACCUMULATION OF EXPLOSIVE VAPORS IN BUILDING DRAINS OR SEWERS AS PROVIDED FOR IN THE PLUMBING CODE (USBC 2901). THIS PARKING GARAGE IS CLASSIFIED AS AN S-2, GROUP 2, PUBLIC GARAGE.
- THIS PROJECT IS LOCATED IN A COMBINED SEWER AREA.
- THIS SITE DOES NOT CONTAIN ANY AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

VICINITY MAP



ZONING TABULATIONS

- ZONE OF SITE: EXISTING: CD-X PROPOSED: CRMU-X*
- USE: EXISTING MOTEL PROPOSED MULTI-UNIT
- LOT AREA: 19,757 SF (0.4536 AC) MINIMUM LOT AREA: N/A
- NUMBER OF DWELLING UNITS: 49 (48 CONDOS & 1 ROWHOME UNIT)
- NUMBER OF BED ROOMS: 72 (SEE SHEET A901 FOR UNIT MIX)
- UNITS PER ACRE: ALLOWED N/A PROPOSED 108.02
- FLOOR AREA: GROSS: 74,917 SF
NET: 50,269 SF
GARAGE: 17,696 SF
- FLOOR AREA RATIO: EXISTING: 0.75
ALLOWED: 2.54*
PROPOSED: 2.54 (SEE SHEET A902 FOR FLOOR AREA BREAKDOWN)
- OPEN SPACE: REQUIRED: 25% = 4,939.25 SF
PROPOSED:
PRIVATE GROUND LEVEL: 2,893 SF (14.64%)
PRIVATE ABOVE GRADE: 2,140 SF (10.83%)
TOTAL: 5,033 SF (25.47%)
- AVERAGE FINISHED GRADE: 42.91
- HEIGHT: PERMITTED 50' PROPOSED CONDOS 50'
RELOCATED HOUSE 36'
- YARDS: REQUIRED (MULTIFAMILY IN CRMU-X):
SIDE (NORTH): N/A
SIDE (WEST): N/A
FRONT (EAST): N/A
FRONT (SOUTH): N/A
PROPOSED:
SIDE (NORTH): 0.4'
SIDE (WEST): 20.8'
FRONT (EAST): 0.0*
FRONT (SOUTH): 4.9'
- FRONTAGE: REQUIRED: N/A
PROPOSED:
N WASHINGTON ST: 160.1'
MADISON ST: 123.4'
- PARKING: REQUIRED:
MARKET RATE MULTIFAMILY WITHIN METRO STATION WALKSHED AREA = 0.8 SPACES/BEDROOM (MAX 2 BEDROOMS PER UNIT)
ADDITIONAL 5% REDUCTION FOR DWELLING WITHIN 0.25 MILE RADIUS OF 4 BUS STOPS
ADDITIONAL 10% REDUCTION FOR DWELLING WITH WALKABILITY INDEX OF 90-100
FOUR 3 BEDROOM UNITS ARE PROPOSED WITH THIS PLAN (SEE SHEET A901) REDUCING THE NUMBER OF MARKET RATE BEDROOMS FROM 71 TO 67 FOR ALL PARKING REQUIREMENTS.
0.80*0.85*67 BEDROOMS = 45.56 SPACES
AFFORDABLE MULTIFAMILY UNITS = 0.68 SPACES/BEDROOM = 1*0.68 = 0.68 SPACES
TOTAL REQUIRED = 47 SPACES*
PROVIDED:
ABOVE GRADE:
GARAGE: 2 STANDARD SPACES
12 STANDARD SPACES
2 ACCESSIBLE SPACES
29 COMPACT SPACES
OVERALL:
STANDARD SIZE PARKING: 14 SPACES
COMPACT SIZE PARKING: 29 SPACES (64.4%)
ACCESSIBLE PARKING: 2 SPACES
TOTAL PARKING: 45 SPACES
- LOADING SPACES: REQUIRED 0 PROPOSED 0
- TRIP GENERATION: EXISTING 169 VPD PROPOSED 255 VPD (PER ITE STANDARDS)
EXISTING AM PEAK: 14 AVTE PROPOSED AM PEAK: 19 AVTE (PER ITE STANDARDS)
EXISTING PM PEAK: 24 AVTE PROPOSED PM PEAK: 23 AVTE (PER ITE STANDARDS)
- CROWN COVERAGE: REQUIRED 4,939 SF PROVIDED 3,431 SF*
*SEE REQUESTED MODIFICATIONS AND APPLICATIONS.

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT TO CONSTRUCT A 5-STORY MULTI UNIT BUILDING WITH 49 UNITS, UNDERGROUND PARKING, AND ASSOCIATED STREETScape AND OPEN SPACE. THE PREDEVELOPMENT CONDITIONS OF THE SITE CONSISTED OF A 2-STORY MOTEL AND A 3-STORY HISTORIC TOWNHOUSE. WHILE NOT DEPICTED IN THE EXISTING CONDITIONS, THE 3-STORY TOWNHOUSE WAS PREVIOUSLY RELOCATED TO THE LOCATION SHOWN ON THE INTERIM EXISTING CONDITIONS PLAN UNDER DSUP2019-0002. SITE ACCESS WILL BE PROVIDED BY A TWO WAY ENTRANCE AT THE SOUTHWEST CORNER OF THE SITE ON MADISON STREET IN CONJUNCTION WITH THE ADJACENT CONSTRUCTION LOCATED AT 805 COLUMBUS STREET (DSUP2021-1002).

REQUESTED APPLICATIONS AND MODIFICATIONS:

- REZONING TO CRMU-X
- DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN FOR A MULTIFAMILY BUILDING TO INCREASE THE FLOOR AREA RATIO TO 2.5 PER SECTION 5-406(B)
- DEVELOPMENT FOR BONUS DENSITY FOR THE PROVISION OF AFFORDABLE HOUSING, PURSUANT TO SECTION 7-700
- SPECIAL USE PERMIT FOR PARKING REDUCTION PURSUANT TO 8-100(A)(4)
- ENCROACHMENT FOR BUILDING AND BALCONIES, PURSUANT TO SECTION 5-2-29
- MODIFICATION FOR REDUCTION IN THE TREE CANOPY COVER REQUIREMENT

OWNER/DEVELOPER

OWNER:
808 WASHINGTON LLC
7905-C CESSNA AVE,
GAITHERSBURG, MD 20879
INSTRUMENT #240009507

ARCHITECT:
ERIC COLBERT & ASSOCIATES
717 5TH STREET NW
WASHINGTON, DC 20001
(202) 289-6800
CONTACT: STEVE DICKENS

ATTORNEY:
WIRE GILL LLP
700 N FAIRFAX STREET, SUITE 600
ALEXANDRIA, VA 22314
(703) 836-5757
CONTACT: KEN WIRE

DEVELOPER:
P.T. BLOOMS DEVELOPMENT
7905-C CESSNA AVE,
GAITHERSBURG, MD 20879
(240) 720 6552
CONTACT: PATRICK BLOOMFIELD

PLAN PREPARED BY:
R.C. FIELDS & ASSOCIATES, INC.
700 S. WASHINGTON STREET, SUITE 220
ALEXANDRIA, VA 22314
(703) 549-6422
CONTACT: TAYLOR DOYLE

LANDSCAPE ARCHITECTURE:
AVENS + HEALTH LANDSCAPE ARCHITECTURE
707 BEALL AVE,
ROCKVILLE MD, 20850
(202) 716-3449
CONTACT: CAITLIN OLSEN

SHEET INDEX:

COVER SHEET	1	PARKING LEVEL PLAN	A100
CONTEXTUAL PLAN	2	1ST FLOOR PLAN	A101
EXISTING CONDITIONS	3	2ND FLOOR PLAN	A102
INTERIM EXISTING CONDITIONS PLAN	4	3RD FLOOR PLAN	A103
PRELIMINARY PLAN	5	4TH FLOOR PLAN	A104
SITE DIMENSIONS	6	5TH FLOOR PLAN	A105
STORMWATER MANAGEMENT PLAN	7	ROOF PLAN	A106
STORMWATER MANAGEMENT COMPUTATIONS	8	BUILDING ELEVATIONS	A201
SANITARY SEWER OUTFALL ANALYSIS	9	BUILDING SECTIONS	A202
STORM SEWER OUTFALL ANALYSIS	10	SF & UNIT TABULATIONS	A901
TURNING MOVEMENTS (1 OF 2)	11	FAR & OPEN SPACE PLAN DIAGRAMS	A902
TURNING MOVEMENTS (2 OF 2)	12		
SIGHT DISTANCE PLAN AND PROFILE	13		
OVERALL LANDSCAPE PLAN	L1.01		
PLANTING DETAILS	L2.01		
PLANTING SCHEDULE & CALCULATIONS	L2.02		

SURVEYOR'S CERTIFICATE

I, GARY FAULMAYER, HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAN, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT ALL LAND CONVEYED TO 808 WASHINGTON LLC, BY SHAKTI LLC, DATED 10/18/2024 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AND CONVEYED TO 808 WASHINGTON LLC WITH INSTRUMENT #240009506 AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE THE COMPLETION OF THE PROJECT. IRON PIPES MARKED THUS—O— WILL BE SET AS INDICATED, GIVEN UNDER MY HAND THIS 30th DAY OF OCTOBER, 2015

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

PRELIMINARY PLAN
THE WHITLEY
RESIDENCES - PHASE 2
 CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

SHEET NAME:

SYMBOLS LEGEND	
ITEM	EXISTING / PROPOSED
FIRE HYDRANT	
AIR CONDITIONING UNIT	
UTILITY POLE	
FIRE DEPARTMENT CONNECTION	
STORM STRUCTURE IDENTIFIER	
STORM MANHOLE	
STORM SEWER LAYOUT	
SANITARY STRUCTURE IDENTIFIER	
SANITARY MANHOLE	
SANITARY SEWER LAYOUT	
SIDEWALK	
SIGN	
SIGN (DOUBLE POST)	
GAS VALVE	
GAS LINE	
GAS METER	
IRRIGATION VALVE	
BOLLARD	
CLEANOUT	
WELL	
WATERLINE	
WATER VALVE	
WATER METER	
TRANSFORMER	
ELECTRIC MANHOLE	
ELECTRIC METER	
ELEC BOX/STRUCTURE	
ELECTRIC LINE	
TELECOMMUNICATION LINE	
CABLE LINE	
CABLE/ELECTRIC/TELECOMMUNICATION LINE	
TELECOMMUNICATION MANHOLE	
TELECOMMUNICATION STRUCTURE	
OVERHEAD STREET LIGHT	
LIGHT POLE	
LANDSCAPE LIGHT	
FENCES	
GRADING SPOT	
GRADING CONTOUR	
BUILDING ENTRANCE	
PAVING	
GUARDRAIL	
CURB AND GUTTER	
PROPOSED SPILL CURB	
PROPOSED TRANSITION/NOSE DOWN CURB	
LIMITS OF DISTURBANCE	

TEXT LEGEND:

• = DEGREES
 ' = MINUTES (OR FEET)
 " = SECONDS (OR INCHES)
 % = PERCENT
 # = NUMBER
 @ = AT
 lbs = POUNDS
 A = ARC
 AC = ACRE
 ADA = AMERICANS W/ DISABILITIES ACT
 APPROX = APPROXIMATE
 BC = BOTTOM OF CURB
 BF = BASEMENT FLOOR
 BFE = BASE FLOOD ELEVATION
 BLDG = BUILDING
 BM = BENCHMARK
 BSMT = BASEMENT
 BOL = BOLLARD
 BW = BOTTOM OF WALL
 CATV = CABLE UTILITY
 CL = CLASS
 C/L = CENTERLINE
 CLR = CLEARANCE
 CLF = CHAIN LINK FENCE
 CMP = CORRUGATED METAL PIPE
 CI = CURB INLET
 CO = CLEAN OUT
 CONC = CONCRETE
 C&G = CURB & GUTTER
 CVR = COVER
 DB = DEED BOOK
 DHF = DRILL HOLE FOUND
 DIP = DUCTILE IRON PIPE
 DOM = DOMESTIC
 DU = DWELLING UNIT
 E = EAST
 EBOX = ELECTRICAL BOX
 ESMT = EASEMENT
 EP = EDGE OF PAVEMENT
 EVE = EMERGENCY VEHICLE EASEMENT
 EX = EXISTING
 FDC = FIRE DEPT. CONNECTION
 FF = FINISH FLOOR
 FH = FIRE HYDRANT
 FT = FEET
 GI = GRATE INLET
 G/L = GAS LINE
 GM = GAS METER
 G/S = GAS SERVICE
 GV = GAS VALVE
 HC = HEADER CURB
 HDPC = HANDICAP
 HDPE = HIGH DENSITY POLYETHYLENE
 HP = HIGH POINT
 HPS = HIGH PRESSURE SODIUM
 IPF = IRON PIPE FOUND
 INV = INVERT
 INSTR = INSTRUMENT
 INTX = INTERSECTION
 IRF = IRON ROD FOUND
 L = LUMENS
 LAT = LATERAL
 LED = LIGHT EMITTING DIODE
 LL = LANDSCAPE LIGHT
 LOC = LOCATION
 LP = LIGHT POLE
 MAX = MAXIMUM
 ME = MATCH EXISTING
 MH = MANHOLE
 MIN = MINIMUM
 MON = MONUMENT
 MPH = MILES PER HOUR
 MW = MONITORING WELL
 N = NORTH
 OHW = OVERHEAD WIRE
 PED = PEDESTRIAN
 PN = PANEL
 PG = PAGE
 PP = POWER POLE
 PROP = PROPOSED
 PVC = POLYVINYL CHLORIDE
 R = RADIUS
 RCP = REINFORCED CONCRETE PIPE
 RELOC = RELOCATED
 RET = RETAINING
 RESID = RESIDENTIAL
 REQ = REQUIRED
 ROW = RIGHT-OF-WAY
 S = SOUTH
 SAN = SANITARY
 SEW = SEWER
 SF = SQUARE FEET
 SQ FT = SQUARE FOOT
 STM = STORM
 STR = STRUCTURE
 SW = SIDEWALK
 TBR = TO BE REMOVED
 TBS = TO BE SAVED
 TM = TAX MAP
 TMM = TELEPHONE MANHOLE
 TC = TOP OF CURB
 TW = TOP OF WALL
 TRAF SIG = TRAFFIC SIGNAL
 TYP = TYPICAL
 UGE = UNDERGROUND ELECTRIC
 UP = UTILITY POLE
 VCS = VIRGINIA COORDINATE SYSTEM
 VPD = VEHICLES PER DAY
 W = WEST
 W/L = WATER LINE
 WM = WATER METER
 W/S = WATER SERVICE
 WSE = WATER SURFACE ELEVATION
 WW = WATER WELL
 XING = CROSSING

EXISTING TREE TABLE

- 17" SCARLET OAK (TBR)
- 28" BLACK CHERRY (TBR)
- 11" LACEDARK ELM (TBR)
- 12" MULBERRY (TBS)
- 12" CALLERY PEAR (TBS)

EXISTING SEWER SCHEDULE:

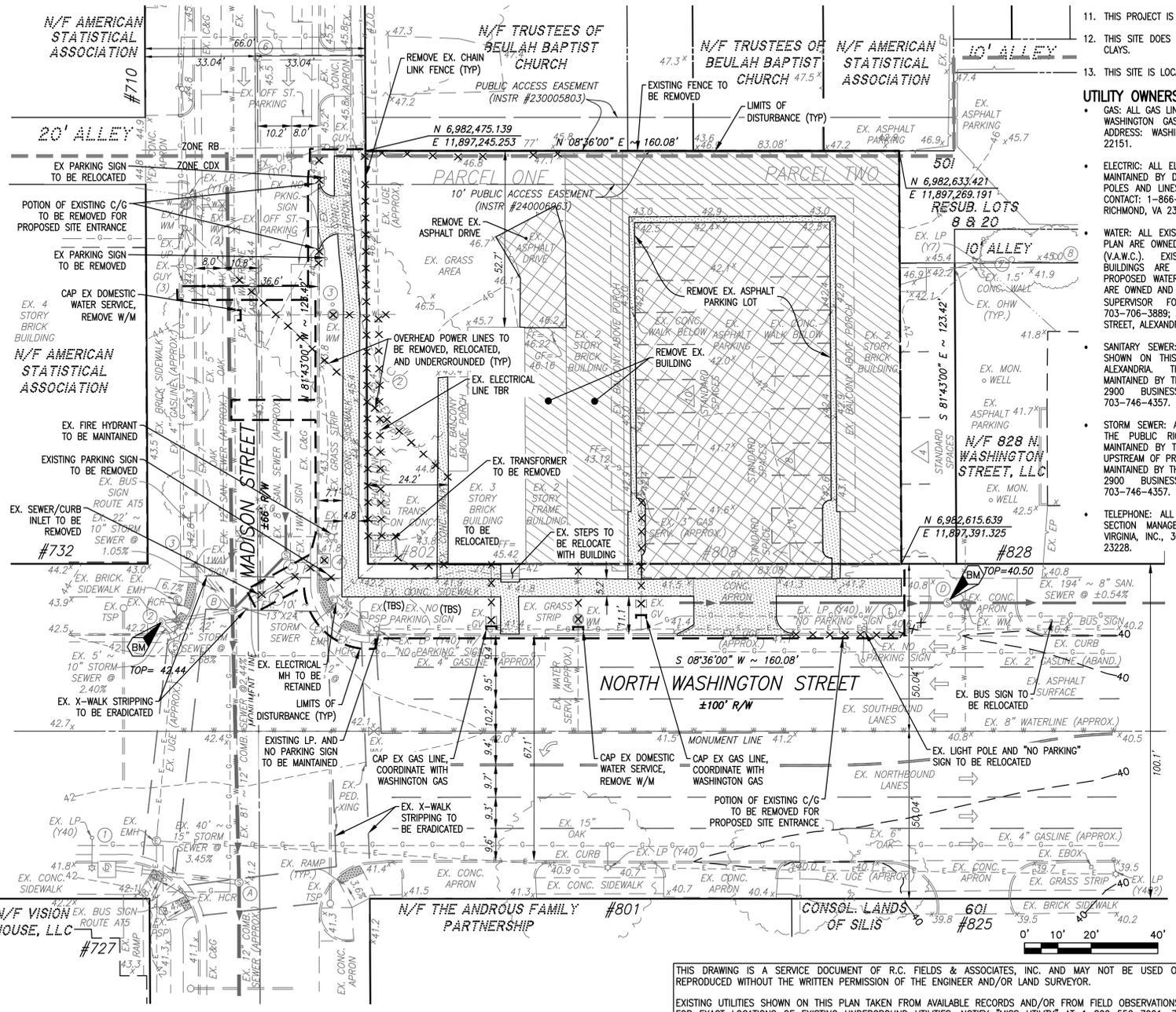
EX. COMB. MH TOP=41.16 INV.IN=37.46(15") STM, INV.IN=35.51(12" COMB.), INV.OUT=35.36(12" COMB.)	EX. SAN. MH TOP=42.61 INV.IN=39.31(8")	EX. SAN. MH TOP=39.00 INV.IN=36.74(8") INV.OUT=36.74(8")	EX. SAN. MH TOP=36.19 INV.IN=30.13(10") INV.OUT=29.74(10")	EX. SAN. MH TOP=33.59 INV.IN=24.01(15") INV.OUT=23.98(15")
EX. COMB. MH TOP=42.49 INV.IN=38.39 (10" STM,S) INV.IN=39.99(10" STM,SW) INV.IN=37.79(12" SAN,W) INV.IN=38.39(8" SAN,NW) INV.IN=37.99(10" STM,N) INV.OUT=37.49(12" COMB.)	EX. SAN. MH TOP=40.50 INV.IN=37.70(8") INV.OUT=37.55(8")	EX. SAN. MH TOP=38.87 INV.IN=36.69(8") INV.IN=36.58(8") INV.IN=36.61(8") INV.OUT=36.57(10")	EX. SAN. MH TOP=32.97 INV.IN=24.32(15") INV.OUT=24.27(15")	EX. SAN. MH TOP=31.75 INV.IN=22.70(15") INV.OUT=22.60(15")

EXISTING STORM SEWER SCHEDULE:

EX. CURB INLET TOP=41.89 INV.OUT=38.84(15")	EX. CURB INLET TOP=43.02 INV.OUT=40.22(18")	EX. STORM GRATE TOP=41.81 INV.OUT=39.91(12")
EX. STORM MH TOP=42.44 INV.IN=39.79(12") INV.OUT=39.64(12")	EX. STORM MH TOP=42.35 INV.OUT=40.45(12")	EX. STORM MANHOLE TOP=45.50 INV.IN=42.42 (15") INV.IN=42.17 (15") EX. STORM MANHOLE TOP=42.95 INV.IN=40.37 (15") INV.OUT=39.04 (15")

LEGEND

	EX. ASPHALT PAVEMENT TO BE REMOVED
	EX. BUILDING TO BE REMOVED
	EX. CONCRETE TO BE REMOVED
X	TO BE REMOVED
	ZONING DISTRICT BOUNDARY



ARCHAEOLOGY NOTES:
 THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIMES, 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 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.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

EXISTING TREE NOTE:
 DUE TO THE FACT THAT ALL ONSITE TREES HAVE BEEN PREVIOUSLY REMOVED WITH DSUP2019-00002 AND THERE ARE NO ADJACENT TREES WITH 15' OF THE PROPERTY LINE, NO TREE INVENTORY IS PROVIDED.

VAWC NOTE:
 DEVELOPER SHALL CONTACT VAWC TO COORDINATE EXISTING WATER SERVICE LINE ABANDON (CUT/CAP) WORK.

EXISTING CONDITIONS SURVEY NOTES:

- UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
- LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

TOPOGRAPHY NOTE:
 THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF R.J. KELLER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JUNE 5, 2015; AND THIS PLAN, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

INTERIM SITE CONDITIONS NOTE:
 THIS PLAN SHOWS THE ORIGINAL CONDITIONS OF THE SITE AS SURVEYED ON JUNE 5, 2015. CONSTRUCTION ASSOCIATED WITH DSUP2019-0002 BEGAN IN 2020 BUT HAS SINCE BEEN HALTED. THE CURRENT CONDITIONS OF THE SITE ARE SHOWN ON SHEET 4.

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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

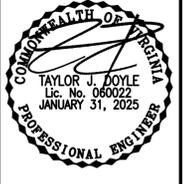
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

- GENERAL NOTES:**
- TAX MAP: #054.04-02-13
 - ZONE: CDX
 - OWNER: 808 WASHINGTON LLC
7905-C CESSNA AVE
GATHERSBURG, MD 20879
 - TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 MONUMENT = CITY OF ALEXANDRIA GPS 43. ELEVATION = 45.57'
 - HORIZONTAL LOCATIONS AND CO-ORDINATES SHOWN HEREON ARE ON THE VIRGINIA CO-ORDINATE SYSTEM (VCS) 1983 NORTH ZONE, PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK OF CARON EAST, INC.
 - TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 2176-00900 DATED JULY 19, 2001 AND IS RELIED UPON AS ACCURATE.
 - PLAT SUBJECT TO RESTRICTIONS OF RECORD.
 - TOTAL SITE AREA = 19,757 S.F. OR 0.4536 AC. (COMP.)
 - THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
 - THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
 - THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM. THE KEYPORT SILT LOAM OCCURS IN THE LOW, SMOOTH TERRACES ALONG THE POTOMAC RIVER. IT IS GENTLY UNDULATING WITH FAIRLY WELL ESTABLISHED DRAINAGE.
 - THIS PROJECT IS LOCATED WITHIN 1000' OF A FORMER SANITARY LANDFILL.
 - THIS SITE DOES NOT CONTAIN ANY AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
 - THIS SITE IS LOCATED IN A HISTORIC DISTRICT.

UTILITY OWNERSHIP NOTE:

- GAS:** ALL GAS LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY WASHINGTON GAS COMPANY. CONTACT: KEN MCCONKEY 703-750-4756; ADDRESS: WASHINGTON GAS, 6801 INDUSTRIAL ROAD, SPRINGFIELD, VA 22151.
- ELECTRIC:** ALL ELECTRIC UTILITIES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER. ANY RELOCATION OF EXISTING POLES AND LINES WILL BE COORDINATED WITH DOMINION VIRGINIA POWER. CONTACT: 1-866-366-4357; ADDRESS: DOMINION POWER, P.O. BOX 26666, RICHMOND, VA 23261.
- WATER:** ALL EXISTING WATER LINES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY VIRGINIA AMERICAN WATER COMPANY (V.A.W.C.). EXISTING WATER SERVICES FROM METERS TO THE EXISTING BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. PROPOSED WATER SERVICES FROM METERS TO THE PROPOSED BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: NETWORK SUPERVISOR FOR THE SOUTHEAST REGION HAO (STEVEN) CHEN 703-706-3889; ADDRESS: VIRGINIA AMERICAN WATER COMPANY, 2223 DUKE STREET, ALEXANDRIA, VA 22314.
- SANITARY SEWER:** ALL EXISTING AND PROPOSED SANITARY SEWER MAINS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. THE PROPOSED SANITARY LATERAL WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
- STORM SEWER:** ALL EXISTING AND PROPOSED STORM SEWER LOCATED IN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN IS OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. ALL PROPOSED STORM SEWER UPSTREAM OF PROPOSED CURB INLET PRI IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
- TELEPHONE:** ALL TELEPHONE LINES ARE OWNED BY VERIZON. CONTACT: SECTION MANAGER MIKE TYSGNER 804-772-6625; ADDRESS: VERIZON VIRGINIA, INC., 3011 HUNGARY SPRING ROAD, 2ND FLOOR, RICHMOND, VA 23228.

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 Alexandria, Virginia 22314
 (703) 549-6422
 www.rcfields.com



PRELIMINARY PLAN
THE WHITLEY RESIDENCES - PHASE 2
 CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
 CHECK: TJD
 SCALE: 1" = 20'
 DATE: JAN 2025

EXISTING CONDITIONS

SHEET **3** OF **13**
 FILE: **15-13**

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 SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING & ZONING

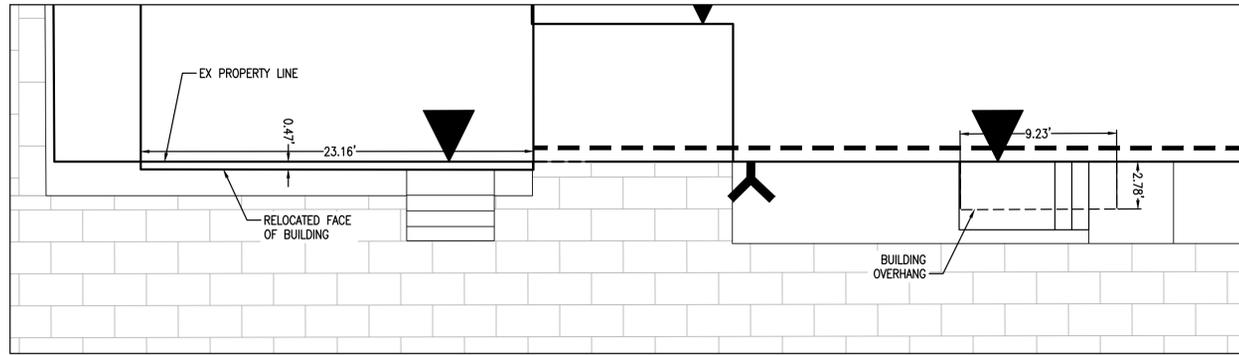
DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

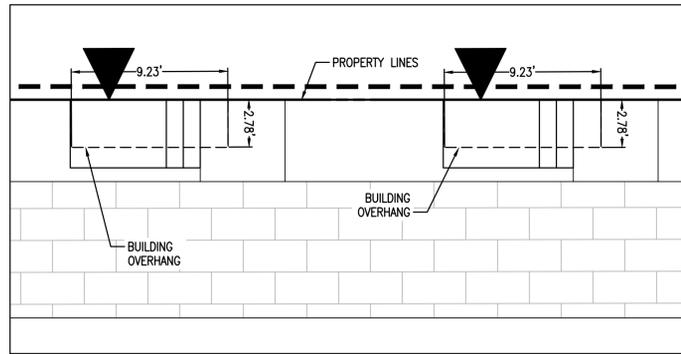
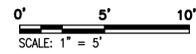
DIRECTOR _____ DATE _____
 CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____
 INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

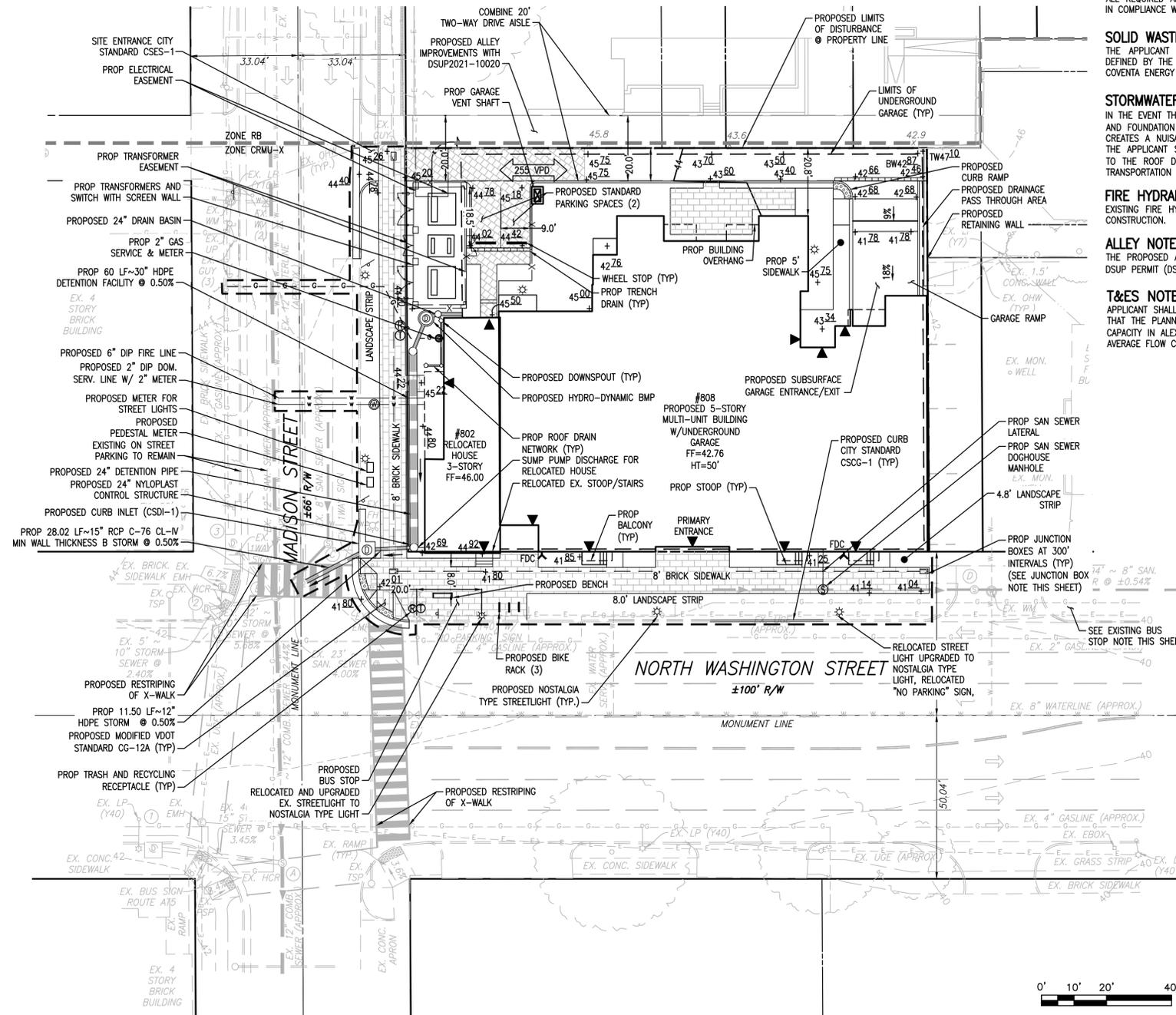
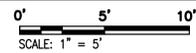
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ENCROACHMENT DETAIL 1:
SCALE: 1" = 5'



ENCROACHMENT DETAIL 2:
SCALE: 1" = 5'



EXISTING BUS STOP NOTE:
THE EXISTING BUS STOP ALONG NORTH WASHINGTON STREET SHALL REMAIN IN SERVICE UNTIL THE COMPLETED CONSTRUCTION OF THE BUS STOP AREA PROPOSED WITH THIS PLAN.

AFTER CONSTRUCTION IS COMPLETE THE BUS STOP SHALL BE DELETED PER THIS PLAN. COORDINATE THE INSTALLATION OF THE BUS STOP POLE WITH DASH AND WITH WMATA. IF ASSISTANCE IS NEEDED WITH SUCH COORDINATION, PLEASE CONTACT THE CITY OF ALEXANDRIA'S OFFICE OF TRANSIT SERVICES AT 703.746.4080.

JUNCTION BOX NOTE:
CONTRACTOR TO INSTALL 2-3" CONDUITS WITH PULL WIRES, AND JUNCTION BOXES LOCATED AT A MAXIMUM INTERVAL OF 300 FEET UNDERNEATH THE SIDEWALKS AROUND THE PERIMETER OF THE SITE ON MADISON STREET AND NORTH WASHINGTON STREET. THESE CONDUITS SHALL TERMINATE IN AN UNDERGROUND JUNCTION BOX AT EACH CORNER OF THE SITE. THE JUNCTION BOX COVER SHALL HAVE THE WORD "TRAFFIC" ENGRAVED IN IT.

ALEXRENEW NOTES:
CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE, 5 CHAPTER 6, ARTICLE B

DEWATERING AND OTHER CHAPTER RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X 2020

LEGEND NOTE:
SEE LEGEND ON SHEET 3.



SANITARY SEWER OUTFALL NARRATIVE:
THE EXISTING USE (MOTEL) PRODUCES AN AVERAGE DAILY FLOW OF APPROXIMATELY 13,520 GALLONS PER DAY (130 GPD/ROOM X 26 ROOMS X 4.0 PEAK FACTOR). THE PROPOSED USE (MULTI-UNIT RESIDENTIAL) PRODUCES 58,800 GALLONS PER DAY (300 GPD/UNIT X 49 UNITS X 4.0 PEAK FACTOR). THE TOTAL FLOW FROM THE PROPOSED USE EXCEEDS 10,000 GPD THEREFORE A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS PROVIDED ON SHEET 9.

REFUSE TRUCK NOTE:
THIS DEVELOPMENT WILL EMPLOY A PRIVATE REFUSE COLLECTION SERVICE. REFUSE WILL BE WHEELED OUT INTO THE ALLEY AND REFUSE TRUCKS WILL PULL INTO THE ALLEY TO COLLECT THE REFUSE AND SUBSEQUENTLY BACK OUT INTO MADISON STREET, SEE TURNING MOVEMENTS ON SHEET 12.

ARCHAEOLOGY NOTES:
THE APPLICANT/DEVELOPER SHALL 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 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.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

SOLID WASTE NOTE:
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 COVENTA ENERGY WASTE FACILITY LOCATED AT 5301 EISENHOWER AVENUE.

STORMWATER MITIGATION NOTE:
IN THE EVENT THE PROPOSED ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC RIGHT OF WAY OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE AND/OR GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.

FIRE HYDRANT NOTE:
EXISTING FIRE HYDRANT SHALL REMAIN IN-SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION.

ALLEY NOTE:
THE PROPOSED ALLEY IS CURRENTLY UNDER CONSTRUCTION PER THE PREVIOUS DSUP PERMIT (DSUP2019-0002).

T&ES NOTE:
APPLICANT SHALL COORDINATE WITH THE CITY OF ALEXANDRIA T&ES TO ENSURE THAT THE PLANNED FLOW DOES NOT EXCEED THE CITY OF ALEXANDRIA ALLOTTED CAPACITY IN ALEXRENEW'S WATER RECOURSE RECOVERY FACILITY DURING WET AND AVERAGE FLOW CONDITIONS.

LEGEND

- BRICK SIDEWALK (SEE LANDSCAPE SHEETS)
- SPECIALTY PAVING (SEE LANDSCAPE SHEETS)
- ELECTRICAL/TELEPHONE/CABLE CONDUIT (DESIGN BY OTHERS)
- ZONING DISTRICT BOUNDARY LINE

BIKE PARKING TABULATION:

(RESIDENTIAL)
SHORT TERM
REQUIRED: 1 SPACE / 50 UNITS = 49/50 = 1 SPACE
PROVIDED: 6 SPACES

LONG TERM
REQUIRED: 3 SPACES / 10 UNITS = 3*49/10 = 15 SPACES
PROVIDED: 17 SPACES



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LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

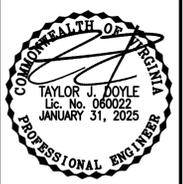
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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Alexandria, Virginia 22314
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PRELIMINARY PLAN
THE WHITLEY RESIDENCES - PHASE 2
CITY OF ALEXANDRIA, VIRGINIA

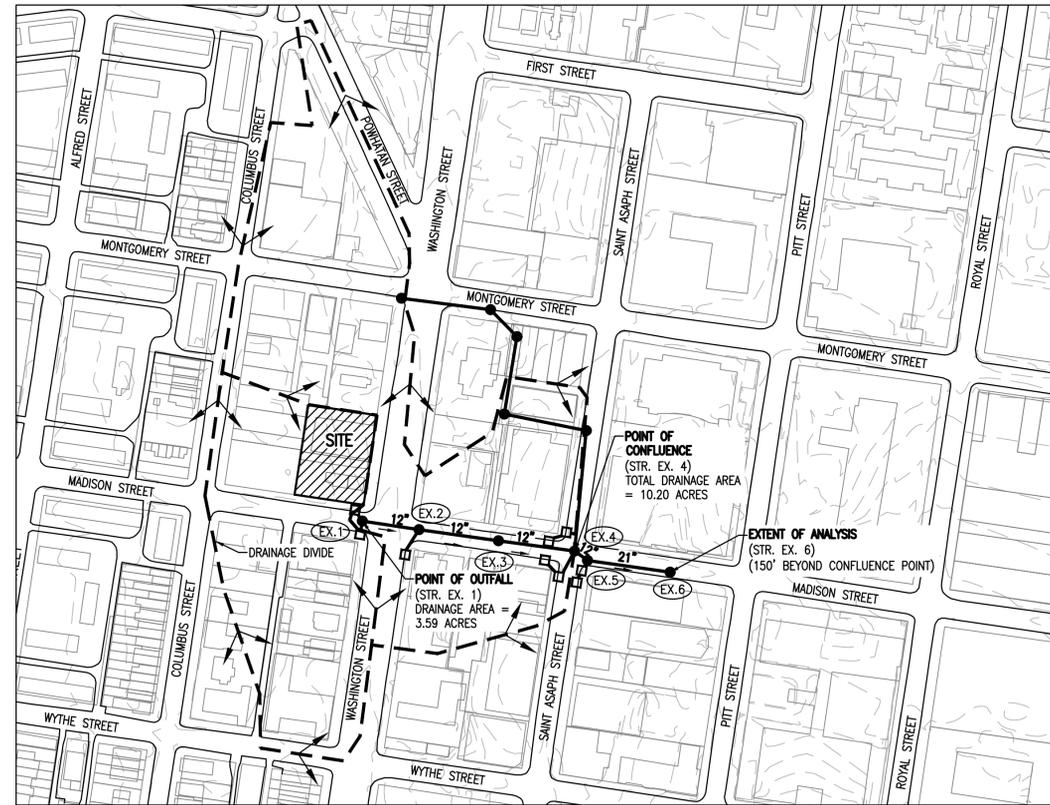
DATE	REVISION

DESIGN: ARO
CHECK: TJD
SCALE: 1" = 20'
DATE: JAN 2025

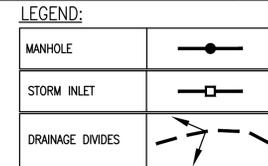
PRELIMINARY PLAN

SHEET **5** OF **13**
FILE: **15-13**

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OUTFALL MAP
SCALE: 1" = 150'



OUTFALL NARRATIVE (CITY CODE SECTION 13-109F COMPLIANCE):

PRE-DEVELOPMENT CONDITIONS:
THE 0.45 ACRE SITE IS LOCATED IN THE POTOMAC RIVER WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF A TOWNHOUSE AND MOTEL WITH ASSOCIATED SURFACE PARKING AND A SMALL AMOUNT OF VEGETATED OPEN SPACE. THE ENTIRE SITE SHEET FLOWS TO THE NORTH WASHINGTON STREET AND MADISON STREET RIGHTS-OF-WAY. RUNOFF IS COLLECTED IN TWO EXISTING CURB INLETS LOCATED ALONG THE WESTERN SIDE OF NORTH WASHINGTON STREET AT THE INTERSECTION OF MADISON STREET. DRAINAGE IS CONVEYED EAST VIA A CITY MAINTAINED COMBINED SEWER SYSTEM THAT OUTFALLS TO THE POTOMAC RIVER.

POST-DEVELOPMENT CONDITIONS:
THE REDEVELOPMENT OF THE PROJECT PROPOSES RELOCATING THE EXISTING TOWNHOUSE ONSITE, A 5-STORY MULTI-UNIT BUILDING WITH UNDERGROUND PARKING, AND IMPROVED STREETSCAPE. OVERALL IMPERVIOUS AREA WILL INCREASE WITH THE PROPOSED CONSTRUCTION, HOWEVER, STORMWATER RUNOFF WILL DECREASE DUE TO THE PROPOSED ON-SITE DETENTION FACILITY. IN PROPOSED CONDITIONS, THE MAJORITY OF THE SITE WILL BE COLLECTED IN AN ON-SITE STORM SEWER SYSTEM THAT CONNECTS TO THE CITY MAINTAINED STORM SEWER SYSTEM LOCATED NEAR THE INTERSECTION OF NORTH WASHINGTON STREET AND MADISON STREET. DRAINAGE IS THEN CONVEYED EAST VIA A CITY MAINTAINED COMBINED SEWER SYSTEM THAT OUTFALLS TO THE POTOMAC RIVER.

THIS PROJECT PROPOSES A DECREASE FOR THE 2 AND 10-YEAR, 24-HOUR STORM EVENTS WITH THE INSTALLATION OF A DETENTION FACILITY. PER CITY CODE SECTION 13-109F-2, COMPUTATIONS PROVIDED ON THIS SHEET DEMONSTRATES THAT THE EXISTING COMBINED SEWER SYSTEM DOES NOT CONTAIN THE PRE-DEVELOPMENT PEAK FLOW FOR THE 10-YEAR, 24-HOUR STORM PER NRCS TR-20 HYDRAULIC METHODOLOGY. DUE TO THE PROPOSED DETENTION SYSTEM, RUNOFF FOR THE 10-YEAR, 24-HOUR STORM EVENT WILL DECREASE WITH THE PROPOSED DEVELOPMENT. THEREFORE, STORMWATER REQUIREMENTS FOR THIS DEVELOPMENT FALL UNDER CITY CODE SECTION 13-109-F-2(b)(ii) CRITERIA DUE TO SITE DRAINAGE OUTFALLING TO A STORMWATER CONVEYANCE SYSTEM THAT CURRENTLY EXPERIENCES LOCALIZED FLOODING DURING THE 10-YEAR, 24-HOUR STORM EVENT AND A REDUCTION OF THE 10-YEAR, 24-HOUR PEAK FLOW.

THE POINT OF OUTFALL FOR THIS PROPOSED DEVELOPMENT IS THE EXISTING COMBINED SEWER MANHOLE, STRUCTURE "EX 1", LOCATED IN MADISON STREET WITH A TOTAL DRAINAGE AREA OF 3.59 AC. THE LIMITS OF ANALYSIS INCLUDES ANALYZING THE RECEIVING STORM SEWER SYSTEM TO A POINT LOCATED AT LEAST 150 FEET DOWNSTREAM OF THE POINT OF CONFLUENCE. THE POINT OF CONFLUENCE IS A POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE DRAINAGE AREA ASSOCIATED WITH THE POINT OF OUTFALL. IN THIS CASE, THE POINT OF CONFLUENCE IS LOCATED AT STRUCTURE "EX 4" WHERE THE RECEIVING PIPE IS JOINED BY A DRAINAGE AREA EQUAL TO 6.61 ACRES (GREATER THAN 90% OF POINT OF OUTFALL) FOR A TOTAL DRAINAGE AREA OF 10.20 ACRES. THE ANALYSIS CONCLUDES AT STRUCTURE "EX 6" WHICH IS LOCATED APPROXIMATELY 175 FEET DOWNSTREAM OF THE POINT OF CONFLUENCE.

CONCLUSION:
THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE SMALL PORTION OF RUNOFF THAT EXISTS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWNSTREAM PROPERTIES OR RESOURCES.

SINCE THIS SYSTEM EXPERIENCES LOCALIZED FLOODING IN EXISTING CONDITIONS AND THE PEAK FLOW RATE IS BEING REDUCED WITH THE PROPOSED DEVELOPMENT DUE TO THE PROPOSED DETENTION SYSTEM, THE FLOOD PROTECTION FOR THIS SITE IS IN COMPLIANCE WITH SECTION 13-109F(2)(b)(i). DUE TO SITE DRAINAGE OUTFALLING TO AN EXISTING UNDERSIZED STORM SEWER SYSTEM, NO OFFSITE IMPROVEMENTS TO THE SYSTEM ARE REQUIRED. THEREFORE, PER THE LIMITS OF ANALYSIS PER CITY CODE SECTION 13-109F(2)(d)(i) AND REDUCED POST-DEVELOPMENT RUNOFF RATE FOR THE 10-YEAR, 24-HOUR STORM, THE PROJECT POST-DEVELOPMENT RUNOFF WILL NOT AGGRAVATE ANY EXISTING DOWNSTREAM CAPACITY CONDITIONS.

10-YEAR, 24-HOUR STORM SEWER OUTFALL COMPUTATIONS:

STRUCTURE	FROM	TO	INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	CURVE NUMBER	RAINFALL DEPTH (IN)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)	NORMAL VELOCITY (FPS)
PR.1	EX.1	EX.2	3.59	3.59	95	5.2	17.72	17.72	18	0.51%	0.015	6.77	3.68	31.51	37.75	37.59	0.16	4.07
EX.1	EX.2	EX.3	3.83	7.42	92	5.2	18.19	35.91	12	2.42%	0.015	5.02	6.14	81.67	37.49	35.51	1.98	6.74
EX.2	EX.3	EX.4	1.41	8.83	92	5.2	6.70	42.61	12	3.29%	0.015	5.85	7.15	132.49	35.36	31.00	4.36	8.6
EX.3	EX.4	EX.5	1.37	10.20	92	5.2	6.51	49.12	12	5.80%	0.015	7.76	9.49	145.71	30.85	22.40	8.45	10.48
EX.4	EX.5	EX.6	2.32	12.52	92	5.2	11.02	60.14	12	0.36%	0.015	1.93	2.36	13.92	21.15	21.10	0.05	2.61
EX.5	EX.6		1.83	14.35	92	5.2	8.69	68.83	21	1.55%	0.015	17.84	7.13	180.66	21.00	18.20	2.80	7.87

NOTE: STORM SEWER COMPUTATIONS PROVIDED PER NRCS TR-20 HYDRAULIC METHODOLOGY.

HYDRAULIC GRADE LINE COMPUTATIONS:

INLET ID	OUTLET WSE	D ₀ (in)	Q ₀	L ₀	S ₀ %	H _t	JUNCTION LOSS										FINAL H	INLET WSE	RIM ELEV	FREE BOARD	
							V ₀	H ₀	Q ₁	V ₁	Q ₁ /V ₁	H ₁	ANGLE	H _Δ	H _t	1.3 H _t					0.5 H _t
EX.5	19.60	21	68.83	180.66	0.0155	0.03	7.87	0.240	68.83	7.87	541.69	0.337	-	0.000	0.58	0.75	0.29	0.61	20.21	30.90	10.69
EX.4	21.90	12	60.14	13.92	0.0036	0.00	2.61	0.026	60.14	2.61	156.97	0.037	20	0.026	0.09	0.12	0.04	0.09	21.99	30.95	8.96
EX.3	23.20	12	49.12	145.71	0.0580	0.08	10.48	0.426	49.12	10.48	514.78	0.597	20	0.026	1.05	1.36	0.52	1.13	24.33	35.88	11.55
EX.2	31.80	12	42.61	132.49	0.0329	0.04	8.60	0.287	42.61	8.60	366.45	0.402	-	0.000	0.69	0.90	0.34	0.73	32.53	43.14	10.61
EX.1	36.31	12	35.91	81.67	0.0242	0.02	6.74	0.176	35.91	6.74	242.03	0.247	-	0.000	0.42	0.55	0.21	0.44	36.75	42.19	5.44
PR.1	38.79	18	17.72	31.51	0.0051	0.00	4.07	0.064	17.72	4.07	72.12	0.090	-	0.000	0.15	0.20	0.08	0.16	38.95	42.34	3.39

NOTE: HYDRAULIC GRADE LINE ANALYSIS PROVIDED PER THE MOST CURRENT VERSION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION DRAINAGE MANUAL.

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

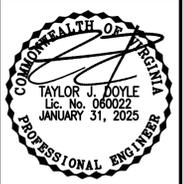
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PRELIMINARY PLAN
THE WHITLEY RESIDENCES -- PHASE 2
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECK: TJD
SCALE: 1" = 150'
DATE: JAN 2025

STORM SEWER OUTFALL ANALYSIS

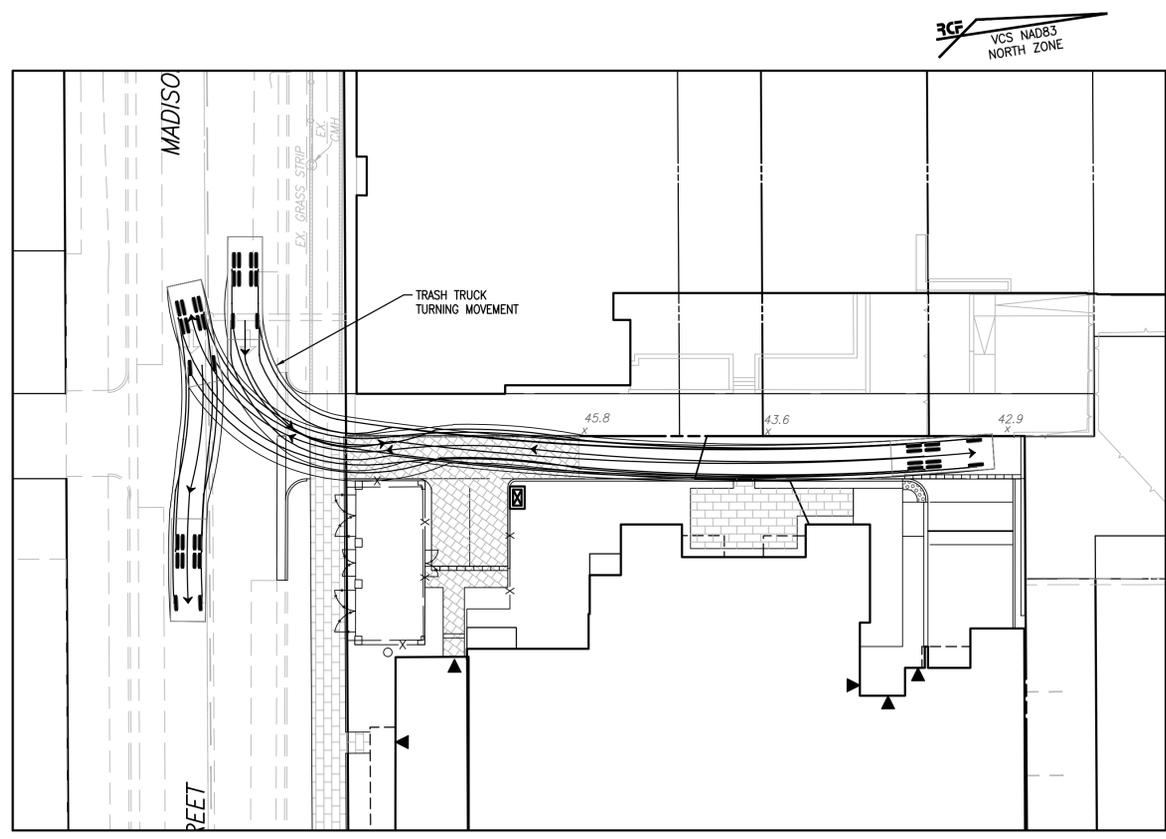
SHEET **10** OF **13**
FILE: **15-13**

DATE	REVISION

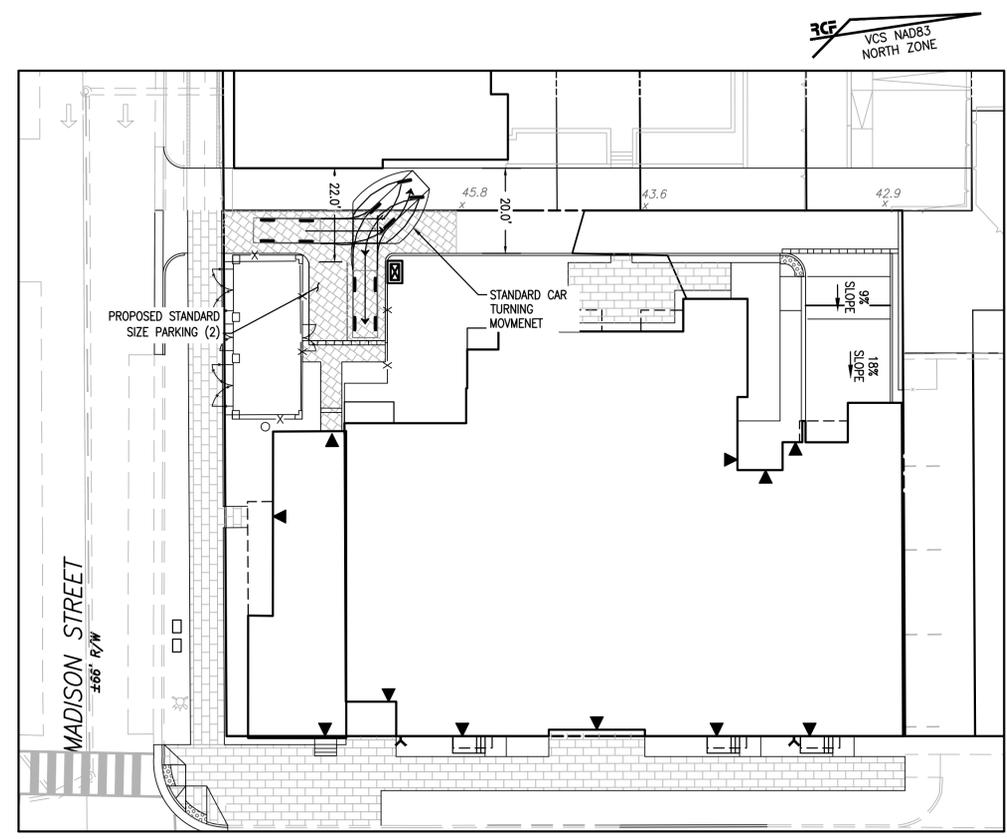
DESIGN: ARO
 CHECK: TJD
 SCALE: 1" = 20'
 DATE: JAN 2025

TURNING MOVEMENTS
 (1 OF 2)

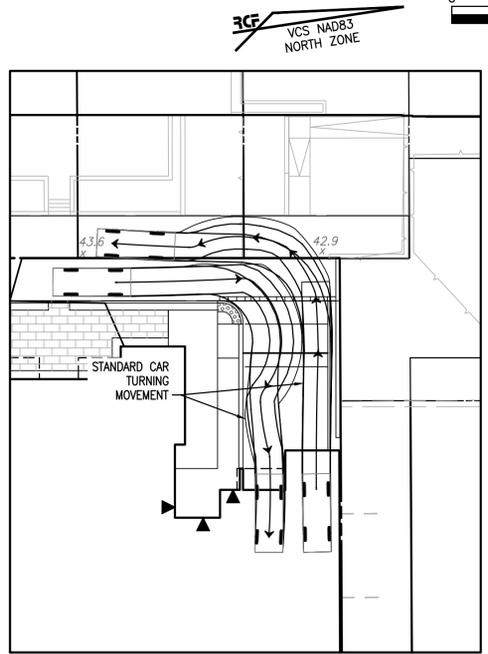
SHEET 11 OF 13
 FILE: 15-13



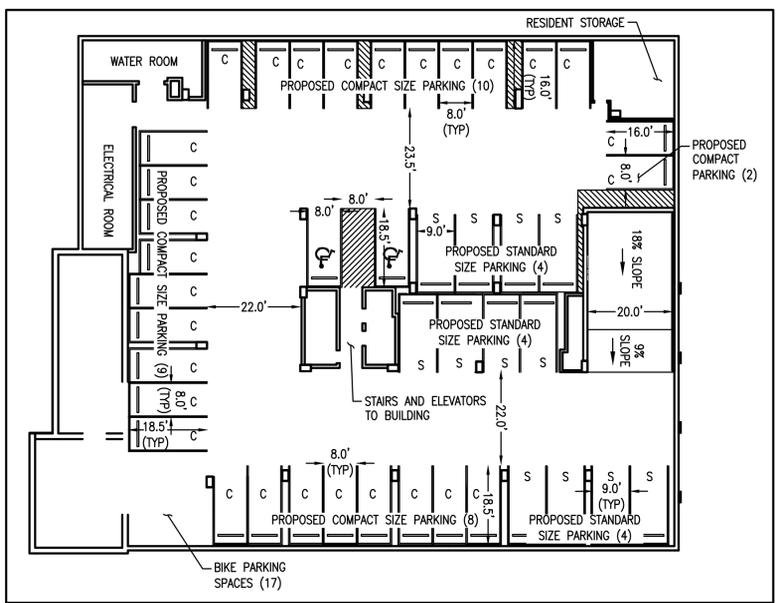
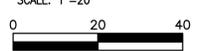
STANDARD CAR AND TRASH TRUCK MOVEMENTS AT STREET LEVEL
 SCALE: 1"=20'



COMPACT CAR TURNING MOVEMENTS AT STREET LEVEL
 SCALE: 1"=20'



STANDARD CAR MOVEMENTS AT STREET LEVEL
 SCALE: 1"=20'



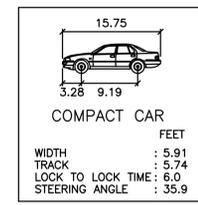
GARAGE PLAN
 SCALE: 1"=20'



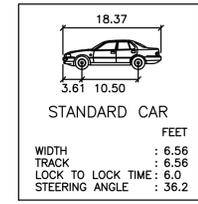
LEGEND:
 C= COMPACT SPACE (MIN 8' X 16')
 F= STANDARD SPACE (9' X 18.5')

PARKING TABULATION:
 GARAGE:
 STANDARD SIZE PARKING: 12 SPACES
 COMPACT SIZE PARKING: 29 SPACES
 ADA PARKING: 2 SPACES
 TOTAL GARAGE PARKING PROVIDED: 43 SPACES

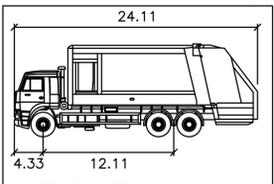
ABOVE GRADE:
 STANDARD SIZE PARKING: 2 SPACES
 TOTAL ABOVE GRADE PARKING PROVIDED: 2 SPACES
 TOTAL PARKING PROVIDED: 45 SPACES



COMPACT CAR DETAIL (NTS)

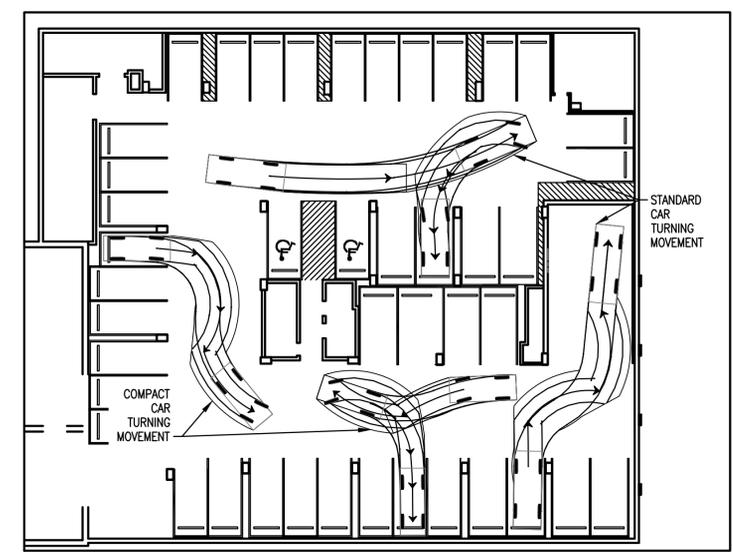


STANDARD CAR DETAIL (NTS)



TRASH TRUCK DETAIL (NTS)

Width : 8.20
 Track : 6.70
 Lock to Lock Time : 6.0
 Steering Angle : 26.5



STANDARD CAR/COMPACT CAR TURNING MOVEMENTS AT GARAGE LEVEL
 SCALE: 1"=20'



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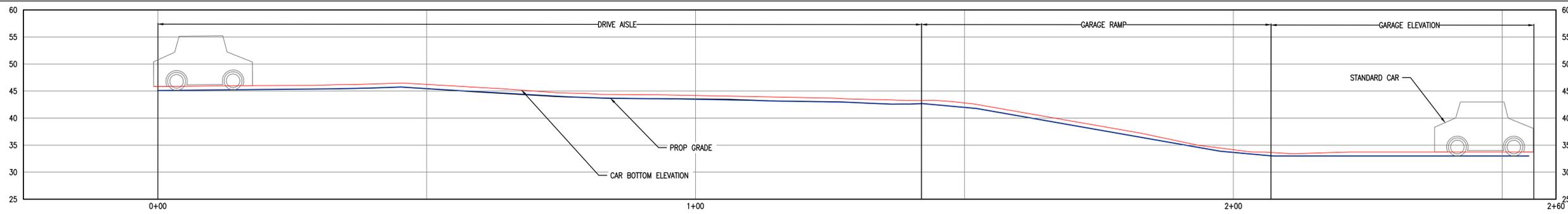
PRELIMINARY PLAN
THE WHITLEY RESIDENCES – PHASE 2
 CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

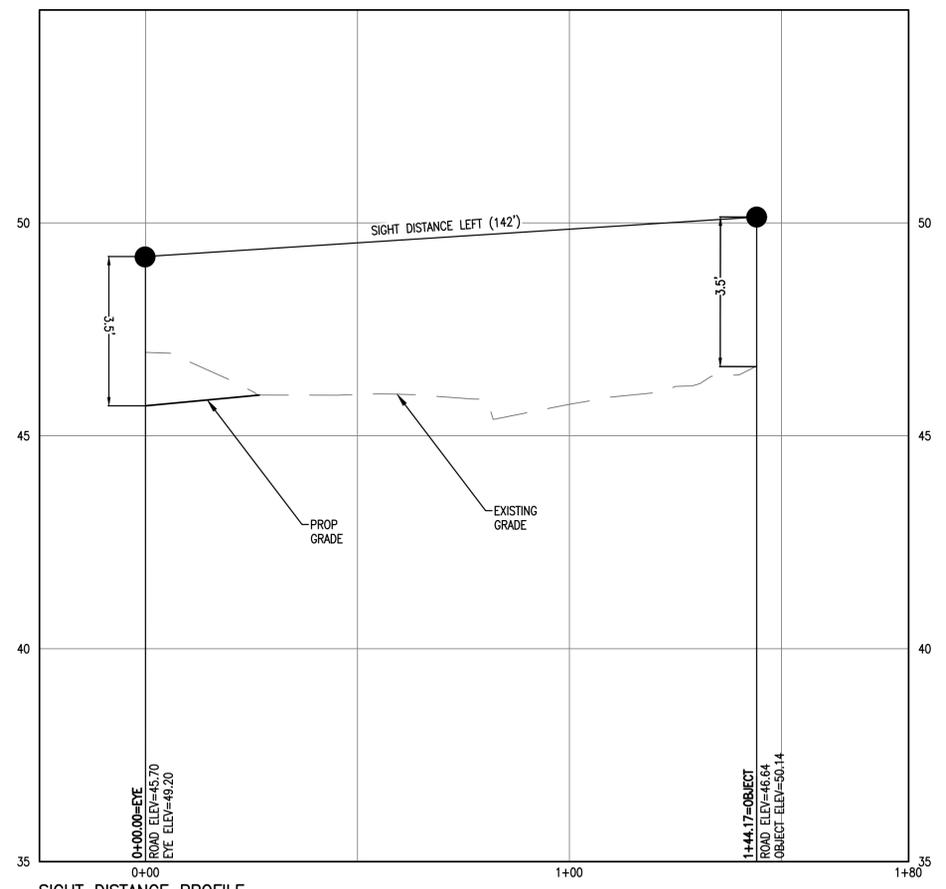
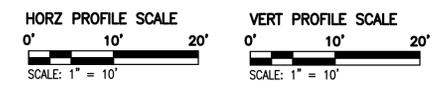
DESIGN: ARO
 CHECK: TJD
 SCALE: AS NOTED
 DATE: JAN 2025

SIGHT DISTANCE PLAN AND PROFILE

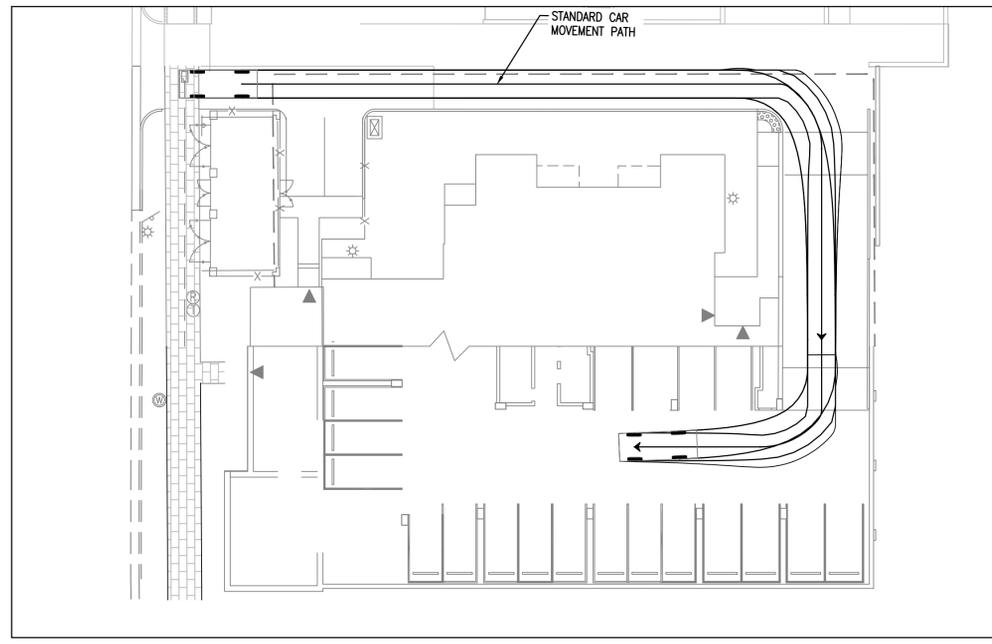
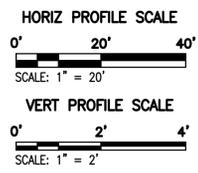
SHEET **13** OF **13**
 FILE: **15-13**



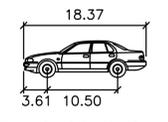
BOTTOMING OUT PROFILE
 SCALE – HORIZ: 1" = 10', VERT. 1" = 10'



SIGHT DISTANCE PROFILE
 SCALE – HORIZ: 1" = 20', VERT. 1" = 2'

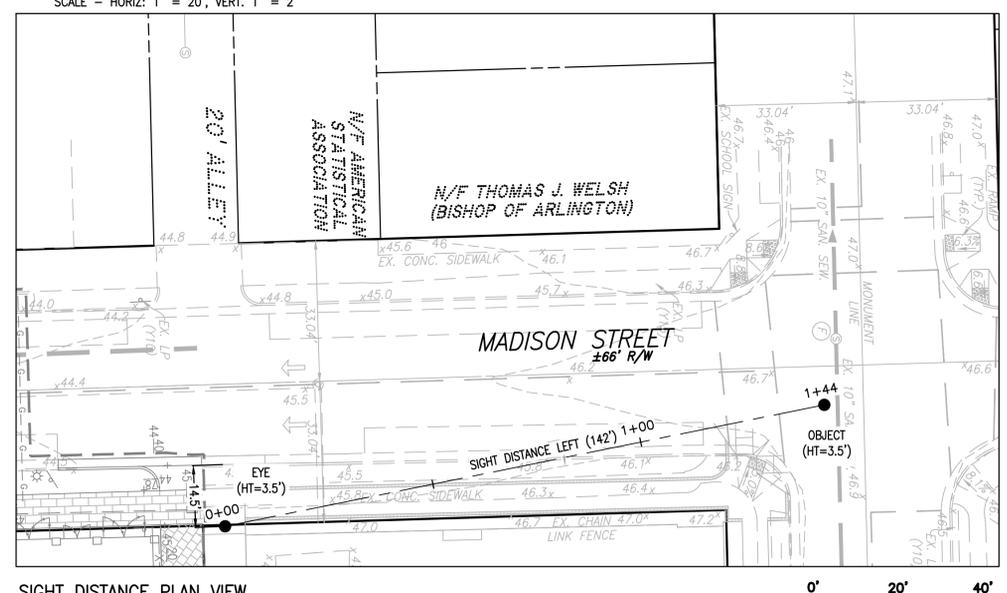


BOTTOMING OUT PLAN VIEW
 SCALE: 1" = 20'



STANDARD CAR

Width	: 6.56 feet
Track	: 6.56 feet
Lock to Lock Time	: 6.0
Steering Angle	: 36.2



SIGHT DISTANCE PLAN VIEW
 SCALE: 1" = 20'

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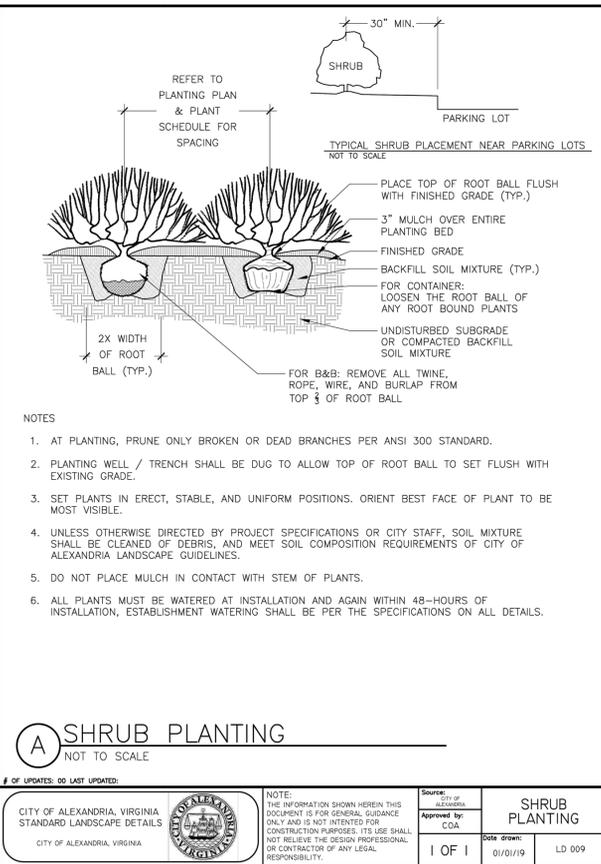
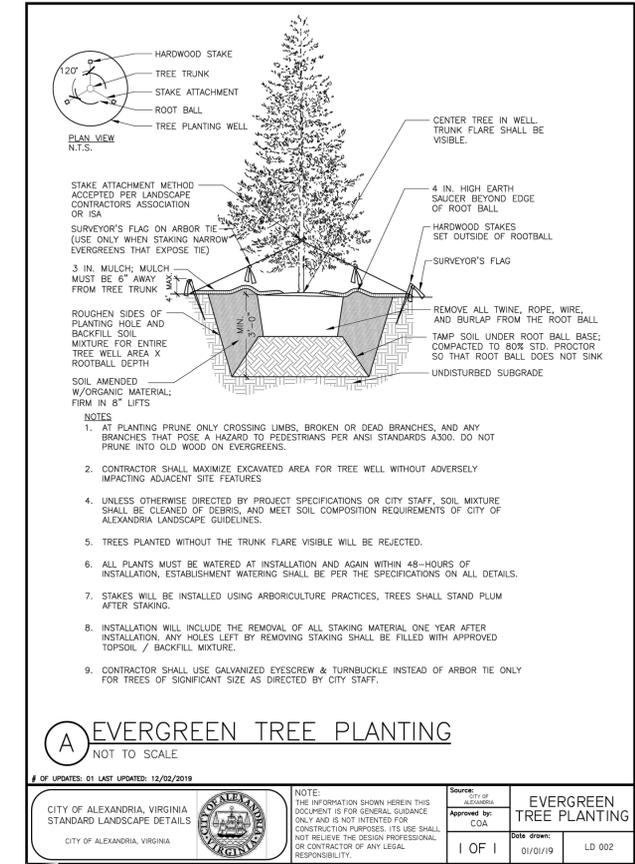
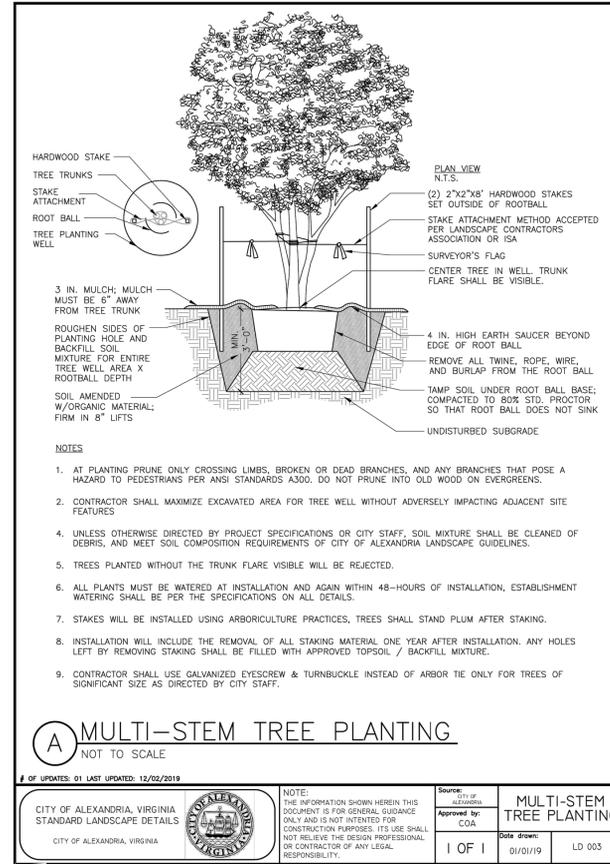
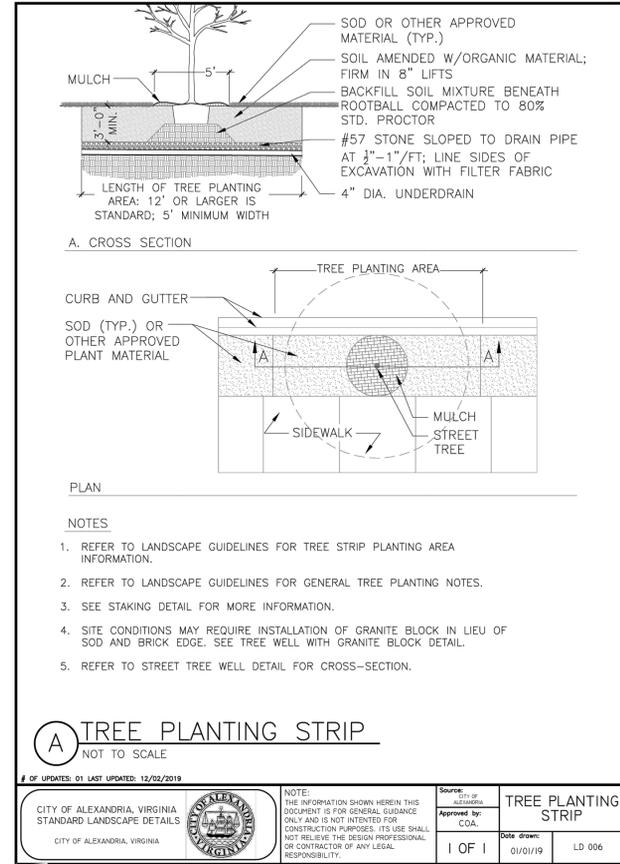
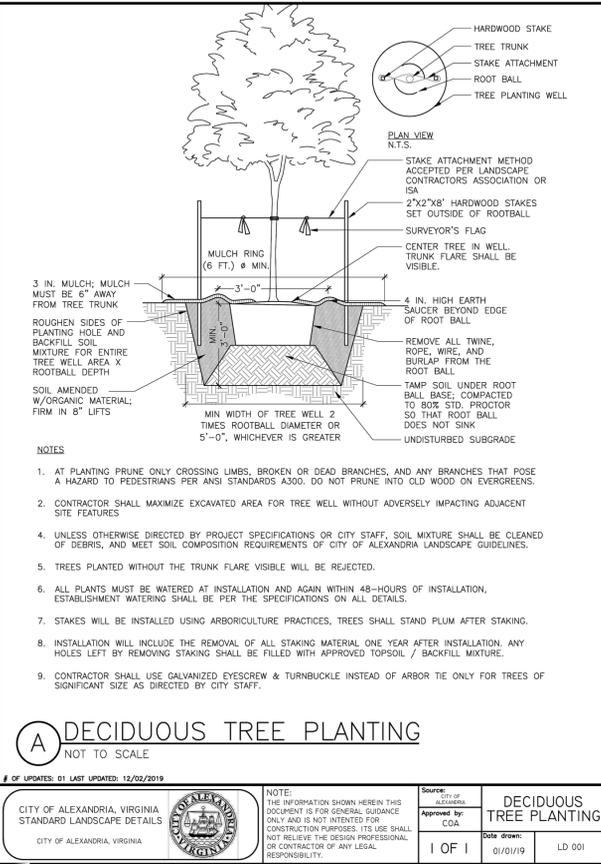
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 Thu, Jan 30 2025 - 9:26:59am



AVENS + HEATH
LANDSCAPE ARCHITECTURAL SERVICES
AVENS + HEATH, LLC
707 BEALL AVE., ROCKVILLE, MD 20850
(202)716-3449



OLD TOWN CONDOS
CITY OF ALEXANDRIA, VIRGINIA

REVISIONS:

PLANTING DETAILS

DESIGN:	CO
DRAWN:	SS
CHECKED:	CO
SCALE:	NTS

PROJECT NO: 24031
DATE: 12.16.2024

L201

PRELIMINARY PLAN

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PLANT SCHEDULE										December 16, 2024					
PLANT TYPE	PLAN INFORMATION		BOTANIC/Common Name				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED				
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME			CALIPER/HEIGHT	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	NATIVE	LOCAL/REGIONAL (#)	EASTERN U.S. (#)	TOTAL
STREET TREES/ URBAN TREES	CO	2	Celtis	occidentalis		Hackberry	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	2,500	Local	2	0	2	
	LSR	2	Liquidambar	styraciflua		Sweetgum	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	2,500	Local	2	0	2	
	QF	2	Quercus	falcata		Southern Red Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	2,500	Local	2	0	2	
	QPA	1	Quercus	palustris		Pin Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	1,250	Local	1	0	1	
	TOTALS	7										7	0	7	
STREET TREE/URBAN TREE CCA:									N/A			100.0%	0.0%	100.0%	
STANDARD TREES	MGL	2	Magnolia	grandiflora		Little Gem	6 ft ht./ 3 ft. spread	B&B; full to ground, good seasonal flush	500	1,000	Eastern US	0	2	2	
	TDI	2	Taxodium	distichum	var. imbricarium	Pond Cypress	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	750	1,500	Local	2	0	2	
	TO	2	Thuja	occidentalis	Nigra	Dark Green Arborvitae	6 ft ht./ 3 ft. spread	B&B; full to ground, good seasonal flush	250	500	Region	2	0	2	
	TOTALS	6										4	2	6	
	STANDARD TREE CCA:									3,000			66.7%	33.3%	100.0%
EVERGREEN SHRUBS	Bml	6	Buxus	microphylla		Wintergreen	18"-24"/#3 cont.	healthy vigorous, well-rooted & established	10	60	No	0	0	6	
	Ign	6	Ilex	glabra		Nordic Inkberry	18"-24"/#3 cont.	healthy vigorous, well-rooted & established	10	60	Region	6	0	6	
	Ivd	5	Ilex	vomitorea		Dwarf syn. Nana	18"-24"/#3 cont.	healthy vigorous, well-rooted & established	10	50	Region	5	0	5	
	Pjc	4	Pieris	japonica		Compacta	Japanese Pieris	24"-30"/#3 cont.	healthy vigorous, well-rooted & established	10	40	No	0	0	4
	TOTALS	21										11	0	11	
EVERGREEN SHRUB CCA:									210			52.4%	0.0%	52.4%	
DECIDUOUS SHRUBS	Aib	3	Aronia	melanocarpa		Iriquois Beauty	18"-24"/#3 cont.	healthy vigorous, well-rooted & established	10	30	Region	3	0	3	
	Als	3	Aronia	melanocarpa		Low Scape Chokeberry	15"-18"/#2 cont.	healthy vigorous, well-rooted & established	2	6	Region	3	0	3	
	Ca	5	Callicarpa	americana		American Beautyberry	24"-30"/#5 cont.	healthy vigorous, well-rooted & established	10	50	Region	5	0	5	
	Cah	5	Clethra	alnifolia		Hummingbird	18"-24"/#3 cont.	healthy vigorous, well-rooted & established	10	50	Region	5	0	5	
	Csa	6	Cornus	sericea		Arctic Fire Dogwood	30"-36"/#3 cont.	healthy vigorous, well-rooted & established	10	60	Region	6	0	6	
	Fgm	6	Fothergilla	gardenii		Mt. Airy	18"-24"/#3 cont.	healthy vigorous, well-rooted & established	10	60	Region	6	0	6	
	Ivh	2	Itea	virginica		Henry's Garnet	18"-24"/#3 cont.	healthy vigorous, well-rooted & established	10	20	Local	2	0	2	
	Ivl	3	Itea	virginica		Little Henry	18"-24"/#3 cont.	healthy vigorous, well-rooted & established	2	6	Local	3	0	3	
	Rag	5	Rhus	aromatica		Gro-Low	12"-15"/#3 cont.	healthy vigorous, well-rooted & established	10	50	Local	5	0	5	
	Vd	1	Viburnum	dentatum		Arrowwood	24"-36"/B&B	healthy vigorous, well-rooted & established	25	25	Local	1	0	1	
	TOTALS	39										39	0	39	
DECIDUOUS SHRUB CCA:									221			100.0%	0.0%	100.0%	
TOTAL PROPOSED CCA (SF):									3,431						

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	19,757
25% CROWN COVER REQUIRED (SF)	4,939
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	3,000
Crown Cover from Proposed Shrubs	431
TOTAL CROWN COVER PROVIDED (%)	17.4%
TOTAL CROWN COVER PROVIDED (SF)	3,431
CROWN COVER DEFICIENT (SF)	1,508
REQUIRED TREE FUND CONTRIBUTION	\$3,016

NATIVE PLANT TABULATIONS					
PLANT TYPE	QUANTITY	NATIVE TYPE	BEGINNING JANUARY 2, 2024		
			REQUIRED	PROVIDED	
			%	QTY.	%
Urban Trees	7	Regional/Local	20%	7	100.0%
		Total Natives	50%	7	100.0%
Standard Trees	6	Regional/Local	40%	4	66.7%
		Total Natives	80%	6	100.0%
Evergreen Shrubs	21	Regional/Local	10%	11	52.4%
		Total Natives	40%	11	52.4%
Deciduous Shrubs	39	Regional/Local	20%	39	100.0%
		Total Natives	80%	39	100.0%
Groundcovers		Regional/Local	10%		
		Total Natives	20%		
Perennials, Ferns, Ornamental Grasses		Regional/Local	25% (perennials) 30% (ferns & grasses)		
		Total Natives	60% (perennials) 80% (ferns & grasses)		
Vines		Total Natives	100%		
TOTALS					
TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS			
73	61 83.6%	63 86.3%			

NOTES:
1) Percentages apply to the total quantity of each plant type specified on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specified on the plans for each plant type.
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

BIODIVERSITY TABULATIONS							
STREET TREES							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Celtis	2	33.3%	50%	occidentalis	2	33.3%	35%
Liquidambar	2	33.3%	50%	styraciflua	2	33.3%	35%
Quercus	3	50.0%	50%	palustris	1	16.7%	35%
				falcata	2	33.3%	35%
7				TOTAL NUMBER OF STREET TREES PROPOSED	7		
SITE TREES							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Magnolia	2	33.3%	50%	grandiflora	2	33.3%	35%
Taxodium	2	33.3%	50%	distichum	2	33.3%	35%
Thuja	2	33.3%	50%	occidentalis	2	33.3%	35%
6				TOTAL NUMBER OF SITE TREES PROPOSED	6		
SHRUBS							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Aronia	6	10.0%	33%	melanocarpa	6	10.0%	10%
Buxus	6	10.0%	33%	microphylla	6	10.0%	10%
Callicarpa	5	8.3%	33%	americana	5	8.3%	10%
Clethra	5	8.3%	33%	alnifolia	5	8.3%	10%
Cornus	6	10.0%	33%	sericea	6	10.0%	10%
Fothergilla	6	10.0%	33%	gardenii	6	10.0%	10%
Ilex	11	18.3%	50%	glabra	6	10.0%	10%
				vomitorea	5	8.3%	10%
Itea	5	8.3%	33%	virginica	5	8.3%	10%
Pieris	4	6.7%	33%	japonica	4	6.7%	10%
Rhus	5	8.3%	33%	aromatica	5	8.3%	10%
Viburnum	1	1.7%	33%	dentatum	1	1.7%	10%
60				TOTAL NUMBER OF SHRUBS PROPOSED	60		

A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:

- THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIC CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
- THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
- THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
- ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
- INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
- IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA, GAITHERSBURG, MARYLAND.
- SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
- MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGNEE(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:

- THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
- THE APPLICANT MUST CONTACT THE PAZ PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE PAZ PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.
- THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE PAZ PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.
- ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.
- AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.
- AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.

A) STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
LD 016

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

AVENS + HEATH
LANDSCAPE ARCHITECTURAL SERVICES
AVENS + HEATH, LLC
707 BEALL AVE., ROCKVILLE, MD 20850
(202)716-3449



OLD TOWN CONDOS
CITY OF ALEXANDRIA, VIRGINIA

REVISIONS:

PLANTING SCHEDULE & CALCULATIONS

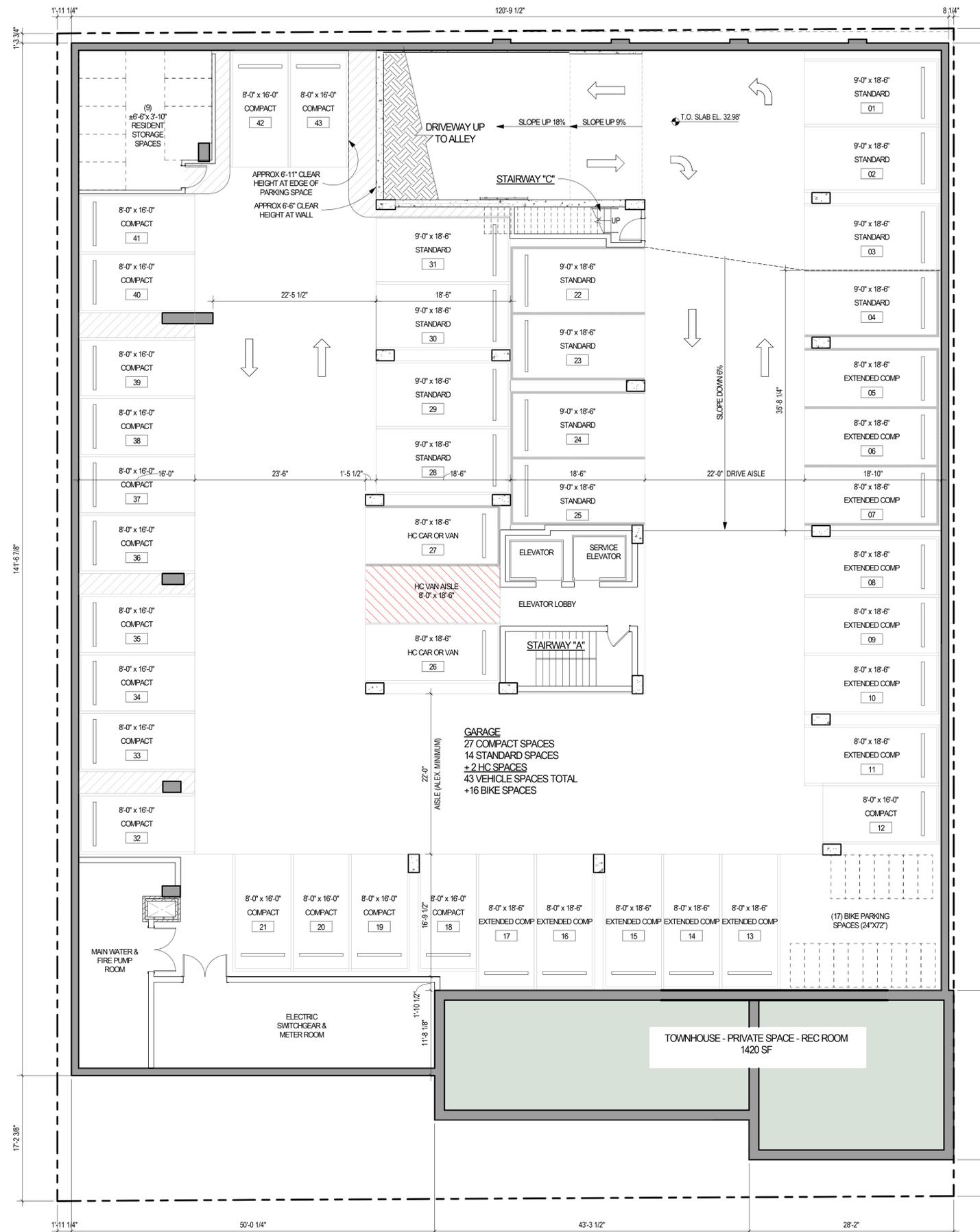
DESIGN: CO
DRAWN: SS
CHECKED: CO

SCALE: NTS

PROJECT NO: 24031
DATE: 12.16.2024

L202

PRELIMINARY PLAN



12 Jan. 2025

CONCEPT PLAN NUMBER
 CDSP2024-00001

The Whitley
 Phase 2 Residences

808 N. WASHINGTON ST.
 ALEXANDRIA, VA

JOB NO.	DATE	DESCRIPTION
1	2024.10.25	STAGE 2 SUBMISSION
2	2024.12.12	PRELIMINARY PLANS
3	2025.01.12	PRELIMINARY PLANS-update

APPROVED
 SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____
 DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
 DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

PARKING LEVEL PLAN

DRAWING TITLE
 SCALE: 1/8" = 1'-0"
A100

The Whitley
Phase 2 Residences

808 N. WASHINGTON ST.
ALEXANDRIA, VA

JOB NO.	DATE	DESCRIPTION
1	2024.10.25	STAGE 2 SUBMISSION
2	12.16.24	PRELIMINARY PLAN
3	2025.01.12	PRELIMINARY PLANS-update

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

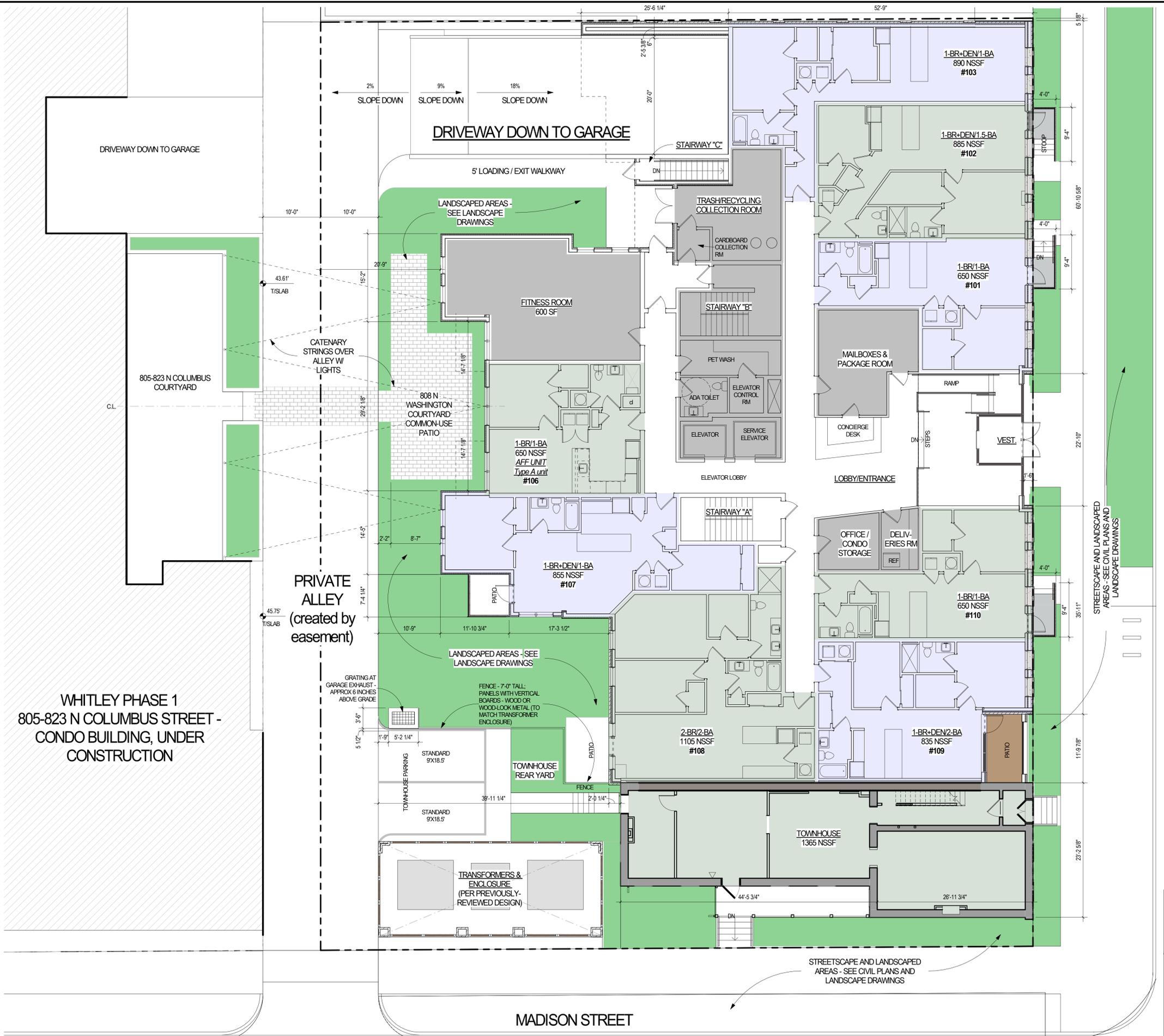
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1ST FLOOR PLAN

DRAWING TITLE
SCALE: 1/8" = 1'-0"

A101

SHEET NO.

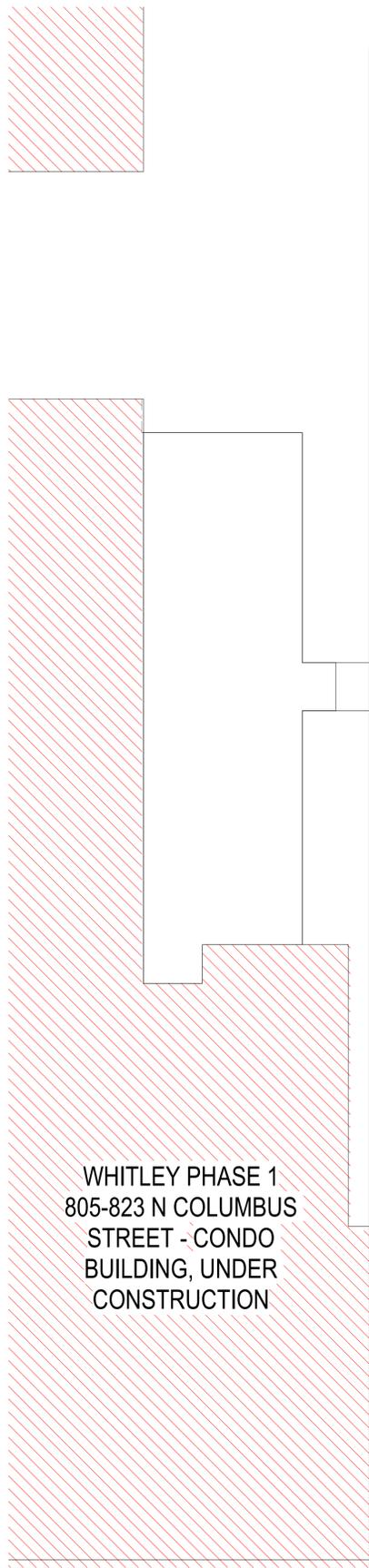


WHITLEY PHASE 1
805-823 N COLUMBUS STREET -
CONDO BUILDING, UNDER
CONSTRUCTION

PRIVATE ALLEY
(created by
easement)

N. WASHINGTON STREET

MADISON STREET



N. WASHINGTON STREET



12 Jan. 2025
CONCEPT PLAN NUMBER
CDSP2024-00001

The Whitley
Phase 2 Residences
808 N. WASHINGTON ST.
ALEXANDRIA, VA

JOB NO.	DATE	DESCRIPTION
2	2024.12.12	PRELIMINARY PLANS
3	2025.01.12	PRELIMINARY PLANS-update

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

2ND FLOOR PLAN

DRAWING TITLE
SCALE: 1/8" = 1'-0"
A102

SHEET NO.



12 Jan. 2025
CONCEPT PLAN NUMBER
CDSP2024-00001

The Whitley
Phase 2 Residences

808 N. WASHINGTON ST.
ALEXANDRIA, VA

JOB NO.	DATE	DESCRIPTION
1	2024.10.25	STAGE 2 SUBMISSION
2	2024.12.12	PRELIMINARY PLANS
3	2025.01.12	PRELIMINARY PLANS-update

4th FLOOR PLAN

DRAWING TITLE
SCALE: 1/8" = 1'-0"
A104
SHEET NO.

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

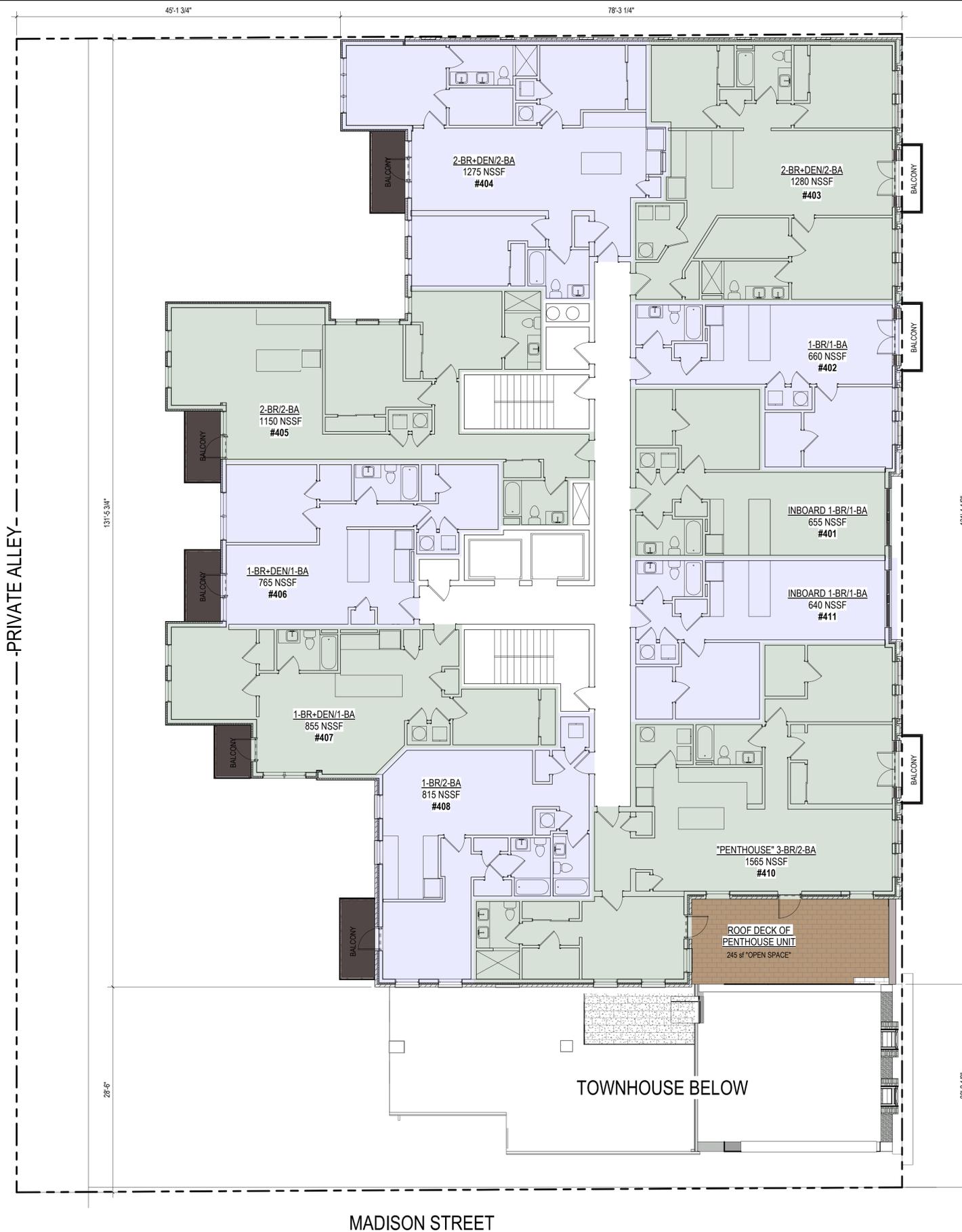
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RIGHTS, INCLUDING COPYRIGHT THEREON.



WHITLEY PHASE 1
805-823 N COLUMBUS
STREET - CONDO
BUILDING, UNDER
CONSTRUCTION

PRIVATE ALLEY

N. WASHINGTON STREET

MADISON STREET

TOWNHOUSE BELOW



12 Jan. 2025
CONCEPT PLAN NUMBER
CDSP2024-00001

The Whitley
Phase 2 Residences

808 N. WASHINGTON ST.
ALEXANDRIA, VA

JOB NO.	DATE	DESCRIPTION
1	2024.10.25	STAGE 2 SUBMISSION
2	2024.12.12	PRELIMINARY PLANS
3	2025.01.12	PRELIMINARY PLANS-update

5th FLOOR PLAN

DRAWING TITLE
SCALE: 1/8" = 1'-0"

A105

SHEET NO.

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

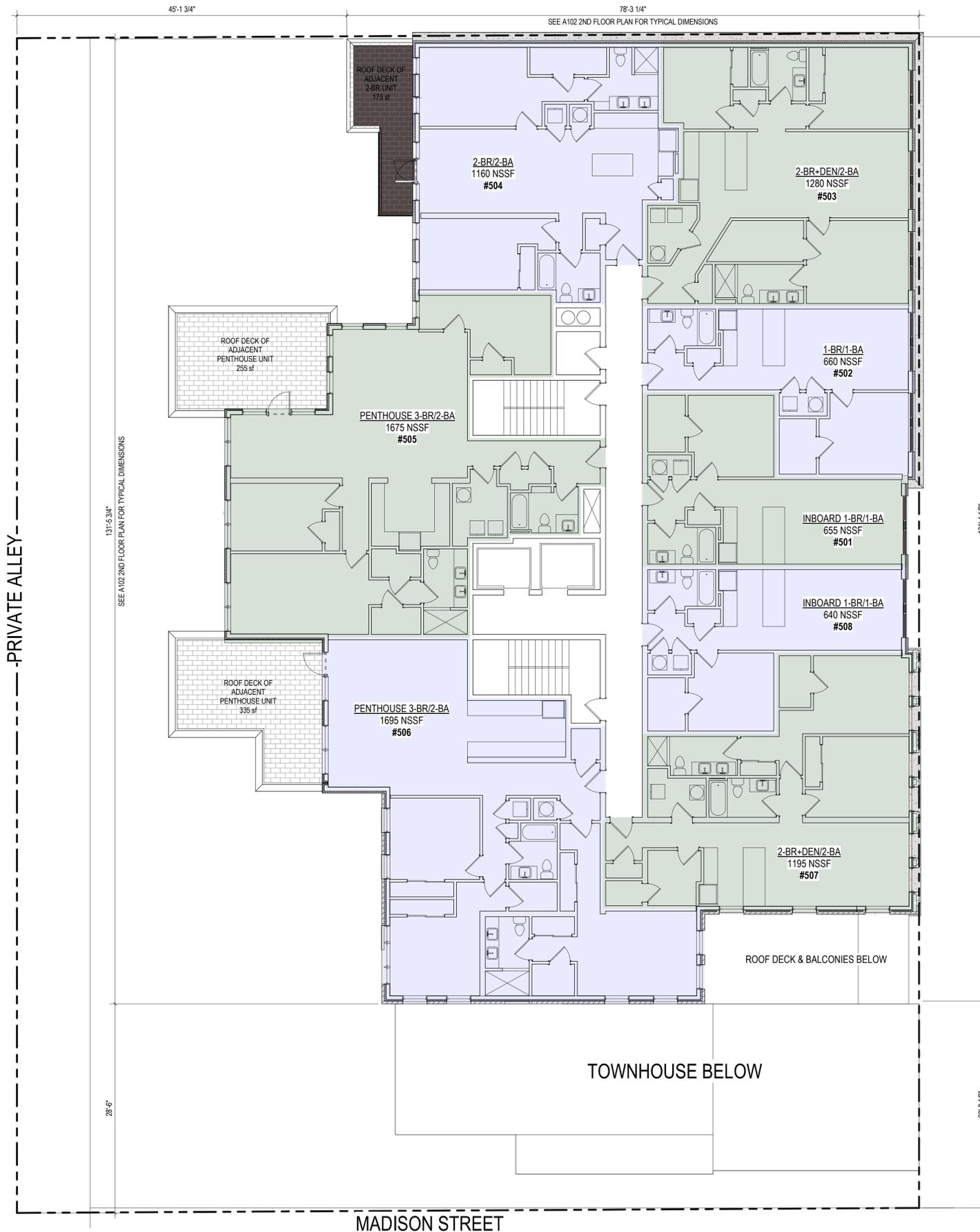
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



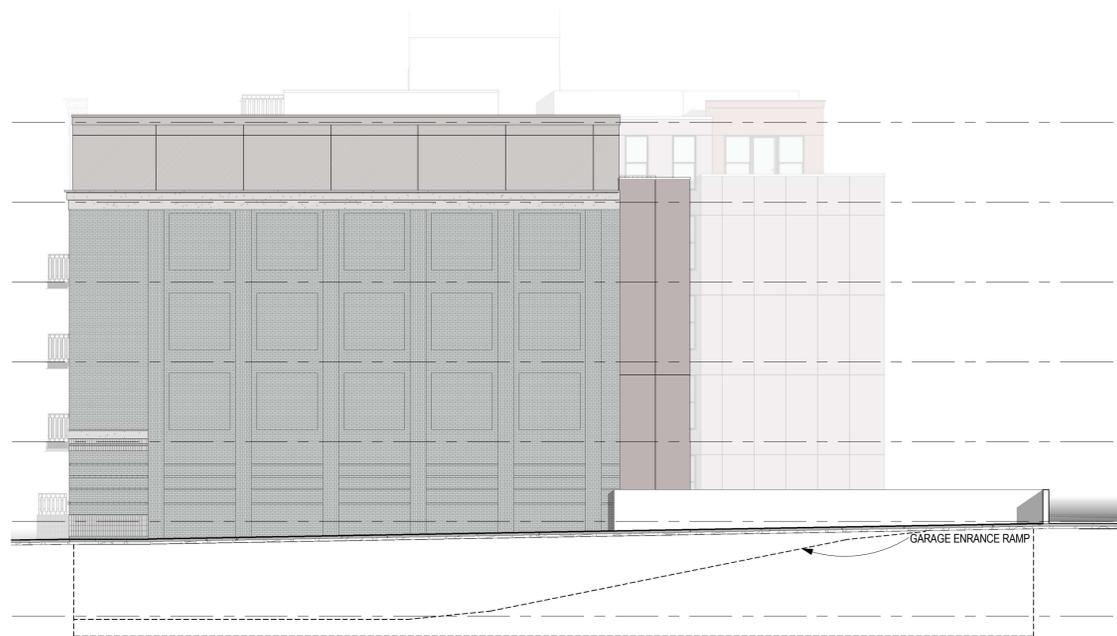
WHITLEY PHASE 1
805-823 N COLUMBUS
STREET - CONDO
BUILDING, UNDER
CONSTRUCTION



② SOUTH ELEVATION
3/32" = 1'-0"



① EAST ELEVATION
3/32" = 1'-0"



④ NORTH ELEVATION
3/32" = 1'-0"



③ WEST ELEVATION
3/32" = 1'-0"

The Whitley
Phase 2 Residences
808 N. WASHINGTON ST.
ALEXANDRIA, VA

JOB NO.	DATE	DESCRIPTION
2	2024.12.12	PRELIMINARY PLANS
3	2025.01.12	PRELIMINARY PLANS-update

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____
DIRECTOR _____ DATE _____

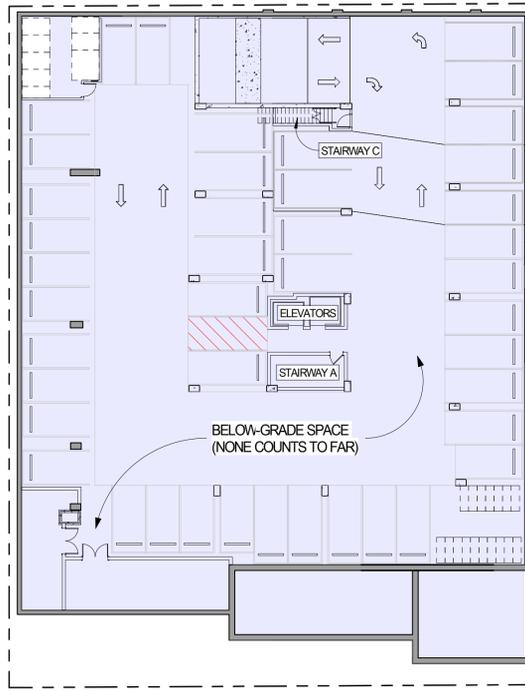
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

BUILDING ELEVATIONS

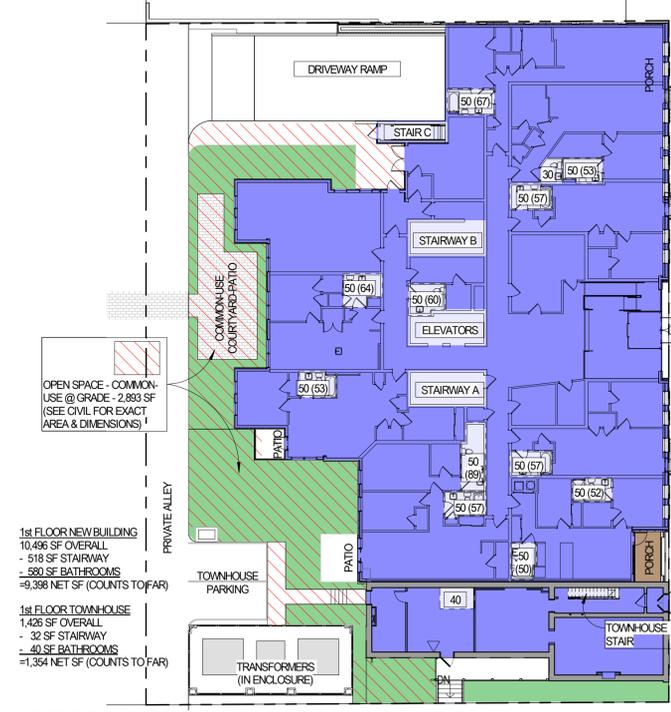
DRAWING TITLE
SCALE: 3/32" = 1'-0"
A201
SHEET NO.

FAR PLAN DIAGRAMS



PARKING LEVEL
 1,426 SF AT TOWNHOUSE BASEMENT
 +16,270 SF AT NEW BUILDING GARAGE
 =17,696 SF OVERALL
 0 COUNTS TO FAR (BECAUSE THE SPACE IS UNDERGROUND)

1 PARKING LEVEL - SQ FT
 1" = 20'-0"

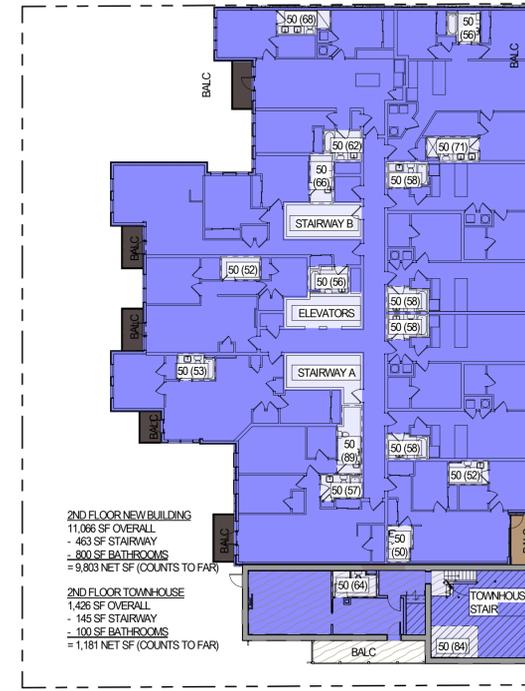


1st FLOOR NEW BUILDING
 10,496 SF OVERALL
 - 518 SF STAIRWAY
 - 580 SF BATHROOMS
 =9,398 NET SF (COUNTS TO FAR)

1st FLOOR TOWNHOUSE
 1,426 SF OVERALL
 - 32 SF STAIRWAY
 - 40 SF BATHROOMS
 =1,354 NET SF (COUNTS TO FAR)

1st FLOOR - BOTH TH AND NEW BUILDING
 11,922 SF OVERALL
 - 550 SF STAIRWAYS & ELEVATOR SHAFT
 - 620 SF BATHROOMS (50 SF MAX DEDUCTION PER BATHRM IN MOST CASES, ACTUAL BATHROOM IS LARGER)
 = 10,752 NET SF (COUNTS TO FAR)

2 1ST FLR PLAN - OPEN SPACE & FAR
 1" = 20'-0"

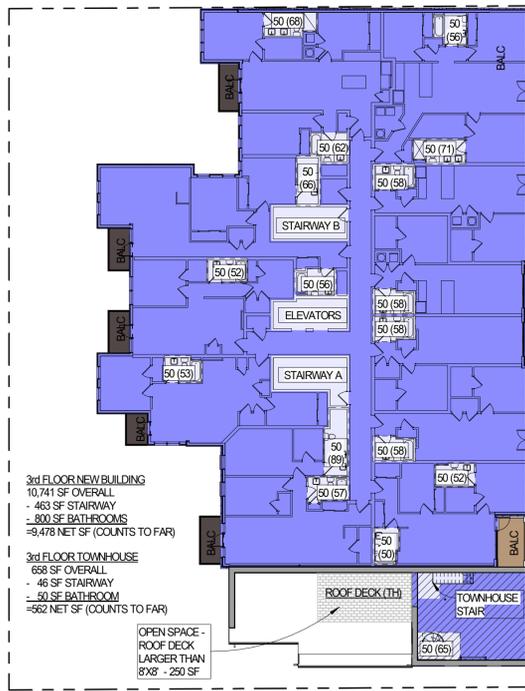


2ND FLOOR NEW BUILDING
 11,066 SF OVERALL
 - 463 SF STAIRWAY
 - 800 SF BATHROOMS
 = 9,803 NET SF (COUNTS TO FAR)

2ND FLOOR TOWNHOUSE
 1,426 SF OVERALL
 - 145 SF STAIRWAY
 - 100 SF BATHROOMS
 = 1,181 NET SF (COUNTS TO FAR)

2ND FLOOR - BOTH TH AND NEW BUILDING
 12,492 SF OVERALL
 - 608 SF STAIRWAYS & ELEVATOR SHAFT
 - 900 SF BATHROOMS (50 SF MAX DEDUCTION PER BATHRM IN MOST CASES, ACTUAL BATHROOM IS LARGER)
 = 10,984 NET SF (COUNTS TO FAR)

3 2ND FLOOR PLAN - OPEN SPACE & FAR
 1" = 20'-0"



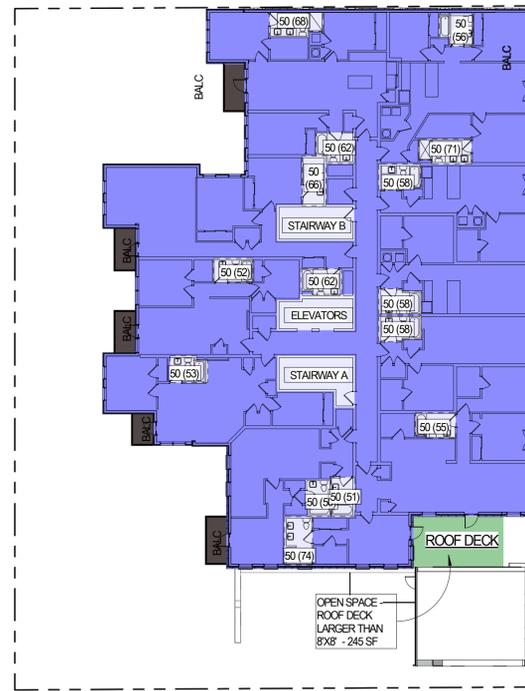
3rd FLOOR NEW BUILDING
 10,741 SF OVERALL
 - 463 SF STAIRWAY
 - 800 SF BATHROOMS
 =9,478 NET SF (COUNTS TO FAR)

3rd FLOOR TOWNHOUSE
 688 SF OVERALL
 - 46 SF STAIRWAY
 - 50 SF BATHROOM
 =662 NET SF (COUNTS TO FAR)

OPEN SPACE - ROOF DECK LARGER THAN 8'X8' - 250 SF

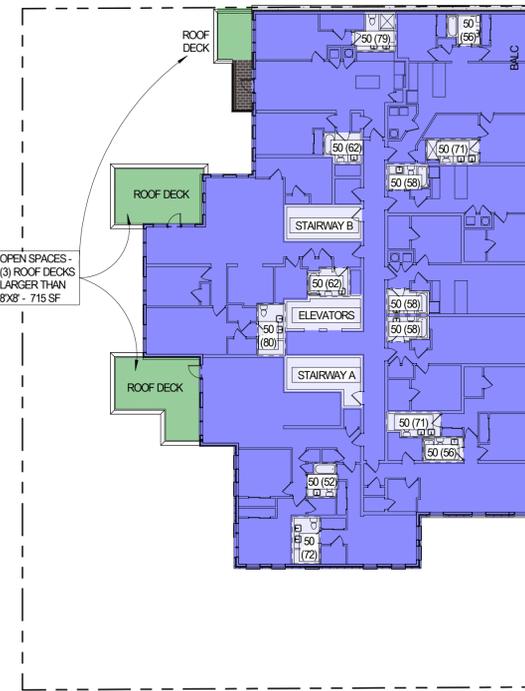
3rd FLOOR - BOTH TH AND NEW BUILDING
 11,399 SF OVERALL
 - 509 SF STAIRWAYS & ELEVATOR SHAFT
 - 850 SF BATHROOMS (50 SF MAX DEDUCTION PER BATHRM IN MOST CASES, ACTUAL BATHROOM IS LARGER)
 = 10,040 NET SF (COUNTS TO FAR)

4 3RD FLOOR PLAN - OPEN SPACE & FAR
 1" = 20'-0"



4th FLOOR - NEW BUILDING ONLY (NO 4TH FLOOR AT TOWNHOUSE)
 10,828 SF OVERALL
 - 463 SF STAIRWAYS & ELEVATOR SHAFT
 - 750 SF BATHROOMS (50 SF MAX DEDUCTION PER BATHRM IN MOST CASES, ACTUAL BATHROOM IS LARGER)
 = 9,616 NET SF (COUNTS TO FAR)

5 4TH FLOOR PLAN - OPEN SPACE & FAR
 1" = 20'-0"



5th FLOOR - NEW BUILDING ONLY (NO 5TH FLOOR AT TOWNHOUSE)
 9,990 SF OVERALL
 - 463 SF STAIRWAYS & ELEVATOR SHAFT
 - 650 SF BATHROOMS (50 SF MAX DEDUCTION PER BATHRM IN MOST CASES, ACTUAL BATHROOM IS LARGER)
 = 8,877 NET SF (COUNTS TO FAR)

6 5TH FLOOR PLAN - OPEN SPACE & FAR
 1" = 20'-0"



12 Jan. 2025

CONCEPT PLAN NUMBER
 CDSP2024-00001

The Whitley Phase 2 Residences

808 N. WASHINGTON ST.
 ALEXANDRIA, VA

JOB NO.	DATE	DESCRIPTION
2	2024.12.16	PRELIMINARY PLANS
3	2025.01.12	PRELIMINARY PLANS-update

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

FAR PLAN DIAGRAMS

DRAWING TITLE
 SCALE: 1" = 20'-0"

A902

SHEET NO.

TECHNICAL MEMORANDUM

To: Stephanie Sample
From: Grady Vaughan, PE, PTOE, PTP
Date: February 4, 2025
Subject: 808 N Washington Project – Parking Occupancy Memo

Introduction

This memorandum presents the findings of a parking occupancy count conducted for the proposed development at 808 N Washington Street in Alexandria, Virginia. The parking occupancy survey was performed capturing typical evening parking conditions in the study area. The scope of this effort includes evaluating on-street parking within the designated study area.

On-Street Parking Occupancy

Permit Parking Policy for New Development

The proposed development is located within Parking District Zone 3 in the City of Alexandria, as shown in Figure 1.

Per the City of Alexandria Residential Permit Parking for New Development Policy (approved June 13, 2017), future residents of a development with more than ten (10) units and within an existing parking district are not eligible for obtaining a City issued residential parking permit when either of the following conditions exist:

1. The average on-street parking occupancy is 85% or higher at the time of approval.
2. More than 50% of the total occupied ground floor street frontage is a non-residential use.

Parking Occupancy Evaluation

An evaluation of on-street parking occupancy adjacent to the site was conducted on Thursday, January 30, 2025, at 7:00 PM, to capture typical weekday evening parking usage in an area that is primarily residential. This time period reflects when residents are most likely to return home, providing insight into peak residential parking demand. The study area is illustrated in Figure 2, and the results of this count are summarized in Table 1.

Segments 9 and 17 were blocked due to construction and excluded from the parking occupancy calculations. As a result, vehicles that would have used these spaces likely shifted to other blocks, leading to a more conservative estimate of parking demand.

As shown in the table, on-street parking occupancy across the study area remained below capacity during the data collection period. Segments 11, 15, and 19 were fully occupied, although Segment 19 has a limited capacity of just 2 spaces.

- Cars Parked: 82
- Total Capacity (excluding blocked segments): 160 spaces
- Overall Occupancy: 51%

Table 1: Parking Capacity and Utilization by Segment

Segment	Street	From	To	7:00pm (vehicles)	Capacity (vehicles)	Occupancy
OSP-001	N Columbus St	First St	Montgomery St	1	15	7%
OSP-002	N Columbus St	Montgomery St	First St	11	16	69%
OSP-003	Montgomery St	N Columbus St	Pete Jones Way	3	4	75%
OSP-004	Montgomery St	N Alfred St	Snowden Hallowell Way	4	6	67%
OSP-005	Montgomery St	Snowden Hallowell Way	N Columbus St	2	4	50%
OSP-006	Montgomery St	N Washington St	N Columbus St	3	9	33%
OSP-007	Montgomery St	N Columbus St	N Washington St	2	5	40%
OSP-008	N Columbus St	Montgomery St	Parking Driveway	3	13	23%
*OSP-009	N Columbus St	Parking Driveway	Madison St	0	2	0%
OSP-010	N Columbus St	Parking Driveway	Montgomery St	6	8	75%
OSP-011	N Columbus St	Madison St	Parking Driveway	5	4	125%
OSP-012	Madison St	Snowden Hallowell Way	N Alfred St	2	4	50%
OSP-013	Madison St	N Columbus St	Snowden Hallowell Way	2	3	67%
OSP-014	Madison St	N Alfred St	Snowden Hallowell Way	4	5	80%
OSP-015	Madison St	Snowden Hallowell Way	N Columbus St	2	2	100%
OSP-016	Madison St	N Washington St	N Columbus St	1	11	9%
*OSP-017	Madison St	N Columbus St	St Joseph Catholic Church Alley	0	5	0%
OSP-018	Madison St	St Joseph Catholic Church Alley	N Washington St	0	5	0%
OSP-019	N Columbus St	Madison St	Wythe St	17	17	100%
OSP-020	N Columbus St	Wythe St	Madison St	7	15	47%
OSP-021	N Washington St	Madison St	Wythe St	7	14	50%
Summary of Results				82	160	51%

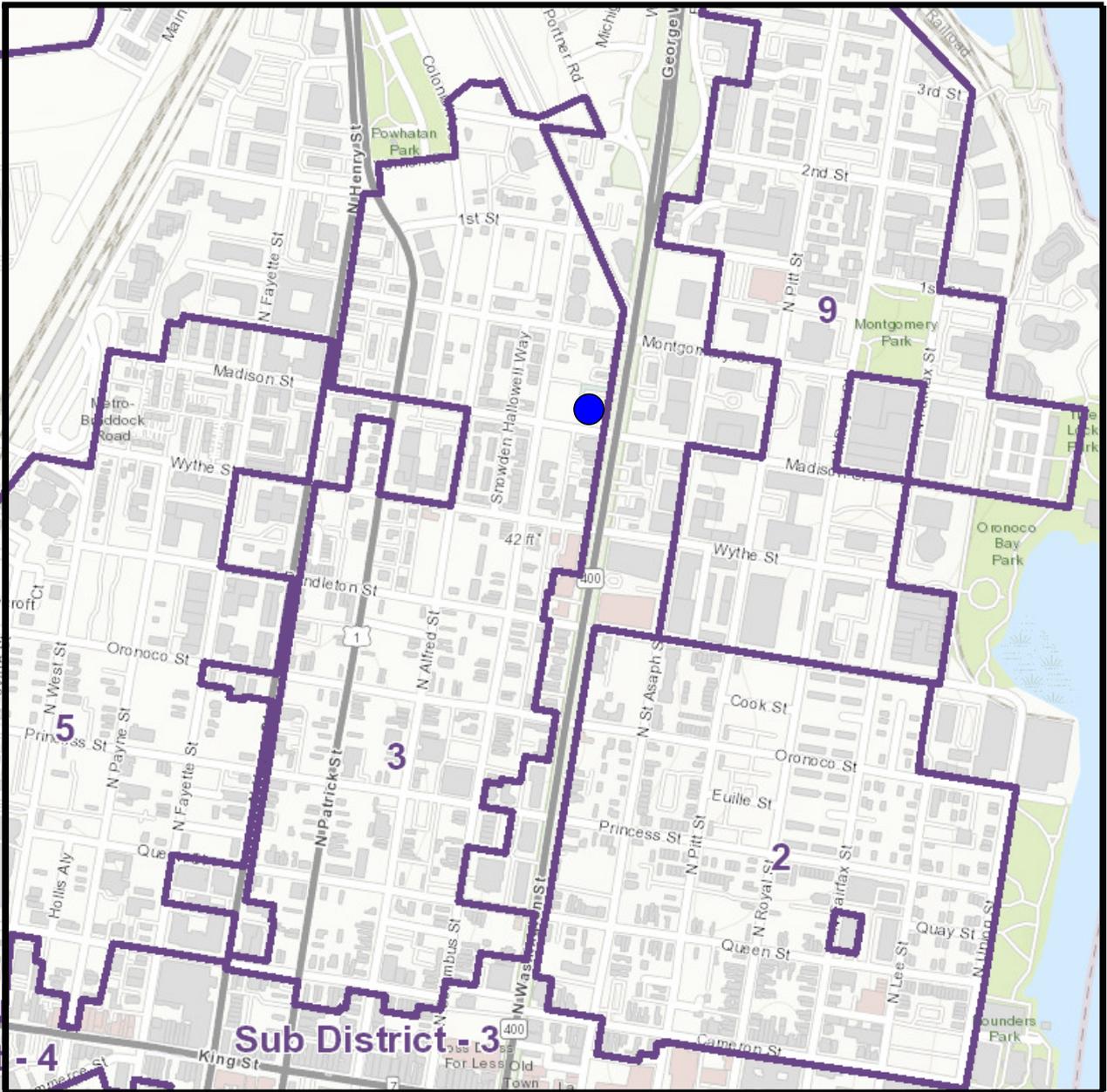
* Blocked due to construction.

Conclusions

The parking occupancy study for 808 N Washington Street shows sufficient parking availability, with 51% occupancy during the observation period. The proposed development would not meet the conditions for exclusion from the residential parking permits, and future residents would be eligible to apply.

Attachments

- Figure 1 – City of Alexandria Parking District Map
- Figure 2 – Parking Study Area



LEGEND

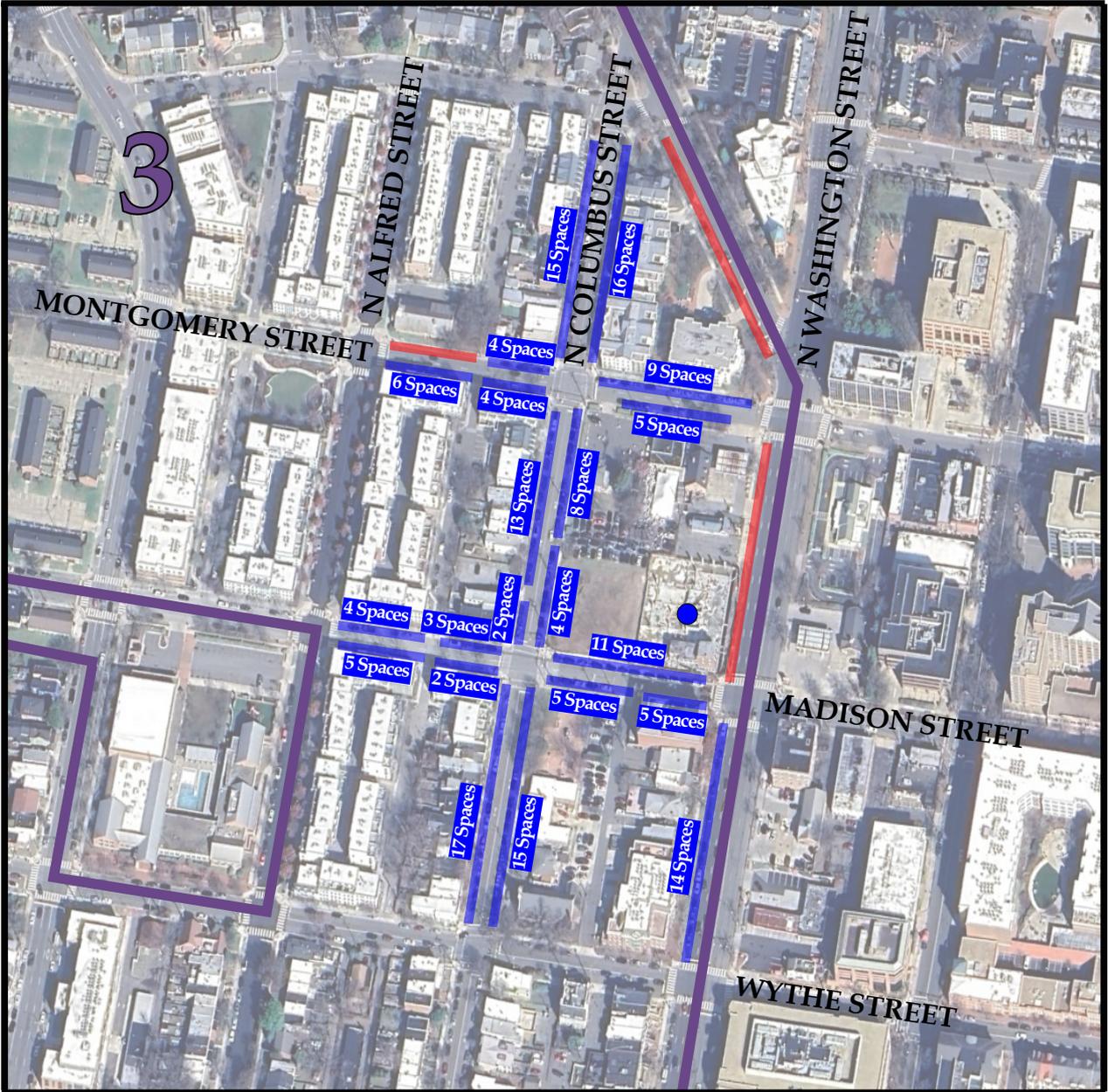
- Project Location
- District Boundary Lines



808 N Washington
Alexandria, VA

City of Alexandria
Parking District Map

Scale: Not to Scale Figure 1



LEGEND



- Project Location
- ▬ Study Segment
- ▬ No Parking Zone
- ▬ District Boundary Lines

	<p>808 N Washington Alexandria, VA</p>	<p>Parking Study Area</p>	
		<p>Scale: Not to Scale</p>	<p>Figure 2</p>



March 19, 2025

Dear City of Alexandria Reviewers,

I am writing to formally request that the City of Alexandria reconsider its position on allowing the installation of gas cooking appliances at 808 N. Washington Street. As a real estate professional who works exclusively with buyers in the new construction condominium market, I've observed strong buyer preferences and concerns that highlight the importance of offering gas cooking as an option.

Market Perception and Buyer Preferences

For many buyers, gas cooking is synonymous with quality and precision. This perception is rooted in tradition and experience—most buyers were raised in single-family homes where gas cooking was standard, a feature that mirrors the setup of professional kitchens where chefs continue to rely on gas for its reliability and responsiveness. Buyers often view electric stoves as less desirable, associating them with lower quality and less control over their cooking.

Financial and Practical Considerations

Gas remains an affordable and predictable energy source. Unlike electric bills, which can fluctuate widely based on market conditions and seasonal demand, natural gas prices tend to be more stable and manageable. This predictability provides peace of mind for buyers who are often concerned about rising utility costs.

Flexibility and Future-Proofing the Property

One of the most compelling arguments for allowing gas installation is that it preserves flexibility for future residents. If a buyer ultimately prefers electric cooking, they can easily uninstall a gas appliance and switch to electric. However, the reverse is not true—once a unit is built without gas, installing it later becomes nearly impossible due to infrastructure limitations. By permitting gas installation now, you provide residents with the freedom to choose what best suits their lifestyle without restricting future options.

Enhancing Property Appeal and Value

Condominium buyers often make long-term investments, and the availability of gas cooking can be a deciding factor. Allowing gas installation not only meets buyer preferences but also enhances the overall appeal and value of the property in a competitive market.



MEMO

Given these considerations, I respectfully urge the City of Alexandria to grant permission for gas installations at 808 N. Washington. This decision will not only align with market preferences but also ensure that residents retain the flexibility and financial stability they deserve.

Thank you for your time and consideration. I would be happy to provide any additional information or discuss this matter further at your convenience.

Sincerely,



Robert Cook
Partner

rcook@mcwb.com

703.535.5550

From: [Asa Orrin-Brown](#)
To: [PlanComm](#)
Subject: [EXTERNAL]Letter of support for docket items 4,6, and 7
Date: Sunday, March 30, 2025 7:55:14 AM

You don't often get email from asaorrbrown@gmail.com. [Learn why this is important](#)

I strongly support creating more multi family housing in Alexandria. As a resident of the Wakefield-Tarleton neighborhood, I have seen numerous friends and neighbors forced out of the city when changes in their circumstances led them to look for 1,2 or 3 bedroom rentals or 3 bedroom homes. As one of the few 2 bedroom multi-family communities we have also seen our home prices skyrocket to over half a million dollars. This makes it almost impossible for teachers, police officers and other public servants to move in to our neighborhood. We need more affordable housing , and market rate affordable housing. Increased supply will help reduce market pressures on all types of housing, and these 3 projects will all help with increasing that supply.

In particular, docket item 7 also importantly helps create the West End Transitway, which is all the more important as car prices skyrocket because of federal tariffs. BRT and multi-use trail networks on the West End are essential to the sustainable development of our community. There is no way to continue to add density to our city without transitioning many people away from inefficient cars to public transit and multi-modal transit.

Thank you for your time and consideration.

Best,
Asa Orrin-Brown

DISCLAIMER: This message was sent from outside the City of Alexandria email system. DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

From: [Ed Olivares](#)
To: [PlanComm](#)
Subject: [EXTERNAL]Support for new housing developments
Date: Monday, March 31, 2025 8:55:37 AM

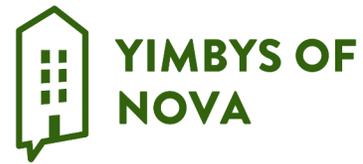
Hi,

As an Alexandria resident, I am writing to note my support for docket items #4, #6, and #7 in Tuesday's meeting.

More housing is good for all of us, and I hope these projects come to fruition.

Thank you,
Ed Olivares

DISCLAIMER: This message was sent from outside the City of Alexandria email system. DO NOT CLICK any links or download attachments unless the contents are from a trusted source.



1 April 2025

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYS of Northern Virginia, we are excited to see three significant housing developments on this month's docket, and we ask you to vote yes on all of them. Together, these developments will add **413** desperately needed homes to our city. These three developments, with a diversity of housing types, price points and locations, are an exemplar of the "all of the above" approach we need to end our housing shortage.

The Westridge Towns development will create 19 net new homes close to the transportation improvements coming with the Duke Street in Motion project, including one committed affordable homeownership opportunity. The development will also benefit its neighbors by improving stormwater management with new infrastructure. Small-scale townhouse developments like this one replacing single-family homes on large lots are a key tool in addressing our housing shortage, and regulations such as setback and parking requirements should be modified to make them easier to build throughout our city. Considering the urgency of adding more committed affordable homes to our city, Section 7-700, which is used in two of today's proposed developments, should also be modified to allow these requests to be approved by Planning Commission, rather than requiring a Council vote.

The Whitley Phase 2 will turn a stalled construction site for a hotel into 49 homes in Old Town North, including 1 committed affordable homeownership opportunity, adding a much-needed increase in supply near the Braddock Road Metro. The development will also benefit its neighbors with sidewalk improvements and street trees.

The Adams Neighborhood development will replace a vacant office building with 345 desperately needed homes, including 35 committed affordable homes, in Alexandria West. The development will also have significant transportation benefits for the community, as it will dedicate land for the West End Transitway and will build a new bike and pedestrian trail providing more connectivity to the neighborhood.

We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city better for everyone.

Phoebe Coy, Alex Goyette, Peter Sutherland, Stephanie Elms and Trip Hook
YIMBYS of Northern Virginia Alexandria leads

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 1, 2025

TO: CHAIR MELISSA MCMAHON
AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR
DEPARTMENT OF PLANNING AND ZONING

SUBJECT: DOCKET ITEM #6 – REZ2024-0004; DSUP2024-10017; ENC2024-0008
HISTORY OF ALLOWING GAS APPLIANCES IN FOR-SALE PROJECTS

Issue

The applicant for Whitley Phase 2 has discussed with Planning Commission members the feasibility of modifying the following Condition (#43) to allow gas stoves in the condominium building, arguing that gas stoves are a market preference.

43. At the first Final Site Plan, demonstrate that the building will be fully electric including all mechanical systems, except for a back-up generator and DOAS unit. For limited accessory elements, if using gas, outdoor grills must be controlled with occupancy sensors or timers not to exceed two hours, or other technology to prevent the accessory element from using natural gas when not being used by an occupant of the building. (OCA) *

What follows is useful background information on the evolution of staff's (both the Office of Climate Action and the Department of Planning & Zoning) position with respect to gas appliances in individual units (stoves and fireplaces).

Context

The Alexandria City Council unanimously adopted the updated Environmental Action Plan (EAP) 2040 in July 2019. While not binding to any single specific development project, the Plan set ambitious community-wide goals:

- To reduce emissions by 50% by 2030 (base year 2005),
- To approach carbon neutrality (80-100% reduction) by 2050,
- And all new construction should be carbon neutral by Fiscal Year 2030.

The Energy and Climate Change Action Plan (ECCAP) was completed in May 2023. The ECCAP describes specific pathways and actions for the City and stakeholders, to include City staff and

policymakers, individuals, and businesses and institutions, to reduce emissions 50% by 2030 (from 2005) and 80-100% by 2050.

Achieving these ambitious goals will require the City's utility grid to decarbonize over the coming decades. This effort is beyond the control of the City, our residents, and our development community. In 2020, Alexandria's total greenhouse gases emissions were 1.27 million metric tons of carbon dioxide equivalent (MTCO_{2e}). Most emissions (55%) came from the use of energy in residential and commercial buildings. Onsite natural gas use and fugitive emissions from natural gas distribution contributed to these emissions.

The EAP 2040 and ECCAP have provided staff strategic guidance on the new development project recommendations we propose – for Planning Commission's consideration – related to building end-use (space heating, domestic hot water generation, building ventilation, amenity use, and residential cooktop use) electrification vs traditional methods which require combustion onsite. Limiting combustion on site for new development projects avoids future building retrofits and works to meet our community's established goals.

While neither the City's 2009 or 2019 (current) Green Building Policies have required complete electrification or explicitly prohibited combustion onsite, the City has significantly limited when natural gas or propane can be used at a project through conditions of approval. Specifically, staff has consistently recommended, and the Planning Commission and City Council have agreed to, not allowing natural gas or propane use onsite when a fully electric alternative is available and being widely used in the local real estate market. With respect to the applicant's request for gas ranges, staff notes that electric-resistance and induction cooktop alternatives are widely available in a range of sizes, qualities, and price points.

Below is the Standard Condition language which has been used since 2022 relating to building electrification. On occasion, specific projects have requested and been granted flexibility to use natural gas for Dedicated Outside Air System (DOAS) units and common amenity uses (fireplaces, fire pits, BBQ grills, provided they have timers). The most recent examples that permitted gas ranges were approved in late 2021 (805 N. Columbus Street, DSUP2021-10020, currently under construction as Whitley Phase 1 by the same developer) and early 2022 (Landmark Overlook, DSUP2021-10013). Staff, Planning Commission and City Council have not supported such requests for gas ranges or fireplaces since then.

2024 Standard Condition:

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

2022 Standard Condition:

The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common areas systems/amenities. For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel to electricity in the future. (P&Z) (T&ES) [Townhomes and predominantly multifamily buildings with mixed uses]

Project	Approval date	Use	Conditions/notes
805-823 N Columbus (DSUP2021-10020)	10.16.21 Same applicant as Whitley Phase 2	Sale	18. The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common area systems. For these limited accessory elements, the building shall support low cost and easy conversion from fossil fuel to electricity in the future. This condition does not prohibit outdoor or roof fire pits, gas fireplaces on any 4th or 5th floor penthouse units, gas emergency generator, and gas kitchen ranges or cook tops with back-up electrical outlets.(P&Z) (T&ES)
101 Duke townhouses (DSUP2021-10012)	9.18.21	Sale	13. The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common areas systems and unit appliances. For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel to electricity in the future. (P&Z) (T&ES)
Landmark Overlook DSUP2021-10013	2.12.22	Sale and rental	34. The building shall use electricity except for limited accessory elements of the building such as gas ranges and fireplaces. For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel to electricity in the future. (P&Z) (T&ES)
901 N Pitt (DSUP2021-10030)	4.23.22	Rental	42. The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common areas systems amenities including indoor or outdoor community fire pits and gas-fired rooftop dedicated outside air unit . For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel to electricity in the future. (P&Z) (T&ES) (PC)
Tidelock (DSUP2021-10017)	1.22.22	Sale and rental	21. The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common area systems. For these limited accessory elements, the building shall support low cost and easy conversion from fossil fuel to electricity in the future. This condition does not prohibit communal outdoor or roof fire pits or gas emergency generators. (P&Z) (T&ES) <i>The applicant requested gas cooking appliances for the for-sale units but the request was denied.</i>
Montgomery Center (DSUP2022-10020)	4.15.23	Rental	52. The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common areas systems/amenities for up to two gas fireplaces in the building interior and up to two intermittently used firepits on the rooftop amenity space. All fire amenities will be managed with automated technology. For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel to electricity in the future. (P&Z) (T&ES) (PC)
AHDC Seminary (DSUP2021-10027)	12.18.21	Sale	15. Install Energy Star labeled appliances where residential appliances are installed. (T&ES) 16. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at: www.epa.gov/WaterSense . (T&ES)

Rutherford (DSUP	6.17.23	Rental	<p>37. <u>CONDITION AMENDED BY CITY COUNCIL JUNE 17, 2023:</u> <u>The building's HVAC system shall be fully electric, except for limited accessory elements of the building such as retail uses, emergency generators, and up to two gas fireplaces with occupant controls in common amenity areas: including: up to three gas fireplaces/fire pits located in the exterior courtyards of the building with occupant controls (one in each courtyard); and intermittently used gas-fired bar-b-que grills in the outdoor courtyard amenity spaces. Gas fireplaces shall not burn continually. For these limited accessory elements, the buildings shall support low cost and easy conversion from onsite fossil fuel use to electrical use in the future.</u></p> <p><u>Alternatively, the applicant may submit a detailed Greenhouse Gas (GHG) emissions report, stamped by a mechanical engineer licensed in Virginia, no later than the first Final Site Plan, for review by staff in the Office of Climate Action. The report should demonstrate that full electrification is more carbon intensive over the life cycle of the proposed HVAC system than a gas-fired backup, and must include the following:</u></p> <ul style="list-style-type: none"> a. <u>Complete specifications for both the proposed gas-fired system and the all-electric system alternatives being compared. At a minimum, this will include equipment manufacturer and unit name, system sizing, efficiency ratings, SEER ratings, fan capacities, useful life and anticipated quantities of each system needed to meet the project's HVAC demands;</u> b. <u>An all-electric alternative comparison which includes systems consistent with Condition 35, adherence to the Green Building Policy;</u> c. <u>Use most recent IPCC or other government-reviewed projections for anticipated localized average temperature changes over the manufacturer-specified lifespan of the equipment; and,</u> d. <u>The report will use the fuel generation mix provided by National Renewable Energy Laboratory's (NREL) projection data, with the following criteria: Standard Scenarios 2022, Scenario: Mid-case, nascent techs, current policies, Location: Virginia. (Scenario Viewer (nrel.gov)).</u> <p><u>Office of Climate Action staff will review this report and make a determination within 30 days of receipt of the complete proposal. The authorized system shall be the system which the report demonstrates has the lower carbon intensity, when all conditions A-D above are met. If the proposal is not accepted, the Final Site Plan must be updated to show the fully electric HVAC system, to the satisfaction of the Directors of the Office of Climate Action and Planning & Zoning. (OCA) (P&Z) (PC) (CC)*</u></p>
820 Gibbon townhouses (DSUP2023-10017)	1.20.24	Sale	34. The building shall use electricity except for limited accessory elements of the building such as emergency generators. For these limited accessory elements, the buildings shall support low-cost and easy conversion from fossil fuel to electricity in the future. (OCA)
(301 N Fairfax DSUP2023-10009)	1.20.24	Sale	All electric project.
Vulcan Townhouses (DSUP2023-10014)	4.13.24	Sale	262. At the first Final Site Plan for condominiums, townhouses, and stacked townhouses, demonstrate that the buildings will be fully electric including all mechanical systems. (OCA) *

Vulcan Condos (DSUP202 3-10007)	4.13.24	Sale	42. At the first Final Site Plan for condominiums, townhouses, and stacked townhouses, demonstrate that the buildings will be fully electric including all mechanical systems.
125 N West townhouses (DSUP202 4-10004)	7.2.24	Sale	All electric project.
Westridge Towns (DSUP202 4-10010)	Going 4.1.25	Condo	All electric project. <i>Proposed Condition: At each first Final Site Plan, demonstrate that the building will be fully electric including all mechanical systems. For limited accessory elements, if using gas, food and beverage uses in retail spaces and outdoor grills, must be controlled with occupancy sensors, timers not to exceed two hours, or other technology to prevent the accessory element from using natural gas when not being used by an occupant of the building. (OCA) *</i>