

***AHDC Glebe/Mt. Vernon  
Zoning Text Amendment #2021-00009; Coordinated  
Development District Concept Plan #2021-00005; Development  
Special Use Permit w/ Site Plan #2021-10024; Transportation  
Management Plan Special Use Permit #2021-00063; Vacation  
#2021-00001; and, City Charter Section 9.06 Case #2021-00006  
221 West Glebe Road; 3606, 3610, 3612 & 3700 Mount Vernon  
Avenue***

Application	General Data	
<b>Project Name:</b> AHDC Glebe/Mt. Vernon	PC Hearing:	January 4, 2022
	CC Hearing:	January 22, 2022
	*If approved, DSUP Expiration:	January 22, 2025
	Plan Acreage:	3.26-Acres
<b>Location:</b> 221 West Glebe; 3606 Mt. Vernon Avenue; 3610 Mt. Vernon Avenue; 3612 Mt. Vernon Avenue; and, 3700 Mt. Vernon Avenue	Zone:	CDD #12 (Safeway/Datatel Site)
	Proposed Use:	Mixed-Use (Multi-Family Residential/Commercial)
	Dwelling Units:	475
	Gross Floor Area:	3.72 FAR (527,427 SF including 38,288 square-feet of commercial retail space)
<b>Applicant:</b> Alexandria Housing Development Corporation ("AHDC"), represented by Duncan Blair, Esq; and, The City of Alexandria**	Small Area Plan:	Arlandria/Chirilagua
	Historic District:	N/A
	Green Building:	2019 Green Building Policy Compliant
*Plus any applicable extensions related to Covid-19 **Section 9.06 Request		

**Purpose of Application:**

Consideration of a request to construct a 475-unit mixed-use, affordable housing development with 38,288 square-feet of commercial retail, and related site improvements, including a new private roadway. The City is proposing a Zoning Text Amendment to the CDD #12 Development Table as part of the proposal and requesting that the Planning deem the disposition of a City-owned property at 3700 Mt. Vernon Avenue consistent with the Master Plan.

<b>Special Use Permits and Modifications Requested:</b>
---

- |  |
|--|
| <ol style="list-style-type: none"> <li>1. For the Planning Commission to review pursuant to Section 9.06 of the City Charter to determine whether the proposed disposition of a property (3700 Mt. Vernon Avenue) by the City of Alexandria is consistent with the City of Alexandria Master Plan*;</li> <li>2. Zoning Text Amendment to CDD #12 Zone Regulations*;</li> <li>3. A Development Special Use Permit with Site Plan (DSUP);</li> <li>4. Tier III Transportation Management Plan (TMP) Special Use Permit (SUP);</li> <li>5. An SUP to Increase Height/Bonus Density in Exchange for Affordable Housing (Sec. 7-700);</li> <li>6. An SUP to reduce the minimum required number of off-street parking spaces;</li> <li>7. Modifications to the Height-to-Setback Ratio (Sec. 6-403); the Set-Back at the Line at Zone Transition (Sec. 7-902(A)); and, the Set-Back Opposite a Residential Zone (Sec. 7-902(B)); and,</li> <li>8. Request to Vacate a portion of City right-of-way.</li> </ol> |
|--|

<i>*City-Initiated application</i>
------------------------------------

<b>Staff Recommendation: APPROVAL WITH CONDITIONS</b>
---

<p><b>Staff Reviewers:</b></p>
--------------------------------

<p style="margin: 0;">Karl Moritz, Director, Planning &amp; Zoning Helen McIlvaine., Director, Office of Housing Eric Keeler, Deputy Director, Office of Housing Robert Kerns, AICP, Chief, Planning &amp; Zoning Nathan Imm, Principal Planner, Planning &amp; Zoning Carson C. Lucarelli, Urban Planner, Planning &amp; Zoning Margaret Cooper, Urban Planner, Planning &amp; Zoning Katherine Carraway, Urban Planner, Planning &amp; Zoning Alex Boulden, D-ROW Engineer III, Transportation &amp; Environmental Services</p>
---

<b><u>PLANNING COMMISSION ACTIONS, DECEMBER 8, 2021:</u></b>
--

<p>On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer Zoning Text Amendment #2021-00009. The motion carried on a vote of 7-0.</p>
---

<p>On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer City Charter Section 9.06 Case #2021-00006, Coordinated Development District Conceptual Design Plan #2021-00005, A Coordinated Development District Special Use Permit with Site Plan #2021-10024, Transportation Management Plan Special Use Permit #2021-00063, and Vacation #2021-00001. The motion carried on a vote of 7-0.</p>
--

**PLANNING COMMISSION ACTIONS, JANUARY 4, 2022:**

On a motion by Vice-Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted:

- a. To **INITIATE** the Zoning Text Amendment #2021-00009. The motion carried on a vote of 6-0 (Lyle Absent).
- b. To recommend **APPROVAL** of the Zoning Text Amendment. The motion carried on a vote of 6-0 (Lyle Absent).
- c. To **APPROVE** the Vacation. The motion carried on a vote of 6-0 (Lyle Absent).
- d. To **APPROVE** the City Charter Section 9.06 Case. The motion carried on a vote of 6-0 (Lyle Absent).
- e. To **APPROVE** the CDD, the DSUP and the TMP. The motion carried on a vote of 6-0 (Lyle Absent).

Subject to the following revisions to **Condition #23**, which are captured below:

23. **CONDITION AMENDED BY PC:** *Post sign(s) stating that plaza ~~and private street~~ with public access easements are open to the public, noting that the operating hours are from 5:00AM to 10:00PM and other restrictions consistent with City Park regulations, to the satisfaction of the Director of Recreation, Parks and Cultural Activities. Show the sign locations and design on the Final Site Plan and install the signs prior to the Certificate of Occupancy for that Phase containing the plaza. ~~and/or private street.~~ **(PC)** (P&Z) (RP&CA)*

**Speakers:**

Roy Shannon, Esq., who represented St. Rita's parish, was the first public speaker offered their support for the affordable housing component of the project. They also characterized from their perspective the following impacts as they related to the Church, which abuts the AHDC Glebe/Mt. Vernon Site. The issues the identified as potential impacts were: loading, shade on the playground and building height/oriented. Following their testimony, the Chair requested when these specific concerns were shared with AHDC but Mr. Shannon deferred to the Pastor, who was the second to last public speaker.

Josh Bowman, a constituent, spoke about the numerous pedestrian fatalities on West Glebe Road and the need for a more "complete streets" design and approach to the surrounding streets. He spoke about the need for greater pedestrian safety measures around the site and about potential "major impacts" to an undergrounded stream. They also stated that the project was under parked.

Bethany Hamm, the Principal of St. Rita's school. She spoke about potential impacts related to construction, an increase in population density, and demolition. She agreed that

access to the outdoors is important but wanted to know more about construction phasing.

Christopher Christiansen, the Pastor, was not opposed to the project as presented and agreed with the importance of access to fresh air and sunlight. However, they expressed the concerns about potential impacts related to the scale of the buildings, the alleys, the land swap, and the loss of the interim parking lot at 3700 Mt. Vernon Avenue. They also acknowledge that the shadow studies and other items raised by their Attorney, Roy Shannon, were requested from AHDC in October of 2021.

Duncan Blair, Esq., is the Applicant's Attorney and was the last registered public speaker. He spoke about the extensive engagement between AHDC and St. Rita's. He also clarified that there was extensive collaboration with AHDC and the surrounding properties during the public engagement for the Arlandria-Chirilagua Small Area Plan ("ACSAP"). He also acknowledged about various members of the team who were available to speak on specific matters related to infill urban construction adjacent to schools and parishes. They also addressed questions from Commissioner Brown regarding construction duration; as well as questions from Commissioner Koenig regarding proposed building energy usage, which he acknowledged there would be no gas appliances, on-site solar nor or fireplaces. He also addressed questions from the Vice Chair regarding construction staging and fencing.

John Frederick, President of AHDC, spoke on several occasions. Specifically, that the garage has been designed to accommodate work vehicles. They also spoke to the right-sizing of the parking ratios, as they relate to affordability and unit size.

Stephen Karcha is a Vice President with APM, who is AHDC's construction agent. He spoke about his firm's extensive history working in and around Alexandria – particularly as it relates to urban infill and adjacency to surrounding [private] schools and related uses.

Melanie Mason with T&ES addressed Mr. Bowman's testimony at the request of the Vice Chair regarding the undergrounded stream. Based on her testimony, once a stream is undergrounded, it becomes "daylighted" and is thus incorporated into the City's stormwater infrastructure network.

Megan Oleynik with T&ES addressed the Chair's request to speak more on the amount of parking provided. She noted that the request to reduce the parking burden by 7-spaces was reasonable given the walkable characteristics of the development itself, the neighborhood, and the proposed traffic signal at West Glebe Road. She also clarified the design responsibility for the signal at West Glebe falls on



the Applicant.

Ryan Knight, P.E., with T&ES Traffic Engineering clarified on the points above pertaining to the Applicant's responsibility to design the signal – which the City will ultimately construct and pay for.

#### Commissioner Discussion

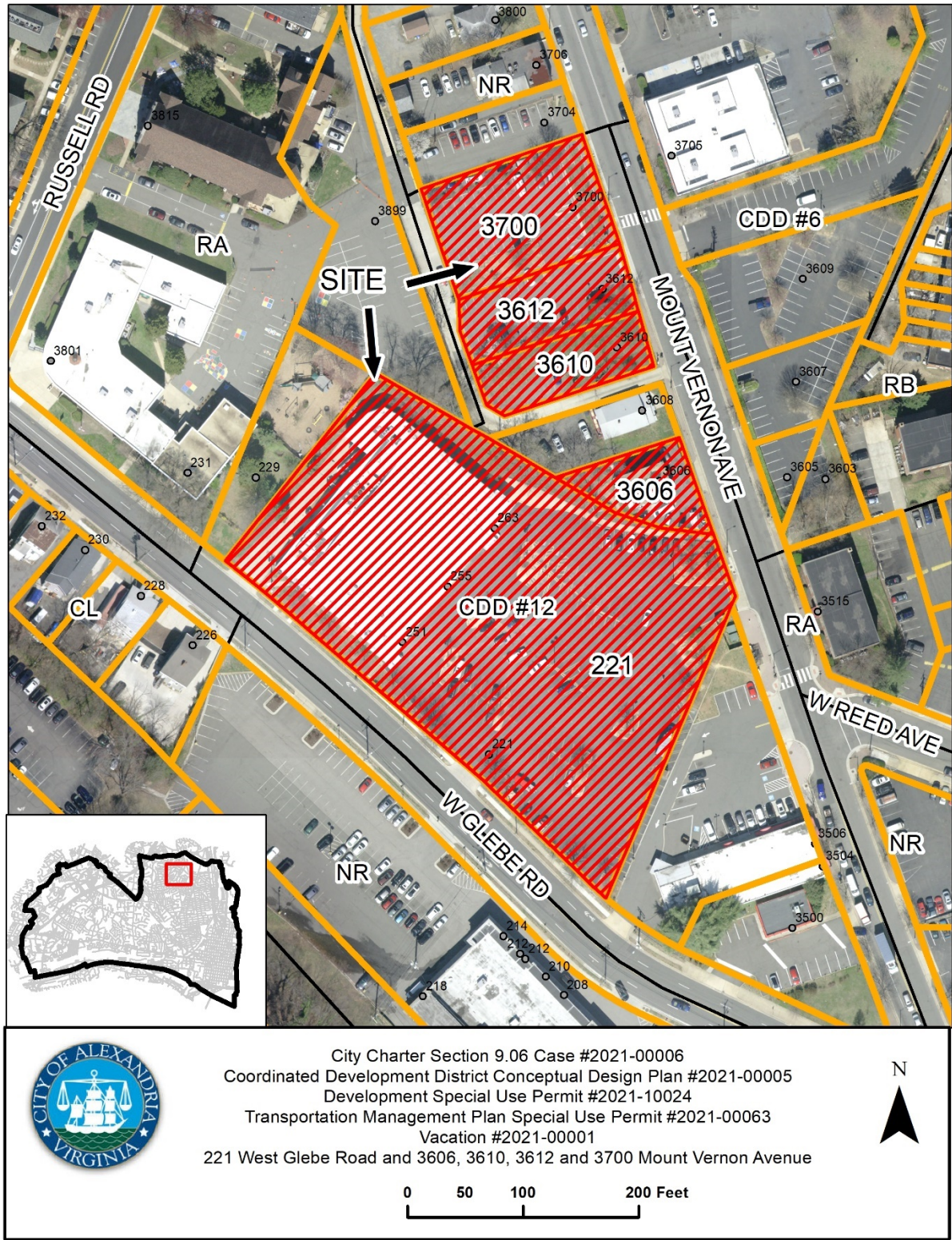
Chair Macek spoke to engage the public speakers, along with City Staff and fellow Commissioners, at various times regarding the perceived impacts raised by residents and other notions raised.

Vice Chair McMahon asked questions to the Applicant's attorney regarding construction management and staging. She also praised Jonathan Frederick and AHDC for the project itself, including its complexity. She also asked questions about the underground stream, which T&ES were able to address. She also thanked Commissioner Brown for addressing the letter from North Ridge Citizen's Association ("NRCA") and the creative approaches the project takes towards open space and roadway connections.

Commissioner Brown asked the Applicant's Attorney to expound upon the anticipated construction duration and about formalizing a liaison who would keep St. Rita's and others abreast throughout the process. At the end of public discussion, City Staff clarified the presence of **Condition #129** – which obligates the Applicant to establishing a "Construction Liaison." The Commissioner disagreed with the claims made in writing by the NCRA. He ended his commentary with by stating he supports the project.

Commissioner Koenig asked the Applicant's attorney to clarify the types of appliances in the building/units and if the project would incorporate on-site energy production. Later in the presentation, the Commissioner made a motion to amend **Condition #26** (which was seconded by the Vice Chair) for the buildings to be "solar active" rather than "solar ready." The motion failed due to a lack of a majority: (Seconded by Commissioner Brown | Macek, Manor & Ramirez Opposed. Lyle Absent). Mr. Koenig also requested information from Staff regarding the signalization of the Private Street and West Glebe Road – Which T&ES addressed.

Commissioner Manor spoke on the remarkability of the homeownership opportunities proposed by the AHDC project.



PROJECT LOCATION MAP

## **I. SUMMARY**

### ***A. Recommendation***

Staff recommends **APPROVAL** of the request by the Alexandria Housing Development Corporation (AHDC) (“the Applicant”) for a Development Special Use Permit with site plan and associated applications to construct 475 committed affordable units (ranging from 40-80% AMI) with 38,288 square feet of commercial space retail and related site improvements. Staff also recommends **APPROVAL** of the City’s zoning text amendment and 9.06 applications that are part of the overall development proposal.

This development provides a number of benefits for the City and the surrounding community, including:

- A new, 100% committed affordable housing development, including 475 units between 40% and 80% AMI. Twenty-five percent of all unit types will be delivered at 40% AMI;
- A mix of affordable unit sizes including 1,2, and 3-bedroom units and 1 and 2-bedroom units with dens;
- Commercial space of 38,288 square feet to provide for community serving retail, daycare, office, and other uses to serve the needs of the neighborhood;
- Publicly-accessible open space in a 16,600 square-foot courtyard plaza;
- Major stormwater and sanitary upgrades to the existing underground structures and pipes to provide for future flow;
- New streetscape enhancements along all frontages, including wide, tree-lined sidewalks as well as a new bus shelter on West Glebe Road;
- Provision of a traffic signal study on West Glebe Road to facilitate traffic and pedestrian safety improvements;
- A new vehicular and pedestrian connection between West Glebe and Mt. Vernon Avenue, and;
- Compliance with the City of Alexandria’s 2019 Green Building Policy.

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

The Applicant is proposing to construct an all-affordable mixed-use development consisting of 475 units and 38,288 square feet of commercial space with related site improvements including a 16,600 square-foot courtyard plaza with public access easement. The proposed density will be achieved by utilizing both the Arlandria/Chirilagua Small Area Plan bonus density and Section 7-700 of the Zoning Ordinance, which allows for additional density in exchange for the provision of low-to-moderate-income housing.

The project will consist of two buildings, an underground parking garage, a private street connecting West Glebe Road to Mt. Vernon Avenue and related site improvements. The project will be built in multiple phases with construction anticipated to be complete in 2026.



To complete the project, the Applicant is requesting approval of the following:

- A Coordinated Development District (“CDD”) Concept Plan;
- A Development Special Use Permit with site plan (“DSUP”);
- An SUP to reduce the minimum required number of off-street parking spaces;
- An SUP to increase height and density in exchange for low/moderate income housing (Z. O. Sec. 7-700)
- A Tier III Transportation Management Plan (“TMP”) SUP;
- The release of a deed restricted building line along West Glebe and Mt. Vernon Avenue
- A request to vacate a portion of a public alley; and,
- The following site-plan modifications:
  - A modification to the height to setback ratio for Building’s #1 and #2;
  - A modification to the side-yard setback at the line of zone transition for Building’s #1 and #2; and,
  - A modification to the front-yard setback at the line of zone transition for Building #1.

The City is also requesting the initiation of a Zoning Text Amendment to the CDD #12 Zoning Table (Zoning Text Amendment #2021-00009) which will ensure compliance and consistency with the new Arlandria/Chirilagua Small Area Plan. The City is also requesting the Planning Commission find that the disposition of the existing City-owned parcel at 3700 Mt. Vernon Avenue is consistent with the Master Plan (Sec. 9.06).



Figure 1: Mt. Vernon Avenue perspective depicting **Building #1** on the left, the Hoo Property in the center and **Building #2** on the right.

## II. BACKGROUND

### A. *Site Context*

The site comprises five parcels totaling 3.26-acres with frontages on both West Glebe Road and Mount Vernon Avenue, zoned CDD #12. The site itself is located at the southeast corner of a triangular block which is bounded by Russell Road to the west, West Glebe Road to the south and Mt. Vernon Avenue to the east. Given the geometry of the block, the subject site has frontage along both West Glebe and Mt. Vernon. The largest of these parcels, 221 West Glebe, is over 102,000 square feet and improved by a mid-century department store totaling 20,954-square foot - which houses several local businesses. The remainder of the parcel is paved with asphalt. The four remaining parcels comprising the subject site are to the northwest of 221 West Glebe and lay opposite a public alley. They are a collection of smaller contiguous lots more specifically known as 3606 Mt. Vernon

Avenue (a Peruvian Restaurant), 3610 Mt. Vernon (vacant), 3612 Mt. Vernon Avenue (a private parking lot) and a City-owned parking lot located at 3700 Mt. Vernon. Collectively, these five properties, along with 3608 Mt. Vernon (the hair salon/barber-shop) and 3500-3506 Mt. Vernon Avenue (pawn shop and bank sites respectively) are known as the Safeway/Datatel Site. It should be noted that the bank, the pawn shop, the hair salon site, and the adjacent St. Rita's playground, while all still within the CDD, are not included in the Applicant's request. The abutting properties located to the north and west of the subject site are all owned by St. Rita's Church and are zoned RA.

The site slopes down from West Glebe Road to Mt. Vernon Avenue, with a change in grade of approximately 15 feet and is well served by vehicular access along both frontages. In addition to an established street network, the site is also located in a relatively transit rich portion of the City. There will be access to the future Potomac Yard Metro Rail Station (under construction 1.0 mile to the east of the subject site) via Dash bus routes 36A/B, which operate 10–15-minute headways. The WMATA 10A/B/E bus routes on Mt. Vernon Avenue operate at slightly less frequent headways and provide access between Ballston and the Pentagon.

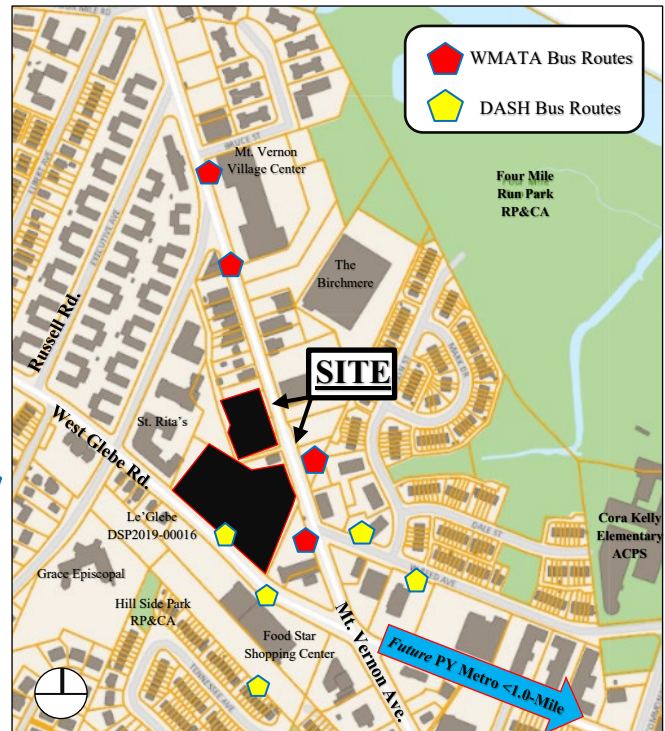


Figure 2: Site Location Map with Adjacent Bus Routes

Several properties in the immediate vicinity of the project site are anticipated to redevelop. These include the existing shopping center across West Glebe Road to the south (currently zoned NR/Neighborhood Retail), and The Birchmere site (zoned CDD #6) whose parking lot is across Mt. Vernon Avenue to the northeast. Several properties adjacent to these larger sites are of a mix of residential and commercial and are not anticipated to redevelop.

## ***B. Project Background and Evolution***

In the Long-Term Vision and Action Plan for the Arlandria Neighborhood (Arlandria Plan), adopted May 8, 2003, the Safeway and Datatel sites were combined in a vision for a higher density, mixed-used center that would provide both affordable housing and retail to anchor the southern end of the neighborhood. Largely vacant for over 10 years at the adoption of the plan, in the fall of 2002 the City acquired the Datatel site and subsequently demolished the building and



*Figure 3: The Shopping Center at 221 West Glebe Road – also known as the Safeway Site. There is a change in grade on the property of approximately 15-feet between West Glebe Road to the south and Mt. Vernon Avenue to the north.*

constructed a parking lot to address the existing parking need in the neighborhood. Throughout this interim use, the City retained the vision of the site as a mixed-use catalyst for the neighborhood, including through the 2009 City disposition report that specifically identified the site as an opportunity to leverage the redevelopment of the adjacent property.

The current proposal for the site began the application process more or less concurrently with the Arlandria/Chirilagua Small Area Plan (ACSAP) process. The ACSAP has largely followed the vision previously set forth by the Arlandria Plan, in designating the site as a dense, mixed use development, and furthering the goals for affordable housing by developing tools that provide increased density through the provision of affordable housing.

The site design evolved throughout the course of the application process to incorporate input from the community, including responses received through the stakeholder input and recommendations of the ACSAP, and feedback from City staff. Given the proposed density on the site, the City worked with the Applicant on improving connectivity through the block and providing high-quality open-spaces (both public and private) to meet the needs of future residents.



### ***C. Detailed Project Description***

The proposed development will consist of two buildings separated by a private street that provides a connection between West Glebe Road to the south and Mount Vernon Avenue to the north. Building #1 will have frontage on both West Glebe and Mount Vernon Avenue and occupy the former Safeway site. Building #2 will be constructed on the City-owned parking-lot (formerly Datatel), with frontage along Mount Vernon Avenue and the private street.

#### ***Building #1***

Building #1 is the largest of the two buildings, with 417 residential units and 4,019 square feet of commercial space along Mt. Vernon Avenue. The building will also contain two levels of underground parking – which does not contribute to the floor area ratio as it is below grade. Access to the garage as well as loading is provided internally, via the private street, in the northwest corner of the building.

To achieve the desired number of affordable units on site, the tallest portions of Building #1 will be 113.5-feet in height, with lower sections on West Glebe and Mt. Vernon measuring approximately 55-feet in height. Building #1 will take advantage of the change in grade of approximately 17-feet between its two frontages by constructing the garage into the terrain. As a massing, Building #1 is the most organic of the two forms, with each leg of the inverted-u framing the interior courtyard. Many of the units in Building #1 will have private balconies and/or private unit terraces – providing additional access to fresh air and sunlight. The rooftops of the lower portions of the building fronting West Glebe and Mt. Vernon respectively will be resident amenity spaces, totaling 9,500 square feet, contributing to the private open-space provided on site. At the street level along Mt. Vernon Avenue the architecture will express a storefront

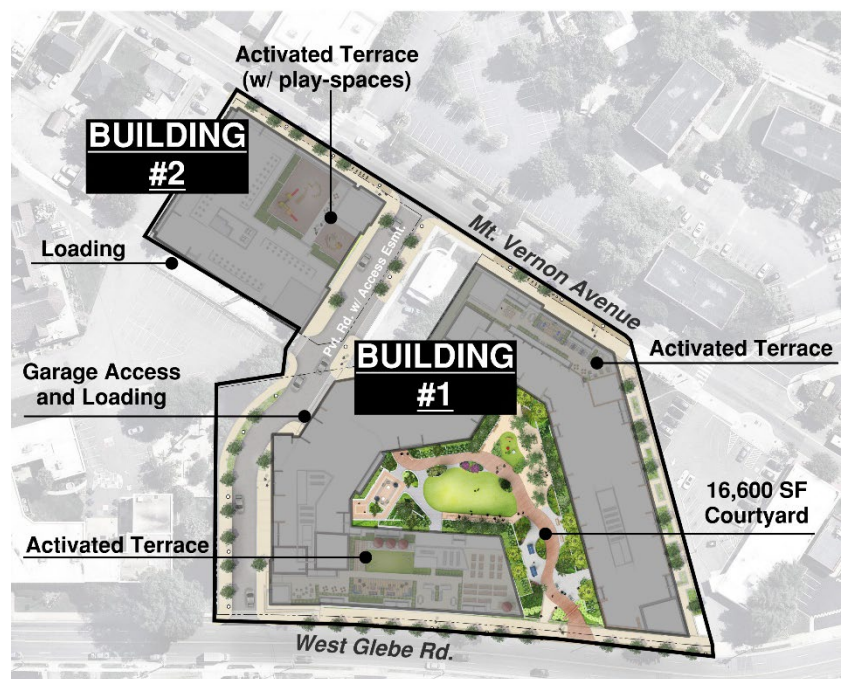


Figure 4: Rendered site plan of AHDC Glebe/Mt. Vernon

appearance in keeping with the commercial use provided along this façade.

#### *Building #2*

Building #2 contains 58 residential units on the third through seventh floor, along with 34,269 square-feet of commercial space on the first two floors of the building. In form, Building #2 is simpler and is 88.5 feet in height. The building frontage along Mt. Vernon Avenue will range from two-stories to seven stories, with an approximately 75-foot step-back to the taller section of the building. The step-back in the building creates a terrace of approximately 4,100 square-feet above the retail base which will provide accessible open-space to the residents of the building and contain two age-specific play-spaces.

#### *Open Space*

The development delivers 30,200 square feet of open-space, which was coordinated with the ACSAP planning process and RP&CA. Open-space on site will include a public 16,600 square-foot courtyard plaza on West Glebe Road as well as the activated terraces (3) exclusive to residents on both buildings totaling 13,600 square-feet. The buildings will also provide a variety of standard interior amenities to residents including recreational and play-spaces as well as bicycle storage.

#### *Private Street*

A private road with public access easement will be constructed which creates a new connection between West Glebe Road and Mt. Vernon Avenue. The private roadway is a key feature of the site and was designed closely with T&ES to improve pedestrian safety along the main walking routes. Garage access and loading is provided along the private street, which will alleviate pressure on the adjacent street, making them safer for all users. It has been designed with narrow (11 feet) travel lanes and comfortable sidewalks which range from 5 to 16.8 feet. It is also a key feature of the site's stormwater management plan and provides a connection to an adjacent, east/west alley behind Building #2.

### ***D. Development Cost and Phasing***

Due to the size and complexity of the project, AHDC will split the overall project into five phases for construction.

Phase 0 comprises substantial infrastructure improvements, including the future private road through the site connecting Mount Vernon Avenue and Glebe Road and stormwater system upgrades, as well as the shared parking structure that will serve the whole development.

Phase 1 includes the first of four affordable rental components that will comprise Building One. Phase 1 is comprised of 76 rental units that AHDC proposes to be substantially funded with equity resulting from 9% (competitive) low-income housing tax credits ("LIHTC") for which AHDC will apply in March 2022. The total development cost for this phase is estimated to be \$43 million.



Over the next few years, the other three phases of Building #1 will be strategically funded to deliver the remaining 341 rental units. Funding packages for Phases 2 and 4 will use non-competitive 4% LIHTC, and Phase 3 will apply for 9% credits in a future competitive award cycle. An approximately 4,019 square feet commercial space will be delivered as part of the completion of Building 1. AHDC is exploring potential neighborhood-serving retail uses for the space, including affordable daycare, which has been identified as a large unmet need by the community.

The homeownership component of the project (Building #2) constitutes the final and fifth phase. In addition to 58 units of affordable for-sale homeownership, two floors of commercial space (38,288 square feet) propose to house a new Alexandria Neighborhood Health Services location with medical and dental clinics, along with satellite “flex” space for potential City departments and/or non-profit agencies to offer services targeting community needs.

AHDC’s timeline for financing and developing the multiple phases, including the necessary infrastructure, projects that the different phases will be delivered between 2025-2027. In addition, AHDC has requested a loan of up to \$10.5 million from the City’s Housing Opportunities Fund for Phase 1; this loan amount includes two \$500,000 predevelopment loans approved by City Council in September 2020 and May 2021 to cover initial design and engineering studies associated with the site. Other funding sources anticipated to comprise the financial package include Low-Income Housing Tax Credit (LIHTC) equity, first trust mortgage financing, state and federal Housing Trust Funds, the Federal Home Loan Bank, a seller’s note, and State Opportunity Tax Credits. Other new sources are also being pursued to additionally leverage the City’s investment in this and future Phases. The Alexandria Housing Affordability Advisory Committee (AHAAC) considered and approved AHDC’s overall affordable housing plan (AHP), as well as its loan for Phase 1, at its November 4 meeting. The City loan for Phase 1 will be considered by City Council pending approvals of the DSUP in January.

It is noted that a separate funding plan for Phase 0 is being developed to cover the costs of the infrastructure improvements; among other sources, the City and AHDC are exploring VH Amazon Impact grant funding, a CDBG Section 108 loan, and ARP grant funds through the City’s CIP funding process.

The City’s total investment over the multiple phases of this project will depend on the grants and loans that can be leveraged. Efforts are actively underway by the City and AHDC to secure a wide range of funding, including sources listed above and Virginia Housing Multifamily loans; Virginia Housing Amazon Impact REACH Virginia funds; New Market Tax Credits; Amazon Housing Equity Funds; Weissberg Family Foundation loans (including Seller’s loans); and various federal grant and loan funds, including CDBG (Section 108 loan); Special HOME ARP, and City ARPA allocation funds. A \$10 million request to upgrade and

\$2 million was set aside from the American Rescue Plan Act in 2021 to outfit the interior of the future city flex space; this space will help make landlord-tenant and eviction prevention services, workforce development, and other city resources and programming more readily accessible to the community.

enhance the capacity of critical infrastructure to benefit this site and the neighborhood as a whole is proposed in the CIP to be considered in the upcoming City FY 2023 budget process. Staff will brief AHAAC and City Council on the status of their efforts at future development milestones.

### III. ZONING

<b>Property Address:</b> 221 West Glebe Road and 3606, 3610, 3612 and 3700 Mount Vernon Avenue
<b>Total Site Area:</b> 3.26-Acres (141,791 square-feet)
<b>Zone:</b> CDD#12 (Safeway/Datatel Site)
<b>Current Use:</b> Shopping Center
<b>Proposed Use:</b> Multi-Family Residential (Affordable) with Retail

	<b>Permitted/Required</b>		<b>Proposed</b>	
<b>Maximum Floor-to-Area-Ratio (FAR)</b>	<b>Base FAR:</b> 3.0 (425,373 square-feet) + <b>Potential Bonus Density for Affordable Housing:</b> ≤ 0.9 (127,611 square-feet) w/ SUP		3.72 FAR ( <b>Base FAR:</b> 425,373 square-feet + 0.72 FAR (102,054 square feet) of <b>Bonus Density</b> – including 38,288 square-feet of Commercial)	
<b>Maximum Height:</b>	Base Height: 65-feet Plan Bonus: 65-feet – 90-feet <sup>1</sup> Maximum Height: 115-feet <sup>2</sup>		<b>Building #1</b> 113.5-feet (10-stories) <sup>2</sup>	<b>Building #2</b> 85.5-feet (7-Stories) <sup>2</sup>
<b>Minimum Open Space:</b>	<u>Tier-II</u> 0.4-Acres (17,424SF) to 0.7-Acres (30,492 SF)		0.69-Ac. / 30,200-SF	
<b>Minimum Setbacks:</b>	<b>Height-to-Setback (Side and Rear) <sup>3</sup></b>		<b>Height-to-Setback (Side and Rear) <sup>3</sup></b>	
	<b>Building #1</b> Mt. Vernon: 78.4-feet Glebe: 80.4-feet	<b>Building #2</b> Mt. Vernon: 80-feet Glebe: N/A	<b>Building #1</b> Mt. Vernon: 39.2-feet Glebe: 40.2-feet	<b>Building #2</b> Mt. Vernon: 40-feet Glebe: N/A
	<b>Front Yard Opposite Residential Zone <sup>4</sup></b>		<b>Front Yard Opposite Residential Zone <sup>4</sup></b>	
	<b>Building #1</b> 20-feet (Mt. Vernon Avenue)	<b>Building #2</b> N/A	<b>Building #1</b> 14.9-feet (Mt. Vernon Avenue)	<b>Building #2</b> N/A
	<b>Side-Yard Opposite Residential Zone <sup>5</sup></b>		<b>Side-Yard Opposite Residential Zone <sup>5</sup></b>	
	<b>Building #1</b> 25-Foot Min.	<b>Building #2</b> 25-Foot Min.	<b>Building #1</b> 16-Foot	<b>Building #2</b> 20-feet
<b>Parking:</b>	<i>Minimum:</i> 389-Spaces		<u>Total:</u> 382-Spaces <sup>6</sup> Garage Spaces: 379 On-Street Spaces: 3	
<b>Bicycle Parking:</b>	26-Spaces		176 Spaces (26 exterior guest spaces/ 150 interior resident spaces)	

<b>Minimum Loading Spaces:</b>	2-spaces	2-spaces
<b>Minimum Crown Coverage:</b>	25% (35,500 square-feet)	26.8% (38,000 square-feet)
<sup>1</sup> Arlandria-Chirilagua Plan Bonus Height: Base Height + 10% of additional density between heights 65-90-feet must be affordable <sup>2</sup> Maximum Height: Base Height + Plan Bonus + bonus height/density achieved under Section 7-700 <sup>3</sup> Modification requested to the height-to-setback ratio as per <b>Section 6-403 (A)</b> for Building #1 and #2 <sup>4</sup> Modification requested to the setback requirement at line of zone transition per <b>Section 7-902(A)</b> for Building #1 <sup>5</sup> Modification requested to the setback requirement at line of zone transition per <b>Section 7-900(B)</b> for Building's #1 and #2 <sup>6</sup> Parking reduction requested		

## IV. STAFF ANALYSIS

### *A. Conformance to the City's Master Plan*

#### Potomac West Small Area Plan

The site was historically located in the Potomac West Small Area Plan (the "SAP"), which has recently been superseded by the Arlandria/Chirilagua Small Area Plan (ACSAP). The previous plan identifies the CDD #12/Safeway-Datatel site as a pivotal location for affordable housing and community retail. The vision for CDD #12 was further detailed to develop a "*healthy, mixed-use community*" focusing on redevelopment of three underutilized "*opportunity sites*," including CDD #12 (page 5, Arlandria Neighborhood Action Plan).

#### Arlandria/Chirilagua Plan Update

A new small area plan process commenced in 2020 for the Arlandria/Chirilagua neighborhood. The Arlandria/Chirilagua Small Area Plan (ACSAP) builds upon the foregoing policy and planning tools, emphasizing a mix of uses and incomes for the site and combining all aforementioned policy documents and addenda into a single document. The ACSAP replaces the Potomac West Small Area Plan, including for this subject site. The plan also emphasizes increasing access to neighborhood serving retail and improving upon the walkable character of Mt. Vernon Avenue corridor. The project has been closely coordinated to conform with the new plan with respect to height, open-space and connectivity. Due to this replacement of the governing Small Area Plan, a Zoning Ordinance Text Amendment is necessary to correctly link the site requirements, particularly in regard to allowable building height.

### *B. Compliance with City Policies*

#### Affordable Housing Policy

The project is being undertaken by the Alexandria Housing Development Corporation ("AHDC"), a non-profit, affordable housing developer local to Alexandria. Established by the City in 2004 to produce and preserve affordable and workforce housing within Alexandria, AHDC owns and manages eight properties with approximately 700 rental units ranging from Del Ray and Potomac Yard to the King Street Corridor and Beauregard. In 2019-20, AHDC acquired

the 326-unit Parkstone Apartments and completed two mixed-use projects, *The Bloom at Braddock* and *The Nexus*. The Arlandria/Chirilagua project site comprises five parcels - AHDC is the contract purchaser of 221 West Glebe Road and 3606, 3610, and 3612 Mount Vernon Avenue, although the current owner/seller will continue to participate financially in the project. The fifth parcel, a public parking lot at 3700 Mount Vernon Avenue, is owned by the City. The Section 9.06 disposition of the city-owned parcel is project is discussed in **Section G** of this report.

The proposed mixed-income and mixed-use community will create new affordable and deeply affordable rental and homeownership opportunities, as well as space for neighborhood serving retail and services and city flex space. As such, the development program implements three Housing Master Plan goals:

- Providing long-term affordable and workforce rental housing through strategic new development and redevelopment;
- Supporting affordable and workforce home purchase opportunities; and
- Providing safe, quality housing choices that are affordable and accessible to households of all ages and abilities.

#### *Levels and Types of Affordability*

The Arlandria-Chirilagua Small Area Plan (the “ACSAP”), and ongoing consultations with area residents regarding their housing needs, informed the design and structure of the project: expanding affordable housing opportunities in the neighborhood, particularly deeply affordable housing, is the primary objective of the ACSAP. The proposed project will deliver up to 475 rental and homeownership housing units affordable to households with incomes at or below 80% AMI, with approximately 75% of the rental units in Building 1 at 60% AMI or below and 25% at 40% AMI (**Tables 1 and 2**). The project also prioritizes larger units to accommodate a variety of household sizes and compositions, including multigenerational households; 60% of the units have two or more bedrooms, and over 50% of the one-bedroom units include a flexible den space (**Table 3**).

**Table 1: 2021 Area Median Household Incomes for DC Metro Area**

Income range	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person
<b>30% AMI</b>	\$27,100	\$31,000	\$34,850	\$38,700	\$41,800	\$44,900
<b>40% AMI</b>	\$36,120	\$41,280	\$46,440	\$51,600	\$55,760	\$59,880
<b>50% AMI</b>	\$45,150	\$51,600	\$58,050	\$64,500	\$69,700	\$74,850
<b>60% AMI</b>	\$54,180	\$61,920	\$69,660	\$77,400	\$83,640	\$89,920
<b>80% AMI</b>	\$72,240	\$82,560	\$92,880	\$103,200	\$111,520	\$119,760

Source: HUD 2021

**Table 2: Affordability Levels**

Affordability	Building 1 (rental)	Building 2 (homeownership)	Total	% of Subtotal
<b>40% AMI</b>	105	0	100	25.2%
<b>50% AMI</b>	34	0	34	8.1%
<b>60% AMI</b>	173	0	173	41.5%
<b>80% AMI</b>	105	0	100	25.2%
<b><i>Subtotal Rental</i></b>	<b><i>417</i></b>	<b><i>0</i></b>	<b><i>417</i></b>	
<b>Up to 80% AMI</b>	0	58	58	100%
<b><i>Subtotal Homeownership</i></b>	<b><i>n/a</i></b>	<b><i>58</i></b>	<b><i>58</i></b>	<b><i>100%</i></b>
<b><u>Total</u></b>	<b><u>417</u></b>	<b><u>58</u></b>	<b><u>475</u></b>	

**Table 3: Proposed Unit Mix**

Unit Mix	Building 1	Building 2	Total	% of Total
<b>Junior 1 bedroom</b>	29	0	29	6%
<b>1 bedroom</b>	52	0	52	11%
<b>1 bedroom + den*</b>	108	0	108	23%
<b>2 bedroom</b>	146	44	190	40%
<b>2 bedroom + den*</b>	30	0	30	6%
<b>3 bedroom</b>	52	14	66	14%
<b><u>Total</u></b>	<b><u>417</u></b>	<b><u>58</u></b>	<b><u>475</u></b>	100%

\*Units with dens are not charged higher rents.

The need for deeply affordable rental housing options is great in Arlandria-Chirilagua (the majority of area apartments are affordable at 60-70% AMI, including the cost of utilities, while the majority of renters have incomes at or below 40% AMI). The project strives to maximize housing opportunity for Arlandria-Chirilagua residents by maximizing the number of units affordable at 40% AMI; providing up to 138 units with flexible den space; empowering residents to successfully apply and qualify for new affordable units (see *Ready to Rent Program*); and pursuing a phased financing strategy that leverages city investment with a wide range of funding sources (see **Section II - Development Costs and Phasing**). In addition, the City is working with the Department of Housing and Urban Development (“HUD”) to enable a preference in new housing developed in the neighborhood for Arlandria residents.

*Ready to Rent program:* Arlandria-Chirilagua residents have emphasized the importance of having equitable access to new affordable housing resources as they are constructed in the community. They have noted that the leasing process in such developments can be daunting and that eligibility criteria can preclude many from applying due to their rental history (including informal or undocumented subleasing) or the nature of their employment in the service, restaurant, childcare, day labor, construction and gig economies that may offer irregular monthly and/or cash incomes that make documenting eligibility for some types of affordable housing complicated. AHDC, in partnership with the City and grant funding from Virginia Housing, is developing a Ready to Rent program, a replicable framework designed to help empower residents to successfully prepare for and navigate the application and leasing process when new affordable units are brought to the market.

It is noted that the affordability of ten percent of the rental units funded through the competitive (9%) Low Income Housing Tax Credit equity (“LIHTC”) program are anticipated to be further subsidized under the City’s Pilot Rental Subsidy Program, making rents on some units affordable to households at incomes below 40% AMI. City funding anticipates a minimum of five years, although extensions are planned depending on the availability of resources.

Building #2 is anticipated to provide up to 58 for-sale housing units. These family-sized, two- and three-bedroom units, which will be affordable in perpetuity with equity sharing enforced through deeds of covenant restricting the terms of resale, will be sold at prices and with assistance to make them affordable to households with incomes up to 80% of the area median income (**Table 1**). The sales prices will be a function of the target AMI, anticipated condominium fees, and unit size (square footage) and type (number of bedrooms) and will be finalized closer to the delivery of the units in consultation with Housing Staff. The units will be marketed to first-time homebuyers who either live and/or work in the City. First-time homebuyer training and counseling will continue to be offered locally in English and in Spanish as part of the Plan’s Ready to Buy strategy. Spanish language homeownership classes are currently being offered through support from a Community Impact Grant from Virginia Housing at the Chick Armstrong Recreation Center to prepare those interested in homeownership to take advantage of future opportunities in Arlandria-Chirilagua and throughout the City. The for-sale housing component of the overall project presents an important opportunity to expand affordable homeownership units, especially to Arlandria-Chirilagua residents seeking to buy. It is noted that if appropriate financing to support a for-sale development cannot be secured, Building #2 has been designed to be able to successfully transition to rental. In that situation, it is anticipated that its rental affordability mix would be comparable to that planned for Building #1.

The nature of the project’s amenities will help keep condominium fees, which can be a significant component of overall housing costs, lower than typical market-rate condominium fees. In addition to the on-site amenities (see **Section IV - Staff Analysis**) and ground floor neighborhood serving uses, the site is within walking distance of Four Mile Run Park and grocery and retail shopping. It is also served by robust bus service along Mount Vernon Avenue and West Glebe and is proximate to the Cora Kelly School for Math, Science, and Technology and the Leonard “Chick” Armstrong Recreation Center.

In addition to AHDC-led community engagement and listening sessions (discussed in **Section V- Community**) Planning Commission and City Council, as well as the Alexandria Housing Affordability Advisory Committee (“AHAAC”) (discussed below), were briefed throughout the development of the project concept.

*Amenities:* A range of amenities will be incorporated into the project. Building #1’s indoor and outdoor amenities are will be designed for multigenerational living and include club and event rooms, a children’s playroom, a fitness center, spaces to study and learn, landscaped roof terraces, and an activated courtyard. Building #2’s on-site amenities include in-unit laundry, community rooms, and an outdoor terrace on the third floor. Both buildings will have access to all of each other’s ground floor indoor and outdoor spaces. Access to rooftop amenities will be limited to the residents of that building.

### Housing Master Plan

The City's Housing Master Plan was adopted in 2013 and "*established a target of providing, preserving, or assisting 2,000 units from FY 2014 through 2025*". The 475-unit affordable project directly contributes to that target, in addition to supporting the City's commitment to the meeting the Council of Government's Regional Housing Initiative's housing production goals.

As a mixed-income and mixed-tenure public-private-nonprofit partnership (discussed in the Housing section), the project implements three specific Housing Master Plan goals:

- Providing long-term affordable and workforce rental housing through strategic new development and redevelopment;
- Supporting affordable and workforce home purchase opportunities; and
- Providing safe, quality housing choices that are affordable and accessible to households of all ages and abilities.

The project's focus on meeting the neighborhood's housing priorities through deep levels of affordability, a diversity of units types (including family-sized units), and empowerment of Arlandria-Chirilagua residents to successfully apply and qualify for new affordable units also ensures the community is consistent with the [2021 ALL Alexandria Resolution](#).

### Green Building Policy

The project will comply with the 2019 Green Policy, which requires all new multi-family projects to receive a certification of LEED Silver or equivalent, with the City's required performance points. In addition, 2% of parking spaces in the garage will be equipped with EV charging stations and the building will utilize EnergyStar appliances and low-flow fixtures. Bio-retention and stormwater management components have been incorporated to the site's design and layout and the proposed canopy coverage of 26.8% will meet zoning requirements and exceed the current tree coverage. The Applicant is also exploring the possibility of rooftop photovoltaics.

### Public Art Policy

In 2014, City Council adopted a Public Art Policy which established monetary contribution requirements for development projects to contribute towards public art. A public art contribution is not required for an Affordable Housing project, per the Public Art Policy adopted by City Council in 2014.

## ***C. Site Design and Architecture***

The height, scale, and massing of the project are responsive to a number of closely coordinated elements ranging from site specific conditions to navigating regulations. Due to the almost concurrent timing of the ACSAP, Staff worked to ensure that this proposal complied with the new plan's recommendations.

### Site Design

Due to the urban design and density of the project, the two buildings proposed occupy the majority of their respective parcels. The site design capitalizes on the building transitions toward the exterior of the site, which serve to step the building heights down toward the neighborhood and provide opportunities for above-grade private open space. Building #1 further provides an interior courtyard with openings on West Glebe and the new private road. The openings at either end of the courtyard provide connectivity of the courtyard to the pedestrian network, and avoid the creation of a dead-end configuration which would discourage its use and reduce the perception of welcome to the neighbors.

The courtyard plaza of Building #1 will be 16,600 square feet in size and will provide passive space for the residents and neighbors, including such amenities as a large flexible play area, a variety of seating, and lush landscaping. The courtyard plaza will be publicly accessible via an access easement and include a pedestrian connection under the building to the private road beyond. The three above-grade private terraces – two on Building #1 and one on Building #2 – will be exclusive to the residents of both building and offer an array of amenities. In addition to opportunities for outdoor grilling and dining on Building #1, the terrace associated with Building #2 will feature two age-separated play spaces for residents of both buildings.

The private street has been located to connect, as close as possible, to the intersection of Reed Avenue and Mt. Vernon, while maximizing the distance from existing intersections along West Glebe. The private street will also tie into an existing east/west alley behind St. Rita's and the commercial businesses along Mt. Vernon. The private street was designed to prioritize pedestrian throughput and reduce vehicle travel speeds. Accordingly, sidewalks are located along both sides, and range in width from 5 feet to 14 feet and the vehicular lanes are 11 feet wide. High-visibility crosswalks will be provided at each ADA pedestrian crossing and the street itself will be landscaped with the required number of street trees and bioretention.

The development will deliver 38,288 square-feet of commercial space – which is distributed across both buildings. Building #1 will contain a small 4,019 square-foot storefront along Mt. Vernon Avenue while the remainder of the commercial space is contained in Building #2. The commercial space in Building #2 will be located on levels 1 and 2 and have pedestrian access on Mt. Vernon Avenue. The parking associated with the commercial uses will be located in the underground garage, separated from the residential parking.

### Building Architecture

The architecture of the two buildings is intended to be related yet distinct to create a varied urban character. Both buildings will utilize high-quality materials and their expressions have been





Figure 5: Perspective of **Building #1** (L) and **Building #2** (R) from Mt. Vernon Avenue, with 3608 Mt. Vernon shaded in gray.

### *Building #1*

Building #1 is the largest building proposed with an asymmetrical inverted “U” shape in plan, with generous frontage along Mt. Vernon and West Glebe. To create a transition of the building massing, the tallest portions will reach 113.5 feet in height and are primarily located interior to the site, with shorter 5-story wings along West Glebe and Mt. Vernon. There is a small commercial space within the storefront portion with direct access to Mt. Vernon Avenue. The main residential entrance to Building #1 is located along West Glebe, near the intersection of the private road. The building contains two-levels of underground garage below.

The building utilizes brick masonry, metal/fiber panel systems and glass to define its palette. The brick-base is of a grey hue, while the levels above will introduce more variation in color and masonry techniques – recalling the art-deco period. The storefront portions along both frontages utilizes a lighter grey palette and feature activated roof-terraces above. Both are programmed as private open-space for residents, with a variety of features that offer rest, refuge and interest for all ages and abilities. The tallest portions of the building are brighter – with tan and orange as the dominant tones. To emphasize the verticality of these taller portions of the building, there is a vertical expression which repeats across the façade, traveling from the base to the roofline. The roofs of the building are also celebrated by a cornice feature, which adds more texture and visual

interest to the top portions of the building.



Figure 6: **Building #1** perspective from West Glebe Road noting the cornice feature above the storefront portion and main entrance.



Figure 8: Courtyard perspective of **Building #1** from West Glebe Road with the courtyard plaza in the foreground

### *Building #2*

The footprint of Building #2 is substantially smaller and has primary frontage along Mt. Vernon. There are a total of seven floors plus a basement – which contains storage, a bike room, and various mechanical elements of the building. When viewed in plan, Building #2 reads as an “L” shaped massing situated atop a two-story commercial base. The two-story commercial base is



Figure 7: Southern perspective of **Building #2** from Mt. Vernon Avenue.

expressed with light-grey brick masonry. The five stories above are dedicated to the residential units in the building and utilize a darker shade of grey, which visually breaks up the massing. The “L” configuration of the residential levels above the rectangular commercial base shelter a private terrace. The terrace delivers 4,100 square-feet of activated open-space with two (2) age-specific play spaces that were designed in close collaboration with RP&CA. The rear of the building faces the existing public alley where there is a loading dock to serve the building tenants. The main residential entrance to Building #2 is situated on the proposed private road to help activate this streetscape while the commercial spaces can be accessed directly from Mt. Vernon.

## ***D. Open Space, Amenities and Streetscape Improvements***

### *Open-Space*

The design and programming of the open-space responds to the scale of the site and the anticipated needs of the community. Taking into account the size of the project, Staff worked to ensure that the programming of the open-space responds to all ages and abilities. The amount of open-space provided was also coordinated extensively to ensure compliance with the ACSAP – which requires between 0.4 and 0.7-acres for the site. As noted in the table below, this development will provide 0.69 acres of open space.

This project delivers a variety of public and private open-spaces, which are located both at the pedestrian and terrace levels of the development – with the keystone being the 16,600 square-foot courtyard plaza on West Glebe. The courtyard will be open to the public through a public access easement, which allows for the public’s passage, usage and general enjoyment between the posted hours of 5:00AM and 10:00PM.

Given the scale of the project, Staff encouraged the Applicant to design high-quality open-spaces at the terrace levels of both buildings. On Building #1 there are a total of two activated terraces which will be situated above the low-rise portions along Mt. Vernon Avenue and West Glebe



Road on level six. They are 2,300 and 7,200 square-feet respectively and have been programmed for activation and includes places of rest, refuge and interest, along with outdoor dining and seating. The third and final terrace is approximately 4,100 square-feet and situated on level 3 of Building #2. It has been programmed with two separate, age-separated play spaces for children along with seating for parents. In total, between at-grade and above-grade open spaces, the project is providing over 21% open space for the site.

#### *Amenities*

The project will also deliver a variety of amenities similar to market-rate housing in a mixed-use development of this scale. The building amenity facilities will include a community event space, a fitness room, a children's playroom, lounges and club rooms, pet-washing stations, a community garden, storage for bicycles, and other residential service spaces including study rooms and a business center/classroom. As with the private open-spaces, the amenities will be exclusive to the residents of both buildings as well as their guests.



Figure 8: Interior courtyard plaza (**Building #1** beyond), as seen from its entrance on West Glebe Road.



*Figure 9: Pedestrian connection with ADA accessible elevator leading from the central courtyard plaza to the internal private roadway below **Building #1**.*

**Table 4: Open-Space**

<b>Previous CDD Open-Space Requirement</b>	15%	
<b>New ACSAP Open-Space Requirement</b>	<u>Tier-II</u> 0.4-Acres (17,424 SF) to 0.7-Acres (30,492 SF)	
<b>Proposed Open-Space with AHDC Development</b>	<i>Public/At-Grade:</i> 0.38-Ac. / 16,600SF (55%)	<b><u>Total Open-Space:</u></b> <b>0.69-Ac. / 30,200-SF</b>
	<i>Private/Above-Grade:</i> 0.31-Ac. / 13,600SF (45%)	

#### *Streetscape Improvements*

Staff worked with the Applicant and their design team to achieve safe, comfortable and interesting streetscape designs. Like many design elements of the plan, the streetscapes were coordinated to ensure compliance with the ACSAP and existing policies pertaining to Complete Streets. The Applicant is proposing to construct a streetscape along West Glebe Road which is approximately 20 feet from curb to building. The sidewalks will be scored concrete and there are ample street trees, lighting and bicycle parking within the cross-section.

Along Mt. Vernon Avenue, the principal thoroughfare, the sidewalks will be uni-décor pavers and be approximately 21 feet wide. There will be significant commercial spaces with frontage along Mt. Vernon Avenue, thus justifying the slightly wider width. As with West Glebe, there will be bicycle racks, street trees and lighting within the area between the back of curb and building.

The private road connection between West Glebe and Mt. Vernon Avenue has been designed to encourage safe, comfortable and efficient pedestrian throughput. The sidewalks will be concrete and range from approximately 5 to 14 feet in width. They will also be lined with street trees, lighting, and bicycle parking to provide safety and comfort and to activate the streetscape. The stormwater BMP tree-wells are located along the private street.

#### 3608 Mt. Vernon Avenue

The Applicant is currently attempting to acquire the adjacent parcel of 3608 Mt. Vernon Avenue, currently a hair salon/barber shop. As this parcel has not yet been acquired, it is not part of this

application and therefore does not contribute to allowable FAR, amount of open space provided, and several other factors. However, it will be a notable addition to the open space of this development and the Arlandria-Chirilagua neighborhood. The Applicant intends to locate above-grade utilities (switch boxes) on this site but will have sufficient space remaining on this additional parcel to provide a playground that will be accessible to the public. The area of the 3608 Mt. Vernon Avenue parcel is 6,600 square-feet, the majority of which would be dedicated to public use. The incorporation of this parcel into the project, and its design, will be processed through the Final Site Plan process administratively, as per the Conditions of Approval.

## ***E. Stormwater Management***

### *Utility Improvements*

There is an existing public storm sewer and public sanitary sewer that crosses the site. With this redevelopment, both of these utilities are relocated to avoid conflict with the proposed buildings. The storm sewer will be upgraded to two (2) box culverts side by side, sized for the drainage area draining to it and placed underneath of the new private roadway and located within a 30-foot storm sewer easement. The proposed sanitary will also be relocated to under the private roadway and within a 15-foot sanitary easement. This utility relocation places the sewers within private and public roadways, which is a standard design, allowing access to the utilities from the streets. The upgraded utilities have adequate capacity to accommodate future flows through the pipes. Additional curb inlets and drains are proposed throughout the development site and the roof drains will be connected to the storm sewer, which will decrease the amount of surface flow runoff from the site into Mount Vernon Avenue.

### *Additional Stormwater Improvements*

This project will meet all stormwater requirements of Chapter XIII of the City's zoning ordinance, including both for stormwater treatment and for stormwater quantity. In particular this project will ensure the water quality leaving the site meets the states filtration requirements through the use of on-site Stormwater BMPs including bio-retention planters, a hydrodynamic separator, and a detention vault. There is a minor increase in impervious area with this development and these same BMPs will provide a reduction in post-development peak rate runoff to below pre-development levels, providing compliance with Chapter XIII. The installation of green and stormwater infrastructure with this proposed development plan brings a great benefit to the existing parcel because the existing parcel contains no existing water treatment facilities.

## ***F. Parking, Traffic and Transportation***

### *Parking*

The Applicant is utilizing the [City's Parking Standards for Multi-Family Residential Development Projects](#) (the "MFPS") to calculate their residential off-street parking requirement. The MFPS creates a framework which establishes parking minimums and maximums. Furthermore, the MFPS allows for reductions to the residential baseline ratio itself when defined transit-oriented criteria such as proximity to a metro-station/BRT walkshed and walkability score

(as defined by the MFPS) and percentage of affordable units based on AMI. The Applicant is eligible to deduct 15% from the baseline for each unit type, given their walkability score and proximity to 4 or more bus routes within ¼ mi – which earns them credits of 5% and 10% respectively. The specific commercial (retail) square-footage will be parked at the typical 0.75spaces per 1,000 square-feet and are ineligible for any reductions. As per the table below, a minimum of 389 off-street parking spaces are required for the entire development. The Applicant has requested seven fewer spaces than the minimum requirement– which is discussed in greater detail in the SUP section of this report.

Access to the parking garage itself is internal to the site, along the private road with public access easement. The Applicant started the project with a different parking garage design that contained the required number of parking spaces. Through a number of changes that have consolidated all vehicular loading and garage access to its present location and taking into account the topography and the number of spaces was slightly reduced. Staff believe that the current garage layout will function more safely and efficiently and the number of spaces provided are sufficient.

**Table 5: Off-Street Parking Requirement**

	<b>Baseline</b>	<b>Total Credits</b>	<b>Final Ratio</b>	<b>Units</b>	<b>Bedrooms</b>	<b>Min. Spaces</b>
60% or below	0.75/unit	15%	0.64/unit	212	n/a	136
40-50% AMI	0.65/unit	15%	0.55/unit	163	n/a	91
1 BR	1.00/bdrm	15%	0.85/bdrm	40	40	34
2+ BR	1.00/bdrm	15%	0.85/bdrm	60	120	102
<b>Minimum Residential Requirement</b>						<b><u>363</u></b>

<b>Non-Residential</b>	<b>Baseline</b>	<b>Total Credits</b>	<b>Final Ratio</b>	<b>Square-Foot</b>	<b>Min. Spaces</b>
Minimum/Maximum Commercial Retail Requirement	0.75/1000SF	0	0.75	35,000	<b>26</b>
<b>+</b>					
<b><u>Minimum Required by Zoning</u></b>					<b><u>389</u></b>
<b><u>Total Parking Provided</u></b>					<b><u>382</u></b>



### *Traffic and Transportation*

The Applicant conducted a Multimodal Transportation Impact Study (the “Study”) to evaluate the adequacy of the existing multimodal transportation network – which was conducted in conjunction with the proposed development and identifies mitigation measures to offset associated traffic impacts.

The Study included an evaluation of existing and future conditions on the site. Based upon the ITE Trip Generation Manual and an assumed 60% of trips were by vehicles for the residential use and 20% of trips were by vehicle for the retail use, the proposed land use change would generate approximately 106 vehicle trips in the AM Peak Hour and 136 vehicle trips in the PM Peak Hour. These trips are assumed due to existing and planned regional and local transit services, existing and planned bicycle and pedestrian facilities, as well as proximity to the new Potomac Yard Metro Station – which is under construction approximately 1.0 mile to the east of the subject site.

The Study also evaluated intersection operations for the eight (8) surrounding existing and future intersections to determine their effect on the street network. Based on the findings, all eight intersections will continue to perform with acceptable levels of service, with less than 80 seconds delay in a cycle. The Study did not observe an increase in delays greater than 10% at any of the intersections.

The development aligns with the City’s guiding principles of encouraging multimodal use. The proposed development improves the pedestrian facilities surrounding and internal to the site which provides for adequate circulation. This includes the proposed private street with public access easement which will improve connectivity between Mount Vernon and W. Glebe Road for all users. The site will also include secure long-term and short-term bicycle parking that meet or exceed the City’s Zoning requirements. The site will also include a robust Transportation Management Plan (Tier III) which has additional components to encourage alternative modes of transportation.

The City and AHDC recognize that there is a need to improve pedestrian safety adjacent to and surrounding the site. To this end, the City will collaborate with the Applicant to determine whether it is beneficial to install a traffic signal at the intersection of the proposed private street with public access easement and West Glebe Road. If the analysis and design designates a signal, it will prioritize pedestrian travel and include high-visibility crosswalks. The Applicant will analyze and design the signal, with the City completing its installation, as determined by the study.

### ***G. Disposition of a Portion of City-Owned Property (9.06)***

The City is proposing to dispose of the lot addressed 3700 Mt. Vernon Avenue in the Arlandria neighborhood of Potomac West – which is currently improved with a municipal parking lot. Section 9.06 of the City’s Charter requires that the Planning Commission review any acquisition or sale of public land to ensure that any such change is consistent with the City’s Master Plan.



Figure 10: The City-Owned parking lot at 3700 Mt. Vernon Avenue, also known as the Datatel Site.

#### **CONSISTENCY WITH THE MASTER PLAN**

The proposed disposition is consistent with both the Potomac West Small Area Plan (the preceding Small Area Plan) as well as the recently adopted Arlandria-Chirilagua Small Area Plan. The parcel was similarly designated for disposition to leverage the development of the adjacent parcels of the Safeway/Datatel site in the 2009 Jones Lang LaSalle Real Property Inventory Study and Recommendations on the Disposition of Certain City Owned Real Estate for the City (See ***Section X - Appendix***).

#### **Arlandria Chirilagua Small Area Plan (2021)**

The recently adopted Arlandria-Chirilagua Small Area Plan (ACSAP) emphasizes the need for affordable housing production in addition to neighborhood serving uses. The sale is compatible with the goals and objectives of the SAP by contributing to, and helping leverage, the provision of 475 units of affordable rental and homeownership units mixed with neighborhood serving uses. The recommendation of the ACSAP calls for:

- building “*partnerships among public... and nonprofit entities to maximize the use of ...public land ...for the development of affordable and mixed-income housing*”,
- creating “*new affordable homeownership*” and,
- “*Incorporating additional community facilities that improve access to resources*”. Pg. 61, Arlandria-Chirilagua Small Area Plan)

The planned disposition of the site is meeting the intent of the SAP by leveraging public resources for the development of affordable housing in addition to providing space for community facilities.

## ***H. CDD Concept Plan and Zoning Text Amendment***

### **CDD Concept Plan**

The Applicant has submitted a CDD Concept Plan for CDD #12 as part of their land use application package. The coordinated development district is 4.6-acres in size with the development site encompassing more than  $\frac{3}{4}$  of the CDD itself. The concept plan itself identifies the AHDC Site and is accompanied by CDD Conditions further below which relate to the site.

City Staff find that the CDD Concept Plan is consistent with the Arlandria/Chirilagua Small Area Plan and the proposed DSUP for the site, and would not impinge upon the ability of the remaining parcels within the CDD to redevelop according to the CDD or underlying zoning.

### **Zoning Text Amendment**

In connection with its support for the CDD Concept Plan, Staff has drafted amendments to the CDD #12 zone, that, if approved, would be incorporated into the Zoning Ordinance as a text amendment. As shown in Attachment #1 of this Staff report, development regulations and allowable uses have been incorporated into a CDD table similar to other CDD approvals.

#### ***Development Regulations***

Staff has recommended development regulations in the amended CDD #12 regarding maximum building height and the reference document which would establish and regulate such allowed heights. The Arlandria-Chirilagua Small Area Plan (ACSAP) has been recently developed to provide guidance for the regulation of height and provision of affordable housing throughout the neighborhood of which this proposed development is a part. As such, the ACSAP establishes three scenarios for building heights within CDD #12 – a base height of 65’ as currently allowed under the existing CDD guidelines, an extended height of 90’ with the provision of 10% affordable housing for the quantity of housing provided between 65’ and 90’ in height (referred to as the Plan bonus), and a maximum height of 115’ with the application of bonus height under section 7-700 of the zoning ordinance. Additionally, through the use of 7-700, proposals within the CDD (and ACSAP area) may increase their allowed density via the provisions of this section of the Zoning Ordinance.

#### ***Allowable Uses***

A list of allowable uses is included in the CDD #12 table. The existing allowed uses include broad groupings such as retail, residential, and office. Staff has included several additional allowable uses that would be consistent with the uses discussed and encouraged in the Arlandria-Chirilagua Small Area Plan to support the needs of the community and provide additional opportunities for an employment base within the community while retaining compatibility with the existing adjacent neighborhood. These additional uses include continuum of care facility, nursing home, and catering facilities, provided an Applicant pursues approval through a full-hearing Special Use Permit(s). Please note that additional uses such as daycare, restaurant,

personal services and others are also encouraged and allowed under section 5-602(E) of the Zoning Ordinance.

## ***I. Special Use Permits***

Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve Special Use Permits (SUPs), three 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.

### **I. Parking Reduction SUP**

The Applicant is seeking to reduce the required amount of parking on the site by 7 spaces. Staff is supportive of the request, based on the analysis below.

**Table 5: Minimum Zoning Requirement for Off-Street Parking Based on Residential Performance-Standards (MFPS)**

<b>Off-Street Parking Rates</b>	<b>Min. Spaces Required</b>
<b>Commercial Rate</b>	
– 0.75-spaces/1,000 sf *	26
<b>Residential Rate</b>	-
ADUs – 60% AMI (0.64-spaces/1,000 sf)*	136
ADUs – 50% AMI = (0.64-spaces/1,000 sf)*	91
1 and 2+ BR = (0.85-spaces/1,000 sf)*	136
<b>Minimum Residential Requirement</b>	<b>363</b>
<b>Minimum Off-Street Parking Required</b>	<b>389</b>
<b>Proposed Off-Street Parking Spaces</b>	<b>382</b>
<b>Total Parking Reduction Requested</b>	<b>7</b>
<i>*Performance Standard Deductions for Residential Include:</i> <ul style="list-style-type: none"> <li>• 5% reduction for site within 1/4 mile of 5 bus routes</li> <li>• 10% reduction for a Walkability Index between 90-100</li> </ul>	

The footprint of the underground garage covers the entirety of site on which building #1 will reside and can accommodate all but 7 of the minimum required spaces. As noted, when the garage was redesigned due to the removal of a previously proposed access point on Mt. Vernon Avenue, the resulting layout became more efficient, but resulted in the loss of several spaces. The removal of the access point improves pedestrian and vehicular safety along Mt. Vernon Avenue by eliminating an unnecessary conflict point.

The Applicant's parking ratios for the residential portion of the project take into account all available deductions in the MFPS. The commercial spaces will be parked at the typical ratio of 0.75 per 1,000 square-feet, as noted in the above table. Accordingly, the Applicant has maximized all available deductions and space within the garage itself, which cannot be expanded in size, due to the presence of wet and dry utilities which run under the adjacent private roadway with public access easement. For the foregoing reasons, Staff supports the parking reduction.

## **II. Special Use Permit (TUP) for a Tier III Transportation Management Plan**

According to Sec.11-700 of the Zoning Ordinance, the Applicant is required to participate in a "tier three" Transportation Management Plan ("TMP") to encourage modes of transportation other than a single occupancy vehicle ("SOV"). The Applicant has agreed to the City's standard TMP rates, which are adjusted annually by the City, based on the Consumer Price Index. The funds contributed to the TMP will be used to help reduce SOV trips within the vicinity through physical improvements to existing infrastructure and access to alternative modes such as bikeshare. Staff supports the Applicant participating in this standard practice.

## **III. Special Use Permit to Increase Height/Bonus Density in Exchange for Affordable Housing (Sec. 7-700)**

Section 7-700 of the Zoning Ordinance allows for projects to increase their allowable Floor Area Ratio (FAR), density, and height with the provision of at least 30 percent of the floor area ratio and density otherwise permitted by this ordinance as affordable housing (whether rental or for-sale). The application of bonus density and height is consistent with the ACSAP, which specifically utilizes this zoning special use permit tool as a way to achieve the desired height, density, and provision of affordable housing outlined in the Small Area Plan. As this project is entirely affordable housing in its residential portion, the project complies with the requirements of Section 7-700 and may be granted the Special Use Permit accordingly.

## ***J. Vacation of Public Alley***

The Applicant is requesting to vacate a publicly-owned alley which is between 15 and 20-feet in width. The alley is situated in the northwest corner of the site and has public street frontage on Mt. Vernon Avenue. The 3,252 square-feet portion of alley which the Applicant wishes to have vacated will be incorporated into the site for development purposes and allows the Applicant to construct the private road with public access easement and related improvements. The request is supported by Staff as it ensures continued safe, orderly and efficient vehicular and pedestrian

circulation through the site. Additionally, the fee normally associated with the vacation of public property will be accounted for, in whole or in part, as part of the City's financial support for the project.

### ***K. Release of Deed Restricted Building Line***

In 1963 the then owner of the Safeway Site (221 West Glebe) conveyed specific rights to the City through a deed of easement (DB 609 Pg. 574). The deed more specifically dedicates right of way, a storm and drainage easement as well as establishes building line restrictions of 15 and 20-feet along Mt. Vernon and Glebe respectively on the property. The Applicant is requesting that the City release these building line restrictions, which pose significant limitations on the developability of site. More specifically, the restrictions would render the project infeasible as currently designed by forcing the buildings to march further into the site, away from Glebe and Mt. Vernon. Staff support the request to relinquish the building line restrictions, which would result in a design that is unfriendly to pedestrians and which would require the building to ascend higher to maintain the desired number of affordable units.

Upon approval of the DSUP and related applications by Council, the City Attorney's Office will coordinate with the Applicant and the City Manager on executing the proper release instrument.

### ***L. Site Plan Modifications***

The Applicant is requesting several modifications to their site plan. 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.

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

- i. **To reduce the height-to-setback ratio for Building's #1 and #2 (Sec. 6-403)**

The Applicant is requesting a modification to the height-to-setback ratios for buildings #1 and #2. Sec. 6-403 of the Zoning Ordinance, Strict application of the ordinance would be undesirable as it limits the heights of each building significantly, and thus the number of affordable units. More specifically, limiting the maximum height of each building would preclude both the Applicant and the City, a partner in the project, from achieving the required number of affordable units on site by diminishing buildable floor area. The modifications will not be detrimental to neighboring property or the health, safety, and welfare of the public as they allow for a pedestrian friendly design which builds upon the walkable nature of the corridor. For the foregoing reasons, Staff supports the request.



Figure 11: "The allowable height of a building at any point shall not exceed twice the distance from the face of the building at that point to the centerline of the street facing such building."

<b><u>Building #1</u></b>	<b>Distance to Centerline</b>	<b>Max. Height as per 6-403</b>	<b>Proposed Height*</b>
West Glebe Road	40.2-feet	80.4-feet	113.5-feet
Mt. Vernon Avenue	39.2-feet	78.4-feet	113.5-feet
<i>*Maximum Height of <u>Entire</u> Building</i>			

<b><u>Building #2</u></b>	<b>Distance to Centerline</b>	<b>Max. Height as per 6-403</b>	<b>Proposed Height*</b>
West Glebe Road	N/A	N/A	N/A
Mt. Vernon Avenue	39.2-feet	78.2-feet	85.5-feet
<i>*Maximum Height of <u>Entire</u> Building</i>			

ii. **To reduce the side-yard setback at line of zone transition for Building's #1 and #2 (Sec. 7-902(A))**

The Applicant is requesting a modification to reduce the side-yard setback at the line of zone transition for buildings 1 and 2 – which abut the RA Zone to the southwest. As per Sec. 7-902(A) of the Zoning Ordinance, "No commercial building shall be located within a distance from the nearest residential zone line equal to the height of such commercial building or 25 feet, whichever is greater." The RA zoning district comes to an acute point near the center of the site, creating an unusual pinch-point. Strict application of the ordinance would create an undesirable development by pushing the buildings further into the site diminishing the ability



to deliver the number of units desirable by both the City and the Applicant. The Applicant is proposing a distance of 16 feet for building #1 and 20 feet for Building #2 – which preserves safe passage and enjoyment through the site.

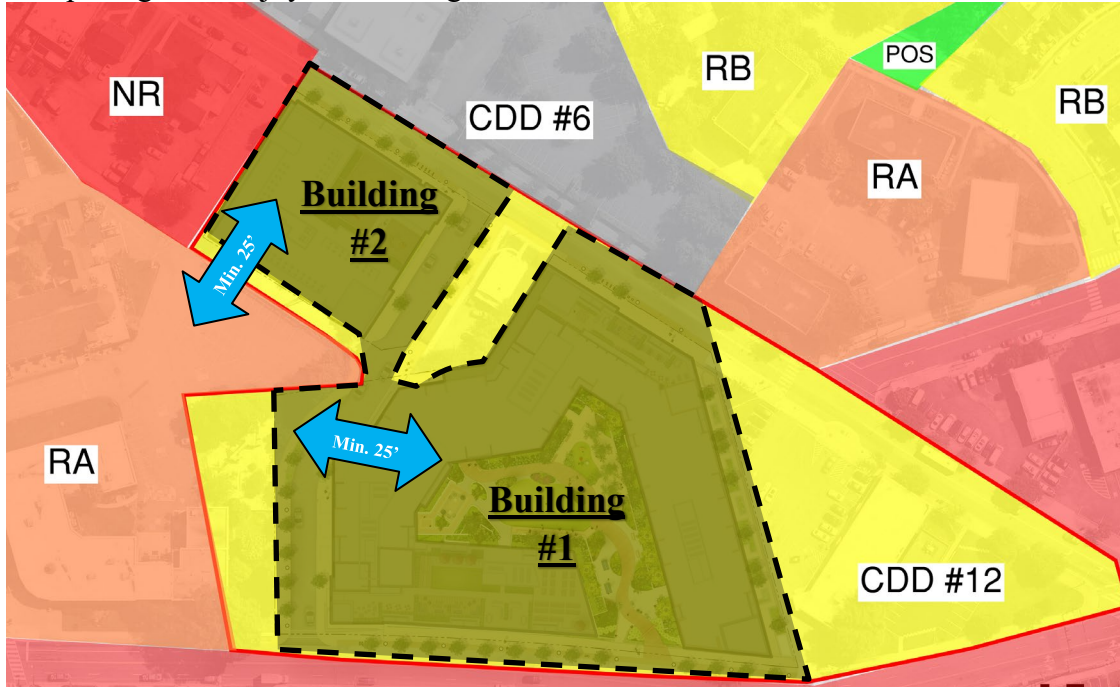


Figure 12: Subject site outlined in a black dashed line in relationship to CDD #12 and adjacent zoning districts. Arrows show the general locations of zone transition and side yard setback modifications.

iii. **To reduce the front-yard setback at line of zone transition for Building #1 Sec. 7-902(B)**

Similarly, portions of Building #1 are situated opposite of an RA zoned property otherwise known as 3515 Mt. Vernon. The Applicant is requesting a modification to allow a 14.9 foot setback along Mt. Vernon. Strict application of the rule which would be undesirable as it would require the building to be setback further along the avenue – resulting in a design which is not friendly to pedestrians and which would compromise the number of units envisioned desired for the site. The distance requested will not be injurious to the public’s health safety or welfare nor to neighboring properties. There will be 20.6 feet from the edge of the building to the back of curb, which ensures safe passage and enjoyment for residents and shoppers.

***M. Student Generation Rate***

Based on the 2019 Student Generation Rates jointly developed by Alexandria City Public Schools (“ACPS”) and the City, the proposed development may generate approximately 390 ACPS students distributed across all grade levels upon full build out.



This project is located within the Mount Vernon Community School, George Washington Middle School, and Alexandria City High School attendance areas. The current ten-year Capital Improvements Plan (“CIP”) includes multiple school capacity projects such as the new Alexandria City High School on West Braddock Road. School projects within the adjacent neighborhoods include a replacement and capacity addition at George Mason Elementary School and improvements are planned for the Cora Kelly School for Math and Science. Based on School Board policy, ACPS evaluates school boundaries every five years. The Board also evaluates boundaries prior to the opening of each new school to determine if any adjustments are needed for capacity, diversity or otherwise. The City and ACPS will continue to review, plan, and allocate resources for necessary additional capacity projects that ensure safe and equitable learning environments.

## **V. COMMUNITY**

Community engagement was an important component of the project as it ran concurrently with the Arlandria/Chirilagua Small Area Plan update (“ACSAP”). The Applicant participated in and hosted a number of community meetings which began on or around early spring 2021. Due to the Covid-19 Pandemic, community engagement efforts had to be adjusted to keep members of the public and Staff safe and healthy. Accordingly, the majority of the community meetings were held virtually. At the request of Staff, the Applicant also created a bilingual [public webpage](#) to help further stimulate community discussion and keep constituents apprised of AHDC’s plans for the site. The project was also discussed at the various public meetings held for the ACSAP – which are also documented online via the City’s Webpage and available in both English and Spanish.

Staff heard from many people in the community, including residents and voices from advocacy groups such as Tenant and Workers United. The community expressed the desire to see more family-oriented, affordable units in the neighborhood and for safer pedestrian connections – specifically along West Glebe and its intersection with Mt. Vernon Avenue further to the east. They also spoke about the existing housing conditions in the community - which are over-crowded and the units themselves in need of repair. The community also expressed the hope and desire to see the commercial spaces provided with the development prioritized for existing small businesses in the area – especially those that will be displaced by redevelopment.

Additionally, the Applicant presented before the Alexandria Housing Affordability Advisory Committee Virtual Meeting (“AHAAC”) both formally and informally, throughout the process; with their Affordable Housing Plan formally approved by the Committee on November 8, 2021 – a copy of the endorsed plan is included as an attachment to this report.

A summary of the specific dates of each meeting are outlined more specifically in the table below.

**Table 6: Community Outreach Dates**

<b>Applicant Outreach</b>	
<b>Date</b>	<b>Meeting</b>
April 14, 2021	Virtual Open-House (English)
April 15, 2021	Virtual Open-House (Spanish)
July 28, 2021	Virtual Open-House (English/Spanish)
September 24, 2021	Casa Chirilagua In-Person “Road-Show”
October 6, 20221	Tenants and Workers Union In-Person “Road-Show”
October 7, 2021	Alexandria Housing Affordability Advisory Committee Virtual Meeting (AHAAC) – Informal Presentation
October 27, 2021	Final Virtual Open-House (English/Spanish)
November 4, 2021	Alexandria Housing Affordability Advisory Committee Virtual Meeting (AHAAC) – Formal Presentation

## **VI. CONCLUSION**

Staff recommends **APPROVAL** of the requests; that the City initiate the Zoning Text Amendment to the CDD #12 Table; and, that the Planning Commission deem the disposition of the property located at 3700 Mt. Vernon Avenue consistent with the Master Plan, subject to compliance with all City codes, ordinances, and the following Staff recommendations below.

*Staff:* Karl Moritz, Director, Planning & Zoning  
Robert Kerns, AICP, Division Chief, Planning & Zoning  
Nathan Imm, Principal Planner, Planning & Zoning  
Carson C. Lucarelli, Urban Planner, Planning & Zoning

## **VII. STAFF RECOMMENDATIONS**

### **I. CDD CONDITIONS**

1. The applicant shall comply with the Coordinated Development District (CDD) Conceptual Design Plan accompanying this application and dated 9.31.2021 and as it may be revised, all conditions contained herein, and with the zoning requirements of CDD #12. (P&Z)
2. The conditions of this approval are binding upon the applicant, its successors and/or assigns. (P&Z)
3. Each block(s) and/or building(s) shall obtain approvals consistent with the requirements set forth in the Zoning Ordinance at that time. (P&Z) (T&ES)
4. The floor area defined for each block within CDD#12 shall be subject to compliance with the applicable requirements of the Arlandria Chirilagua Small Area Plan and the Zoning Ordinance at the time of approval. (P&Z)
5. No preliminary DSUP requests may be submitted later than five years from City Council approval of the CDD Conceptual Design Plan. (P&Z)
6. The Applicant(s) shall coordinate, to the extent necessary, with other property owners and Applicant(s) within CDD #12 on the design of streets, parks-open spaces, sewer systems and other related infrastructure and construction. (P&Z) (T&ES)

### **II. DSUP CONDITIONS**

7. The Final Site Plan shall be in substantial conformance with the preliminary plan dated 9.30.2021 and the exhibits dated 11.16.2021 and comply with the following conditions of approval.

#### **I. SITE PLAN**

8. Per § 11-418 of the Zoning Ordinance, the DSUP shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval (*plus any extension per § 7 of Ordinance Number 5313 related to the COVID-19 emergency*) and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)

9. 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)
10. 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. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - e. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
  - f. 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.
  - g. 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.
  - h. Provide location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
  - i. 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.
  - j. 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.
  - k. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.

- l. The walls and ceilings in the garage must be light-colored concrete (painted or dyed) to increase reflectivity and improve lighting levels at night.
  - m. The lighting for the underground/structured parking garage shall be a minimum of 5.0-foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5-foot candles.
  - n. Light fixtures for the underground/structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
  - o. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
  - p. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
  - q. Full cut-off lighting shall be used as applicable at the development site to prevent light spill onto adjacent properties. (P&Z) (T&ES) (Code)
11. 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)
12. Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) \*
13. 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)
14. The parcel of property directly adjacent to the northeastern corner of the site along Mt. Vernon Avenue (3608 Mt. Vernon Avenue, Parcel 015.01-04-05) may be acquired by the Applicant. The incorporation of this parcel into the development approvals for this project may occur administratively through the Final Site Plan process. The design and layout shall be to the satisfaction of the Directors of P&Z and RP&CA, with the following conditions.
  - a. The additional parcel may not be utilized to increase the allowed FAR of the project without pursuing a major amendment to the plans through approval by City Council.
  - b. The two above grade utility (switch) boxes/closets may be included in the parcel to address the needs of the Applicant in the general vicinity of the intersection of the private street and Mt. Vernon Avenue. The enclosure for this will be designed to be: (1) as small as possible; (2) have an attractive architectural façade on all four sides to the greatest degree feasible; (3) incorporate a play or community use to the interior side if allowed/feasible.
  - c. The parcel will either be dedicated to the City with an easement granted to the Applicant for the utilities, or will have a park public access easement.



- d. The Applicant will construct a public playground on the site.
- e. If a public access easement is granted, the City may, at a later time, install public art on this parcel.
- f. The Applicant is responsible for completing that section of streetscape fronting this additional property, of the same dimension, finish, and provision of amenities as the primary portion of streetscape being completed under this proposal.
- g. For Building #1: The addition of brick and/or glazing facing the future park parcel, as conceptually depicted in elevations and exhibits dated 11.16.2021, may be incorporated into the design of building through the Final Site Plan process.

**A. BUILDING:**

- 15. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, and (7) fire protection system requirements. (P&Z) (Code) \*
- 16. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated 9.30.2021 and subsequent exhibits dated 11.16.2021 and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) \*
  - a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling).
    - i. Window sizes and types.
    - ii. Window mullion dimensions and projection in front of face of glass.
    - iii. Window frame, sash, and mullion materials.
    - iv. Any windows shown as divided light type shall be either true divided light, or at a minimum shall include between the glass spacer bars aligned with exterior muntins; any such exterior muntins shall project not less than 3/8 inch beyond the face of glass and be reflected in the window samples provided. Grills located between the glass will not be supported.
  - b. Where fiber cement façade panels are permitted, they shall not use a wrap-around trim for mounting to the substructure but may use either a batten system to conceal the joints or a rainscreen type installation. If exposed fasteners are proposed, they may be either concealed or if exposed, shall be finished to match the adjacent panels and their location integrated into the overall design, to the

satisfaction of the Director of P&Z.

- c. Where fiber cement materials are proposed to be used on new buildings they should be limited to facades that are not highly visible to the public, such as courtyards or rear facades except at the 7<sup>th</sup> floor of Building #2 and the stair tower leading to the 3<sup>rd</sup> floor terrace. Also, they should be designed and detailed in such a way that their inherent thinness is negated visually, including: using the materials for larger spandrel areas where they are contained on both ends by vertical piers of masonry, precast or metal; or carrying the materials around an exterior corner to express solidity. Staff reviews each building and will only make exceptions to these principles where an applicant has strongly demonstrated to staff that through a design approach they have mitigated the undesirable aspects of the material. In all cases, on highly visible facades facing or visible from the public right-of-way or open spaces, the primary building materials should be brick, metal, stone, precast concrete or glass, or to the satisfaction of the Director of P&Z.
  - d. Fiber cement materials shall not exceed 20% of the total façade surface of all buildings.
  - e. The underside of all balconies shall be finished and present a visually cohesive appearance.
  - f. The maximum percentage of fiber shall be interpreted as the percentage of ***solid façade*** that is fiber cement (excluding glazed portions of the elevation). Typically, such restrictions shall apply to building facades that face any public right-of-way or public open space, along with any portions of open courtyards that are visible from same.
  - g. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression.
  - h. The recessed or projecting depth of brick rustication must be a minimum of 3/4 inches.
  - i. Where plane changes in facades are proposed, the Applicant will work with City Staff to enhance the transition to create a perception of depth. Existing façade transitions as shown in the DSUP may not be decreased in depth. Where dissimilar materials meet, they must typically meet at an interior corner; where that is not possible, such transitions shall occur at a significant plane change or reveal.
17. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings,

cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) \*

- a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at 1/4" = 1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
- b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.
- c. When warranted by the three-dimensional complexity of the design, the applicant shall provide isometric vignettes of special conditions or building areas to the satisfaction of the Director of P&Z.
- d. All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Zoning Ordinance or an encroachment has been obtained.

18. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission.

- a. Prior to ordering final building materials, provide a materials board that includes all proposed materials and finishes at first Final Site Plan. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) \*, \*\*\*
- b. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights. \*
- c. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. \*
- d. A mock-up panel using the approved materials, finishes, and relationships shall be constructed on-site or on a directly adjacent parcel for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. \*\*
- e. The mock-up panel shall remain on-site, in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy. (P&Z) (Code) \*\*\*

19. Stairwells, elevator lobbies, and vestibules shall be well lit and designed with clear lines of sight from the parking garage. The design of the stairwells, elevator lobbies, and vestibules

in the parking garage shall be as open as code permits. (Police, P&Z)

## **B. OPEN SPACE/LANDSCAPING**

20. Provide these modifications to the landscape plan and supporting drawings with the Final Site Plan: (P&Z) \*

- a. If the courtyard and/or stair case connecting the plaza to the internal private street with public access easement are enclosed by a fence or similar, it shall be fully accessible to residents and the general public from 5:00AM to 10:00PM, daily, and comply with the following:
  - i. No fence/gate shall be higher than 3-feet and the roll-up door located at the stair-case shall also be fully open during the hours noted above.
  - ii. Shall have two primary entrances, each with a minimum width of 12-feet;
  - iii. The final location and design of the fence itself shall be determined during the Final Site Plan process, to the satisfaction of the Directors of RP&CA and P&Z.

21. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. \*

- a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing, and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
- b. Site furnishings may include benches, bicycle racks, trash bins, recycling receptacles, and other associated features.
- c. City standard materials are mandatory in all public right-of-way. (P&Z) (T&ES)

22. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) \*

23. **CONDITION AMENDED BY PC:** Post sign(s) stating that plaza ~~and private street~~ with public access easements are open to the public, noting that the operating hours are from 5:00AM to 10:00PM and other restrictions consistent with City Park regulations, to the satisfaction of the Director of Recreation, Parks and Cultural Activities. Show the sign locations and design on the Final Site Plan and install the signs prior to the Certificate of Occupancy for that Phase containing the plaza. ~~and/or private street.~~ **(PC)** (P&Z) (RP&CA)

\*, \*\*\*

24. Develop and install an unstructured playspace within the courtyard (plaza) and a structured playspace at 3608 Mt. Vernon Avenue (see Condition #8 above) that conforms to the City of Alexandria's Playspace Policy, to the satisfaction of the Directors of P&Z and RP&CA. Provide a letter of certification from a certified safety professional attesting that the design meets the policy prior to Final Site Plan release and provide a letter of certification after construction to confirm that the playground was built per the design prior to issuance of the Certificate of Occupancy for the relevant phase. The playspace design, installation, and maintenance shall meet these requirements: (P&Z) (RP&CA) (Code) \*, \*\*\*
25. Provide a coordinated array of the play elements.
- Depict the location, scale, massing, and character of the playspace, grade conditions, surfacing, site furnishings, vegetation, and other site features.
  - Playspaces and site equipment shall comply with the most recent guidelines, specifications, and recommendations at the time of Building Permit submission, of the Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292).
  - Play area and equipment shall comply with Americans with Disabilities Act 2010 ADA Standards for Accessible Design.
  - Playspaces shall be regularly inspected and maintained according to CPSC, ASTM, and manufacturer recommendations. Natural play spaces and/or elements shall be maintained and cared for according to landscape standards provided by landscape architect, planner, and/or to relevant CPSC and ASTM standards.
  - Play areas shall be open to the public and located in areas accessible to the public. The play areas will also be subject to a public access easement.
  - Playspaces shall have appropriate signage posted with hours of operation and other operational information. (RP&CA)
26. The applicant shall provide a publicly accessible Limited Use Limited Access elevator (LULA) to allow members of the public and residents access to the publicly accessible open space during park hours. The LULA elevator shall meet ADA standards and be able to accommodate a caretaker, stroller, and child. (RP&CA)
27. The applicant is responsible for maintaining the publicly accessible open space according to manufacturer's recommendations and standards. (RP&CA)

### **C. TREE PROTECTION AND PRESERVATION**

28. Provide a Tree and Vegetation Protection Plan per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the



duration of construction. (P&Z) (RP&CA) \*

#### **D. ARCHAEOLOGY**

29. Call Alexandria Archaeology at 703.746.4399 two weeks before starting any ground disturbance to arrange an inspection or monitoring. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. \*
30. Call Alexandria Archaeology immediately at 703.746.4399 if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the discovery area until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. \*
31. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. \*

#### **E. PEDESTRIAN/STREETSCAPE**

32. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) \*\*\*
  - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit for the relevant phase of development.
  - b. Install ADA accessible pedestrian crossings serving the site.
  - c. Construct all sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 12 feet on the frontages of Mt. Vernon Avenue and West Glebe Road and 5 feet on the private road. All sidewalks shall be concrete, except those on Mt. Vernon Avenue, which shall be constructed using the City's Standard Uni-Décor Pavers, as per the [City's Sidewalk Materials – Staff Guidance Map](#).
  - d. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
  - e. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner) as shown on the DSUP. Curb ramps shall be perpendicular to the street to minimize crossing distances. Curb ramps shall be provided across all alleys or non-flush transitions across driveways or curb-cuts. Any changes must be approved by the Director of T&ES.
  - f. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.

- g. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks [white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)] may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.
  - h. 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)
33. Continue to coordinate with Staff during Final Site Plan on a potential location and approximate dimensions of Capital Bikeshare station on the site or along site frontage. Stations shall be sited to provide adequate space for maneuvering bikes in and out of docks, to allow access by Capital Bikeshare staff or contractors to rebalance bikes, and to provide for solar panels where feasible. \* (T&ES)

## **F. PARKING**

34. Parking for the residential and commercial uses shall be consistent with parking reduction SUP submitted 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. 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. (P&Z) (T&ES)
37. Any available parking occupancy data for the facility shall be made available to the City upon request. (T&ES)
38. 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)
39. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. All on-street parking controls and restrictions within the project area shall be approved by the City staff during the Final Site Plan process. Any on-street parking changes desired after the Signature Set approval are required to be approved through the Traffic and Parking Board. (P&Z) (T&ES)

40. Provide [AB1] level 2 electric vehicle charger installation for a minimum of 2 percent of the required parking spaces. The 2 percent of full EV parking associated with the non-residential use shall be publicly accessible to users of the garage during normal business hours, and the Applicant or Owner may administer a fee per charge as desired.
41. Provide the necessary conduit with pull wires as well as the necessary physical space within the building's electrical room for the additional electrical cabinetry required for the future installation of level 2 electrical vehicle charging stations to serve a minimum of 20 percent of the required parking associated with the residential use. (T&ES)
42. 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](http://www.alexandriava.gov/bicycleparking).
43. Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to the Certificate of Occupancy for the relevant phase of construction. (T&ES) \*\*\*

## **G. SUSTAINABILITY**

44. The applicant may propose alternative or additional strategies to the sustainability conditions outlined below and these alternative or additional sustainability strategies may be incorporated administratively to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)
45. The project shall comply with the requirements defined by the City of Alexandria 2019 Green Building Policy. Diligent pursuance and achievement of this certification shall be monitored through the following:
  - a. The project shall comply with the requirements defined by the City of Alexandria 2019 Green Building Policy.
  - b. The application shall provide a draft scorecard identifying the project's path to LEED, Green Globes or Earthcraft certification (or equivalent) with the submission of the Preliminary Review documents.
  - c. 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 showing how the project plans to achieve the certification and clearly indicate that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria 2019 Green Building Policy. \*
  - d. Provide an updated copy of the certification scorecard prior to the release of building permits for above-grade construction. \*\*
  - e. Provide updated energy reports prior to the release of building permits for above-grade construction. \*\*

- f. Provide evidence that design phase credits have been submitted by the first certificate of occupancy. \*\*\*
  - g. Provide evidence of submission of materials clearly indicating that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria Green Building Policy for Design Phase credits to the U.S. Green Building Council (USGBC), Green Globes or Earthcraft (or equivalent) prior to issuance of a certificate of occupancy. \*\*\*
  - h. Provide documentation certification at the release of the maintenance bond clearly indicating that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality have been achieved as defined by the City of Alexandria Green Building Policy. \*\*\*\*
  - i. Failure to achieve the certification level, as required by the City of Alexandria 2019 Green Building Policy, will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve the certification level, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply.
46. 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. (T&ES) \*
47. Install Energy Star labeled appliances where applicable throughout the building. (T&ES)
48. 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](http://www.epa.gov/WaterSense). (T&ES)

## **II. TRANSPORTATION**

### **A. STREETS/TRAFFIC**

49. 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)

50. 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)
51. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES)
52. The maximum desirable slope on parking ramps to garage entrance/exit shall not exceed 15 percent. For slopes 10 percent and greater, provide trench drains connected to a storm sewer to eliminate or diminish the possibility of ice forming. The slope on a ramp with parking or used for egress shall not exceed 6.5 percent. For non-parking ramps with slopes of 10 percent and greater, a minimum of 10 feet in length transition slopes at the top and bottom of the ramp shall be required, and the transition slope shall be half the difference in slope between two adjacent sections. Final design shall be to the satisfaction of the Director of T&ES. (T&ES)
53. The parking control access equipment shall not be placed on slopes greater 6%. If the Director of T&ES deems a slope greater than 6% satisfactory, then the Applicant shall provide manufacture details and/or specifications at Final Site Plan submittal to ensure proposed placement of the equipment is feasible and operational. (T&ES)
54. 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. (T&ES)
55. Furnish and install two 4-inch Schedule 80 PVC conduits with pull wires underneath the sidewalk fronting the site along Mount Vernon Avenue and W. Glebe Road. The conduit shall terminate in a junction box at each end of the site. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES)
56. 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)
57. The private street shall be managed and maintained to the satisfaction of the Director of T&ES. A maintenance agreement shall be approved and recorded prior to release of the Site Plan. (T&ES) \*
58. Provide proof of recordation of the maintenance agreement for the shared public/private alley prior to issuance of the certificate of occupancy for the relevant phase of construction, to the satisfaction of the Director of T&ES. (T&ES) \*\*\*



59. Provide a public access easement to incorporate the entire proposed private drive that connects Mount Vernon Ave to West Glebe Road through the site. The proposed easement shall encompass the entire proposed private drive as well as all adjacent pedestrian facilities. (T&ES) \*
60. It is the desire of the City to have an enhanced traffic control device installed at the proposed new road and the West Glebe Road intersection. The Applicant shall include a Signal Design Plan as part of the Final Site Plan submission, to the satisfaction of the Director of T&ES. The plans shall note, “done by others”, when referring to the enhanced traffic control device.
- a. Include Emergency Vehicle Preemption equipment as part of the enhanced traffic control device design plans.
  - b. Include audible pedestrian signal heads, crosswalks, and ADA accessible ramps to the satisfaction of the director of T&ES as part of the enhanced traffic control device plans. (T&ES) \*
61. Provide a name for the private street with public access easement that runs through the site per the required City naming process. (P&Z) (T&ES)

## **B. TRANSPORTATION MANAGEMENT PLAN**

62. 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)
63. 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)
64. 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)
65. 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)

66. 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) \*\*\*
67. 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)
68. 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)
69. 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)

**C. BUS STOPS AND BUS SHELTERS:**

70. Show all existing bus stops, bus shelters and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) \*
71. The proposed bus stop and shelter on W. Glebe Road shall be shown on the Final Site Plan and be ADA compliant; all bus shelters shall include a bench and illumination. Bus stop to include appropriate space, conduit, and electric box space to accommodate future real time bus information LED screens and electric connections to the satisfaction of the Director of T&ES. The final bus shelter, bus canopy, and bus stop bench design shall meet City standards and the approval of the Director of T&ES. The final bus stop location along the W. Glebe Road frontage shall be determined during Final Site Plan. Design and specifications

for the City standard bus shelter can be found at: [www.alexandriava.gov/6548](http://www.alexandriava.gov/6548). (T&ES)  
(Code) \*

72. The bus stop on West Glebe Road shall meet ADA requirements and City Standards per the following:
- a. Install an unobstructed 10-foot wide, parallel to the roadway, by 8-foot wide, perpendicular to the curb, illuminated bus stop passenger loading pad. The unobstructed loading area should be at the front of the boarding zone and accessible from the proposed transit shelter and adjacent sidewalk. The loading pad's cross slope shall be less than 2 percent. The exiting width of the sidewalk may be counted towards the 8-foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible.
73. 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. Trees shall be excluded from a 40-foot zone which represents the length of the bus as it is serving the stop.
    - ii. Trees within both the 10-foot departure zone and the 20-foot approach zone (on either side of the 40-foot zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses. (P&Z) (T&ES) \*

#### **D. VACATION**

74. The Applicant shall pay a fee to be determined for the requested vacation of a portion of the existing right-of-way. Approval of this vacation shall be subject to the following:
- a. Utility easements for all public and private utilities shall be provided within the vacated right-of-way and such easements are to be shown on the plat of consolidation.
  - b. The vacated right-of-way shall be consolidated with the adjoining lot, and the plat of consolidation approved by the Directors of P&Z and T&ES prior to release of the Final Site Plan. The approved plat shall be recorded in the Land Records of the City of Alexandria.
  - c. The applicant shall be responsible for perpetual ownership, development and maintenance of the improvements constructed in the vacated right-of-way.
  - d. The above and below grade restrictions shall appear as part of the deed of vacation and shall also appear as a note on the consolidation plat, both of which shall be approved by the Directors of P&Z and T&ES. (T&ES) (P&Z)

### **III. PUBLIC WORKS**

#### **A. WASTEWATER/SANITARY SEWERS**

75. The sewer connection fee must be paid prior to release of the Building Permit for the relevant construction phase. (T&ES) \*
76. 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) \*
77. Based on the Preliminary Development Site Plan dated September 30, 2021, the Applicant shall undertake design and construction of upgrading 157 feet of 10-inch concrete sewer between proposed manhole A and existing City manhole 722 (i.e., manhole facility ID 004574SSMH per City GIS) to a 12-inch polyvinyl chloride sewer with a pipe slope of 1.3% in order to serve the development, to the satisfaction of the Director of T&ES. (T&ES)

#### **B. UTILITIES**

78. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
79. All overhead power and communication lines fronting the development all around shall be undergrounded, as shown on the DSUP plans. (T&ES)
80. No transformer and switch gears shall be located in the public right of way. (T&ES)

#### **C. INFORMATION TECHNOLOGY**

81. Construct a conduit grid per the specifications listed below that minimizes the need for post-development excavation and/or right-of-way impacts when installing fiber/cables for high-speed internet access. (ITS)
82. Construct all conduits using schedule 80 PVC or HPDE and install them to a depth of 3-feet. Install a pull line and tracer within each conduit. (ITS)
83. All conduit on private property will be owned and maintained by the property owner. Unless otherwise specified, conduit on public right-of-way will be owned and maintained by the City. (ITS) (T&ES)

84. Provide a minimum of two diverse entrance conduits for Building's #1 and #2 with a minimum of two, [4-inch] conduits for each entrance drop. Terminate each conduit drop to a 36-inch by 48-inch buried hand hole within the public right-of-way or at a nearby accessible location. Include two, four-inch open access conduit risers for each floor. (ITS)
- a. Enable telecommunications providers to install cables in the conduit. Designating exclusive access to a single provider is not allowed.
  - b. Provide a fiber optic installation plan that provides the required specifications prior to the Final Site Plan release. (ITS) \*
  - c. Submit a digital as built in CAD or GIS that details the fiber conduit installation prior to the issuance of the Certificate of Occupancy. (ITS) \*\*\*

**D. SOLID WASTE**

85. Provide \$1449 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. To the extent that the cans cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be located in the vicinity or may agree to private hauling. (T&ES)
86. Provide \$1685 per receptacle to the Director of T&ES for the purchase and installation of two (2) 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)
87. The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available 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](mailto:commercialrecycling@alexandriava.gov). (T&ES)

88. 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](mailto:CommercialRecycling@alexandriava.gov). (T&ES)

#### **IV. ENVIRONMENTAL**

##### **A. STORMWATER MANAGEMENT**

89. 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)
90. 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)
91. 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)
92. 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)
93. 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)



94. 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) \*\*\*\*
95. 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)
96. Submit two (2) originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the Final Site Plan. (T&ES) \*
97. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/ or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and transfer the contract to the HOA, master association, and/ or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) \*\*\*\*
98. If units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply:
- a. The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.
  - b. The Developer shall furnish each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the

homeowners and the Homeowners Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. (T&ES) \*

99. 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) \*\*\*\*\*
100. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) \*\*\*\*\*

#### **B. WATERSHED, WETLANDS, & RPAs**

101. The project site lies within Four Mile Run Watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES)
102. The stormwater collection system is located within the Four Mile Run, watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
103. 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)

#### **C. CONTAMINATED LAND**

104. 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) \*
105. 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) \*
106. 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)
107. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The installed vapor barrier and ventilation

system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES)

#### **D. SOILS**

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

#### **E. NOISE**

109. Prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time, and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD). In addition, include analysis of the levels of noise residents of the project will be exposed to due to loading and unloading activities, idling and traffic.
110. Once the final building design has been established, conduct a building shell analysis to identify specific options to minimize noise and vibration exposure to future residents at the site, particularly in those units closest to on-site commercial activities as well as HVAC units, compressors, fans and other anticipated noise- and vibration- generating activities such as amplified music or free weights and/or other fitness equipment, as well as the loading areas, garage entrances, interstate highway, railroad tracks and airport traffic, including triple-glazing for windows, additional wall / roofing insulation, installation of resilient channels between interior gypsum board and wall studs, installation of a berm or sound wall and any other special construction methods to reduce sound transmission. If needed, the applicant shall install some combination of the above to the satisfaction of the Directors of P&Z and T&ES. (T&ES) \*
111. The noise study and noise commitment letter shall be submitted and approved prior to Final Site Plan release. (T&ES) \*
112. Equip all roof top HVAC and other mechanical equipment with noise reducing devices (e.g., silencers, acoustic plenums, louvers, or enclosures) to comply with the City noise limit at the property lines. Show the noise reducing specifications and locations prior to Final Site Plan release and install them prior to receiving the Certificate of Occupancy. (T&ES) (Code) \* \*\*\*
113. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
114. 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)

## **F. AIR POLLUTION**

- 115. If fireplaces are utilized in the development, the Applicant is required to install electric fireplaces to eliminate air pollution and odors. (T&ES)
- 116. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
- 117. 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)
- 118. Loading docks that will have refrigerator vehicle deliveries shall be provided with an available plug for maintaining refrigerator or other equipment dependent vehicles to facilitate limiting vehicle idling. (T&ES)

## **V. CONSTRUCTION MANAGEMENT**

- 119. 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) \*
- 120. 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:
  - a. No streetlights shall be removed without authorization from the City of Alexandria;
  - b. If streetlights are to be removed from the public right of way, then temporary lights shall be provided until the installation and commissioning of new lights; \*
  - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed; \*
  - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction; \*
  - e. Include an overall proposed schedule for construction; \*
  - f. Include a plan for temporary pedestrian circulation; \*
  - g. Include the location and size of proposed construction trailers, if any; \*
  - h. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials; \*

- i. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z) (T&ES) \*\*\*
- 121. Provide off-street parking for all construction workers without charge to the construction workers. The applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:
  - a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit; If off-site parking is required to meet demand, demonstrate that an agreement has been made with the owner and operator of the parking for use of spaces in their facility. \*
  - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes; \*
  - c. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) \*
- 122. 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) \*\*
- 123. No major construction staging shall be allowed within the public right-of-way. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) \*\*
- 124. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop on Mt. Vernon Avenue or West Glebe Road, 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)
- 125. 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)



126. 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)
127. 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)
128. 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)
129. 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)
130. 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)
131. 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)
132. 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) \*\*\*

133. 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) \*\*
134. 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) \*\*\*
135. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
136. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES)

## **VI. HOUSING**

137. Provide up to 475 total committed affordable units consistent with the approved Affordable Housing Plan.
138. Provide all residents with access to all indoor and outdoor ground floor amenities offered within the development.
139. 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, the applicant shall consult and coordinate with Staff to ensure that the project complies with all federal environmental statutes, laws, and authorities.
140. Minor amendments proposed to the approved Affordable Housing Plan shall be subject to review by the Alexandria Housing Affordability Advisory Committee and final approval by the City Manager.

*Rental Units in Building #1*

141. Rents payable for the affordable units shall not exceed the maximum rents (taking into account utility allowances) allowed under the federal Low Income Housing Tax Credit (LIHTC) program for households between 40% and 80% of the Washington DC Metropolitan Area Family Median Income. Rents shall remain at the established affordable rates for a period of 40 years from the date of initial occupancy of each unit.
142. Households receiving Housing Choice Voucher assistance will not be denied admission on the basis of receiving such assistance. A household will be considered 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. 7. List the units in [www.VirginiaHousingSearch.com](http://www.VirginiaHousingSearch.com), an online housing search database sponsored by Virginia Housing.
143. 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 the affordable units.
144. Provide the City with access to the necessary records and information to enable annual monitoring of compliance with the above conditions for the 40-year affordability period.

*Homeownership Units in Building #2*

145. If Building #2 develops as rental, conditions 141 -144 shall apply.
146. For-sale affordable units shall be affordable to households with incomes up to 80 percent of the area median income consistent with the approved Affordable Housing Plan. Sale prices shall be subject to the approval of the Director of the Office of Housing.
147. For-sale affordable units shall be subject for the life of the project to deed restrictions recorded as covenants at the time of sale of each unit. The City shall approve the deed restrictions before the final sale of each unit.
148. Advise the Office of Housing in writing of the delivery schedule for the for-sale affordable 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.
149. Disclose to the Office of Housing the estimated market rate value of the affordable units prior to the sale of each affordable unit.

150. Pay buyers' real estate commissions (if any) on each affordable for-sale unit at the time of initial sale.
151. 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.

## **VII. USES AND SIGNS**

### **A. RETAIL/COMMERCIAL**

141. Provide these conditions for the retail/commercial areas, to the satisfaction of the Director of P&Z:
  - a. A minimum 15 feet floor-to-floor height, except in the areas specifically shown in the DSUP exhibits dated 11.16.2021.
  - b. Maintain operable entrances along Mt. Vernon Avenue and include this requirement in each tenant's lease.
  - c. All ground floor windows shall remain transparent. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage.
  - d. Placing or constructing items that block visibility through windows of the interior commercial space from the street and the sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited.
152. The Director of P&Z shall review administrative Special Use Permits after one year of operation, and shall docket the matter for the Planning Commission and City Council if (1) violations of the permit conditions occurred and were not corrected immediately, constitute repeat violations, or create a direct and immediate adverse zoning effect on the surrounding community; (2) the Director has received a request from any person to docket the permit for review due to a complaint that may be a violation of the permit conditions; or (3) the Director has determined that problems with the operation of the use exist and that new or revised conditions are needed. (P&Z)
153. For all other non-residential uses, including but not limited to a day-care, the Applicant shall:
  - a. Encourage employees who drive to use off-street parking. (T&ES)
  - b. Encourage employees to use public transportation. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)

- c. Provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material and posting on the business website. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information. (T&ES)
- d. Provide information about nearby garages on the business's website to encourage patrons to park off-street. (T&ES)

## **B. SIGNAGE**

- 154. If signage beyond what is allowed through the Zoning Ordinance is desired, design and develop a coordinated sign plan per § 9-103(C), which includes the number, location, size, height, clearance, color, material, and any illumination for all proposed signage prior to Final Site Plan release subject to the requirements below to the satisfaction of the Director of P&Z. (P&Z) (Code) \*
  - a. Commercial signs shall have variable and creative designs that highlight the individual identities of tenants, including sculptural and dimensional features.
  - b. Coordinate signage with the building and individual storefront designs, including but not limited to integrating with awnings and canopies.
  - c. Incorporate projecting or under-canopy signs for tenants with main storefront entrances on *Mt. Vernon Avenue*.
  - d. Depending on the location and dimension of the sign(s), building permit(s) may be required.
- 155. If a coordinated sign plan is necessary, design building signs to relate in material, color, and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z. (P&Z) \*
- 156. Design and develop a sign plan for wayfinding and directional signage that sets location, scale, massing, and character of all proposed signage prior to Final Site Plan release to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) \*
- 157. Provide signage to the parking garage with retail parking that is consistent with the City's wayfinding standards for identifying parking garages. (T&ES)

## **VIII. DISCLOSURE REQUIREMENTS**

*[FOR SALE RESIDENCES – As Applicable]*

- 158. Submit all condominium association covenants for review and approval by the Director of P&Z and the City Attorney prior to applying for the first Certificate of Occupancy. Include the conditions listed below in a dedicated section of the association covenants. The language shall establish and state that these conditions cannot be changed except by an amendment to this DSUP approved by City Council. (P&Z) (T&ES) (City Attorney) \*\*\*

- a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
  - b. All landscaping and open space areas within the development shall be maintained by the Condominium/Homeowner's Association.
  - c. Obtain approval for any exterior building improvements or changes from the City Council, as determined by the Director of P&Z.
  - d. Develop a noise control by-law to control noise levels in the development and resolve noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
  - e. Inspect and maintain stormwater facility BMPs to ensure proper functioning.
  - f. The private street with public access easement with maintenance performed by the Condominium/Homeowner's Association including maintenance for the sanitary and storm sewers located with the site. The name of the private street shall be depicted on the disclosure documents.
159. Furnish each prospective buyer with a statement disclosing the prior history of the site, including previous environmental conditions and on-going remediation measures. Disclose this information to the satisfaction of the Director of T&ES. (T&ES)
160. Disclose to potential buyers the items listed below to the satisfaction of the Director of P&Z and the City Attorney:
- a. The site contains a private street which is encumbered by public access easement which connects West Glebe Road to Mt. Vernon Avenue and may require maintenance from time to time to be performed by the Home-Owners Association
  - b. The central courtyard plaza along West Glebe Road, including the staircase connecting the plaza itself to the private street, are encumbered by a public access easement – which allows for the public's usage, passage and enjoyment, consistent with the hours of lighted park spaces.

## **IX. SUBDIVISIONS**

161. The final subdivision plat shall comply with the requirements of § 11-1709 of the Zoning Ordinance. (P&Z) \*
162. Depict the location of all easements and reservations, including those required in this approval, on the Final Subdivision Plat. Do not construct any permanent building or retaining wall over any existing private and/or public utility easements. (T&ES) \*
163. Provide a georeferenced CAD file in AutoCAD 2018.dwg format that adheres to the National CAD Standards with the Signature Set submission. The file shall include the



subdivision plat including existing and new parcels and neighboring parcels. Identify legal lot numbers for each lot and document the square footages. Show adjacent lots and their Tax Map numbers on the subdivision plat. (GIS) \*

164. Submit the plats and associated deeds for all applicable easements with the first Final Site Plan. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. (P&Z) (T&ES) (RP&CA) \*
- a. Provide public park access easements over the courtyard plaza and internal private street to the satisfaction of the Directors of P&Z and T&ES. The easements must be recorded prior to the release of the Certificate of Occupancy for the relevant construction phase.
165. 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) \*\*

#### **VIII. CITY DEPARTMENT CODE COMMENTS**

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

##### **Planning and Zoning (P&Z)**

- R - 1. For all first-floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division (703.746.3823) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.
- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (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 No permits shall be issued prior to the release of the Certificate of Appropriateness from the Board of Architectural Review. (BAR)
- C - 5 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 - 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 - 3. 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 - 4. 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 - 5. 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 - 6. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 7. Include all symbols, abbreviations, and line types in the legend. (T&ES)

- F - 8. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 9. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 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 - 10. 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 - 11. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 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 - 12. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 13. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 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 - 14. Any rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F - 15. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 16. 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 - 17. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 18. 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 - 19. 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 - 20. 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.
  - a. 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.

- b. 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 - 21. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- F - 22. A portion of this proposed road layout crosses a privately owned parcel ([TM # 015.01-04-02](#)) and therefore this design is predicated on the cooperation of a private entity (owner of TM # 015.01-04-02) in granting an easement to applicant and the Public. Applicant will prepare deed and plat of easement, obtain private entity's signature, and record this easement prior to approval of this plan. Or, applicant will revise this proposed road location to the satisfaction of all involved City review parties.
- F - 23. Applicant will submit deed and plat of subdivision with signed statement of owner's consent for owners of all parcels involved with this subdivision, including TM 015.01-04-06 (currently not owned by applicant), prior to approval of the signature set of this site plan.
- C - 10 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 - 11 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. (T&ES)
- C - 12 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 - 13 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 - 14 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 - 15 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 - 16 (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 - 17 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 - 18 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 - 19 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 - 20 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](mailto:commercialrecycling@alexandriava.gov). (T&ES)
- C - 21 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 - 22 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](mailto:CommercialRecycling@alexandriava.gov). (T&ES)
- C - 23 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 24 Bond for the public improvements must be posted prior to release of the site plan. (T&ES)\*
- C - 25 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 - 26 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 27 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 - 28 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 - 29 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 - 30 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 - 31 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 32 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 33 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 - 34 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 - 35 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 - 36 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 37 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 - 38 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**

*Specific comments to be provided for each project.*

### **VAWC Comments**

*Specific comments to be provided for each project.*

### **Fire Department**

- F - 24. All new fire hydrants on private property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance and service.

- R - 1. In the event an existing building will be razed, the Alexandria Fire Department would like the opportunity to explore utilizing the structure before demolition for training exercises. If such an agreement can be reached, conditions of use between the parties and a hold harmless agreement will be provided to the owner or their representative.

### **Police Department**

#### **Parking Garage Recommendations**

- R - 1. It is recommended that the section of the underground garage dedicated to the residents is gated off from the retail section and is controlled by electronic means. This should help alleviate unwanted persons tampering with resident's vehicles and other crimes.
- R - 2. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.
- R - 3. Only residents with proper electronic access cards should be able to enter the stairwells from the underground parking garage. This makes the stairwells safer for residents.
- R - 4. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.

#### **Landscape Recommendations**

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

#### **Parks**

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

#### **Miscellaneous**

- R - 7. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R - 8. It is recommended that all the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a "breaking and entering" when the windows are open for air.

- R - 9. It is recommended that a “door-viewer” (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

**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

## IX. ATTACHMENTS

### Attachment #1:

Existing Coordinated Development Districts Table in Zoning Ordinance Section 5-602

CDD No.	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum F.A.R. and/or Development Levels	Maximum Height	Uses
12	Safeway-Datatel	NR zone regulations shall apply except that the FAR shall not to exceed 0.5 for nonresidential and 0.75 for a mixed use project including residential and ground floor retail uses.	Up to 3.0 gross floor area (GFA) including above-grade structured parking for the total mixed use development (see CDD guidelines for definition of GFA). Development shall be consistent with the CDD guidelines and the Arlandria Neighborhood plans, as adopted in the Potomac West Small Area Plan.	The overall height of buildings should be generally consistent with the heights depicted in the UPW Task Force Report Illustrative Plan.	A mixed use, neighborhood center that provides a retail anchor and supporting retail, office and live/work or residential uses with public and private parking. A minimum of 10 percent of the total number of residential units shall be affordable units.



*Proposed* Coordinated Development Districts Table in Zoning Ordinance Section 5-602

CDD No.	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum F.A.R. and/or Development Levels	Maximum Height	Uses
12	Safeway-Datatel	NR zone regulations shall apply except that the FAR shall not to exceed 0.5 for nonresidential and 0.75 for a mixed use project including residential and ground floor retail uses.	Up to 3.0 gross floor area (GFA) including above-grade structured parking for the total mixed use development. <b><u>Development shall be consistent with the Arlandria-Chirilagua Small Area Plan.</u></b>	<b><u>The overall height of buildings should be generally consistent with the heights depicted in the Arlandria-Chirilagua Small Area Plan.</u></b>	A mixed use, neighborhood center that provides <b><u>community-serving retail and other uses, including catering facilities, continuum of care facilities, nursing home, office and live/work or residential uses</u></b> with public and private parking. A minimum of 10 percent of the total number of residential units shall be affordable units.

**Attachment #2**  
**Affordable Housing Plan**

**AHDC Glebe & Mt. Vernon**  
**Affordable Housing Plan**

**1. An overview of the project, to include:**

**1.1 Its:**

**Name –** AHDC Glebe & Mt Vernon

**Address –** 221 W Glebe Rd & 3606, 3610, 3612, 3700 Mt. Vernon Ave  
Alexandria VA, 22305

**Application number –** DSUP #2020-0031

**1.2 A brief description of the proposed development program;**

The proposed development is a mixed-use, new construction project that will deliver approximately 475 units of housing and 38,000 SF of community-serving, commercial space in the Arlandria-Chirilagua neighborhood.

The first building is to be developed on the 221 W Glebe Rd and 3606 Mt Vernon Ave parcels. It will be 10-stories above a two-level, 379-space parking garage. Building 1 includes 417 CAUs and approximately 3,800 SF of commercial space along Mt Vernon Avenue. The building will provide indoor and outdoor amenities designed for multigenerational living, including an activated courtyard, landscaped roof terraces, club and event rooms, a children's play room, a fitness center and spaces to study/learn and work. The development plan is to construct this building in two phases once the underground parking garage is completed.

Building 2 will be developed on the 3610, 3612, and 3700 Mt Vernon Ave parcels. The building will be 7-stories with approximately 34,000 SF of commercial space on the first two floors and approximately 58 CAUs on floors 3-7. Amenities for the residential portion of the building include a lobby, club and event rooms, and an outdoor terrace area on the third floor.

All residential units in the project will be affordable to households with income between 40% - 80% of area median income. Anticipated uses of the commercial space within the project include healthcare services, office space for Alexandria-focused nonprofits, satellite office space for City agencies, and retail space for locally-owned, small businesses. The project's exterior is designed in an art deco-inspired style with expansive brickwork to feel grounded and cohesive with buildings in the immediate community.

**1.3 Requested zoning changes or waivers;**

The current project is located in CDD # 12. This CDD is dated and has several uses that are no longer viable or consistent with the vision of the new Small Area Plan that is being proposed by the City. As part of our application we will be requested a number of changes to CDD#12 that will align with the current design of the project and take advantage of the proposed changes to the Arlandria-Chirilagua Small Area Plan.

1.4 A brief discussion on how the affordable housing goals and recommendations of its applicable small area plan are being addressed by the AHP.

The project's AHP is closely aligned with the housing goals and recommendations of the Arlandria-Chirilagua Plan Update that is currently underway.

Expanding affordable housing opportunities in the neighborhood, deeply affordable units in particular, is a primary objective in the plan update and the proposed project will deliver 475 units of housing at or below 80% AMI. Of the 417 rental units in Building One, 75% of the units will be at 60% AMI or below and 25% of the units will be set aside for households at 40% AMI or below. In order to accommodate a range of household sizes and compositions, over 60% of the total units will be 2BR or 3BR units.

The 58 units in Building Two are currently planned as affordable homeownership condominiums and will target households at or below 80% AMI. AHDC will pursue additional down-payment assistance through the City of Alexandria and other funding sources in order to target households at lower AMI levels. Including this affordable homeownership component in the project creates a true mixed-income community that spans the full spectrum of housing affordability. It also will widen the potential financing sources available to the project. If AHDC is unable to implement a financing strategy that supports an affordable homeownership program, the plan will be adjusted to develop the units as rental. If Building Two units are developed as rental, the AMI mix would be comparable to the mix being planned for Building One

2. The number, type (rental/for-sale), size (number of bedrooms), level of affordability (percent of area median income), location, and length and terms of affordability of existing CAUs being demolished as part of redevelopment;

N/A. No existing CAUs are being demolished as part of the redevelopment.

3. The status of tenant engagement efforts;

AHDC held virtual community meetings in April after the Concept Two submission to provide an overview of the project and answer questions from the public. Meetings were conducted in English and Spanish. AHDC held a second virtual meeting on July 28 to provide a similar overview and updates to the proposed plan. AHDC planned an in-person event to take place on the proposed project site the evening of August 10<sup>th</sup> that was unfortunately rained out at the last minute. In lieu of rescheduling this open house, AHDC has held two smaller in-person events with the help of Casa Chirilagua and Tenants & Workers United. AHDC is planning to coordinate similar in-person events throughout the predevelopment process. The third virtual public meeting was held on October 27<sup>th</sup>.

In addition to public meetings, AHDC has been in close discussion with representatives of the neighborhood during the planning process in order to understand the housing needs and preferences of the Arlandria-Chirilagua community and will continue to do so.

4. The status of tenant relocation planning efforts and outreach to the Landlord-Tenant Relations Board; There are no residential units on the site currently. Commercial tenants currently operating on the proposed site include two restaurants (El Cuscatleco Restaurant and Restaurante Huascanan) and Sherwin Williams. AHDC is open to discussing the possibility of current commercial tenants returning to the project and working with AEDP to identify temporary relocation space within the Arlandria-Chirilagua neighborhood. Initial conversations with the business owners will be taking place in November and December of 2021 and will continue through predevelopment.

5. The number, type (rental/for-sale), size (number of bedrooms), level of affordability (percent of area median income), location, and length and terms of affordability of proposed CAUs;  
The proposed unit and affordability mixes are below. All units in Building One are planned as rental with affordability restrictions in place for no less than 40 years. 75% of the total units at 60% AMI or below, and 25% of the total units targeted at 40% AMI or below.

UNIT TYPE	BLDG 1	BLDG 2	TOTAL	%
JR 1BR	29	0	29	6%
1BR	52	0	52	11%
1BR + Den	108	0	108	23%
2BR	146	44	190	40%
2BR + Den	30	0	30	6%
3BR	52	14	66	14%
<b>Total</b>	<b>417</b>	<b>58</b>	<b>475</b>	

AMI LEVEL	UNIT COUNT	%
<b>40% AMI</b>	<b>105</b>	<b>25%</b>
<b>50% AMI</b>	<b>34</b>	<b>8%</b>
<b>60% AMI</b>	<b>173</b>	<b>42%</b>
<b>80% AMI*</b>	<b>105</b>	<b>25%</b>
<b>Affordable Homeownership</b>	<b>58</b>	
<b>Total</b>	<b>475</b>	

6. A description of existing and proposed affordable housing financing agreements with third parties (including the Department of Housing and Urban Development);  
To date, the project has been approved for up to \$1.0 million in predevelopment funding from the Office of Housing.

The project is a large undertaking that will represent a historic investment in the Arlandria-Chirilagua community. AHDC's first housing opportunity funding application is for the Phase 1 9% portion of the project (R1P19). The R1P19 portion of the projects consist of 76 units and will be the subject of our low-income housing tax credit application in 2022. AHDC projects that the total cost to design and construct this historic project will be north of \$300 MM. To complete this project, it will require AHDC and the COA to work together to leverage all resources that are available for community development. A list of sources of AHDC's anticipates pursuing as part of this project are provided below and it will require a significant investment from the COA's Housing Opportunity Fund.

- Low Income Housing Tax Credit
- State Opportunities Tax Credit
- New Market Tax Credit
- Federal and State Housing Trust Fund
- Amazon Housing Equity Fund
- Virginia Housing Multi-family loans
- Weissberg Family Foundation Loan – Seller Loans
- Federal Home loan Bank Loan Program
- Housing and Urban Development (HUD) Programs
- o HOME and CDBG

The catalyst for this project is the sitework, infrastructure improvements, the new street and the underground parking garage. Those improvements are scheduled to begin in 2023 and set the stage for



the residential and non-residential uses that will follow. AHDC is committed to working with the local, state, federal government and the private partners to deliver on the proposed plan. Over the coming months as the design of the overall projects continues and outside funding sources are established, AHDC will come back to the City of Alexandria Office of Housing, the Affordable Housing Advisory Committee, and Alexandria City Council with additional HOF applications.

7. An equivalency analysis that compares the value and location of CAUs proposed to be provided off-site to that of CAUs constructed on-site;

N/A

8. A description of how proposed CAUs will be incorporated into the overall project to create a successful mixed-income community, including whether CAU residents will have access to amenities available to residents of market-rate rental units;

AHDC believes providing the range of affordability from 40% - 80%, with a focus on maximizing the amount of deeply affordable units, is one of the primary goals of the project. The plan is for all residents to have access to the indoor and outdoor amenities on the ground levels of both buildings.

9. Information on proposed phasing and implications such phasing would have on the delivery of proposed CAUs;

Due to the size of the development, the project will need to be financed and constructed over multiple phases, beginning with the underground parking garage and sitework – identified as Phase 0 (shown below in green). Building One will be constructed in two phases, with the first phase (shown below in purple) commencing once the garage and podium are ready to be built upon. Construction of Building Two (shown in orange) begins around the same time as the first phase of Building One. Based on the current schedule, we believe the first residential units will be completed and ready for move-in by the end of 2025.




EXHIBIT NO. 1

22  
5-26-09

City of Alexandria, Virginia

**MEMORANDUM**

DATE: MAY 20, 2009  
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL  
FROM: JAMES K. HARTMANN, CITY MANAGER   
SUBJECT: RECEIPT OF JONES LANG LASALLE REAL PROPERTY INVENTORY STUDY AND  
RECOMMENDATIONS ON THE DISPOSITION OF CERTAIN CITY OWNED REAL  
ESTATE

---

**ISSUE:** Recommendation for disposition of certain City properties.

**RECOMMENDATION:** That City Council receive the Jones Lang LaSalle real property and inventory study and authorize the City Manager to pursue the following:

- (1) Perform a more detailed study of the Old Health Department facility located at 509 North St. Asaph Street and the adjacent 511-515 Oronoco Street parking lot, and to bring back to Council a recommendation to either sell the properties for a multifamily dwelling use or hold for long-term City office space use;
- (2) Solicit proposals to sell the property located at 200 North Royal Street (also known as 405 Cameron Street);
- (3) Solicit proposals to sell and/or enter into partnership to develop properties at 912, 916, and 920 King Street (current metered parking lot) for retail and office use consistent with the King Street Retail Plan, and in conjunction with this recommendation, solicit proposals to sell and/or enter into partnership at 116 South Henry Street to develop a parking structure to support King Street retail in conjunction with these King Street properties;
- (4) Begin discussions with the Alexandria Housing Development Corporation and the Northeast Civic Association in regard to the redevelopment of 1505 Powhatan Street; and
- (5) Prior to undertaking the proposed property sale processes in #1, #2 and #3 above, seek input of the details of the proposed sale redevelopment framework from the Old Town Civic Association.

**BACKGROUND:** The recommendations above relate to a select number of properties identified for immediate disposition in the recently completed study. In total 361 parcels owned by the City were studied.

The Economic Sustainability Work Group established by Council provided recommendations on economic issues affecting the City which City Council adopted in principal in late 2007. The Work Group recommended a City review of owned assets as part of a comprehensive set of recommendations regarding the City's economic future. As a result, a City property inventory study was initiated in June 2008 and was conducted by real estate consultants from the nationally recognized firm of Jones Lang LaSalle with input from the City Manager's Office, Department of General Services, Department of Planning and Zoning, and Department of Real Estate Assessments. The purpose of the study was to address several of the recommendations of the Sustainability Work Group regarding City assets as follows:

- "The City should develop and keep up to date an inventory of properties that it owns.
- The City should periodically evaluate those properties to determine their long term use which would be in the long term best interest of the City.
- The City should sell, lease or otherwise dispose of properties that it determines are not needed for a public purpose after determining what is the highest and best use of those properties. Parcels the City owns in commercial areas or high land value areas should receive special focus.
- The City should look to determine if the current uses planned for properties it owns represents the most efficient utilization of the property."

These four recommendations acted upon through this real estate evaluation process resulted in the initial draft report completed April 2009. The initial report was reviewed by City staff and subsequently forwarded to the Economic Sustainability Implementation Monitoring Committee for further review and discussion. The recommendations contained herein are consistent with those resulting from this review and discussion process.

Based upon the Jones Lang LaSalle (JLL) analysis the following properties are recommended for further action:

- 1. Old Health Department Building (509 N. St. Asaph Street and Adjacent parking lots at 511, 513 and 515 Oronoco Street):** The Old Health Department is a 32,000 square foot building which was built in the 1940's. The building also contains a finished basement and 15 surface parking spaces. The adjacent parking lot on Oronoco sits on 14,500 square feet of land and contains 45 parking spaces. The facility is currently being used predominately as temporary office space for some City departments. As indicated in the JLL report, a number of reuse strategies (all of which would require significant renovation) were examined including total demolition and reuse as office space, as well as reuse as a multi-family building. The analysis showed that the highest economic use was either to retain the building for City office use (in lieu of renting private office space), or to sell the building to be redeveloped into condominiums. Either of these two uses over a 20-year period produced about the same net present value benefit to the City. Given that such a decision on continuing to use the building for City purposes or selling it needs to be made after a more detailed study,



it is recommended that a further study be undertaken to hone the financial analysis at a greater level of detail. Then a specific disposition recommendation would be brought back to Council.

2. **200 North Royal Street (also known at 405 Cameron Street):** This is a building at the Corner of Royal and Cameron that currently houses an Elder Crafter Store on the first floor and City offices on the upper two floors. The building requires significant renovation for continued use as City office space. A review of potential uses determined that the sale of this building for residential purposes (although commercial use is permitted on this site) as a single family residence would probably produce the highest economic value for the City. Given the location of this building in the heart of the Old and Historic District, and its adjacency to historic structures such as Gadsby's Tavern, this structure would likely be highly desired as a private residence. Any future purchaser would need to undertake a substantial renovation to this building. If the building is sold the City would assist Elder Crafters in seeking an alternative location.
3. **912, 916 and 920 King Street (including the nearby parking lot at 116 South Henry Street):** These lots on King and nearby across Patrick Street) are used for surface parking. The King Street lot is a metered lot, and the Henry Street lot is a staffed pay lot. The three lots on King total 9,942 square feet in size and are zoned KR (King Street urban retail zone). Based on the zoning a 25,000 square foot building could be built including 7,500 square feet of ground floor retail. Office use for the balance of the 17,500 square feet of possible development would be a likely use for the upper floors. In order to meet the parking need of a new building on this site and to replace the lost meter parking, this site is recommended to be paired with the 116 South Henry Street surface parking lot for possible development with a small parking garage. The filling in of the King Street parking lot creates the opportunity to create a large new retail space on King Street, as well as to fill in a visual gap in the retail frontage of King Street.
4. **1505 Powhatan Street:** This parcel, which is bounded on the North by Slaters Lane and which once housed a City maintenance facility, is 0.87 acres in size and is zoned Commercial Low Zone which permits both commercial and residential uses. It is largely unused by the City. The development potential of this site is limited as the western quarter of the site has a Metrorail Tunnel below. At one point the City had the site under contract for a retail/office complex but that the contract buyer did not complete the transaction, and subsequently sold for redevelopment the eastern portion of this block, leaving this 0.87 acre parcel undeveloped. Given the current depressed multi-family market for the construction of a new building for rental units or condominiums, it is not recommended that this surplus site be put on the market for competitive sale. Rather it is proposed that the City explore the development of this property with the City created and supported Alexandria Housing Development Corporation (AHDC) for affordable housing. The AHDC has recently expressed interest (see attached) in acquiring the property, and using housing tax credits and Virginia Housing Development Corporation financing to develop a 42-unit project at this site. It is not known how much AHDC would be able to pay for this parcel. It is recommended that City staff enter into discussions with AHDC about their acquisition of this parcel.

The following properties were identified as currently being utilized at less than highest potential long-term use, but offer the potential for increased revenue:

5. **517 Cameron Street; 120 & 122 North Patrick Street** - Parking Lots. These City managed lots are recommended for continued operation as parking lots, but with improved revenue. These lots are included in the King Street Parking Study which when complete is expected to provide detailed recommendations for improvements.

The following properties were identified as currently being utilized at less than a potential highest long-term use, but are recommended to be assessed in the context of future redevelopment in each area:

6. **3224 Colvin Street** (current DASH employee parking) should be held as a City asset and utilized for future growth of City needs in the Business Center Drive/ Colvin Street area.
7. **3700 Mt. Vernon Avenue** (former Datatel) should be leveraged for improved development when the adjacent area redevelops. When Arlandria Plan implementation efforts are initiated how this City asset could leverage redevelopment will be discussed.
8. **401 East Braddock** (corner at 7-11) should be leveraged for improved redevelopment in the area when the adjacent parcels are ready for redevelopment. Such a redevelopment plan is currently in the early stages of discussion.
9. **110 Callahan Drive** (Amtrak Station parking lot) should be evaluated as a part of any future King Street Metrorail station area development discussions.

The following properties were reviewed and not recommended for change in use:

10. **2311 Mt. Vernon Avenue** (farmer's market lot) current and recommended continued use a parking lot and farmer's market.
11. **3600 Jefferson Davis Highway** (former Bijan Auto) is not recommended for development due to size constraints, but is further recommended to be considered for use in conjunction with transportation improvements to Jefferson Davis Highway, at the redevelopment of adjacent parcels.
12. **1500 Duke Street**, zoned OCM 100, is a Resource Protection Area (RPA).

**FISCAL IMPACT:** The report recommends the sale of six parcels with the estimated sale price of \$4.1 to \$6.2 million. The realization of these revenues will take time to occur. When these properties are sold, it is recommended that these revenues be used as a revenue source for one-time non-recurring projects such as capital projects or to maintain or increase the City's operating reserves.

**ATTACHMENTS:**

- Attachment 1. Letter dated May 18, 2009 from Daniel Abramson, President, AHDC, to Deputy City Manager Mark Jinks
- Attachment 2: James Lang LaSalle Property Inventory Study

**APPLICATION****CDD DEVELOPMENT CONCEPT PLAN****CDD #** CDD #12*[must use black ink or type]***PROPERTY LOCATION:**221W. Glebe Rd, 3606, 3610, 3612 & 3700 Mt. Vernon Ave.**TAX MAP REFERENCE:**15.01 04 3, 4, 6, 9 & 7.03 08 11**ZONE:** CDD #12**APPLICANT'S NAME:**Alexandria Housing Development Corporation, a Virginia nonstock corporation**ADDRESS:**1201 East Abingdon Dr. Alexandria Virginia.**PROPERTY OWNER NAME:**Multiple Owners - See attached.**ADDRESS:****REQUEST:**Approval of a CDD Conceptual Plan for a portion of CDD #12.

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

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

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

Duncan W. Blair, Attorney
Print Name of Applicant or Agent  
524 King Street
Alexandria, Virginia 22314Mailing/Street AddressSignature703 836 1000703 549 3335Telephone #dblair@landcarrioll.comFax #Email address**DO NOT WRITE IN THIS SPACE OFFICE USE ONLY**

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

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

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

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

**AHDC W. GLEBE ROAD & MT. VERNON****PROPERTY OWNERS.**

NAME	ADDRESS	TAX MAP
City of Alexandria 301 King Street RM 3500 Alexandria, Virginia 22315	3700 Mt. Vernon Ave.	7.03 08 11
3600 Mt. Vernon, LLC 1901 N. Moore Street Arlington, Virginia 22209	221 West Glebe Road	15.01 04 09
3600 Mt. Vernon, LLC	3610 Mt. Vernon Ave.	15.01 04 03
3600 Mt. Vernon, LLC	3612 Mt. Vernon Ave.	15.01 04 04
Murad Mahmood 321 Greenhill St. Great Falls, Virginia 22066	3606 Mt. Vernon Ave.	15.01 04 06

## 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.		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 221 W. Glebe & 3610-12 Mt. Vernon (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. 3600 Mt. Vernon, LLC	1901 N. Moore St. , Arl. Va. 22209	100%
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. 3600 Mt. Vernon, LLC	None	
2.		
3.		

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

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

6/30/2021

By:

Date

Printed Name

Signature

## 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. Weissberg Foundation	1901 North Moore Street Suite 803 Arlington, VA 22209	59%
2. WM Family LLC	1901 North Moore Street Suite 803 Arlington, VA 22209	20%
3. Wesley Weissberg	2 North 6th place #15E Williamsburg, NY 11249	20%

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 221 W. Glebe & 3610-12 Mt. Vernon (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. 3600 Mt. Vernon, LLC	1901 N. Moore St. , Arl. Va. 22209	100%
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. 3600 Mt. Vernon, LLC	None	
2.		
3.		

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

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

6/30/2021

Date

By:

Wesley V. Weissberg

Printed Name

Signature

AHDC – GLEBE & MT. VERNON

OWNERSHIP AND DISCLOSURE STATEMENT

ADDITIONAL MEMBERS OWNING AN INTEREST IN EXCESS OF  
3% OF 3600 MT. VERNON, LLC



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

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

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

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

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

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

Alexandria Housing Development Corporation is a Virginia nonstock corporation governed by a ten member Board of Directors.

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.



## 2021 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria  
301 King Street, Room 1700, Alexandria, VA 22314  
Phone: 703.746.4800 <http://www.alexandriava.gov/>

**License Number:** 110827-2021  
**Account Number:** 110827  
**Tax Period:** 2021  
**Business Name:** Land, Carroll & Blair PC  
**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC  
524 KING ST  
Alexandria, VA 22314-3104

**License Classification(s):**

Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law

February 9, 2021

Dear Taxpayer:

This is your 2021 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

*Keep this letter for your records.*

### City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



**This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:**

Land, Carroll & Blair PC  
524 KING ST  
Alexandria, VA 22314

**License Number:** 110827-2021  
**Account Number:** 110827  
**Tax Period:** 2021  
**Business Name:** Land, Carroll & Blair PC  
**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314

**License Classification(s):** Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law



## APPLICATION

### DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

**DSUP #** \_\_\_\_\_ **Project Name:** AHDC W. Glebe & Mt. Vernon

**PROPERTY LOCATION:** 221W. Glebe Rd, 3606, 3610, 3612 & 3700 Mt. Vernon Ave.

**TAX MAP REFERENCE:** Map 15.01 04 3, 4, 6, 9 & Map 7.03 08 11 **ZONE:** CDD# 12

**APPLICANT:**

Name: Alexandria Housing Development Corporation, a Virginia nonstock corporation

Address: 1201 East Abingdon Dr. Alexandria Virginia.

**PROPERTY OWNER:**

Name: Multiple Owners - See attached

Address: \_\_\_\_\_

DSUP with Site Plan to Construct a Mixed Use Residential and Commercial

**SUMMARY OF PROPOSAL**

Low-Moderate Income multifamily Project.

**MODIFICATIONS REQUESTED** Setback modifications pursuant to Sec. 6-403 of the AZO.

**SUP's REQUESTED** a Parking Reduction Special Use Permit, Section 7-700 Special Use Permit for additional density (FAR) and Height and a Tier 3 TMP Special Use Permit.

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

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

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

Duncan W. Blair, Attorney

Print Name of Applicant or Agent  
524 King Street

Mailing/Street Address  
Alexandria, Virginia 22314

City and State Zip Code

Signature  
703 836-1000 703 549-3335

Telephone # Fax #  
dblair@landcarroll.com

Email address  
6/30/21

Date

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

Application Received: \_\_\_\_\_  
Fee Paid and Date: \_\_\_\_\_

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

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

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

**AHDC W. GLEBE ROAD & MT. VERNON****PROPERTY OWNERS.**

NAME	ADDRESS	TAX MAP
City of Alexandria 301 King Street RM 3500 Alexandria, Virginia 22315	3700 Mt. Vernon Ave.	7.03 08 11
3600 Mt. Vernon, LLC 1901 N. Moore Street Arlington, Virginia 22209	221 West Glebe Road	15.01 04 09
3600 Mt. Vernon, LLC	3610 Mt. Vernon Ave.	15.01 04 03
3600 Mt. Vernon, LLC	3612 Mt. Vernon Ave.	15.01 04 04
Murad Mahmood 321 Greenhill St. Great Falls, Virginia 22066	3606 Mt. Vernon Ave.	15.01 04 06

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Alexandria Housing Development Corporation	1201 E. Abingdon Dr., Alexandria VA.	100%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3606 Mt. Vernon (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.		
2.		
3.		

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

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

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

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

6/30/2021

By: Jonathan D Frederick

Date

Printed Name

  
Signature

BOARD OF DIRECTORS OF THE  
ALEXANDRIA HOUSING DEVELOPMENT CORPORATION  
a Virginia Nonstock corporation.

Daniel R. Abramson, Chair

Robert Burns

Michael Calson

John Corrado

Megan Glasheen

Alyson Miller

Charles Pittman

Cathy Pharis

Joesph Resende

Christina Stacy

## Board of Architectural Review

Robert Adams

Bill Conkey

Purvi Irwin

Lynn Neihardt

Christine Roberts - Chair

James Spencer - Vice Chair

John Sprinkle

## Definition of business and financial relationship.

Section 11-351(A) of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one.
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney.
- (3) through a partner of the member or a member of his immediate household.
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship.
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.



3600 Mt. Vernon, LLC  
1901 N. Moore Street, Suite 803  
Arlington, Virginia 22209

Karl Moritz, Director  
Department of Planning and Zoning  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Owners Consent to File Land Use and Zoning Applications pertaining to the  
properties at 221 W. Glebe Rd, 3610 and 3612 Mt. Vernon Ave.  
Tax Map 15.01 Block 04 Lots 03, 04 & 15 (collectively the “Property”)

Dear Mr. Moritz:

3600 Mt. Vernon, LLC, as the owner of the Property, hereby consents to the filing  
of Land Use and Zoning application for AHDC’s multifamily affordable housing project,  
including but not limited to, Master Plan Amendments, Zoning Text Amendment,  
Development Special Use Permit with Site Plan, TMP Special Use Permit, Vacation of  
Public Right of Way and any related requests.

Very truly yours,

3600 Mt. Vernon, LLC  
a Virginia limited liability company.

By: Weissberg Corp.  
a Virginia corporation,  
Manager

By: \_\_\_\_\_  
Nina V. Weissberg, CEO

Date: June \_\_, 2021

## 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.		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 221 W. Glebe & 3610-12 Mt. Vernon (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. 3600 Mt. Vernon, LLC	1901 N. Moore St. , Arl. Va. 22209	100%
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. 3600 Mt. Vernon, LLC	None	
2.		
3.		

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

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

6/30/2021

By:

Date

Printed Name

Signature

AHDC – GLEBE & MT. VERNON

OWNERSHIP AND DISCLOSURE STATEMENT

ADDITIONAL MEMBERS OWNING AN INTEREST IN EXCESS OF  
3% OF 3600 MT. VERNON, LLC

The following are the current City Council, Planning Commission, Board of Zoning Appeals and Boards of Architectural Review members to use as a reference when completing the ownership and disclosure statement. The definition of business or financial relationship is also provided below.

Alexandria City Council

Justin M. Wilson, Mayor

Elizabeth B. Bennett-Parker, Vice Mayor

John T. Chapman

Canek Aguirre

Redella S. "Del" Pepper

Amy B. Jackson

Mohamed E. "Mo" Seifeldein

Planning Commission

Nathan Macek, Chair

Vivian Ramirez

David Brown

Melinda Lyle

John Goebel

Stephen Koenig

Melissa McMahon

Board of Zoning Appeals

Laurence Altenburg

Erich Kai Chan

Lee Perna

Daniel Poretz

Timothy Ramsey

Mark Yoo - Acting Chair

Murad Mahmood  
Benedicte Mahmood  
321 Greenhill Street  
Great Falls, Virginia 22006

June 30, 2021

Karl Moritz, Director  
Department of Planning and Zoning  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Owners Consent to File Land Use and Zoning Applications pertaining to the  
property 3606 Mt. Vernon Ave.  
Tax Map 15.01 Block 04 Lot 06 (the “Property”)

Dear Mr. Moritz:

The undersigned, the owners of the Property, hereby consent to the filing of Land Use and Zoning applications for AHDC’s multifamily affordable housing project to be constructed on the Property and adjacent properties, including but not limited to: Master Plan Amendments, Zoning Text Amendment, Development Special Use Permit with Site Plan, TMP Special Use Permit, Vacation of Public Right of Way and any related requests.

Very truly yours,

---

Murad Mahmood

---

Benedicte Mahmood

## 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.		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3606 Mt. Vernon \_\_\_\_\_ (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. Murad & Benedicte Mahmood	321 Greenhill St. Great Falls, Va. 22006	100%
2.		
3.		

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

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

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

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

6/30/2021

By:

Date

Printed Name

Signature

The following are the current City Council, Planning Commission, Board of Zoning Appeals and Boards of Architectural Review members to use as a reference when completing the ownership and disclosure statement. The definition of business or financial relationship is also provided below.

Alexandria City Council

Justin M. Wilson, Mayor

Elizabeth B. Bennett-Parker, Vice Mayor

John T. Chapman

Canek Aguirre

Redella S. "Del" Pepper

Amy B. Jackson

Mohamed E. "Mo" Seifeldein

Planning Commission

Nathan Macek, Chair

Vivian Ramirez

David Brown

Melinda Lyle

John Goebel

Stephen Koenig

Melissa McMahon

Board of Zoning Appeals

Laurence Altenburg

Erich Kai Chan

Lee Perna

Daniel Poretz

Timothy Ramsey

Mark Yoo - Acting Chair

**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.

Alexandria Housing Development Corporation is a Virginia nonstock corporation governed by a ten member Board of Directors.

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.



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

The Alexandria Housing Development Corporation, a Virginia nonstock corporation (“AHDC”) is requesting a Development Special Use Permit with Site and associated landuse and zoning applications to construct a 539,788 square foot residential and commercial mixed-use project with 379 parking spaces located in as structured parking facility located below the building and 3 surface parking spaces for short term parking (the “Project”) The Project will consist of 3 buildings built in phases. The Project will have street frontage on a new private lane, Mount Vernon Avenue and West Glebe Road. The new private lane will increase pedestrian and vehicular connectivity as well as providing access to the Project’s parking facility, open space plaza and loading facilities that are internal to the property.

The residential portion of the project consist of 482 new affordable apartment dwelling units with a blend of unit sizes and types, as well as different income eligibilities. The commercial portion of the Project consists approximately 35,000 sf of new commercial space. with a portion of it located directly along Mount Vernon Avenue to invigorate the streetscape.

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

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

Not Applicable.

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

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

Not Applicable.

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

Day	Hours	Day	Hours
Not Applicable.			

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

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

It is not anticipated that noise levels will exceed the permitted levels under the City of Alexandria's Noise Ordinance.

B. How will the noise from patrons be controlled?

Not Applicable.

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

It is not anticipated that offensive odors will emanate from the residential and commercial use of the property.

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

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

The amount of trash and garbage will be the same level as generated by similar sized residential and commercial projects.

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

The collection schedule for trash and recycling will be established by the Project's management team based on the actual need.

- C. How often will trash be collected?

The collection schedule for trash and recycling will be established by the Project's management team based on the actual need.

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

It is not anticipated that the use of the Property for residential and commercial uses will generate littering. The Project's management will maintain the property.

**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:

Small quantities of material designated as hazardous that are generally recognized as appropriate for residential and commercial use will be stored, used and disposed of in accordance with all applicable regulations.

**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:

Small quantities of material designated as hazardous that are generally recognized as appropriate for residential and commercial use will be stored, used and disposed of in accordance with all applicable regulations.

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

It is not anticipated that extraordinary security measures will be required.

**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?  
 See Parking tabulation on DSUP Development Plan for parking Requirements

- B. How many parking spaces of each type are provided for the proposed use:
- |       |                               |
|-------|-------------------------------|
| _____ | Standard spaces               |
| _____ | Compact spaces                |
| _____ | Handicapped accessible spaces |
| _____ | Other                         |

See Parking tabulation on DSUP Development Plan for Number and size of parking spaces.

- 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? Not Applicable.

---

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? See Parking Tabulation on Development Plan.
- B. How many loading spaces are available for the use? See Parking Tabulation on Development Plan.
- C. Where are off-street loading facilities located? See Parking Tabulation on Development Plan.
- D. During what hours of the day do you expect loading/unloading operations to occur?  
Residential loading and unloading activities will generally be limited to move ins and move outs and limited commercial deliveries during business hours.
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
Residential loading and unloading activities will generally be limited to move ins and move outs and limited commercial deliveries during business hours.

**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?**

A new private road is being constructed to add pedestrian and vehicular capacity.



## APPLICATION - SUPPLEMENTAL

### PARKING REDUCTION

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

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

The parking facility below the building contains 379 parking spaces and there are <sup>three</sup> ~~two~~ surface parking spaces on the new private lane, for a total of 382 parking spaces. 367 parking spaces are required for the residential portion of the Project and 26 parking spaces are required to provide the minimum number of parking required for the commercial portion of the Project. ~~The parking reduction is for 11 commercial parking spaces.~~

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

As demonstrated in the Shared Parking portion of the Multimodal Transportation Study prepared by GoroveSlade the Project's 382 parking spaces facility when used as a shared parking facility has capacity to meet the parking demand of the Project.

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

Due to existing site conditions and the irregular shape of the property, it is not feasible to provide additional parking below the building.

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

\_\_\_\_\_ Yes. ☒ No.

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

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



## 2021 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria  
301 King Street, Room 1700, Alexandria, VA 22314  
Phone: 703.746.4800 <http://www.alexandriava.gov/>

**License Number:** 110827-2021  
**Account Number:** 110827  
**Tax Period:** 2021  
**Business Name:** Land, Carroll & Blair PC  
**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC  
524 KING ST  
Alexandria, VA 22314-3104

**License Classification(s):**

Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law

February 9, 2021

Dear Taxpayer:

This is your 2021 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

*Keep this letter for your records.*

### City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



**This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:**

Land, Carroll & Blair PC  
524 KING ST  
Alexandria, VA 22314

**License Number:** 110827-2021  
**Account Number:** 110827  
**Tax Period:** 2021  
**Business Name:** Land, Carroll & Blair PC  
**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314  
**License Classification(s):** Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law





## APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** 221 W. Glebe Road, 3606, 3610, 3612 and 3700 Mt. Vernon Ave.

**TAX MAP REFERENCE:** Map 15.01 04 3,4,6 & 9 Map 7.03 08 11 **ZONE:** CDD#12

**APPLICANT:** Alexandria Housing Development Corporation, a Virginia nonstock corporation  
Name: \_\_\_\_\_

Address: 1201 E. Abingdon Drive, Alexandria, Virginia

Tier III Transportation Management Plan Special Use Permit.

**PROPOSED USE:** \_\_\_\_\_

- ☒ 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.

Duncan W. Blair, Attorney

 6/30/21

Print Name of Applicant or Agent  
524 King Street

Signature  
703 836-1000

Date  
703 549-3335

Mailing/Street Address  
Alexandria, Virginia 22314

Telephone #  
dblair@landcarroll.com

Fax #

City and State

Zip Code

Email address

**PROPERTY OWNER'S AUTHORIZATION**

See attached Property Owner Consent Letters

As the property owner of \_\_\_\_\_, I hereby  
(Property Address)  
grant the applicant authorization to apply for the \_\_\_\_\_ use as  
(use)  
described in this application.

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Please Print

Address: \_\_\_\_\_

Email: \_\_\_\_\_

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. Not Applicable

☐ Requesting a waiver. See attached written request.

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

☐ Owner

☒ Contract Purchaser

☐ Lessee or

☐ Other: \_\_\_\_\_ of the subject property.

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

Alexandria Housing Development Corporation is a Virginia non-stock corporation

governed by a ten member Board of Directors.

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Alexandria Housing Development Corporation	1201 E. Abingdon Dr., Alexandria VA.	100%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3606 Mt. Vernon (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.		
2.		
3.		

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

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

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

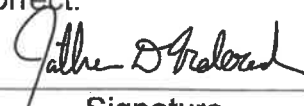
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6/30/2021

By: Jonathan D Frederick

Date

Printed Name

  
Signature

BOARD OF DIRECTORS OF THE  
ALEXANDRIA HOUSING DEVELOPMENT CORPORATION  
a Virginia Nonstock corporation.

Daniel R. Abramson, Chair

Robert Burns

Michael Calson

John Corrado

Megan Glasheen

Alyson Miller

Charles Pittman

Cathy Pharis

Joesph Resende

Christina Stacy

**Board of Architectural Review**

**Robert Adams**

**Bill Conkey**

**Purvi Irwin**

**Lynn Neihardt**

**Christine Roberts - Chair**

**James Spencer - Vice Chair**

**John Sprinkle**

**Definition of business and financial relationship.**

Section 11-351(A) of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one.
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney.
- (3) through a partner of the member or a member of his immediate household.
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship.
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

3600 Mt. Vernon, LLC  
1901 N. Moore Street, Suite 803  
Arlington, Virginia 22209

Karl Moritz, Director  
Department of Planning and Zoning  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Owners Consent to File Land Use and Zoning Applications pertaining to the  
properties at 221 W. Glebe Rd, 3610 and 3612 Mt. Vernon Ave.  
Tax Map 15.01 Block 04 Lots 03, 04 & 15 (collectively the “**Property**”)

Dear Mr. Moritz:

3600 Mt. Vernon, LLC, as the owner of the Property, hereby consents to the filing  
of Land Use and Zoning application for AHDC’s multifamily affordable housing project,  
including but not limited to, Master Plan Amendments, Zoning Text Amendment,  
Development Special Use Permit with Site Plan, TMP Special Use Permit, Vacation of  
Public Right of Way and any related requests.

Very truly yours,

3600 Mt. Vernon, LLC  
a Virginia limited liability company.

By: Weissberg Corp.  
a Virginia corporation,  
Manager

By: \_\_\_\_\_  
Nina V. Weissberg, CEO

Date: June \_\_\_, 2021

## 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.		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 221 W. Glebe & 3610-12 Mt. Vernon (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. 3600 Mt. Vernon, LLC	1901 N. Moore St. , Arl. Va. 22209	100%
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. 3600 Mt. Vernon, LLC	None	
2.		
3.		

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

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

6/30/2021

By:

Date

Printed Name

Signature



AHDC – GLEBE & MT. VERNON

OWNERSHIP AND DISCLOSURE STATEMENT

ADDITIONAL MEMBERS OWNING AN INTEREST IN EXCESS OF  
3% OF 3600 MT. VERNON, LLC

The following are the current City Council, Planning Commission, Board of Zoning Appeals and Boards of Architectural Review members to use as a reference when completing the ownership and disclosure statement. The definition of business or financial relationship is also provided below.

Alexandria City Council

Justin M. Wilson, Mayor

Elizabeth B. Bennett-Parker, Vice Mayor

John T. Chapman

Canek Aguirre

Redella S. "Del" Pepper

Amy B. Jackson

Mohamed E. "Mo" Seifeldein

Planning Commission

Nathan Macek, Chair

Vivian Ramirez

David Brown

Melinda Lyle

John Goebel

Stephen Koenig

Melissa McMahon

Board of Zoning Appeals

Laurence Altenburg

Erich Kai Chan

Lee Perna

Daniel Poretz

Timothy Ramsey

Mark Yoo - Acting Chair

Murad Mahmood  
Benedicte Mahmood  
321 Greenhill Street  
Great Falls, Virginia 22006

June 30, 2021

Karl Moritz, Director  
Department of Planning and Zoning  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Owners Consent to File Land Use and Zoning Applications pertaining to the  
property 3606 Mt. Vernon Ave.  
Tax Map 15.01 Block 04 Lot 06 (the “**Property**”)

Dear Mr. Moritz:

The undersigned, the owners of the Property, hereby consent to the filing of Land Use and Zoning applications for AHDC’s multifamily affordable housing project to be constructed on the Property and adjacent properties, including but not limited to: Master Plan Amendments, Zoning Text Amendment, Development Special Use Permit with Site Plan, TMP Special Use Permit, Vacation of Public Right of Way and any related requests.

Very truly yours,

---

Murad Mahmood

---

Benedicte Mahmood

## 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.		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3606 Mt. Vernon (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. Murad & Benedicte Mahmood	321 Greenhill St. Great Falls, Va. 22006	100%
2.		
3.		

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

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

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

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

6/30/2021

By:

Date

Printed Name

Signature

The following are the current City Council, Planning Commission, Board of Zoning Appeals and Boards of Architectural Review members to use as a reference when completing the ownership and disclosure statement. The definition of business or financial relationship is also provided below.

Alexandria City Council

Justin M. Wilson, Mayor

Elizabeth B. Bennett-Parker, Vice Mayor

John T. Chapman

Canek Aguirre

Redella S. "Del" Pepper

Amy B. Jackson

Mohamed E. "Mo" Seifeldein

Planning Commission

Nathan Macek, Chair

Vivian Ramirez

David Brown

Melinda Lyle

John Goebel

Stephen Koenig

Melissa McMahon

Board of Zoning Appeals

Laurence Altenburg

Erich Kai Chan

Lee Perna

Daniel Poretz

Timothy Ramsey

Mark Yoo - Acting Chair



## 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,  
[x] other. Please describe: TMP SUP
5. Please describe the capacity of the proposed use: **Not Applicable**
- A. How many patrons, clients, pupils and other such users do you expect? **Not Applicable**  
Specify time period (i.e., day, hour, or shift).  
\_\_\_\_\_  
\_\_\_\_\_
- B. How many employees, staff and other personnel do you expect? **Not Applicable**  
Specify time period (i.e., day, hour, or shift).  
\_\_\_\_\_  
\_\_\_\_\_
6. Please describe the proposed hours and days of operation of the proposed use: **Not Applicable**
- | Day:  | Hours: |
|-------|--------|
| _____ | _____  |
| _____ | _____  |
| _____ | _____  |
| _____ | _____  |
7. Please describe any potential noise emanating from the proposed use. **Not Applicable**
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.  
\_\_\_\_\_  
\_\_\_\_\_
- B. How will the noise be controlled? **Not Applicable**  
\_\_\_\_\_  
\_\_\_\_\_

- 8.** Describe any potential odors emanating from the proposed use and plans to control them: Not Applicable

---

---

---

- 9.** Please provide information regarding trash and litter generated by the use. Not Applicable

- 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) Not Applicable

---

---

- C. How often will trash be collected? Not Applicable

---

---

- D. How will you prevent littering on the property, streets and nearby properties? Not Applicable

---

---

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property? Not Applicable

☐ 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? Not Applicable

☐ 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? Not Applicable

---

---

---

## ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks? Not Applicable

☐ 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:

\_\_\_\_\_ 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?  
 \_\_\_\_\_ 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**



## 2021 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria  
301 King Street, Room 1700, Alexandria, VA 22314  
Phone: 703.746.4800 <http://www.alexandriava.gov/>

**License Number:** 110827-2021  
**Account Number:** 110827  
**Tax Period:** 2021  
**Business Name:** Land, Carroll & Blair PC  
**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC  
524 KING ST  
Alexandria, VA 22314-3104

**License Classification(s):**

Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law

February 9, 2021

Dear Taxpayer:

This is your 2021 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

*Keep this letter for your records.*

### City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



**This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:**

Land, Carroll & Blair PC  
524 KING ST  
Alexandria, VA 22314

**License Number:** 110827-2021  
**Account Number:** 110827  
**Tax Period:** 2021  
**Business Name:** Land, Carroll & Blair PC  
**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314  
**License Classification(s):** Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law

APPLICATION for VACATION # \_\_\_\_\_

PROPERTY LOCATION: Portion of a Public Alley adjacent to 3610 Mt. Vernon Ave.

TAX MAP REFERENCE: Tax Map 15.01 Block 04 ZONE: CDD #12

APPLICANT'S NAME: Alexandria Housing Development Corporation, a Virginia nonstock corporation

ADDRESS: 1201 E. Abingdon Rd., Alexandria, Virginia

PROPERTY OWNER NAME: 3600 Mt. Vernon, LLC, a Virginia limited liability company

(Owner of abutting area to be vacated)

ADDRESS: 1901 N. Moore Street, Suite 803, Arlington, Virginia 2209

VACATION DESCRIPTION: AHDC is requesting the vacation of 3,252 square feet of portions  
a 15' and 20' un-named public alley dedicated to the City of Alexandria by Deed of Dedication recorded  
in DB 184, page 549 Arlington County land Records. The vacated area will part of a new private road  
with a public access easement.

- ☒ THE UNDERSIGNED hereby applies for a Vacation Ordinance in accordance with the provisions of Chapter 10 of the Code of the State of Virginia, the Alexandria City Charter and City Code, and the Alexandria Zoning Ordinance.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Duncan W. Blair, Attorney



*Print Name of Applicant or Agent*

524 King Street

*Signature*

703 836-1000

703 549-3335

*Mailing/Street Address*

Alexandria, Virginia, 22314

*Telephone #*

6/29/21

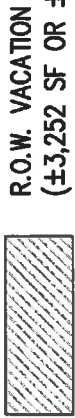
*Fax #*

*City and State*

*Zip Code*

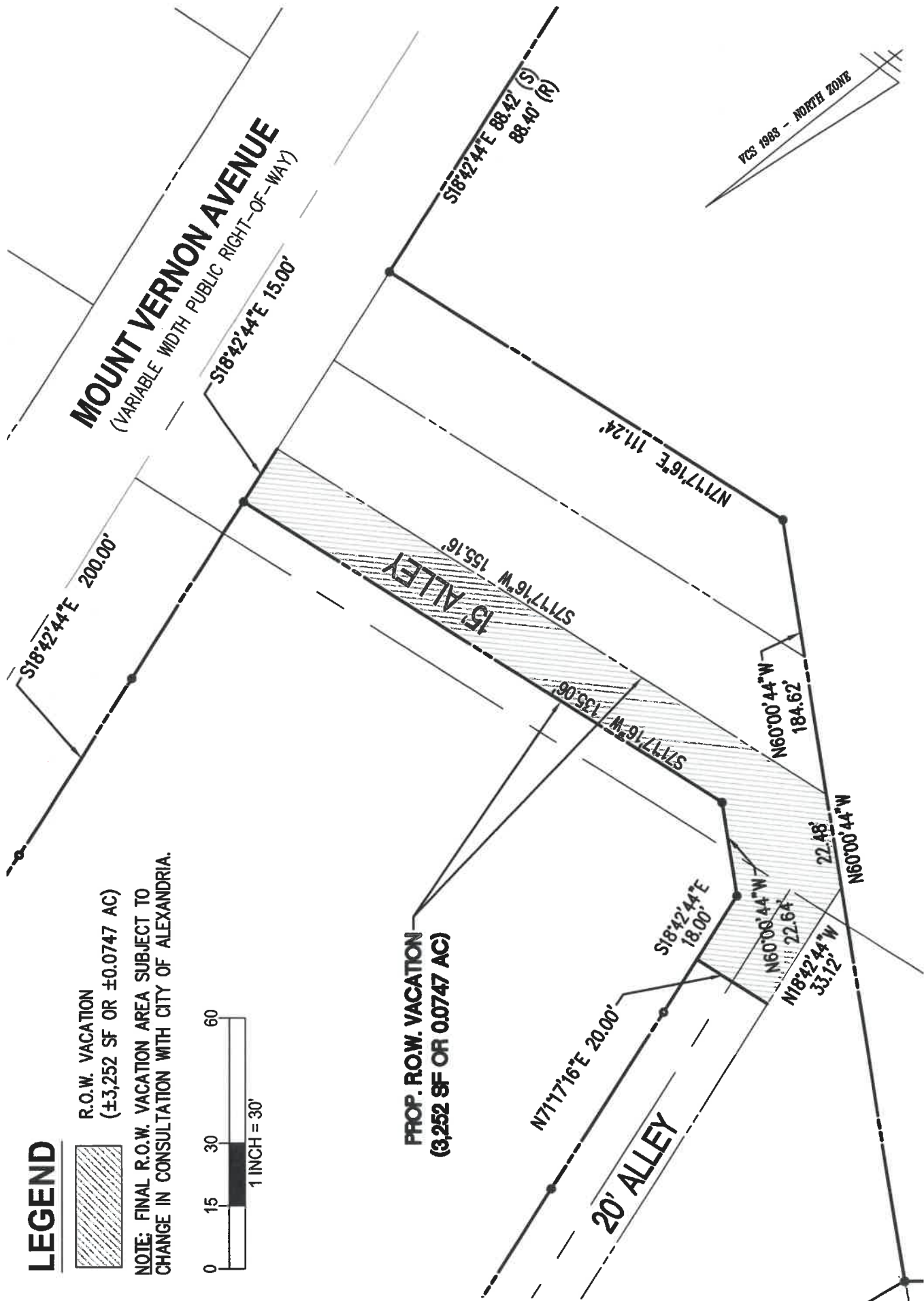
*Date*

# LEGEND



R.O.W. VACATION  
(±3,252 SF OR ±0.0747 AC)

NOTE: FINAL R.O.W. VACATION AREA SUBJECT TO  
CHANGE IN CONSULTATION WITH CITY OF ALEXANDRIA.



SCALE: 1" = 30'  
DATE: 06/30/2021

## PRELIMINARY R.O.W. VACATION EXHIBIT AHDC - GLEBE/MT. VERNON

PREPARED BY  
**WALTER L. PHILLIPS**  
INCORPORATED  
Engineers • Surveyors • Planners  
Landscape Architects • Arborists  
207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 333-1301  
WLPINC.com

© J:\design\20086\eng\plan\vac\20086x-0017\_Preliminary Vacation Exhibit.dwg

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Alexandria Housing Development Corporation	1201 E. Abingdon Dr., Alexandria VA.	100%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3606 Mt. Vernon (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.		
2.		
3.		

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

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

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

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

6/30/2021

Date

By: Jonathan D Frederick

Printed Name

  
Signature

BOARD OF DIRECTORS OF THE  
ALEXANDRIA HOUSING DEVELOPMENT CORPORATION  
a Virginia Nonstock corporation.

Daniel R. Abramson, Chair

Robert Burns

Michael Calson

John Corrado

Megan Glasheen

Alyson Miller

Charles Pittman

Cathy Pharis

Joesph Resende

Christina Stacy



**Board of Architectural Review**

**Robert Adams**

**Bill Conkey**

**Purvi Irwin**

**Lynn Neihardt**

**Christine Roberts - Chair**

**James Spencer - Vice Chair**

**John Sprinkle**

**Definition of business and financial relationship.**

Section 11-351(A) of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one.
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney.
- (3) through a partner of the member or a member of his immediate household.
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship.
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

3600 Mt. Vernon, LLC  
1901 N. Moore Street, Suite 803  
Arlington, Virginia 22209

Karl Moritz, Director  
Department of Planning and Zoning  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Owners Consent to File Land Use and Zoning Applications pertaining to the  
properties at 221 W. Glebe Rd, 3610 and 3612 Mt. Vernon Ave.  
Tax Map 15.01 Block 04 Lots 03, 04 & 15 (collectively the **"Property"**)

Dear Mr. Moritz:

3600 Mt. Vernon, LLC, as the owner of the Property, hereby consents to the filing  
of Land Use and Zoning application for AHDC's multifamily affordable housing project,  
including but not limited to, Master Plan Amendments, Zoning Text Amendment,  
Development Special Use Permit with Site Plan, TMP Special Use Permit, Vacation of  
Public Right of Way and any related requests.

Very truly yours,

3600 Mt. Vernon, LLC  
a Virginia limited liability company.

By: Weissberg Corp.  
a Virginia corporation,  
Manager

By: \_\_\_\_\_  
Nina V. Weissberg, CEO

Date: June \_\_, 2021

AHDC – GLEBE & MT. VERNON

OWNERSHIP AND DISCLOSURE STATEMENT

ADDITIONAL MEMBERS OWNING AN INTEREST IN EXCESS OF  
3% OF 3600 MT. VERNON, LLC

The following are the current City Council, Planning Commission, Board of Zoning Appeals and Boards of Architectural Review members to use as a reference when completing the ownership and disclosure statement. The definition of business or financial relationship is also provided below.

Alexandria City Council

Justin M. Wilson, Mayor

Elizabeth B. Bennett-Parker, Vice Mayor

John T. Chapman

Canek Aguirre

Redella S. "Del" Pepper

Amy B. Jackson

Mohamed E. "Mo" Seifeldein

Planning Commission

Nathan Macek, Chair

Vivian Ramirez

David Brown

Melinda Lyle

John Goebel

Stephen Koenig

Melissa McMahon

Board of Zoning Appeals

Laurence Altenburg

Erich Kai Chan

Lee Perna

Daniel Poretz

Timothy Ramsey

Mark Yoo - Acting Chair

Murad Mahmood  
Benedicte Mahmood  
321 Greenhill Street  
Great Falls, Virginia 22006

June 30, 2021

Karl Moritz, Director  
Department of Planning and Zoning  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Owners Consent to File Land Use and Zoning Applications pertaining to the  
property 3606 Mt. Vernon Ave.  
Tax Map 15.01 Block 04 Lot 06 (the “**Property**”)

Dear Mr. Moritz:

The undersigned, the owners of the Property, hereby consent to the filing of Land Use and Zoning applications for AHDC’s multifamily affordable housing project to be constructed on the Property and adjacent properties, including but not limited to: Master Plan Amendments, Zoning Text Amendment, Development Special Use Permit with Site Plan, TMP Special Use Permit, Vacation of Public Right of Way and any related requests.

Very truly yours,

---

Murad Mahmood

---

Benedicte Mahmood

## 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.		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3606 Mt. Vernon (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. Murad & Benedicte Mahmood	321 Greenhill St. Great Falls, Va. 22006	100%
2.		
3.		

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

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

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

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

6/30/2021

By:

Date

Printed Name

Signature

The following are the current City Council, Planning Commission, Board of Zoning Appeals and Boards of Architectural Review members to use as a reference when completing the ownership and disclosure statement. The definition of business or financial relationship is also provided below.

Alexandria City Council

Justin M. Wilson, Mayor

Elizabeth B. Bennett-Parker, Vice Mayor

John T. Chapman

Canek Aguirre

Redella S. "Del" Pepper

Amy B. Jackson

Mohamed E. "Mo" Seifeldein

Planning Commission

Nathan Macek, Chair

Vivian Ramirez

David Brown

Melinda Lyle

John Goebel

Stephen Koenig

Melissa McMahon

Board of Zoning Appeals

Laurence Altenburg

Erich Kai Chan

Lee Perna

Daniel Poretz

Timothy Ramsey

Mark Yoo - Acting Chair



## 2021 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria  
301 King Street, Room 1700, Alexandria, VA 22314  
Phone: 703.746.4800 <http://www.alexandriava.gov/>

**License Number:** 110827-2021  
**Account Number:** 110827  
**Tax Period:** 2021  
**Business Name:** Land, Carroll & Blair PC  
**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC  
524 KING ST  
Alexandria, VA 22314-3104

**License Classification(s):**

Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law

February 9, 2021

Dear Taxpayer:

This is your 2021 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

*Keep this letter for your records.*

### City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



**This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:**

Land, Carroll & Blair PC  
524 KING ST  
Alexandria, VA 22314

**License Number:** 110827-2021  
**Account Number:** 110827  
**Tax Period:** 2021  
**Business Name:** Land, Carroll & Blair PC  
**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314  
**License Classification(s):** Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law



## Anh Vu

---

**From:** Carson Lucarelli  
**Sent:** Tuesday, November 23, 2021 1:11 PM  
**To:** Patrick Silva; Anh Vu  
**Cc:** Nathan Imm; Jose Ayala  
**Subject:** FW: [EXTERNAL]Arlandria-Chirilaqua

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Patrick/Anh -

Will you please ensure this correspondence re: AHDC makes it into the PC/CC packet for January?

-----Original Message-----

From: Sarah McBride <sgmcbride@gmail.com>  
Sent: Saturday, November 13, 2021 9:04 PM  
To: Jose Ayala <Jose.Ayala@alexandriava.gov>  
Cc: Justin Wilson <justin.wilson@alexandriava.gov>  
Subject: [EXTERNAL]Arlandria-Chirilaqua

[Some people who received this message don't often get email from sgmcbride@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Hi Mr. Ayala,

I'm writing to you as a concerned citizen about the Arlandria-Chirilaqua development project. My family has lived in Alexandria for almost a decade, and I'm originally from the area. My children attend St Rita School and Bishop Ireton. I'm concerned about the proposed development for several reasons.

First of all, having driven around the area every morning and afternoon for the past 9 years, I don't think anyone realizes how dangerous the traffic patterns are currently. Tragically, there was a pedestrian fatality just today.

The intersection of Glebe/Russell is hazardous, so much so that a St. Rita teacher stands out there every morning and afternoon to ensure that no one gets hurt--St Rita families AND community members, including the Alexandria City high schoolers who wait for their bus at that intersection. The Mount Vernon side of the triangle is awful too, with cars and trucks zipping in and out from the retail establishments along Mount Vernon, and using the road as a cut-through to 395 further down the road. Pedestrians crossing at Glebe/Mount Vernon or Glebe/Reed are really in jeopardy as the vehicles speed along. We lead our track team along and across Mount Vernon to Four Mile Run Park several times a week in the Fall and Spring and there have been many times cars barely stopped in time to avoid colliding into the group of students. There is hardly any parking in the area, so community residents use the municipal lot and illegally use the residential parking along Russell; there are many "near misses" as folks pull out of these street parking spots into traffic. I've seen vehicles failing to stop for school buses or kids crossing to school buses who stop along Russell across from St. Rita as well. It's really dangerous.

If this is the current state of affairs, I can only imagine the problems once major construction is added to the mix. No city lot, no changes to the traffic lights or crosswalks...someone is going to get hurt...again.

Additionally, the idea of St Rita school and church being dwarfed by a 10-story high rise and a 7-story high rise on either side, with no added infrastructure or safety measures, is unwise. St Rita serves an important role in the community and to leave it out of discussions regarding the development projects is wrong. To fail to consider how these projects will impact the school, church and community at large is really horrendous.

I'd like to respectfully request that these safety concerns be addressed and solved before the projects move forward.

Thanks,  
Sarah McBride

---

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

## Prepared Statement for Planning Commission Meeting on 1/4/2022 Regarding Docket #6 & #7 for Zoning Text Amendment #2021-00009

Joshua Bowman  
3000 Mosby Street  
Alexandria

Good Evening,

Other speakers will have spoken about the urgent need for more affordable housing in Alexandria, and I believe this is an important project towards that end. However, as a member of St. Rita Parish and neighboring Warwick Village, I do have concerns related to the plans that have been presented. After reviewing the design in detail, I believe more work is needed to adequately address the impacts to water quality, parking, and pedestrian safety.

Regarding water and flooding, the “Storm Sewer Outfall Analysis” mislabels the existing underground stream as a “storm sewer.” The U.S. Geological Survey’s hydrographic dataset classifies this unnamed stream as a natural watercourse which although covered, still follows its original path which is clearly present on historic maps and aerial photographs. This stream has also been “daylighted” as it runs through Monticello Park. (See screen capture below.) Given the frequency of flooding and also the prevalence of runoff and litter in Four Mile Run, this project will have a major impact on local water quality as well as many properties in the area upstream. This plan must ensure that there is adequate review and the opportunity for public input specifically related to stormwater mitigation and environmental impacts.

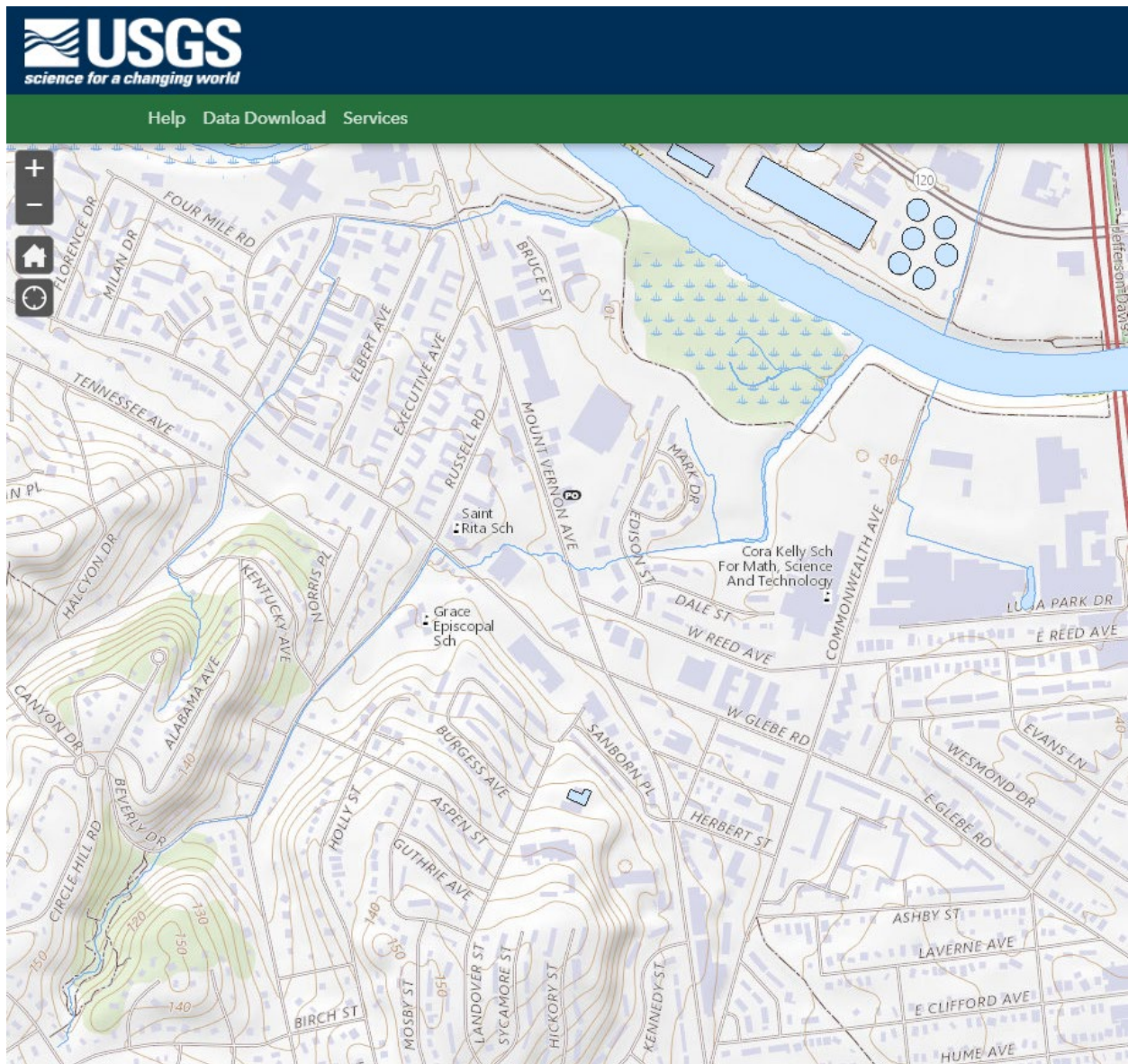
Regarding parking, there are many people in our community who rely on a vehicle for their livelihood. Tradesmen and contractors park their trucks and vans overnight in the public lot on Mt. Vernon Avenue and the M.O.M.’s shopping center across the street because there is inadequate parking available for the residential units that already exist and there is very little on-street parking available. If the proposed development is serious about avoiding displacement of the existing community, the current parking plan with fewer than one parking spot per residential unit will not be sufficient to allow residents who have a vehicle for work and a family car to continue to live in the neighborhood. This may be a citywide policy aimed at reducing automobile use, but in the present instance, it leads to a perverse outcome.

Finally, for those residents of the community who do rely on public transit (which is the stated rationale for reducing the available parking), pedestrian safety is a dire concern which needs immediate action. The recent pedestrian fatality on Glebe Road is not the first such incident, but is one of several that I can remember in recent years. With even more density being built near a major intersection, it will not be the last either unless the plans incorporate major changes to the streetscape, especially on Glebe Road. Children walking to nearby schools and workers walking to nearby bus stops and the Metro place their lives at risk. More than just wider sidewalks, there needs to be an extensive redesign of the entire block

of Glebe Road adjacent to this development.

While this project is an opportunity to improve access to housing and the quality of life for our community, it will fall short of that potential if more is not done to address these impacts.

Thank you.



[EXTERNAL]Planning Comm'n January 4, 2022 Docket Items # 6 & #7-Zoning Text Amendment #2021-00009; City Charter § 9.06 Case #2021-00006; Coordinated Development District Concept Plan #2021-00005; Development SUP #2021-10024; etc.

johnfehrenbach@comcast.net <johnfehrenbach@comcast.net>

Tue 1/4/2022 4:11 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: 'Meagan L. Alderton' <meagan.alderon@acps.k12.va.us>; Gregory Hutchings, Jr. <Gregory.Hutchings@acps.k12.va.us>

 1 attachments (2 MB)

NRCA Letter to Planning Commission re Safeway Dev - 01 04 22.pdf;

Please see the attached comments of the North Ridge Citizens' Association re the above-referenced matters.

Best regards,

John Fehrenbach

202-352-5925

President

North Ridge Citizens' Association (NRCA)

---

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



January 4, 2022

Planning Commission  
c/o Department of Planning & Zoning  
P.O. Box 178  
Alexandria, VA 22314  
[PlanComm@alexandriava.govx](mailto:PlanComm@alexandriava.govx)

**Re: January 4, 2022 Docket Items # 6 & #7—Zoning Text Amendment #2021-00009; City Charter § 9.06 Case #2021-00006; Coordinated Development District Concept Plan #2021-00005; Development Special Use Permit #2021-10024; Transportation Management Plan Special Use Permit #2021-00063; Vacation #2021-00001; 221 West Glebe Road; 3606, 3610, 3612 and 3700 Mount Vernon Avenue - AHDC Glebe/Mt. Vernon**

Dear Chairman Macek and Planning Commission Members:

North Ridge Citizens' Association ("NRCA") opposes the massive scale of redevelopment of the Arlandria-Chirilagua section that the above-referenced docket items would allow.

First, as summarized in our letters to the Planning Commission and City Council opposing the Small Area Plan (*copies enclosed*), the substantial increase in the number and density of people that would be added to Arlandria would have detrimental effects that would be unnecessary, significant, and irreversible. Among those would be:

- a) Increased crowding of already overcrowded Alexandria schools;
- b) Increased traffic and congestion as well as cut-through traffic in surrounding neighborhoods including but not limited to North Ridge;
- c) Loss of already inadequate parking to serve residents, shoppers, churchgoers, and restaurant- and venue-goers, and those in nearby areas; and
- d) Radical alteration of the streetscape with building heights that would dwarf existing structures and eradicate the characteristic Art Deco style.

Second, Title 15.2, Article 7, of the Code of Virginia *requires* that all land-use plans of cities in the Commonwealth "protect citizens against one or more of the following: overcrowding of land, undue density of population in relation to the community facilities *existing or available*, obstruction of light and air, danger and congestion in travel and transportation ..." (Code of Virginia, The Comprehensive Plan, § 15.2-2283 (emphasis added)). The project(s) being considered appear to violate every one of these protections, in that:

- 1) They will promote and exacerbate density in the densest jurisdiction in Northern Virginia;
- 2) There is not existing or available infrastructure sufficient to support the overcrowding the proposed structures would produce;

- 3) Proposed structural heights and building masses would obstruct light and restrict airflow; and
- 4) Congestion and reduced parking will impede travel and exacerbate the problem of spillover parking that has for decades plagued homeowners and law enforcement in the West Glebe/Old Dominion area.

Third, the Small Area Plan that purportedly would allow for these projects is invalid. Numerous substantive comments submitted to the record by citizens and citizen groups in opposition to all or portions of the Plan were essentially ignored by the City. As a result, the proposed actions in the above-referenced docket items are also invalid.

Fourth, the dramatic increase in density in this area is being proposed as a means to increase affordable housing. At the same time, the City is claiming to preserve the character of the Arlandria-Chirilagua neighborhood. Both cannot be achieved. The mega-project submitted by AHDC needs to be substantially scaled back to fit within the context of the Arlandria-Chirilagua community. Otherwise, it is likely to destroy, or at least overwhelm, the neighborhood.

Fifth, as summarized in our letters and testimony at the Council Public Hearing on December 18, 2021 (*copy enclosed*), the City appears to contemplate potential co-location of businesses, housing, and other uses unrelated to core educational needs on a school site. The City is on notice that such uses would violate Commonwealth law and create unnecessary risks to students, staff, residents, and public safety personnel, and that expenditure of any public funds in furtherance of such would be illegal. The City, ACPS, and the School Board need to state whether they are considering going down that illegal path.

Thank you for this opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "John Fehrenbach", written in a cursive style.

John Fehrenbach, President

cc: Alexandria City School Board  
Clerk of the School Board  
ACPS Superintendent Gregory C. Hutchings, Jr.

Enclosures





NRCA, P.O. Box 3242, Alexandria, VA 22302

December 16, 2021

Alexandria City Counsel  
301 King Street  
Alexandria, VA 22314

**Re: 12/18/21 Docket Item #15—Master Plan Amendment #2021-00012, Arlandria-Chirilagua Small Area Plan**

Dear Mayor and City Council Members:

North Ridge Citizens' Association (NRCA) wishes to comment directly to this body regarding our concerns about the proposed Small Area Plan (SAP) for Arlandria-Chirilagua, as we have done before the Planning Commission. (*See* enclosed Dec. 7, 2021 Letter.)

We recognize the City government's desire for building even more affordable housing in Arlandria-Chirilagua, as well as the economic pressures and profit-motives to redevelop that area. We also recognize that the City has tools to preserve existing, and encourage additional, affordable housing—including the authority to trade off against greater density, but we believe that those tools are being misused to over-develop the area to the detriment of current and future residents. Our major concerns include:

1. Substantial increases in the number of housing units—and thus the population—in Arlandria.
2. Accompanying increases in the population of school age children, likely more than proportionate to the total population compared to other sections of the City.
3. Increased school enrollments that will add to the overcrowding of City schools (while the possibility diverting school property to housing or other illegal uses has not been explicitly ruled out).
4. Increased traffic and congestion, especially on Mt. Vernon Avenue and Glebe Road, but also cut-through traffic in the surrounding neighborhoods, especially North Ridge.
5. The lack of Metrorail stations within walking distance or easy access to major un-clogged traffic arteries, in stark contrast to parts of Northern Virginia where density has been, or will be, substantially increased. Moreover, the streets in the neighborhood are narrow and already quite congested. The scale of the proposed added density simply does not fit the context of the neighborhood.
6. Loss of parking that serves Arlandria-Chirilagua residents, shoppers, restaurant-goers, and churchgoers, among others, and a substantial increase of spill-over parking in surrounding neighborhoods, which will undoubtedly lead to related stresses and disputes.



7. Radical alteration of the streetscape, with the loss of the characteristic Art Deco style on Mt. Vernon Avenue.
8. Maximum permitted heights that would, in many locations, be double what is permitted under existing zoning and would dwarf existing structures.
9. Loss of tree canopy as developers take the option of planting required trees elsewhere in the City.

We believe the enormous near-term impacts of the proposed changes are being underestimated and downplayed. Not only that, we fear the City is not giving enough consideration to second- and third-order effects down the road. Therefore, we request that:

- A. City Council defer approval of the proposed SAP to allow more time to study both the short-term and long-term implications.
- B. The City scale back the Alexandria Housing Development Corporation (AHDC) mega-project that is contemplated for the Safeway site at Mt. Vernon Avenue and Glebe Road and the adjacent lot on Mt. Vernon. Two buildings of 10 and 7 floors, respectively, with 475 new housing units, appear to be much more than could possibly be handled by the infrastructure that exists or is contemplated.
- C. Alexandria City Public Schools (ACPS) and citizen associations have the opportunity to provide explicit and transparent input to the planning process, since schools and students bear much of the brunt of redevelopment, and ACPS have the authority over the use of school sites.

We appreciate the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "John Fehrenbach", written in a cursive style.

John Fehrenbach, President

Enclosure



NRCA, P.O. Box 3242, Alexandria, VA 22302

December 7, 2021

Planning Commission  
c/o Department of Planning & Zoning  
P.O. Box 178  
Alexandria, VA 22314

Delivered Via Email: [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov)

**Re: December 8, 2021 Docket Item #2, Master Plan Amendment #2021-00012—  
Proposed Arlandria-Chirilagua Small Area Plan (“SAP”)**

Dear Chairman Macek and Planning Commission Members:

North Ridge Citizens’ Association (“NRCA”) shares the following concerns regarding the above-referenced proposal for the draft of the Arlandria-Chirilagua Small Area Plan.

**1) The purported rezoning of the Cora Kelly Elementary School site violates Commonwealth law.**

The Plan (see Figure 7) appears to propose the rezoning of Cora Kelly School and the Armstrong recreation site for mixed commercial-residential-institutional use. As outlined in NRCA’s December 7, 2020 letter to the City (copy enclosed), Virginia law prohibits the planning, construction, and use of housing and other non-education related facilities on school campuses.<sup>1</sup> Further, the law restricts school site use determinations to the School Board. Plus, in numerous public comments on the Joint City-ACPS Facilities Master Plan [and other City proposals], Alexandria citizens overwhelmingly opposed mixed uses with housing at school sites. To our knowledge, no representative of City government—including ACPS or the School Board—has officially provided a written legal opinion that would support such a plan. The City needs to correct this illegal defect in the Plan, and make clear to the public that no funds or City staff time will be spent on such efforts.

**2) The City has not adequately accounted for a substantial increase in the number of new students that will be added to the school system with this significant development.**

The draft Plan acknowledges that Arlandria’s population has double the average number of children overall (20%) compared to the same population citywide, yet it does not include any meaningful and realistic planning information beyond an assurance that the City is “working with” ACPS on the Cora Kelly renovation. As you know, Alexandria is already dealing with tremendous challenges with school overcrowding, and it is highly probable that other schools may be impacted by a large increase in new residents.

Additionally, given Virginia safety/fire code guidance for elementary schools and the City’s updates to Open Space definitions, it appears that any additional allowances for

---

<sup>1</sup> The letter also was copied to the ACPS Superintendent of Schools, City Council, Mayor, and City Manager.

height of the school building based on zoning “bonuses” for residential development could potentially reduce the maximum amount of open space available to students.

**3) Dramatically increasing density and traffic problems will adversely affect livability and quality of life for all area residents, including North Ridge.**

The enormous impacts of the proposed changes are grossly discounted and underestimated. North Ridge objects to the aesthetics of building exceedingly tall and large buildings in the neighborhood, which is presently composed mainly of single-family homes, townhouses, duplexes, garden apartments, and single-story retail with an Art Deco aesthetic. The increased density and sheer numbers of people will materially increase demands on existing green space and require a substantial increase in tree canopies and green space, yet the Plan does not adequately address these problems. Tall buildings may belong in National Landing/Crystal City office parks, but not in this location. The isolated high-rises in this neighborhood stick out and should never have been approved.

Realistically, increased traffic and a demonstrable lack of adequate street parking will ultimately discourage those who rely on private transportation from visiting, or even going near, businesses in the area.

The draft Plan states (p. 67), “The City will evaluate multimodal safety, access, connectivity, and curbside management (such as but not limited to on-street parking) along Mount Vernon Avenue and East and West Glebe Road and implement intersection and roadway improvements as shown in Figure 19.” Removing on-street parking along W. Glebe as part of a future “road diet” will exacerbate existing parking shortages along this road and surrounding streets (*e.g.*, Old Dominion and Brighton Court). Similarly, commuters who use this roadway (including ACPS/Chas. Barrett families) would suffer from the City’s plan to reduce the roadway to one lane in either direction.

**4) The Planning Commission should account for why the area from the W. Glebe Bridge to the Dominion Energy property at 907 W. Glebe Road is “to be evaluated as part of future planning process,” according to the Plan.**

If the City is contemplating different zoning classifications for this area, it should be addressed in an open, transparent fashion and not obscured. Additionally, if such deferrals in rezoning are allowed by law as part of the Small Area Plan process, the City should similarly defer any zoning/site uses for Cora Kelly Elementary to the School Board.

Thank you for this opportunity to comment.

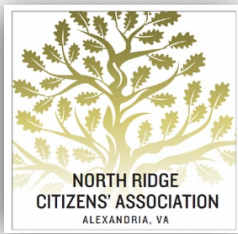
Sincerely,



John Fehrenbach, President

cc: Alexandria City School Board  
Clerk of the School Board  
ACPS Superintendent Gregory C. Hutchings, Jr.

Enclosure



NRCA, P.O. Box 3242, Alexandria, VA 22302

---

December 7, 2020

Alexandria City School Board  
Clerk of the School Board  
1340 Braddock Place  
Alexandria, VA 22314

**Re: Use of ACPS Campuses for Housing Projects**

Dear Chair Anderson and Board Members:

As you know, the North Ridge Citizens Association (NRCA) has been actively monitoring ACPS plans to modernize the George Mason Elementary School, located in our neighborhood. We are very appreciative of your efforts to involve our community in the planning process and have strongly conveyed our view that the limited space available on the George Mason site needs to be preserved for the core educational and recreational needs of our community. Public support is overwhelmingly galvanized in support of this approach, and City residents have vocalized opposition to colocation of housing on school grounds.<sup>1</sup>

Based on meetings held with you and Mayor Wilson in the spring, we were hopeful that there would be a prompt, public decision that no space could be spared for an affordable housing project on the George Mason site. Unfortunately, eight months have now passed and no such assurance has been provided.

We are instead aware that Alexandria City officials are continuing to press ACPS to use school campuses for affordable housing. The Director of the Office of Housing recently informed the community that it is a challenge to find enough land to meet the city's affordable housing needs and that they are accordingly looking for space on school campuses where developers can build and manage housing for those who are income eligible.<sup>2</sup>

In light of these developments, it is imperative to inform you of the evidence showing that Virginia law prohibits the planning and construction of affordable housing on the George Mason campus, and likely other existing ACPS school campuses. We hope that a prompt review of this legal issue by the School Board's independent counsel will prevent the further loss of time and money spent on the study of City-driven housing projects that cannot be built on school grounds. Otherwise, we are prepared to pursue additional actions that will ensure the Virginia laws protecting school property are enforced, including a review from the Virginia Department of Education. We believe that VDOE – as well as the courts – would prohibit the City's quest to colocate affordable housing on the George Mason site and others because (1) the School Board has exclusive authority to determine what structures should be built on the property; (2) the School Board has no authority to erect affordable

---

<sup>1</sup> See results of Joint Facilities Master Plan Survey, October 2020.

<sup>2</sup> 11/19/20 High School Project Open House. The Director of Housing expressly confirmed that the City is not planning to limit occupancy to ACPS teachers. Emails from City staff obtained via FOIA also indicate the conclusion that the Fair Housing Act does not permit such limits.

housing on school grounds; and (3) the School Board has no authority to convey any portion of the site to the City for such a purpose.

As the City's October 2020 report on Affordable Housing and Colocation reveals, *the City failed to identify a single school board in the Commonwealth of Virginia that has ever authorized the construction of a housing project on a school campus*. This finding fully conforms to our understanding of the law, and was confirmed by ACPS staff during a presentation to the George Mason Task Force on December 1, 2020. Virginia School Boards have only been given authority to build and supervise schools, not housing. When City officials urged ACPS to allow housing developments on ACPS campuses at a meeting on January 27, 2020, you correctly told them: "[W]e're not the housing administration, we're the school system."<sup>3</sup> We hope that we can help you persuade the city to respect legal boundaries and to stop any campaign to gain control of school campuses to use for affordable housing.

**First, the School Board has exclusive authority to decide what structures should be built on the George Mason site.** Article VIII, Section 7 of the Virginia Constitution *mandates* that the local school board -- not the City government -- must be responsible for the supervision of the public schools. The Virginia Supreme Court has interpreted this provision to mean that school boards have the *constitutional obligation* "to determine whether a particular property is needed for school purposes and the manner in which it shall be used."<sup>4</sup> Based on the clarity of this constitutional mandate and the implementing statutes governing the power of Virginia school boards, the City Attorney has already acknowledged that ACPS has exclusive authority to determine what should be built on school sites.

In 2017, the City Attorney issued an opinion explaining that Virginia courts have held that the power to "determine the manner in which school property shall be used is vested exclusively with the local school board" and that City Council does not have "any general supervisory authority over the schools" (p. 1-2). The opinion also concludes (p. 3) that ACPS cannot "abrogate any of its independence with respect to its core responsibilities," which includes the design of the campus. City Attorney JoAnna Anderson also acknowledged at a meeting on January 27, 2020, that the City could not direct ACPS to build housing on school property.<sup>5</sup> There is simply no dispute that the School Board must decide for itself what to build on the school sites in the exercise of its constitutional mandate to supervise the public schools.<sup>6</sup>

**Second, state law prohibits the School Board from erecting affordable housing on the George Mason site.** State law and zoning code dictate whether multifamily housing can be erected on existing ACPS school sites. Specific to George Mason, Section 3-302 restricts residential units to single family homes in an R-8 zone. Even if the zoning laws were amended over strong community opposition, however, the School Board does not have the authority to construct affordable housing on this site.

In Virginia, the powers of local school boards are limited by a rule of strict construction called the Dillon Rule. Under this rule, a school board can only take actions that are expressly authorized by state statutes, fairly implied from the text of those statutes, or that are essential and indispensable to the performance of the school board's functions. Actions taken outside the scope of this limited authority are illegal, *no matter how much the City might seek the School Board's help* (see 2004 Op. Va. Att'y Gen. 04-074, which concludes that school board funds may only be used for the "establishment, support and maintenance of schools" and not other public purposes).

---

<sup>3</sup> Alxnow.com/2020/01/28

<sup>4</sup> *Howard v. County School Board*, 203 VA 55, 58 (1961).

<sup>5</sup> Alxnow.com/2020/01/28.

<sup>6</sup> George Mason School is located on a single, undivided 9.4 acre parcel of land. Title is held in the name of the city but state law mandates that the School Board has the responsibility to "control the property of the school division," (VA Code 22.1-79.3), and the "official care and authority of a school board shall cover all territory" within the school boundaries even "when the title to such property is vested in the . . . city" (22.1-125(B)). The entire 9.4 acre parcel has the "legal description" of "George Mason School" in the city's property records and the ACPS 2015 Long Range Educational Facilities Plan describes the George Mason Elementary School "site" as 9.4 acres in size including the tennis courts and fields. (4.20-21).

The Virginia Code directly addresses the power of the School Board to construct buildings. Section 22.179(3) establishes that the School Board only has the power to “erect[] ... *necessary school buildings* and appurtenances.” An affordable housing development is obviously not a “school building” or a “necessary appurtenance.” This express limitation on the scope of the school board’s powers accordingly forecloses ACPS from erecting any affordable housing units.

This reading of the statutory language is further confirmed by Virginia Department of Education regulations. VDOE is required to establish minimum standards for all public school buildings and must approve every school board’s plans for construction (Section 22.1-138, 22.1-140). VDOE Guidelines for School Facilities in Virginia’s Public Schools provide “detailed guidance for the planning and design of local public school facilities” (p.vi) but nowhere make provision for housing in such facilities. The Guidelines emphasize that it is the school board’s responsibility to “develop a specific educational program” and then choose a school design necessary to “carry out the educational program.” The “educational program” for an elementary public school does not require affordable housing on the campus.

This conclusion is also borne out by the long history of public school projects in Virginia. It is telling that the City’s October 2020 report on Affordable Housing and Colocation does not cite a single example of a Virginia school board constructing housing on a public school site. School boards in Virginia do not build housing because their sole power and responsibility is to build and supervise schools. Cities and counties build and supervise affordable housing. The six examples cited as precedent for the City’s proposal to use ACPS property for housing have no bearing on the School Board’s authority to build affordable housing on school grounds under Virginia law. Not only were all of the projects built in other states, at least three of the projects were not built on public school property.<sup>7</sup> The remaining projects involved teacher housing in two states that adopted legislation expressly authorizing school districts to build housing for teachers on school property. The City is clearly not proposing to colocate teacher housing. Moreover, there is no similar Virginia statute that expressly permits building any type of housing on school property.

The Commonwealth’s own Constitution imposes exclusive responsibility on school boards to supervise schools, not housing, and the implementing legislation expressly limits the school board’s power to the construction of “necessary school buildings.” The fact that some other state with different laws allowed the use of school property for housing has no legal relevance to the scope of a Virginia school board’s authority.<sup>8</sup> As a Dillon rule jurisdiction, any co-location of affordable housing on school board property in Virginia is illegal under state law.

**Third, the School Board has no authority to convey any portion of the George Mason site to the City or developers for the construction of affordable housing.** ACPS has repeatedly recognized that it does not have enough land to meet the current needs of the school system, let alone the future needs created by an expanding population.<sup>9</sup> It is inappropriate and short-sighted for the City to continue engaging in unfounded efforts to press the School Board to transfer control of school property to the City for affordable housing projects. It is not simply bad policy to prioritize new housing units over the future of our schools and our students. It is also foreclosed by Virginia law.

Under Virginia law, the School Board is obligated to “*control* the property of the school division” (Section 22.1-79(3)). This power must be exercised by the School Board and cannot be abrogated by transferring control of the school’s real estate to city officials except under very limited circumstances. Under the explicit language of

---

<sup>7</sup> The website for the teacher housing referenced in New Jersey indicates that the housing was built on land owned by a private developer and that the schools in the development are “charter” schools, not public schools. The website for the East Harlem project cited in the report also involves a charter school and housing built on land owned by the city’s housing authority. The teacher housing referenced in North Carolina was built by a private charity on land owned by the county according to published news accounts.

<sup>8</sup> Three of the six examples involve housing built on public school property in California and Florida. In both states, special legislation was enacted to authorize the construction of teacher housing, but does not extend to affordable housing generally. The third example concerns a yet-to-be-approved project in Florida, which also enacted legislation expressly authorizing teacher housing on school property. See FL Statutes Section 1001.43(12).

<sup>9</sup> The September 14, 2020 community presentation of the Joint Facilities Master Plan emphasized that “population is projected to continue growing” and predicted the addition of more than 30,000 people by 2040.



Section 22.1-129, the School Board can only convey its real property to the City (or a developer) when the school system has “no use” for the property. That legal requirement forecloses the City’s efforts to colocate housing at George Mason -- and most likely other campuses as well.

The School Board could not possibly determine in good faith that it has “no use” for *any* portion of the George Mason site, or any other campus. George Mason is not large enough for the current modernization project, let alone future expansions. In 2015, ACPS and the City issued its Long Range Educational Facilities Plan and adopted the goal of “meeting the [VDOE] guidelines” governing the size of a campus needed for educational and recreational purposes (p. 3.12). The LREFP emphasizes that the campus must be large enough because it is “important for students to recreate, have access to explore nature, and learn in an outdoor classroom.” This goal cannot be achieved if any portion of the site is devoted to housing. In order to comply with the VDOE Guidelines, *the entire parcel* must be dedicated to educational and recreational space. Under Section 3.2 the School Board should have at least a 10-acre site for an elementary school designed for 600 students (ACPS is projecting 670 students for the 9.4 acre site). In addition, VDOE guidelines emphasize the need to “provide for future expansion” in the planning process and to obtain “additional acreage where possible” in order to “allow for future growth and flexibility” (p. 2, 8). It is accordingly not possible for the School Board to conclude that it has “no use” for any portion of this site.<sup>10</sup> No portion of the property can be conveyed to the City, or to any developer(s) for construction of housing.<sup>11</sup>

While some City officials are pressing the School Board to help the City meet its affordable housing goals, Virginia law is clear. The “school board may not abrogate its duties or compromise its independence with respect to its core responsibilities” (2011 Op. Va. Att’y Gen. 10-122). The School Board can only use its real estate for “school buildings” and *not* for the provision of affordable housing. It would be incomprehensible for the Board to declare existing property to be “surplus” when there is such overwhelming need for expanded school capacity and ACPS re-opening during the COVID-19 pandemic. Thank you for your consideration and we look forward to working with you.

Best regards,



Chuck Kent  
President, North Ridge Citizens’ Association

cc: Mayor & City Council  
Mr. Mark Jinks, City Manager  
Mr. Gregory C. Hutchings, ACPS Superintendent of Schools

---

<sup>10</sup> The LREFP was developed to “identify the types of facilities that can best meet education needs over the next 25 years” (Executive Summary at p. 1). There is *no reference* in the LREFP “master plan” to an educational need for public housing on school properties.

<sup>11</sup> ACPS acknowledged at a December 1, 2020 meeting with the George Mason Task Force that the Minnie Howard campus is too small to meet VDOE guidelines for the planned enrollment -- even without the allocation of any portion of the site to housing.

Comments to City Council Public Hearing 18 Dec 2021  
Sunny Yoder on behalf of North Ridge Citizens Association  
Docket item #15 Arlandria-Chirilagua Small Area Plan

Good day Mr. Mayor and Members of the Council:

My name is Sunny Yoder. I own a home in Braddock Heights. I serve as chair of the land use committee of the North Ridge Citizens Association and speak on behalf of the Association.

We believe the enormous near-term impacts of the changes to Arlandria-Chirilagua that are contemplated in the proposed Small Area Plan are being drastically underestimated and downplayed. Not only that, we fear the City is not giving enough consideration to second- and third-order effects down the road. Therefore, we make three requests:

First, City Council needs to defer approval of the proposed Small Area Plan to allow more time for both the careful, rigorous study of the short-term and long-term implications of large-scale redevelopment, and meaningful citizen and taxpayer input.

Second, the City needs to scale back the Alexandria Housing Development Corporation (AHDC) mega- project that is contemplated for the Safeway site and the adjacent lot on Mt. Vernon. Two buildings of 10 and 7 floors, respectively, with 475 new housing units, are much more than could possibly be handled by the infrastructure that exists or is achievable.

Third, Alexandria City Public Schools (ACPS) and citizen's associations must have the opportunity to provide explicit and transparent input to the planning process. Schools and students bear much of the brunt of redevelopment, and, after all, ACPS has the authority over the use of school sites.

The reasons for our requests are our concerns about the following:



1. Substantial increases in the number of housing units—and thus the population—in Arlandria.
2. The accompanying increases in the population of school age children, likely more than proportionate to the total population compared to other sections of the City.
3. Increased school enrollments that will add to the overcrowding of City schools. And the City is not ruling out the conversion of school property to housing or other potential uses in violation of Commonwealth law.
4. Increased traffic and congestion, especially on Mt. Vernon Avenue and Glebe Road, and cut-through traffic in the surrounding neighborhoods, especially North Ridge.
5. Dramatically increased density, even though the streets in the neighborhood are narrow and already quite congested, there are no Metrorail stations within walking distance, and no easy access to major un-clogged traffic arteries. (This is in stark contrast to other parts of Northern Virginia where density has been, or will be, substantially increased. )
6. Loss of parking that serves Arlandria-Chirilagua residents, shoppers, restaurant-goers, churchgoers, and others, with a substantial increase of spill-over parking in surrounding neighborhoods, which will undoubtedly lead to related stresses and disputes. Instead of improving the area, the Plan will create a traffic and parking mess that will put the area on the list of places to avoid rather than visit.

- 
7. Radical alteration of the streetscape, with the loss of the characteristic Art Deco style on Mt. Vernon Avenue.
  8. Maximum permitted heights that would, in many locations, be double what is permitted under existing zoning and would dwarf existing structures.
  9. Loss of tree canopy as developers take the option of planting required trees elsewhere in the City.

*The scale of what is being proposed simply does not fit the context of the Arlandria-Chirilagua neighborhood.* We recognize the City government's desire for building more affordable housing there, as well as the economic pressures and profit-motives to redevelop that area. We also recognize that the City has tools to encourage additional, affordable housing—including the authority to trade off against greater density, but we believe that in this instance those tools are being misused to over-develop the area to the detriment of both current and future residents.

If you approve this plan, in our view you will be responsible for helping to destroy—or at least overwhelm—the very neighborhood you claim to want to preserve. It is a bad trade-off.

Thank you. I will send these comments to Ms. Sitton so they can be placed in the record.

## Anh Vu

---

**From:** Ingris Moran <imoran@tenantsandworkers.org>  
**Sent:** Tuesday, January 4, 2022 4:31 PM  
**To:** PlanComm; Anh Vu  
**Cc:** eurrutia@tenantsandworkers.org; Helen McIlvaine; Justin Wilson; Amy Jackson; John Chapman; Canek Aguirre; Gloria Sitton  
**Subject:** Letter Re: AHDC's Arlandria Project  
**Attachments:** Jan 4 2022 letter to planning commission.docx

Dear Members of the Planning Commission,

I hope this finds you well. Please find attached a letter from Tenants and Workers United with reference to Alexandria Housing Development Corporation's Mt. Vernon and Glebe Road Project, Docket Item #6 & #7 in tonight's, Planning Commission meeting.

Please feel free to email me if you have any questions or concerns .

If this letter can please be forwarded to Councilwoman Bagley, Gaskins, Councilman McPike and City Manager Parajon as I could not find their emails on the City's website.

Thank you



January 4, 2022

Dear Chair, Vice Chair, Planning Commissioners, and City Staff,

My name is Ingris Moran. I'm a lifelong resident of Arlandria and the Lead Organizer of Tenants and Workers United (TWU).

What makes TWU unique is that we are deeply rooted in the low-income immigrant community and keenly aware of their needs, especially on housing.

At one of your December meetings, TWU expressed our concerns with the Arlandria Small Area Plan due to its lack of clarity on how the city will guarantee affordability and ensure that all affordable housing, both new and preserved, is sustainable and remains affordable over time with guaranteed access to affordable units (and the prevention of displacement) for current, existing residents with preference for new and created affordable units being given to those who already reside in Arlandria.

We are aware that there are developments that will soon be coming to the Arlandria neighborhood and we are looking to the city to see how you will react. What you do will directly impact working-class families of color, and your actions will determine whether or not our families, especially those earning between 30% and 40% of the area median income (AMI), will be displaced or will be able to continue living in the city they call home.

Today, AHDC will be presenting their project for Arlandria/Chirilagua. This project will be very important to Arlandria residents because it exceeds the city's compliance requirements on affordability, providing more than 100 units for families earning 40% AMI. This development is a great initiative and should be used as an example of the possibilities for inclusive housing in our city and should serve as a model for future developments. This development has truly heard and responded to the needs of the families currently living in the neighborhood.

The city should support projects like this one by ensuring:

- The approval of the added density
- Funding of the financial gaps in this project and future resource allocation to ensure long term affordability of the units
- Prioritized leasing for current Arlandria Chirilagua residents
- Support for residents in the ready-to-rent process

We know the Planning Commission will be seeing other development proposals that will not be friendly toward nor inclusive of our community – projects that could potentially displace our community in the near future. We hope you can see AHDC's project as a positive one for the most vulnerable residents – those who call Chirilagua home – and we hope that you will seriously consider the possibilities for inclusion and racial equity in all housing developments.

Thank you for your time and attention.

## [EXTERNAL]Support for AHDC in Chirilagua

Jonathan Krall <jonathan.f.krall@gmail.com>

Tue 1/4/2022 4:37 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Zeina Azzam <azzam.zeina@gmail.com>; Lindsay Stuart <lindsay.stuart09@gmail.com>; Shira Loev Eller <shira.loev@gmail.com>; Kevin Brady <krbrady1919@gmail.com>; Ed Kemp <edkemp101@gmail.com>; Rebecca Loesberg <rebecca.loesberg@gmail.com>

[You don't often get email from jonathan.f.krall@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Greetings,

I won't be able to attend this evening because internet is out at my house, but I did want to state that Grassroots Alexandria is fully supportive of the AHDC project in Arlandria/Chirilagua. This project will help mitigate a severe housing crisis in this neighborhood, where market rate units are likely to be driven out by Amazon-related development. This neighborhood is a unique cultural treasure. It is vulnerable because so many residents have only working class incomes. Please approve the AHDC project

Thanks,

Jonathan Krall  
speaking for Grassroots Alexandria  
grassrootsalexandria.org  
6a E Mason Ave, 22301  
703 477 4186

CC: steering committee and housing team members

---

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