

Rezoning #2021-00004
Development Special Use Permit #2021-10017
Transportation Management Plan SUP #2021-00052
1033-1111 North Fairfax Street – TideLock

Application	General Data	
Project Name: TideLock	PC Hearing:	January 4, 2022
	CC Hearing:	January 22, 2022
	If approved, DSUP Expiration:	January 22, 2025 (3 years) ¹
	Plan Acreage:	1.38 acres (60,123 SF)
Location: 1033, 1055 and 1111 North Fairfax Street	Existing Zones:	OCM(50) / Office Commercial Medium (50)
	Proposed Zone:	CRMU-X / Commercial Residential Mixed Use (Old Town North)
	Proposed Uses:	Arts and Cultural Anchor, Retail/Restaurant and Multifamily Residential
	Dwelling Units:	234
Applicant: TideLock Property Owner LLC, represented by Ken Wire, attorney.	Gross Floor Area:	273,414 SF (including Arts Anchor)
	Net Floor Area:	240,435 SF
	Small Area Plan:	Old Town North
	Historic District:	N / A
	Green Building:	LEED Silver and additional performance points per Green Building Policy

Purpose of Application
Consideration of a request for a Development Special Use Permit with Site Plan to construct two multifamily buildings with a total of 234 units, and an arts and cultural anchor space, and a standalone building with commercial and an arts and cultural anchor.
Special Use Permits and Modifications Requested:
<ol style="list-style-type: none"> 1. Rezoning from OCM(50) to CRMU-X; 2. Development Special Use Permit and Site Plan with modifications to construct three buildings in the CRMU-X zone; 3. Special Use Permit for an increase in FAR to 2.5 in the CRMU-X zone; 4. Special Use Permit to utilize the 30 percent density bonus for arts-related uses in Old Town North, including bonus height; 5. Special Use Permit to utilize the 30 percent density bonus for the provision of affordable housing, including bonus height; 6. Special Use Permit for multifamily dwellings in the CRMU-X zone;

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

7. Special Use Permit for a live entertainment use and outdoor recreation and entertainment use in the CRMU-X zone;
8. Special Use Permit for a parking reduction for residential and commercial uses;
9. Special Use Permit for a loading reduction for the arts and cultural anchor and/or commercial use;
10. Special Use Permit for a transportation management plan; and
11. Site plan modifications to the crown coverage requirement and street tree placement standards in the Landscape Guidelines.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Robert M. Kerns, AICP, Chief of Development	robert.kerns@alexandriava.gov
Catherine Miliaras, AICP, Principal Planner	catherine.miliaras@alexandriava.gov
Michael Swidrak, AICP, Urban Planner	michael.swidrak@alexandriava.gov

PLANNING COMMISSION ACTION, JANUARY 4, 2022:

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Rezoning #2021-00004. The motion carried on a vote of 6 to 0, with Commissioner Lyle absent.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10017 as amended and Transportation Management Plan SUP #2021-00052, subject to all applicable codes and staff recommendations. The motion carried on a vote of 6 to 0, with Commissioner Lyle absent.

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

Condition 4

1. The applicant shall request that adjacent property owners allow installation of wayfinding signage described in Condition 3b above to allow for public access to the plaza area located adjacent to Second Street that connects to the open space between buildings A and B and the open space lawn area adjacent to Building C.
 - a. ~~The applicant shall provide documentation and/or Transpotomac Plaza association documents with the Final Site Plan that confirms public access for common areas of the 1001 and 1199 North Fairfax Street properties to the satisfaction of the Directors of P&Z and T&ES.~~ (P&Z) (T&ES) (PC) *

Condition 121

121. Pursuant to the Old Town North Small Area Plan Implementation Developer Contributions Policy, a contribution is required to the Old Town North

Implementation Fund. Based on the formula adopted by City Council in 2018, the contribution amount is as follows:

- a. \$9.36 (2021\$) per net new square foot of development, excluding square footage achieved through the application of Section 7-700 **and Section 6-900** of the Zoning Ordinance;

Condition 127

127. The use for the arts and cultural anchor space(s) identified in the Preliminary Site Plan shall meet the definition of an arts and cultural anchor in Section 6-902 of the Zoning Ordinance and comply with the provisions of Section 6-904 of the Zoning Ordinance, as consistent with other provisions of the Zoning Ordinance.
 - a. A Memorandum of Understanding (MOU) will be drafted with the applicant, City and operator of the arts and cultural anchor space detailing use limitations, operations, demonstration of space activation through minimum attendance, visitors and/or events, cost-sharing agreements with the condominium and/or master association, framework for the future transfer of ownership and/or tenancy, and the City's right of first refusal for future operators and/or purchasers of the space. *
 - b. The applicant shall provide a contract, deed or other recorded instrument in compliance with Section 6-904(G) of the Zoning Ordinance.
 - c. The MOU shall establish the terms and details by which ~~the performance space located in Building C shall host performances and/or events open to the public or guests at a minimum average of 12 days a month over the course of a year~~ **the arts and cultural anchor space will be open to the public with regularly scheduled presentations, activities, classes, or performances that are open to the public for a significant number of days within the calendar year commensurate with the type of use and operation** to the satisfaction of the Directors of P&Z and RP&CA (P&Z) (RP&CA) (PC) *,***

Commissioner Manor asked staff about the occupancy of the existing two other office buildings and how the development will connect with the Potomac River Generating Station (PRGS) redevelopment to the north. Staff noted that the scale and mixed-use nature of this proposal will connect visually to the future PRGS redevelopment. Mr. Wire added that the Mount Vernon Trail and Future Linear Park will connect the site with the PRGS site.

Commissioner Brown stated to the applicant that he was disappointed in the size of the ground-floor residential lobbies in buildings A and B, since they do not strengthen the vitality of the creative economy and would be better served to foster small creative businesses, more consistent with the Old Town North Small Area Plan (OTNSAP). Commissioner Brown asked the applicant if portions of these lobbies could be adjusted to allow for more flexible uses. Mr. Wire responded that the applicant looked at providing additional ground-level commercial or flex space in buildings A and B but decided the lack of sidewalk presence for these frontages would negatively impact the vitality of the spaces and that the lobbies served as important amenities for the residential spaces. Commissioner Brown also asked if there was a space on site where a café could

locate in support of the performance space. Ryan Whitaker, with the applicant team, responded by stating that the applicant intends to locate a café at the ground level of the commercial space of Building C in addition to more restaurant space at the second floor and rooftop.

Vice Chair McMahon led Commission discussion regarding the applicant's proposed condition changes and staff's response. Regarding Condition 127, the Vice Chair said that the requirement for the minimum number of monthly performances or events is too specific for a DSUP condition and should be left to the future MOU, a sentiment echoed by Commissioner Manor, who questioned how the City would enforce the provision. The Vice Chair added that the applicant proposed language for Condition 127 that paraphrased language from the staff report for the Arts and Cultural District for arts and cultural anchors without requiring a specific number of days of activation or location. The Vice Chair stated that it will be in the applicant's and arts anchor's interest to activate the arts anchor spaces and keep it programmed to make it successful. Chair Macek added that the flexibility of managing the arts anchor use across the two spaces is sufficient and there should not be specific requirements for the use of the performance space in the DSUP conditions. Mr. Wire stated that the applicant requests to not have a specific number of days that performances or events must be held in the space as a DSUP condition but that the proposed arts anchor, Levine Music, will easily provide well more than 12 days a month of events, programming and activation. Mr. Wire stated that the preference is to outline the minimum number of days of activation and programming and other use-related matters in the MOU during the Final Site Plan process.

Vice Chair McMahon agreed with the staff recommendation to amend a portion Condition 121(see above) and agreed with staff that adding the specific contribution amount to the condition is not necessary as it is subject to change depending on when the certificates of occupancy are issued. The Vice Chair and Chair Macek also agreed with staff on Condition 28 regarding improvements to a plaza on the 1199 N. Fairfax Street property, stating that staff's language is not a condition that cannot be met; it simply provides specificity. Vice Chair McMahon and Commissioner Koenig also agreed on staff's recommendation for Condition 21, stating that the City should not support gas stoves or fireplaces in new construction as it conflicts with the City's sustainability goals.

Regarding Condition 4, Vice Chair McMahon questioned the ability to condition public access on adjacent properties not subject to the DSUP via providing documentation to City staff confirming public access, though supported the portion of the condition related to requesting the placement of signage throughout Transpotomac Plaza noting public access. Chair Macek asked if staff could find the relevant Transpotomac Plaza covenants related to public access in Land Records. Mr. Wire added that it is not possible to treat publicly accessible open space in Transpotomac Plaza as if it were a City park, though he confirmed that the master association documents will allow the public, as guests of TideLock and Levine Music, to use the common open space. Staff noted that this documentation has been requested multiple times over the past several months and not been provided. Mr. Wire stated that he would send the requested documentation outlining public accessibility to the common areas not owned by TideLock to staff after the hearing.

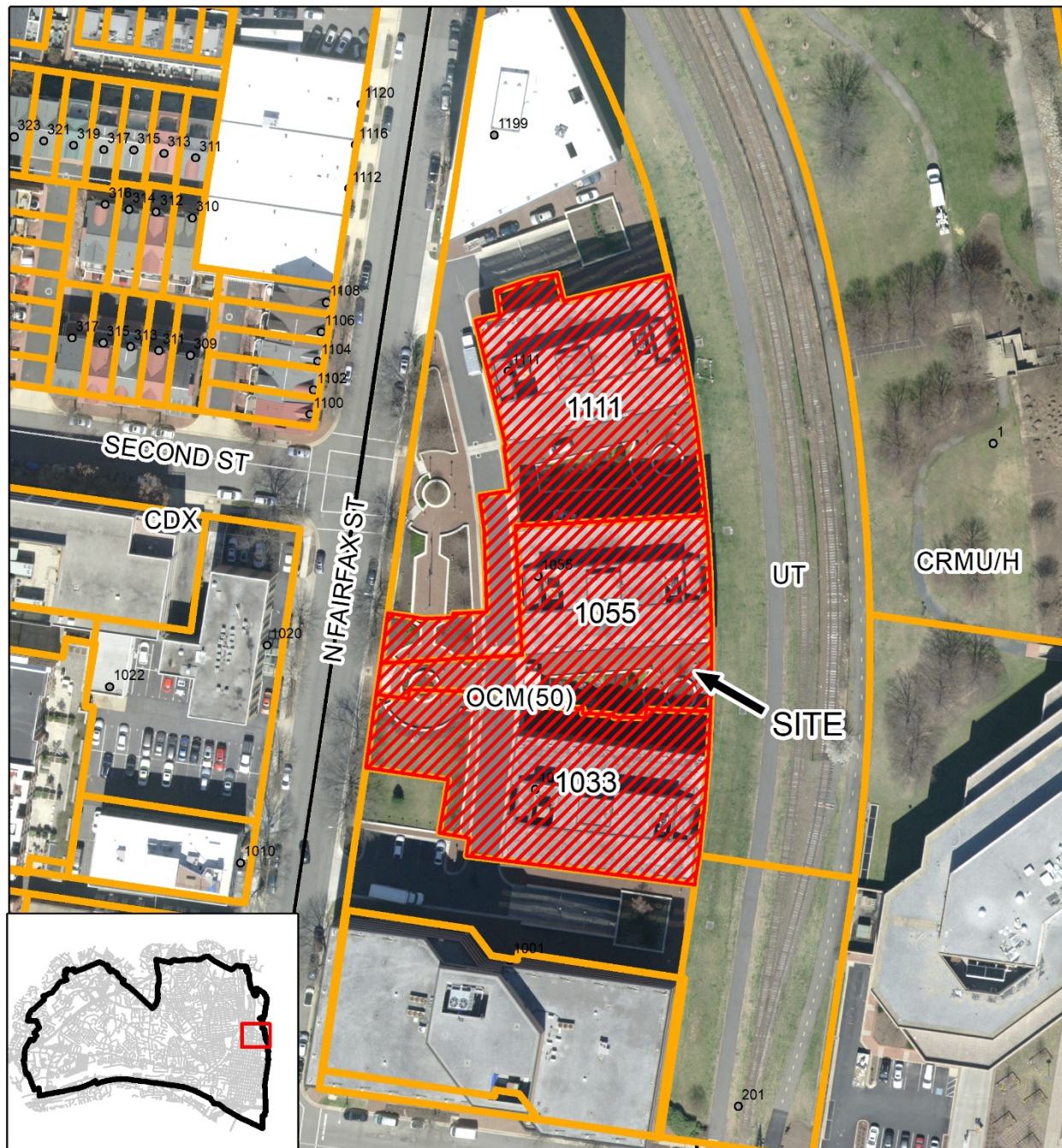
Commissioner Brown stated his support of the project though was bothered by the fact that the 2020 housing policy update has not been applied properly as he saw for a project that was

submitted formerly as a DSUP application in the spring of 2021. Tamara Jovovic, from the Office of Housing, stated that the 2020 housing policy update is not applicable in this case because the proposed rezoning of the site to CRMU-X was envisioned in the OTNSAP. Additionally, Ms. Jovovic stated that the Office of Housing provides comments based on the housing policy in effect with the initial Concept phase, prior to the submission of the DSUP application.

Speakers:

Ken Wire, attorney for the applicant, spoke in support of the project. Mr. Wire noted that the applicant was providing the proposal based on existing site conditions and existing Transpotomac Plaza covenants, adding that the applicant cannot make changes to the adjacent properties that are not part of the DSUP site. Mr. Wire introduced Ryan Whitaker and Grant Epstein of the applicant team and Jeffery Tribble of Levine Music.

Jeffery Tribble, President and CEO of Levine Music, spoke in support of the project. Mr. Tribble focused on education, performance and community as he discussed Levine Music's desire to operate the proposed arts and cultural anchor.



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I. SUMMARY

A. Recommendation

Staff recommends approval of the request for the redevelopment of the Transpotomac Plaza site with three buildings containing 234 multifamily units, an approximately 6,600 SF commercial space and a 5,001 square-foot arts and cultural anchor with a rezoning, development special use permit (DSUP) and associated requests, and subject to compliance with Staff recommendations. Though the applicant is requesting a number of special use permit requests with this development application, staff finds that the development impacts of the special use permits are outweighed by the public benefits outlined below. These include:

- High quality building design that will enhance Old Town North and the adjacent Mount Vernon Trail;
- An arts and cultural anchor with a presence on North Fairfax Street, which will support the Old Town North Arts and Cultural District;
- Streetscape and pedestrian improvements, including a widened sidewalk and retaining of street trees along North Fairfax Street and accessible raised crosswalks along the internal private street;
- Publicly accessible open space areas throughout the site, including an enhanced pedestrian plaza fronting the Mount Vernon Trail and the Potomac River waterfront;
- Green building and site design, including LEED Silver (or equivalent) and the achievement of performance points consistent with the Green Building Policy, and areas of green roof;
- Fifteen (15) on-site affordable housing units, including four (4) for-sale units;
- On-site public art (at a minimum value of \$50,222);
- An approximately \$8,840 contribution to the Urban Forestry Fund;
- A contribution of approximately \$562,751 (adjusted per year based on CPIU) to the Old Town North Streetscape and Implementation Fund; and
- An affordable housing contribution (approximately \$217,119).

B. General Project Description & Summary of Issues

The applicant, TideLock Property Owner, LLC, requests approval for the development of three buildings that include multifamily residential and commercial uses. The proposed buildings include a nine-story condominium building (Building A), and nine-story multifamily rental building with an approximately 3,360 SF arts anchor space (Building B), and a three-story commercial building including an approximately 6,600 SF commercial space and an approximately 1,640 SF arts anchor performance space (Building C).

The three-parcel site located within the five-parcel Transpotomac Plaza office development is bounded by North Fairfax Street to the west, the Mount Vernon Trail to the east, the 1001 North Fairfax office building to the south and the 1199 North Fairfax Street office building to the north. The site currently contains three four-story office buildings at the eastern half of the site adjacent to the Mount Vernon Trail. The existing office buildings will be adaptively reused, expanded and combined into two nine-story

buildings with residential and a ground-floor arts anchor space, while a three-story commercial building on North Fairfax Street will be newly constructed to house a commercial tenant (likely a restaurant) and a performance space for the arts anchor user (likely Levine Music). The site will contain areas of publicly accessible open space that connect the arts anchor spaces, commercial space, residential building entrances and a publicly accessible waterfront-facing open space. The proposed buildings will be constructed on top of the existing Transpotomac Plaza underground garage and integrated into the existing ground plane.

The applicant is requesting the following approvals with this project:

- An amendment to the official zoning map to change the zone of the properties from OCM(50) to CRMU-X;
- A development special use permit (DSUP) with site plan and including:
 - The construction of two nine-story multifamily buildings, one of which includes a ground-floor arts anchor space, and a three-story commercial and arts anchor building, including requests for a Special Use Permit (SUP) to increase the floor area ratio to 2.5 in the CRMU-X zone, an SUP to utilize the 30-percent density bonuses each for arts-related uses in Old Town North and for the provision of affordable housing;
 - A special use permit for multifamily dwellings in the CRMU-X zone;
 - A special use permit for a live entertainment use and outdoor recreation and entertainment use (related to the arts and cultural anchor);
 - A special use permit for a parking reduction for residential and commercial uses;
 - A special use permit for a loading reduction for the arts and cultural anchor and/or the commercial use;
 - A special use permit for a transportation management plan; and
 - Site plan modifications to the crown coverage requirement and requirements for street tree placement in the Landscape Guidelines;

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

- Site design
 - Improving an existing, aging office building complex with activation from the adjacent street and throughout the site
 - Creating a network of publicly accessible open spaces that connect the Old Town North neighborhood and Arts and Cultural District and the waterfront
 - Streetscape and pedestrian improvements, including sidewalk expansion on North Fairfax Street, and the raised crosswalks across the internal private street
 - Site programming meant to activate the arts and cultural anchor
 - Pedestrian and vehicular circulation
- Building design

- The integration of the nine-story rental (Building A) and condominium (Building B) buildings into the site and fabric of Old Town North with attention to material quality, setbacks and articulation
- Design of the buildings at the ground plane, and connection between the arts anchor spaces, the commercial space and the multifamily residential building entrances
- Design and massing of the buildings as viewed from North Fairfax Street and the Mount Vernon Trail
- Consistency with the Master Plan
 - The utilization and community benefits of providing on-site affordable housing and an arts and cultural anchor in exchange for bonus density and height
 - Implementation of the Old Town North Small Area Plan, including the enhancement of the Old Town North Arts and Cultural District, providing a range of uses and housing options, and integration of historic interpretation

II. BACKGROUND

A. Site Context

The 1.38-acre site is located in the northeast portion of the Old Town North neighborhood and is currently comprised of three parcels that are part of the Transpotomac Plaza office development on the 1000 and 1100 blocks of North Fairfax Street. The three parcels – 1033, 1055 and 1111 North Fairfax Street, each contain a four-story office building. The three office buildings total 94,269 square feet of floor area (according to City records) and comprised the headquarters of the American Physical Therapy Association (before the organization moved to Potomac Yard) and are part of the five-building Transpotomac Plaza office development. Transpotomac Plaza was developed in the early 1980s, and each building in the development is situated on its own lot of record, which includes the land below in the two-level underground parking garage. The course and distance of the lot lines for each property vary greatly for the Transpotomac Plaza development. The three parcels comprising the project have a combined width of nearly 400 feet at the eastern property line, but a street frontage of a little more than 100 feet on North Fairfax Street.

While the Transpotomac Plaza development contains five lots of record, the common property areas (including the existing open space plazas) are accessible to users and guests of the property, and are subject to cross-easements, mainly for underground parking and ingress/egress. Earlier in the 20th century, the site was the location of a fertilizer plant.

The site is adjacent to a mix of uses. Directly to the north and south are the 1199 and 1001 North Fairfax Street buildings which house office and commercial uses. The adjacent property to the east is the Mount Vernon Trail and Norfolk Southern Railway property. The properties across from the site to the west of North Fairfax Street include office properties and townhouses that are part of the Hearthstone Mews development. The east end of Second Street ends at North Fairfax Street to the west of the site.

The site topography is generally flat, and steps upward from North Fairfax Street into the site, accounting for the underground parking garage roof which is 3-4 feet above sidewalk grade. Curb cuts to the underground parking garage are located adjacent to the north and south property lines on North Fairfax Street. The two parking garage entrance ramps are also located directly to the north and south of the site on the 1001 and 1199 North Fairfax Street properties. The curb cuts and each of the five Transpotomac Plaza buildings are connected by an internal private street.

B. Project Evolution/Procedural Background

The proposal is the fourth DSUP case to be reviewed by Planning Commission and City Council since the adoption of the updated Old Town North Small Area Plan (OTNSAP) in 2017 and the third within the OTNSAP that seeks to locate an arts and cultural anchor within the site as part of the Old Town North Arts and Cultural District. The proposal is consistent with the illustrative layout in the OTNSAP. The illustrative layout shows the buildings at 1033 and 1111 North Fairfax Street combined into a single building and building footprint extending to the North Fairfax Street Frontage. See the illustrative layout in Figure 1 below.

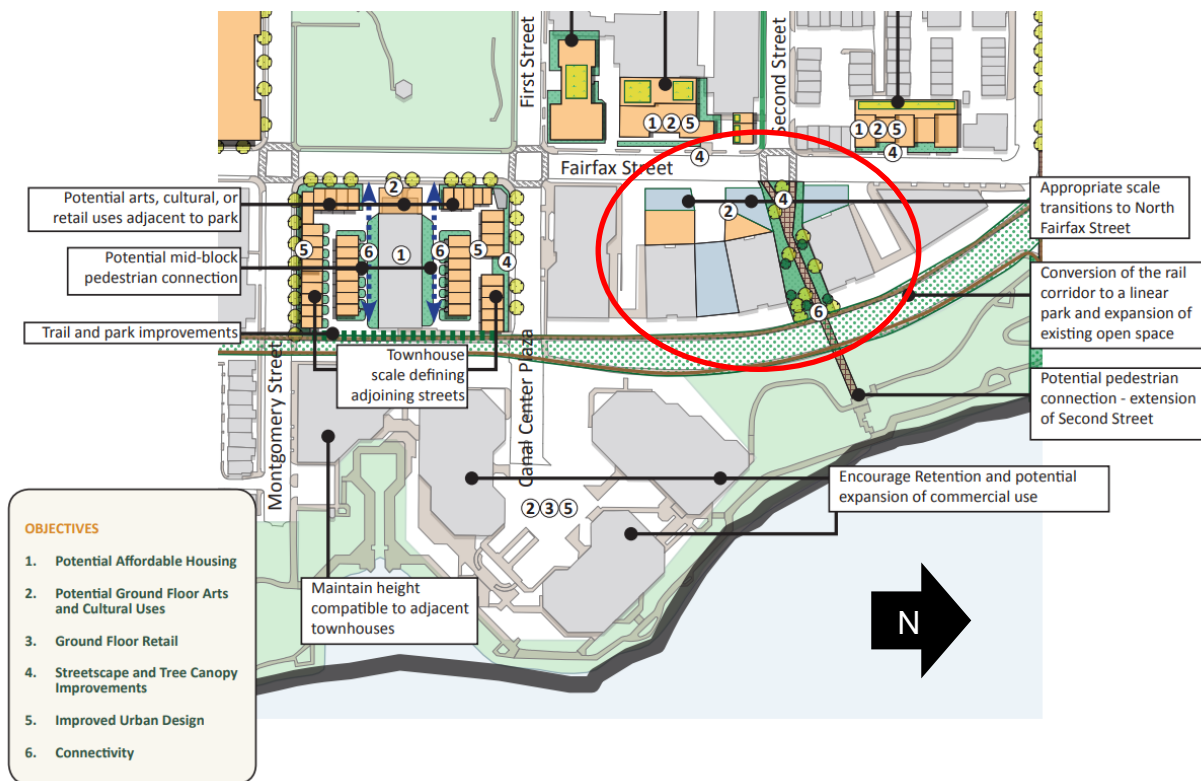


Figure 1: OTNSAP illustrative layout of the site (page 48). Note – this illustrative layout is oriented with the north arrow pointing rightward. The following images will be oriented with the north arrow pointing leftward.

The applicant submitted two concept plans in 2019 and did initial outreach to the community, including presenting to NOTICE (North Old Town Citizens Association) and UDAC (Urban Design Advisory Committee for Old Town North). The first Preliminary Site Plan submission did not come for another year-and-a-half, with the submission coming in the spring of 2021. During the period between the Concept II and initial Preliminary Site Plan submission, the applicant was coordinating with the adjacent

Transpotomac Plaza property owners to secure consent for the development proposal and address any property association regulations that could affect the proposal.

The applicant has worked with staff, the community and UDAC since the spring of 2021 to improve the proposal with a focus on enhancing and connecting the publicly accessible areas of the site and refining the architectural expressions of each building.

C. Detailed Project Description

The applicant is proposing to construct three buildings as TideLock in the Transpotomac Plaza office development, including two nine-story buildings, one of which features a ground-floor arts anchor space, and a three-story commercial building with a restaurant or retail space and an arts anchor performance space. The arts and cultural anchor operator is currently proposed as Levine Music, a regional music education organization.

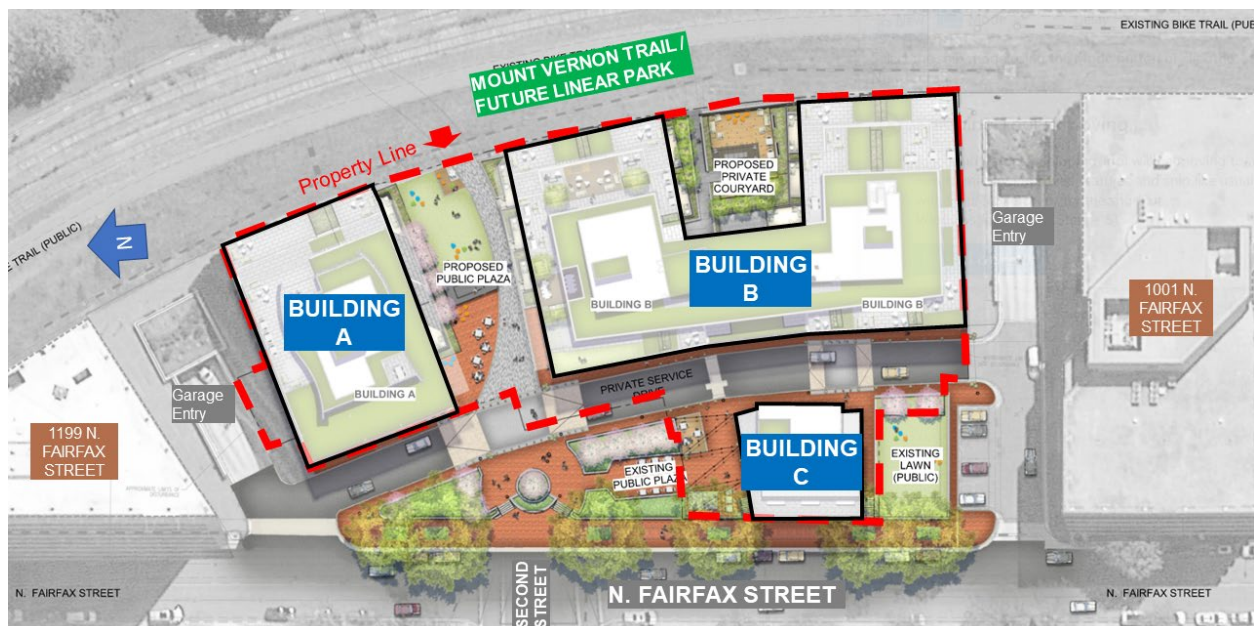


Figure 2: Site Plan

The buildings are referred to in this report and in the Preliminary Site Plan as Building A, Building B and Building C. Building A will be a nine-story condominium multifamily building with up to 65 units and nearly 80,000 square feet of floor area. The building will be located on the site of the existing four-story building at 1111 North Fairfax Street and will be constructed using the existing concrete building frame. The building is located directly to the south of the 10-story 1199 North Fairfax Street office building and will be clad in light-colored brick and metal panels.

Building B will be a nine-story rental multifamily building with up to 169 units and over 185,000 square feet of floor area, with a 3,362 square-foot ground-floor arts anchor space. The building will be “U”-shaped and combine the existing building frames of the 1033 and 1055 North Fairfax Street office buildings. The building is located adjacent to the Mount Vernon Trail at the east portion of the site and features terraced floors that step back from the eastern property line, as well as an internal ground-level

courtyard adjacent to the Mount Vernon Trail. The building will be clad primarily with red brick for the lower five floors, and dark metal panel for the upper floors and central building hyphen piece that connects the two existing building footprints.

Building C will be approximately 8,200 square feet and three stories tall, located at the North Fairfax Street building frontage across from Building B, in a portion of the existing open space. The building will feature two stories of glass and metal panel and have a partial third-floor area leading to an outdoor patio area that will be partially covered with a metal awning. The building will be split in use for Levine Music's performance space (1,639 square feet) on the southern half of the first floor, and the commercial space (likely a restaurant), that will occupy the remainder of the building. Due to the constraints of the elevation of the top of the garage 4 feet above sidewalk grade, the building can only be accessed via stairs from North Fairfax Street on the north and south sides of the building.

The proposal is utilizing (30 percent) bonus density and bonus height (up to 25 feet each) for the provision of affordable housing (per Section 7-700 of the Zoning Ordinance) and the provision of an arts and cultural anchor in Old Town North (per Section 6-900 of the Zoning Ordinance). The site will have a floor area of 4.0 and a maximum height of 106 feet based on the use of these bonuses. The applicant will be providing 15 affordable dwelling units (including 4 for-sale units) and the arts and cultural anchor to be operated by Levine Music as the public benefits related to the density bonuses. Levine Music plans to use the ground-floor portion of Building B for practice and studio spaces, while the space in Building C will be used as a flexible performance and arts space. The applicant has indicated that the performance space will host events from Levine Music and related organizations, with performances "spilling out" to the adjacent lawn area located directly to the south of the site or other portions of open space to the north of Building C. The performance space will have three garage doors that open up at the southern portion of the building adjacent to the lawn area, which is located on the 1001 North Fairfax Street property. The arts and cultural anchor spaces will be limited to uses outlined in Section 6-900 of the Zoning Ordinance for a minimum of 30 years.

The site is served by a two-level parking garage that serves the adjacent office building properties in addition to the site. The applicant owns 211 spaces in the underground garage and has use of an additional six spaces located in a surface parking area on the 1001 North Fairfax Street property. The proposal requires 284 parking spaces for the residential and nonresidential uses and a parking reduction SUP is included with the DSUP application. The proposal will utilize the existing vehicular circulation through the site, which includes two curb cuts located on adjacent properties to the north and south connected by an internal private street that connects to two garage entrances, the six surface parking spaces and each building.

The open space and site design is limited by the existing layout of Transpotomac Plaza. The applicant is making improvements to its portions of the common open space areas and will seek to coordinate with adjacent owners to make improvements to the adjacent properties' common areas. The applicant has proposed seating areas adjacent to Building C, raised crosswalk areas for an east-west site connection to pedestrians, and an approximately 6,000 square-foot waterfront-facing plaza between buildings A and B – these aforementioned areas will be publicly accessible. The applicant is additionally meeting its 25-percent open space requirement with a 4,279 square-foot ground-level private open space as part of Building B and 10,629 square feet of above-grade open space.

The applicant is proposing streetscape improvements, including rebuilt and widened sidewalks on North Fairfax Street that incorporate the existing trees into the tree wells. A connection to the site and the waterfront-facing plaza with the Mount Vernon Trail is proposed pending the development of the Old Town North Linear Park along the Mount Vernon Trail and Norfolk Southern Railway property. The applicant has worked with staff to incorporate historic interpretation into the site design and adjacent sidewalk area. The interpretive elements will likely include paving treatments that mark the former northern City boundary until the City annexed the northern portion of Old Town North in 1930.

As described in the Staff Analysis section (Section IV) below, the applicant requests site plan modifications to the minimum crown coverage and street tree placement requirements.

III. ZONING

Table 1 – Zoning Tabulations

Property Address:	1033, 1055 and 1111 North Fairfax Street	
Total Site Area:	1.38 acres (60,123 SF)	
Existing Zone:	OCM(50) / Office Commercial Medium (50)	
Proposed Zone:	CRMU-X / Commercial Residential Mixed Use (Old Town North)	
Current Use:	Office (vacant)	
Proposed Uses:	Multifamily residential, retail/restaurant and arts and cultural anchor (includes private commercial school, use with live entertainment and outdoor recreation and entertainment use)	
	Permitted / Required	Proposed / Provided
FAR	2.5 with SUP	4.0 ²
Height:	77 Feet (per the OTNSAP)	106 Feet ³
Open Space:	25% (15,031 SF)	35.1% (21,120) SF 10,491 SF at ground level 10,629 SF above-grade
Crown Coverage:	25% (15,031 SF)	19.7% (11,861 SF) ⁴
Parking:	277 residential spaces 7 Commercial spaces (if a restaurant use)	211 residential spaces 6 Commercial/restaurant flex spaces ⁵
Loading spaces:	1	0 ⁶ (1 space located on-street)

² Includes 30-percent density bonuses for an arts and cultural anchor per Section 6-904 of the Zoning Ordinance and for the provision of affordable housing per Section 7-700 of the Zoning Ordinance.

³ Applicant is requesting up to an additional 25 feet of height each for the provision of affordable housing per Section 7-703 of the Zoning Ordinance, for an inclusion of an arts and cultural anchor per Section 6-904(I) of the Zoning Ordinance. These requests are compliant with the OTNSAP.

⁴ Modification requested.

⁵ Parking Reduction SUP for residential and commercial parking is requested.

⁶ Loading Reduction SUP requested.

IV. STAFF ANALYSIS

A. Conformance with the Master Plan

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

The proposal was identified in the OTNSAP as a potential redevelopment site with a proposed rezoning to CRMU-X and was included in the illustrative layout of the plan area. The proposal incorporates the recommendations in the illustrative layout, including providing an inviting building presence on North Fairfax Street, maintaining and enhancing a publicly accessible open space connection from Second Street eastward through the site with direct water views, height transitions and pedestrian improvements on and off site. Additionally, the applicant is providing an arts and cultural anchor consistent with the OTNSAP and the Old Town North Arts and Cultural District. Staff supports the proposed layout since it places the majority of the massing at the eastern portion of the site and facilitates an adaptive reuse of the site that will bring vibrancy to the neighborhood.

Specifically, the proposal is compliant with the principles and objectives of the OTNSAP and implements portions of the plan. The proposal advances plan principles that encourage arts and cultural uses, enhance the public realm “in a way that prioritizes the pedestrian” through the creation of public access from Second Street to the waterfront, create a variety of passive and active open spaces and incorporate historical interpretation into the site design.

The OTNSAP recognizes the market trend of conversion of office space to residential and offers recommendations to retain or attract office uses. The proposal converts three office buildings to residential, though it also provides the following which will support the function and viability of the two remaining office buildings at Transpotomac Plaza and in the site vicinity along North Fairfax Street and Canal Center:

- An activated mixed-use setting with residential, retail, arts and cultural uses; and
- The enhancement of open space and pedestrian connections, providing amenities for the existing office uses.

B. Rezoning

The applicant is asking to rezone the three parcels on the site from OCM(50)/Office Commercial Medium (50) to CRMU-X/Commercial Residential Mixed Use (Old Town North). The CRMU-X zone allows the applicant increased flexibility with FAR (floor area ratio), allowing for residential and mixed-use developments with a maximum 2.5 FAR with an SUP.

The OTNSAP details recommended rezonings for anticipated redevelopment sites on the map labeled as Figure 2.12 - Recommended Zoning. The three parcels that comprise the site are listed as number 17 on

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

C. Urban Design Standards & Guidelines for Old Town North

The Urban Design Standards & Guidelines for Old Town North (OTNUDSG) were approved with the OTNSAP and is an update to the Urban Design Guidelines for Old Town North that were adopted in 1994. The OTNUDSG aim to promote “high-quality architectural and urban design within an established urban context and to encourage a cohesive and attractive environment” within the planning area. The OTNUDSG were utilized by staff and UDAC in the review of the development, and were influential in shaping building massing and materials, general site design and streetscape for the proposal.

The guidelines included in the OTNUDSG are “defined criteria” that should be incorporated into a development proposal to the “extent possible,” while standards “necessitate a higher level of review.” The proposal complies with the applicable standards in the OTNUDSG, though there are a few standards that the applicant cannot meet due to the nature of the redevelopment, including:

- Standards 3.2 V (Residential Uses at Grade):
 - Standard 1: Residential uses shall provide a 2-10 foot setback from the adjacent sidewalk
- Standards 3.3 Building Entry Standards:
 - Standard 1: The primary pedestrian entrance shall front the adjacent public street.
- Standards 4.1 Streets:
 - Standard 1: New and reconfigured streetscapes shall be consistent with the street sections in the OTNUDSG

The applicant cannot meet these standards because of the shape of the site, which has limited frontage on North Fairfax Street, and the constraints of redeveloping on a site with an existing underground parking garage and using existing building structures which are set back between 30 and 100 feet from North Fairfax Street. In the case of the streetscape, the applicant worked with the City to design a streetscape that would incorporate the existing mature street trees while expanding the overall sidewalk area by 4 feet, as it was determined to a community benefit to maintain the existing tree canopy if possible.

Staff and UDAC (as discussed below) support the proposal while acknowledging some standards could not be met, finding that the overall proposal complies with the foundation and purpose of the OTNUDSG.⁷

D. Urban Design Advisory Committee (UDAC)

The applicant presented the proposal to the Urban Design Advisory Committee for Old Town North (UDAC) four times: December 11, 2019; and June 9, September 8 and November 3, 2021.⁸ UDAC has

⁷ The applicant’s response to each of the standards and guidelines in the OTNUDSG as provided to UDAC can be found at <https://www.alexandriava.gov/uploadedFiles/TidelockMatrix3rdSubmission.pdf>.

⁸ Meeting notes for each meeting can be found at [alexandriava.gov/69556](https://www.alexandriava.gov/69556).

an advisory role in reviewing development applications, per Section 6-505 of the Zoning Ordinance and with the review criteria provided by the OTNUDSG.

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

- Building massing, with specific attention to the massing and articulation of Building B;
- The site design and ground plane, including design and amenities of the open spaces on site and pedestrian circulation; and
- The design and integration of the arts and cultural anchor within the site.

The proposal was endorsed by UDAC at the November 3, 2021 meeting by a 3-2 vote. The committee vote was split based on concerns from committee members that the applicant was not adequately providing iterative design responses, including for the design and massing of Building B and its appearance from North Fairfax Street. Committee members who voted for the proposal stated the applicant met the standards in the OTNUDSG and was able to enhance the site through the pedestrian programming and site design. An endorsement letter drafted by the chair of the committee, Stephen Kulinski, has been included as an attachment to this report, and further discusses UDAC’s review of the proposal.

E. Conformance to City Policies

The proposed development meets several applicable City policies including:

Affordable Housing Policy

Consistent with the Housing Master Plan’s recommendation to focus affordable housing in areas near jobs, amenities, and services and with the greatest potential for increased density and mixed-use development, the applicant has proposed using bonus density (Section 7-700). (It is noted that the applicant has also proposed using bonus density for the arts, Section 6-900. This is the first project in the City to pair the two bonus density tools.) In exchange for the bonus density for affordable housing, the applicant will provide 15 on-site affordable units. 11 of those units will be rental, and four will be for-sale. The breakdown in tenure is proportional to the building’s overall tenure mix.

Table 2 – Affordable Unit Breakdown

Affordable Units	Rental	For-Sale	Total
Studio	1	0	1
One-bedroom	2	1	3
One-bedroom w/den	4	1	5
Two-bedroom	3	2	5
Three-bedroom	1	0	1
Total	11	4	15

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

Permitted development under existing zoning: 90,185 square feet

Permitted development under requested zoning: 150,308 square feet

Bonus density associated with Sec. 7-700: 45,064 square feet

Bonus density associated with Sec. 6-900: 45,064 square feet

Total proposed development: 240,435 (+ 5,000 square feet for the arts use which is granted pursuant to Sec. 6-900 on top of the floor area)

Affordable housing floor area generated by Sec. 7-700: $45,064 \times \frac{1}{3} = 15,021$ square feet

Total residential development: 234,470 square feet

Total number of residential units: 234

Average square feet per unit: $234,470 / 234 = 1,002$ square feet/unit (including prorated common area square footage)

Number of affordable units generated by Sec. 7-700: $15,021 / 1,002 = 14.99$

Proposed affordable units: 15 units

The unit mix is generally proportional to the overall unit mix. One two-bedroom and den was substituted for one two-bedroom unit; this substitution allowed for the conversion of one studio to a one-bedroom which was deemed a more desirable unit type by staff. The units will be located on the first three floors of the two buildings.

Table 3 – Total Dwelling Unit Breakdown

Unit Type	Units	Unit Mix as % of Total	Affordable Units	Affordable Unit Mix as % of Total
Studio	30	12.8%	1	6.7%
One-bedroom	44	18.8%	3	20.0%
One-bedroom + den	63	26.9%	5	33.3%
Two-bedroom	54	23.1%	5	33.3%
Two-bedroom + den	19	8.1%	0	0.0%
Three-bedroom	24	10.3%	1	6.7%
	234		15	

Rents (adjusted for utilities and parking fees) will be affordable to households with incomes at 60 percent of the area median income (equivalent to \$54,180-\$77,400 in 2021 for a household with one to four members, respectively), as well as to eligible households with Housing Choice (Section 8) vouchers. The units will remain affordable for a 40-year period.

Based on the City's affordable sales prices for new multifamily construction and an estimate of future condominium fees and other housing costs, the set-aside units will be affordable to households with incomes generally between 70 percent and 100 percent of the area median income (AMI). Households with incomes within this range, when provided down payment and closing cost assistance and pre-purchase training, are anticipated to have the financial means to both qualify for a mortgage and keep up with the costs associated with maintaining a home long-term (e.g. monthly condominium fees), yet still have difficulty accessing homeownership in the City due to the low stock of new construction homes available in their price range. City homeownership assistance will be available to eligible households to help with down payment and closing costs. The units will remain affordable in perpetuity with equity sharing enforced through deeds of covenant restricting their resale. This proposal presents a rare

opportunity to add affordable homeownership units in the Old Town North area and helps to replenish some of the city’s “first generation” set-aside homes whose affordability covenants have expired.

Table 4 – Affordable For-Sale Set-Aside Program Income Limits

2021 Affordable For-Sale Set-Aside Program Income Limits				
Percent of Area Median Income	Household Size			
	1 Person	2 People	3 People	4 People
70%	\$63,210	\$72,240	\$81,270	\$90,300
100%	\$90,300	\$103,200	\$116,100	\$129,000

The starting point for the prices of the affordable for-sale units are the City’s 2021 standard prices, which include one parking space: \$225,000 for a one-bedroom and \$275,000 for a two-bedroom. (It is noted that the sale prices were updated in 2020 to align with increases in the area median income and recent interest rate trends.) Units with dens are priced \$25,000 above the standard price due to the added value created by the additional space. For the purposes of affordable set-aside units, dens are defined as being enclosed with a door, having a minimum of 70 square feet of floor area, being no less than seven feet in any horizontal dimension, and not housing any substantial mechanical equipment.

Historically, each affordable for-sale unit and its standard sales price has included one parking space. This practice has helped ensure that the cost of parking could be financed at the same terms as the unit, i.e., that it could be rolled into the purchase price of the affordable for-sale unit. This practice, however, is not consistent with the City’s policy which requires the unbundling of housing from parking and instead ties parking ratios to the number of bedrooms in a project. (Housing, in collaboration with Transportation staff, is modifying its formal for-sale parking policy to add clarity and better align with the City’s overall parking policy; it is anticipated this policy will become effective in 2022.) With this application, the affordable for-sale units will be sold independent of parking spaces and will be subject to a \$30,000 price reduction as a result. At the time of initial sale, purchasers of the affordable units will have the opportunity to purchase one parking space per household for \$30,000 on a first come, first served basis.

Table 5 – For-Sale Unit Prices

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

The residents of the set-aside units will have the same access to amenities as do market-rate residents in the project.

Consistent with the City’s Procedures Regarding Affordable Housing Contributions and the timing of the application’s Concept 1 submission (2019), the residential floor area permitted under the existing zoning (0.75 FAR) is subject to the 2019 Residential Tier 2 voluntary contribution rate of \$5.98/square foot. [It is noted that the first 114,000 (net) square feet of the project’s overall floor area is exempted from a monetary contribution as it is a conversion of existing development. The 2020 Housing Policy Update,

which established a new contribution rate for commercial to residential building conversions, does not apply to this application because its Concept 1 predated the adoption of the new policy in December 2020. In addition, the arts square footage (5,000 square feet) and the arts bonus square footage associated with Sec. 6-900 are also exempted from the housing contribution.] In summary, the applicant will provide a voluntary monetary contribution of \$217,119 to the Housing Trust Fund. Since the project includes multifamily condominiums, it is anticipated that the monetary contribution will be utilized to enable the City, as needed, to provide down payment and closing cost assistance to help qualified first-time buyers.

The applicant presented its Affordable Housing Plan (AHP) dated September 22, 2021 to the Alexandria Housing Affordability Advisory Committee (AHAAC) on December 2, 2021. The Committee voted unanimously to approve the AHP.

It is anticipated that the affordable ownership opportunity in this amenity-rich area will attract great interest. As has occurred previously, Housing staff will conduct a lottery among pre-qualified eligible purchasers to select buyer households when marketing starts. Those purchasing the affordable units will receive training and support to maintain their homes successfully.

Public Art Policy

The applicant also proposes to include public art at the project site, pursuant to the City's Public Art Policy adopted on December 13, 2014. The value of the on-site art should be a minimum of \$50,222, based on the additional square footage on site and the \$0.30 per square foot that is asked for public art contributions on projects without on-site public art. The applicant will coordinate with staff on the location and implementation of public art. The applicant has indicated that the currently proposed location is at the eastern portion of the publicly accessible waterfront-facing plaza adjacent to the Mount Vernon Trail/future Linear Park.

Green Building Policy

The City's Green Building Policy established that newly constructed buildings should achieve a minimum green building certification level of LEED Silver (or equivalent) and the required performance points. The applicant will achieve conformance with the Green Building Policy using LEED, or an equivalent certification, in addition to meeting the City's required performance points. Per the policy, the applicant has provided locations for rooftop solar arrays on buildings A and B.

F. Building Design

As discussed in the Detailed Project Description section, the proposal is for the construction of three buildings that are integrated into the existing Transpotomac Plaza office complex but also help to convert Transpotomac Plaza into a mixed-use node of Old Town North. The applicant has responded to the challenge of activating TideLock and Transpotomac Plaza by creating a street presence for the site on North Fairfax Street with Building C and by providing high-quality building design for all three buildings that will differentiate the buildings from the other two Transpotomac Plaza buildings. The building design will help to make a stronger visual connection between North Fairfax Street and the site and preserve the Potomac River vista along the east-west Second Street axis.

Building A will essentially use the same building footprint as the existing building at 1133 North Fairfax Street, expanding the building volume upward to nine stories. The building has a 24-foot stepback on the east/Mount Vernon Trail elevation, including stepbacks at the sixth, seventh and ninth floors. The ninth-floor steps back from each elevation providing visual relief, while both inset and projecting balconies line each elevation. The existing first-floor breezeway will be filled in with glass fronting North Fairfax Street, creating a more inviting entry for pedestrians. The building is clad with light-gray colored brick (on the second through fifth floor) and light-colored metal panels in a balanced composition.



Figure 3: Building A west (N. Fairfax Street) elevation.

Building B combines the existing frames of the 1033 and 1055 North Fairfax Street buildings with a glass-and-metal building hyphen connecting the existing building frames. The new building takes a “U” shape, with the building stepping down from nine stories and featuring a 4,279 square-foot open space fronting the Mount Vernon Trail frontage. The building is clad in red brick with horizontal strips of glass and metal on the second through sixth floors, recalling the existing and adjacent office buildings. The red brick expression wraps around the east façade of the building, recalling the existing office building forms. The dark metal panel and glass portion is an understructure to the red brick forms and serves to tie the two existing building (1033 and 1055 North Fairfax Street) structures together and is comprises the entirety of the upper three stories of the building and in the building hyphen, as seen from both North Fairfax Street and the Mount Vernon Trail. Like Building A, the first-floor breezeway has been filled in with glass and metal and the main building entrance fronts the waterfront-facing plaza between buildings A and B. The arts anchor space is located in the southwest portion of the first floor.

The applicant has refined Building B over the iterations of design review to address staff, community and UDAC comments, and specifically to the North Fairfax Street elevation. These refinements have generally related to the building materials, including reducing the number of colors and regularizing the fenestration. The applicant also created a glassier building hyphen on floors two through six to break down the building massing. Staff has encouraged the applicant to further break down the building massing, especially in regard to the building hyphen, to create more of an “open” building hyphen and draw more visual attention

to the portions of the building that are within the existing building footprints. The applicant is currently providing a 9-foot setback above the hyphen at the seventh floor.

Staff has added a condition that requires the applicant to refine the hyphen's perceived massing as part of the Final Site Plan review by visually lightening the hyphen further, such as by adding more glass and changing the color. Staff is comfortable with the building height proposed for both buildings A and B and its compliance with the OTNSAP, and it is worth noting that this building height (up to 106 feet) is set back from North Fairfax Street at least 30 feet and up to approximately 100 feet. Building C is located in front of Building B and will obscure the view of the lower portion of Building B from portions of North Fairfax Street adjacent to the site. In addition, the applicant is setting back the ninth floor between 11 and 15 feet from the west/front building face.



Figure 4: Building B west elevation, with Building C to the bottom right.

Building C is the small commercial building located at the southwest corner of the site and serves as the street-facing portion of the development. The building reads as two stories from the street and features a contemporary glass with metal spandrel design. The third story is a partial story that serves to provide access to the rooftop. The building is sited at the North Fairfax Street frontage, though is located approximately 4 feet above the sidewalk grade due to the location of the top of the underground garage. The applicant has provided street access via steps leading up to the building. The building will be shared by the arts anchor and a commercial tenant, likely a restaurant. The south portion of the first floor is dedicated to the arts anchor use, and the open floor plan will accommodate a variety of performances and events. The garage door openings are located at the south elevation of the building to connect the arts anchor space and adjacent open space/lawn area. The commercial tenant will take the northern half of the first floor in addition to the second floor and rooftop.



Figure 5: Building C as seen from North Fairfax Street (left) and from the south (right).

G. Arts and Cultural Anchor

As part of the development proposal, the applicant has proposed an approximately 5,000 square-foot arts and cultural anchor to be located in the ground floor of buildings B and C. The proposed operator, Levine Music, will operate two spaces that are connected by the raised crosswalk area over the internal private street.

The larger space (3,362 square feet) will be located in the ground floor of Building B, and serve as the “education and learning center,” according to the applicant. This space will serve as instruction and practice space and will feature two classrooms/music therapy rooms and a recording studio. The space will also allow for workshops, recitals and similar activities that would allow for small performance groups and guests. The other space (1,639 square feet) is the performance space located in Building C. The space is programmed as a flexible performance and event space and will feature a 15-foot-high ceiling and three garage door openings that allow for any performances or events to “spill out” to the adjacent lawn space. The applicant has also indicated that performances could also take place outside in one of the adjacent open spaces and has applied for a special use permit to allow for those performances (see Special Use Permits section below). Staff has worked with the applicant to ensure the viability of the arts space split between two buildings, specifically by improving the outdoor connection between the two spaces and the pedestrianization of the internal drive. The use of the outdoor lawn will provide additional activation.

The proposal meets the definition of arts and cultural anchor in Section 6-902 of the Zoning Ordinance. Staff has added conditions of approval that address compliance with sections 6-904(F) and (J) of the Zoning Ordinance. These provisions require that the arts anchor provide a public benefit that is commensurate with the density bonus and furthers the goals of the Arts and Cultural District, and that the arts anchor will host “regularly scheduled presentations, activities, classes, or performances that are open to the public for a significant number of days within the calendar year.” The applicant will be required to sign a memorandum of understanding (MOU) that will govern the terms of operation, tenancy and the City and applicant’s role in ensuring a successful arts anchor operation for the minimum required 30-year term. Staff has added an additional condition that requires a minimum average of 12 events in the performance space per month to ensure activation of the space. The applicant has indicated that Levine Music will partner with other music, dance and arts organizations to provide regular public programming in the performance space. Activation to the site will occur both through the regular use of the performance space for the public as well as the regular attendance of students to classes and programs. Staff supports the bonus density and height finding that the proposal will bring an established

regional arts and cultural anchor to Alexandria. Additionally, the design of the space accommodates a range of arts uses that may have needs for both classroom space and performance space should the arts and cultural anchor change in the future.



Figure 6: The performance space garage doors opening to the lawn on the adjacent 1001 North Fairfax Street property.

H. Open Space

The proposed CRMU-X zone requires that 25 percent of the site area is provided as open and usable space at either the ground level or at areas above grade. The applicant has provided open space in excess of the 25 percent required with a mix of ground-level (both public and private) and above-grade open space. The unusual property lines impact the design of the open space on the site and the areas subject to providing public access.

Public Open Space

The applicant has utilized the existing site layout to provide areas for publicly accessible open space. The primary portion of public open space is the waterfront-facing plaza between buildings A and B, identified in the OTNSAP as a potential new connection to the waterfront from Second Street. The OTNSAP also encourages the provision of public access easements in such identified spaces as part of the development review process to implement the goals and objectives of the OTNSAP. Further, the use of public access easements and a welcoming open space design ensures that these connections are provided and limits the privatization of the open space. Staff has conditioned that public access be provided to ensure the ability of the public to freely access the open space and connect to the future linear park and waterfront. This approximately 6,000 square-foot space is accessed from a raised crosswalk across the internal private

street and features brick and concrete pavers and wood decking, a lawn area and seating structure that conceals an existing garage vent. The open space has a direct view to the Potomac River, and staff is working with the applicant on a potential pedestrian connection to the adjacent Mount Vernon Trail and future Linear Park. It should be noted that approximately 1,700 square feet of the open space is not included in the open space calculations because this area serves as emergency vehicle access to the adjacent buildings, though this area will be visually integrated into the remaining plaza and used as open space. The applicant is also providing an approximately 1,700 square-foot space adjacent to the restaurant/commercial space in Building C as a seating area. This area will be framed by festooned lights over the open space.

In addition to the publicly accessible open space on site, the redevelopment is utilizing adjacent open space on the adjacent 1001 and 1199 North Fairfax Street parcels as part of the site's programming and activation. The existing approximately 2,000 square-foot lawn located directly to the south of Building C will be activated by the adjacent residents and by the arts anchor performance space. The existing plaza area on the 1199 North Fairfax Street property by the intersection of Second and North Fairfax streets will serve as an access point to the waterfront-facing plaza and seating area connecting to the open space adjacent to Building C.

Staff has added a condition of approval that requires the applicant to provide additional written confirmation during Final Site Plan that these adjacent off-site open spaces will be publicly accessible. The applicant has indicated that the public is able to use these common Transpotomac Plaza spaces as "guests" of TideLock, though no formal public access easement exists for these spaces. Staff has also added a condition for the applicant to work with the property owner at 1199 North Fairfax Street to provide design refinements to its plaza area to better integrate it with the waterfront-facing plaza and make it more publicly accessible through the addition of an ADA ramp.

Private Open Space

The applicant has provided over 15,000 square feet of private open space located both at ground-level and above-grade. As part of Building B, the applicant has provided a 4,279 square-foot ground-level open space. This open space will feature resident amenities including a wood-decked lounge area and fire pits. The applicant has also provided private patios at the ground-level fronting on the waterfront-facing plaza. Above-grade, the applicant has provided an approximately 3,400 square-foot amenity area on the ninth floor of Building B for residents, and private terrace and balcony areas on buildings A and B.

SUP Analysis

Section 5-408 of the Zoning Ordinance, which concerns open space in the CRMU-X zone, allows for a portion of the site that is not "green area" to be utilized to meet the 25 percent open space requirement. These "comparable amenities and/or facilities" are allowed to count toward the site open space requirement if they "meet or exceed the beneficial purposes which such green areas would accomplish," and the Director of Planning and Zoning and/or City Council determines if these areas are "functional and usable" as open space.

The applicant is providing a variety of open space areas that can be considered comparable amenities to standard public open space. Staff supports the continuum of open spaces, from the highly programmed

public waterfront-facing plaza and the private open space at the ground-level of Building B, to the private and communal above-grade terraces on buildings A and B.

Table 6 – Open Space Provided

LOCATION	AREA
Public	6,212 SF (10.3%)
Private	14,908 SF (24.8%)
Ground-level (communal)	4,279 SF
Above-grade ⁹	10,629 SF
Total	21,120 SF (35.1%)
<i>Required per CRMU-X zone</i>	<i>15,031 SF (25%)</i>

Historical Interpretation

The OTNSAP includes a recommendation that all DSP or DSUP projects “incorporate a historic interpretation component as part of the review and approval process.” The applicant has identified potential themes and locations for the interpretative elements, including incorporating a paving treatment into the North Fairfax Street sidewalk demarcating the City boundary from 1852 until 1930. Per added conditions of approval, the applicant will submit information that indicates historical themes on the site, provides forms of interpretation to implement and the locations of the interpretive elements to be reviewed by staff during the Final Site Plan process.

I. Special Use Permit Requests

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

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

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

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

⁹ Approximately 3,400 square feet of the private above-grade open space is communal open space accessed on the ninth floor of Building B, and the remaining open space is accessed from individual units.

The applicant has requested three SUPs related to density increases – an increase to an FAR of 2.5 in the CRMU-X zone, a density bonus of 30 percent (and up to 25 feet in height) for the inclusion of an arts and cultural anchor in the proposed development and a density bonus of 30 percent (and up to 25 feet in height) for the provision of affordable housing. The proposal includes building heights up to 106 feet (or 29 additional feet above the CRMU-X zone/OTNSAP limit of 77 feet) and a 4.0 FAR.

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

The proposed rezoning from OCM(50) to CRMU-X allows the applicant to request additional floor area up to 2.5. The CRMU-X zone allows a “by-right” option which allows development up to 1.5 solely for townhouse development. Any other development in the zone must request a “mixed use, residential or commercial” SUP which allows for a variety of uses and a maximum FAR of 2.5. This SUP for a mix of uses and increased density was anticipated with the site redevelopment, and the recommended rezoning to CRMU-X that was included in the OTNSAP. Staff supports the request for the increase of FAR and mix of uses in the CRMU-X zone based on the recommended rezoning of the site in the OTNSAP.

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

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

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

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

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

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

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

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

The proposal utilizes existing building footprints at the east end of the site to provide areas of higher density and height away from North Fairfax Street. The lower height of Building C by North Fairfax Street and the open spaces fronting the street mitigate the impact of the Building A and Building B heights.

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

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

Density Bonus of 30 Percent for an Arts and Cultural Anchor in Old Town North

In addition to the SUP request for increased density in the CRMU-X zone, the applicant has requested to utilize a density bonus of up to 30 percent and bonus height of up to 25 feet for providing an arts and cultural anchor on-site. The proposed use must meet the definition of an arts and cultural anchor per Section 6-902 of the Zoning Ordinance and meet the criteria outlined in Section 6-904 of the Zoning Ordinance. Details of the proposed use are located in the Arts and Cultural Anchor section of the staff report. It should be noted that the square footage of the arts and cultural anchor (5,001 square feet) is excluded from floor area calculations.

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

1. The proposed arts and anchor and added density will enhance the neighborhood with an active community anchor and site improvements that will accommodate the pedestrian and vehicular traffic generated from the site.
2. The site is able to accommodate the added density and arts anchor and the site layout is designed to activate the adjacent blocks of North Fairfax through the adaptive reuse of three aging office buildings.
3. The utilization of this density bonus has been outlined in the OTNSAP and this development implements the Master Plan.

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

In addition to the SUP request for increased density in the CRMU-X zone, the applicant has requested to utilize a density bonus of up to 30 percent and bonus height of up to 25 feet for the provision of affordable housing. As discussed in the Conformance to City Policies section above, the applicant is providing 15 affordable dwelling units, including four for-sale units, per the Zoning Ordinance requirements of Section 7-700. The applicant's AHP was approved by AHAC on December 2, 2021. Utilization of Section 7-700 to provide affordable housing units in exchange for increased density and height is consistent with the Housing Master Plan of the City.

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

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

Multifamily dwellings in the CRMU-X zone

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

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

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

Live entertainment use and outdoor recreation and entertainment use

The proposed use and operation of the arts and cultural anchor includes live entertainment in the performance space. The applicant has also indicated its desire to have Levine Music or the arts and cultural anchor operator to provide potential outdoor concerts or recitals in the open spaces adjacent to Building C. Both “any use with live entertainment” and “recreation and entertainment use, outdoor” require SUPs in the CRMU-X zone.

These special use requests are consistent with the nature of how arts and cultural anchors are intended to operate as active uses with public events. Staff has conditioned that the applicant provide a minimum of an average of 12 monthly performances and events in the performance space consistent with these SUP requests. The conditions of approval regulate any neighborhood impacts of these uses and the forthcoming MOU with the applicant will outline in greater detail the potential for performances in the performance space and outdoors in the Transpotomac Plaza open space areas.

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

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

Parking reduction for the residential and commercial uses

The applicant is requesting a special use permit for a parking reduction for both the multifamily residential use and for the commercial use, which is likely a restaurant. The arts and cultural anchor (Levine Music) does not require a parking reduction based on its primary designated use as a private commercial school and its proposed size under 8,000 square feet. Please see the parking breakdown by use and parking provided below.

Table 7

Parking Breakdown by Use			
Use	Parking Required	Parking Provided	Parking Reduction Needed
Multifamily	277 spaces	211-217 spaces	Yes
Commercial / Restaurant	7 spaces	0-6 spaces	Yes
Arts and Cultural Anchor / Private Commercial School	0 spaces ¹⁰	0-6 spaces	No
TOTAL	284 spaces	211-217 spaces¹¹	

Based on the table above, the applicant is asking for a 66-space reduction for the multifamily use and a seven-space reduction for the commercial/restaurant use. This does not include the additional six parking spaces that the applicant will utilize on the adjacent 1001 North Fairfax Street property.

Table 8

Residential Parking Requirement Breakdown			
Housing Type	Units or Bedrooms	Parking Rate	Parking Required
Market Rate & Affordable For-Sale	315 bedrooms (223 units)	0.85 spaces/bedroom	269 spaces
Affordable Rental	11 units	0.64 spaces/unit	8 spaces
TOTAL	234 units		277 spaces

Staff supports the parking reduction for both the commercial and residential uses. For the residents of the future development, there will be adequate access to transit near the site, with DASH bus lines in close proximity to the site (including the DASH 34 bus adjacent to the site) and the Braddock Road Metrorail

¹⁰ The parking requirement for the arts and cultural anchor is two spaces, which qualifies the use for a parking requirement exemption based on Section 8-100(A)(9) of the Zoning Ordinance.

¹¹ The range of provided parking refers to the 211 spaces the applicant is providing in the Transpotomac Plaza garage for the residential uses. The six additional parking spaces are surface parking spaces that are located on the 1001 North Fairfax Street property but are reserved for use by the applicant. The applicant indicated these six spaces will be made available for any of the proposed uses on the site, with more information forthcoming in the Parking Management Plan in Final Site Plan.

Station less than a mile away. Additionally, Canal Center, located a block to the south, runs shuttles to and from the Braddock Road Metro during business hours. The applicant has also indicated that shuttle service from this site will be reinstated. The applicant has also indicated that additional spaces in the parking garage that belong to the other property owners may be made available to residents or guests for nights and weekends. The applicant will provide information on the availability of additional parking with the Parking Management Plan during Final Site Plan. Since the adjacent blocks of North Fairfax Street are not currently located in a residential permit zone, future residents will not be eligible for residential parking permits (RPPs).

Staff supports the commercial parking reduction based on the small number of parking spaces as part of the reduction, the availability of parking on-street and in the six surface parking spaces on the 1001 North Fairfax Street property, and that the restaurant will be a neighborhood-serving use.

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

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

Loading reduction for the arts and cultural anchor and/or commercial use

The applicant has requested a loading reduction SUP to provide flexibility based on the proposed and/or future commercial and arts anchor uses on site. Section 8-200(B) of the Zoning Ordinance requires that “every building or structure erected and occupied for manufacturing, storage, warehouse, goods display, retail store, wholesale business, hotel, hospital, laundry, dry cleaning or other uses similarly involving the receipt or distribution by vehicles of materials or merchandise” require off-street loading spaces. The applicant is not providing any off-street loading spaces, so is asking for a one (1) loading space reduction in case any of the commercial uses would require a loading space per the Zoning Ordinance requirements.

Currently, the existing office buildings in Transpotomac Plaza utilize the internal private street for loading and deliveries. The applicant has indicated that the private street will continue to be utilized for loading and deliveries for the new buildings, though loading/stopping along the roadway is discouraged/limited due to the location of an emergency vehicle easement along the internal private street. Staff has added a condition of approval that instructs the applicant to identify any areas for longer term on-site loading activities, including for residential move-ins and move-outs. One location for a loading space could potentially be the surface parking spaces that the applicant controls on the 1001 North Fairfax Street property.

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

1. On-site loading activities will not adversely affect the health and safety of residents, workers and visitors of the site, and will be regulated per conditions of approval.

2. The applicant will work with adjacent owners on loading activities per the internal property association governing documents, in addition to the conditions of approval.
3. The adaptive reuse and improvement of existing properties, which requires flexibility with loading activity location, is consistent with the Master Plan.

Transportation Management Plan (SUP#2021-00052)

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

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

J. Modifications (Related to Street and On-Site Tree Plantings)

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

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

The applicant is requesting a modification to the 25-percent-minimum crown coverage requirement that is noted in the City *Landscape Guidelines*, and as required by Section 11-410(CC) of the Zoning Ordinance. The 25-percent crown coverage requirement for the site is 15,031 square feet, and the applicant is providing 11,861 square feet, or 19.7 percent of site area.

As commonly seen in the more urbanized portions of the City, the site is constrained in terms of accommodating the minimum required tree canopy coverage. The location of the existing underground parking garage underneath the site limits the planting of medium or large shade trees. The applicant has placed several medium and large shade trees throughout the site where feasible in both public and private open space areas.

The applicant is also requesting a modification to the City's *Landscape Guidelines* requirement that a street tree be planted no less than every 30 feet of site frontage. The applicant has approximately 102 feet of site frontage on North Fairfax Street¹², but will only have two street trees fronting the site. There are

¹² As discussed above, the site has a limited frontage on North Fairfax Street, with the 1199 North Fairfax Street property controlling much of the street frontage area in front of Building A.

currently two street trees fronting the site that will remain with the redevelopment, though the applicant has identified issues with siting an additional tree in the North Fairfax Street sidewalk due to utility conflicts.

To mitigate the impacts of the reduced on-site crown coverage and adjacent street tree plantings, the applicant will provide a contribution of approximately \$8,840 to the Urban Forestry Fund (including \$2,500 related to the street tree and the remaining contribution for the on-site plantings).

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

1. The modifications are related to existing site and right-of-way issues and are necessary for site development.
2. The applicant has tried to place as many shade trees as possible on the site, while saving the existing mature canopy trees on the street right-of-way.
3. The reduced amount of crown coverage will not have an adverse impact on neighboring properties, and the configuration of on-site crown coverage and adjacent street trees is consistent with the treatment of neighboring developments.

K. Pedestrian and Streetscape Improvements

The proposal features significant improvements both on-site and in the adjacent right-of-way. On-site improvements include increased stair access from North Fairfax Street into the site near Building C and the raised crosswalks across the internal private street, in addition to the added paving treatments in the waterfront-facing plaza. The raised crosswalks are located between buildings B and C to connect the arts and cultural anchor spaces and between the waterfront-facing plaza and existing plaza area. Staff has recommended that the crosswalk between buildings B and C be extended to enhance the connection between the arts spaces and convey the pedestrian nature of this area. The applicant is proposing light-colored concrete pavers for the raised crosswalks, which will facilitate pedestrian movement around the site and calm traffic. Additionally, the applicant will coordinate with staff on a paved connection from the waterfront-facing plaza to the Mount Vernon Trail/future Linear Park segment contingent upon permission from the adjacent property owner (Norfolk Southern Railway) and/or City-control of the Linear Park segment.

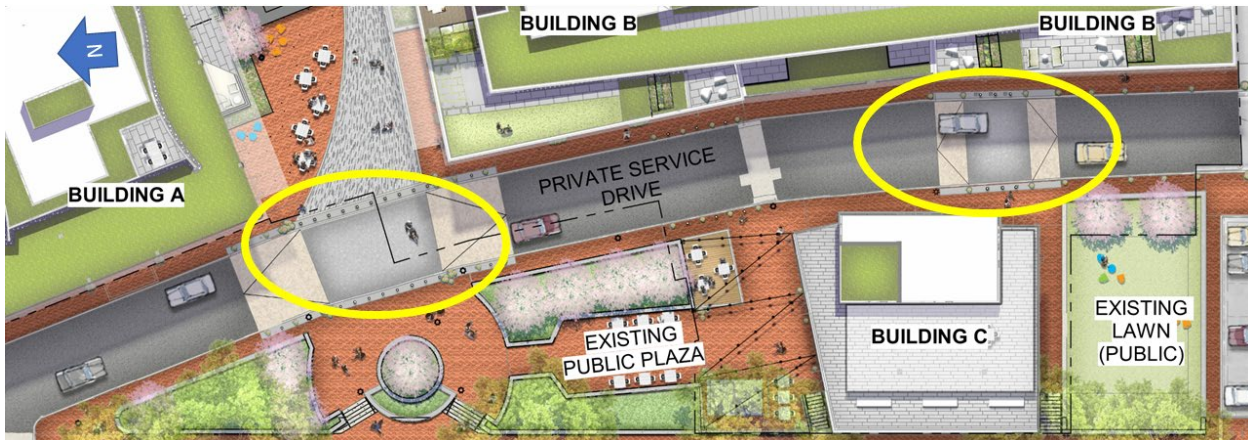


Figure 7: Raised crosswalks

The applicant is providing streetscape improvements to an approximately 340-linear-foot section of North Fairfax Street, including in areas that are not directly adjacent to the site (but are adjacent to the other Transpotomac Plaza properties). The applicant will be expanding the curb 4 feet to accommodate additional sidewalk, per the OTNSAP. The applicant will be retaining the existing 4-foot sidewalk adjacent to the site, placing the existing trees in tree wells with areas of brick sidewalk and/or granite blocks between each tree well to expand the sidewalk area, and an additional 4-foot-wide sidewalk strip adjacent to the curb.

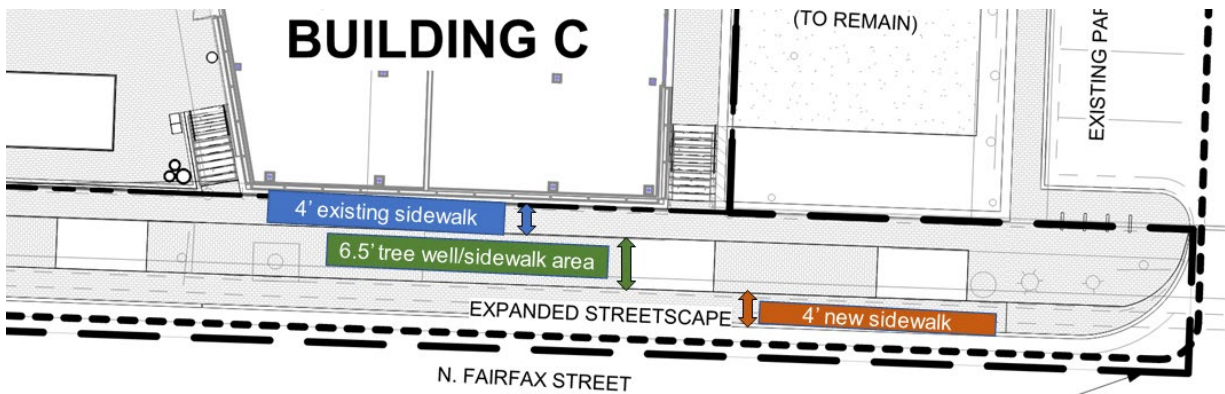


Figure 8: New sidewalk section

The applicant worked closely with staff on the streetscape design, which will also include new streetlights, curb ramps at the Second/North Fairfax Street intersection and a DASH bus stop. The proposed streetscape layout prioritizes saving the existing mature street trees over the recommended OTNUDSG streetscape section, which focused on reconstructing the streetscape consolidated 6-foot-wide sidewalk and 10-foot-wide tree well areas.

L. Transportation

Parking

The applicant will be providing 211 parking spaces that it controls in the Transpotomac Plaza garage for resident parking. The underground garage is two levels and accessed from two curb cuts directly to the

north and south of the site on North Fairfax Street on the internal private street. As discussed above, the underground garage also contains spaces owned by the adjacent office buildings. The applicant will be coordinating with adjacent property owners during Final Site Plan and as part of the Parking Management Plan to determine if the underground garage could accommodate additional site visitor parking for the arts and cultural anchor and/or restaurant space.

In addition to the parking garage spaces, the applicant controls six surface parking spaces on the 1001 North Fairfax Street property and has indicated their flexible use for any of the proposed uses on site. The conditions of approval outline the agreed-upon implementation of electric vehicle (EV) charging in the underground garage and/or the surface parking spaces, including 2-percent of spaces with Level 2 EV charging, and 20 percent of spaces with access to the necessary conduit for the future installation of chargers.

Traffic

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, the proposal generates 37 fewer (from 128 to 91) AM peak hour motor vehicle trips and seven additional (122 to 129) PM peak hour motor vehicle trips.

Transit and Bicycle Facilities

This site is located within proximity to transit and bicycle facilities. The North Fairfax Street frontage is served by a bus stop for the DASH 34 bus, which connects the Braddock Road Metrorail Station with Old Town and the Lee Center. The site is also two and three blocks (depending on direction) from the DASH 30 and 31 buses, which connect the Braddock and King Street Metrorail Stations with Old Town and the West End of the City. The Braddock Road Metrorail Station is located 0.9 miles from the site. The nearest Capital Bikeshare station is planned for Canal Center Plaza by North Fairfax Street and will be operational in 2022.

M. School Impacts

Based on the 2019 Student Generation Rates jointly developed by ACPS and the City, the proposed development could potentially generate approximately 20 net new students distributed across all grade levels at full build-out. This project is located within the Jefferson-Houston Pre-K-8 IB School and Alexandria City High School attendance areas. Per ACPS’s 2019-2020 school enrollment data, these schools are over capacity; however, ACPS is currently planning for the modernization of the Minnie Howard Campus of the high school to accommodate capacity issues at that level. The City and ACPS staff continue to monitor and integrate projected student generation numbers in forthcoming school enrollment projections and ACPS will continue to coordinate with the City to review, plan, and allocate resources for necessary additional capacity to ensure all ACPS students are provided with safe and equitable learning environments.

V. COMMUNITY

The proposal was presented to the community at several meetings in late 2019-early 2020 and then from June 2021 to present. The applicant introduced the proposal to the community at the end of 2019 at a UDAC meeting. In addition to the four UDAC meetings and AHAAC meeting, the applicant presented at two NOTICE meetings and walking tour, and also led two community meetings. The applicant-led community meetings included options for in-person attendance at an office building on-site or virtually.

Community members have voiced concerns at the community meetings, including the use of bonus density and height for both the arts and cultural anchor and affordable housing, and the provided public benefits to offset the impacts of the additional density, and the removal of open space from the existing site (with the placement of Building C and the hyphen in Building B). The applicant has responded that the proposal is implementing the OTNSAP, which supports the use of bonus density for affordable housing and for arts and cultural anchors, and the hyphen connection of Building B in the illustrative layout.

Table 9 – Community and City Meetings

DATE	MEETING
Community Meetings	
January 13, 2020	NOTICE Presentation
June 22, 2021	Presentation to Old Town North Alliance
June 28, 2021	NOTICE Presentation (Virtual)
August 18, 2021	Applicant-led meeting (both in-person and virtual)
September 30, 2021	NOTICE walking tour of Old Town North
November 10, 2021	Applicant-led meeting (both in-person and virtual)
City Meetings	
December 11, 2019	Urban Design Advisory Committee for Old Town North (UDAC)
June 9, 2021	Urban Design Advisory Committee for Old Town North (UDAC) (virtual)
September 8, 2021	Urban Design Advisory Committee for Old Town North (UDAC)
November 3, 2021	Urban Design Advisory Committee for Old Town North (UDAC)
December 2, 2021	Alexandria Housing Affordability Advisory Committee (AHAAC) (virtual)

VI. CONCLUSION

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

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

VII. ADDITIONAL GRAPHICS



Figure 9: East / Mount Vernon Trail elevation of Building B (left) and Building A (right) with waterfront-facing plaza between.



Figure 10: View of Building A (left), Building B (right) and the existing plaza on 1199 North Fairfax Street property (foreground) and waterfront-facing plaza in the background.

VIII. STAFF RECOMMENDATIONS:

1. The Final Site Plan shall be in substantial conformance with the Preliminary Site Plan dated October 21, 2021 and comply with the following conditions of approval.

A. SITE PLAN

2. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval (plus any extensions per the ordinance adopted by City Council on December 12, 2020 as Temporary Program for Business Relief and to Address Public Need Related to COVID-19) and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. The period of validity may be extended upon petition by the applicant and after adequate notice and public hearing. (P&Z)
3. Provide public access to the areas delineated by the applicant in the exhibit “Public Guest Access Exhibit” dated November 15, 2021. Because existing easements upon Transpotomac Plaza preclude the applicant from providing a public access easement, the applicant shall execute one or more covenant(s) enforceable by the City requiring current and future residents/owners of the property subject to the DSUP, to provide public access within and across exterior, ground-level common areas of the property and preclude current and future residents/owners from requesting that the City close off such areas to the public. The covenant language shall be reviewed by the Office of the City Attorney and be to the satisfaction of the Directors of P&Z and T&ES. The covenant(s) and “Public Guest Access Exhibit” shall be recorded with the deed at Land Records and be provided to all current and future owners.
 - a. The covenant language shall include additional language regarding the occasional closure of the open space to the public for maintenance and repairs but otherwise is expected to be open to the public at all times. (P&Z) (T&ES) *, **
 - b. The design and messaging of wayfinding signage shall be provided during Final Site Plan and to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) *, **
4. **CONDITION AMENDED BY THE PLANNING COMMISSION:** The applicant shall request that adjacent property owners allow installation of wayfinding signage described in Condition 3b above to allow for public access to the plaza area located adjacent to Second Street that connects to the open space between buildings A and B and the open space lawn area adjacent to Building C.
 - a. ~~The applicant shall provide documentation and/or Transpotomac Plaza association documents with the Final Site Plan that confirms public access for common areas of the 1001 and 1199 North Fairfax Street properties to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) (PC)*~~

5. Submit the plat and all applicable easements with this submission of the first Final Site Plan submission. The plat(s) shall be approved prior to or concurrently with the release of the Final Site Plan. (P&Z) (T&ES) *
6. The plat shall be recorded, and a copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit. (P&Z) (T&ES) **
7. Prior to release of Final Site Plan, the applicant shall provide written consent from the 1199 N. Fairfax Street property for the balcony encroachments into the 1199 N. Fairfax property boundary. Provide proof of recordation prior by the first request for a building permit. (P&Z) (T&ES) *, **
8. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z) (T&ES)
9. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed streetlights and site lights, shading back less relevant information.
 - b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
 - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - d. All proposed light fixtures in the City right-of-way shall be basic, approved Dominion LED light fixtures consistent with the street light fixtures and poles recommended in the Old Town North Small Area Plan.
 - e. The applicant shall coordinate on-site pedestrian lighting fixtures consistent with the DSUP and poles with those to be installed in the public right-of-way with staff as part of Final Site Plan review to the satisfaction of the Directors of P&Z and T&ES.
 - f. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - g. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent

- streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
- h. Photometric plan must either be separated into two plans or provide a clear distinction between the following: a plan with all street lights and other pertinent off-site lighting, and a plan without street lights and off-site lighting; to demonstrate the plan's compliance with lighting regulations re: light spill.
 - i. If site lights are included in the photometric plan to comply with City's lighting standards, then these lights shall be put on photovoltaic switches.
 - j. Provide location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - k. Detail information indicating proposed light pole and any footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
 - l. To ensure adequate lighting per City standards, the lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - m. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
 - n. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - o. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
 - p. Full cut-off lighting shall be used as applicable at the development site to prevent light spill onto adjacent properties. (P&Z) (T&ES) (Police)(Code)
10. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan submission. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Retail, Office) if known. (P&Z)
11. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)
12. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg format, which follows the National CAD Standards, of the dimension plan of this project including existing conditions, proposed conditions and grading elements. This information will be used to compile a master CAD reference to ensure all proposed features are correctly located and will connect. (P&Z) (DPI) *

BUILDING:

13. The building design, including the appearance, color and quality of materials, final detailing, and three-dimensional expression shall be consistent with the elevations dated October 21, 2021 and the following conditions. (P&Z)

14. Provide the following information to the satisfaction of the Director of P&Z:
 - a. Provide samples of actual glazing, frame and sash components, or approved equal, that are proposed for each area of the building in the color and material that will be provided.
 - i. Glazing shall be transparent and non-reflective (Low-E 272 or lower) and coatings should be restricted to those required for solar efficiency.
 - b. The underside of all balconies shall be finished and present a visually cohesive appearance.
 - c. Integrate all penthouses, rooftop mechanical areas, and rooftop screening into the overall architecture of the building.
 - d. Vents shall be architecturally integrated into the building design and painted to match the adjacent material color.
 - e. Provide additional refinements to the hyphen of Building B to the satisfaction of the Director of P&Z to break down the overall massing and sense of bulk. The refinements can include providing more variation in the materiality, detailing and color of the hyphen to read as a separate glassy element. (P&Z)
15. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at ¼"=1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections) in realistic color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology, different wall or bay type. When the three-dimensional complexity warrants it, applicant shall also provide isometric vignettes of such special conditions or building areas. (P&Z)
16. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the Preliminary Plan and as set forth in the associated *Guidelines for Preparations of Mock-Up Panels* Memo to Industry, effective May 16, 2013. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
 - a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant. ***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel requires a building permit and shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **

- e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until final inspection on the exterior envelope of the building subject to approval by the Director of P&Z..
- f. Materials may be modified or substituted only if in substantial conformance with the Preliminary Site Plan approval and to the satisfaction of the Director of P&Z.
- g. Staff will work with the applicant on adjustments to the timing for review of mock-up panel as a result of supply-chain issues. *** (P&Z) (Code)

SUSTAINABILITY:

17. The project shall comply with the requirements of the current City of Alexandria Green Building Policy at the time of DSUP approval. Diligent pursuit and achievement of this certification shall be monitored through these requirements unless exempted by the certification standards and the Green Building Policy:
- a. Provide evidence of the project's registration with LEED, Green Globes, or Earthcraft (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist from the P&Z website showing how the project plans to achieve the certification and clearly indicate that requirements for the priority performance points are being met as defined by the City of Alexandria's Green Building Policy. *
 - b. Provide an updated copy of the draft certification scorecard/checklist prior building permit release for above-grade construction to show compliance with the Green Building Policy. **
 - c. Provide updated building energy performance analysis and building energy use intensity (EUI) (energy use per sq. ft.) prior to release of the building permits for above-grade construction. **
 - d. Provide a draft commissioning plan for the commercial portions of the project and verification from a certified third-party reviewer that includes items "i" through "v" below, prior to receiving building permits for above-grade construction. **
 - i. A narrative describing the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
 - ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed.
 - iii. Functions to be tested including, but not limited to, calibrations and economizer controls.
 - iv. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
 - v. Measurable criteria for performance.
 - e. Provide updated water efficiency documentation for the priority performance points as defined by the City of Alexandria's Green Building Policy prior to building permit release for above-grade construction. **
 - f. Provide updated documentation for the indoor environmental quality priority performance points as defined by the City of Alexandria's Green Building Policy prior to the release of building permits for above-grade construction. **

- g. Provide evidence that design phase credits (for the certifying party) have been submitted by the first Certificate of Occupancy. ***
 - h. Provide a commission report that has been verified by a certified, third-party reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests prior to issuance of the final Certificate of Occupancy. ***
 - i. Provide evidence of having submitted materials showing that the requirements for priority performance points for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria's Green Building Policy for Design Phase credits to the U.S. Green Building Council, Green Globes, or Earthcraft (or equivalent) prior to issuance of a Certificate of Occupancy. ***
 - j. Provide documentation of applicable green building certification prior to approval of the performance bond clearly indicating that the priority performance points requirement for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality have been achieved as defined by the City of Alexandria's Green Building Policy. ****
 - k. Failure to achieve the certification level, as required by the City of Alexandria's Green Building Policy, will be evaluated by City Staff to determine whether a good faith, reasonable, and documented effort was made to achieve the certification level to the satisfaction of the Director of P&Z.
18. Demonstrate on the Final Site Plan that the roof(s) are solar ready: rooftop mechanical equipment is consolidated to the greatest degree feasible to allow space for future solar panels, and sufficient conduit is installed from the roof through to the primary electrical room (or similar), to enable future solar panel installation, as shown consistent with the Preliminary Site Plan. Sufficient conduit shall be shown on the Final Site Plan. (T&ES) *
19. Install Energy Star labeled appliances in all multi-family residential units; OR where residential appliances are installed. (T&ES)
20. 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)
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)

OPEN SPACE/LANDSCAPING:

22. Develop, provide, install and maintain an integrated Landscape Plan in accordance with the City of Alexandria's Landscape Guidelines, available online at: www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelinesFinalv2Final.pdf
23. Provide the following modifications to the landscape plan and supporting drawings:
 - a. The applicant shall provide dog amenities on site for the use of future residents, such as pet waste stations and a landscape area that can withstand dog relief use.
 - b. Provide pH samples for the street tree wells and any areas of the site and right-of-way where soil will remain. (P&Z) (RP&CA) *
24. Develop a palette of site furnishings in consultation with staff.
 - a. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, and other associated features.
 - b. The bollards adjacent to the open space between buildings A and B should be removable or retractable to allow for fire truck access to the adjacent buildings. (P&Z) *
25. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls, including for any proposed treatments to the existing garage wall at the N. Fairfax Street property line. Indicate methods for grade transitions, handrails — if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) (Code) *
26. The applicant shall construct a connection from the publicly accessible open space between buildings A and B to the Linear Park to the east. The applicant shall show this connection on the Final Site Plan and coordinate with the City on the design and materials. The applicant's responsibility for design and construction of the connection will be contingent upon City control of the Linear Park or consent from the property owner of the off-site open space prior to the first certificate of occupancy. (P&Z) (T&ES) (RP&CA) *, ***
27. Increase the width of the paver-lined pedestrian crossing between buildings B and C to a width of at least 24 feet to the satisfaction of the Director of P&Z to provide a crossing that is comparable to an open street and creates a full visual and physical connection between the arts anchor spaces. (P&Z) *, ***
28. Applicant shall provide written proof of a request that the adjacent owner permit modifications to the current plaza by Second Street in coordination with the adjacent property owner and the City to ensure that the materials, lighting, landscaping, hardscape, etc. are consistent throughout this connection to reinforce the public nature of this connection.

- a. Modifications in this area to include adjustments to the existing staircase and entryway by N. Fairfax Street to make ADA-compliant and include a bulb-out to reduce the pedestrian crossing at Second Street in the public right-of-way (P&Z) *,***
29. The applicant shall develop and install informal playspace elements integrated into the proposed site design per the City of Alexandria's Playspace Policy. The integrated playspace elements may include soft surfacing, moveable play components, and/or fixed structures, to the satisfaction of the Directors of P&Z and RP&CA. Playspaces shall comply with all applicable safety requirements specified by the Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292).
- a. Play areas shall be open to the public and located in areas accessible to the public. (RP&CA) (P&Z) *,***

TREE PROTECTION AND PRESERVATION:

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

ARCHAEOLOGY / HISTORIC INTERPRETATION:

31. Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the Final Site Plan, the consultant shall provide text and graphics for the interpretive elements subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z.
- a. Per the Historic Interpretation requirements of the Old Town North Small Area Plan and Preliminary Site Plan, the applicant shall provide interpretative elements incorporated into the site design in a publicly accessible location. The process for planning the interpretive elements shall include community input and feedback. Details on the interpretive elements shall be provided with the first Final Site Plan submission
 - i. Any interpretive elements implemented in the public right-of-way will require a Maintenance Agreement for Non-Standard Improvements in the Public Right of Way with the City, to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (Arch) (T&ES) *
32. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, and/or interpretive markers have been erected and approved by the City Archaeologist. (Archaeology) (P&Z) ***

PEDESTRIAN/STREETSCAPE:

33. Consistent with what is shown on the Preliminary Site Plan, provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
- a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. Construct all sidewalks to City standards. The minimum width of newly constructed sidewalks shall be 14 feet along N. Fairfax Street, inclusive of tree pits as shown as the Preliminary Plans.
 - d. All brick sidewalks within the public right-of-way shall comply with the City's Memos to Industry 05-08 and 01-13
 - e. Sidewalks shall be flush across all driveway crossings.
 - f. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - g. Provide separate curb ramps for each direction of crossing. Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
 - h. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
 - i. All crosswalks shall be standard, high-visibility crosswalks [white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)]. All other crosswalk treatments must be approved by the Director of T&ES.
- All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials to minimize any potential visible impacts. *** (P&Z) (T&ES)

PARKING:

34. The number of parking spaces provided shall be consistent with the Parking Reduction SUP provided with this application. (P&Z) (T&ES)
35. All residential parking shall be unbundled (i.e., the cost to purchase or lease a parking space is separate from the cost to purchase or lease the residential unit). (T&ES)
36. Identify areas and practices for facilitating loading for residential move-ins and move-outs and any long-term loading on-site. This can be included with the Parking Management Plan. (P&Z) (T&ES) *
37. Provide a Parking Management Plan with the Final Site Plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the Final Site Plan and comply with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19.
- a. As part of the Parking Management Plan, the applicant shall provide if agreed upon with the adjacent property owners parking in the Transpotomac Plaza garage for

retail/restaurant and arts anchor patrons on nights and weekends and/or locate nearby off-street overflow parking for those uses and document the number and the weekly frequency of additional spaces that could be accommodated. (P&Z) (T&ES) *

38. The City can request parking utilization and ownership information periodically, up to one time per year, for purposes of confirming provided parking is consistent with DSUP requirements, or for analysis to be used for City parking studies. (T&ES)
39. Parking spaces within the parking garage that are required to comply with zoning requirements may be made available for public/off-site if excess parking can be demonstrated. This request shall be to the satisfaction of the Directors of P&Z and T&ES. (T&ES)
40. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. All on-street parking controls and restrictions within the project area shall be approved by the City staff during the Final Site Plan process. Any on-street parking changes desired after the Signature Set approval are required to be approved through the Traffic and Parking Board. (P&Z) (T&ES)
41. Provide Level 2 electric vehicle chargers for at least two percent of the required parking spaces, rounded up to the next whole number. (P&Z) (T&ES) *, ***
42. At least 20 percent of the required parking spaces shall be electric vehicle charger ready per these requirements:
 - a. Size and install the conduit correctly based on the number and location of future Level 2 chargers.
 - b. Label parking space location junction box for the future electric vehicle charger.
 - c. Provide available physical space within the utility closet for future cabinetry required to add vehicle chargers to the electrical panel. (P&Z) (T&ES) *, ***
43. Update parking counts on the cover sheet to indicate the number of electric vehicle charger and electric vehicle charger ready parking spaces and show the location of these spaces prior to Final Site Plan release. (T&ES) *
44. Provide bicycle parking per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking.
45. Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. (T&ES) ***

B. TRANSPORTATION

STREETS/TRAFFIC:

46. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
47. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff and Code Administration staff to document existing conditions prior to any land disturbing activities. (T&ES) (Code)
48. Wall mounted obstructions at the wall end of a parking space shall extend no more than 24 inches from the wall and shall be at least 48 inches from the garage floor. Spaces with obstructions that exceed this requirement will not be counted as usable parking spaces subject to existing conditions. (T&ES)
49. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration. (T&ES)

TRANSPORTATION MANAGEMENT PLAN:

50. According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement strategies to encourage residents and employees to take public transportation, walk, bike or share a ride, as opposed to driving alone in a vehicle. Below are the basic conditions from which other details originate. (T&ES)
51. This development requires a Tier 2 TMP and shall have the option of participating in the citywide TMP program and following the small project conditions listed below or operating its own stand-alone TMP and following the large project conditions listed below, to be determined prior to the first certificate of occupancy."
52. As set forth in Section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the use may be required to participate in the Citywide TMP Program, may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the City Council to revoke the TMP SUP pursuant to Section 11-205 of the Ordinance. (T&ES)

STAND-ALONE (LARGE PROJECT) TMP CONDITIONS

53. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City's Transportation Demand Management Program. (T&ES)
54. The applicant shall integrate into the District Transportation Management Program when it is organized. All TMP holders in the established district will be part of this District TMP. The objective of this district is to make optimum use of transportation resources for the benefit of residents and employees through economies of scale. No increase in TMP contributions will be required as a result of participation in the District TMP. (T&ES)
55. An annual TMP fund shall be created and managed by the TMP Coordinator, and the funds shall be used exclusively for the approved transportation activities detailed in the attachment. The annual base assessment rate for this development shall be determined as set forth in section 11-708 (TMP Assessments Schedule and Adjustments). The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. The TMP shall operate on the fiscal year, July 1 to June 30. (T&ES)
56. An on-site TMP Coordinator shall be designated for the entire project prior to release of the first certificate of occupancy. The name, location, email and telephone number of the coordinator will be provided to the City's Transportation Demand Management Coordinator at the time, as well as any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project. (T&ES) ***
57. The Director of T&ES may require that the funds be paid to the City upon determination that the TMP Coordinator or Association has not made a reasonable effort to use the funds for TMP activities. As so determined, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in transportation support activities which benefit the site. (T&ES)
58. The TMP Coordinator or Association will submit to the Mobility Services Division the following as detailed attachments; biannual fund reports due in July and January of each fiscal year, and modes of transportation survey, and a TMP Coordinator survey both due in July of each fiscal year. (T&ES)

CITYWIDE (SMALL PROJECT) TMP CONDITIONS

59. Designate a TMP Coordinator for the entire project prior to issuance of the first Certificate of Occupancy. Provide the name, location, email, and telephone number of the coordinator to the City's Transportation Demand Management Coordinator, updating this information as needed. This person will be responsible for assisting the City in implementing and facilitating the TMP on site. The coordinator must provide City staff access to the property and tenants/residents to implement TDM measures such as surveys, mailings, and hosting events to inform residents and tenants about benefits and alternatives to driving alone. (T&ES) ***
60. Contribute a TMP payment twice per year to the Citywide TDM Fund if the applicant chooses to implement the small project TMP conditions. TMP funds shall be deposited to the Citywide TDM Fund no later than January 15 and July 15. The annual base assessment rate for this development shall be determined as set forth in Section 11-708 (TMP Assessments Schedule and Adjustments) of the Zoning Ordinance. The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the issuance of the project's first Certificate of Occupancy permit is the applicable rate when TMP reporting begins. (T&ES)
61. Inform tenants/owners of the transportation management plan special use permit and conditions therein as part of leasing and purchasing agreements with language subject to review and approval by the City's Transportation Demand Management Program. (T&ES)

BUS STOPS AND BUS SHELTERS:

62. Show all existing bus stops, bus shelters and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) *
63. If determined that a bus stop will remain on N. Fairfax Street as part of the FY23 DASH Planning Process, the bus stop on the N. Fairfax Street frontage shall meet ADA requirements and City Standards and shall provide a bus pad that can accommodate a future shelter. Final location and dimensions of the bus stop and bus pad shall be determined during the Final Site Plan process and shown on the Final Site Plan to the satisfaction of the Director of T&ES. (T&ES)
64. Street trees in proximity to bus stop approaches or directly adjacent to travel lanes shall be planted and maintained pursuant to the Landscape Guidelines:
 - a. Located to avoid conflict with vehicles, specifically:
 - i. New trees shall be excluded from a 40-foot zone which represents the length of the bus as it is serving the stop.
 - ii. New trees within both the 10-foot departure zone and the 20-foot approach zone (on either side of the 40-foot zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses. (P&Z) (T&ES) *

C. PUBLIC WORKS

WASTEWATER/SANITARY SEWERS:

65. The sewer connection fee must be paid prior to Final Site Plan release. (T&ES) *
66. If a commercial kitchen is constructed, then the kitchen facility shall be provided with an oil & grease separator and the discharge from the separator shall be connected to a sanitary sewer. Submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to the release of the final site plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to site plan release. (T&ES) *

UTILITIES:

67. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
68. No transformers and switch gears shall be located in the public right-of-way. (T&ES)

SOLID WASTE:

69. If the property is a required user, the development must meet all the minimum street standards for the City to provide solid waste collection service. See Alexandria Virginia Code of Ordinances Title 5 Chapter 1 Solid Waste Control. Collection vehicles must be able to pick up solid waste from private streets without backing up. The containers must be stored inside the units or within an enclosure that completely screens them from view. (T&ES)
70. If private collection is desired, the HOA shall request approval from the Director of Transportation and Environmental Services to opt-out of the City approved trash and recycling collection to allow for privately contracted collection. The point of collection shall be as agreed upon between the owner and the private collector duly licensed, provided that such point shall not be in a public right-of-way and shall not hinder or interfere with parking, traffic or pedestrians. All trash collectors for the project site are required to take their collected trash to the Alexandria/Arlington waste-to-energy facility (T&ES)
71. Where the City of Alexandria provides the solid waste collection services; all trash and recycling shall be placed at the official set-out location as approved by the Director of T&ES. (T&ES)
72. Provide \$1,685 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations

- in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. To the extent that the cans cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be located in the vicinity or may agree to private hauling. * (T&ES)
73. As part of the Final Site Plan, the applicant shall provide that required storage space is provided for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available on the "[Recycling at Work](#)" page of the City website, or by contacting the City's Resource Recovery Division on at 703.746.4135, or via email at commercialrecycling@alexandriava.gov. (T&ES) *
74. The applicants shall submit a Recycling Implementation Plan (RIP) form to the Resource Recovery Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found on the "[Recycling at Work](#)" page of the City website, or by calling the Resource Recovery Division at 703.746.4135, or by emailing CommercialRecycling@alexandriava.gov. (T&ES)

D. ENVIRONMENTAL

STORMWATER MANAGEMENT:

75. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. * (T&ES)
76. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. * (T&ES)
77. All stormwater Best Management Practices (BMPs) must be designed to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs. This includes site specific plan views, cross sections, planting plans, and complete design calculations for each BMP. (T&ES)

78. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees (T&ES)
79. Construction inspection checklists and associated photographic documentation must be completed for each stormwater best management practice (BMP) and detention facility during construction. Prior to the release of the performance bond, the applicant must submit all documents required by *The City of Alexandria As-Built Stormwater Requirements* to the City including as built plans, CAD data, BMP certifications and completed construction inspection checklists. (T&ES)
80. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) ****
81. Surface-installed stormwater Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
82. Submit two (2) originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the Final Site Plan. (T&ES) *
83. The applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowners' association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/ or owner, the applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and transfer the contract to the HOA, master association, and/ or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) ****
84. If units will be sold as individual units and a homeowners' association (HOA) established the following two conditions shall apply:
 - a. The applicant shall furnish the homeowner's association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs)

used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.

- b. The developer shall furnish each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the homeowners' association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. (T&ES) *
85. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division on digital media prior to release of the performance bond. (T&ES) *****
 86. Prior to release of the performance bond, the applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) *****

WATERSHED, WETLANDS, & RPAs:

87. The stormwater collection system is located within Potomac River watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
88. Provide Environmental Site Assessment Notes that clearly delineate, map, describe and/or explain the following environmental features if located on site: individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams and associated buffers; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

CONTAMINATED LAND:

89. Indicate whether there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *
90. If environmental site assessments or investigations discover the presence of contamination on site, the final [site plan/demo plan/grading plan] shall not be released, and no

construction activity shall take place until the following has been submitted and approved by the Director of T&ES:

- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. The determination whether air monitoring is needed must be adequately addressed in the Health and Safety Plan submitted for review.
 - e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
 - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. (T&ES) *
91. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the Final Site Plan. (T&ES) (Code)
92. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES)

NOISE:

93. 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. Include an analysis of the noise levels residents of the project will be exposed to due to loading and unloading activities, idling, and traffic. (T&ES) *
94. *(Condition intentionally left blank)*
95. If the noise study identified noise impacted areas that are not in compliance with the HUD standard in the Condition above, 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) *
96. The noise study and noise commitment letter shall be submitted and approved prior to Final Site Plan release. (T&ES) *
97. All exterior building-mounted loudspeakers shall be prohibited, and no amplified sound shall be audible at the property line after 9:00 p.m. (T&ES)
98. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 p.m. and 7:00 a.m. (T&ES)
99. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in the loading dock area. The applicant shall post of minimum of two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES)

AIR POLLUTION:

100. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
101. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

E. CONSTRUCTION MANAGEMENT

102. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention

Plan (SWPPP) must be complied with prior to the partial release of the Site Plan. (T&ES)
*

103. 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 incorporate the following:
 - a. That no streetlights shall be removed without authorization from the City of Alexandria;
 - b. If streetlights are to be removed from the public right of way, then temporary lights shall be provided until the installation and commissioning of new lights; *
 - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed; *
 - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction; *
 - e. Include an overall proposed schedule for construction; *
 - f. Include a plan for temporary pedestrian circulation; *
 - g. Include the location and size of proposed construction trailers, if any; *
 - h. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials; *
 - i. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z) (T&ES) ***
104. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall:
 - a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
 - b. Post information on transit schedules and routes, *
 - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
 - d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) *
105. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of pedestrian

- access shall be included in the Construction Management Plan for approval by T&ES. (T&ES) **
106. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, Bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of bicycle access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)
 107. No major construction staging shall be allowed within the public right-of-way unless covered under separate permit. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) **
 108. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop at *[specify location]*, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Transportation Planning Division at 703.746.4088 as well as with the transit agency which provides service to the bus stop. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction. (T&ES)
 109. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)
 110. A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
 111. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z) (T&ES) **
 112. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of P&Z to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z) ***
 113. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number,

of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z) (T&ES)

114. Install a temporary informational sign on the site prior to approval of the Final Site Plan for the project. The sign shall notify the public of the nature of the project and shall include the name and telephone number of the community liaison, including an emergency contact number for public questions regarding the project. The sign shall be displayed until construction is complete. (P&Z) (T&ES)
115. Implement a waste control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. Provide information on the program in construction management plan. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions herein. (T&ES)
116. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. (P&Z) (Code) ***
117. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the released Final Site Plan, the top-of-slab elevation and the first-floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z) **
118. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***
119. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
120. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party

or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES)

F. CONTRIBUTIONS

121. **CONDITION AMENDED BY THE PLANNING COMMISSION:** Pursuant to the Old Town North Small Area Plan Implementation Developer Contributions Policy, a contribution is required to the Old Town North Implementation Fund. Based on the formula adopted by City Council in 2018, the contribution amount is as follows:
- b. \$9.36 (2021\$) per net new square foot of development, excluding square footage achieved through the application of Section 7-700 **and Section 6-900** of the Zoning Ordinance;
 - c. Contribution rates are subject to an annual escalation clause equivalent to the CPIU for the Washington Metro area. Contribution rates will be recalculated January of each year. The final contribution amount shall be calculated and verified by the Neighborhood Planning and Community Development Division of the Department of Planning and Zoning at the time of Certificate of Occupancy. All contributions shall be made via wire transfer to the City of Alexandria. Instructions will be provided by Planning and Zoning staff prior to the time of deposit. Wire transfer documentation must include the source name, receiving department name (Planning & Zoning), applicable fund reference code and the condition number being fulfilled. Payments shall be made prior to the release of the first certificate of occupancy. (P&Z) (PC)
122. Contribute \$30,000 to the City prior to Final Site Plan release as part of a coordinated bike share program for Capital Bikeshare station within two blocks of the site and bicycles or operations of the system. (T&ES) *
123. If a modification to meeting the 25-percent minimum crown coverage requirement of the Zoning Ordinance and/or the street tree requirement in the Landscape Guidelines is approved, the applicant shall provide a monetary contribution, in the amounts specified within the Landscape Guidelines, to the City of Alexandria's Urban Forestry Fund. Provide the contribution prior to issuance of the first Certificate of Occupancy. Payment shall be payable to the City of Alexandria, with a transmittal letter addressed to RP&CA citing the project name and case number, contribution amount, and the condition being fulfilled. (P&Z) (RP&CA) ***

HOUSING:

124. Contribute \$217,119 to the City's Housing Trust Fund. Make all checks payable to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. (Housing)***

125. Set Aside Conditions:

a. Rental:

- i. Provide one (1) efficiency, two (2) one-bedroom, four (4) one-bedroom and den, three (3) two-bedroom, and one (1) three-bedroom affordable set-aside rental units, or a mix of units to the satisfaction of the Director of Housing. (Housing)
- ii. Rents for set-aside units shall not exceed the maximum amounts allowed under the Federal Low Income Housing Tax Credit (LIHTC) program for households with incomes at 60 percent of the Washington D.C. Metropolitan Area Median Family Income (including utility allowances and any parking charges) for a 40-year period from the date of initial occupancy of each affordable unit. Recertify the incomes of resident households annually.
- iii. 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.
- iv. Total non-refundable fees, excluding application and pet fees, shall not exceed 15 percent of gross affordable rent.
- v. Residents of the set-aside units may be charged a monthly parking fee of up to \$50 (in 2022 dollars) or the standard fee whichever is lower for their first parking space. Any additional parking spaces shall be subject to standard fees.
- vi. Once an income-eligible household moves into a set-aside unit, that unit shall count as an affordable unit until the household's income increases to more than 140 percent of the then-current income limit. Provide one additional one-year lease term at the affordable rent but notify the household that at the end of one year the household shall not be eligible to continue at the affordable rent. Afterwards, the over-income household may move to a comparable market rate unit or remain in the same unit. However, the next available and comparable unit (i.e., same number of bedrooms, den space, and/or approximate square footage) must be offered to a qualified household. Once the comparable unit is rented, the rent of the over-income unit may then increase to market rate per any lease restrictions. If a comparable unit within the building does not exist (e.g., a three-bedroom unit), then the over-income tenant must vacate the unit for an income-eligible household.
- vii. Do not deny households receiving Housing Choice Voucher assistance admission based on receiving such assistance. A household is income qualified if the amount of rent it can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent.
- viii. Provide set-aside renters with access to the same amenities to which market-rate renters have access.

- ix. Set-aside units shall be comparable in size and floor plan and have the same finishes as similar units in the development. Clustering of set-aside units shall be avoided.
 - x. Notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing 90 days prior to leasing. Provide the City with marketing information 45 days prior to leasing, which shall include the affordable rents, fees, property amenities, and contact information for applications. The City shall notify interested parties of the availability of set-aside units. The applicant shall not accept applications for set-aside units until 45 days after providing written notification to the Office of Housing or until the Office of Housing advises the applicant that the information has been distributed and posted, whichever occurs first.
 - xi. List all set-aside units at Virginia Housing's website: www.VirginiaHousingSearch.com.
 - xii. Provide the City with the records and information necessary for annual compliance monitoring with the Housing conditions for the 40-year affordability period.
 - xiii. If the development involves Community Development Block Grant (CBDG), Home Investment Partnership Program (HOME), Section 108 loan funds, federal Housing Trust Fund, or other monies provided by the Department of Housing and Urban Development, then the applicant shall consult and coordinate with Staff to ensure that the project complies with all federal environmental statutes, laws, and authorities.
 - xiv. Minor amendments proposed to the approved Affordable Housing Plan—not to include changes to the number, tenure or rents of the units—shall be subject to review by the Alexandria Housing Affordability Advisory Committee and final approval by the City Manager.
- b. *For-Sale*
- i. Provide four (4) affordable set-aside for-sale units within the development, comprising one (1) one-bedroom unit to be sold for \$225,000, one (1) one bedroom and den unit to be sold for \$250,000, and two (2) two-bedroom units to be sold for \$275,000, to households with incomes as designated by the City, or a mix of units to the satisfaction of the Director of Housing. These prices include the cost of one parking space per unit. Set-aside units sold without a parking space shall be subject to a \$30,000 price deduction.
 - ii. Set-aside units shall have the similar finishes, fixtures and appliances as similar units in the development, excluding optional upgrades. This condition does not require identical branding of appliances between market rate and set-aside units. Clustering of set-aside units shall be avoided.
 - iii. Offer the same purchase incentives to potential market-rate and set-aside homebuyers, excluding sales price reductions or credits. Incentives may include non-monetary incentives, such as complimentary move-in services.
 - iv. Provide set-aside homeowners with access to the same amenities to which market-rate homeowners have access.

- v. Set-aside units shall be subject in perpetuity to deed restrictions recorded as covenants at the time of sale of each unit, per the City’s resale restricted housing policy. The City shall provide covenant language before the final sale of any set-aside unit.
- vi. Advise the Office of Housing in writing of the delivery schedule for the set-aside units no less than 180 days prior to anticipated delivery. The City and the applicant shall market the set-aside units jointly. The City reserves the right to select qualified buyers randomly through a lottery system.
- vii. Disclose to the City market rate pricing of similar units within 30 days of closing.
- viii. Pay any real estate agent commissions or attorney fees up to a maximum of \$2,500 per unit on the set-aside units.
- ix. 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.
- x. Minor amendments to the approved Affordable Housing Plan – not to include changes to the number, tenure or pricing of the units – shall be subject to review by the Alexandria Housing Affordability Advisory Committee and final approval by the City Manager.

PUBLIC ART:

126. Per the City’s Public Art Policy, adopted December 13, 2014, work with City staff to determine ways to incorporate public art elements on-site, or provide an equivalent monetary contribution to be used toward public art within the Small Area Plan planning area, to the satisfaction of the Directors of RP&CA and P&Z. The in-lieu contribution shall be \$.30 per gross square foot, with a maximum contribution of \$75,000 per building. In the event public art is provided on-site, the public art shall be of an equivalent value. (RP&CA) (P&Z)
- a. The next submission shall identify the location, type and goals for public art. Prior to release of the Final Site Plan, the applicant shall have selected the artist, have locations and provide a schedule for the art installation. The applicant is strongly encouraged to concurrently provide information on construction materials and the recommended maintenance regimen. The art shall be installed prior to the issuance of the first Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. (RP&CA)(P&Z) *, ***

G. USES AND SIGNS

ARTS AND CULTURAL ANCHOR:

127. **CONDITION AMENDED BY THE PLANNING COMMISSION:** The use for the arts and cultural anchor space(s) identified in the Preliminary Site Plan shall meet the definition of an arts and cultural anchor in Section 6-902 of the Zoning Ordinance and comply with

- the provisions of Section 6-904 of the Zoning Ordinance, as consistent with other provisions of the Zoning Ordinance.
- a. A Memorandum of Understanding (MOU) will be drafted with the applicant, City and operator of the arts and cultural anchor space detailing use limitations, operations, demonstration of space activation through minimum attendance, visitors and/or events, cost-sharing agreements with the condominium and/or master association, framework for the future transfer of ownership and/or tenancy, and the City's right of first refusal for future operators and/or purchasers of the space. *
 - b. The applicant shall provide a contract, deed or other recorded instrument in compliance with Section 6-904(G) of the Zoning Ordinance.
 - c. The MOU shall establish the terms and details by which ~~the performance space located in Building C shall host performances and/or events open to the public or guests at a minimum average of 12 days a month over the course of a year~~ **the arts and cultural anchor space will be open to the public with regularly scheduled presentations, activities, classes, or performances that are open to the public for a significant number of days within the calendar year commensurate with the type of use and operation** to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA) (PC) *,***
128. The operator of the arts and cultural anchor shall submit the following prior to Final Site Plan release:
- a. List and number of public and private activities and events as well as average annual attendance (including performance visitors and students) for the last three fiscal years at the operator's existing facilities. Public activities can include events such as performances, free or open classes or demonstrations, outreach to schools and community centers.
 - b. Financial reports such as Form 990, or equivalent, showing revenue and expenses for the last three fiscal years.
 - c. List of board of directors and key staff members, as applicable.
 - d. The information listed above shall be provided by the operator upon request from the City at any time for the duration of the 30-year period that an arts and cultural anchor is required to operate the designated space(s). (P&Z) (RP&CA) *
129. The following requirements shall be included in the condominium/master association documents concerning the arts and cultural anchor space, to the satisfaction of the Director of P&Z:
- a. All building entrances for the arts anchor spaces shall be operable.
 - b. The spaces shall be activated as viewed from N. Fairfax Street and areas accessible to the public with the placement of equipment and activities in clear sight from the exterior of the space.
 - c. The placement or construction of items that block the visibility of the interior of the space from N. Fairfax Street, open spaces and the internal street (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent display of items in display cases that are

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1033, 1055, and 1111 North Fairfax Street – TideLock

oriented towards the street frontage. This requirement shall be included in the condominium/master association documents. (P&Z)

RETAIL USES:

130. Future retail tenants shall operate their business consistent with the goals of LEED and pursue LEED for Retail or LEED for Commercial Interiors certification at a Silver level or equivalent. This requirement must be included in the lease for each tenant. (P&Z)
131. Ensure the following for the retail and arts and cultural anchor areas within the development, to the satisfaction of the Director of P&Z:
 - a. Provide a minimum 15 feet floor-to-floor height or the minimum height shown on the Preliminary Site Plan.
 - b. The placement or construction of items that block the visibility of the interior of the store from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. This requirement shall be included as part of the lease for each tenant. (P&Z)
132. The applicant shall encourage its employees who drive to use off-street parking. (T&ES)
133. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
134. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
135. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the restaurant's website. (T&ES)

SIGNAGE:

136. Design and develop a coordinated sign plan, which includes a color palette, for all proposed commercial and arts use signage. The plan shall be included as part of the Final Site Plan (or submission of first building permit to the satisfaction of the Director of P&Z) and shall coordinate the location, scale, massing and character of building and wayfinding signage to the satisfaction of the Director of P&Z.*
 - a. Commercial signs shall employ variety and creativity of design. Tenant designers shall bring a sculptural and dimensional quality to their signs.
 - b. Highlight the identity of individual business tenants and arts and cultural anchors through signage and storefront design. Coordinate signage with the building design and with individual storefront designs, including but not limited to integration with any proposed awnings, canopies, etc.

- c. Pedestrian-oriented signs (e.g. projecting signs, window signs, etc.) are encouraged.
 - d. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)
137. If the garage is open to the public, provide signage at the entrances to the parking garage with retail parking that is consistent with the City’s Wayfinding standards for identifying parking garages. (T&ES)
138. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)

H. DISCLOSURE REQUIREMENTS

139. The condominium/master association documents for the buildings subject to this DSUP shall incorporate language that requires the following elements and other restrictions deemed necessary by the City Attorney to ensure that the trees proposed to be saved are retained including:
- a. Require property owners to sign a disclosure statement acknowledging the presence and required protection of the trees.
 - b. The trees to be protected as depicted on the released site plan shall be required to be retained unless otherwise permitted to be removed by the City Arborist due to the health and safety of the tree.
 - c. Any proposal to remove a tree that is designated to be retained on the released site plan for reasons other than health or safety shall require unanimous approval by the master association and a site plan amendment. (P&Z)
140. All condominium/master association covenants for the buildings subject to this DSUP shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.
- a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
 - b. All landscaping and open space areas within the development shall be maintained by the condominium and master association.
 - c. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
 - d. Develop a noise control by-law aimed at controlling noise levels in the proposed development and resolving noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.

- e. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.
 - f. Stormwater facility BMPs must be inspected and adequately maintained as designed to ensure proper functioning.
 - g. The site includes an active arts use that will regularly bring visitors to the site to participate in classes, events and performances. Music and performances will be audible on the site and may be performed outside or through open doors/windows.
 - h. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. (P&Z) (T&ES) (City Attorney) ***
141. If environmental site assessments or investigations discover the presence of onsite contamination, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of the site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
142. Notify prospective buyers, in their homeowner documents, that the private internal street between Building C and Building B is a private and that storm sewers located within the site are privately owned and maintained. (T&ES)
143. Notify prospective buyers, in their homeowner documents, that the private internal street between Building C and Building B provides public access per Condition 3 and shall not be maintained by the City of Alexandria; and that the sanitary and storm sewers located within the site are private and shall be maintained privately. (T&ES)
144. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:
- a. That the adjacent Potomac River Generating Station site will be redeveloped with a mix of residential and commercial uses.
 - b. Present a disclosure statement to potential buyers disclosing the location of an arts and cultural anchor on site
 - c. That the use of the arts and cultural anchor space is limited to the uses defined in Section 6-902(B) of the Zoning Ordinance or as otherwise approved in accordance with the Special Use Permit process for a minimum period of 30 years from the issuance of the certificate of occupancy for the space. (P&Z) (T&ES)

IX. CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning (P&Z)

- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) ****
- C - 2 Tree conservation and protection plans shall identify all trees to be removed, and all trees to be protected / preserved. Construction methods to reduce disturbance within driplines shall also be identified. An on-site inspection of existing conditions shall be held with the City Arborist and Natural Resources Division Staff prior to the preparation of the Tree Conservation and Protection Plan.
- C - 3 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three (3) years after completion. (P&Z) (T&ES) ****
- C - 4 Parking ratio requirement adjustment. Any parking requirement may be adjusted within 5% of the requirement if the director of Planning and Zoning determines that physical requirements of the building prevent compliance with the specific number of parking spaces required. (Section 8-200(A)(2)(c)(i) of the Zoning Ordinance) (T&ES) (P&Z)

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. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.

- C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
- C - 7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C - 8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C - 9 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Archaeology

- F - 1. Due to the existing underground parking on this property, there is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required. (Archaeology)
- F - 2. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C - 1. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Transportation and Environmental Services (T&ES)

- F - 1. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)

- F - 2. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's website:
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 3. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 6. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 7. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 inches in the public Right of Way and sanitary lateral 6 inches for all commercial and institutional developments; however, a 4-inch sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12 inch or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)
- F - 8. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches

and the bottom of the water main shall be at least 18 inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. (T&ES)

- F - 9. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 inches for sanitary sewer and 12 inches for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance shall be encased in concrete. (T&ES)
- F - 10. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 11. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 12. Any rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F - 13. Dimensions of the existing parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 14. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 15. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 16. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)

- F - 17. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and shall replicate the existing vehicular and pedestrian routes as nearly as practical. Pedestrian and bike access shall be maintained adjacent to the site per Memo to Industry #04-18. These sheets are to be provided as “Information Only.” (T&ES)
- F - 18. The following notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)
- a. The prepared drawings shall include a statement “FOR INFORMATION ONLY” on all MOT Sheets.
 - b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. *
- F - 19. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate, then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the stormwater quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 3 Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)

- C - 5 If it is determined that the site is not in compliance with Section 13-1-3 of the City Code, then the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with the Code. (T&ES)
- C - 6 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 7 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 8 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 9 In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services to the condominium townhomes portion of the development. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)
- C - 10 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 11 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and for safety reasons, the trucks shall minimize

the need to reverse in order to perform trash or recycling collection. The City's storage space guidelines are available online at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at 703.746.4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)

- C - 12 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 13 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: <https://www.alexandriava.gov/ResourceRecovery> or by calling the Resource Recovery Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)
- C - 14 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 15 Bond for the public improvements must be posted prior to release of the site plan. (T&ES)*
- C - 16 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan. (T&ES) *
- C - 17 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 18 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To ensure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 19 The thickness of sub-base, base, and wearing course shall be designed using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)

- C - 20 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C - 21 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travel ways unless otherwise permitted by the City Code. (T&ES)
- C - 22 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 23 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 24 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 25 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
- a. Monday Through Friday from 7 AM To 6 PM and
 - b. Saturdays from 9 AM to 6 PM.
 - c. No construction activities are permitted on Sundays and holidays.
Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours:
 - d. Monday Through Friday from 9 AM To 6 PM and
 - e. Saturdays from 10 AM To 4 PM
 - f. No pile driving is permitted on Sundays and holidays.
Section 11-5-109 restricts work in the right of way for excavation to the following:
 - g. Monday through Saturday 7 AM to 5 pm
 - h. No excavation in the right of way is permitted on Sundays. (T&ES)
- C - 26 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)
- C - 27 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 28 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the Final Site Plan. This includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP) for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) *

- C - 29 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final 1 submission. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must be copied onto the plan sheet containing the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must be included in the released site plans, and the approved hardcopy SWPPP Binder Book must accompany the construction drawings onsite. Separate parcel owners will be required to seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES-Storm)

AlexRenew Comments

No comments provided for this project.

Fire Department

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

Police Department

Parking Garage Recommendations

- R - 1. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.
- R - 2. Only residents with proper electronic access cards should be able to enter the stairwells from the underground parking garage. This makes the stairwells safer for residents.
- R - 3. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.

Landscape Recommendations

- R - 4. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

Miscellaneous

- R - 5. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and

back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.

- R - 6. It is recommended that all the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.
- R - 7. It is recommended that a “door-viewer” (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

Asterisks denote the following:

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

City of Alexandria

Urban Design Advisory Committee

Committee Members:

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

December 9, 2021

Planning Commission for the City of Alexandria

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

Re: Tidlock project at Transpotomac Plaza (1033, 1055 & 1111 N. Fairfax Street)

Concept Design Submission

The Urban Design Advisory Committee (UDAC) serves in an appointed advisory committee capacity to the Planning Commission and to City Council on the planning and design of projects within the Old Town North (OTN) small area plan boundaries. In that role, the committee has met on four separate occasions between December 2019 and November 2021 to review the concept plan submission for the above referenced project. The development team had outlined its conformance to the guidelines in every presentation.

This redevelopment project is the fourth to be considered by UDAC since the adoption of the revised Urban Design Standards and Guidelines on September 16, 2017. The applicants responded to the Committees comments, although the re-use of the existing building structures and the complicated land ownership/parking garage agreements made for limited responses to some of the committee's concerns. The committee ultimately split the vote with a 3-2 margin.

The committee endorsed the overall concept design for the project at the November 3, 2021 meeting for the presentation dated November 3, 2021.

Respectfully,

Urban Design Advisory Committee

Stephen Kulinski, AIA , Chair

DATE: 9/17/21

TO: Robert Kerns, City of Alexandria

FROM: Grant Epstein, TideLock Property Owner, LLC

SUBJ.: TideLock 1033, 1055 and 1111 North Fairfax Street – Levine Music Overview

Levine Music, the Washington DC region’s preeminent center for music education, is a welcoming community where children and adults find lifelong inspiration and joy through learning, performing, listening to, and participating with others in music.

The Levine Music Center at TideLock has been specifically designed to meet this mission and serve as the foundation for various community outreach and engagement effort throughout the Old Town North and greater Alexandria Community.

Levine also partners with various regional arts organizations to ensure its performance and learning facilities are full, active and vibrant throughout the year. Some of these partnerships include Washington Performing Arts, Young Concert Artists, The Theater Lab, The ARC, The Music Center at Strathmore, Peabody Institute, among various others.

The Education and Learning Center and the Performance Hall, along with the adjacent grand lawn form an arts anchor ensemble that is larger than the sum of its internal square footage. This unique arrangement allows for activities to “spill” outside and physically engage the community.

Levine Music is also dedicated to providing quality music education for all students, opening its doors to anyone who wants to learn music, no matter their ability or financial circumstances. Through Levine Music’s Tuition Assistance Program, it is able to make music education an accessible option in the community. Financial assistance is entirely need-based and award decisions are based on a family’s financial need and Levine’s ability to support a percentage of that need.

Education and Learning Center (3,361 SF)

This series of spaces is primarily used for studio teaching and collaboration. Levine will offer an array of diverse programs for all ages that include both group and private instruction, including First Music (for infants starting at four months to children aged eight) and Music Therapy. The spaces are also configured to offer students of all ages and environment for recitals, workshops, juried, and competitions that offer additional opportunities for learning and enrich the lives of both performers and audiences.

Features of the Education and Learning Center include:

- (1) Reception Area and Waiting Area
- (2) Classrooms/Music Therapy Rooms
- (2) Double Piano Rooms
- (1) Recording Studio

- Handicapped accessibility
- (1) Set of restrooms
- Various ancillary office and support service areas

Levine Music is also dedicated to providing quality music education for all students, opening its doors to anyone who wants to learn music, no matter their ability or financial circumstances. Through Levine Music's Tuition Assistance Program, it is able to make music education an accessible option in the community. Financial assistance is entirely need-based and award decisions are based on a family's financial need and Levine's ability to support a percentage of that need.

Performance Hall (1,639 SF)

This large, multi-functional space has been designed for ultimate flexibility and 365-day a year activity. One of the most unique features of the Performance Hall is the inside is almost entirely visible from the street. The large glass walls and roll-up glass doors allow the community to not only see performances from the street and adjacent Great Lawn, but also witness rehearsals without being in the space. This is truly a one-of a kind feature and will encourage passive interaction of the performers with community citizens.

Features of the Performance Hall include:

- 15-foot ceilings
- (3) roll-up glass garage doors
- Handicapped accessibility
- Direct access to the Great Lawn

In addition to its student own performances, Levine Music partners with other local arts organizations, such as CityDance and Step Afrika to hold dance rehearsals and performances. The property owner has also committed to the local community group NOTICe that it can use the Performance Hall as a setting for its regular community meetings throughout the year.

The Great Lawn (Part of adjacent property)

While technically not a part of the TideLock property, this currently underutilized lawn area will be afforded new life as part of the Levine Music Center ensemble. This approximately 2,000 SF greens space will serve as a seating area for performances at the adjacent Performance Hall, greatly expanding the Performance Hall's patron capacity during pleasant weather. It also can serve as additional outdoor collaboration space or performance space. Vocal or instrumental performances at The Great Lawn can be heard throughout the community.



APPLICATION

Master Plan Amendment MPA# _____

Zoning Map Amendment REZ# _____

PROPERTY LOCATION: _____

APPLICANT

Name: _____

Address: _____

PROPERTY OWNER:

Name: _____

Address: _____

Interest in property:

Owner

Contract Purchaser

Developer

Lessee

Other _____

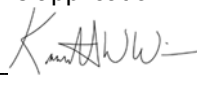
If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

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

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

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

Print Name of Applicant or Agent



Signature

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

MPA # _____

REZ # _____

SUBJECT PROPERTY

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

Address Tax Map - Block - Lot	Land Use Existing - Proposed	Master Plan Designation Existing - Proposed	Zoning Designation Existing - Proposed	Frontage (ft.) Land Area (acres)
1 055.01-04-09, -10, -11 _____ _____	Office - Residential, Mixed Use Arts/Cult. _____ _____	Comm/Res. Mixed Use and Arts/Cultural uses -No Change Requested _____ _____	OCM(50)-CRMU-X _____ _____	350 linear feet 60,123 SF (1.38 AC) _____ _____
2 _____ _____	_____ _____	_____ _____	_____ _____	_____ _____
3 _____ _____	_____ _____	_____ _____	_____ _____	_____ _____
4 _____ _____	_____ _____	_____ _____	_____ _____	_____ _____

PROPERTY OWNERSHIP

☐ Individual Owner ☐ Corporation or Partnership Owner

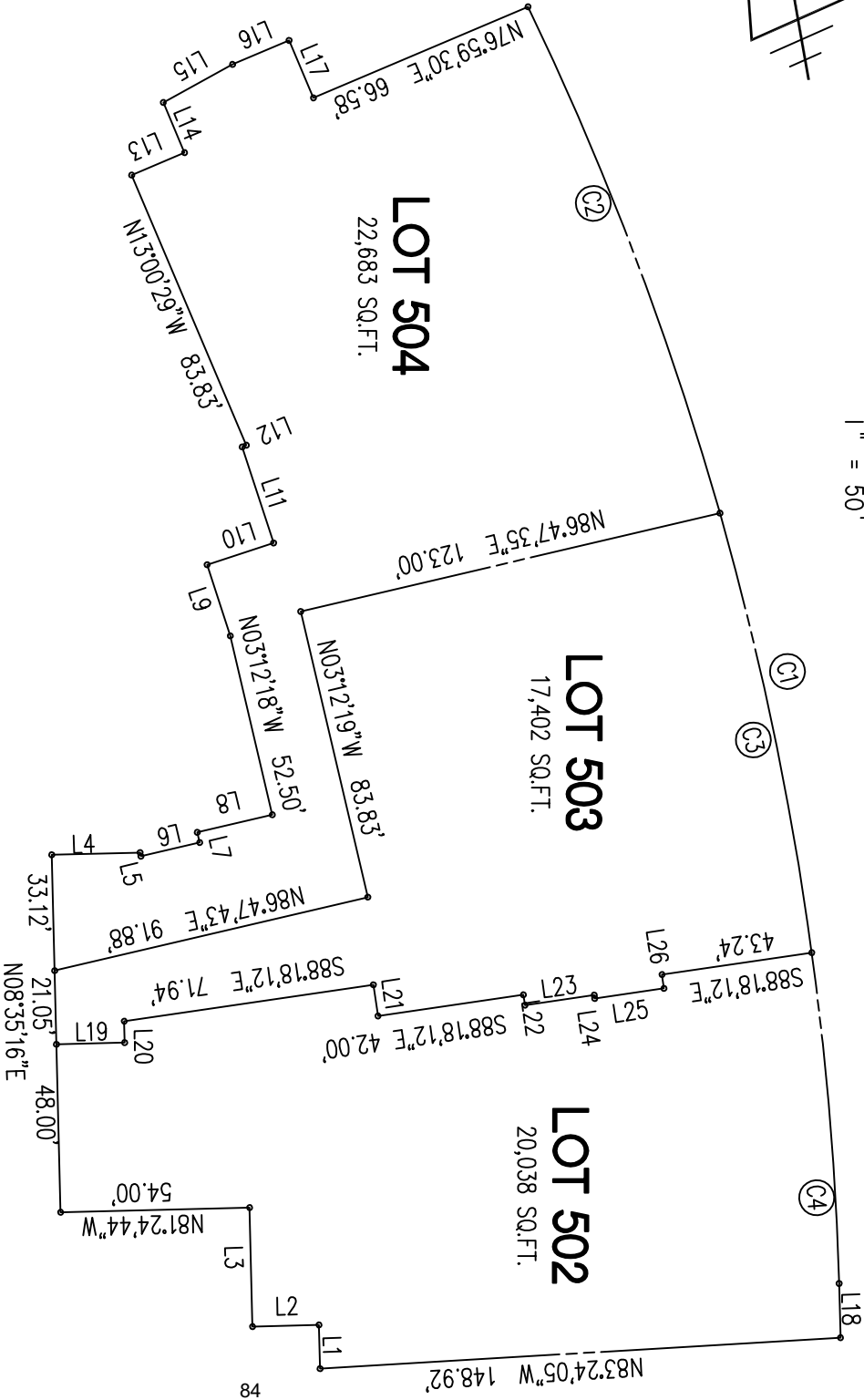
Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 3% interest in such corporation or partnership.

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

METES AND BOUNDS EXHIBIT

1" = 50'

VCS 1983 - NORTH ZONE



LINE TABLE

NO.	BEARING	LENGTH
L1	N 08°35'16" E	12.49'
L2	N 81°24'44" W	19.00'
L3	N 08°35'16" E	34.00'
L4	S 81°24'44" E	25.22'
L5	S 03°12'18" E	1.10'
L6	N 86°47'42" E	17.25'
L7	N 03°12'18" W	3.00'
L8	N 86°47'42" E	22.00'
L9	N 08°06'24" W	21.36'
L10	N 81°53'36" E	20.00'
L11	N 08°06'24" W	28.89'
L12	N 76°59'30" E	1.29'
L13	N 76°59'30" E	16.42'
L14	N 13°00'30" W	15.55'
L15	N 71°12'06" E	22.59'
L16	N 76°59'30" E	17.53'
L17	S 13°00'30" E	17.83'
L18	S 08°35'16" W	15.49'
L19	S 81°24'44" E	19.50'
L20	N 08°35'16" E	6.13'
L21	S 01°41'48" W	9.00'
L22	S 01°41'48" W	3.00'
L23	S 88°18'12" E	20.00'
L24	S 01°42'08" W	1.00'
L25	S 88°18'12" E	20.00'
L26	S 01°41'48" W	4.00'

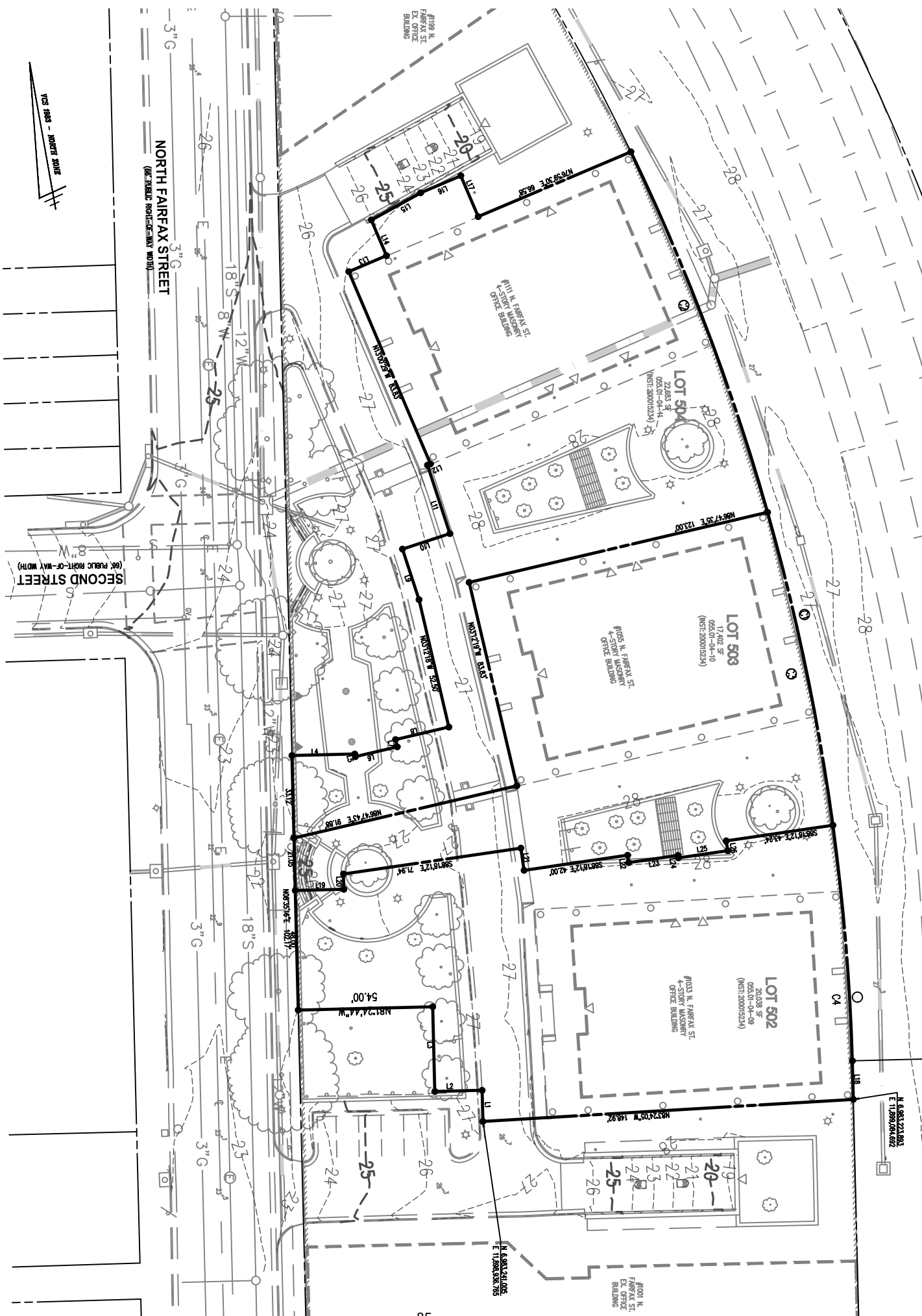
CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	905.37'	378.18'	23°56'00"	191.89'	375.44'	S 03°41'43" E
C2	905.37'	154.91'	09°48'12"	77.64'	154.72'	S 10°45'37" E
C3	905.37'	128.39'	08°07'31"	64.30'	128.29'	S 01°47'46" E
C4	905.37'	94.88'	06°00'17"	47.49'	94.84'	S 05°16'08" W

EXISTING CONDITIONS EXHIBIT
TIDELOCK



SCALE: 1" = 50'
DATE: 10/20/2021



DESCRIPTION

PARCEL 1: 1055 N FAIRFAX STREET

ALL THAT CERTAIN PROPERTY LOCATED IN THE CITY OF ALEXANDRIA, STATE OF VIRGINIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 503, TRANS POTOMAC PLAZA, AS THE SAME APPEARS DULY DEDICATED, PLATTED AND RECORDED IN DEED BOOK 1078, PAGE 458, AMONG THE LAND RECORDS OF THE CITY ALEXANDRIA, VIRGINIA.

TOGETHER WITH AND SUBJECT TO EASEMENT AGREEMENT RECORDED IN DEED BOOK 1078, PAGE 470, AMONG THE AFORESAID LAND RECORDS AND DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN DEED BOOK 1078, PAGE 482, AMONG THE AFORESAID LAND RECORDS.

PARCEL 2: 1033 N FAIRFAX STREET

LOT 502, TRANS POTOMAC PLAZA, AS THE SAME APPEARS DULY DEDICATED, PLATTED AND RECORDED IN DEED BOOK 1078, PAGE 458, AMONG THE LAND RECORDS OF THE CITY ALEXANDRIA, VIRGINIA.

TOGETHER WITH AND SUBJECT TO EASEMENT AGREEMENT RECORDED IN DEED BOOK 1078, PAGE 470, AMONG THE AFORESAID LAND RECORDS AND DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN DEED BOOK 1078, PAGE 482, AMONG THE AFORESAID LAND RECORDS.

PARCEL 3: 1111 N FAIRFAX STREET

LOT 504, TRANS POTOMAC PLAZA, AS THE SAME APPEARS DULY DEDICATED, PLATTED AND RECORDED IN DEED BOOK 1078, PAGE 458, AMONG THE LAND RECORDS OF THE CITY ALEXANDRIA, VIRGINIA.

TOGETHER WITH AND SUBJECT TO EASEMENT AGREEMENT RECORDED IN DEED BOOK 1078, PAGE 470, AMONG THE AFORESAID LAND RECORDS AND DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN DEED BOOK 1078, PAGE 482, AMONG THE AFORESAID LAND RECORDS.

BEING THE SAME PROPERTIES DESCRIBED IN THE TITLE COMMITMENT.

LEGEND

PROPOSED

DESCRIPTION

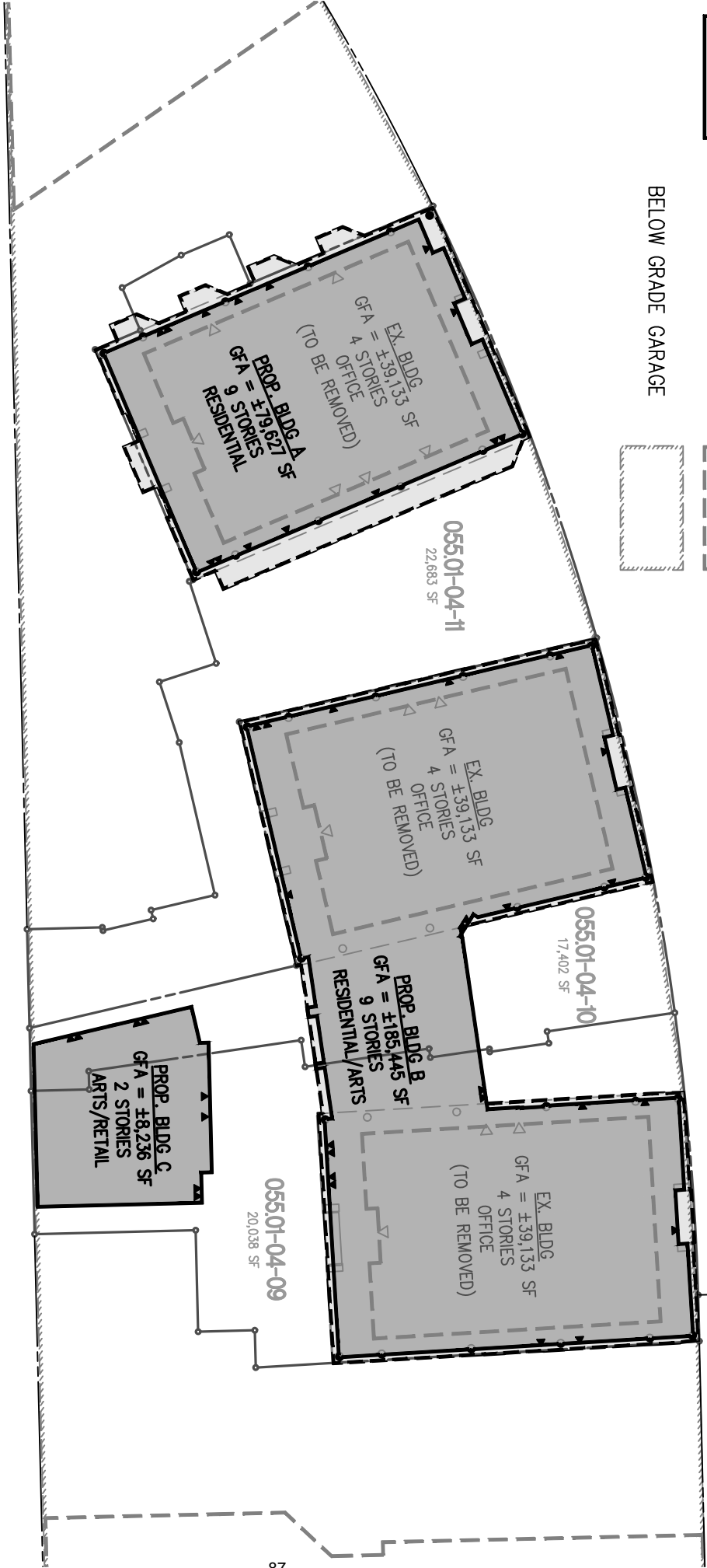
EXISTING

BUILDING

BELOW GRADE GARAGE



YES 888 - NORTH 2018



NORTH FAIRFAX STREET

(66' PUBLIC RIGHT-OF-WAY WIDTH)

NOTE: INFORMATION SHOWN ON THIS EXHIBIT IS
PER DSUP #2021-10017.

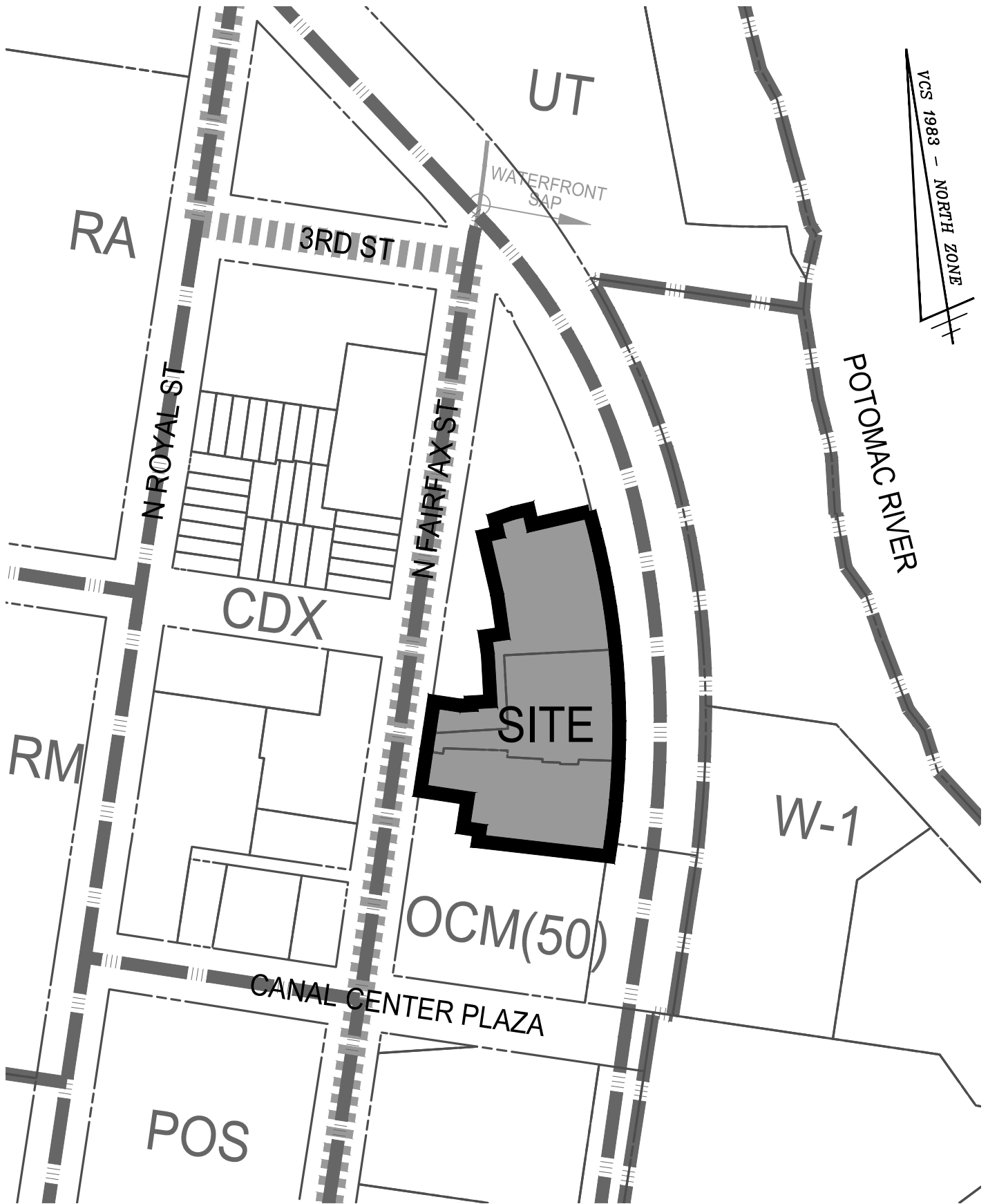
PREPARED BY
WALTER L. PHILLIPS
INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 524-1693 Fax: (703) 535-1301
wlpinc.com

BUILDING & STRUCTURES MAP

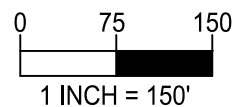
TIDELOCK



SCALE: 1" = 50'
DATE: 10/18/2021



**NOTE: ZONE DESIGNATIONS ARE EXISTING AND
TAKEN FROM CITY OF ALEXANDRIA 2018 ZONING
MAP. ALL PARCELS SHOWN ON THIS MAP ARE IN
THE OLD TOWN NORTH MASTER PLAN.**



88

**VICINITY MAP
TIDELOCK**

**SCALE: 1"=150'
DATE: 10/18/2021**



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ Project Name: _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ ZONE: _____

APPLICANT:

Name: _____

Address: _____

PROPERTY OWNER:

Name: _____

Address: _____

SUMMARY OF PROPOSAL _____

MODIFICATIONS REQUESTED _____

SUP's REQUESTED _____

& 7) Live Entertainment SUP for inside and outside

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

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

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

Print Name of Applicant or Agent

Signature

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

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

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

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

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

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. TideLock Property Owner, LLC	650 F St. NW, Washington, D.C. 20004	100%
2. Community Three Bears, LLC	All LLCs: 650 F St. NW	Each LLC: Greater than 3 %
3. Community Three Whitaker, LLC HFT TideLock Investor, LLC	Washington, D.C. 20004	

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1033, 1055 & 1111 N. Fairfax 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. TideLock Property Owner, LLC	650 F St. NW, Washington, D.C. 20004	100%
2. Community Three Bears, LLC	All LLCs: 650 F St. NW	Each LLC: Greater than 3 %
3. Community Three Whitaker, LLC HFT TideLock Investor, LLC	Washington, D.C. 20004	

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

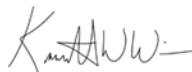
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None	None	None
2. None	None	None
3. None	None	None

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

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

10-21-21
Date

Kenneth W. Wire, Wire Gill LLP
Printed Name


Signature

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

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

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

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

Day	Hours	Day	Hours
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

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

B. How will the noise from patrons be controlled?

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

8. Provide information regarding trash and litter generated by the use:
- A. What type of trash and garbage will be generated by the use?
 - B. How much trash and garbage will be generated by the use?
 - C. How often will trash be collected?
 - D. How will you prevent littering on the property, streets and nearby properties?
9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

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

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

Yes. No.

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

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

ALCOHOL SALES

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

Yes. No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

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

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces
_____ Other

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

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

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?
- B. How many loading spaces are available for the use?
- C. Where are off-street loading facilities located?
- D. During what hours of the day do you expect loading/unloading operations to occur?
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

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

Transpotomac Plaza, 1033, 1055 and 1111 N. Fairfax Street
Tax Map Nos. 055.01-04-09, 055.01-04-10 and 055.01-04-11
Project Narrative
October 21, 2021

TideLock Property Owner, LLC (the “Applicant”) proposes a rezoning to CRMU-X with a Development Special Use Permit (“DSUP”) for the properties known as 1033, 1055 and 1111 N. Fairfax Street (the “Property”). The Property is generally located at the intersection of 2nd Street and North Fairfax Street and is part of the existing Transpotomac Plaza complex. Within the existing complex, the Property is comprised of the three interior parcels. The Property contains approximately 60,123 SF or 1.38 acres. The future development of the Property is guided by the Old Town North Small Area Plan (“OTN SAP”).

The Applicant proposes a mixed-use development that includes a conversion of the existing three interior office buildings to residential use totaling 240,435 SF. A total of 234 residential units, 6,594 SF of retail and 5,000 SF of arts uses are proposed. The proposed building height includes a variety of heights through transitional stepbacks, ranging between 32’ to 105’.

Several special features of the project include the arts and retail uses in a standalone building prominently located along N. Fairfax Street; improvement, activation and enlivenment of urban open spaces within the Property (specifically the open spaces around the arts and retail building and 2nd Street connection); the provision of 15 on-site affordable housing units; and the continuation of the 2nd Street pedestrian and open space enhancements leading through the Property to Tidelock Park. The Applicant seeks bonus height and density for both the provision of the arts use and for affordable housing, both of which are encouraged in the OTN SAP.

The proposed development is in general conformance with the proposed zoning district, uses, arts component, height, mass and streetscape recommendations of the OTN SAP for the Property. The proposed development achieves many of the specific goals called for including the following primary guidance for the Mixed-Use Core:

- *SubArea 4, Mixed Use Core: Provide improved street access with welcoming entries through implementation of OTN SAP prescribed streetscape and landscape standards:*

The proposed development generally incorporates the streetscape section dimensions prescribed in the OTN SAP while also maintaining the existing large street trees. The arts anchor building is designed to a proper pedestrian scale, and coupled with plaza improvements, will relate to the streetscape through stairs, materials, and activity. Specifically, the arts and retail anchor building will flank both the north and west sides of the existing lawn and will greatly increase the usefulness of the area, which will be a benefit to both the existing office tenants and the new residential tenants. In addition, the modification of the western edge of the existing lawn, including grand low-profile steps along one entire edge will allow patrons to access the lawn that currently is surrounded by a low wall. Outdoor

amenities like tables and umbrellas will be included in the plaza. Note the project will provide 25% open space in keeping with the CRMU-X regulations.

- *Integrate buildings with their surroundings terms of massing and scale:*

The proposed converted buildings seamlessly integrate into the massing and scale of the two existing office buildings to remain in Transpotomac Plaza as well as to surrounding areas. A variety of heights through stepbacks have been designed providing visual interest, visibility through the site, and a relationship to surrounding buildings.

- *Implement the Retail/Arts and Cultural Areas and Corridors along Fairfax Drive:*

The Applicant proposes a stand-alone arts and retail building located along the Fairfax Drive Arts Corridor which is both a visually prominent location and one that is physically accessible from the sidewalk. Improvements to green space and plaza adjacent to the arts and retail space will also activate, enliven and serve to celebrate Old Town North. Currently, the Applicant is working with the Levine Music as a potential arts user. Levine Music was founded in 1976 with a mission to help children and adults find lifelong inspiration and joy through learning, performing, listening to, and participating with others in music. Levine Music's expansion into Northern Virginia would also potentially bring a dance-focused partner to share a portion of the space and enliven the public space from day one.

As part of this development request, the Applicant has filed several SUPs, including the following: A DSUP to allow for a 2.5 FAR in the CRMU-X District; an SUP for 30% bonus density and height in exchange for on-site affordable housing; an SUP for 30% bonus density and height for the provision of arts/cultural uses; a parking reduction SUP for both residential and retail components of the project; an SUP for a loading reduction for the retail and arts use; a TMP SUP; and lastly a live entertainment SUP for indoor and outdoor use. Enclosed with the applications include a Multimodal Transportation Study which details the transit-rich location and provides justification for the parking reduction SUP.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ **ZONE:** _____

APPLICANT:

Name: _____

Address: _____

PROPOSED USE: _____

with 234 residential units, retail and arts/cultural uses

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

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

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

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

Print Name of Applicant or Agent

Signature

Date

Mailing/Street Address

Telephone #

Fax #


City and State

Zip Code

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1033, 1055 and 1111 N. Fairfax St., I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: Grant Epstein Phone: 202-232-3068
Please Print
Address: 650 F St. NW, Ste. 690, Washington, DC 20004 Email: gwe@communitythree.com
Signature:  Date: _____

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

☐ **Required floor plan and plot/site plan attached.**

☐ **Requesting a waiver. See attached written request.**

- 2.** The applicant is the (check one):

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

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

Community Three Bears, LLC: Greater than 3%

Community Three Whitaker, LLC: Greater than 3%

HFT TideLock Investor, LLC: Greater than 3%

Address for all LLCs: 650 F St. NW, Ste. 690 Washington, D.C. 20004

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. TideLock Property Owner, LLC	650 F St. NW, Washington, D.C. 20004	100%
2. Community Three Bears, LLC	All LLCs: 650 F St. NW	Each LLC: Greater than 3 %
3. Community Three Whitaker, LLC HFT TideLock Investor, LLC	Washington, D.C. 20004	

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1033, 1055 & 1111 N. Fairfax 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. TideLock Property Owner, LLC	650 F St. NW, Washington, D.C. 20004	100%
2. Community Three Bears, LLC	All LLCs: 650 F St. NW	Each LLC: Greater than 3 %
3. Community Three Whitaker, LLC HFT TideLock Investor, LLC	Washington, D.C. 20004	

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


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

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

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

10-21-21
Date

Kenneth W. Wire, Wire Gill LLP
Printed Name


Signature

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,
- ☐ an expansion or change to an existing use without a special use permit,
- ☐ an expansion or change to an existing use with a special use permit,
- ☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

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

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

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

Day:

Hours:

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

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

B. How will the noise be controlled?

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

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

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

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

- C. How often will trash be collected?

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

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

☐ Yes. ☐ No.

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

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

☐ Yes. ☐ No.

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

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

ALCOHOL SALES

13.

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

☐ Yes ☐ No

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

PARKING AND ACCESS REQUIREMENTS

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

Please see DSUP Coversheet

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

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

☐ on-site

☐ off-site

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

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

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

☐ **Parking reduction requested; see attached supplemental form**

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

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

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

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

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

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

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

SITE CHARACTERISTICS

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

- 18.** What will the total area occupied by the proposed use be? *Please see DSUP Coversheet*
_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

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

End of Application



Department of Planning & Zoning

Special Use Permit Application Checklist

Supplemental application for the following uses:

Automobile Oriented

Parking Reduction

Restaurant

Child Care

Signs

Substandard Lot

Lot modifications requested with SUP use

Interior Floor Plan

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

If Applicable

Plan for outdoor uses

Contextual site image

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



APPLICATION - 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)

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

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

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.

*The Applicant agrees to provide a Parking Management Plan.

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

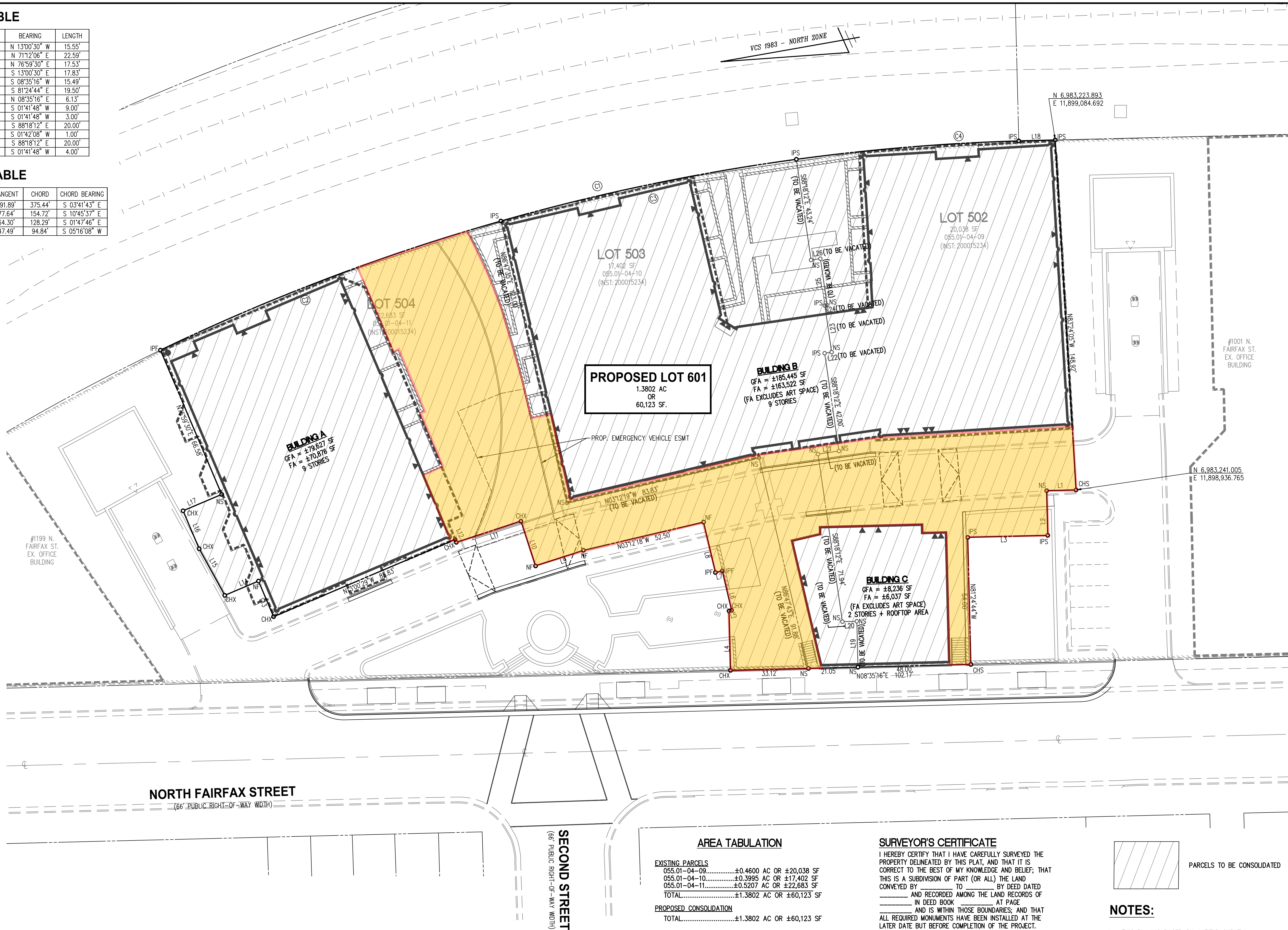
*Please see enclosed Multimodal Transportation Study which demonstrates there is a significant amount of parking offsite to support perceived demand by the parking space deficit.

LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N 08°35'16" E	12.49'	L14	N 13°00'30" W	15.55'
L2	N 81°24'44" W	19.00'	L15	N 71°12'06" E	22.59'
L3	N 08°35'16" E	34.00'	L16	N 76°59'30" E	17.53'
L4	S 81°24'44" E	25.22'	L17	S 13°00'30" E	17.83'
L5	S 03°12'18" E	1.10'	L18	S 08°35'16" W	15.49'
L6	N 86°47'42" E	17.25'	L19	S 81°24'44" E	19.50'
L7	N 03°12'18" W	3.00'	L20	N 08°35'16" E	6.13'
L8	N 86°47'42" E	22.00'	L21	S 01°41'48" W	9.00'
L9	N 08°06'24" W	21.36'	L22	S 01°41'48" W	3.00'
L10	N 81°53'36" E	20.00'	L23	S 88°18'12" E	20.00'
L11	N 08°06'24" W	28.89'	L24	S 01°42'08" W	1.00'
L12	N 76°59'30" E	1.29'	L25	S 88°18'12" E	20.00'
L13	N 76°59'30" E	16.42'	L26	S 01°41'48" W	4.00'

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	905.37'	378.19'	23°56'00"	191.89'	375.44'	S 03°41'43" E
C2	905.37'	154.91'	09°48'12"	77.64'	154.72'	S 10°45'37" E
C3	905.37'	128.39'	08°07'31"	64.30'	128.29'	S 01°47'46" E
C4	905.37'	94.88'	06°00'17"	47.49'	94.84'	S 05°16'08" W



AREA TABULATION

EXISTING PARCELS

055.01-04-09	±0.4600 AC OR ±20,038 SF
055.01-04-10	±0.3995 AC OR ±17,402 SF
055.01-04-11	±0.5207 AC OR ±22,683 SF
TOTAL	±1.3802 AC OR ±60,123 SF

PROPOSED CONSOLIDATION

TOTAL	±1.3802 AC OR ±60,123 SF
-------	--------------------------

RESOURCE PROTECTION AREA NOTES

- THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO MAPPED RPA'S ON THIS PROPERTY.

FLOOD PLAIN NOTES

- THE SITE DOES NOT LIE WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION (WSE) PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

SURVEY MONUMENT LEGEND

CHS	CHISELED X SET (PROPERTY CORNER)
CHX	CHISELED X FOUND (PROPERTY CORNER)
IPF	IRON P IN FOUND (PROPERTY CORNER)
IPS	IRON P IN SET (PROPERTY CORNER)
NF	NAIL FOUND (PROPERTY CORNER)
NS	NAIL SET (PROPERTY CORNER)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF PART (OR ALL) THE LAND CONVEYED BY _____ TO _____ BY DEED DATED _____ AND RECORDED AMONG THE LAND RECORDS OF _____ IN DEED BOOK _____ AT PAGE _____ AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED AT THE LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.

SUBDIVISION NAME

TIDE LOCK

APPLICANT/DEVELOPER

COMMUNITY THREE BEARS, LLC
650 F STREET NW STE 690
WASHINGTON, DC 20004

RECORD OWNER

TIDE LOCK PROPERTY OWNER LLC
C/O COMMUNITY THREE ALLYSON LLC
650 F STREET NW STE 690
WASHINGTON, DC 20004

TOTAL NUMBER OF BUILDINGS

EXISTING:	3
PROPOSED:	3

ZONING

CURRENT:	OCM (50)
PROPOSED:	CRMU-X

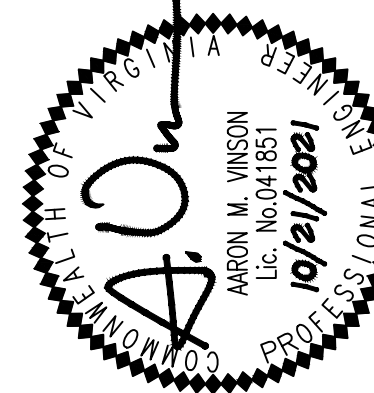
PARCELS TO BE CONSOLIDATED

NOTES:

- THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC.
- THIS PROPERTY IS NOT LOCATED IN A COMBINED SEWER AREA.
- NO FLOODPLAINS, RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
- APPLICANT PROPOSES A CONSOLIDATION OF LOTS 055.01-04-09, 055.01-04-10, & 055.01-04-11.

FOR INFORMATION ONLY

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPHINC.com



REVISION APPROVED BY		DATE	
NO.	DESCRIPTION	DATE	APPROVED

TIDELOCK
1033, 1055 & 1111 NORTH FAIRFAX STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY CONSOLIDATION PLAT

APPROVED
SPECIAL USE PERMIT NO. 2021-10017
DEPARTMENT OF PLANNING & ZONING

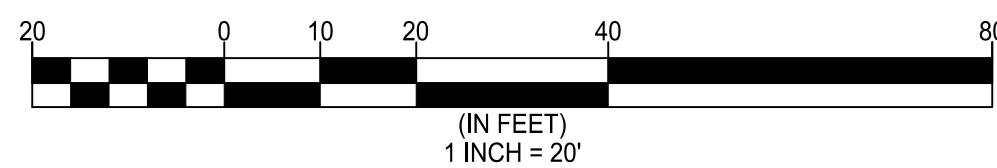
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



From: VIRGINIA FRIEND <ginnyfriend@aol.com>

Date: August 11, 2021 at 1:51:27 PM EDT

To: michael.swidrak@alexandriava.gov

Subject: TideLock



Dear Mr. Swidrak,

Please allow me to introduce myself as a member of the Board of Trustees for Levine Music. We are extremely excited about our future home as part of the TideLock redevelopment. The location and configuration of the space will be perfect for our programming, education, and performance activities. Most of all, we are excited to become a valuable asset and long-lasting contributor to the Old Town North community.

Levine Music is the Washington, DC region's preeminent center for music education and performance. We welcome children and adults, helping them find lifelong inspiration and joy through learning, performing, listening to, and participating in music – with others.

Levine's core values – excellence and opportunity – infuse everything we do. Our distinguished faculty teach a broad and well-rounded curriculum that provides a strong musical foundation for students of all ages, abilities, and levels of interest. We also strive to make Levine's education available to everyone as hundreds of students receive substantial scholarship assistance; and many hundreds more receive free instruction through fully funded in-school programs.

At each Levine campus, our students find a diverse range of musical activities, a supportive environment, and dedicated teachers that challenge their creative limits and to guide them towards creativity and balance. We encourage students to join in our jazz and rock bands, chamber ensembles, choruses, and musical theatre programs. We provide many points of entry for everyone to gather with friends informally around a musical event, and to participate in collaborative programs with other leading arts organizations across the National Capital region.

We also believe that opportunities to hear great musicians, and to perform, are important parts of a well-rounded music education. Levine's performance series (Levine Presents) offers master classes with visiting artists of international renown and faculty performances in prominent venues. We organize over 200 events each year comprised of student recitals, Jazz jams, Community Sings, workshops, juries, and competitions that offer additional opportunities for learning while enriching the lives of the performers and audience members alike.

Levine Music is extremely excited about being part of the Old Town North community and we look forward to hosting you and your colleagues at one of the many great events we intend to hold for the TideLock redevelopment.

Thank you in advance for helping us realize this dream.

Best Regards,
Virginia Friend

Board Member

1463 Kirby Road
McLean, VA 22101

August 24, 2021

Michael Swidrak, Urban Planner
Development Division, Planning and Zoning
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Swidrak,

I am a Board member at Levine Music (and long-time resident of Alexandria and McLean) and write in strong support of the TideLock redevelopment. Levine is a one-of-a-kind cultural institution that will enrich the life of Alexandria and northern Virginia more broadly. I have been involved with the organization for nearly 13 years and it truly is a special place. Music instruction for adults, kids, performances, salons in people's homes – all of it helps build community and knits a community together. We could not be more excited to be part of this plan.

Since I first joined the Board many years ago, we have been looking for a location in Virginia. The TideLock redevelopment is a perfect location for us. We will be perfectly situated to become a trusted community member. This opportunity is truly significant for our organization, and I believe it is a wonderful opportunity for Alexandria as well.

As you may know, Levine has a terrific faculty that teaches all ages and abilities. We have a demonstrated track record of funding hundreds of students who otherwise would never receive music instruction or have access to musical programming and the opportunity to learn, perform, and grow. We encourage students to join in our jazz and rock bands, chamber ensembles, choruses, and musical theatre programs. We also organize more 200 events each year comprised of student recitals, Jazz jams, Community Sings, workshops, juries, and competitions that offer additional opportunities for learning while enriching the lives of the performers and audience members alike.

I feel very fortunate to be associated with Levine. As a long-time northern Virginia resident, I believe the redevelopment and Levine's role in it will be culturally enriching for the community. We are extremely excited about being a steward of the community.

If there is anything I can do to assist you or others in this process, please let me know.



Andrew Tulumello

*Benjamin A. Dinkins, Esq.
Attorney at Law & Consultant
12206 Windsor Hall Way
Herndon, VA 20170*

August 23, 2021

Dear Mr. Swidrak,

Please allow me to introduce myself as a member of the Board of Trustees for Levine Music. We are extremely excited about our future home as part of the TideLock redevelopment. The location and configuration of the space will be perfect for our programming, education, and performance activities. Most of all, we are excited to become a valuable asset and long-lasting contributor to the Old Town North community.

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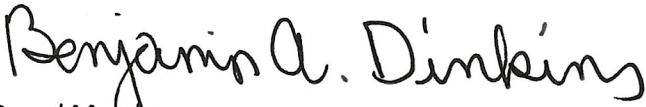
At each Levine campus, our students find a diverse range of musical activities, a supportive environment, and dedicated teachers that challenge their creative limits and to guide them towards creativity and balance. We encourage students to join in our jazz and rock bands, chamber ensembles, choruses, and musical theatre programs. We provide many points of entry for everyone to gather with friends informally around a musical event, and to participate in collaborative programs with other leading arts organizations across the National Capital region.

We also believe that opportunities to hear great musicians, and to perform, are important parts of a well-rounded music education. Levine's performance series (Levine Presents) offers master classes with visiting artists of international renown and faculty performances in prominent venues. We organize over 200 events each year comprised of student recitals, Jazz jams, Community Sings, workshops, juries, and competitions that offer additional opportunities for learning while enriching the lives of the performers and audience members alike.

Levine Music is extremely excited about being part of the Old Town North community and we look forward to hosting you and your colleagues at one of the many great events we intend to hold for the TideLock redevelopment.

Thank you in advance for helping us realize this dream.

Best Regards,


Board Member

From: "Niels, John" <jniels@cov.com>
Date: August 12, 2021 at 10:14:58 AM EDT
To: michael.swidrak@alexandriava.gov
Subject: Levine Music

Dear Mr. Swidrak,

Please allow me to introduce myself as a member of the Board of Trustees for Levine Music. We are extremely excited about our future home as part of the TideLock redevelopment. The location and configuration of the space will be perfect for our programming, education, and performance activities. Most of all, we are excited to become a valuable asset and longlasting contributor to the Old Town North community.

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Thank you in advance for helping us realize this dream.

Best regards,
John Niels
Board Member

Sent from my iPad

From: Brian Wodarski <bwodarski@guidehousefederal.com>
Sent: Monday, August 23, 2021 9:24 AM
To: michael.swidrak@alexandriava.gov
Subject: TideLock redevelopment - Levine Music

Dear Mr. Swidrak,

Please allow me to introduce myself as a member of the Executive Committee and Board of Trustees for Levine Music. We are extremely excited about our future home as part of the TideLock redevelopment. The location and configuration of the space will be perfect for our programming, education, and performance activities. Most of all, we are excited to become a valuable asset and long-lasting contributor to the Old Town North community.

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Thank you in advance for helping us realize this dream.

Best Regards,

Brian Wodarski

BRIAN WODARSKI

Partner

6041 Edgewood Terrace

Alexandria, VA 22307

703-585-2141 Mobile | bwodarski@guidehousefederal.com

guidehouse.com

<image001.png>

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From: Anne Evans <aevans@ashoka.org>
Sent: Wednesday, August 11, 2021 12:39 PM
To: michael.swidrak@alexandriava.gov <michael.swidrak@alexandriava.gov>
Cc: Jeffery Tribble <jeff@levinemusic.org>
Subject: Levine Music and Tidlock

Dear Mr. Swidrak,

Please allow me to introduce myself as a member of the Board of Trustees for Levine Music for over 25 years. As a Virginia resident, it has long been my hope that Levine Music could expand its ability to offer music learning and performance opportunities to the residents of various parts of Northern Virginia. We are extremely excited about our future home as part of the TideLock redevelopment. The location and configuration of the space will be perfect for our programming, education, and performance activities. Most of all, we are excited to become a valuable asset and long-lasting contributor to the Old Town North community.

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Thank you in advance for helping us realize this dream.

Best Regards,

Anne B. Evans

Board Member

Anne Evans
Leadership Group Member
Ashoka: Innovators for the Public
1700 North Moore Street
Suite 2000
Arlington, VA 22209
Aevans@Ashoka.org
Skype: annebevans
direct: 703-795-1979

From: John Taylor Chapman <j.taylor.chapman@gmail.com>
Sent: Wednesday, August 25, 2021 10:05 AM
To: Allison Cryor DiNardo <Allison@VarsityPartners.com>
Subject: Re: Levine Music and the Tide Lock Project

Allison--

Thank you for reaching out to me regarding Levine Music. I will be keeping up with this project.

I hope you are doing well!

-John

On Fri, Aug 13, 2021 at 3:09 PM Allison Cryor DiNardo <Allison@varsitypartners.com> wrote:
Hi Michael,

Just a quick note to let you know that I strongly recommend the project that **Levine Music** is participating in with the **Community Tree Development at Tide Lock**. All of us at Levine (where I serve on the Council of Advisers) are excited about the future home as part of the Tide Lock redevelopment. The location and configuration of the space will be perfect for Levine's programming, education, and performance activities. Most of all, Levine is clearly excited to become a valuable asset for the Alexandria's community.

Their distinguished faculty teach a broad and well-rounded curriculum that provides a strong musical foundation for students of all ages, abilities, and levels of interest. **They also strive to make Levine's education available to everyone as hundreds of students receive substantial scholarship assistance; and many hundreds more receive free instruction through fully funded in-school programs.**

Levine organizes over 200 events each year comprised of student recitals, Jazz jams, Community Sings, workshops, juries, and competitions that offer additional opportunities for learning while enriching the lives of the performers and audience members alike. **Levine Music is extremely excited about being part of Old Town and they look forward to hosting many great events as part of the exciting Tide Lock redevelopment.**

As I am sure you can tell, I am thrilled that Alexandria and Levine are together on this project. Let me know if you would like to "speak" further. I have copied my friends Justin Wilson and John Taylor Chapman as they know it is rare that I reach out to the City staff and the elected officials on projects, but this one is close to my heart.

Thank you,
Allison Cryor DiNardo
President, King Street Wireless (526 King Street, Suite 209)
Home: 203 West Walnut Street, Alexandria

--

John Taylor Chapman

Member of Alexandria City Council

www.alexandriava.gov

Founder/Owner, Manumission Tour Company

www.manumissiontours.com

Cell: (571) 236-4170

Twitter: @j_chapman99

From: Allison Cryor DiNardo <Allison@VarsityPartners.com>
Sent: Tuesday, August 24, 2021 9:06 AM
To: Jeffery Tribble <jeff@levinemusic.org>
Cc: Rebecca Carey <RCarey@levinemusic.org>
Subject: FW: Levine Music and the Tide Lock Project

See response below from Alexandria's Mayor, Justin Wilson.

From: Allison Cryor DiNardo
Sent: Friday, August 13, 2021 4:08 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: RE: Levine Music and the Tide Lock Project

Justin,

Thanks for the quick response.

Stay cool, if possible,

Allison

From: Justin Wilson <justin.wilson@alexandriava.gov>
Sent: Friday, August 13, 2021 4:05 PM
To: Allison Cryor DiNardo <Allison@VarsityPartners.com>
Subject: Re: Levine Music and the Tide Lock Project

Allison,

Let me check on this one. I haven't heard the background.

I'll get an update from our staff and make sure it's going well.

I hope all is well. Have a good weekend!

Justin M. Wilson, Mayor
Alexandria City Council
Office: [703.746.4500](tel:703.746.4500)
Home: [703.299.1576](tel:703.299.1576)
justin.wilson@alexandriava.gov

On Aug 13, 2021, at 3:09 PM, Allison Cryor DiNardo <Allison@varsitypartners.com> wrote:

Hi Michael,

Just a quick note to let you know that I strongly recommend the project that Levine Music is participating in with the Community Tree Development at Tide Lock. All of us at Levine (where I serve

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Thank you,
Allison Cryor DiNardo
President, King Street Wireless (526 King Street, Suite 209)
Home: 203 West Walnut Street, Alexandria



105 North Union Street
Alexandria, VA 22314



November 11, 2021

Mr. Ryan Whitaker
President
Whitaker Investment Corp.
PO Box 7757
Arlington, VA 22207

SENT VIA EMAIL – Ryan@WhitakerCorp.com

Re: Proposed TideLock Development

Dear Ryan:

Thank you for your presentation today regarding the proposed re-development of the current TransPotomac Plaza office buildings at 1033, 1055, and 1111 N. Fairfax Street into residential, retail, and arts space to be known as TideLock. As your current tenant in the 1055 N. Fairfax Street building, The Art League is keenly interested in your re-development plans.

As I mentioned to you today, your agreement to lease us short-term, low-cost space, pending the start of your re-development, literally saved our affiliated program for at-risk youth, *Space Of Her Own* ("SOHO"). The space has also been invaluable for hosting our other socially-distanced, in-person classes during the pandemic. We sincerely thank you for your support for The Art League and *SOHO*.

As beneficiaries of new arts space in the new Muse development, The Art League understands how vital low-cost space can be for arts organizations. We appreciate that your project will be using the arts anchor bonus designated in the Old Town North Small Area Plan. We are very familiar with your proposed arts anchor, Levine Music, and their multidisciplinary approach to music education to include other performing arts such as dance and drama into their programming. We believe your re-development of dormant office space into a mixed-use project containing residential, retail, and arts uses will enhance our neighborhood and help fulfill the Arts and Cultural District envisioned by the City of Alexandria.

Enlivened neighborhoods support local arts institutions, and, in turn, those arts institutions make neighborhoods more livable, creative, and interesting places to be. We are excited by this symbiotic relationship between re-development and the arts community, especially in Old Town North.

We support your proposed re-development, especially the proposed arts anchor space, and wish you every success with your project. Please feel free to share this letter with third parties as you see fit. Thank you, again, for your support of the arts in Old Town North.

Sincerely,

Suzanne J. Bethel
Executive Director



December 7, 2021

Mr. Ryan Whitaker
President
Whitaker Investment Corp.
PO Box 7757
Arlington, VA 22207

SENT VIA EMAIL – Ryan@WhitakerCorp.com

Re: Proposed TideLock Development

Dear Ryan:

Thank you for presenting your plans for the re-development of a portion TransPotomac Plaza. We understand your plans involve the adaptive re-use of the three office buildings at 1033, 1055 and 1111 N. Fairfax Drive into for-sale condominiums and rental apartments. We also understand your plans to construct a new two-story building along N. Fairfax Street which will house retail and arts space. Our organization is supportive of these efforts.

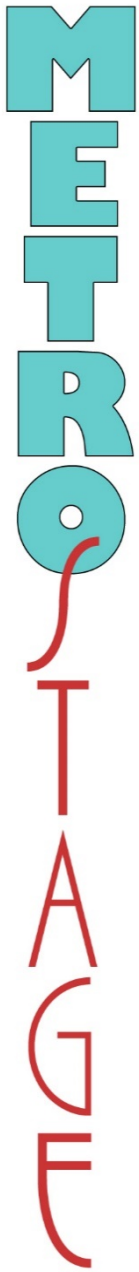
As the managing agent of Canal Center, we believe your project will help enliven the area and further transform Old Town North into a vibrant, mixed-use neighborhood with ample opportunities to live, work and play along the waterfront.

We wish you the best of luck in completing the City's development approval process as efficiently as possible so that you may move on to construction right away. We look forward to establishing a relationship as mutually cooperative and collaborative neighbors.

Kind Regards,



T.J. Sevier
Managing Director, Asset Management



Mr. Ryan Whitaker
President Whitaker Investment Corp.
PO Box 7757
Arlington, VA 22207

Dec. 9, 2021

Dear Ryan:

I am writing in support of your proposed redevelopment project in Old Town North. As the Producing Artistic Director of MetroStage and a member of the Small Area Plan task force for Old Town North, your plans for TideLock, offering residential that includes another arts anchor, is very exciting, especially since that arts group is the esteemed Levine Music. This further enhances an arts district that will already include the visual arts and the performing arts.

It is visionary for the developers, committed to the redevelopment of Old Town North, a former industrial site here in Alexandria, to be working to turn this area into a thriving mixed use community. And statistics have shown that the arts are what contribute to the vibrancy and the success of any redevelopment area. (Witness the transformation of 14th St as a result of Studio Theatre and the increase in commercial and residential values, with many other examples in DC as well.)

So MetroStage and I enthusiastically support your plans and welcome Levine Music into our arts community. They have an extraordinary staff, several of whom have performed at MetroStage, with locations in DC, MD and VA, so for Alexandria to compete with our neighboring jurisdictions, we should be welcoming Levine Music to Old Town North. We look forward to the completion of the Old Town North redevelopment and the thriving arts district that will emerge, enhancing both the cultural environment but also contributing to the economic and financial soundness of the City. We thank the visionary developers who are committed to a community that offers so much to its residents and its artists.

Sincerely,

Carolyn Griffin

Producing Artistic Director
Carolyn Griffin

Honorary Board of Trustees
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In Loving Memory of
Hon. Mel & Donna F. Bergheim
Roger and Grace Machanic



December 14, 2021

Mr. Ryan Whitaker
President
Whitaker Investment Corp.
PO Box 7757
Arlington, VA 22207

SENT VIA EMAIL – Ryan@WhitakerCorp.com

Re: Proposed TideLock Development – Planning Commission Docket of January 4, 2022

Dear Ryan:

Thank you for sharing information with the Board and members of the Old Town North Alliance (OTNA) regarding your proposed re-development of three of the office buildings located at TransPotomac Plaza on North Fairfax Street. The new development you are proposing, to be known as TideLock, will convert the existing office buildings to a rental apartment building, a for-sale condo building, and a new retail and arts building. Your plans include providing 5,000 square feet to an arts anchor consistent with the goals of the City of Alexandria's Old Town North Small Area Plan as well as both for-sale and rental affordable units on-site. The project will achieve LEED Silver certification.

The Old Town North Alliance was established to encourage and support projects that are envisioned in the adopted Old Town North Small Area Plan, help put in place elements that will contribute to a vibrant mixed-use neighborhood, and in particular, to work for the establishment of an Arts & Cultural District in Old Town North. The creative rehabilitation or conversion of existing office buildings and the creation of new buildings which will bring new residents and businesses to the area are consistent with these goals. As described, your project will attract hundreds of new residents and will bring the first new arts anchor to the neighborhood, Levine Music. The new residents will in turn support the neighborhood's restaurants and businesses.

We support the TideLock project's contributions to growing the Arts & Cultural District and wish you every success as you secure City approvals and move into the construction phase. We look forward to you sharing this letter with City Planning Commission, City Staff and City Council and having your project as part of the Old Town North neighborhood.

Sincerely,

Agnès Artemel
President

John T. Long III
Vice President & Treasurer



December 20, 2021

Mr. Ryan Whitaker
President
Whitaker Investment Corp.
PO Box 7757
Arlington, VA 22207

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Vice Chair

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Tammy Hettinger
Kurt Huffman
Morgan Levey
Ryan Toro
Wayne Warner

Executive Director

Marion Brunken

Re: Proposed TideLock Development

Dear Ryan:

Thank you for your recent presentation of your re-development project known as TideLock. Volunteer Alexandria greatly appreciates your support of our organization through the highly-discounted short-term lease for a portion of the existing office building at 1055 N. Fairfax Street. We understand our lease can only continue until you start construction of the conversion of this building and the two adjacent office buildings. We are grateful that you have made this office space available to us even on a temporary basis.

Though we will be sad that we will not be able to occupy the space for a longer term, we have always understood your intention to re-develop the property into rental apartments, condominiums, retail and arts space. We hope that once your project is complete, you will consider ways to work with us to encourage residents of your new buildings to seek out volunteer opportunities in the community through our organization. We look forward to continuing those discussions at the appropriate time.

While we aren't in the position to support or not support your re-development efforts, we applaud you for helping out several nonprofit organizations and your interest to continue being engaged in community. There are not a lot of developers, who have taken a step to support organizations like ours. We hope the re-development will be a successful project and look forward to working with you and the residents. Thank you for your current and future support of volunteerism in your community through your support of Volunteer Alexandria.

Kind Regards,

Marion Brunken
Executive Director



Kenneth W. Wire
kwire@wiregill.com
703-677-3129

January 3, 2022

VIA EMAIL TO karl.moritz@alexandriava.gov

Nate Macek, Chair and Members of the Planning Commission
301 King Street, Suite 2100
Alexandria, VA 22314

RE: January 4th Planning Commission Hearing
Docket Item #8, Tidelock

Dear Mr. Macek and Members of the Planning Commission:

On behalf of my client, Tidelock Property Owner, LLC (the "Applicant"), I am requesting the following revisions to the staff recommendation conditions of approval for DSUP 2021-10017:

Condition 4

The applicant shall request that adjacent property owners allow installation of wayfinding signage described in Condition 3b above to allow for public access to the plaza area located adjacent to Second Street that connects to the open space between buildings A and B and the open space lawn area adjacent to Building C.

- a. ~~The applicant shall provide documentation and/or Transpotomac Plaza association documents with the Final Site Plan that confirms public access for common areas of the 1001 and 1199 North Fairfax Street properties to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) *~~

Condition 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 **gas cooking appliances in the for sale residential units**, communal outdoor or roof fire pits or gas emergency generators. (P&Z) (T&ES)

Condition 28

Applicant shall provide written proof of a request that the adjacent owner permit modifications to the current plaza by Second Street in coordination with the adjacent property owner and the City to ensure that the materials, lighting, landscaping, hardscape, etc. are consistent throughout this connection to reinforce the public nature of this connection.

- a. ~~Modifications in this area to include adjustments to the existing staircase and entryway by N. Fairfax Street to make ADA compliant and include a bulb-out to reduce the pedestrian crossing at Second Street in the public right of way (P&Z) *,***~~

Condition 121

Pursuant to the Old Town North Small Area Plan Implementation Developer Contributions Policy, a contribution is required to the Old Town North Implementation Fund. Based on the formula adopted by City Council in 2018, the contribution amount is as follows:

- a. \$9.36 (2021\$) per net new square foot of development, excluding square footage achieved through the application of Section 7-700 **and Section 6-900** of the Zoning Ordinance, **which is approximately \$562,751.**

Condition 127(c)

The MOU shall establish the terms and details by which ~~the performance space located in Building C shall host performances and/or events open to the public or guests at a minimum average of 12 days a month over the course of a year to~~ **the arts and cultural anchor space will be open to the public with regularly scheduled presentations, activities, classes, or performances that are open to the public for a significant number of days within the calendar year commensurate with the type of use and operation** to the satisfaction of the Directors of P&Z and RP&CA (P&Z) (RP&CA)

Thank you for your consideration and I look forward to discussing these requested revisions with you at tomorrow's Planning Commission hearing.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Wire', with a stylized flourish at the end.

Kenneth W. Wire



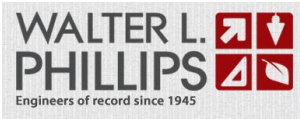
COMMUNITY THREE



TideLock



MAHAN RYKIEL
ASSOCIATES INC
Whitehall Mill 3300 Clipper Mill Road
Suite 200 Baltimore, MD 21211 410.225.6001



Site Location

- Site Area: 61,123 SF
- Three Separate Parcels



TideLock

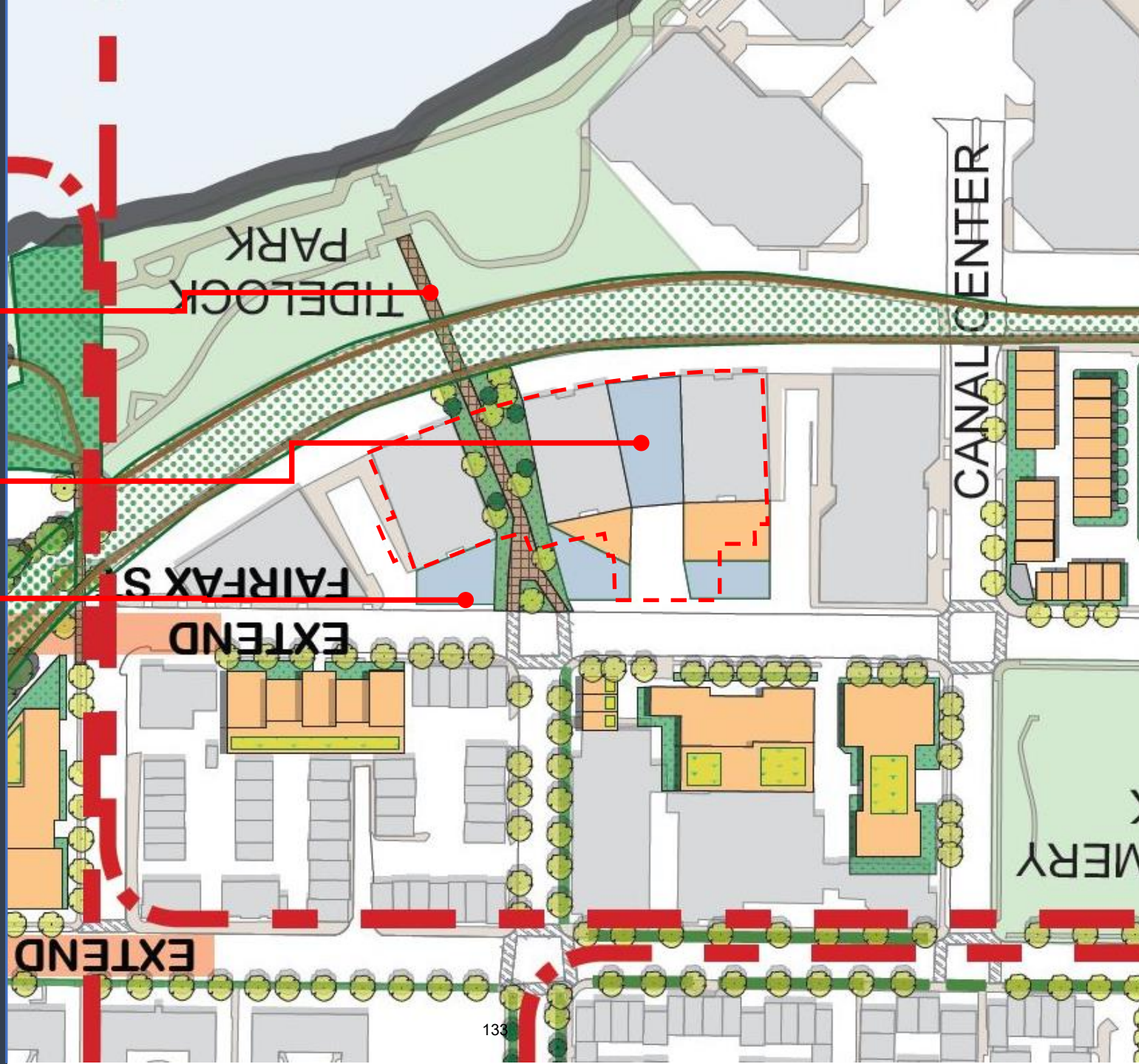


Old Town North Master Plan Goals

Create 2nd Street
Amenity Park
Connection to
TideLock Park

Combine Two
Existing Buildings

Increase Height
and Density



TideLock



COMMUNITY THREE

WHITAKER
INVESTMENT
CORPORATION

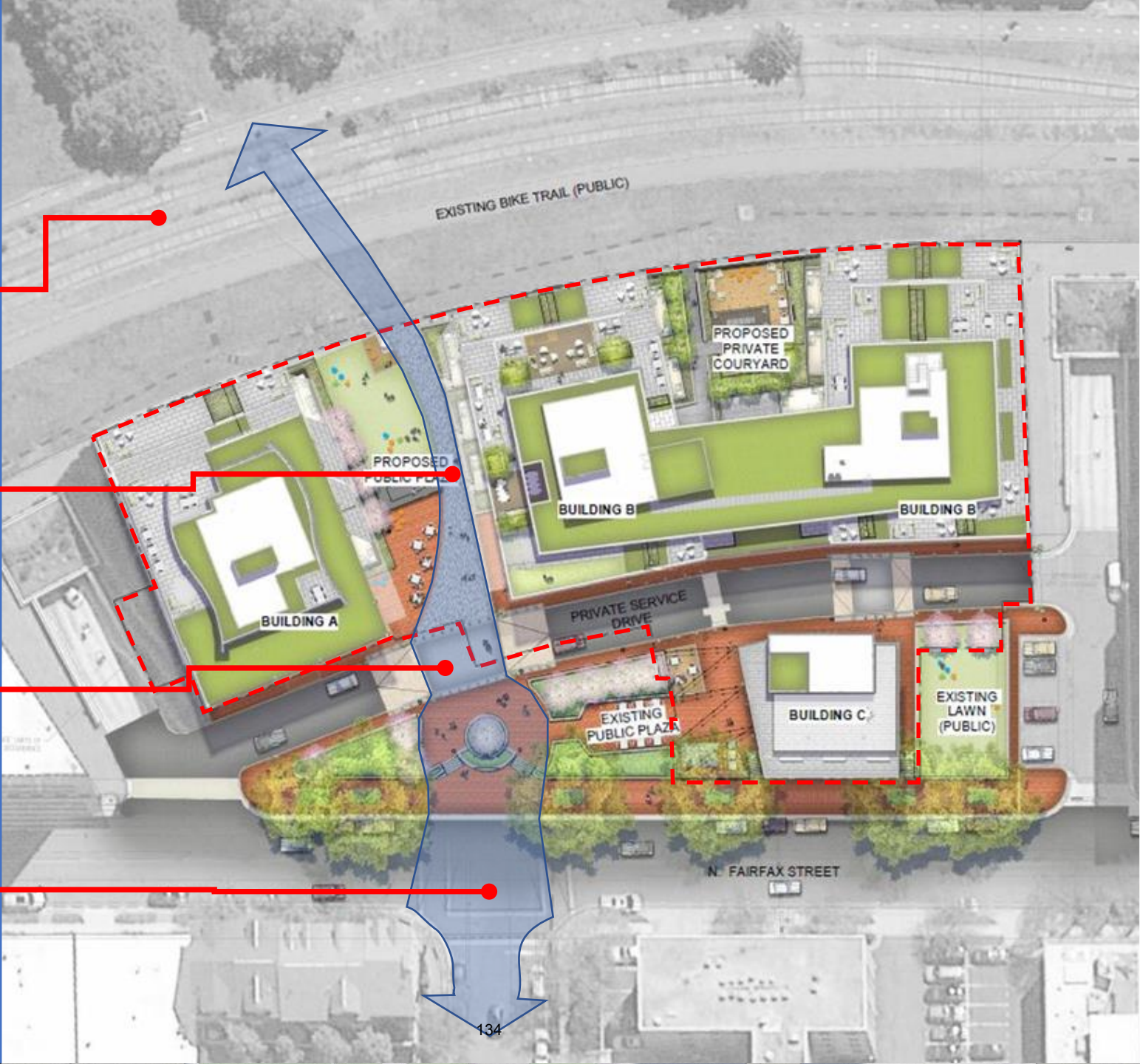
Connection to TideLock Park

Removal of
Fencing

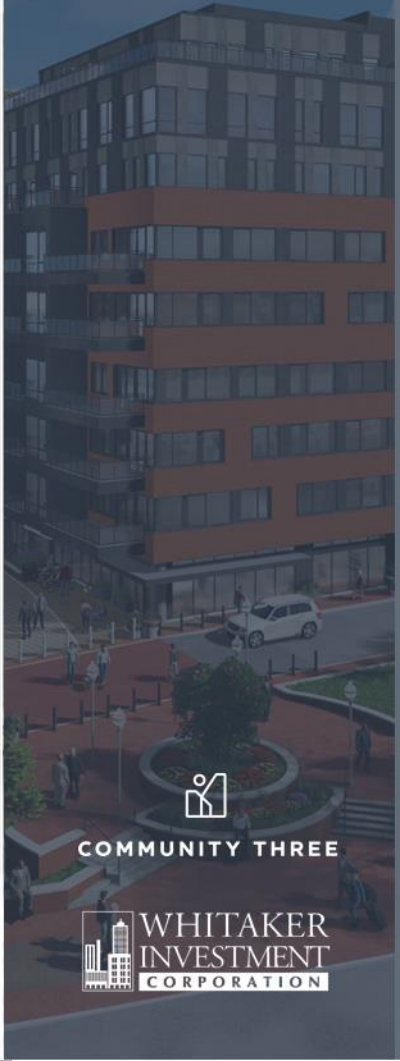
New Lighted
Pedestrian and
Neighborhood
Walkway

Raised Pedestrian
Platform

New Crosswalks



TideLock



COMMUNITY THREE

WHITAKER
INVESTMENT
CORPORATION



TideLock



COMMUNITY THREE



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CORPORATION



TideLock



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INVESTMENT
CORPORATION



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CORPORATION



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COMMUNITY THREE



WHITAKER
INVESTMENT
CORPORATION

Arts Uses



TideLock



COMMUNITY THREE
WHITAKER INVESTMENT CORPORATION

Arts Uses



TideLock



COMMUNITY THREE

WHITAKER INVESTMENT CORPORATION

Arts Uses

Levine music



TideLock



COMMUNITY THREE

WHITAKER INVESTMENT CORPORATION

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 4, 2022

TO: PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DSUP #2021-10017 / TIDELOCK – APPLICANT-REQUESTED CONDITIONS CHANGES

ISSUE:

The applicant for Tidelock (Docket Item #8 for the January 4, 2022 Planning Commission Hearing) provided a formal written request to the Planning Commission, dated January 3, 2022, for the amendment of specific conditions of approval as part of a DSUP recommendation of approval motion. Staff has reviewed the proposed conditions amendments and has provided a response on each below. It should be noted that staff has provided consistent feedback to the applicant on several items as part of the development review process and conditions negotiation process, including on the conditions discussed below. Specifically, staff sees the public accessibility throughout Transpotomac Plaza and the committed activation of the arts and cultural anchor performance space as public benefits provided by the applicant that justify the requested bonus density and height for the arts and cultural anchor, pursuant to Section 6-900 of the Zoning Ordinance.

CONDITION 4:

Condition 4

The applicant shall request that adjacent property owners allow installation of wayfinding signage described in Condition 3b above to allow for public access to the plaza area located adjacent to Second Street that connects to the open space between buildings A and B and the open space lawn area adjacent to Building C.

- a. ~~The applicant shall provide documentation and/or Transpotomac Plaza association documents with the Final Site Plan that confirms public access for common areas of the 1001 and 1199 North Fairfax Street properties to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) *~~

Staff Response: In this condition, staff is requesting confirmation from the applicant that common areas of Transpotomac Plaza that are not within the property of the applicant (1001 and 1199 N. Fairfax Street) will allow for the public to access and use the space, consistent with that provided with a public access easement. The applicant has previously indicated to staff that a legal public access easement could not be provided based on existing Transpotomac Plaza master association documents, though the public would be able to access and use these common areas as guests of Tidelock. Condition 4a. is necessary in confirming that public access be permitted to the Transpotomac Plaza common areas, including areas like

the lawn south of Building C and the plaza directly to the east of Second Street that are integral to the open space and site accessibility program for the DSUP. Staff recommends no changes to the condition in the staff report.

CONDITION 21:

Condition 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 **gas cooking appliances in the for sale residential units**, communal outdoor or roof fire pits or gas emergency generators. (P&Z) (T&ES)

Staff Response: Staff supports electric over natural gas for amenities and fixtures for new buildings consistent with the goals of the Green Building Policy and Environmental Action Plan. Staff recommends no changes to the condition in the staff report.

CONDITION 28:

Condition 28

Applicant shall provide written proof of a request that the adjacent owner permit modifications to the current plaza by Second Street in coordination with the adjacent property owner and the City to ensure that the materials, lighting, landscaping, hardscape, etc. are consistent throughout this connection to reinforce the public nature of this connection.

- a. ~~Modifications in this area to include adjustments to the existing staircase and entryway by N. Fairfax Street to make ADA compliant and include a bulb out to reduce the pedestrian crossing at Second Street in the public right of way (P&Z) *,***~~

Staff Response: As currently proposed, the site is constrained in providing adequate ADA accessibility to residents, employees or visitors of the site due to the roof of the existing underground garage, which is 4 feet above sidewalk grade. Staff has studied the plaza adjacent to Second Street and believes that a ramp can be constructed that would provide adequate ADA accessibility to and from the site, including adjacent to the waterfront-facing open space and the amenities in Building C. Since this plaza area is located on the adjacent 1199 N. Fairfax Street site, the City cannot require this improvement as part of the DSUP, and Condition 28 provides flexibility to the applicant if this improvement is not desired or feasible to the 1199 N. Fairfax Street property owner. Condition 28a. provides guidance regarding what staff desires to see as improvements to this plaza area at a minimum, pending adjacent property owner approval. Staff recommends no changes to the condition in the staff report.

CONDITION 121:

Condition 121

Pursuant to the Old Town North Small Area Plan Implementation Developer Contributions Policy, a contribution is required to the Old Town North Implementation Fund. Based on the formula adopted by City Council in 2018, the contribution amount is as follows:

- a. \$9.36 (2021\$) per net new square foot of development, excluding square footage achieved through the application of Section 7-700 **and Section 6-900** of the Zoning Ordinance, **which is approximately \$562,751.**

Staff Response: Staff has no issues with the addition of “and Section 6-900” in Condition 121a. for clarification purposes but does not advise adding the current contribution amount to the condition language. The contribution amount is contingent upon the rate per square foot of development, adjusted yearly per the Consumer Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The final contribution amount will be different from the amount stated in the proposed amended condition based on the timing of the applicant’s certificate of occupancy for the constructed project.

CONDITION 127:

Condition 127(c)

The MOU shall establish the terms and details by which ~~the performance space located in Building C shall host performances and/or events open to the public or guests at a minimum average of 12 days a month over the course of a year to~~ **the arts and cultural anchor space will be open to the public with regularly scheduled presentations, activities, classes, or performances that are open to the public for a significant number of days within the calendar year commensurate with the type of use and operation** to the satisfaction of the Directors of P&Z and RP&CA (P&Z) (RP&CA)

Staff Response: The staff condition that requires an average minimum number of days of performances or events in the arts and cultural anchor performance space was added to ensure an amount of public activation in the arts and cultural anchor that helps to justify the request for bonus density and height. The definition of an arts and cultural anchor in Section 6-902(B) of the Zoning Ordinance states that it is “a larger destination use or venue where visual or performing arts and cultural works are taught, created, and made available to the public.” By removing the programming requirement for a significant number of days for the performance space specifically (which will be clearly visible and accessible from the public right-of-way) and adding presentations and classes to the condition potentially limits the use of the most public-facing portion of the arts anchor and the art anchor’s ability to be a larger destination venue. Because of the design of the arts anchor, with the more discreet classroom spaces off the street and the performance space in the new Building C, it is important that activation occur in the public-facing space. The selection of 12 days on average per month, as proposed by staff, would provide for activity in the performance space an average of three days per week, a reasonable amount of activity for this type of user. In addition, staff encourages the use of the space with other users to both meet the condition and also to increase the vitality of this area. While language on the number of required *public* events could be added to the forthcoming memorandum of understanding for the operation of the arts anchor, staff’s DSUP condition provides a level of surety to the activation of the arts and cultural anchor and provides a more prescriptive and definitive means for the City to ensure activation of the anchor via compliance with the DSUP conditions. Staff recommends no changes to the condition in the staff report.

STAFF:

Karl Moritz, Director, P&Z

Robert M. Kerns, AICP, Chief of Development, P&Z

Catherine Miliaras, AICP, Principal Planner, P&Z

Michael Swidrak, AICP, Urban Planner, P&Z

ATTACHMENTS:

1 – Letter of requested conditions changes from the Tidlock applicant.



Kenneth W. Wire
kwire@wiregill.com
703-677-3129

January 3, 2022

VIA EMAIL TO karl.moritz@alexandriava.gov

Nate Macek, Chair and Members of the Planning Commission
301 King Street, Suite 2100
Alexandria, VA 22314

RE: January 4th Planning Commission Hearing
Docket Item #8, Tidelock

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Kenneth W. Wire