

Docket Item #9
Master Plan Amendment #2021-00013
Rezoning #2021-00009
Development Special Use Permit #2022-10013
SUP TMP#2022-00080
2172 Duke Street - Witter Place

Application	General Data	
Project Name: <u>Witter Place</u> Location: <u>2712 Duke Street</u> Applicant: <u>Community Housing Partners (CHP),</u> <u>represented by Robert Brant, Attorney</u>	PC Hearing:	November 1, 2022
	CC Hearing:	November 12, 2022
	If approved, DSUP Expiration:	November 12, 2025
	Plan Acreage:	1.25 acres (54,505 SF)
	Zone:	CG/Commercial General
	Proposed Use:	RMF / Residential Multifamily
	Dwelling Units:	94
	Net Floor Area:	122,806 SF
	Small Area Plan:	Taylor Run/Duke Street
	Historic District:	Not applicable
	Green Building:	Compliance with the City's Green Building Policy
	Purpose of Application: Consideration of a request for redevelopment of an existing automotive sales and service dealership located at 2712 Duke Street. The proposed development consists of a new 94-unit affordable residential multifamily building, with partially buried parking and associated infrastructure.	
Approvals, Special Use Permits, and Modifications Requested: 1. Master Plan Amendment for land use from Commercial General land use to Residential High and an increase in height from 35 to 60 feet.		

2. Petition to rezone the property from the CG/Commercial General zoning district to RMF/Residential Multifamily zoning district.
3. Development Special Use Permit with Preliminary Site Plan for a 94-unit affordable multifamily building, including an increase in Floor Area Ratio (FAR) from 0.75 to 2.253 pursuant to Section 3-1406(B) of the Zoning Ordinance.
4. A Special Use Permit is requested for a Tier I Transportation Management Plan.
5. A modification is requested to the diversity requirements of the 2019 Landscape Guidelines.

Staff Recommendation: APPROVAL WITH CONDITIONS, EXCLUDING MODIFICATION REQUEST

Staff Reviewers:

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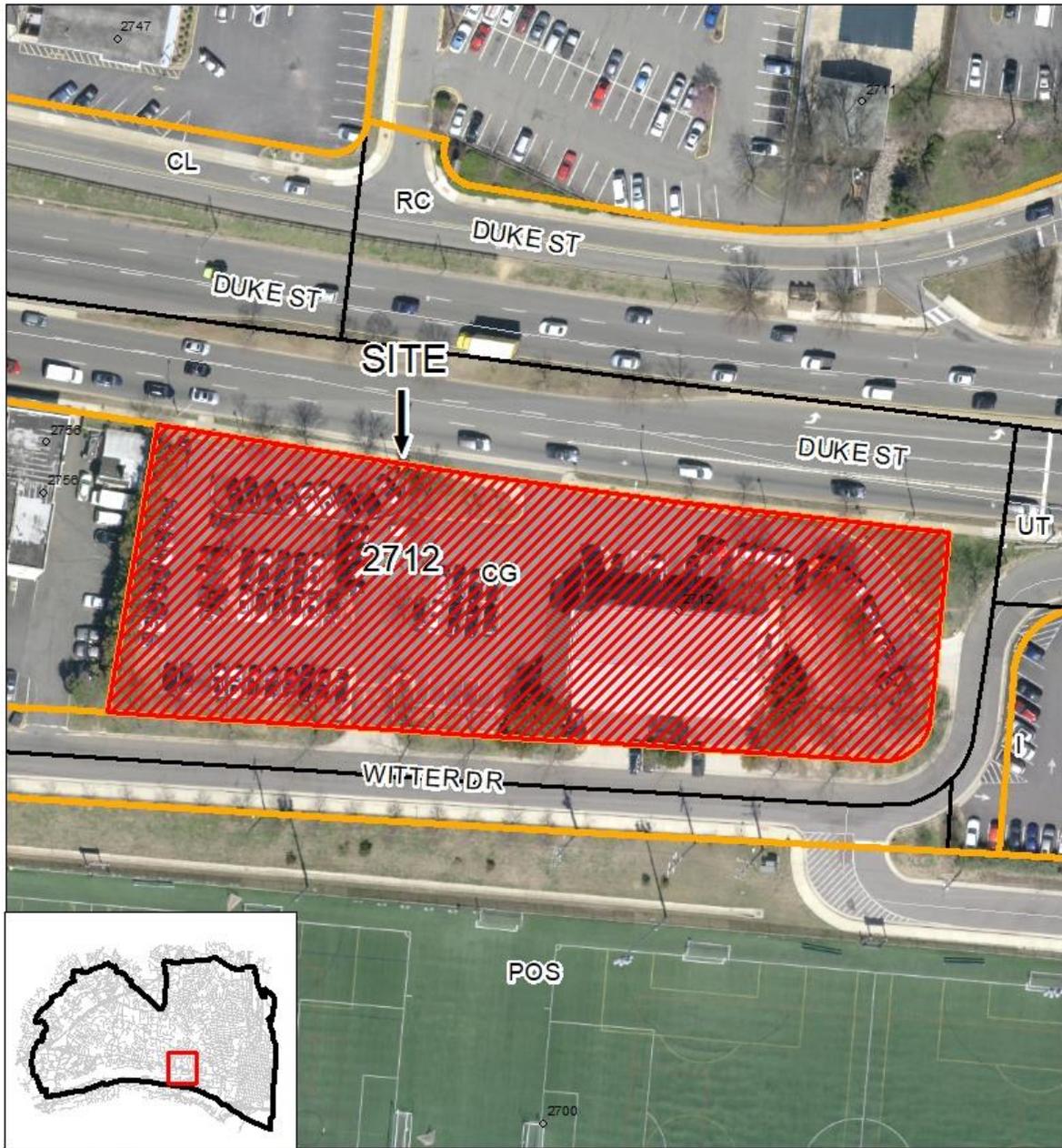
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Master Plan Amendment #2021-00013
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Transportation Management Plan Special Use Permit #2022-00080
2712 Duke Street - Witter Place

0 30 60 120 Feet

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PROJECT LOCATION MAP

I. SUMMARY

A. Recommendation

Staff recommends APPROVAL of the request by Community Housing Partners' (CHP) ("the Applicant") for a Development Special Use Permit (DSUP) with site plan and associated applications to construct 94 committed affordable units and related site improvements. This development provides a number of benefits for the City and the surrounding community, including:

- A new, 100% committed affordable housing development, including 94 units between 40% and 60% of Area Median Income (AMI). Twenty-two percent of all unit types will be delivered at 40% AMI;
- A mix of affordable unit sizes, including 2 and 3-bedroom units;
- New streetscape enhancements along all frontages, including wide, tree-lined sidewalks as well as a new bus shelter on Duke Street to improve aesthetics and safety for pedestrians, and;
- Compliance with the City of Alexandria's 2019 Green Building Policy.

B. Project Description

The Applicant, Community Housing Partners (CHP), is a Virginia-based 501(c)(3) non-profit organization, focused on the development and management of affordable housing communities since 1975. Witter Place will be CHP's first project in the City of Alexandria. The proposal consists of a 94-unit, 136,087 gross square feet (GSF) multifamily building, with a two-level partially below grade parking garage. The building will range in height from four to five stories, with a maximum height of 60 feet. All units in the proposed building will be affordable to households at a variety of income levels ranging from 40% to 60% AMI. The proposed building is oriented to Duke Street.

The proposed building will include both indoor and outdoor amenities for future residents, including a courtyard on the south side of the building and a rooftop terrace. The project will reduce the number of existing curb cuts and will eliminate conflicts between vehicles and pedestrians along Duke Street by locating parking garage access to the south side of the property along Witter Drive. The project also proposes an enhanced streetscape along Duke Street, including a 10' wide sidewalk with street trees.

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

- A Master Plan Amendment (MPA), amending land use from CG/ Commercial General to RH/Residential High and an increase in allowable height from 35 to 60 feet;
- A rezoning of the property from the CG/Commercial General to the RMF/Residential Multifamily;
- A Development Special Use Permit with site plan for a multifamily building, including an increase in FAR from 0.75 to 2.253;
- A Tier I Transportation Management Plan (TMP) Special Use Permit (SUP); and
- A modification to the diversity requirements of the 2019 Landscape Guidelines.

Key issues to consider for the Witter Place project, as discussed in greater detail below, include:

- Appropriateness of the proposed Master Plan Amendment and rezoning to RMF/Residential Multifamily;
- Compatibility of the site plan, height, and density with context of the area and the neighborhood;
- Special Use Permit requests; and
- Traffic, site access, and roadway impacts.

II. BACKGROUND

A. Site History and Context

The site had been zoned industrial since 1951, however, the 1992 Taylor Run/Duke Street Small Area Plan (SAP) recommended rezoning from I-1 to a new zone consistent with the Master Plan CG/Commercial General designation. The City determined that heavy industrial, high-density development would be inappropriate in this area, given the adjacent low-scale commercial uses on Duke Street. The Plan’s recommendation stated that “Commercial General zones allow highway-oriented retail and service activities which would be compatible with adjacent uses and insure continued low-density development.” As a result of adoption of the 1992 Master Plan, the property was rezoned to CG, also reducing the height from 77 feet (up to 150 feet with a SUP) to 35 feet.

In May 1996, City Council approved a Special Use Permit (SUP95-00217) with a Development Site Plan (SIT96-0006) to develop the property for an automobile sales and service dealership facility (Land Rover). The site originally consisted of three separate parcels that were consolidated into one parcel. In August 2022, BMO Harris Bank (the record owner of the property) leased the vacant Land Rover dealership on the site to Lindsay Cadillac to use until July 31, 2024, while the new Lindsay Volvo building at 1525 Kenwood Avenue (DSUP2020-10019) is being constructed. Lindsay Cadillac was granted an administrative Special Use Permit (SUP2022-00072) approval for a change of ownership to operate the automobile sales and repair dealership consistent with the previous Special Use Permit approved on May 18, 1996. Per conditions of SUP2022-00072, Lindsay Cadillac will be able to operate on the site until SUP2022-00072 expires on July 31, 2024 to not preclude this redevelopment from moving forward.

Site Context

The subject site is one trapezoidal lot with approximately 413 feet of frontage on Duke Street, a depth ranging from 118 feet to 149 feet, and a total lot area of 54,505 square feet (SF)/1.25 acres. The site is currently occupied by a parking lot and one vacant building, which served as a vehicle sales center and service garage. As mentioned previously, the site will now operate as a temporary location for Lindsay Cadillac until mid-2024. The topography of the site is highest at the northwestern corner with an elevation of 74 feet and falls to the east and south, with a low point of approximately 48 feet at the southeast corner.

The site is located along the Duke Street Corridor. The City owns the Witter Field property which includes two athletic fields (synthetic turf rectangular), a softball field, a cemetery, park shelters, parking, and restrooms.

III. Zoning

Table 1: Zoning Information		
Property Address:	2712 Duke Street	
Total Site Area:	1.25 acres (54,505 square feet)	
Gross Square Feet:	Proposed: 136,087 square feet	
Net Square Feet:	Proposed: 122,806 square feet	
Existing Zone:	CG/Commercial General	
Proposed Zone:	RMF/Residential Multifamily	
Current Use:	Vehicle Sales and Service	
Proposed Use:	Multifamily Residential ¹	
	Permitted/Required	Proposed
Maximum FAR	0.75 FAR (FAR may be increased up to 3.0 with a SUP) ²	2.253 FAR ²
Maximum Height:	35 feet (per SAP)	60 feet ³
Minimum Open Space:	25% of land area	35.3% of land area
Minimum Setbacks:	Front: 0 feet Side: 8 feet Rear: 8 feet	Front (Duke): 3.7 feet Front (Witter): 8 feet Side (West): 8 feet Rear: N/A
Zone Transition Setback:	N/A	N/A
Parking:	Minimum: 67 spaces ⁴ Maximum: 188 spaces	Total: 71 spaces
Minimum Loading Spaces:	1 space	1 space
Minimum Crown Coverage:	25% of property	28.1% of property
¹ The Applicant is requesting a Special Use Permit for a Multifamily building. ² The Applicant is requesting a Special Use Permit to increase the maximum FAR from 0.75 to 2.253 as pursuant to Section 3-1406(B) of the Zoning Ordinance which allows an increase of up to 3.0 FAR with a special use permit. ³ The Applicant is requesting a Master Plan Amendment to increase the height limit from 35 feet to 60 feet. ⁴ See the parking section of this report for more detail.		

IV. Staff Analysis

A. *Conformance to the City Master Plan (Master Plan Amendments)*

The property is located within the Taylor Run/Duke Street SAP which was adopted in 1992. The goals of the Taylor Run/Duke Street SAP include providing a mix of residential, retail, personal

service and office uses along Duke Street. The plan also recommends maintaining Duke Street as a major east/west arterial connector through the City.

As part of a future work program, staff anticipates the review of SAPs for the Duke Street corridor. Staff is comfortable with this proposal preceding that process because the affordable housing project enables implementation of the City's housing policies and goals. The proposal advances the City's affordable housing goals as identified in the Housing Master Plan (HMP) by increasing the supply of affordable housing units at a variety of income levels, ranging from 40% to 60% of AMI. The proposal also provides many best practices that include:

- The building fronts and is oriented on a major street, Duke Street;
- Significant pedestrian and streetscape improvements along the Duke Street frontage will improve the safety and attractiveness of this frontage;
- Below grade parking is partially exposed utilizing the grade across the site; providing minimal visibility from Duke Street and primary access along Witter Place;
- Partially exposed garages will be screened with artistic interpretation;
- Ground level and rooftop open spaces; and
- Enhanced building design and integrated art.

While the proposal precedes the upcoming Duke Street study, staff feels comfortable supporting the project for the reasons outlined above.

The proposed Master Plan Amendment requests a change to the property's land use designation from Commercial General to Residential High. Additionally, the Applicant is also requesting an increase in the currently permitted maximum height on the Property from 35 feet to 60 feet. Staff finds the requested amendments appropriate because the proposal is consistent with the City's Housing Master Plan, the proposed use is consistent with multifamily uses along Duke Street, and the requested increase in building height to 60 feet is also compatible with the immediately adjacent multi-family building across Duke Street.

B. Rezoning Request

The applicant is asking to rezone the parcel from CG/Commercial General to RMF/Residential Multifamily zone. The RMF zone was established to allow for increased flexibility with FAR for the provision of affordable housing at deeper levels of affordability.

Staff supports the proposed rezoning based on its compatibility with City goals of providing incentives to achieve the development of affordable housing, specifically deeply affordable units at 40-60% AMI.

Compliance with Rezoning Criteria

The City Council adopted a policy to help guide staff and Applicants when considering a rezoning request. These criteria are used when considering if an application can proceed without a master plan study for the area, that include the following:

1. Consistency with Small Area Plan

The proposed multi-family use, density and height are comparable to other multi-family buildings near the site and along the Duke Street corridor. In addition, one of the objectives of

the Taylor Run/Duke Street SAP indicates that if redevelopment occurs along Duke Street, redevelopment should reduce curb cuts and minimize points of congestion. Through redevelopment, the project will remove the existing curb cut along Duke Street. Additionally, the project will mitigate congestion by directing access to site parking from Duke Street to the rear of the site along Witter Drive.

2. Consistency with Type of Area

The existing automobile-oriented use, surface parking, and low density near transit are no longer consistent with many of the City's current policies and practices. The proposed multi-family use and proposed height would not be a departure from other similar uses along Duke Street such as the Carydale East Apartments across the street and recent approvals within the Carlyle neighborhood less than a mile east of site.

3. Isolated Parcel

This criterion asks whether similarly situated sites in the area could request similar rezonings, possibly leading to extensive redevelopment that could be best addressed through a special planning study. The subject property is relatively constrained with Duke Street to the north and a public park to the south. The size and location of the site would preclude the ability for new streets, realignment of streets, and other larger site considerations that would generally be evaluated as part of a larger planning process. In addition, the proposed use is consistent with the intent of the Plan and other City policies for the area.

4. Status of Planning for Area

As part of the first phase of the Duke Street in Motion project, which began in June 2021, the City conducted an extensive public outreach effort which established a community vision and guiding principles for the development of a transit corridor on Duke Street. The second phase, which will include conceptual design for transit in the corridor, is currently underway and includes multiple opportunities for public input. It is anticipated that a broader Duke Street Corridor effort will likely be part of upcoming planning and future work program efforts, as approved by City Council. However, as discussed above because of the site limitations, the consistency of the residential uses and implementation of the City's affordable housing objective, staff is recommending approval of this proposal.

5. Application's Consistency with City Goals

The requested zone and associated Master Plan Amendments for this location is consistent with several City goals, particularly housing production, affordability and mobility. The rezoning would increase the number of affordable housing units in a transit-accessible area adjacent to existing bus stops and routes, along a planned high-capacity transit corridor on Duke Street. The site's rezoning to permit additional residential uses contributes to the City's participation in the Council of Government's (COG) regional housing production goals. Affordable housing continues to be a top priority for the City, and as such the proposed rezoning, Master Plan Amendments, and associated development application would enable Housing Master Plan goals that support deeply affordable units; providing safe, quality housing choices that are affordable and accessible to households of all ages and abilities. The proposal also meets goals articulated in other City policies, including those related to land use and green building.

C. Consistency with City Plans and Policies

Affordable Housing Policy

The Applicant, Community Housing Partners (CHP), is a non-profit affordable developer and operator with over 6,000 affordable units across the Southeast and Mid-Atlantic. Recent neighboring projects include the Townsquare at Dumfries (Prince William County) and Residences at North Hill (Fairfax County) communities. Founded in 1975, CHP has an established resident service model (see text box), in addition to offering property management and development consulting services. This will be CHP's first project in the city.

CHP Resident Service Model

CHP prides itself on enhancing the health and quality of life of its residents beyond just the delivery of safe and affordable housing. CHP has Resident Services Coordinators who work with community partners and volunteers to deliver resident programs and services. While services differ for each community based on need, they all focus on one or more of CHP's three priorities: community programs, housing stability and self-sufficiency, and senior services.

In 2020, CHP earned the Certified Organization for Resident Engagement and Services (CORES) Certification, which recognizes organizations that have developed the necessary infrastructure to deliver high-quality resident services across their affordable housing portfolios.

The Applicant has a purchase agreement to acquire the Land Rover dealership site to construct up to 94 new committed affordable rental units. The project has requested a rezoning to the RMF zone. The zone will enable the project to secure additional density for the purposes of creating new deeply affordable housing, with 22% of the units proposed to be deeply affordable at 40% AMI, 28% at 50% AMI and the balance at 60% AMI (Tables 1 & 2). The units will be committed as affordable housing for a minimum of 40 years.

Table 1: 2022 Area Median Household Incomes for DC Metro Area

Income range	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person
40% AMI	\$39,880	\$45,560	\$51,240	\$56,920	\$61,480	\$66,040
50% AMI	\$49,850	\$56,950	\$64,050	\$71,150	\$76,850	\$82,550
60% AMI	\$59,820	\$68,340	\$76,860	\$85,380	\$92,220	\$99,060

Source: HUD 2022

Table 2: Unit Mix by Level of Affordability and Size

Unit Mix/Level of Affordability	40% AMI	50% AMI	60% AMI	Total
2-Bedroom	11	14	22	47
3-Bedroom	10	12	25	47
Total	21	26	47	94

The RMF zone was created in 2019 following the adoption of the South Patrick Street Housing Affordability Strategy to incentivize the preservation and production of deeply affordable housing. In exchange for an increase in density from 0.75 FAR to up to a 3.0 FAR, a project must provide one third of the increase in density as housing affordable to households with incomes averaging 40% AMI. This is the third project in the city to propose using this zone. Two additional projects are in the development review process. The application of the RMF Zone affordability requirements in this project is outlined below:

Floor area associated with the RMF rezoning: 81,927 sqft

Minimum floor area affordable to households with incomes averaging 40% AMI: 27,309 sqft

Average residential unit: 1,306 sqft (includes prorated common area square footage)

Number of required units affordable to households with incomes averaging 40% AMI: 21

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”. This 94-unit affordable project directly contributes to that target by creating new affordable rental opportunities, in addition to supporting the City’s commitment to meeting the Council of Government’s Regional Housing Initiative’s housing production goals.

As such, the development program implements two Housing Master Plan goals:

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

**Current Housing Context:
Housing Cost Burden**

Approximately 15,000 low- to moderately-low income renter households are estimated to pay more than 30% of their income on housing costs in the city (2016-2020 5-Year American Community Survey Estimates); of these more than 7,000 households with incomes below \$50,000 are estimated to pay more than half of their incomes on housing related costs.

The project’s focus on deepening levels of affordability and providing larger unit sizes (all of the units have two or three bedrooms) in proximity to transit (including the future Duke Street/Corridor B transitway), jobs, and amenities, also helps to ensure the community contributes towards the 2021 ALL Alexandria Resolution to advance racial and social equity.

Duke Street in Motion

The Duke Street in Motion Project is a multi-phased effort focused on ensuring that transit improvements in the Duke Street corridor provide efficient transportation options that align with the community’s needs and provide efficient transportation choices. The project will ultimately provide a bus rapid transit (BRT) option along Duke Street and improve the transit experience for current and potential riders.

The first phase of the Duke Street in Motion effort was launched in June 2021 with several outreach events and an online feedback form requesting public input. This public input informed the development of the project's Vision and Guiding Principles. The second phase of the project, conceptual design for transit in the corridor, is currently underway. During Fall 2022, the project team will conduct another round of public outreach to gather feedback about three proposed alternative alignments for a transitway on the corridor.

Witter Place falls within the Duke Street in Motion corridor. Witter Place proposes an improved bus stop at the northwestern corner of the site and will improve pedestrian safety with the proposed sidewalk widening along Duke Street. These elements of the project are consistent with objectives found in the Duke Street in Motion Vision and Guiding Principles document.

Green Building Policy

The 2019 Green Building Policy requires new development to be certified as LEED Silver (or equivalent) for the entire project. The policy also requires that the Applicant achieve specific "performance points" in addition to the LEED Silver-level certification. The Applicant intends to meet the requirements of this policy and will utilize the Earthcraft Gold certification path. In addition, the project will comply with the requirements of the latest version of the US EPA's *Energy Star for Multifamily Housing in the United States*.

Witter Place includes several design strategies to enhance the Indoor Environmental Quality, reduce energy, and reduce water consumption. Design features will include low or no VOC building materials, a highly efficient and effectively air-sealed building envelope, and WaterSense labeled plumbing fixtures throughout. The Applicant needs a minimum of 150 points to achieve certification at the Earthcraft Gold level and they are currently carrying 187 points. They may achieve other credits as the project progresses.

Public Art Policy

The City's Public Art Policy, adopted by City Council in 2012, applies a monetary contribution requirement to new development projects within the City to encourage the growth of public art in the community. However, the Public Art Policy includes an exemption for non-profit affordable housing. As the Applicant's proposal is for the construction of an affordable multi-family building to be developed by Community Housing Partners, a registered nonprofit 501(c)(3), the building will be exempt from participating in the City's Public Art Policy. While the project is exempt from this policy; the Applicant is still planning to incorporate art as part of the overall building design.

Tracery panels, or a similar element, will be used to screen the parking garages. Two murals will also be incorporated into the design. The mural on the north elevation facing Duke Street will be a painted mural with sealant, die cut acrylic panels, or a similar treatment designed to minimize maintenance and ensure longevity. For the southern elevation facing Witter Field, the Applicant is exploring a relief or stencil technique that will be applied to the fiber cement panel. Additional details regarding the overall design, installation, and maintenance for these art features will be finalized during the final site plan process.

D. Site Design + Architecture

The building is split into two main sections, both of which are five stories tall. As viewed from Duke Street, the eastern and western sections both appear as four stories tall, with parking below the Duke Street grade. The partially buried parking garages are fully exposed along Witter Drive and will be screened with metal tracery panel (to be designed during the Final Site Plan process). The eastern section of the building steps down from the western section due to the grade changes along Duke Street. This design choice successfully integrates the building with the site topography, which will include a number of new features. The Applicant is proposing to install a 10' wide sidewalk along the Duke Street frontage and a set of stairs on the eastern side of the property which will connect this sidewalk to a new sidewalk along Witter Drive. The Applicant is also proposing to install a crosswalk which will connect this new sidewalk to the existing one along the south side of Witter Drive.

In addition to 94 residential units, the building includes a lobby/business center, leasing office, community room, community kitchen/dining room, outdoor courtyard, and an outdoor rooftop amenity area. Staff worked with the Applicant to refine the programming of the resident amenity areas including the outdoor courtyard and rooftop area.

Staff also worked with the Applicant to ensure the building depicted an attractive façade, since the north façade will be highly visible from Duke Street and the south façade will be highly visible from Witter Field. The building is mainly composed of brick and fiber cement panels. Based on recommendations from City staff, the Applicant has incorporated precast headers over the windows to create additional depth to the façade. Staff worked closely with the applicant on the architectural refinements as this will be one of the first new multifamily projects along the Duke Street Corridor and want to ensure that affordable housing developments are attractive and high quality.



Figure 1: Witter Place Rendering

E. Parking and Transportation

Parking and Loading

The project is subject to the parking standards of Zoning Ordinance Section 8-200(A). The Zoning Ordinance establishes lower parking ratios for dedicated affordable units because

residents of these units are much less likely to own cars and much more likely to rely on walking, biking, and transit. The Applicant is utilizing the optional parking ratio for affordable housing which allows them to provide three-quarters of a parking space per unit if the unit is income-restricted for households earning at or below 60% AMI and sixty-five hundredths of a parking space per unit if the unit is income-restricted for households earning at or below 50% AMI. The Applicant is required to provide a minimum of 67 spaces and is proposing a total of 71 spaces (5 ADA spaces, 16 standard space, and 50 compact spaces). The Applicant is also proposing one loading/layby space along Witter Drive.

Site Circulation and Traffic Impacts

Vehicles will access Witter Place by turning onto Witter Drive at its intersection with Duke Street, where the building's amenities are oriented south toward Witter Drive and access to the partially buried parking garages are located. By providing primary vehicular site access along Witter Drive, the project will close an existing curb cut along Duke Street and direct the building's traffic to a signalized intersection, limiting any exacerbation of backups that currently exist along Duke Street. There are three existing driveways on the property along Witter Drive. With redevelopment, the Applicant will consolidate the driveways into two. The project will widen Witter Drive in a couple of areas to provide two fire lanes and a loading lay-by. To mitigate the impacts of widening the street, the applicant will add striping to the fire lanes and will add traffic calming "armadillo" bumps to the edges of the fire lanes. Several "No Parking" signs will also be added along Witter Drive to prohibit vehicles from parking in the fire lanes and adjacent to the garage entrances.

The project is estimated to generate a total of 75 trips per day (36 more trips per day than the current use yet fewer trips than a market-rate building would generate) and should have a minimal impact on the existing network. Although the existing network has its challenges regarding congestion and safety, several City projects are slated for the Duke Street corridor that will address these concerns. The Duke Street and West Taylor Run Parkway Intersection Improvement Project will improve safety for all users within the intersection as well as provide additional access to Telegraph Road. The Adaptive Signal Project will implement enhancements to the signals along Duke Street that will allow the signals to operate more efficiently. In addition, the Duke Street in Motion Project promotes multimodal travel and encourages other modes other than single occupancy vehicles through the provision of transit facilities and higher frequency transit along the corridor. These projects are slated to be in place shortly after the development is complete. Given the city-led efforts and the estimated generated trips, this project is not anticipated to have significant impacts to the network.

During construction, the existing sidewalk along Duke Street will be expanded to 10' and the existing bus shelter will be replaced. Coordination of these activities along Duke Street as well as access along Witter Drive to the Animal Hospital and Witter Field will be developed and discussed with the community prior to construction.

Pedestrian Circulation and Bicycle Improvements

The Applicant is proposing to enhance the public realm with the addition of a 10' wide sidewalk along Duke Street and a 5' wide landscape strip as a buffer. A 6' wide sidewalk along Witter Drive will also wrap around the eastern side of the building and connect to Duke Street. The

portion of the sidewalk connecting Witter Drive to Duke Street will include several steps to accommodate the grade change. The project also proposes a crosswalk along Witter Drive to connect the sidewalk at the rear of the Witter Place building to the sidewalk adjacent to Witter Field.

The Applicant is required to provide a minimum of 30 bicycle parking spaces at Witter Place. The Applicant will add a bike rack with two visitor spaces along Duke Street near the entrance to the building as well as bicycle storage rooms in or near both parking garages and on the ground-floor accessed from Duke Street. A total of 55 bicycle parking spaces will be provided. Overall, the Applicant will provide nearly double the required amount of bike storage.

F. Open Space, Amenities, and Streetscape

The site proposes 19,220 sq. ft. (35.3% of the site) of open space, which exceeds the Zoning Ordinance requirement by 5,593 sq. ft. The majority of open space is provided at ground level (18,470 sq. ft. or 96%). The primary gathering space for building residents is located on the first level in a private central courtyard which includes fire pits, picnic tables, and a children's play area. The courtyard is located between the building's community room and an amenity area which will be programmed as a community kitchen and dining room. These spaces are well integrated into the building design and will provide a robust gathering area for residents. The Applicant will also provide one area of above grade open space, a 750 sq. ft. fifth-floor rooftop terrace that overlooks Witter Field. Detailed landscape and programming elements of the above-grade open spaces will be finalized with Staff at the time of the Final Site Plan.

G. Stormwater Management

The proposed project includes seven Level 1 urban bio-retention facilities located adjacent to the building to both treat stormwater to improve water quality and to reduce the amount of runoff from the site. Two hydrodynamic separators are also proposed to treat a portion of the roof. The proposed stormwater management facilities will reduce phosphorus levels by 24% and comply with all City and State requirements.

Approximately 15,359 sq.ft. of impervious area cannot be captured and treated on site due to site, grading, and drainage constraints. The WQV treatment volume for this uncaptured impervious area will be mitigated through payment into the City of Alexandria Water Quality Impact Fund. All uncontrolled sheet flow will be directed to the Duke Street and Witter Drive rights-of-way and into the municipal storm sewer system which has adequate capacity to control the flows from this site in the redeveloped condition.

H. Special Use Permits

Special Use Permit to Increase Floor Area Ratio to up to 3.0 FAR in the RMF/Residential Multifamily Zone

The Applicant is requesting a SUP to increase the maximum permitted FAR from 0.75 to 2.253, as permitted by Section 3-1406(B) of the Zoning Ordinance, which allows an increase of up to 3.0 FAR with a Special Use Permit. To obtain the SUP to increase the FAR to 3.0, §3-1406(B) of the Zoning Ordinance lists three requirements:

1. The committed affordable housing shall be equivalent to at least one third of the increase in the floor area ratio above the maximum permitted in Section 3-1405(A).
2. An affordable housing plan and a relocation plan shall be submitted consistent with published city standards for such plans.
3. Rents payable by households for the committed affordable units shall not, on average, exceed the maximum rents allowed under the Federal Low-Income Housing Tax Credit program for households with incomes at 40% of the area median income for the Washington D.C. Metropolitan Statistical Area.

Regarding the first requirement, the Applicant proposes all of the floor area within the building to be dedicated for committed affordable housing. However, one-third of the additional floor area allowed with the FAR increase will be provided as 21 units affordable to households up to 40% AMI, thereby meeting the first and third requirements. As for the second requirement, the Applicant has submitted an Affordable Housing Plan, which details the affordable housing development program. A tenant relocation plan is not applicable since the existing site consists of a vehicle sales and service establishment.

Standards for FAR Increase

Section 3-1408 includes SUP standards specific to the RMF/Residential Multifamily zone to be considered for any FAR requests. The section states the following must be considered by the City Council prior to approval of the SUP:

- The inclusion of site amenities, open space and other similar features, supporting uses and community and cultural facilities in a manner which encourages pedestrian use and promotes internal compatibility of uses.
- The ability of the development to provide residents of all units access to all amenities within the development.

Staff believe that the proposed open space designs, which will currently show fire pits, tables and seating, and a children's play area satisfy the intent of this section. In addition to the open spaces, the building will have a community room and a community kitchen/dining room. All building residents will have access to these amenity spaces.

In addition to the standards listed above, Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve SUPs if it finds that the use for which the permit is sought:

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.

Staff is supportive of the Special Use Permit for the reasons listed below.

1. **The increase in FAR will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use.** The increased FAR will have little impact on the health and safety of persons residing or working in the neighborhood. With this development, the Applicant proposes to improve pedestrian safety along Duke

Street with a new 10' sidewalk and a 5' landscape strip. The Applicant also proposes to design a new bus shelter along Duke Street where an existing bus stop is located (the bus shelter configuration is to be determined at the time of Final Site Plan). Additionally, the Applicant will provide two ADA ramps with handrails to access the building and elevated courtyard. Finally, the Applicant is proposing to add a crosswalk along Witter Drive to connect the sidewalk at the rear of the building to the sidewalk adjacent to Witter Field.

2. **The increase in FAR will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.** The increase in FAR will not be detrimental to the public welfare or injurious to property as the proposed FAR of 2.253 is consistent with the FAR allowed for other properties zoned RMF.
3. **The increase in FAR will substantially conform to the Master Plan of the city.** The proposed increase in FAR is not consistent with the 1992 Taylor Run / Duke Street Small Area Plan; however, staff acknowledge that this plan is outdated. Staff believe that the Witter Place project is consistent with recently updated chapters of the City's Master Plan and it also conforms to the City's Housing Master Plan.

Special Use Permit for a Tier I Transportation Management Plan

The proposed 94-unit development requires approval of a Tier I Transportation Management Plan (TMP) SUP. Although the additional trips generated by the redevelopment of this existing automobile dealership will be minimal, the Applicant has stated that they will comply with all applicable TMP requirements.

I. Site Plan Modifications

Diversity Requirements of the 2019 Landscape Guidelines

The Applicant is requesting a modification of the biodiversity standards set forth in the Landscape Guidelines to allow some species of plants and trees to exceed the 10% maximum suggested by the Landscape Guidelines. While the proposed planting schedule largely complies with the biodiversity standards by providing a diverse range of trees and shrubs, there are some species of trees and shrubs that slightly exceed the 10% maximum.

Staff finds the modification request is not necessary as the proposed landscaping species mix is within a marginal rounding error above the 10% maximum (11.4%) and could likely be resolved through Final Site Plan. Condition 16 references coordination between the Applicant and staff to administratively resolve the biodiversity specie mix through the Final Site Plan process. As such, Staff doesn't find the modification warranted and proposes that the Planning Commission does not incorporate the modification request as part of their recommended action(s).

J. 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 78 ACPS students distributed across all grade levels upon full build out. This project is located within the Douglas MacArthur Elementary School, George Washington Middle School, and Alexandria City High School attendance areas. ACPS is currently constructing a new Douglas MacArthur

Elementary School building to accommodate 850 students, and the new Alexandria City High School on West Braddock Road to accommodate 1,600 students. 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

The Witter Place project was presented to the community at three virtual meetings. The first was held on September 21, 2021 and the second was held on June 2, 2022. The Applicant held a final community meeting on September 14, 2022 to inform neighboring property owners and the community about the project. Attendees at the community meetings have voiced minimal concerns about the project. At the June 2 community meeting, questions were raised about the project’s impact to schools and concerns were also raised about pedestrian safety and traffic backups along Duke Street. To address pedestrian safety concerns, the Applicant noted that the building’s amenities are oriented south toward Witter Drive (a less active street). The Applicant also stated the project will close a curb cut along Duke Street and direct the building’s traffic to a signalized intersection, limiting any exacerbation of backups that currently exist along Duke Street.

In addition to community meetings, the Applicant attended two Alexandria Housing Affordability Advisory Committee (AHAAC) meetings, the first of which was held on June 2, 2022. At this meeting, AHAAC approved Housing Trust Fund predevelopment funds totaling \$400,000 to assist with preliminary design and engineering work. The City and CHP are working together to identify city, state, federal, and other resources to fund the project. CHP will brief AHAAC and City Council regarding its progress in funding and structuring the project, and a City loan request for the project will be brought to City Council in the future when the full funding package is assembled. Following its initial briefing in June, AHAAC considered and unanimously approved CHP’s Affordable Housing Plan at their October 6, 2022 meeting. Members commended the applicant’s provision of family-sized units and units at deeper levels of affordability.

Staff also recommended that the Applicant reach out to the Development Project Manager at the Alexandria Redevelopment and Housing Authority (ARHA) to increase awareness about the project to public housing residents. Staff also advised the Applicant to reach out to nearby business owners.

Applicant Outreach	
September 21, 2021	Virtual Community Meeting
June 2, 2022	Virtual Community Meeting
June 2, 2022	AHAAC Meeting
September 14, 2022	Virtual Community Meeting
October 6, 2022	AHAAC Meeting

VI. Conclusion

Staff recommends approval of the Development Site Plan and associated Special Use Permit subject to compliance with all applicable codes and the following Staff Recommendations.

VII. Graphics



North Elevation



South Elevation



Rendering of Witter Place along Duke Street



Rendering of Main Entrance along Duke Street



Rendering of Witter Place from Witter Field

VIII. Staff Recommendations

1. The Final Site Plan shall conform substantially with the preliminary plan dated 8.05.2022, and as amended on 09.12.2022, and comply with the following conditions of approval.

I. SITE PLAN

2. 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 and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Submit the plats and associated deeds for all applicable easements concurrent with submitting 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. The applicant shall dedicate approximately 2,338 square feet of land on the North portion of the property for City ROW, as shown and labeled on the Preliminary Site Plan.
 - b. Provide public easements to the satisfaction of the Directors of P&Z and T&ES. Easements shall be:
 - i. For sanitary sewer line on the South portion of the property as shown and labeled on the Preliminary Site Plan.
4. Submit the final plat and deed for all applicable easements and dedications with the first Final Site Plan for approval prior to Final Site Plan release. (P&Z) (T&ES) *
5. Make all fee simple conveyances to the City with General Warranty of title (unless not available) or provide current ALTA survey and Title Report that includes the areas to be dedicated to City. Include the City as an authorized user of the ALTA survey for any purposes that the City deems necessary, including obtaining title insurance. Submit the ALTA survey and Title Report for review prior to approval of subdivision plat and deed by City. (T&ES) *
6. Record the plat and submit a copy of the recorded plat, dedications, and deeds with the first application for a building permit. (P&Z) (T&ES) **
7. Show site utilities compatibly with other site conditions on the site plan to the satisfaction of the Directors of P&Z and T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *
 - a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
 - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Excluding above grade utilities from dedicated open space areas and tree wells.
 - d. Screening all utilities from the public right-of-way.
8. Provide a lighting plan with the Final Site Plan, unless otherwise identified below, to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z and T&ES in consultation with the Chief of Police and Code administration shall include: (P&Z) (T&ES) (Code) *
 - a. The location of all existing and proposed streetlights and site lights, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.

- c. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets, except for Duke Street which shall be to the centerline, and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
 - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
 - e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - f. Full cut-off lighting as applicable to prevent light spill onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with light spill regulations.
 - g. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
 - h. Basic, approved Dominion LED light fixtures for all proposed light fixtures in the City right-of-way.
 - i. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - j. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - k. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
 - l. Light-colored concrete (painted or dyed) for walls and ceilings in all garages to increase reflectivity and improve night lighting levels. **
 - m. A minimum of 5.0-foot candle-maintained lighting for underground/ structured parking garages. When unoccupied the lighting levels may be no less than 1.5-foot candles. **
 - n. Light fixtures for the open canopies and underground/structured parking garages shall be recessed into the ceiling for any areas visible from the public right-of-way. **
9. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan. The unit numbers shall comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and continue in this scheme for the remaining floors. Indicate the use of each unit (i.e., residential, retail, office). (GIS) *
10. Provide a georeferenced CAD file in **AutoCAD 2018.dwg** format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. (P&Z) (DPI) (GIS) *
11. Sheeting and shoring, support of excavation shall not extend beyond the property line, except when the applicant has obtained a written release or encroachment from adjacent property owners which has been reviewed prior to Final Site Plan release and recorded in the Land Records. (P&Z) (Code) *

A. BUILDING

12. 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) *

13. 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 9.12.2022 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.
 - 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.
 - c. 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.
 - d. Where plane changes in facades are proposed, they shall generally not be less than 16 inches.
 - e. 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.
 - f. 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.
 - g. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.
 - h. 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.
 - i. All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Code or an encroachment has been obtained.
14. 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. An on-site, mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. **
 - 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) ***
15. As part of the architectural design, the Applicant shall incorporate garage screening and building murals into the design of the building as generally shown in the preliminary plan dated 9.12.2022.
- a. The mural design on the northeastern elevation facing Duke Street may be a painted mural with sealant, die cut acrylic panels, or similar treatment designed to minimize maintenance and ensure longevity of the mural.
 - b. For the southern elevation facing Witter Field, the Applicant shall provide a relief, stencil technique, or other method that will be applied to the fiber cement panel.
 - c. For the tracery panels or similar garage screening along the southern, eastern and western elevations, the Applicant shall continue to work with staff on the details, including material selection and design of the parking screening, prior to release of the Final Site Plan.
 - d. Final details regarding the garage screening and mural design, including maintenance, shall be provided during final site plan. (P&Z)

B. OPEN SPACE/LANDSCAPING

16. Coordinate with staff to refine the biodiversity selection of plant species as shown on the landscape plan and supporting drawings with the Final Site Plan: (P&Z) *
17. 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. City standard materials are mandatory in all public right-of-way. (P&Z) (T&ES)
18. Provide details for site furnishings for review by staff concurrent with the Final Site Plan for the courtyard and rooftop amenity areas that depict the installation, scale, massing, and character of site furnishings.
19. 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) *
20. Develop and install a playspace for structured and/or unstructured play 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. The playspace design, installation, and maintenance shall meet these requirements: (P&Z) (RP&CA) (Code) *, ***

- a. Provide a coordinated array of the play elements.
- b. Depict the location, scale, massing, and character of the playspace, grade conditions, surfacing, site furnishings, vegetation, and other site features.
- c. Playspaces and site equipment shall comply with the most recent guidelines, specifications, and recommendations 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).
- d. Play area and equipment shall comply with Americans with Disabilities Act 2010 ADA Standards for Accessible Design.
- e. 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.
- f. Playspaces shall have appropriate signage posted with hours of operation and other operational information.

C. TREE PROTECTION AND PRESERVATION

21. 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

22. An archaeological consultant has completed a Documentary Study of the property in August 2022 as required. Due to the potential presence of significant archaeological resources on the property, especially around the "Fill Platform" portion of the site as shown in Figure 3 of the Documentary Study, and particularly pertaining to possible Native American occupation and nineteenth and twentieth century use of the property, an Archaeological Evaluation is warranted as a next step. If significant resources are discovered during the Archaeological Evaluation, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. If archaeological work needs to occur alongside demolition and construction activities, then the applicant must demonstrate this necessity to the satisfaction of the City Archaeologist. (Archaeology) *
23. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Archaeological Evaluation plan and any required Resource Management Plans will be implemented to recover significant resources before or in concert with construction activities. * (Archaeology)
24. Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the

development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the Final Site Plan, the consultant shall provide text and graphics for the interpretive elements subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z.* (Arch)(P&Z)

25. 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. (Archaeology) *
26. 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. (Archaeology) *
27. 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. (Archaeology) *
28. The final Certificate of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist. (Archaeology) ***

E. PEDESTRIAN/STREETSCAPE

29. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) ***
 - a. Install ADA accessible pedestrian improvements serving the site, except for the eastern sidewalk serving the building.
 - b. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be six feet in commercial, mixed-use, or other high-density areas and five feet in single-family or other lower density areas.
 - c. Sidewalks shall be flush across all driveway crossings.
 - d. All newly constructed curb ramps 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). Curb ramps shall be perpendicular to the street.
 - f. Provide a mountable curb extension with a curb ramp on the north side of Witter Place just west of the intersection with Business Center Drive.
 - g. Provide traffic calming barriers around the lay-by on either side of the proposed mountable curb extension as shown in the preliminary plans.
 - h. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development.
 - i. All crosswalks shall be high-visibility crosswalks [white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)]. Alternative crosswalk treatments must be approved by the Director of T&ES.
 - j. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.

F. PARKING

30. All residential parking shall be unbundled (i.e., the cost to purchase or rent a parking space is separate from the cost to purchase or rent the residential unit). (T&ES)
31. Provide a Parking Management Plan with the Final Site Plan submission that complies with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. To release the Final Site Plan, the Parking Management Plan shall be approved by the Departments of P&Z and T&ES. (P&Z) (T&ES) *
32. Share parking occupancy data for the facility with the City upon request. (T&ES)
33. Parking spaces within the garage that are required to comply with zoning requirements may be made available for public/off-site if excess parking can be demonstrated to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (TE&S)
34. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes desired after the Signature Set approval. (P&Z) (T&ES) *
35. Provide bicycle parking per 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. Update the bike parking table on the cover sheet to reflect the correct requirements for residential bike parking from the [Alexandria Bicycle Parking Requirements](#).
36. Provide details on the locations and types of bicycle parking on the Final Site Plan. Install bicycle parking prior to the issuance of the first Certificate of Occupancy. (T&ES) *, ***
37. Provide signage, striping, or other means to prevent parking in emergency vehicle easement(s) prior to Final Site Plan release, to the satisfaction of the Director of T&ES. (T&ES) *
38. Provide Level 2 electric vehicle chargers for at least two percent of the required parking spaces, rounded up to the next whole number parking space. Show these spaces on the Final Site Plan and install them prior to issuance of the first Certificate of Occupancy to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)
39. Each floor of the garage shall be served by a pathway (e.g., fire protected sleeve) or trunk conduit of sufficient size that the final conduit could be installed in the future to serve at least 75 percent of the required parking spaces with Level 2 electric vehicle chargers to the satisfaction of the Director of T&ES. (T&ES)
 - a. Installation of the pathway or trunk conduit shall include concrete punctures and access points such that the final paths for future final conduit does not require significant drilling through concrete, walls, or the ceiling of the garage.
 - b. Prior to Final Site Plan release, show the locations of the pathway or trunk conduit and indicate the associated parking spaces that could be served by the future final conduit.
 - c. Install the pathway trunk conduit prior to final certificate of occupancy for the garage.
40. Update parking counts on the cover sheet to indicate the number of electric vehicle charger and electric vehicle charger ready parking spaces and show the location of these spaces prior to Final Site Plan release. (T&ES) *

G. SUSTAINABILITY

41. The applicant may propose additional strategies to the sustainability conditions outlined below and these additional sustainability strategies may be incorporated administratively to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)
42. The project shall comply with the requirements of the current City of Alexandria Green Building Policy at the time of DSUP approval. Diligent pursuit and achievement of this certification shall

be monitored through these requirements unless exempted by the certification rating systems and the Green Building Policy:

- a. Provide evidence of the project's registration with LEED, Green Globes, or Earthcraft (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist from the P&Z website showing how the project plans to achieve the certification and clearly indicate that requirements for the priority performance points are being met as defined by the City of Alexandria's Green Building Policy. *
- b. Provide an updated copy of the draft certification scorecard/checklist prior building permit release for above-grade construction to show compliance with the Green Building Policy. **
- c. Provide updated building energy performance analysis and building energy use intensity (EUI) (energy use per sq. ft.) prior to release of the building permits for above-grade construction. **
- d. Provide a draft commissioning plan and verification, if required by the Green Building Rating System and the building code, from a certified third-party reviewer that includes items "i" through "v" below, prior to receiving building permits for above-grade construction. **
 - i. A narrative describing the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
 - ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed.
 - iii. Functions to be tested including, but not limited to, calibrations and economizer controls.
 - iv. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
 - v. Measurable criteria for performance.
- e. Provide updated water efficiency documentation for the priority performance points as defined by the City of Alexandria's Green Building Policy prior to building permit release for above-grade construction. **
- f. Provide updated documentation for the indoor environmental quality priority performance points as defined by the City of Alexandria's Green Building Policy prior to the release of building permits for above-grade construction. **
- g. Provide evidence that design phase credits (for the certifying party) have been submitted by the first Certificate of Occupancy. ***
- h. Provide evidence showing that the requirements for priority performance points for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria's Green Building Policy for Design Phase credits to the U.S. Green Building Council, Green Globes, or Earthcraft (or equivalent) prior to issuance of a Certificate of Occupancy. ***
- i. Provide documentation of applicable green building certification prior to approval of the performance bond clearly indicating that the priority performance points requirement for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality have been achieved as defined by the City of Alexandria's Green Building Policy. ****
- j. Failure to achieve the certification level, as required by the City of Alexandria's Green Building Policy, will be evaluated by City Staff to determine whether a good faith,

reasonable, and documented effort was made to achieve the certification level to the satisfaction of the Director of P&Z.

43. The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common areas systems/amenities. For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel to electricity in the future. (P&Z) (T&ES)
44. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Final Site Plan. (T&ES) *

II. TRANSPORTATION

A. STREETS/TRAFFIC

45. Repair any of the City's existing public infrastructure that is damaged during construction per the most recent version of the T&ES Design and Construction Standards, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) ****
46. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection Staff and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) *
47. Slopes on parking ramps to garage entrances and exits 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 prior to Final Site Plan release. (T&ES) *
48. Any wall mounted obstructions at the wall end of a parking space shall be limited to no more than 24 inches extended from the wall and at least 48 inches from the garage floor. Areas with obstructions that exceed this requirement will not count as parking spaces. (T&ES) ****
49. Furnish and install two 4-inch Schedule 80 PVC conduits with pull wires, and junction boxes located at a maximum interval of 300 feet under the sidewalks along Duke Street These conduits shall terminate in an underground junction box at each of the four street corners of the site. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES) ****
50. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) ****
51. Street names and addresses must be obtained for mail delivery (addressed per the front door) and for emergency services (addressed per street access) prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

B. TRANSPORTATION MANAGEMENT PLAN

52. According to Article XI, § 11-700 of the City's Zoning Ordinance, a Transportation Management Plan (TMP) is required to implement strategies to encourage residents and employees to take public transportation, walk, bike, or share a ride instead of driving alone. Below are the basic conditions from which other details originate. (T&ES)
53. Designate a TMP Coordinator for the entire project prior to issuance of the first Certificate of Occupancy. Provide the name, location, email, and telephone number of the coordinator to the City's Transportation Demand Management Coordinator, updating this information as needed.

This person will be responsible for assisting the City in implementing and facilitating the TMP on site. The coordinator must provide City staff access to the property and tenants/residents to implement TDM measures such as surveys, mailings, and hosting events to inform residents and tenants about benefits and alternatives to driving alone. (T&ES) ***

54. Contribute a TMP payment twice per year to the Citywide TDM Fund. TMP funds shall be deposited to the Citywide TDM Fund no later than January 15 and July 15. The annual base assessment rate for this development shall be determined as set forth in § 11-708 (TMP Assessments Schedule and Adjustments) of the Zoning Ordinance. The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the issuance of the project's first Certificate of Occupancy permit is the applicable rate when TMP reporting begins. (T&ES)
55. As set forth in § 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the property may be subject to increased review and reporting requirements and may be subject to a staff recommendation for action by the City Council to revoke the TMP SUP pursuant to § 11-205 of the Zoning Ordinance. (T&ES)
56. Inform tenants/owners of the transportation management plan special use permit and conditions therein as part of leasing and purchasing agreements with language subject to review and approval by the City's Transportation Demand Management Program. (T&ES)

C. BUS STOPS AND BUS SHELTERS

57. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) *
58. Show all proposed bus stops, shelters, or benches on the Final Site Plan. All facilities shall be ADA compliant, and all bus shelters shall include a bench, illumination, the ability to accommodate future real time bus information LED screens, and electric connections to the satisfaction of the Director of T&ES. The final bus shelter and bus stop bench design shall meet City standards and the approval of the Director of T&ES. Design and specifications for the City standard bus shelter are at: www.alexandriava.gov/6548. Bus shelters require a building permit. (T&ES) (Code) *
59. Bus stop on Duke Street shall meet ADA requirements and City Standards:
 - 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 a transit shelter (if present or if installed) and adjacent sidewalk. The loading pad's cross slope shall be less than two percent and it should be made of concrete or other sturdy, non-slippery materials approved by the Directors of T&ES and DASH. The existing width of the sidewalk may be counted towards the eight-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.
 - b. Submit the bus stop locations and designs for review and approval prior to Final Site Plan release. (T&ES) *
 - c. Install the bus stops prior to the issuance of the final Certificate of Occupancy. (T&ES) ***

60. Plant and maintain street trees in proximity to bus stop approaches or directly adjacent to travel lanes pursuant to the Landscape Guidelines and to avoid conflict with vehicles, specifically:
 - a. Ensure any trees planted in immediate proximity of bus stops or bus travel lanes have a clearance of at least 15-ft. to the canopy and will not grow branches that protrude into bus stop area or bus travel lane.
 - b. Exclude trees from a 40-foot zone, which represents the length of the bus as it is serving the stop.
 - c. Locate trees within both the 10-foot departure zone and the 20-foot approach zone (on either side of the 40-foot zone) to minimize conflict with vehicles and to allow direct line of sight for approaching buses. (P&Z) (T&ES) *

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

61. Pay the sewer connection fee prior to Final Site Plan release. (T&ES) *

B. UTILITIES

62. If a franchise agreement has not been entered into with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
63. Do not locate transformer and switch gears in the public right-of-way. (T&ES)
64. All new fire hydrants on public streets shall be City owned and maintained. Hydrants must be installed and functional prior to issuance of the Certificate of Occupancy. (T&ES) ***

C. INFORMATION TECHNOLOGY

65. To the satisfaction of the Director of Planning & Zoning, 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) (P&Z)
66. Construct all conduits using schedule 80 PVC or HDPE and install them to a depth of 3-feet. Install a pull line and tracer within each conduit. (ITS)
67. 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)
68. Provide a minimum of two diverse entrance conduits for the building with a minimum of two, [2-inch/4-inch] conduits for each entrance drop. Terminate each conduit drop to a 36-inch by 48-inch installed 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

69. Meet all the minimum street standards for the City to provide solid waste collection service per City Code Title 5, Chapter 1 (Solid Waste Control). (T&ES)
70. Obtain approval from the Director of T&ES to opt-out of the City approved trash and recycling collection to allow for privately contracted collection. The point of collection shall be as agreed

upon between the owner and the private collector duly licensed, provided that such point shall not be in a public right-of-way and shall not hinder or interfere with parking, traffic, or pedestrians. All trash collectors for the project site are required to take their collected trash to the Alexandria/Arlington waste-to-energy facility (T&ES)

71. Place all trash and recycling at the official set-out location as approved by the Director of T&ES. (T&ES)
72. Provide \$1,449 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install 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. To the extent that the receptacles cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) *
73. Provide \$1,685 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install 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. To the extent that the receptacle cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) *

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

74. 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. Complying 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) *
75. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *
76. Design all stormwater Best Management Practices (BMPs) to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *
77. Groundwater from sump pumps may not be discharged into any stormwater BMPs or detention facilities. Bypass pipes and/or structures must be installed to bypass groundwater around all stormwater facilities. If, during construction, iron laden bacteria causes a discharge of discolored groundwater from the sump pump, a filtration system must be installed. (T&ES)

78. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *
79. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by The City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) ****
80. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) ****
81. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the submission of As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) ****
82. Submit two originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum as part of the Final Site Plan #2. Executed and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *
83. Submit two originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the Final Site Plan #2. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *
84. 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:
 - a. Execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA, master association, and/or owner.
 - b. Include a copy of the contract in the BMP Operation and Maintenance Manual.
 - c. Submit a copy of the maintenance contract to T&ES prior to Performance Bond release. (T&ES) ****
85. Provide an Owner's Operation and Maintenance Manual for all BMPs to the owner. The manual shall include at a minimum:
 - a. An explanation of the functions and operations of the BMP(s),
 - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
 - c. Catalog cuts on maintenance requirements including mechanical or electrical equipment,
 - d. Manufacturer contact names and phone numbers,
 - e. A copy of the executed maintenance service contract, and
 - f. A copy of the maintenance agreement with the City. (T&ES)
86. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) ****

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

B. WATERSHED, WETLANDS, & RPAs

88. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)
89. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)
90. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these 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

91. Indicate on the plan whether any soil and groundwater contamination are present Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *
92. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *
- A 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.
 - A Risk Assessment indicating any risks associated with the contamination.
 - A Remediation Plan detailing any contaminated soils and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with “clean” soil. 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).
 - A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
 - Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).

93. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “e” above are submitted and approved at the discretion of the Director of T&ES. This shall be included as a note on the Final Site Plan. (T&ES) (Code) *
94. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES) (Code)

D. SOILS

95. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site plan release. (T&ES) *

E. NOISE

96. Submit a noise study identifying the noise levels that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development prior to the Final Site Plan release. (T&ES) *
97. If the noise study identified noise impacted areas, conduct a building shell analysis identifying ways to minimize noise and vibration exposure to future residents. Submit the building shell analysis and the noise commitment letter for review and approval prior to Final Site Plan release. (P&Z) (T&ES) *
98. If necessary, to comply with the City noise ordinance, equip all roof top HVAC and other mechanical equipment with noise reducing devices (e.g., silencers, acoustic plenums, louvers, or enclosures). Show the noise reducing specifications and locations prior to Final Site Plan release and install them prior to the issuance of the Certificate of Occupancy. (T&ES) (Code) *, ***
99. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 PM and 7 AM. (T&ES)
100. No vehicles, including construction vehicles, associated with this project shall be permitted to idle for more than 10 minutes when parked, including vehicles in the loading dock. Post at least two no idling for greater than 10 minutes signs in the loading dock area in plain view prior to the issuance of the Certificate of Occupancy. (T&ES) ***

F. AIR POLLUTION

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

G. CONSTRUCTION MANAGEMENT

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

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

- building certification, include documentation as appropriate per the City’s Green Building Policy and conditions therein. (T&ES) (Code)
107. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) **
 108. Transit stops adjacent to the site shall remain open, if feasible, for the duration of construction. If construction requires closing *the bus stop (Stop ID 4000038 at the northwestern corner of the site*, a temporary ADA accessible transit stop shall be determined and installed. Coordinate 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. Install signs noting the bus stop closure and location of the temporary bus stop prior to taking bus stops out of service. (T&ES)
 109. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. (T&ES) *
 110. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) **
 111. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z) (Code)
 112. Identify a community liaison throughout the duration of construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan release with the community liaison’s name and contact information. Display the sign until construction finishes. (P&Z) (T&ES) *, ***
 113. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***
 114. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches proposed finished grade. Ensure the wall check shows: (P&Z) **
 - a. Key dimensions of the building as shown on the approved Final Site Plan,
 - b. Key dimensions from future face of finished wall above to the property line and any adjacent structures on the property,
 - c. Extent of any below-grade structures,
 - d. Foundation wall in place, and
 - e. Future face of finished wall above.
 115. 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 T&ES Site Plan Coordinator prior to applying for 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 stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***

116. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) ****

VII. HOUSING

117. Provide up to 94 total committed affordable rental units consistent with the approved Affordable Housing Plan.
118. 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.
119. Minor amendments proposed to the approved Affordable Housing Plan shall be subject to review by the Alexandria Housing Affordability Advisory Committee and to final approval by the City Manager.
120. 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 60% 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.
121. Households receiving Housing Choice Voucher assistance shall not be denied admission on the basis of receiving such assistance. A household shall 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.
122. List the units in www.VirginiaHousingSearch.com, an online housing search database sponsored by Virginia Housing.
123. Notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing 90 days prior to leasing. At least 45 days prior to leasing, provide the City with marketing information which shall include the affordable rents, utility information, fees, property amenities, and contact information for applications. The City shall notify interested parties of the availability of the affordable units.
124. 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.

IX. USES AND SIGNS

A. SIGNAGE

125. 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) *
126. Incorporate and interpret elements of the site history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as signs, markers, specialty paving, historic features, and the like. Provide text, graphics, and

materials for the interpretive elements prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretative elements prior to issuance of the Certificate of Occupancy. (P&Z) (Arch) *, ***

CITY DEPARTMENT CODE COMMENTS

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

A. Planning and Zoning (P&Z)

- I. Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) ****
- II. Identify all trees to remove and protect/preserve in the tree conservation and protection plans prior to Final Site Plan release. Detail construction methods to reduce disturbance within driplines. Schedule an on-site inspection of existing conditions with the City Arborist and Natural Resources Division Staff prior to preparing the Tree Conservation and Protection Plan. *
- III. The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. (P&Z) (T&ES) ****
- IV. Any parking requirement may be adjusted within five percent of the requirement if the Director of P&Z determines that physical requirements of the building prevent complying with the specific number of required parking spaces per § 8-200(A)(2)(c)(i) of the Zoning Ordinance. (P&Z) (T&ES)

B. Code Administration (Building Code)

- F. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor at (703) 746-4200 with any questions.
- C. New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code (USBC) in effect when applying for building permit(s).
 - I. Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).
 - II. Submit a soils report with the building permit application for all new and existing building structures. **
 - III. Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **
 - IV. Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. **

C. Federal Environmental Reviews:

- F. Any project that is defined as a federal undertaking, in accordance with the National Historic Preservation Act of 1966 requires a § 106 review or other National Environmental Policy Act (NEPA) review. Projects that require federal review, approval or permitting, or projects that

include federal funding are generally considered a federal undertaking. Coordinate with the Virginia Department of Historic Resources or the appropriate federal or state agency to determine the requirements and process and consult with City Staff.

- a. Information on the § 106 process is at www.achp.gov or www.dhr.virginia.gov/environmental-review/
- b. Information on the NEPA process is at www.epa.gov

D. Archaeology

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

E. Transportation & Environmental Services (T&ES)

- F. Prepare the Final Site Plan per the Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at: <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf> (T&ES) *
- A. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES) *
- B. Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotation pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). (T&ES) *
- C. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). (T&ES) *, ****
- D. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single family residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES) *, ****
- E. Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and

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

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

- Q. Parking for the residential and commercial uses shall match the Zoning Ordinance requirements in effect at approval by the City Council and/or Planning Commission. (P&Z) (T&ES) *
- R. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES) *
- S. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) *
- C. Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) *
- I. Comply with the stormwater quality requirements and provide channel and flood protection per the Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Braddock-West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. (T&ES) *
- II. Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) *
- III. Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) *
- IV. The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES)
 - a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. *, *****
 - b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, *****
- V. Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. (T&ES) *, *****

- VI. Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. (T&ES) *
- VII. Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at (703) 746-4410 or commercialrecycling@alexandriava.gov. (T&ES) *
- VIII. Include a note on the Final Site Plan that mandates delivering 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. Stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) * [*private solid waste collection*]
- IX. Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: <https://www.alexandriava.gov/ResourceRecovery> or contact the Resource Recovery Division at (703) 746-4410 or CommercialRecycling@alexandriava.gov. (T&ES) *
- X. Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) *
- XI. Post the bond for the public improvements before Final Site Plan release. (T&ES) *
- XII. Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) *
- XIII. Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *
- XIV. Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005 prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) ****
- XV. Design the thickness of sub-base, base, and wearing course using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) *, ****
- XVI. Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) *
- XVII. No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. (T&ES) *
- XVIII. Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *

- XIX. All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- XX. Comply with the City of Alexandria’s Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- XXI. Comply with the Alexandria Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours: (T&ES)
 - i. Monday Through Friday from 7 AM to 6 PM
 - ii. Saturdays from 9 AM to 6 PM
 - iii. No construction activities allowed on Sundays and holidays
- a. § 11-5-4(b)(19) further restricts pile driving to these hours:
 - i. Monday through Friday from 9 AM to 6 PM
 - ii. Saturdays from 10 AM to 4 PM
 - iii. No pile driving is allowed Sundays and holidays
- b. § 11-5-109 restricts excavating work in the right-of-way to:
 - i. Monday through Saturday 7 AM to 5 PM
 - ii. No excavation in the right-of-way allowed on Sundays, New Year’s Day, Independence Day, Thanksgiving, and Christmas.
- XXII. Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Article XIII of the Zoning Ordinance. (T&ES) *
- XXIII. Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *
- XXIV. Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) *
- XXV. Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. 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, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES) *

H. Information Technology

- A. Development cases should not use any addresses in their case name as existing site addresses may change during development. (GIS)

I. Fire Department

- C. Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) *

- R - 1. Consider letting the Alexandria Fire Department use buildings that will be razed for training exercises. The Fire Department will formulate conditions of use between the parties and provide a hold harmless agreement to the owner or their representative.

J. Police Department

[Parking Garage Recommendations]

- A. Provide controlled access for doors in the garage (garage levels only) that lead to the stairwell. Controlled access must not interfere with the emergency push-bar release located on the inside of the stairwell.

[Landscape Recommendations]

- B. Plant shrubbery that achieves a natural growth height of no more than 2.5 to 3 feet with a maximum height of 3 feet when it matures to avoid obstructing the view of patrolling law enforcement officers.

[Open Space]

- C. Choose benches middle armrests to deter unwanted sleeping and skateboarding.

[Miscellaneous]

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

K. RECREATION, PARKS, AND CULTURAL ACTIVITIES:

- A. Multiple species to be planted exceed the 10% species limit. Specifically, Gleditsia triacanthos, Mangolia virginiana, Quercus bicolor, Taxodium distichum, and Ulmus americana.
- B. Include tree protection fence in the legend.
- C. Include details for the tree protection fencing. Please include the city’s standard details.
- D. Root pruning near T175 is recommended. Include root pruning details.
- E. The canopy of T175 extends well beyond the LOD. Will canopy pruning be required for T175 to provide clearance for the proposed sidewalk and construction activities? If so, please include notes/specifications for that work. All pruning should be in accordance with applicable ANSI standards.

Asterisks denote:

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

ATTACHMENT 1: Master Plan Amendment Resolution

RESOLUTION NO. **MPA 2021-00013**

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, the proposed amendments will amend the **Taylor Run/Duke Street Small Area Plan** chapter of the 1992 Master Plan; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revisions and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **November 1, 2022** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

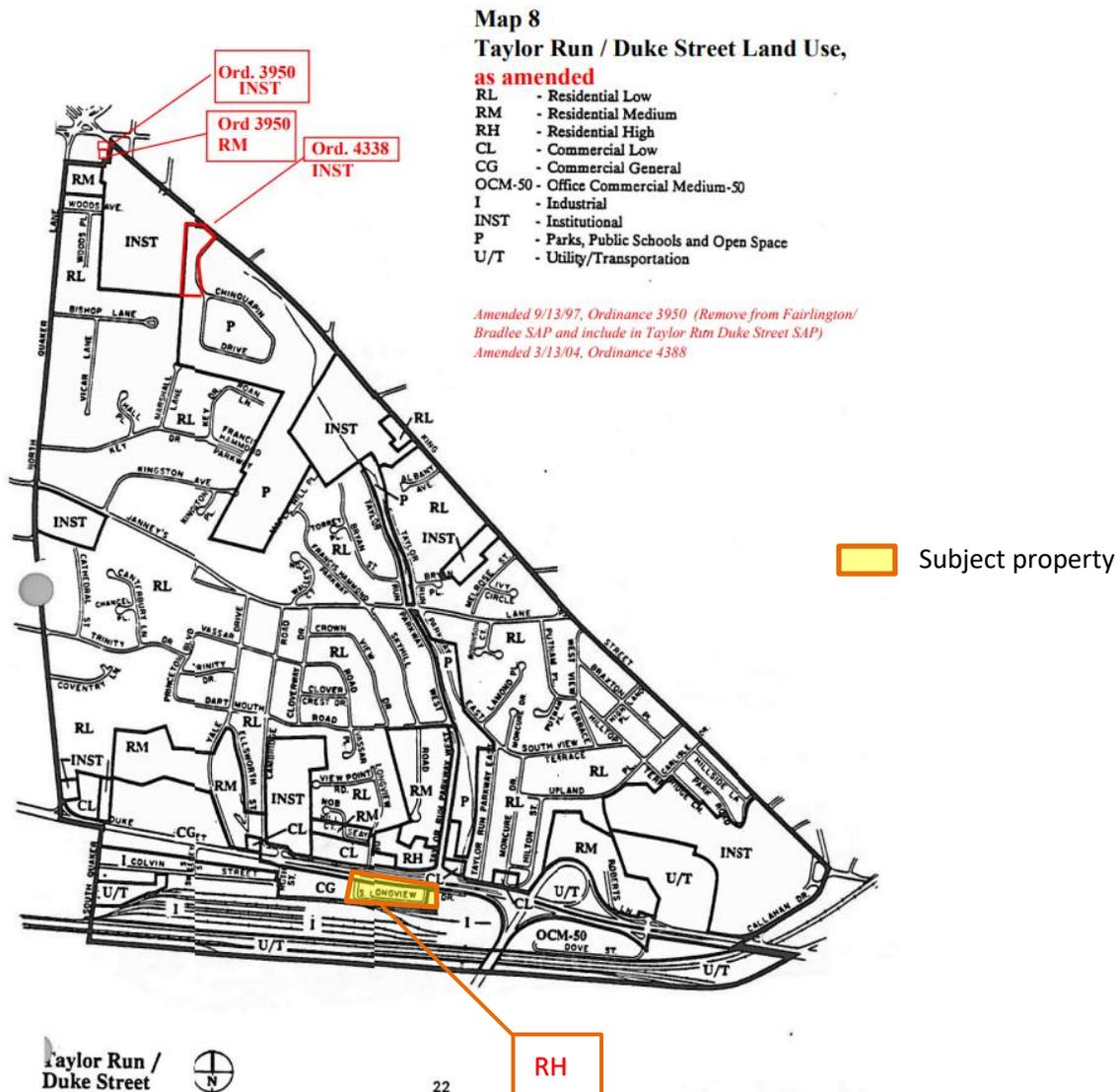
1. The proposed amendments are necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **Taylor Run/Duke Street Small Area Plan** section of the City; and
2. The proposed amendments are generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the **Taylor Run/Duke Street Small Area Plan** section of the 1992 Master Plan; and
3. The proposed amendments show the Planning Commission's long-range recommendations for the general development of the **Taylor Run/Duke Street Small Area Plan**; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendments to the **Taylor Run/Duke Street Small Area Plan** chapter of 1992 Master Plan will, in accordance with present and probably future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of

Alexandria that:

1. The following amendments to the **Taylor Run/Duke Street Small Area Plan** are hereby adopted in their entirety amending the Taylor Run/Duke Street Small Area Plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

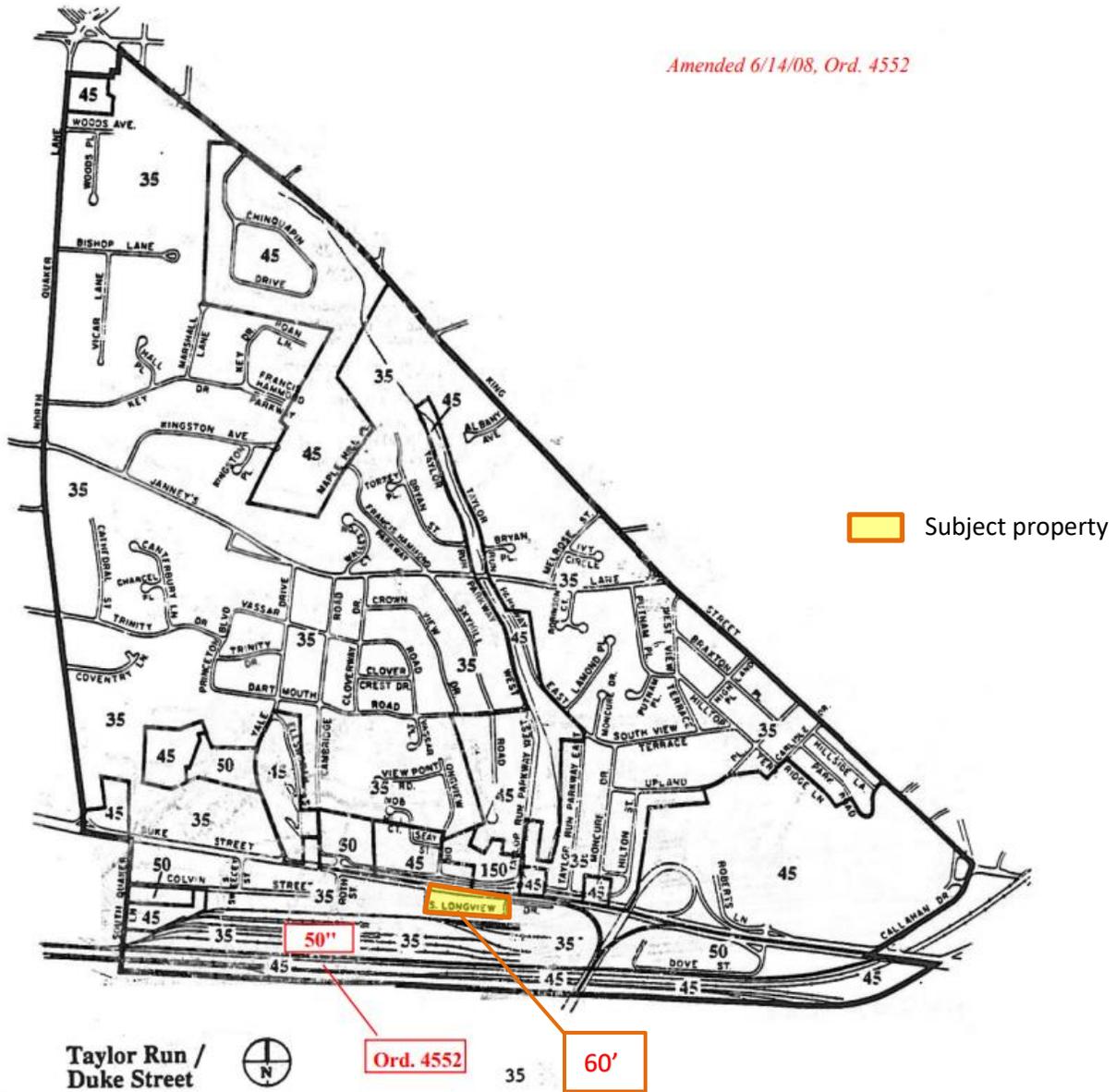
- a. Map 8: Taylor Run/Duke Street Land Use; to amend the land use map for the subject property from CG (Commercial General) to RH (Residential High)



- b. Map 13: Taylor Run/Duke Street Height Limits; to amend the maximum height for the subject property from 35 feet to 60 feet.

Map 13
Taylor Run / Duke Street
Height Limits, as amended

Amended 6/14/08, Ord. 4552



2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the ____ day of November, 2022.

Chair, Alexandria Planning Commission

ATTEST: _____

Karl Moritz, Secretary



APPLICATION

Master Plan Amendment MPA# _____

Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 2712 Duke Street Alexandria, Virginia

APPLICANT

Name: Community Housing Partners Corporation

Address: 4915 Radford Avenue Suite 1300 Richmond, Virginia 23230

PROPERTY OWNER:

Name: Duke Street, LLC

Address: 1231 W. Broad Street Falls Church, Virginia 22046

Interest in property:

- Owner Contract Purchaser
- Developer Lessee Other _____

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

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

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

<u>M. Catharine Puskar Attorney/Agent</u>	<u><i>MCPuskar</i></u>
Print Name of Applicant or Agent	Signature
<u>2200 Clarendon Blvd, Suite 1300</u>	<u>(703) 528-4700</u> <u>(703) 525-3197</u>
Mailing/Street Address	Telephone # Fax #
<u>Arlington, Virginia</u> <u>22201</u>	<u>10/13/2021</u>
City and State Zip Code	Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

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

MPA # _____

REZ # _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

- 1.** Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:
See attached narrative.

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

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

- 4.** If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):
N/A

**2712 Duke Street (the “Property”)
Master Plan Amendment and Rezoning Application**

Statement of Justification

October 13, 2021

Community Housing Partners Corporation (the “Applicant”) is a Virginia-based 501(c)(3) non-profit organization that has focused on the development and management of affordable housing communities since 1975. The Applicant is proposing to redevelop the Property with a multifamily building in which 100% of the units will be affordable to households at a variety of income tiers ranging from 40% to 80% of Area Median Income (AMI).

The Property consists of approximately 1.25 acres located on the south side of Duke Street west of its intersection with W. Taylor Run Parkway, and is currently developed with an automobile sales and service establishment that was constructed in the 1990’s. The Property is surrounded by a mix of uses including a high-rise multifamily development to the north, commercial uses to the east and west, and Witter Field to the south. The Property is zoned to the Commercial General (CG) Zone, which is consistent with its current CG land use designation under the Taylor Run/Duke Street Small Area Plan (SAP).

The Applicant requests a Master Plan Amendment to change the Property’s land use designation from CG to RH, and Rezoning of the Property from CG to Residential Multifamily (RMF). As part of the Master Plan Amendment, the Applicant is also requesting an increase in the currently permitted maximum height on the Property from 35 feet to 60 feet. The proposed development presents a unique opportunity to add a significant amount of new affordable housing along the Duke Street corridor, an area in which planning for a future transit way is currently underway. The redevelopment of the Property will serve as a catalyst for future redevelopment along the corridor. The proposed RMF Zone, which was created by the City to incentivize the provision of deeply subsidized affordable housing units in the City, is an appropriate zoning classification for the Property in that it will advance one of the City’s top policy priorities of creating affordable housing. As stated above, 100% of the proposed units will be affordable to households ranging from 40% to 80% of AMI. The proposed development will activate the Property by establishing a street wall along Duke Street, providing sidewalk and streetscape enhancements, and creating at-grade open space along a portion of the frontage. The development will significantly reduce the number and extent of existing curb cuts, and will eliminate conflicts between vehicles and pedestrians on Duke Street by locating access to a 1-level parking garage on the south side of the building along Witter Drive.

The proposal is compatible with the character of the surrounding area, which includes existing multifamily residential development immediately to the north of the Property across Duke Street. The requested increase in building height to 60 feet is appropriate and compatible with the surrounding area given the height of the existing high-rise multifamily development to the north. The Property is adequately served by essential public facilities including streets, parking, police and fire services, drainage, trash removal, water and sewer, and schools.

The Applicant's proposal will replace an aging automobile dealership with a high-quality multifamily building that will activate the Property and contribute to the City's affordable housing supply. As the proposal will advance one of the City's top policy objectives by creating affordable housing, approval of the requested Master Plan Amendment and Rezoning is appropriate.

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. Community Housing Partners Corporation a 501(c)(3) nonprofit Corporation	4915 Radford Avenue, Ste. 1300 Richmond, VA 23230	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 2712 Duke Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Duke Street, LLC	1231 W. Broad St. Falls Church, VA 22046	100%
2. Donald S. Beyer, Jr.	1231 W. Broad St. Falls Church, VA 22046	50% owner of Duke Street, LLC
3. Michael S. Beyer	1231 W. Broad St. Falls Church, VA 22046	50% owner of Duke Street, LLC

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. Community Housing Partners Corporation	None	None
2. Duke Street, LLC	None	None
3. Donald S. Beyer, Jr. Michael S. Beyer	None None	None None

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

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

10/13/2021

M. Catharine Puskar, Attorney/Agent



Date

Printed Name

Signature

Duke Street, LLC
1231 W. Broad Street
Falls Church, Virginia 22046

September 17, 2021

Duke Street, LLC
1231 W. Broad Street
Falls Church, Virginia 22046

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File Applications for a Rezoning, Master Plan Amendment,
Development Special Use Permit with Preliminary Site Plan, and Related
Requests
2712 Duke Street Alexandria, Virginia (TM ID #062.03-04-07, the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, Duke Street, LLC hereby consents to the filing of applications on the Property by Community Housing Partners Corporation for a Rezoning, a Master Plan Amendment, a Development Special Use Permit with Preliminary Site Plan, and any related requests.

Very Truly Yours,

DUKE STREET, LLC

By: 
Michael S. Beyer, President

Date: 9/17/21



September 29, 2021

Karl Moritz 301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Applications for a Rezoning, Master Plan Amendment, Development Special Use Permit with Preliminary Site Plan, and Related Requests 2712 Duke Street Alexandria, Virginia (IM ID #062.03-04-07, the "Property")

Dear Mr. Moritz:

Community Housing Partners Corporation hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications on the Property for a Rezoning, a Master Plan Amendment, a Development Special Use Permit with Preliminary Site Plan, and any related requests.

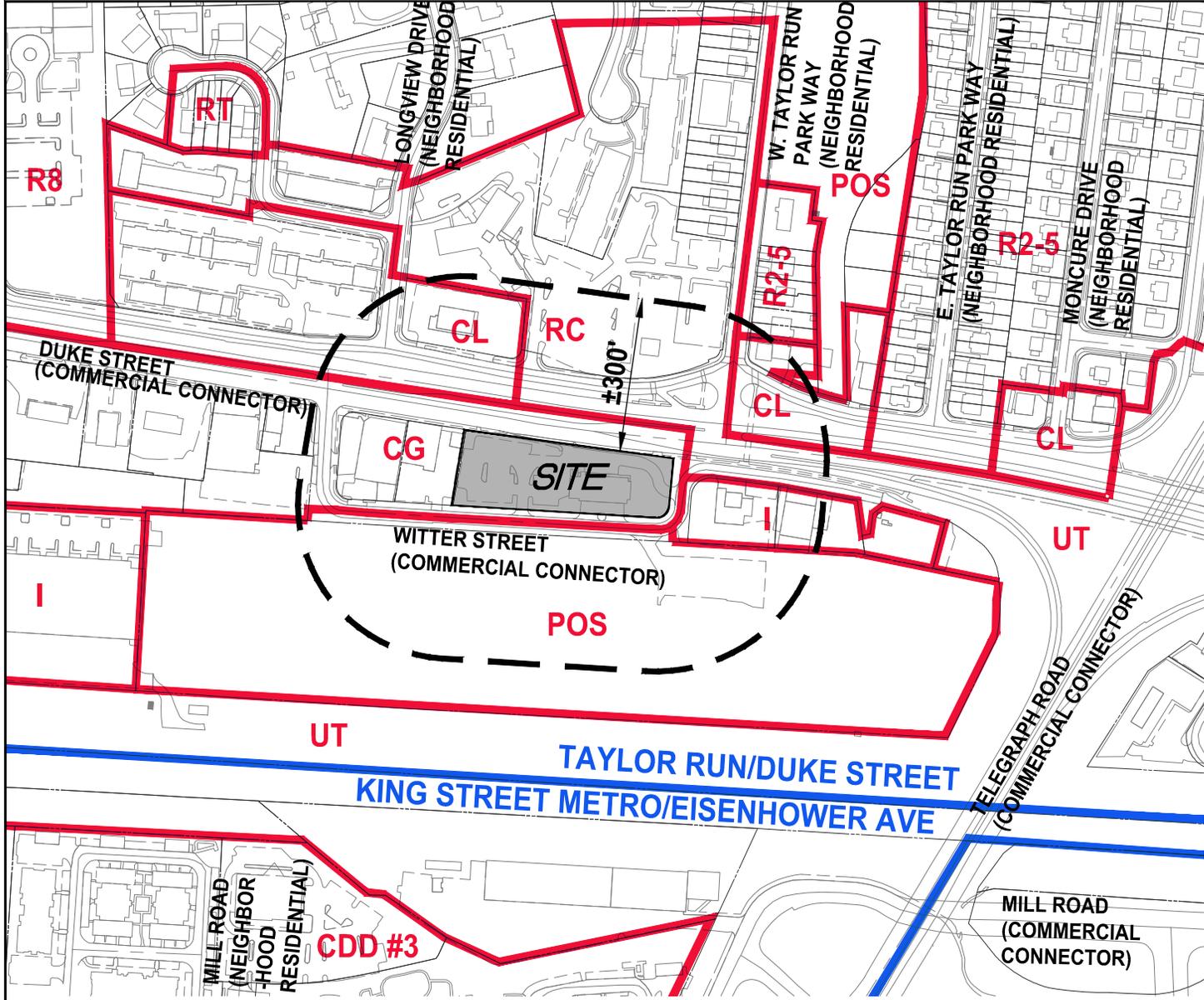
Very Truly Yours,

COMMUNITY HOUSING PARTNERS CORPORATION

By: David Schultz

Its: Senior Vice President

Date: 9/29/2021



SCALE: NOT TO SCALE DATE: 10/11/2021
 PLAN STATUS: PRELIMINARY

WALTER L. PHILLIPS
 INCORPORATED
 ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS • ARCHITECTS
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 532-6100 FAX (703) 532-1001 WWW.WLPHILLIPS.COM

REVISION APPROVED BY		REV.	BY	APPROVED	DATE
NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

**CHP DUKE STREET
 COMMUNITY HOUSING
 PARTNERS
 REZONING APPLICATION
 CITY OF ALEXANDRIA, VIRGINIA**

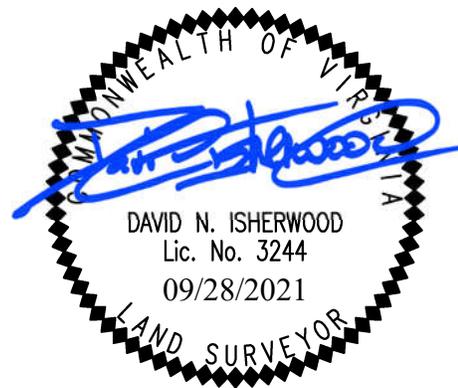
VICINITY MAP

APPROVED SPECIAL USE PERMIT NO.	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO. PAGE NO.

NOTE:
 EXISTING SITE FEATURES TAKEN FROM RECORD INFORMATION AND GIS DATA PROVIDED BY THE CITY OF ALEXANDRIA.

Description of property proposed to be rezoned from CG to RMF, City of Alexandria, Virginia:

Beginning at a point in the north right-of-way of Witter Drive, said point being the southeast corner of now-or-formerly K & B Management, LLC as recorded in instrument number 030014492; thence with the east line of now-or-formerly K & B Management, LLC, N 09°37'01" E, 149.20 feet to a point in the south right-of-way line of Duke Street - Route 236; thence with the south right-of-way line of Duke Street - Route 236, S 80°44'42" E, 102.27 feet to a point; thence 310.40 feet with the arc of a curve bearing to the left and having a radius of 4,665.49 feet, (tangent length 155.26 feet, chord length 310.34 feet, chord bearing S 82°39'03" E) to a point in the north right-of-way of the aforementioned Witter Drive; thence with the north right-of-way of Witter Drive, S 05°28'37" W, 93.68 feet to a point; thence 38.44 feet with the arc of a curve bearing to the right and having a radius of 25.00 feet, (tangent length 24.18 feet, chord length 34.76 feet, chord bearing S 49°31'27" W) to a point; thence N 86°25'43" W, 399.04 feet to the point of beginning and containing an area of 54,505 square feet or 1.2513 acres, more or less.





APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ Project Name: Witter Place

PROPERTY LOCATION: 2712 Duke Street
TAX MAP REFERENCE: 062.03-04-07 ZONE: Existing: CG - Proposed: RMF

APPLICANT:

Name: Community Housing Partners Corporation
Address: 4915 Radford Avenue Suite 1300 Richmond, Virginia 23230

PROPERTY OWNER:

Name: Duke Street, LLC
Address: 1231 W. Broad Street Falls Church, Virginia 22046

SUMMARY OF PROPOSAL DSUP with preliminary site plan to permit a multifamily residential building with 94 units.

MODIFICATIONS REQUESTED Modification of the Landscape Guidelines.

SUP'S REQUESTED 1) SUP to increase FAR per the RMF Zone Regulations in Section 3-1406(B) of the Zoning Ordinance; and 2) Tier I TMP SUP.

- 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.

M. Catharine Puskar, Attorney/Agent
Print Name of Applicant or Agent
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Mailing/Street Address
Arlington, Virginia 22201
City and State Zip Code

MCPuskar
Signature
703-528-4700 703-525-3197
Telephone # Fax #
cpuskar@thelandlawyers.com
Email address
5/20/22 Revised 8/16/2022
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Received Plans for Completeness: _____
Fee Paid and Date: _____ Received Plans for Preliminary: _____
ACTION - PLANNING COMMISSION: _____
ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

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

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

See attached.

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

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

N/A

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. Community Housing Partners Corporation a 501(c)(3) nonprofit Corporation	4915 Radford Avenue, Ste. 1300 Richmond, VA 23230	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 2712 Duke Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Duke Street, LLC	1231 W. Broad St. Falls Church, VA 22046	100%
2. Donald S. Beyer, Jr.	1231 W. Broad St. Falls Church, VA 22046	50% owner of Duke Street, LLC
3. Michael S. Beyer	1231 W. Broad St. Falls Church, VA 22046	50% owner of Duke Street, LLC

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. Community Housing Partners Corporation	None	None
2. Duke Street, LLC	None	None
3. Donald S. Beyer, Jr. Michael S. Beyer	None None	None None

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

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

5/9/22

M. Catharine Puskar, Attorney/Agent



Date

Printed Name

Signature

Duke Street, LLC
1231 W. Broad Street
Falls Church, Virginia 22046

September 17, 2021

Duke Street, LLC
1231 W. Broad Street
Falls Church, Virginia 22046

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

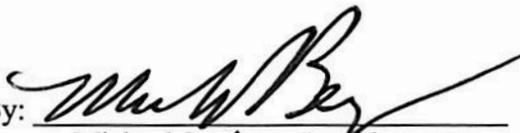
Re: Consent to File Applications for a Rezoning, Master Plan Amendment,
Development Special Use Permit with Preliminary Site Plan, and Related
Requests
2712 Duke Street Alexandria, Virginia (TM ID #062.03-04-07, the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, Duke Street, LLC hereby consents to the filing of applications on the Property by Community Housing Partners Corporation for a Rezoning, a Master Plan Amendment, a Development Special Use Permit with Preliminary Site Plan, and any related requests.

Very Truly Yours,

DUKE STREET, LLC

By: 
Michael S. Beyer, President
Date: 9/17/21



September 29, 2021

Karl Moritz 301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Applications for a Rezoning, Master Plan Amendment, Development Special Use Permit with Preliminary Site Plan, and Related Requests 2712 Duke Street Alexandria, Virginia (IM ID #062.03-04-07, the "Property")

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Very Truly Yours,

COMMUNITY HOUSING PARTNERS CORPORATION

By: David Schultz

Its: Senior Vice President

Date: 9/29/2021

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.)

See attached.

**Statement of Justification – Witter Place
2712 Duke Street (the “Subject Property”)
Applicant: Community Housing Partners Corporation**

**Statement of Justification
Revised: August 16, 2022**

Community Housing Partners Corporation (the “Applicant”) is a Virginia-based 501(c)(3) non-profit organization that has focused on the development and management of affordable housing communities since 1975. The Applicant has identified an opportunity to redevelop an aging automobile-oriented use, while adding significantly to the City’s affordable housing supply and contributing to the revitalization of the Duke Street corridor. The Subject Property consists of approximately 1.25 acres located at 2712 Duke Street, and is currently developed with an automobile sales and service establishment that was constructed in the 1990’s. The Subject Property is surrounded by a mix of uses including a high-rise multifamily development to the north, commercial uses to the east and west, and Witter Field to the south. The Property is zoned to the Commercial General (CG) Zone, which is consistent with its current CG land use designation under the Taylor Run/Duke Street Small Area Plan (SAP).

The Applicant is proposing to redevelop the Subject Property with a 94-unit multifamily building. All units in the proposed building will be affordable to households at income tiers ranging from 40% to 60% of Area Median Income (AMI). Oriented to Duke Street, the building will range in height from four to five stories. The development will establish an enhanced streetscape along Duke Street and Witter Drive, including a new 6’ wide sidewalk, a landscape buffer with street trees, and additional at-grade open space along all street frontages. The project will reduce the number of existing curb cuts, and will eliminate conflicts between vehicles and pedestrians along Duke Street by locating garage access to the south side of the Subject Property along Witter Drive. The building will include both indoor and outdoor amenities for future residents, including an open courtyard area on the south side of the building. Architecturally, the building has been designed to foster a sense of vibrancy and movement, which will complement the activity along Duke Street and on Witter Field to the south.

In order to implement this proposal and add significantly to the City’s affordable housing supply, the Applicant requests approval of the following: 1) a Master Plan Amendment to change the Property’s land use designation from CG to RH, and to increase the maximum permitted height on the Property from 35 to 60 feet; 2) a Rezoning of the Property from the CG Zone to the RMF Zone; 3) a Development Special Use Permit (DSUP) with preliminary site plan, including a Special Use Permit to increase FAR from 0.75 to 2.253 per Section 13-1406(B) of the Zoning Ordinance; 4) a modification of the biodiversity standards of the Landscape Guidelines; and 5) a Tier I Transportation Management Plan (TMP) SUP.

Master Plan Amendment and Rezoning

The proposal meets the criteria for a Master Plan Amendment and Rezoning. As noted above, the Applicant’s proposal will add significantly to the City’s supply of affordable housing units at a variety of income tiers, and will advance the well-established goals set forth in the City’s

Master Plan and the Housing Master Plan (HMP). The proposal not only meets the minimum affordability requirements of the RMF Zone by providing 21 units at 40% of AMI - it exceeds the minimum affordability requirements by providing the remaining units at 50% and 60% of AMI, thereby providing housing opportunities for households at a range of incomes.

In addition, the proposed development is compatible with the character of the surrounding area, which includes existing multifamily residential uses immediately north of the Property across Duke Street. Similarly, the requested increase in building height to 60 feet is appropriate and compatible with the height of existing high-rise buildings to the north. The Subject Property is adequately served by essential public facilities including streets, parking, police and fire services, drainage, trash removal, water and sewer, and schools.

Given that the development will significantly advance the City's housing goals in a manner that is compatible with the character of the surrounding area, approval of the requested Master Plan Amendment and Rezoning to the RMF Zone is appropriate.

DSUP and Related Requests

In conjunction with the DSUP, the Applicant is requesting SUP approval pursuant to Section 13-1406(B) of the Zoning Ordinance to increase FAR from 0.75 to 2.253. In accordance with RMF Zone regulations, one-third of the additional floor area achieved will be provided as 21 units affordable to households up to 40% AMI. All units in the building, including the 21 units at 40% AMI, will be two and three-bedroom units, thereby expanding upon the supply of affordable housing for families in the City.

A modification of the biodiversity standards set forth in the Landscape Guidelines is requested to allow some species of plants and trees to exceed the 10% maximum suggested by the Landscape Guidelines. While the proposed planting schedule largely complies with the biodiversity standards by providing a diverse wide range of trees and shrubs, there are some species of trees and shrubs that slightly exceed the 10% maximum. The requested modification will ensure a more cohesive approach to landscape design on site.

Finally, the proposed 94-unit development requires approval of a Tier I TMP SUP. Although the additional trips generated by the redevelopment of this existing automobile dealership will be minimal, the Applicant will comply with all applicable TMP requirements.

The Applicant's proposal will replace an aging automobile dealership with a high-quality multifamily building that will activate the Subject Property, bolster the City's affordable housing supply, and serve as a catalyst for future redevelopment along the Duke Street corridor. Accordingly, approval of the requested applications appropriate.

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

The number of residents will be typical of a 94-unit residential building.

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

Not applicable to the proposed residential use.

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

Day	Hours	Day	Hours
Residential: 24/7	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Noise levels will be in compliance with the City of Alexandria noise ordinance.

B. How will the noise from patrons be controlled?
Not applicable to the proposed residential use.

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

No odors are anticipated. Trash and recycling receptacles will be located inside the building.

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

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

Typical for residential use.

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

Typical for a 94-unit residential building.

C. How often will trash be collected?

Trash will be collected as often as necessary.

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

Building management will monitor the property for litter.

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:

Not applicable.

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

Yes. No.

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

Typical cleaning products associated with a residential building 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?

Property management will monitor activities on the property.

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?

67

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

16 Standard spaces

50 Compact spaces

5 Handicapped accessible spaces

 Other

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

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

N/A

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. ***Parking reduction requested. See supplement.**

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0
- B. How many loading spaces are available for the use? 1 on-street loading space.
- C. Where are off-street loading facilities located? N/A

- D. During what hours of the day do you expect loading/unloading operations to occur?
Between 7:00 a.m. and 11:00 p.m.

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

As often as necessary.

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

Street access is adequate.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 2712 Duke Street

TAX MAP REFERENCE: 062.03-04-07 **ZONE:** Existing: CG - Proposed: RMF

APPLICANT:

Name: Community Housing Partners Corporation

Address: 4915 Radford Avenue Suite 1300 Richmond, Virginia 23230

PROPOSED USE: Tier I Transportation Management Plan SUP.

- 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.

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300

Mailing/Street Address

Arlington, Virginia 22201

City and State Zip Code

MCPuskar

Signature

5/20/22

Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

Revised
9/9/2022

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2712 Duke Street, I hereby
(Property Address)
grant the applicant authorization to apply for the Tier I Transportation Management Plan use as
(use)
described in this application.

Name: See attached 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.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: _____ of the subject property.

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

See attached.

**Statement of Justification – Witter Place
2712 Duke Street (the “Subject Property”)
Applicant: Community Housing Partners Corporation**

**Statement of Justification
Revised: August 16, 2022**

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Master Plan and the Housing Master Plan (HMP). The proposal not only meets the minimum affordability requirements of the RMF Zone by providing 21 units at 40% of AMI - it exceeds the minimum affordability requirements by providing the remaining units at 50% and 60% of AMI, thereby providing housing opportunities for households at a range of incomes.

In addition, the proposed development is compatible with the character of the surrounding area, which includes existing multifamily residential uses immediately north of the Property across Duke Street. Similarly, the requested increase in building height to 60 feet is appropriate and compatible with the height of existing high-rise buildings to the north. The Subject Property is adequately served by essential public facilities including streets, parking, police and fire services, drainage, trash removal, water and sewer, and schools.

Given that the development will significantly advance the City's housing goals in a manner that is compatible with the character of the surrounding area, approval of the requested Master Plan Amendment and Rezoning to the RMF Zone is appropriate.

DSUP and Related Requests

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Finally, the proposed 94-unit development requires approval of a Tier I TMP SUP. Although the additional trips generated by the redevelopment of this existing automobile dealership will be minimal, the Applicant will comply with all applicable TMP requirements.

The Applicant's proposal will replace an aging automobile dealership with a high-quality multifamily building that will activate the Subject Property, bolster the City's affordable housing supply, and serve as a catalyst for future redevelopment along the Duke Street corridor. Accordingly, approval of the requested applications appropriate.

USE CHARACTERISTICS

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

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
The number of residents will be typical of a 94-unit residential building.

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
To be determined by building management at a later date.

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

Day:	Hours:
Residential: 24/7	
_____	_____
_____	_____
_____	_____
_____	_____

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Noise levels will be in compliance with the City of Alexandria noise ordinance.

B. How will the noise be controlled?
No significant noise is anticipated.

8. Describe any potential odors emanating from the proposed use and plans to control them:
No odors are anticipated. Trash and recycling receptacles will be located inside the building.

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

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

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
Typical for a 94-unit residential building.

C. How often will trash be collected?
Trash will be collected as often as necessary.

D. How will you prevent littering on the property, streets and nearby properties?
Building management will monitor the property for litter.

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

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:
Not applicable.

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

Yes. No.

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

Typical cleaning products associated with a residential building will be stored, used, and disposed of in accordance with all applicable regulations.

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons? Building management will monitor activities on the property.

ALCOHOL SALES

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

Yes No

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

PARKING AND ACCESS REQUIREMENTS

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

16 Standard spaces
50 Compact spaces
5 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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?

Not applicable.

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? 1

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

- B. Where are off-street loading facilities located? N/A
-
- C. During what hours of the day do you expect loading/unloading operations to occur?
Between 7:00 a.m. and 11:00 p.m.
-
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
As often as necessary.
-

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?

Street access is adequate.

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) = 122,806 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