

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 5, 2023

TO: CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, PLANNING & ZONING

SUBJECT: EDGEWOOD TOWNS: REZ#2022-00007, DSP#2022-00004, SUB#2022-00004

RECOMMENDATION:

Condition 10

Staff recommends inclusion of an additional condition pertaining to building details:

10. 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 October 28, 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).
 - b. Where fiber cement façade panels are proposed, 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. The underside of all balconies shall be finished with soffit, paint or stain and present a visually cohesive appearance.
 - d. 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.
 - e. The recessed or projecting depth of brick rustication must be a minimum of 3/4 inches.
 - f. Where plane changes in facades are proposed, they shall generally not be less than two feet.

- g. 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.
- h. Adjust the partial-brick facades so that the trim board transition from brick to siding is near the bottom of the windows above the brick. Configure highest windows surrounded by brick to have headers above the windows, a few courses of brick, then the top finished in a header or soldier course before transitioning to siding above.
- i. **Work with Staff during the Final Site Plan process to finalize building design details and colors. (P&Z)**

Condition 91

Chairman Macek requests, and staff recommends edits as follows to the disclosure requirement conditions:

91. Submit all Homeowner's Association covenants for review and approval by the Director of P&Z and the City Attorney prior to applying for the first Certificate of Occupancy. Include the conditions listed below in a dedicated section of the association covenants. The language shall establish and state that these conditions cannot be changed except by an amendment to this DSP approved by City Council.
 - a. The principal use of the garage parking shall be for passenger vehicles **parking only garaged at the address**; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
 - b. All landscaping, bioretention plantings, and open space areas within the development shall be maintained by the Homeowner's Association per the released Final Site Plan.
 - c. Exterior building improvements or changes by future residents shall require the approval of **the** City ~~Council~~, as determined by the Director of P&Z.
 - d. Develop a noise control by-law to control noise levels in the development and resolve noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
 - e. Stormwater facility BMPs must be inspected and adequately maintained as designed to ensure proper functioning.
 - f. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.
(P&Z) (T&ES) (City Attorney) ***

BACKGROUND:

Condition 10

The proposed Condition 10(i) accommodates the ability of the applicant to make minor adjustments to building materials that could arise due to product availability or supply constraints. The condition also allows for staff and the applicant to administratively make adjustments to the building material color palette.

Condition 91

Amended Condition 91(a) allows for more flexible space of garages by homeowners, including homeowners that may have fewer vehicles than then number of allotted parking spaces, or no vehicles at all. The use of the term “garaged” is intended to relate to the same meaning as it applies to personal property taxes.

Amended Condition 91(c) clarifies that exterior building improvements are subject to review by the City, but may not necessarily require Council approval.

Condition 91 is part of the City’s Standard Development Conditions. Staff will consider amending such conditions in the next release so that they would consistently apply to future projects.

STAFF:

Karl Moritz, Director, Planning & Zoning

Robert Kerns, AICP, Development Division Chief, Planning & Zoning

Maya Contreras, Principal Planner, Planning & Zoning

Bill Cook, Urban Planner, Planning & Zoning

ATTACHMENTS: