

Master Plan Amendment #2022-0006
Rezoning #2022-0009
Development Special Use Permit #2022-10020
Transportation Management Plan SUP#2022-00104
Restaurant with Outdoor Dining SUP#2022-00105
Medical Care Facility SUP#2022-00115
Athletic Club/Fitness Facility SUP#2022-00116
899 & 999 N. Henry Street

Application	General Data	
Project Name: Samuel Madden Homes	PC Hearing:	February 7, 2023
	CC Hearing:	February 25, 2023
	If approved, DSUP Expiration:	February 25, 2026
	Plan Acreage:	149,475 SF (3.4315 acres)
Location: 899 & 999 North Henry Street	Current Zone:	RB/Townhouse
	Proposed Zone	RMF/Residential Multifamily
	Proposed Use:	Multifamily with ground floor retail, restaurant with outdoor dining and day care center
	Dwelling Units:	532 (including 326 affordable units)
	Gross Floor Area:	637,813 SF, not including underground garages
Applicant: Alexandria Redevelopment and Housing Authority, by its agents Samuel Madden Fairstead Developer, LLC, and MCRT Old Town LLC, represented by Steven Mikulic, Attorney	Small Area Plans and Historic District:	<ul style="list-style-type: none"> • Braddock Road Metro Station (1992) • Braddock Metro Neighborhood Plan (2008) • Braddock East Master Plan (2008) • Parker-Gray District
	Green Building:	Compliance with City's 2019 Green Building Policy
	Schools:	Naomi L. Brooks ES Jefferson-Houston PreK - 8 George Washington MS Alexandria City HS

Purpose of Application
Consideration of a request to construct two multifamily buildings with ground floor retail, Hopkins House early childcare center and Alive Food Hub.
Special Use Permits and Modifications Requested:
<ol style="list-style-type: none"> 1. Amendments to the Braddock Road Metro Station Small Area Plan through the Braddock East Master Plan overlay to update the Land Use and Development Framework tables 2. Rezoning from RB to RMF

3. Development special use permit and site plan
4. Special use permit to increase the floor area ratio to 3.0 in the RMF zone
5. Special use permit for bonus height and density for the provision of affordable housing
6. Special use permit for transportation management plan (tier 3)
7. Special use permit for restaurant with outdoor dining
8. Special use permit for athletic club/fitness studio
9. Special use permit for medical care facility
10. Modification for crown coverage

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

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PLANNING COMMISSION ACTION, FEBRUARY 7, 2023:

On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Master Plan Amendment #2022-00006. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Rezoning #2022-00009. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2022-10020, subject to all applicable codes and staff recommendations, and with amendments to Condition 45 regarding green building and a recommendation that staff draft amendments to Conditions 29(h) and 43 incorporating the Commission discussion regarding pedestrian activation signals and project eligibility for Residential Permit Parking (RPP) districts. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of SUP #2022-00104. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of SUP #2022-00105. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of SUP #2022-00115. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of SUP #2022-00116. The motion carried on a vote of 7 to 0.

Reason:

The Planning Commission agreed with the staff analysis and noted strong support for what they described as a great project that would create a large number of affordable housing units and provide improvements to the public realm. The Commission supported the proposed edits to the green building Condition 45 included in the staff memo dated February 7, 2023 and recommended that staff update Conditions 29 (h) and 43 (and associated disclosure Condition 157) based on Commissioner discussion during the hearing.

29. CONDITION AMENDED BY PLANNING COMMISSION: Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) ***

- a. Install ADA accessible pedestrian improvements serving the site.
- b. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be eight feet in commercial, mixed-use, or other high-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 thermoplastic pedestrian crosswalks at all crossings at the proposed development.
- g. All crosswalks shall be high-visibility, 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.
- h. ~~Install audible pedestrian countdown signals and pedestrian activated pushbuttons in accordance with the City Standards. All pedestrian activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG). (T&ES)~~ The design for the signal plans for the conversion of Madison Street and Montgomery Street outlined in Condition 60 shall include audible and accessible pedestrian countdown signals for all crossings and approaches to the satisfaction of the Director of T&ES, consistent with the action plan stated in the adopted Alexandria Mobility Plan. (PC)

- i. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.

43. CONDITION AMENDED BY PLANNING COMMISSION: ~~Per the City's Policy for Residential Parking Permits for New Developments, the development shall be removed from the Residential Permit Parking District 3 boundary. Provide a Parking Study with the first Final Site Plan submission to determine eligibility for District 3 Residential Parking Permit in accordance with City policy and to the satisfaction of the Director of T&ES. The status of the RPP eligibility will be noted on the coversheet of the FSP. (T&ES) (PC)*~~

45. CONDITION AMENDED BY PLANNING COMMISSION: 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) and any additional programs proposed in the Preliminary Plan submission 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 to building permit release for above-grade construction to show compliance with the Green Building Policy. **
- c. Provide updated building energy performance analysis and documentation of anticipated building energy use intensity (EUI) (energy use per sq. ft.) of 29.3 or lower for the north building and 45 or less for the south building prior to release of the building permits for above-grade construction. ** (PC)
- 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 actual EUI performance and applicable green building certification prior to ~~approval~~ release 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. (PC)****
- j. Failure to achieve the green building conditions above 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. (PC)

157. CONDITION AMENDED BY PLANNING COMMISSION: If a parking study demonstrates that residents of the development are not eligible for RPP permits, a ~~A~~ Disclosure Agreement shall be created and distributed to all residential tenants that this development is not included in the Residential Permit Parking District and therefore residents are not eligible for Residential Permit Parking permits for on-street parking beyond posted time limits. If required, the Disclosure Agreement shall be provided prior to issuance of first Certificate of Occupancy. (P&Z) (T&ES) (PC)***

Commission discussion:

Commissioner Koenig commended the design of the project and the working relationship between the applicant and staff to bring the project forward within a compressed time schedule. He said he was pleased with the high number of affordable units (326) and the range of affordability, saying that this project will have a significant impact. He said that affordable projects often need to maximize density to make a project economically viable and the RMF zone provides great opportunities for density but also creates challenges, specifically for projects in the historic district. He said that affordable housing financing is more flexible and open to promoting sustainable design and construction, more so than traditional financing. He asked about what controlled the maximum height of the project as it seems to conflict with the height map. Catherine Miliaras, P&Z, responded that the ruling master plan establishes the height and that when the height in the small area plan is higher than the height in the height map, Section 7-700 can be used, allowing for additional height and density for the provision of additional

affordable housing. He said that he supports the EUI of 29.3 for the north building and is pleased it has become a condition that the applicant will strive to meet. He inquired when the buildings would be solar active and strongly encouraged the applicant to install solar on the building during construction. He was disappointed that the south building target EUI was much lower and believed that there may be alternate funding sources to achieve – and exceed – the City’s green building policy.

Commissioner Brown said that the project is consistent with the Small Area Plan. He noted that in recent years there has been a growing awareness of how zoning has impacted housing production and that the City is looking to make up for errors in its past that restricted housing construction. A good example is the Arlandria plan where in the future the low-rise buildings will transform to mid-rise buildings. The City is starting to move beyond a focus on compatibility with single family zoning in order to meet the goals of providing affordable housing in the city. He was pleased that the BAR approved the Permit to Demolish because the project was constructed as segregated housing and he saw no reason to preserve the “character” of it. He said that the applicant should make an attempt to show the past history of the site in the form of photos and text to remind people of our racist past.

Vice Chair McMahon said that this is a great project for the Braddock neighborhood and that the design and scale work well in this location, which will include a lot of streetscape and public realm improvements that will improve pedestrian safety. She said that the updated condition #29h created more confusion than the standard condition and asked whether pedestrians would have to activate the walk button, which she felt was not appropriate here given that this is a high pedestrian area with a significant volume of traffic. She said that the condition should be simplified and should prioritize the pedestrians over traffic. Ryan Knight, T&ES, said the intent of the condition was to provide comfortable and safe passage for pedestrians but that the condition could be further clarified.

Commissioner Lyle said she was in strong support of the project. She said that the green building condition is confusing and too detailed, and she doesn’t think it allows for enough flexibility. She asked if the project didn’t meet certain thresholds would the project not be constructed. Staff responded that there is flexibility built into the condition language provided the applicant makes a good faith effort to meet the green building requirements.

Chair Macek asked staff about the condition related to future residents not being eligible for RPP and his concern that no parking study was conducted. He said that a developer should not be able to avoid the study and limit future residents’ ability to get street parking. Shannon Tokumaru, T&ES, said that the site is currently within an RPP but the site was proposed to be removed due to the lack of parking study. He said that the City should be looking at the interest of future residents, not the applicant. He said he had concerns about the HARC letter and the BAR process because it shows the tension between the historic preservation groups and the City’s affordable housing development needs. He questioned whether the BAR process could be improved to better work within the City’s overarching goals of achieving a balance between transportation needs, affordable housing needs, open space, etc. He also agreed with Vice Chair McMahon about the condition to require pedestrian activated signals at the cross walks, saying that pedestrian crossing signs should occur automatically. He said that pedestrians should be

prioritized over automobiles. Ryan Knight, T&ES, responded to the Commissioner's questions and said that he would work to review the condition to reflect the Commission's discussion. With respect to schools Chair Macek said that ACPS' information related to school capacity issues were related to teacher shortages more so than the building capacity and that should be made clear, noting that approvals should be based on long-term building capacity rather than current staffing.

Speakers:

Peter Siderovski, Alexandria Housing Affordability Advisory Committee AHAAC, spoke in support of the project and said it was an exemplary affordable housing project.

J. Glenn Hopkins, President/CEO of Hopkins House, spoke about the Hopkins House child care center that will be in the project and described the community need and support Hopkins House provides. He was commended the community focus of the developers.

Gail Rothrock, Historic Area Resource Committee, said that a letter was submitted from Sean Ayer, president, and that HARC had significant concerns with the project, saying it was in violation of the Parker-Gray district standards and the small area plan. She said that there was a reason that the BAR did not endorse the project.

Jennifer Ayers, ALIVE! Executive Director, spoke in support of the project and described the significant need for food and other resources for struggling Alexandria residents. She said that the food hub which will be located on site which will be nearby many struggling residents. The brick and mortar location can better reach nearby clients rather than the occasional mobile donations.

Joe Valenti, 1200 Braddock Place, said that he generally supported the project but felt that the project may contribute to making the existing intersection of Rt. One and First Street even more dangerous that it already is.

Kevin Harris, ARHA Citywide Residents Association and resident member of ARHA Board, spoke in support of the redevelopment.

Keith Pettigrew, Alexandria Redevelopment and Housing Authority, CEO, said that Samuel Madden will be the crown jewel of the ARHA portfolio.

Ellen Mosher, 324 N St. Asaph St said that she was concerned about the proposal to allow a reduction in parking spaces below the minimum requirement.

Ayal Sharone, Old Town Commons Condo HOA and 915 N Patrick St, said that parking for residents needed to be included in an underground garage and not on the street.

Tonya Huston-Sims, 812 N. Patrick Street, ARHA resident's committee, spoke about her support of the project and said she looked forward to living in the new community.

Philip Agee, Assistant Professor at the School of Construction and Director of the Virginia Center for Housing Research at Virginia Tech, talked about the center's relationship with ARHA and involvement in the Samuel Madden project. They are working with ARHA on long-term property management and will host a workshop in the city to discuss green building best practices and that it will be very data focused and less building specific.

Elizabeth Jennings, resident of First Street, expressed concerns about parking, providing the same building amenities and resources as other multifamily buildings, and density, which will make the community more unsafe.

Ann Shack, 501 Tobacco Quay, questioned the added bonus height and density, asked where additional green space in the city would be provided and how maintenance issues would be addressed in the future.

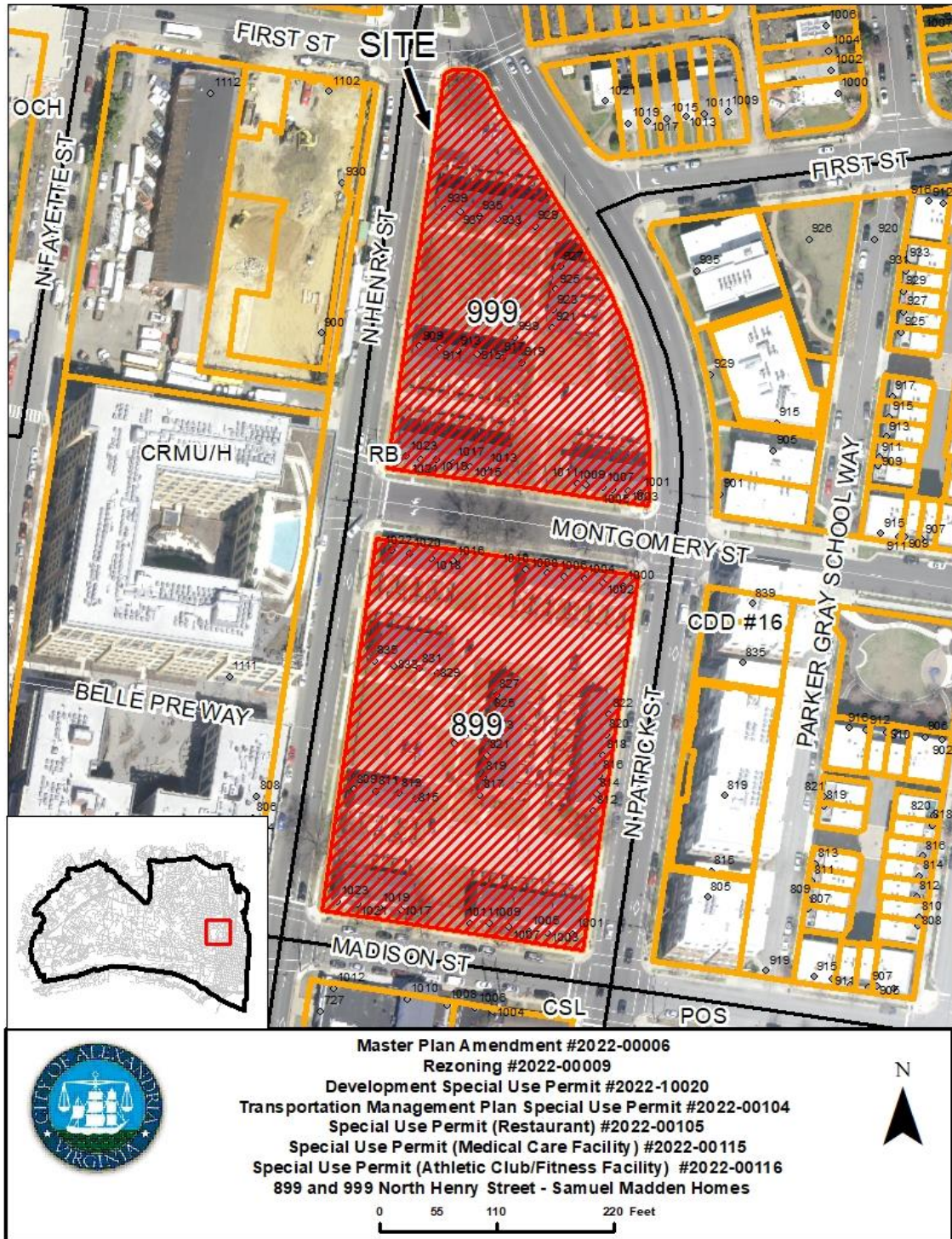
Steve Milone, 907 Prince Street, said he was concerned about the project's height scale and mass and did not think it was appropriate in the historic district.

Steve Mikulic, attorney for the applicant, spoke in support of the project and clarified some responses and answered some questions. The project will be providing underground parking, and the long-term maintenance will be undertaken by ARHA's development partners.

Noah Hale, co-applicant, Fairstead, spoke in support of the project and answered various Commissioner questions related to green building and financing. He said that that project was very complicated financially because it is using a variety of different funding sources. He response to Commissioner Koenig's questions about the viability of fewer units and he said it was unlikely that was possible because there is a balance between the community spaces, including amenity space and non-profit space, along with the cost of green building elements. He said that he respected the BAR process and said that they responded to the Boards concerns through the four concept review. He said that he hoped that the BAR would be pleased with the additional design changes and material improvements.

Joe Muffler, co-applicant, Mill Creek Residential and owner of the south building, said that even though their building will have deeply affordable and workforce housing, they are using traditional financing which makes funding sustainable building features and solar more difficult to achieve, though the building would be solar ready.

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Samuel Madden Homes
899 and 999 N. Henry St.



I. SUMMARY

Recommendation

Staff recommends **approval** of the request by the Alexandria Redevelopment and Housing Authority (ARHA), by its agents Samuel Madden Fairstead Developer, LLC, and MCRT Old Town LLC for a Development Special Use Permit and associated applications to construct two multifamily buildings in the Braddock neighborhood. This development provides a number of benefits for the city and the surrounding community, including:

- Transit-oriented development of a two-block site near the Braddock Metro station with 532 apartment units in two buildings, with 61% of units ranging from deeply affordable to workforce housing units;
- 13,000 SF of new ground-floor retail and a 13,000 SF Hopkins House early childcare center;
- Streetscape improvements, including undergrounding of all utilities, widened sidewalks and street trees along each of the frontages;
- Design of the future conversion of Montgomery and Madison (a “Walking Street”) streets to two-way traffic;
- Creation of an oral history project highlighting the history and experiences of current and past residents;
- Preservation of a mature tree and creation of a passive open space at the north end of the site;
- Meeting the City’s 2019 Green Building Policy for the south building and exceeding the Green Building Policy for the north building;
- High-quality architecture with a gateway element at the northern end of the site;
- A contribution of \$26,890 to the Urban Forestry Fund;
- A contribution of \$67,500 to the City’s Capital Bikeshare Fund; and
- On-site public art or a contribution of approximately \$54,000 to the City’s public arts efforts.

The following planning issues are evaluated as part of the staff analysis:

- Conformance with the Master Plan
- Rezoning
- Conformance with Affordable Housing, Green Building and other City Policies
- Site, Building Design and Board of Architectural Review
- Open Space, Pedestrian and Streetscape Improvements
- Parking, Loading, and Transportation
- Stormwater and Wastewater
- Special Use Permits
- Modifications
- School Impacts

General Project Description

The applicant proposes to demolish the existing Samuel Madden Homes development and construct two multifamily buildings at 899 and 999 N. Henry street. The project will include 532 residential units, over 60% (326 units) ranging from deeply affordable to workforce housing. The other 206 will be market-rate units. The project will include 13,836 SF of retail (including an Alive Food Hub and a restaurant with outdoor dining) and a 13,540 SF Hopkins House early learning childcare center. Each building will provide underground parking. The south building will include parking for the retail and day care uses in addition to resident parking.

The following approvals are requested:

- Amendments to the Braddock Road Metro Station Small Area Plan through the Braddock East Master Plan overlay to update the Land Use and Development Framework tables
- A Map Amendment to amend the zoning from RB to RMF
- A Development Special Use Permit (DSUP) with site plan to construct two multifamily buildings, including:
 - A Special Use Permit to increase the maximum permitted floor area ratio to 3.0 in the RMF Zone
 - A Special Use Permit for bonus height and density for the provision of affordable housing
- Stand Alone Special Use Permits for:
 - Transportation Management Plan (tier 3)
 - Restaurant with outdoor dining
 - Athletic club/fitness studio
 - Medical care facility
- A Site Plan Modification for crown coverage

II. BACKGROUND

A. Site Context

General Information

The project site is 3.43 acres (149,475 square feet) and is currently occupied by the two-block Samuel Madden Homes development located between Madison Street to the south, N. Patrick Street to the east and N. Henry Street to the west. The northernmost block narrows to a point at First Street and Montgomery Street splits the site into two blocks. The site is surrounded by one-way streets. The five-to-seven-story Belle Pre apartment community is located across Henry Street at the south block of the project, while the seven-story Bloom/Carpenters Shelter building is located to the west of the north block. The northernmost tip of the project is located across Patrick

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Street from two-story townhouses, while the former James Bland project site (Old Town Commons) four-and-five-story multifamily buildings are located across the street for the remainder of the site. Across Madison Street to the south are low-scale one-and-two-story commercial buildings.

The project site is in the locally regulated Parker-Gray District at the northwest boundary and also within the boundaries of the Uptown-Parker Gray National Register Historic District.

Site History

The 1945 construction of the Samuel Madden Homes was part of the Federal Public Housing Authority's (PHA) War Housing Project established to create affordable housing for defense workers during World War II. PHA partnered with the Alexandria Housing Authority (AHA) to develop this residential complex for African American defense workers. In 1947, PHA transferred ownership of the Samuel Madden Homes to the Alexandria Housing Authority, which later became the Alexandria Redevelopment and Housing Authority.

B. Detailed Project Description

The project will be operated as a single community, with shared amenities and management; however, different entities will own the two buildings. ARHA will be the fee simple owner of the northern block, allowing for certain fee exemptions, while the southern block will be sold to a private developer. A January 24, 2023, letter from the City Manager to ARHA outlining the exemptions is Attachment #1.

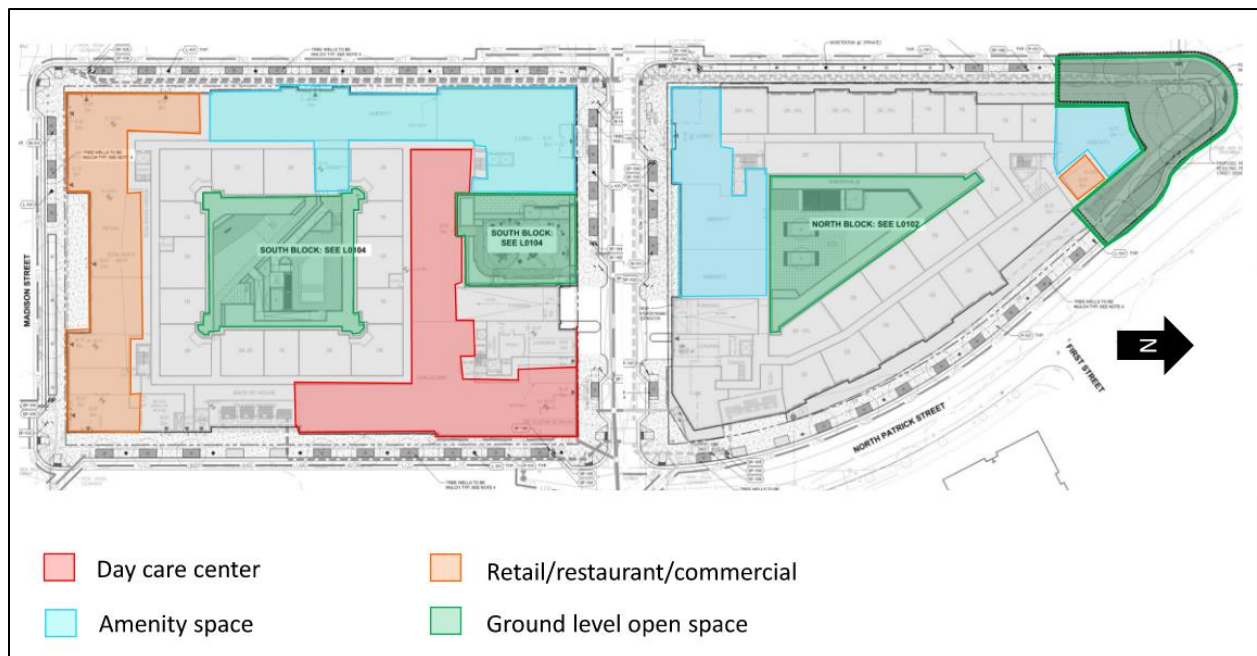


Figure 1: Site plan showing first floor uses

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There will be a total of 532 apartments split between two buildings. The north building will be an all-affordable building, with units ranging from deeply affordable to workforce housing. The south building will contain deeply affordable units, as well as workforce and market-rate housing.

The charts below summarize each building, with greater detail provided in the Affordable Housing Policy section.

North building

Bedrooms	Number of Units	AMI	Building percentage
1 bedroom	53 units	30%	37%
2 bedroom	111 units	50%	13%
3 bedroom	42 units	60%	25%
4 bedroom	1 unit	80%	25%
<i>Total</i>	<i>207</i>		

The north building will include a 500 square foot Alive Food Hub on the ground floor which will function like a small market, allowing clients to shop for food, personal items, cleaning, and school supplies, and make connections to useful information/services.

South building

Bedrooms	Number of Units	AMI	Building percentage
Studio	16 units	30%	26%
1 bedroom*	168 units	80%	11%
2 bedroom*	116 units	Market rate	63%
3 bedroom	25 units		
<i>Total</i>	<i>325</i>		

* Includes junior and plus den units

In addition to the residential component of the project, the south building includes 13,336 SF of ground floor retail uses and the applicant has requested special use permits for a restaurant with outdoor dining, a medical care facility and an athletic club/fitness center. Other uses are permitted by right in the RMF zone, including a 13,540 SF daycare center, which will be included on the ground floor of the building and operated by Hopkins House, a local non-profit established in 1939 to provide community-based learning for children, youth and families.

The project architecture is designed to reflect this transitional site and gateway location into the Parker-Gray District and the Braddock neighborhood. Both buildings will be frame construction

on a concrete podium and the first floors are designed to reflect a commercial vocabulary, while upper levels read as residential. Interior courtyards in each building will provide amenity space. The north building's architecture, particularly the portion facing the open space at the north end, is the most contemporary element fitting this highly visible site and features a prominent curving element at this gateway location. The street-facing elevations of both buildings will be masonry in a variety of colors and styles to break up the mass and scale of the buildings into smaller forms. Each of these "buildings" will have different fenestration to further differentiate the buildings. Other building materials include metal and fiber cement panels, with fiber cement being generally limited to the setback building portions. The building entrances will be located across from each other on Montgomery Street to create a human-scaled environment where residents will come and go. The loading and parking entries will also be located on Montgomery Street. Each building will include at-grade transformers on the South Patrick Street elevations, obscured behind roll up garage doors.



Figure 2: North building gateway feature

Sidewalks, at least eight feet in width or wider, will be installed along each street frontage, separated from travel lanes by evenly spaced street trees and BMP planters. Bulb outs around the site will provide additional space for pedestrians to make crossing the street safer and provide a level of protection for the street parking. Street trees, streetlights and undergrounded utilities will be provided on all frontages. The open space at the north end of the project site will feature the retention of the healthy mature Willow Oak tree with low scale plantings at the base. Specialty paving will define this open space and flank the more contemporary building architecture at the north end.

III. ZONING

Section 1-400(B) of the Zoning Ordinance outlines how zoning provisions for properties in specific zones are interpreted. According to this section, a site developed jointly with RMF zoning can be considered a “tract” for purposes of calculating FAR, open space, crown coverage and density. A tract development allows both blocks of the Samuel Madden Homes redevelopment to be consolidated in a single site plan with combined floor area and density calculations.

Table 1 – Zoning Tabulations

Property Addresses¹	899 N. Henry Street & 999 N. Henry Street	
Total Site Area	149,475 SF	
Existing Zone	RB/Residential Townhouse	
Proposed Zone	RMF/Residential Multifamily	
Current Use	Multifamily	
Proposed Use	Multifamily residential with ground floor retail/restaurant and day care center	
Square Footage	Gross Square Footage Residential: 610,437 Parking: 185,643 Retail: 13,836 Day care: 13,540 Total: 823,456	Net Square Footage Residential: 556,057 Parking: 0 ² Retail: 13,836 Day care ³ : 13,540 Total: 582,953
	Permitted/Required	Proposed/Provided
FAR	3.0 with SUP	3.0 +.9 ⁴ 3.9 FAR for tract
Height⁵	<u>South building:</u> 50-60' with shoulders 40-50'	<u>South building:</u> 42'-75'

¹ The two-block development is considered a tract for purposes of review and approval.

² Basements may be excluded from FAR.

³ The applicant has opted to not exempt 10,000 SF of space permitted for exclusion in Section 1-400 (B)(3)(f).

⁴ Additional FAR achieved through the use of Section 7-700 for bonus density.

⁵ Height in the RMF zone is determined by the governing small area plan. Additional height is achieved through the use of Section 7-700.

	<u>North building:</u> 60-70' with shoulders 30-60'	<u>North building:</u> 49'-72' (top of brick accent wall: 77')
Open Space	Minimum of 37,369 SF (25%)	39,713 SF (27%) ⁶
Crown Coverage ⁷	Minimum of 37,369 SF (25%)	23, 924 SF (16%)
Parking	<u>North building</u> Min./Max.: 127-129 <u>South building</u> Residential min.: 264 Restaurant/retail range: 14-41 <u>Day care: 14-41</u> Total Min./Max.: 282-346	<u>North building</u> 127 spaces (7 accessible, 120 standard) <u>South building</u> ⁸ 345 spaces, incl. 81 for retail/day care (9 accessible, 143 compact, 193 standard)
Bicycle Parking	<u>South building</u> Min. of 110 <u>North building</u> Min. of 68	<u>South building</u> 118 <u>North building</u> 75
Loading Spaces	Min. of 1	2 (1 per building)

IV. STAFF ANALYSIS

A. *Conformance to the City Master Plan*

The Samuel Madden site is subject to the 2008 Braddock Metro Neighborhood Plan (BMNP) and the Braddock East Master Plan (BEMP), both updates to the 1992 Braddock Road Metro Station Small Area Plan (BRMSSAP).

The BEMP was an amendment to the BMNP specifically to expand on the document's fifth principle: "To promote mixed-income housing through the redevelopment of existing public housing sites that form the Braddock East planning area." The BEMP made the following recommendations:

⁶ Additional open space may be provided by a roof deck on the south building.

⁷ Crown coverage modification is requested.

⁸ A condition of approval notes that the non-residential parking can be reduced during the final site plan process provided the minimum requirements of the Zoning Ordinance are satisfied.

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1. Comprehensively plan for the redevelopment of the public housing on the Andrew Adkins, James Bland (and Addition), Samuel Madden, and Ramsey Homes sites into mixed-income communities;
2. Create true mixed-income housing that includes public, workforce (rental and/or for sale), affordable (rental and/or for sale), and market rate housing; and,
3. Create a detailed planning framework for public housing redevelopment through the Braddock East Plan with recommendations for unit mix, building types, site plan layout, building heights, density, open space, streetscape and parking. Establish a CDD and guidelines for these sites.

The proposed project meets the intent of the plans and provides a greater number and wider range of affordable units than originally envisioned. To update the document to reflect the new redevelopment, the Land Use and Development Framework tables are proposed to be amended. The update to these two tables is consistent with changes made in 2021 to reflect adjustments to the Andrew Adkins site as part of the Braddock West development.

The Land Use table will be amended to update the *Recommended Zoning* from CDD to RMF, which reflects the use of a new zone that was established after the creation of the small area plan specifically to incentivize the retention and production of affordable housing. The *Preferred Land Use* will also be updated to remove reference to a grocery store and office uses. Ground floor retail will be provided in the south building which is consistent with the intent of the small area plan to have retail flanking both sides of Madison Street, a Walking Street in the BMNP.

The Development Framework table is proposed to be amended to reflect the following:

- (1) updated *Maximum Total Development* column with the proposed SF and a footnote that the square footage includes SUP for 3.0 in RMF zone and density bonus to 3.90;
- (2) updated *Approximate Range of Housing* column to reflect the proposed unit count of 532; and,
- (3) updated *Max FAR* column to reflect the proposed 3.0 FAR.

Staff supports the applicant's request for additional residential density on this site to achieve more affordable housing in this neighborhood where the small area plan envisions density near the Metrorail station. The proposal is also consistent with the small area plan to "...provide guidance and parameters for the potential redevelopment of these [public housing] properties into vibrant and sustainable mixed-income, mixed-use, urban and pedestrian-oriented residential communities, while preserving all the public housing units and respecting the interests of the existing public housing residents."

Braddock Metro Neighborhood Plan Developer Contributions

As a public housing redevelopment site, the BEMP recognized that future affordable housing redevelopment would not be subject to the Braddock Metro Neighborhood Plan-recommended Braddock Open Space Fund and the Braddock Community Amenities Fund.

B. Rezoning

The applicant has requested a rezoning of the site from RB to the RMF/Residential Multifamily along with the DSUP request. While the BEMP recommended CDD zoning at the time of publication, the 2019 RMF zone, along with the use of Section 7-700, allows the proposed project to meet the intent of the BEMP. The RMF zone was specifically created to “provide land areas for multifamily residential development and to enhance or preserve long term affordability of housing,” according to Section 3-1401 of the Zoning Ordinance. The rezoning allows for a more straightforward approach to gaining greater density and more affordable housing and eliminates the need to create a separate coordinated development district.

Staff recommends this rezoning for a number of reasons: 1) the proposal is consistent with the principles of the Braddock East Master Plan and implements the Plan; 2) the increased density associated with the rezoning results in the creation of additional deeply affordable housing beyond the requirement to maintain the 66 existing public housing units in addition to workforce affordable housing; 3) the proposal includes a mix of ground floor uses, including retail and daycare, in accordance with the Plan; and, 4) the project provides quality urban design and helps to define the entrance to Old Town.

Staff supports the rezoning request, as it implements the BEMP and is the means for meeting, and exceeding, the goals of the BEMP and the City’s Housing Master Plan to retain and expand affordable housing opportunities in the neighborhood.

C. Compliance with City Policies

Green Building Policy

The City’s 2019 Green Building Policy established that newly constructed buildings should achieve a *minimum* green building certification level of LEED Silver (or equivalent) and meet the City’s identified performance points: *Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality*.

The applicant has taken different green building approaches to the two buildings in the project.

North building⁹

The sustainability approach for the north building, which will have a projected EUI of 29.3, utilizes a number of different certifications to achieve, and in some cases exceed, the City’s Green Building Policy, as outlined below and in Attachment #2:

1. 2020 Enterprise Green Communities Plus & WELL building standard¹⁰
2. EPA’s Energy Star Multifamily New Construction (MFNC) v1.1

⁹ This project is not considered a public building for purposes of applying the 2019 Green Building Policy.

¹⁰ The Enterprise Green Communities program was designed for affordable housing in collaboration with USGBC and was intended to be equivalent to LEED Silver. The program has been strengthened to focus on higher levels of building performance and resilient design.

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3. EPA's Indoor airPLUS (IAP)
4. DOE's Zero Energy Ready Home (ZERH)

Virginia Center for Housing Research at Virginia Tech (VCHR)

Dr. Philip Agee at VCHR is supporting ARHA and the north building developer, and their green building consultant (Pando Alliance), in the design and delivery of a project that goes beyond the City's Green Building Policy by:

1. Advising on state-of-the-art housing approaches, evaluation methods and research trends.
2. Working with ARHA to understand their property portfolio opportunities to reduce energy and water consumption.
3. Facilitating a 1-day workshop with ARHA, the north building developer and City staff to review new zero energy housing best practices.

Staff supports the applicant's green building approach for the north building, and ARHA's commitment to sustainable redevelopment. As is common with all recent projects, the project will have conditions requiring documentation and compliance at certain project stages.

South building

The south building will pursue LEED Silver, in addition to meeting the City's required performance points. The building is targeting an EUI of less than 45. The south building is conducting a life-cycle assessment of the project's structure and enclosure that demonstrates a 10% reduction in at least three global warming impact categories and the building's MEP and controls systems will be commissioned with an enhanced commissioning scope.

Both buildings have been conditioned to exclusively use electricity except for limited accessory elements, as well as requirements that the building be constructed to ensure that future solar panels may be installed on the building roofs.

Public Art Policy

In December 2014, the City Council adopted the Public Art Policy which established a monetary contribution requirement for development projects to go towards public art in the community. The contribution can be used for public art at the site or a monetary contribution to further the City's public arts efforts in the neighborhood. The policy specifically exempts ARHA or non-profit affordable housing developers and any density granted under the affordable housing bonus provision Section 7-700 of the Zoning Ordinance. Therefore, the contribution will only be associated with the south building, though the public art could be located on either block of the site.

Through the final site plan process staff will work with the applicant to identify opportunities for either on-site public art or determine the in-lieu contribution. If the applicant elects for the monetary contribution option, the policy requires a contribution of \$.30 per gross square foot of development, which amounts to approximately \$54,000.

Affordable Housing Policy

The housing program of the proposed development reflects the land use vision and development framework for Samuel Madden Homes that is found in the BEMP which calls for mixed-income housing that includes public housing, workforce housing, and market-rate housing and increases in height and density to permit additional housing density and housing income mix. This development application includes a range of unit types (studio units to four-bedroom units), income levels served (30% AMI, 50% AMI, 60% AMI, 80% AMI, and market-rate), and various federal subsidy sources (at a minimum of HUD RAD/Section 18 Project-Based Vouchers, ARHA Project-Based Vouchers, Low-Income Housing Tax Credit (LIHTC)). The housing program reflects the spirit and intention of preserving the City's existing stock of public housing and providing for the development of new affordable housing units across a range of incomes in a high-amenity neighborhood.

The 66 existing units in Samuel Madden serve households that earn up to 30% AMI (\$42,700 for a family of four). The units are currently protected by Resolution 2876 which jointly commits ARHA and the City to replace 1,150 public housing units on a 1:1 basis if demolished during future redevelopment activities and provides tenant protections to public housing residents in the event of redevelopment activities. The protected public housing units are to be relocated within the city's boundaries and ARHA has chosen to replace them on-site and incorporate them into the new development – allowing existing residents the right-of-return.

Approval of City Housing-Related Boards and Commissions

As the development is currently occupied, this application requires submission of a Tenant Relocation Plan to the City's Landlord Tenant Relations Board (LTRB) for consideration and approval. The applicant submitted a Relocation Plan (Submitted May 17, 2022 and updated September 6, 2022 - Attachment #3) which was unanimously approved by the LTRB during its September 7, 2022 meeting. The Tenant Relocation Plan states that tenants will begin to temporarily relocate off-site beginning in April 2023. ARHA has contracted with Housing Opportunities United (HOU) as the relocation coordinator to provide case management to households before and during temporary relocation. Residents of Samuel Madden Homes will be relocated to available units in ARHA's portfolio, available units in the housing portfolio of Fairstead or Mill Creek residential, and units within the private housing market in and around the city of Alexandria at no extra cost to the residents.

Also required is submission of an Affordable Housing Plan (AHP) which outlines the developer's contribution to the city's affordable housing stock – through the provision of on-site units and/or monetary contributions to the City's Housing Trust Fund. The Applicant provided an AHP (dated September 27, 2022 and updated December 15, 2022 - Attachment #4) for the review and approval of the Alexandria Housing Affordability Advisory Committee (AHAAC) during its October 6, 2022 meeting. AHAAC unanimously approved the AHP. The AHP includes detailed information on the number of units, affordability levels, unit sizes, affordability periods, and subsidy sources for the affordable units and a portion of the workforce units within the two buildings. Both buildings will be subject to the same high-quality development standards and residents will have access to all building amenities on-site.

Unit Types and Incomes Served

The two buildings will provide different levels of affordability and will utilize different financing tools. Of the total 532 units, 291 units (or 55%) are committed affordable units (CAUs) as they will be financed with some type of federal housing subsidy or LIHTC financing. The affordability terms for those units vary between 40 years (225 CAUs) and in perpetuity (66 CAUs).

Total Affordable and Workforce Housing Units

Unit Types	30% AMI	50% AMI	60% AMI	80% AMI*	Total
Studio	6	0	0	3	9
1 Bedroom	40	5	22	36	103
2 Bedrooms	75	17	23	39	154
3 Bedrooms	39	5	7	8	59
4 Bedrooms	1	0	0	0	1
Total	161	27	52	86	326

*51 of the 86 units affordable at 80% AMI will have a LIHTC subsidy; the remaining 35 units will not be financed with a subsidy and are not CAUs.

The north building will provide a total of 207 units of housing affordable to households earning between 30% AMI - 80% AMI. The Applicant intends to primarily finance this portion of the development project through an award of competitive Low-Income Housing Tax Credits (LIHTC) (yielding private equity for the project), and plans to apply for credits during the March 2023 LIHTC application cycle. A portion of the funding for the units in the north building will be provided by ARHA project-based vouchers. See breakdown of unit size and income served below:

Residential Units Size and Household Income Served (North Building)

Unit Size	AMI 30%	AMI 50%	AMI 60%	AMI 80%	Total #	Total%
1 Bedroom	3	5	22	23	53	26%
2 Bedroom	45	17	23	26	111	54%
3 Bedroom	28	5	7	2	42	20%
4 Bedroom	1	0	0	0	1	0%
Total #	77	27	52	51	207	100%
Total %	37%	13%	25%	25%	100%	

The south building will provide a total of 325 units available at the 30% AMI, 80% AMI, and market-rate rent levels. The units will be financed by a combination of ARHA project-based vouchers and private residential financing. See breakdown of unit size and income served below:

Residential Units Size and Household Income Served (South Building)

Unit Size	AMI 30%	AMI 80%	Market- Rate	Total #	Total %
Studio	6	3	7	16	5%

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Jr. 1 Bedroom	0	0	26	26	8%
1 Bedroom	37	13	59	109	34%
1 Bedroom + Den	0	0	33	33	10%
Jr. 2 Bedroom	0	0	5	5	2%
2 Bedroom	30	13	57	100	31%
2 Bedroom + Den	0	0	11	11	3%
3 Bedroom	11	6	8	25	8%
Total #	84	35	206	325	100%
Total %	26%	11%	63%	100%	

Subsidy Sources

The existing 66 units, protected under Resolution 2876, will be relocated in the north building and have an affordability term of essentially perpetuity. Those units are currently funded by HUD public housing subsidies (Annual Contributions Contract) but are under HUD consideration for a subsidy change to project-based vouchers under its Section 18 Disposition Process (Section 18). This will allow the units to remain affordable to households earning up to 30% AMI for a time period in compliance with those federal funds while providing a subsidy amount to ARHA that is closer to fair market rent, generating operating revenue not currently available, and enabling ARHA to carry debt on these units. If this application is unsuccessful, ARHA will apply for conversion through HUD's Rental Assistance Demonstration (RAD) program that subsidizes the units at a slightly lower rate than Section 18.

To finance the remaining affordable housing units in the north building (141) and south building (119), the Applicant is using a combination of funding sources. In the north building, ARHA will use existing project-based vouchers in its portfolio to finance eleven units at the 30% AMI level. The remaining north units at the 50% AMI, 60% AMI, and 80% AMI will be financed using LIHTC. The affordable units in the south building will be financed with existing ARHA project-based vouchers and HUD's Faircloth-to RAD Project Based Rental Assistance Program. The units affordable to households earning up to 80% AMI in the south building will not have any subsidy and will not be CAUs.

North Building		
AMI	Units	Subsidy Source
30%	66	HUD RAD/Section 18 Project-Based Vouchers
30%	11	ARHA Project-Based Vouchers
50%	27	LIHTC
60%	52	LIHTC
80%	51	LIHTC
South Building		
AMI	Units	Subsidy Source
30%	60	ARHA Project-Based Vouchers
30%	24	Potential HUD Faircloth-to-RAD Project-Based Rental Assistance

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80%	35	No Subsidy
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Housing Opportunities Fund (HOF) Loan Request

ARHA has requested \$1 million in City funding support through the Housing Opportunities Fund (HOF) to offset increases in the project development budget for construction costs, financing costs, and escrows. The funding source – within the HOF – is derived from monies reserved for ARHA from developer contributions for projects within the Braddock Neighborhood. This reservation was created in response to a recommendation in the 2008 Braddock Metro Neighborhood Plan (BMNP) pursuant to its principle, “Promote mixed-income housing and follow an open, fair, and inclusive process to de-concentrate public housing”. In December 2021, City Council approved a \$60,000 loan request from ARHA for Samuel Madden pre-development activities. The current account balance of the reserve fund is \$3.1 million. At its January 19, 2023 meeting, AHAAC recommended that City Council approve ARHA’s loan request contingent on the Samuel Madden redevelopment being approved.

LIHTC Application

If this project is successful in receiving City Council approvals for its land use application and City HOF loan request, some hurdles remain before the project can proceed. These include an award of competitive 9% tax credits (ARHA plans to apply in March 2023) and completion of the Section 106 historical review.

Section 106 Approval

Because the proposed project is considered a federal undertaking, the applicant must comply with Section 106 of the National Historic Preservation Act, a program which is administered by the City on HUD’s behalf locally. The applicant has hosted three consulting party meetings, determined that the demolition of the existing historic resources is an adverse effect, and identified possible mitigation measures to be incorporated into a MOU. Potential mitigation measures include HABS/HAER level building documentation, recordation of oral histories of Samuel Madden residents, and interpretive panels installed at the site.

D. Site, Board of Architectural Review (BAR) and Building Design

Site Design and Layout

The site plan evolved from the pre-concept charrette through the concept submission, as the project came into greater focus and City staff and the applicant team worked together to create a cohesive plan to knit this property in with the surrounding community. Improvements to the plan included: creating useable and meaningful open space on the site, widened sidewalks and improved streetscapes in this vehicle-oriented location, preservation of the northernmost tree, redesign of Madison and Montgomery streets for two-way traffic, and relocation of vehicular and loading access from the more congested North Patrick Street to Montgomery Street.

The new Samuel Madden community will create a vibrancy that does not currently exist, with a range of ground floor uses that will provide services for residents and the larger community, particularly at the south building. The Madison Street elevation includes areas where outdoor dining and retail uses will be permitted, either by right or by SUP. The day care center, which will serve residents of the building and the greater community, will provide a liveliness to the site during the week.

Architecture

North building

The most visible and prominent part of the north building is at the north apex or gateway, where the building reaches a full six stories, while other portions of the building (the shoulders) range in height from four to five stories at the street (Figure 2 above). The concave brick façade breaks the roof plane and a multi-story bay projects beyond the face of the curved wall. This building will include the 500 square feet Alive Food Hub at the northeast side of the building, adjacent to one of the two ground floor amenity spaces (Figure 3). This building will have some ground level residential units.

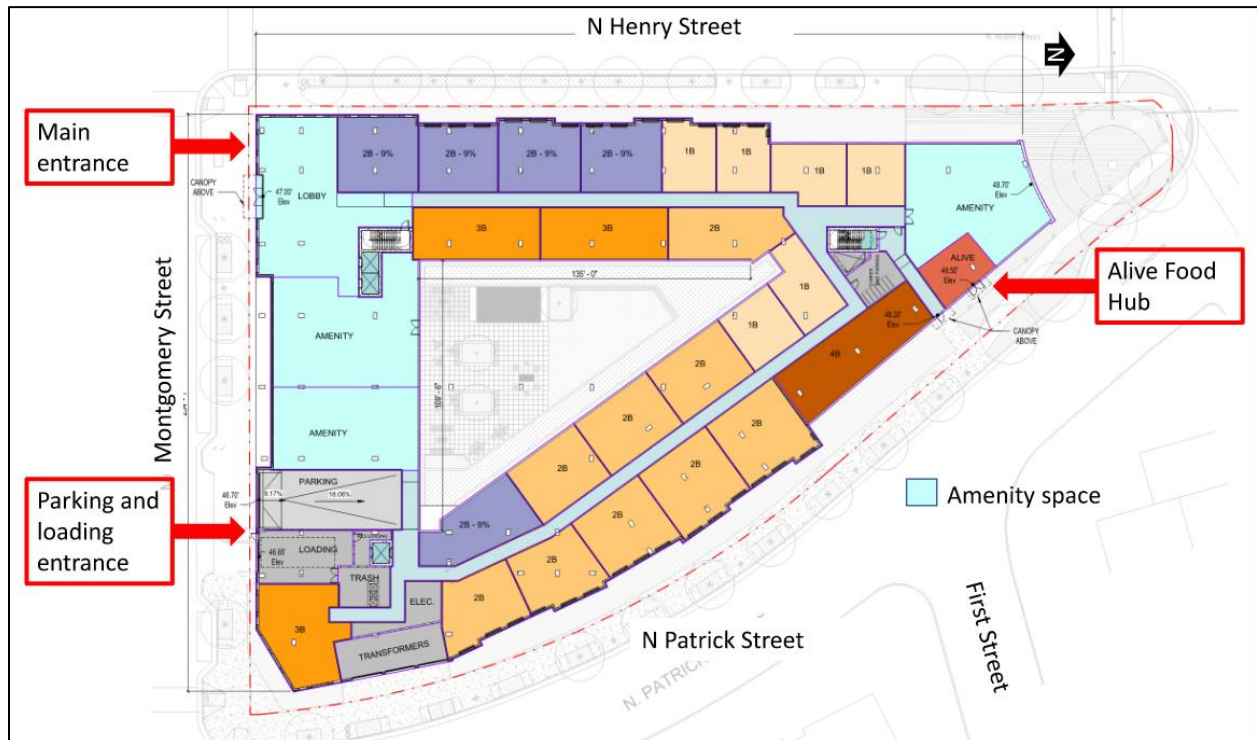


Figure 3: North building first floor plan

The Montgomery Street elevation will contain the main building entrance and a glassy first floor at the amenity space. The building will include another amenity space on the fifth floor with a roof terrace. The building will have a central courtyard surrounded by a BMP planter that will provide a green buffer between the more active courtyard uses and the adjacent residential units.

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This courtyard will feature an area with decorative paving, a fire feature, and a shade structure as well as a flexible-use artificial turf space.

South building

The south building will be the same height as the north building with a six-story appearance from the street; however, an additional partial floor of units will be inserted at the upper podium level on the north side of the building above the amenity space and a portion of the day care center (Figure 4). The first-floor street-facing elevations will have retail/restaurant, day care or building amenity uses.

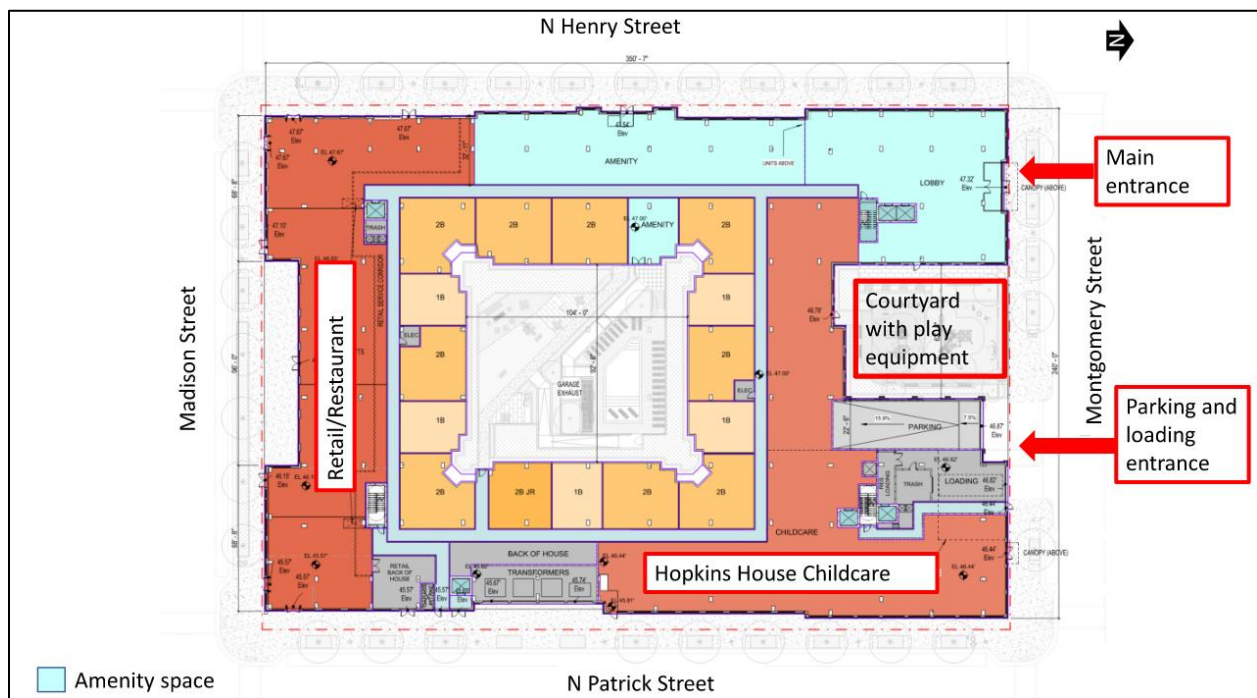


Figure 4: South building first floor plan

The most active uses will face Madison Street, a Walking Street in the BNMP, across from existing successful retail/restaurant uses (Figure 5). The building is recessed on this elevation to allow for outdoor dining. This building will also include a number of private balconies and terraces, and the applicant has indicated that a south-facing rooftop deck may be provided. The Montgomery Street elevation will have a playground courtyard set within the U-shaped elevation for day care center use during operating hours and building residents at all other times. A second-floor open space, located over the loading entrance, will provide additional outdoor amenity space. A large interior courtyard, with a pool, a fire feature, artificial turf, grilling areas, and BMP planter “buffers” will also be located in this building.



Figure 5: Corner of N. Henry and Madison streets

Board of Architectural Review

The BAR considered the proposed new construction at four concept reviews for the project on May 18, 2022, June 15, 2022, July 20, 2022, and September 20, 2022. At the June 15, 2022 BAR hearing, the Board also approved the Permit to Demolish (BAR2022-00174) to raze the existing buildings on the site and included conditions requiring documentation and the installation of interpretive markers. In addition to these BAR hearings, historic preservation staff attended several working sessions with the applicant to review the proposed design and provide feedback.

At concept reviews, the BAR provides extensive feedback in accordance with the BAR's Concept Review Policy, which outlines the optional, informal review whereby the BAR provides the applicant, staff, the Planning Commission and City Council with comments relating to the overall appropriateness of a project's height, scale, mass and general architectural character. These reviews include an opportunity for public comment. As design is an iterative process, applicants often attend multiple reviews, presenting an evolution of the design at each hearing based on the Board's comments. When reviewing designs for new construction the Design Guidelines state that "As a general rule, the Board favors contextual background buildings which allow historic structures to maintain the primary visual importance. Singular buildings in the latest architectural vocabulary are generally discouraged. It is not the intention of the Board to dilute design creativity in residential buildings. Rather the Board seeks to promote compatible development that is, at once, both responsive to the (current) needs and tastes while being compatible with the historic character of the districts. This balancing act will clearly be different in different sections of the historic districts."

The four concept reviews for the project were an iterative process with the applicant making revisions to the design in response to comments made by staff and the Board. At the beginning of the process, the applicant presented massing studies of the proposed design which included the proposed heights, footprints, and setbacks for each building. These were largely a reflection of the relevant small area plan and so, based on site specific feedback provided by the Board, the design team made significant revisions to reflect the immediate and larger district-wide context. Revisions included the addition of setbacks on the east, west, and south sides of the project and the creation of a large public facing courtyard at the south building as part of an effort to humanize the Montgomery Street block adjacent to both buildings' entrances. Through the next two reviews the presentation and discussions focused on the height, mass, and scale of the project with the applicant revising the building envelope to address concerns expressed regarding the building height and relationship to neighboring buildings. These revisions had a significant impact on the design, including the reconfiguration of the south building to reduce the overall height by eight feet and arranging the residential units so that from the exterior of the site, the building would appear to be six stories instead of the previously proposed seven stories. In addition to these massing changes, the applicant modified the organization of the buildings to create a connection between the two buildings across Montgomery Street. The entry lobbies are configured so that they are across the street from one another and a glazed ground floor section on the north building provides a visual connection between the interior courtyard here and the exterior courtyard on the south building.

At the fourth concept review, the applicant focused primarily on the architectural character of the buildings since the Board had expressed an interest in having distinctly different designs for each of the buildings with signature elements at the north and south ends of each. Board members expressed appreciation for the applicant's response to previous comments and encouraged the applicant to continue the development of the design to further differentiate these elements with specific focus on the creation of a strong gateway element. As this was the final concept review, Board members provided overall comments regarding the proposed design. They discussed the height of the buildings, noting their previous concern about the overall height and the dimensions for the setbacks. The Chair took a straw poll of the Board members' opinion on the height, mass, scale, and general architectural character. While the Board members did not endorse the project each of them expressed the opinion that the design had significantly improved since the first review and was heading in the right direction. With additional refinement, they noted they could support the architectural character and scale. They each expressed continued concern about the overall building heights and the massing of the buildings including the extent and dimension of the proposed setbacks. Some of the Board members noted that the proposed height could be acceptable depending on the continued development of the design.

Further Design Refinement

Following the final BAR concept review in September, development and BAR staff continued to work with the applicant on certain design elements, specifically addressing the architecture of the north gateway façade, fenestration on the buildings, particularly along Montgomery Street, and building materials. Staff notes that the continued discussions have resulted in modifications and further refinements to these areas which has resulted in a striking building commensurate with its gateway location. Following City Council approval, the BAR will be able to focus on the project's

final design details, materials and color selections as part of the Certificate of Appropriateness review.

E. Open Space, Pedestrian and Streetscape Improvements

The amount of open space at the project site is slightly above the required 25% and is typical of an urban infill development site featuring a mix of publicly accessible and private space at-grade as well as some terraces and balconies.

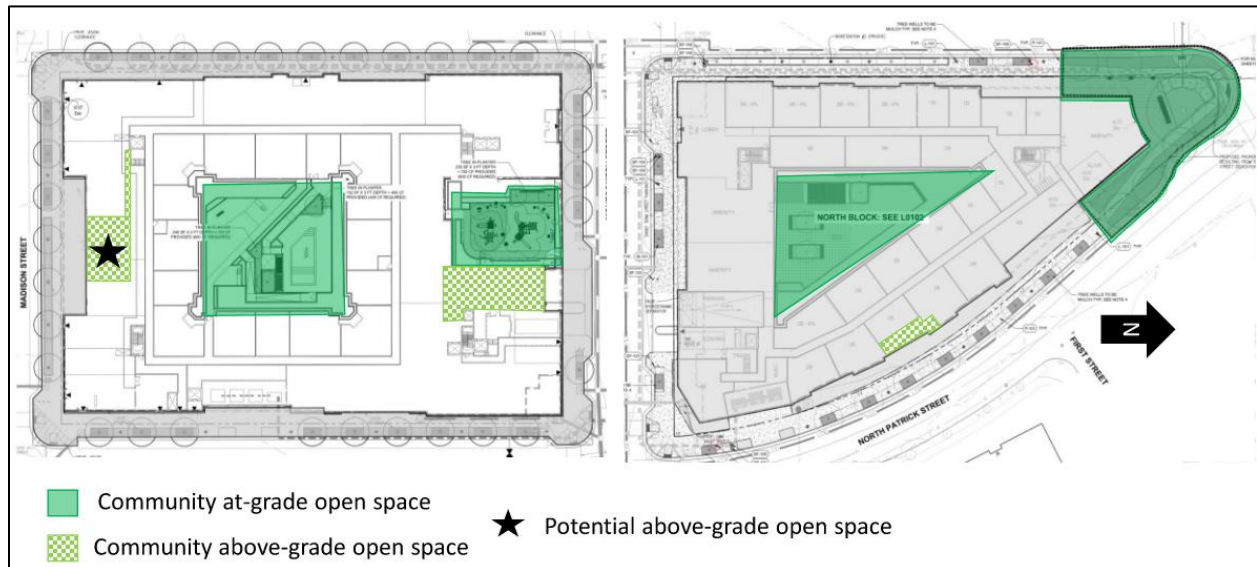


Figure 6: Community at-grade and above-grade open space

The following open space is proposed:

Table 2 – Open Space

OPEN SPACE	AMOUNT
<i>Required per RMF Zone</i>	<i>37,369 SF (25% of site area)</i>
<i>Total Provided</i>	<i>39,713 SF (27% of site area)</i>
<i>At-grade publicly accessible</i>	<i>7,609 SF (19%)</i>
<i>At-grade privately accessible</i>	<i>27,384 SF (69%)</i>
<i>Above-grade privately accessible open space (roof decks)</i>	<i>2,420 SF (6%)</i>
<i>Above-grade private/individual open space (terraces)</i>	<i>2,300 SF (5%)</i>

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Section 3-1408 of the Zoning Ordinance places criteria on RMF-zoned properties for applicants seeking a SUP for up to 3.0 FAR in the zone regarding open space and community amenities. This section requires City Council to consider:

- (A) 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.
- (B) The ability of the development to provide residents of all units' access to all amenities within the development.

The BEMP specifically identifies the northern apex of the project site as an open space/focal point to complement the project's gateway location and the character of the neighborhood. The applicant originally proposed a larger open space - including a children's play space - in this location but due to a number of limitations, including a significant volume of traffic on Route 1 (Patrick and Henry streets) this portion of the site is both noisy and has poorer air quality than the remainder of the site. It was quickly determined that locating a children's play space in this area as originally proposed was not appropriate or desirable. HUD noise standards for this particular area of the site are considered "unacceptable" for active uses so as a result, the open space here does not encourage active recreational uses to meet HUD environmental review requirements.

The resultant north open space, while smaller than envisioned in the BEMP, will highlight the existing mature tree, with some low-scale base plantings and decorative paving adjacent to the building. This area will be an attractive green buffer to the new development and a significant improvement over the existing condition which consists of the tree and a surface parking lot.

The applicant has provided a variety of site amenities and open spaces to support the residents of this new residential development and the larger community, such as widened sidewalks, significantly fewer curb cuts and improved landscaping. The private open spaces within the project will serve residents of both buildings and promote community interaction. Some units will have their own private open space in the form of terraces in the south building, and all residents will have access to the courtyards, pool, and playground, as well as the amenity space terrace in the north building and the second-floor roof deck in the south building. The applicant has shown a potential roof deck on the south end of the south building and staff recommends that this roof deck be constructed as an amenity for project residents.

Per the BAR approval of the Permit to Demolish, the applicant will provide historic interpretation about the site history, which will increase the cultural facilities in the neighborhood and provide the historic context for this new Samuel Madden Homes development.

Public Access Easements and Dedication of Open Space

The applicant will grant a public access easement at the north open space and will manage and maintain this area. During the review process, several current residents expressed a desire to have outdoor amenity space just for residents and not open to the public; therefore, the courtyard on the south building with the play equipment will not have a public access easement. While staff would typically expect an at-grade open space to have a public access easement, there are several reasons

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why staff supports the private playspace on Montgomery Street: (1) the playground will have limited availability during weekday business hours as it is reserved for the Hopkins House daycare center; (2) current residents stressed the importance of the future playground being accessible to building residents only to provide a safe and secure area for children; and, (3) there are several nearby play areas available for public use, including at Charles Houston Recreation Center, Banjo Park at Old Town Commons, Powhatan Park and Braddock Interim Park.

The applicant will dedicate the new sidewalks now on private property to the City, as is typical of development projects.

F. Parking, Loading & Transportation

The applicant conducted a Multimodal Transportation Impact Study to evaluate the adequacy of the existing multimodal transportation network in conjunction with the proposed development and identify mitigation measures to offset associated traffic impacts.

The study included an evaluation of existing conditions, as well as future conditions at the full occupancy and operation of the proposed site. Based upon the ITE Trip Generation Manual and an assumed 50% of trips were by vehicles, the proposed land use change would generate approximately 177 vehicle trips in the AM Peak Hour and 172 vehicle trips in the PM Peak Hour.

The Multimodal Transportation Impact Study evaluated intersection operation for 10 surrounding intersections through several scenarios to determine the impacts to the street network. These scenarios include Montgomery Street and Madison Street operation as the current one-way operation, Montgomery Street and Madison Street operation as a two-way street and closing off the First Street intersection with Route 1.

Based on the findings, the analysis for all 10 intersections resulted in acceptable level of service for all scenarios. It is important to note, the scenario in which the First Street intersection to Route 1 is closed off resulted in significant operational impact to the Route 1 and N. Fayette Street intersection. Thus, the First Street intersection with Route 1 will not be closed off with this development.

One-Way Streets and Traffic Impacts

The 2008 BMNP recommended the study of the conversion of one-way streets between West and Patrick streets to two-way traffic; however, a comprehensive study has not yet been done. The conversion of Madison and Montgomery streets adjacent to the project site is possible without a more extensive study because these are the westernmost one-way blocks for the two streets in question and the conversion can take place without impact to existing one-way streets.

During the review of the site plan the conversion was identified as a benefit to not only the Samuel Madden community, but also the larger street network and the applicant has agreed to provide the design for the conversions and in the future the City will fund and construct them. There are several benefits to the conversions including improved vehicular access to the project site,

reducing vehicle speeds, reduced travel miles and improving the environment for pedestrians and cyclists.¹¹ One-way streets often correlate to higher speeds and tend to function more as a “pass-through” street rather than a “destination” street. At this location, providing two-way traffic on Madison Street will improve the existing and proposed retail and will create a stronger pedestrian environment at the buildings’ entries on Montgomery Street.

Parking and Loading

Each building will have its own underground parking garage accessed from Montgomery Street, an improvement over the current surface parking lots and a total of 13 separate curb cuts on these two blocks. The north building will have 127 spaces in a single level. The south building garage is proposed to have one-and-one-half levels with 345 parking spaces. Up to 81 spaces on the first level are currently identified for the commercial and day care uses, though the Zoning Ordinance only requires a minimum of 28 spaces for the proposed day care center, retail and restaurant uses.

The day care center will have up to 150 students and 23 employees and is required to provide a pick-up and drop-off plan as part of the Final Site Plan submission. This plan will include a circulation plan, traffic control devices, wayfinding signs, and/or locations in which staff might assist in operation.

The amount of parking in the north building is consistent with the minimum parking requirements for a residential building. The mixed-use south building requires a minimum of 282 spaces and a maximum of 346 spaces. The preliminary plan shows 345 spaces; however, the applicant has indicated that they may seek to reduce this number during the final site plan review. In this case, to right-size parking in a transit-rich area staff recommends allowing the flexibility to reduce the number of spaces in the south building, but not below the minimum spaces required in the Zoning Ordinance for the various uses.

Transit and Bicycle Facilities

The site is well-served by a robust variety of transit options, including the Braddock Road Metro Station, multiple nearby Capital Bikeshare stations within a quarter-mile radius, including across Madison Street and numerous bus routes on DASH, Metroway, and Metrobus. Residents will also be able to access dockless scooters and e-bikes. The project will also include nearly 200 bicycle parking spaces for residents and employees.

G. Stormwater and Wastewater

Stormwater

This project will meet all stormwater requirements of Chapter XIII of the City’s Zoning Ordinance, for both for stormwater treatment and for stormwater quantity. This project will ensure the water quality leaving the site meets the state phosphorous removal requirements through the use of on-

¹¹ http://www.pedbikesafe.org/pedsafe/countermeasures_detail.cfm?CM_NUM=23

site stormwater best management practices (BMPs) including bioretention facilities, hydrodynamic separators. The use of these facilities with this plan results in the removal of 2.56 pounds of phosphorous per year from the subject site. This level of phosphorous removal exceeds their removal requirement making their total proposed reduction 29% less than the pre-development stormwater quality levels. Water quantity will be managed by runoff reduction provided by bioretention facilities and through a detention vault. There is a minor increase in impervious area with this development which is mitigated by the installation of a bioretention facility and detention vault. These practices ensure that runoff from the site will not increase from existing conditions. Final design of the Detention Vault and Bioretention facilities will be provided during the Final Site Plan review of the application; however, the applicant has committed to provide adequate detention so that the post-development peak runoff is less than the pre-development runoff from the site in compliance with City standards. The installation of BMPs with this proposed development plan provides significant improvement to water quality as runoff from the existing site is untreated.

Wastewater

The redevelopment project at 999 N. Henry Street (northern lot) and 899 N. Henry Street (southern lot) proposes to demolish the existing townhome properties and construct a new building on each lot with a total of 532 multi-family units, 13,836 SF of retail and 13,540 SF of day care center. The southern lot is currently served by the City's combined sewer system (CSS) while the northern lot is served by the CSS only for stormwater runoff discharge with sewage being conveyed into a fully separated sanitary sewer. As part of the redevelopment project, sewer separation will be achieved for the southern lot to convey sanitary flow to the City's fully separated sanitary sewer system, resulting in the sewage from the entire project site being conveyed to the 30-inch Potomac Yard Trunk Sewer owned by AlexRenew. Stormwater runoff from the project site will remain to be conveyed to the CSS and the amount of runoff will be mitigated via green infrastructures per requirements of Memo to Industry 07-14.

Staff has worked with the applicant to assess the effect of the redevelopment on the city-owned collector sewers. As part of the Preliminary Infrastructure Plan submission, the applicant conducted a sanitary sewer adequate outfall analysis per the City's Memo to Industry 06-14 and it was determined that the existing city sanitary sewers provide adequate sewer capacity to serve the development.

H. Special Use Permits

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

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

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

Increase in Residential FAR to 3.0 in the RMF Zone

The applicant has requested an increase in FAR up to 3.0 in the RMF zone. Section 3-1406(B) of the Zoning Ordinance outlines the three requirements for the SUP, including: (1) the requirement that one-third of the density increase (from the base of 0.75 FAR) shall be reserved for committed affordable housing; (2) an affordable housing plan and relocation are submitted with the SUP request; and (3) that “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 percent” of AMI. The housing section above details the applicant’s affordable housing and relocation plans, which are in compliance with these requirements. The applicant is providing 193 affordable units targeted for households with an average AMI of 40 percent for the project density between 0.75 and 3.0 FAR.

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

1. The increased density will not have an adverse effect on area residents and workers, as the building massing, height and scale transitions from the lower scale buildings in the Parker-Gray District to the denser sites to the west. The mixed-use project will provide opportunities for residents and workers alike to shop, eat and visit the ground floor commercial spaces.
2. The increase in density allows for viable multifamily affordable housing redevelopment on an underutilized site in a transit-rich area and includes several site improvements such as two-way traffic on Madison and Montgomery streets, additional landscaping and fewer curb cuts.
3. Allowing for added density and a mixed-use mixed-income residential project at this site is consistent with the goals and recommendations of the BEMP.

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

The applicant has requested a SUP for additional density and height for the provision of affordable housing. The project will use the maximum bonus density (3.9) but only a portion of the available bonus height. For the south building, the height will be increased from a maximum BEMP height of 60 feet to 75 feet, while the north building height increase will be from 70 feet to 72-77 feet.¹² The additional height will only be in certain portions of the building and is generally mitigated by the use of shoulders around the buildings. The additional density allows the applicant to provide 38 committed affordable units at 60% AMI; however, they are providing 52 units.

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

¹² The only portion of the building to reach 77 feet is the top of the curved brick accent wall; the remainder of the building will be 72 feet.

1. The increased height and density will not have an adverse effect on area residents and workers, as the building fits within this transitional area in terms of transitioning from a moderate density neighborhood to a higher density project closer to Metro. The increased height is achieved in the setback portions and will allow for a safer public realm due to enlarged sidewalks.
2. The increase in density allows for a diversity of residents in the neighborhood and will create a much safer public realm for pedestrians.
3. Allowing for added density and height at this site and the provision of on-site affordable housing is consistent with the goals and recommendations of the BEMP and the City's overall goals of preserving and increasing affordable housing and exceeds the number of affordable units originally envisioned for this site.

Transportation Management Plan (SUP#2022-00104)

According to Section 11-700 of the Zoning Ordinance, the applicant is required to participate in a "tier three" Transportation Management Plan (TMP) to encourage people to travel in ways other than driving alone. To support the TMP, the applicant has agreed to the City's standard TMP rates, (adjusted annually per the Consumer Price Index [CPI-U]) to be contributed to the City's TMP fund. The TMP shall always maintain a point of contact for the purposes of billing.

Restaurant with outdoor dining (SUP#2022-00105)

While the applicant has not secured any commercial tenants at this time, they are requesting a blanket restaurant SUP with outdoor dining so when an operator has been identified they can begin operations without a public hearing. The restaurant SUP will apply to the ground floor commercial spaces in the south building only. The standard restaurant SUP conditions are proposed, and the hours of operation and number of outdoor seats will be coordinated with staff once a restaurant operator has been identified.

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

1. A restaurant with outdoor dining at this location is consistent with the recommended mixed-use multifamily building recommended in the BEMP and will complement the mix of businesses operating in this area of Old Town and the Braddock neighborhood.
2. The restaurant will increase activity along Madison and N. Henry streets and will complement the existing uses nearby and the development will house more potential customers.
3. The addition of active uses here is in conformance with the BMNP and the BEMP.

Athletic club/fitness studio (SUP#2022-00116) and medical care facility (SUP#2022-00115)

Both athletic clubs/fitness studios and medical care facilities in the RMF zone require a special use permit. The applicant has not identified specific ground floor commercial uses in the south building but has requested approval of SUPs for both uses with the standard SUP conditions to

avoid a future public hearing for these uses. Based on the three criteria City Council considers in its approval of SUPs, staff supports this approval due to the following:

1. Neither use will adversely affect the health or safety of persons residing or working in the neighborhood and will be an added benefit as the neighborhood continues to evolve with a significant increase in residential units.
2. Neither use will be detrimental to the public welfare or injurious to property and instead will be a positive addition to the neighborhood by accommodating neighborhood-serving desirable uses. These uses would provide additional health and fitness opportunities within the immediate neighborhood.
3. Both uses are consistent with the BEMP specifically related to this redevelopment which calls for a mixed-use multifamily project.

I. Site Plan Modifications

As part of this DSUP, the applicant is requesting a modification to the Zoning Ordinance relating to the required 25-percent canopy coverage. Pursuant to Section 11-416 of the Zoning Ordinance, the Planning Commission may approve these modifications if they determine that such modifications:

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

The applicant is not able to provide the required 25-percent crown coverage requirement (37,369 square feet) due to site and building layout but is providing 23,924 square feet (16 %) of crown coverage. The development does not have many areas for tree planting due to its urban setting with minimal property line setbacks. Additionally, nearly the entire site is to be located above an underground parking garage, further limiting successful tree growth. There are several locations where plantings/greenery will be provided, however the majority are shrubs rather than trees. In addition, to retain the existing mature tree at the north end of the site, significant plantings in the tree protection zone are limited. Though they are not included in the site crown coverage calculation, the 62 new street trees planted by the applicant (with a canopy coverage of approximately 75,000 SF) will greatly contribute to the canopy coverage in the right-of-way.

To mitigate the impacts of the reduced on-site crown coverage, the applicant will provide a contribution of approximately \$26,890 to the Urban Forestry Fund for tree plantings in the neighborhood.

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

1. The modification is necessary to allow for the proposed development at the site. The proposed building footprint and site layout are implementing the goals in the BEMP.

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2. The proposal will be providing areas of open space for residents in a variety of different layouts, with opportunities for plantings that do not meet crown coverage requirements. The tree canopy will greatly increase in the right-of-way along each site frontage.
3. The reduced amount of crown coverage will not have an adverse impact on neighboring properties, and the increased street tree canopy coverage and contribution to the Urban Forestry Fund for tree plantings in the vicinity will positively impact neighboring properties.

J. School Impacts

In anticipation of the Samuel Madden redevelopment, Alexandria City Public Schools (ACPS) and the City of Alexandria estimate the number of new students expected to join the school system based on historical enrollment and residential property data. Per the current Student Generation Rate jointly developed by ACPS and the City, the proposed development could generate approximately 288 students, as outlined below:

Table 3 – Student projections

	North Block	South Block
Affordable households	171.81 students	107.07 students
Market rate households	0	8.24 students
Total	172 students	116 students

Both blocks are zoned for George Washington Middle School and Alexandria City High School, while the northern block is zoned for Jefferson Houston Elementary School and the south block is zoned for Naomi L. Brooks Elementary School. Students would be distributed over all grade levels. City and ACPS staff will monitor and integrate the projected student generation numbers in forthcoming school enrollment projections and ACPS will continue to coordinate with the City to review, plan and allocate resources. Like many schools in the City, the schools serving the proposed redevelopment are at or over capacity. ACPS will need to consider likely student generation and additional operation and capital support needs in future planning that aligns with the City’s pipeline of projects.

V. COMMUNITY

There were numerous applicant-hosted community meetings as well as City-sponsored meetings where this project was discussed, as well as robust outreach to the current Samuel Madden residents. City-sponsored meetings included a June 2022 Work Session among City Council, Planning Commission, and the ARHA Board, as well as regular project updates as part of monthly City-ARHA Redevelopment Work Group meetings.

The project site falls within the Braddock Metro Citizens’ Coalition and is adjacent to the Northeast Citizens Association and the Old Town Commons development. In addition, the applicant created a project website (www.samuelmaddenhomes.com) that is a resource for interested parties. In December 2022, the applicant installed multiple signs at the site with project

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details and contact information. The project was presented to the Braddock Implementation Advisory Group (BIAG) at two occasions where they provided feedback and expressed strong support for the project.

ARHA developed a Community Engagement Plan early in the development process and completed Phase One, “Visioning,” in April 2022. Phase One included monthly meetings with Samuel Madden residents in addition to a three-part visioning exercise that produced the Samuel Madden Resident Vision Book.

Phase Two of the Community Engagement Plan, “Implementation” started in May 2022 with a joint effort between residents, ARHA and the Samuel Madden development team to create an Engagement Action Plan. The plan details activities and tasks associate with achieving three primary goals: (1) Raising awareness of the project, (2) Capturing community input, and (3) monitoring project progression. Action plan activities completed to date include announcing major project milestones via media releases, establishing a resident resources webpage and YouTube channel, establishing a resident committee to attend City and other redevelopment meetings, information booths at community events, capturing resident input on design components at workshops and much more. ARHA has hosted monthly resident meetings including special design presentation given by team architect, Torti Gallas + Partners. Most recently, ARHA has launched a photo contest for residents and local stakeholders and established “Offices Hours,” a regular time the development team is available to meet with residents in smaller groups.

Table 4 – Meetings

DATE	MEETING (in-person unless otherwise noted below)
Applicant Hosted/Attended Meetings	
May 10, 2022	Community Meeting #1 (hybrid)
May 11, 2022	Section 106 Consulting Party Meeting #1 (hybrid)
July 26, 2022	Community Meeting #2
September 19, 2022	Section 106 Consulting Party Meeting #2 (hybrid)
October 24, 2022	Community Meeting #3 (hybrid)
October 28, 2022	Attended the Northeast Citizens’ Association meeting
January 9, 2023	Section 106 Consulting Party Meeting #3 (virtual)
City-Hosted Meetings	
May 18, 2022	BAR Concept Review Meeting #1
May 19, 2022	ARHA/City Redevelopment Work Group Meeting (with monthly meeting updates)
June 2, 2022	AHAAC ¹³ Meeting #1

¹³ Alexandria Housing Affordability Advisory Committee (AHAAC)

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June 8, 2022	BIAG ¹⁴ Meeting #1 (hybrid)
June 27, 2022	CC/PC/ARHA Joint Work Session on ARHA Redevelopment
July 6, 2022	BAR Permit to Demolish (Approved) and Concept Review Meeting #2
July 20, 2022	BAR Concept Review Meeting #3
September 7, 2022	LTRB ¹⁵ Meeting
September 20, 2022	BAR Concept Review Meeting #4
October 6, 2022	AHAAC Meeting #2
October 18, 2022	BIAG Meeting #2 (hybrid)
January 19, 2023	AHAAC Meeting #3
ARHA-Hosted Samuel Madden Resident Meetings	
December 15, 2021	Resident Meeting (Introduction to Visioning)
January 20, 2022	Resident Meeting (Visioning pt1)
February 23, 2022	Resident Meeting (Visioning pt2)
March 23, 2022	Resident Meeting
April 21, 2022	Resident Meeting
May 31, 2022	Resident Meeting
June 16, 2022	Resident Meeting (green space workshop)
July 27, 2022	Resident Meeting
July 30, 2022	Block Party (included project team and partners ALIVE and Hopkins House)
August 17, 2022	Resident Meeting
September 20, 2022	Resident Meeting
October 19, 2022	Resident Meeting
November 16, 2022	Resident Meeting
February 2023	Resident meeting (amenity space discussion)

VI. CONCLUSION

Staff recommends approval of the development site plan, master plan, rezoning and modification, and all associated special use permits subject to compliance with all applicable codes and the following Staff recommendations.

¹⁴ Braddock Implementation Advisory Group (BIAG)

¹⁵ Landlord Tenant Relations Board (LTRB)

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VII. GRAPHICS

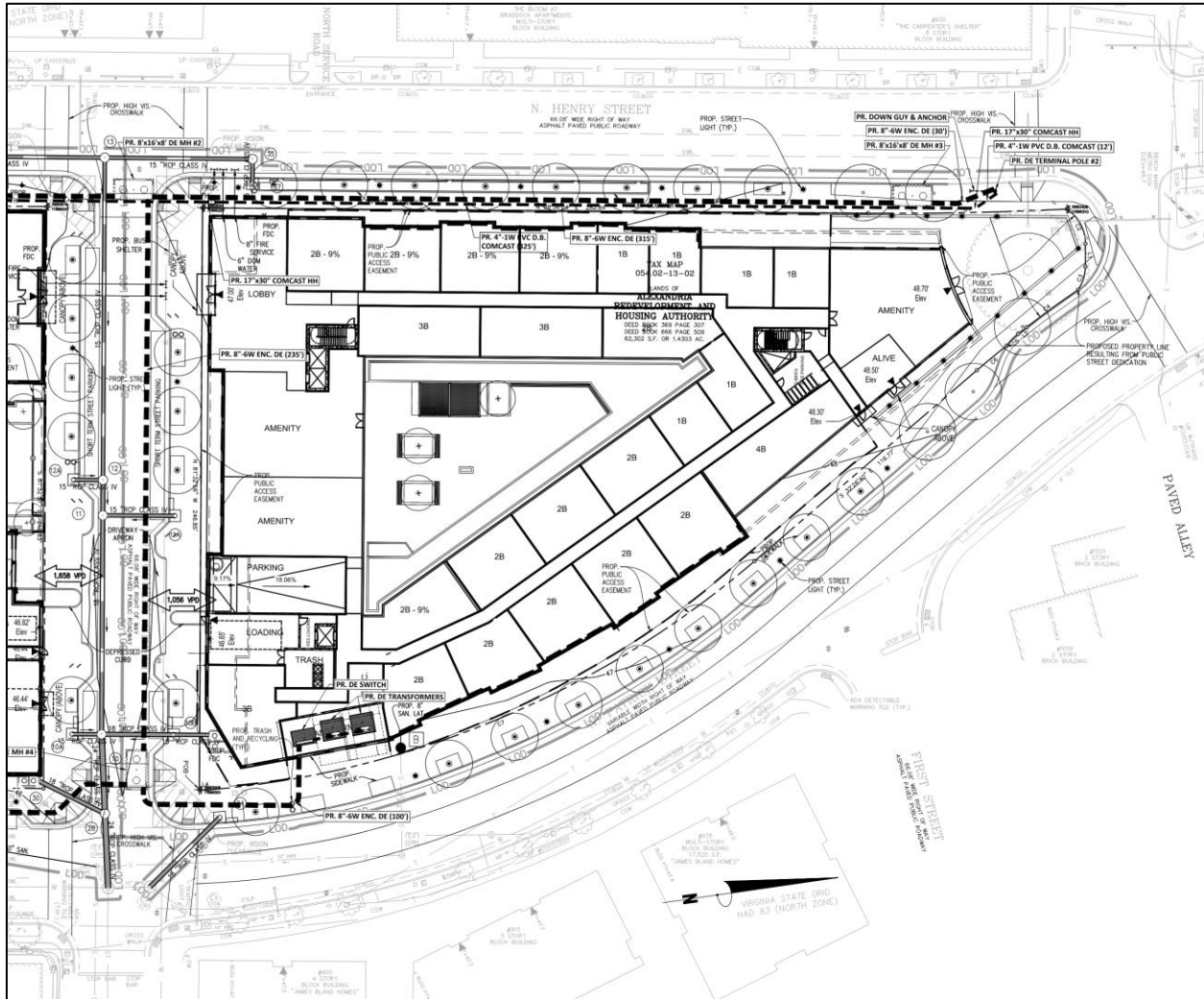


Figure 7: North block site plan.

MPA#2022-00006; REZ#2022-00009; DSUP#2022-10020; TMP SUP#2022-00104; Restaurant
SUP#2022-00105; Medical Facility SUP#2022-00115; Fitness Facility SUP#2022-00116
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Figure 8: North building renderings.

MPA#2022-00006; REZ#2022-00009; DSUP#2022-10020; TMP SUP#2022-00104; Restaurant
 SUP#2022-00105; Medical Facility SUP#2022-00115; Fitness Facility SUP#2022-00116
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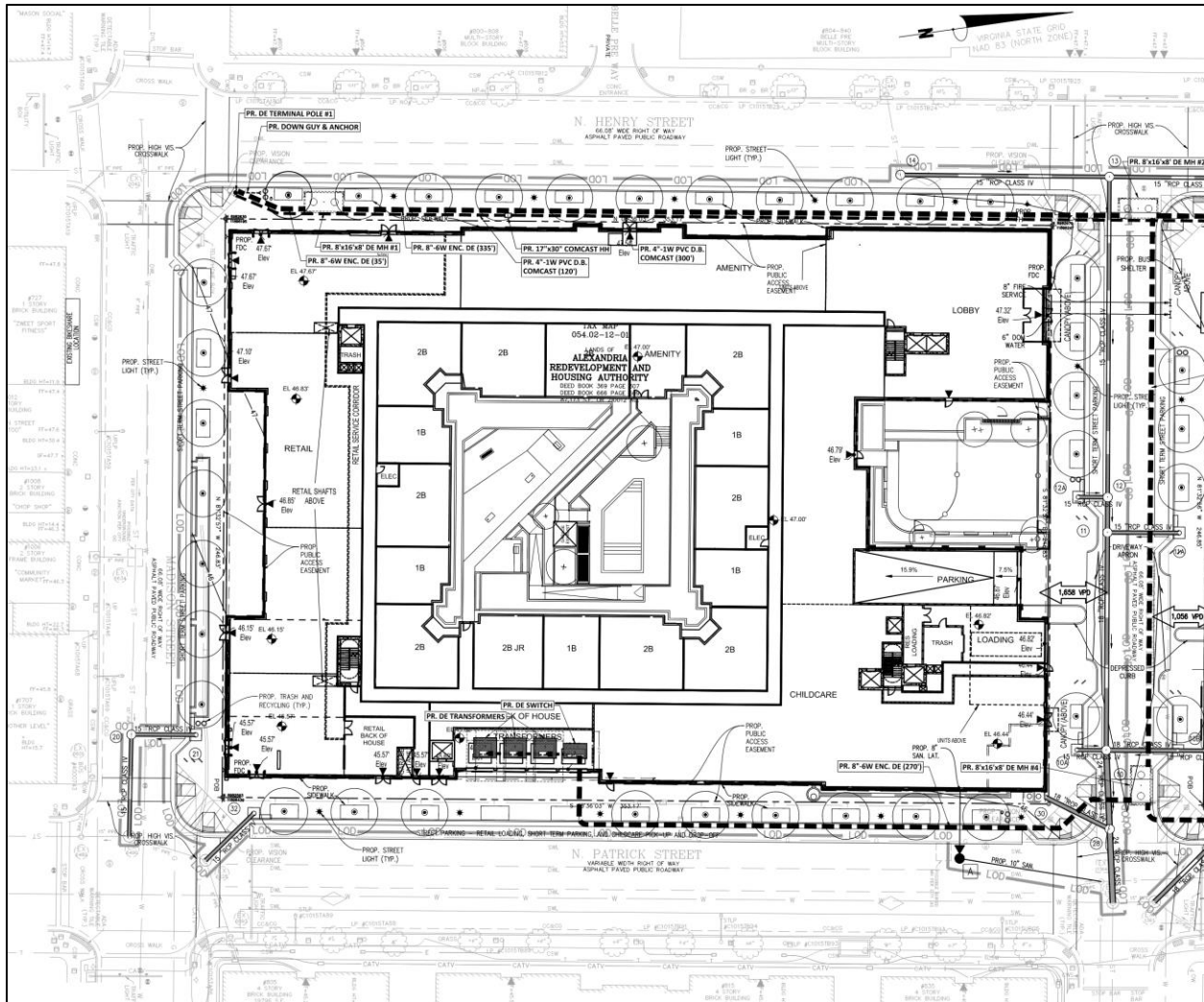


Figure 9: South block site plan

MPA#2022-00006; REZ#2022-00009; DSUP#2022-10020; TMP SUP#2022-00104; Restaurant
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Figure 10: South building renderings.

VIII. CONDITIONS

IX. ATTACHMENTS

- (1) January 24, 2023 letter from the City Manager to ARHA CEO outlining project exemptions
- (2) Pando Alliance performance category equivalencies
- (3) Tenant Relocation Plan for Samuel Madden Homes DSUP 2022-10020, dated May 17, 2022
- (4) Affordable Housing Plan for Samuel Madden Homes DSUP 2022 -10020, dated September 27, 2022

STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated January 10, 2023, and comply with the following conditions of approval. (P&Z)
2. If any of the information contained in the City Manager's January 24, 2023, letter related to the project changes or is incorrect, the applicant must inform the City to allow the City to reevaluate the exemptions set out therein and its impact on any conditions below¹.
3. A Memorandum of Understanding between both buildings' owners shall be provided prior to release of the Final Site Plan outlining how the owners of the north and south buildings will coordinate on parking, shared amenities, maintenance and public art management and maintenance. (P&Z)*

I. SITE PLAN

3. Per § 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
4. Submit the plats and associated deeds for all applicable easements prior to 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) Provide public access easements to the satisfaction of the Directors of P&Z and T&ES. Easements shall be:
 - i. Any landscaped areas, open space or specialty paving locations adjacent to the building, except for the children's playground courtyard on the south block.
 - b) Emergency Vehicle Easement(s) (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane.
5. Submit the final plat and deed for the conveyance with the first Final Site Plan for approval prior to Final Site Plan release. (P&Z) (T&ES) *

See attachment #1 below.

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) (BAR) *
 - 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 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 (Dominion Suburban Colonial) 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. Sheet piling 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 January 10, 2023, the Certificate of Appropriateness 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) (BAR) *
- a) Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling).

- i. Window sizes and types.
 - ii. Window mullion and muntin dimensions and projection in front of face of glass.
 - iii. Window frame, sash, and mullion/muntin materials.
 - iv. Any windows visible from a public park or right-of-way shown as simulated divided light type shall be either true divided light, or at a minimum shall include between the glass spacer bars aligned with exterior muntins; any such exterior muntins shall project not less than 3/8 inch beyond the face of glass and be reflected in the window samples provided. Grills located between the glass will not be supported.
- b) Where fiber cement façade panels are permitted in limited locations, 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 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.
14. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release and as part of the Certificate of Appropriateness. (P&Z) (BAR) *
- a) The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at 1/4"=1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
 - b) Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.
 - c) When warranted by the three-dimensional complexity of the design, the applicant shall provide isometric vignettes of special conditions or building areas to the satisfaction of the Director of P&Z.

- d) All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Code or an encroachment has been obtained.
15. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission. (P&Z)(CODE)(BAR)
- a) Prior to ordering final building materials, provide a materials board that includes all proposed materials and finishes at first Final Site Plan and in coordination with the Certificate of Appropriateness review. 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) ***
16. Building materials, finishes, and architectural details shall be subject to review and approval of a Certificate of Appropriateness. A materials board shall be submitted as part of the Certificate of Appropriateness approval. (BAR)

B. OPEN SPACE/LANDSCAPING

17. Provide these modifications to the landscape plan and supporting drawings with the Final Site Plan: (P&Z)(RP&CA) *
- a) Street trees shall be planted in the tree wells shown in front of the transformer overhead doors facing N. Patrick Street (a total of four trees).
 - b) The final street tree species shall be determined at Final Site Plan to ensure that there is species diversity. Alternate planting with no genera or species repeated more frequently than every fourth tree. Additional species could be

included to increased diversity. Consider use of less common species where possible.

- c) Work with RP&CA and P&Z to refine the north open space, including showing tree T-19 protection areas and methods, subject to the Directors' of RP&CA and P&Z. Include the following at final site plan:

- i. Existing paving shall be carefully removed to protect the integrity of the tree.
- ii. Minimize hardscape and planting in the critical root zone. All plantings in the root zone shall be hand dug.
- iii. Minimize the impact of the electric conduit for the proposed streetlights to avoid negatively impact the integrity of the tree.
- iv. Should the tree be damaged as a result of construction activity, a fine shall be levied on the Applicant based on the diameter of the damaged tree at fifty-four (54) inches above the ground level. A fine of \$2,500 (as an equivalent to the plating cost of a large shade tree), per sum total caliper inch of the damaged tree shall be paid. The maximum fine amount shall be \$50,000 per tree.

- a. One (1) Category IV tree per caliper inch of the sum total caliper inch measurement of tree(s) deemed severely or terminally damaged may be planted on-site or at a location specified by the City as a partial payment of the above fine, on a case-by-case basis at the determination of the City.
- b. The fine shall be paid to the City of Alexandria.

18. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release and as part of the Certificate of Appropriateness. (P&Z) (T&ES) (BAR)*

- 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 such as dog waste stations. City standard materials are mandatory in all public right-of-way.

19. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release and as part of the Certificate of Appropriateness. 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) (BAR) *

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.
21. Post sign(s) stating that open space public access easements are open to the public, noting any operating hours. Show the sign locations and design on the Final Site Plan and install the signs prior to the issuance of the first Certificate of Occupancy. (P&Z) (RP&CA) *, ***

C. TREE PROTECTION AND PRESERVATION

22. 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

23. The applicant hired an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. The result of that study was a recommendation for a series of archaeological testing stages to be employed. The archaeological consultant submitted a Scope of Work for archaeological testing on December 12, 2022. Alexandria Archaeology concurs with the Scope of Work, provided that the

maximum length of trenching is 250 feet. If significant resources are discovered during the testing phase, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist.* (Archaeology)

24. 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)
25. Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
26. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The 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. Failure 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.
 - b) Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be eight feet in commercial, mixed-use, or other high-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 thermoplastic pedestrian crosswalks at all crossings at the proposed development.
 - g) All crosswalks shall be high-visibility, 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.
 - ~~h) Install audible pedestrian countdown signals and pedestrian activated pushbuttons in accordance with City Standards. All pedestrian activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG). The design for the signal plans for the conversion of Madison Street and Montgomery Street outlined in Condition 60 shall include audible and accessible pedestrian countdown signals for all crossings and approaches to the satisfaction of the Director of T&ES, consistent with the action plan stated in the adopted Alexandria Mobility Plan. (PC)~~
 - i) 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 in the south building 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. Residential parking in the north building shall comply with LIHTC regulations during the LIHTC compliance period, upon the termination of which it shall become unbundled. (T&ES)(Housing)
32. The applicant may reduce the number of non-residential parking spaces in the South Building garage prior to approval of the final site plan, provided the minimum required number of non-residential spaces is provided. (P&Z)*

33. 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) *
34. Share parking occupancy data for the facility with the City upon request. (T&ES)
35. 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) (T&ES)
36. 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) *
37. 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.
38. 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) *, ***
39. 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) *
40. 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. (T&ES)
41. At least 75 percent of the required parking spaces shall be electric vehicle charger ready per these requirements: (T&ES)
 - a) Size and install the conduit correctly based on the number and location of future Level 2 chargers.
 - b) Label parking space location junction box for the future electric vehicle charger.
 - c) Provide available physical space within the utility closet for future cabinetry required to add vehicle chargers to the electrical panel.
 - d) Additional conduit does not need to account for transformer sizing.
 - e) Parking space(s) can include the dimensions of the EV charger.
42. 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) *

43. ~~Per the City's Policy for Residential Parking Permits for New Developments, the development shall be removed from the Residential Permit Parking District 3 boundary.~~ Provide a Parking Study with the first Final Site Plan submission to determine eligibility for District 3 Residential Parking Permit in accordance with City policy and to the satisfaction of the Director of T&ES. The status of the RPP eligibility will be noted on the coversheet of the FSP. (T&ES) (PC)*

G. SUSTAINABILITY

44. 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)
45. 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) and any additional programs proposed in the Preliminary Plan submission 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 to building permit release for above-grade construction to show compliance with the Green Building Policy. **
 - c) Provide updated building energy performance analysis and documentation of anticipated building energy use intensity (EUI) (energy use per sq. ft.) of 29.3 or lower for the north building and 45 or less for the south building prior to release of the building permits for above-grade construction. (PC)**
 - 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 actual EUI performance and applicable green building certification prior to ~~approval~~ release 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. (PC) ****
 - j) Failure to achieve the green building conditions above 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. (PC)
46. Provide details about when and where the proposed net-zero energy housing best practices one-day workshop will be held. The workshop shall take place before the submission of the first final site plan. (P&Z)*
47. Post information on the City of Alexandria's Reuse Directory in a public place near trash collection area for residents of multifamily buildings that exceed 100 units and send proof to T&ES staff prior to the issuance of the first Certificate of Occupancy. The directory is available at: <https://www.alexandriava.gov/tes/solidwaste/info/default.aspx?id=19202#NewCityofAlexandriasReuseDirectory> (T&ES) ***
48. 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)

49. Future retail tenants shall operate their business consistent with the Green Building Policy and the goals of the project's LEED Silver Certification or equivalent. The following requirements must be included in the lease for each tenant:
 - a) Meet the minimum requirements of 2018 Virginia Energy Conservation Code for the following: envelope, mechanical systems, service water heating, and electrical power and lighting systems.
 - b) Provide low-flow, Water Sense labeled (as applicable) plumbing fixtures.
 - c) All eligible appliances must be EnergyStar labeled. (P&Z)
50. 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) *
51. Provide documentation from a structural engineer that the wood frame buildings can structurally support the proposed (future) solar panels (P&Z) * , **

II. TRANSPORTATION

A. STREETS/TRAFFIC

52. 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) *****
53. 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) *
54. 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) *
55. 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) *****

56. Furnish and install two 4-inch Schedule 80 PVC conduits with pull wires under the sidewalks around the perimeter of each building with junction boxes located on each corner. The junction box cover shall have the word "TRAFFIC" engraved in it. The conduit and junction boxes location shall be in coordination with the signal design plans due to the two-way conversion of Madison and Montgomery. (T&ES) *****
57. 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) *****
58. 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) *
59. Lane adjustments to North Patrick Street shall be restriped by the applicant per the Preliminary Site Plan and to the satisfaction of the Director of T&ES. (T&ES)
60. Provide designs for the conversion of Madison Street and Montgomery Street from the current one-way configurations into two-way streets with one lane in each direction between N. Patrick Street and N. Henry Street. The designs shall include striping and signage changes as well as signal design plans for signal modifications needed at the four adjacent intersections to allow for the two-way conversion to be done by the City. Label all improvements to be done by others. Designs shall be provided with first Final Site Plan as part of the overall site plan, sign and striping plan, and signal design plan to the satisfaction of the Director of T&ES. The City shall not require that the work to convert the streets be completed prior to final Certificate of Occupancy or bond release. (T&ES)*,***

B. TRANSPORTATION MANAGEMENT PLAN

61. 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)
62. 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)
63. Integrate into the District Transportation Management Program when it is organized. All TMP holders in the established district will be part of this District

TMP. The objective of this district is to optimize transportation resources to benefit residents and employees through economies of scale. No increase in TMP contributions will be required because of participation in the District TMP. (T&ES)

64. An annual TMP fund shall be created and managed by the TMP Coordinator, and the funds shall be used exclusively for approved transportation activities. The annual base assessment rate for this development shall be determined as set forth in § 11-708 (TMP Assessments Schedule and Adjustments). The base assessment rate will be adjusted on an annual basis on July 1 of each year according to 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. The TMP shall operate on the fiscal year, July 1 to June 30. (T&ES)
65. Designate an on-site TMP Coordinator for the entire project prior to the 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 implementing and managing all aspects of the TMP and the parking management program for the project. (T&ES) ***
66. The Director of T&ES may require that the funds be paid to the City upon determination that the TMP Coordinator or Association has not made a reasonable effort to use the funds for TMP activities. As so determined, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in transportation support activities which benefit the site. (T&ES)
67. Submit to the Mobility Services Division these detailed attachments: biannual fund reports due in July and January of each fiscal year, modes of transportation survey, and a TMP Coordinator survey both due in July of each fiscal year. (T&ES)
68. As set forth in § 11-711(B) in the Zoning Ordinance, civil penalties shall be assessed for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the use may be required to participate in the Citywide TMP Program, may be subject to increased review and reporting requirements, and may be subject to a Staff recommendation for action by the City Council to revoke the TMP SUP pursuant to § 11-205 of the Zoning Ordinance. (T&ES)

C. BUS STOPS AND BUS SHELTERS

69. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) *
70. Provide bus stop with a pad and shelter on the north side of Montgomery Street near the intersection with N. Patrick Street, as generally shown in the Preliminary Plan. 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. Bus shelters require a building permit. (T&ES) (Code) *
71. 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

72. Per the City Manager's letter dated January 24, 2023, pay the sewer connection fee for the south building prior to Final Site Plan release, unless it is determined to be exempt per Section 5-6-25.1(c)(2). (T&ES) *
73. Comply with the Combined Sewer System Management Policy set forth in the Memo to Industry 07-14, City of Alexandria's Water Quality Volume Default, and state stormwater quality and quantity requirements. The applicant is proposing to discharge the sanitary flow from the site to the separated sanitary sewer system. With respect to the stormwater requirement, the applicant is proposing to have stormwater runoff from 2.59-acre of the site retained by bioretention facilities on site. The design will retain at minimum 50 percent of stormwater runoff (Option B) generated from the project site (3.43 acres) and hence no contribution fee is required as part of the preliminary site plan review. If the Option B requirement

cannot be met during the final design or construction, the development shall be subject to contribution fees as outlined in Option C of Memo to Industry 07-14 and the stormwater contribution fee will be prorated based on the amount of green infrastructure provided under Option B. (T&ES)

74. Provide an oil & grease separator connected to the sanitary sewer for the commercial kitchen. Submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to Final Site Plan release. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *
75. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)
76. For sump pump discharge of groundwater, the flow shall be connected to a fully separated storm sewer. (T&ES)

B. UTILITIES

77. 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)
78. Underground all overhead power and communication lines fronting the development prior to the Performance Bond release. (T&ES) *****
79. Do not locate transformer and switch gears in the public right-of-way. (T&ES)
80. All new fire hydrants on public streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative. Hydrants must be installed and functional prior to issuance of the Certificate of Occupancy. (T&ES) ***

C. INFORMATION TECHNOLOGY

81. Communications: A connected underground conduit grid shall be installed in preparation of fiber and cable installation to provide high-speed communication and connectivity to all buildings. (IT)
82. Street Connection: Two 2-inch schedule 80 PVC or HPDE conduits at a depth of 3 FT, with a minimum bend radius of 3 FT shall be installed around the perimeter of the development property and along the proposed roadways within the development. (Along North Henry). (IT)
83. A junction box (JBS-3), meeting VDOT standards and with a tier 22 or higher lid labelled “COA”, shall be installed at every intersection connecting the intersecting conduit runs. (IT)

84. At the intersection of Montgomery St and N. Patrick, Madison and N. Patrick, Madison and N. Henry, Montgomery and N. Henry. A pull line and tracer wire shall be installed with each conduit. (IT)

D. SOLID WASTE

85. Provide \$1,449 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install seven (7) 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) *
86. Provide \$1,685 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install seven (7) 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

87. 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) *
88. 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) *

89. 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) *
90. 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) *
91. 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) *****
92. 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) *****
93. 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) *****
94. 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) *
95. 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) *

96. 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) ****
97. Provide the Homeowner's Association (HOA), and/or master association, with an Owner's Operation and Maintenance Manual for all on site BMPs. The manual shall include at a minimum:
- a) An explanation of the functions and operations of the BMP(s),
 - b) Drawings and diagrams of the BMP(s) and any supporting utilities,
 - c) Catalog cuts on maintenance requirements including any mechanical or electrical equipment,
 - d) Manufacturer contact names and phone numbers,
 - e) A copy of the executed maintenance service contract, and
 - f) A copy of the maintenance agreement with the City.
98. The applicant/owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs). The applicant/owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. 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. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Submit a copy of the maintenance agreement to the City prior to Performance Bond release. (T&ES) ****

99. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) ****
100. 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

101. 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)
102. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site):
 - a) Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
 - b) Highly erodible and highly permeable soils,
 - c) Steep slopes greater than 15 percent in grade,
 - d) Known areas of contamination; springs, seeps, or related features, and
 - e) A listing of all wetlands permits required by law. (T&ES)

C. CONTAMINATED LAND

103. 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) *
104. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *
 - a) A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b) A Risk Assessment indicating any risks associated with the contamination.
 - c) A Remediation Plan detailing any contaminated 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).

- d) A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
 - e) Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).
105. 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) *
106. 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

107. 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

108. 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) *

109. 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) *
110. 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) *, ***
111. The restaurant shall comply with the City noise ordinance. (T&ES)
112. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 PM and 7 AM. (T&ES)
113. 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) ***
114. Demonstrate that sound-proofing materials will prevent live entertainment/physical fitness activity from disturbing residents prior to Final Site Plan release. (P&Z) (T&ES) (Code) *

F. AIR POLLUTION

115. Install electric fireplaces to reduce air pollution and improve indoor air quality, prior to issuance of the Certificate of Occupancy. (T&ES) ***
116. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
117. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)
118. Provide an electrical plug and related equipment within loading docks that will have refrigerator vehicle deliveries to limit emissions and noise from idling. Show the plug location prior to Final Site Plan release and install prior to the issuance of the Certificate of Occupancy. (T&ES) *, ***

V. CONSTRUCTION MANAGEMENT

119. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval, and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of 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) *
120. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall 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. ***
121. 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) *
122. 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) **
123. 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)
124. 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) **
125. Transit stops adjacent to the site shall remain open, if feasible, for the duration of construction. If construction requires closing a stop, 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)
126. Obtain additional City approvals for any structural elements that extend into the public right-of-way, including but not limited to footings, foundations, and tiebacks, from the Director of T&ES as a part of the Sheeting and Shoring permit. (T&ES) **
127. 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) *

128. 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) **
129. 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)
130. 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) *, ***
131. 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) ***
132. 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.
133. 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) ***

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

VI. CONTRIBUTIONS

135. Contribute \$67,500 to the City prior to Final Site Plan release for a Capital Bikeshare station and bicycles or system operations. (T&ES) *
136. If a modification to meeting the 25-percent minimum crown coverage requirement of the Zoning Ordinance in the Landscape Guidelines is approved, the applicant shall provide a monetary contribution, in the amounts specified within the Landscape Guidelines, to the City of Alexandria's Urban Forestry Fund. Provide the contribution prior to issuance of the first Certificate of Occupancy. Payment shall be payable to the City of Alexandria, with a transmittal letter addressed to RP&CA citing the project name and case number, contribution amount, and the condition being fulfilled. (P&Z) (RP&CA) ***

VII. HOUSING

The following development conditions will apply to all committed affordable housing units in both the North Building and the South Building.

137. Amendments to the approved Affordable Housing Plan, dated September 27, 2022, must be submitted to the Alexandria Housing Affordability Advisory Committee for consideration by the Committee and will require final approval from the City Manager. (Housing)
138. The applicant shall meet the provisions presented in the Relocation Plan dated May 17, 2022, and may be revised administratively with approval of the Director of the Office of Housing, or designee. (Housing)
139. The applicant shall notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing 45 days prior to commencement of the initial leasing period and provide the City with marketing information, so the City can notify interested parties of the availability of units. The applicant shall not accept applications for the units until 45 days after written notification has been provided to the Office of Housing. (Housing)

140. The applicant agrees that residents of affordable units shall have access to all amenities offered on the entire site. (Housing)
141. The applicant shall cooperate with both ownership entities to provide necessary easements or licenses to facilitate access by residents of affordable units to all of the amenities on the entire site. (Housing)
142. Residents of all committed affordable units may be charged a monthly parking fee of up to \$50.00 (in 2023 dollars with annual adjustments based on CPI) or the standard fee, whichever is lower, for their first parking space. Any additional parking spaces will be subject to standard fees. (Housing)
143. During the initial leasing period, the applicant shall list the units in www.VirginiaHousingSearch.com, an online housing search database sponsored by Virginia Housing (VH, formerly the Virginia Housing Development Authority and/or "VHDA"). The applicant shall use commercial reasonable efforts to list available units no less than on a quarterly basis through the 40-year term of affordability. (Housing)
144. During the affordability period if at any point, a unit that has been provided through the application of the Residential Multifamily Zone (RMF) Zone or Section 7-700 is no longer receiving a federal or state subsidy or Low-Income Housing Tax Credit financing or subject to federal or state income and rent restrictions the following condition shall apply. (Housing)
 - a) Once an income-eligible household moves into a unit, that unit will be considered an affordable unit until the household's income increases to more than 140 percent of the original income limit. The household will be given one additional one-year lease term at the affordable rent and will be notified that at the end of one year the household will not be eligible to continue at the affordable rent. The household will be required to vacate the unit at the end of the lease term and the unit will be leased to an income eligible household.
145. The total of non-refundable fees, including fees for use of amenities, but excluding application, parking and pet fees, shall not exceed 15% of gross affordable rent for the residents of RMF Zone affordable set-aside units and the Section 7-700 affordable set-aside units. (Housing)
146. The applicant shall 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. (Housing)
147. Households receiving Housing Choice Voucher assistance will not be denied admission to the RMF Zone and Section 7-700 affordable set-aside units on the basis of receiving such assistance. A household will be considered income qualified

if the amount of rent it can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent. (Housing)

NORTH BUILDING

The following development conditions will apply only to housing units in the North Building.

148. The applicant shall provide 207 committed affordable rental units. Of those, 104 units are required by the Residential Multifamily Zone (RMF) (housing units affordable to households earning an average of 40% of AMI in the development) and 38 units are required by Section 7-700 (affordable to households earning up to 60% of AMI). The remaining rental units are funded by various subsidies, provided pursuant to ARHA's mission as an affordable housing developer, and deemed committed affordable units (CAU). (Housing)
149. The affordable units represent a range of subsidy sources. See below. (Housing)

North Building		
AMI	Units	Subsidy Source
30%	66	HUD RAD/Section 18 Project-Based Vouchers
30%	11	ARHA Project-Based Vouchers
50%	27	LIHTC
60%	52	LIHTC
80%	51	LIHTC

150. From among the 77 units affordable to households earning up to 30% of Area Median Income (AMI) in the North Building, 66 of the units will be subject to, and fulfill, the one-for-one replacement requirements of the joint City of Alexandria – Alexandria Redevelopment and Housing Authority Resolution 2876. (Housing)
151. The 104 units provided through the application of the RMF Zone shall include 8 one-bedroom units, 62 two-bedroom units, 33 three-bedroom units, and 1 four-bedroom unit affordable for a period of 40 years. (Housing)
- a) Rents payable by households for the committed affordable units produced pursuant to the RMF Zone shall not, on average, exceed the maximum rents allowed under the Federal Low-Income Housing Tax Credit program for households with incomes at 40 percent of the area median income for the Washington D.C. Metropolitan Statistical Area. In the future, and based on a demonstration of feasibility, average rents payable by households for the committed affordable units may be increased up to the maximum rents allowed under the Federal Low-Income Housing Tax Credit program for households with incomes at 50 percent of the area median income for the Washington D.C.

Metropolitan Statistical Area subject to the submission and approval of a revised Affordable Housing Plan.

152. The 52 affordable set-aside units provided through the application of Section 7-700 shall include 22 one-bedroom units, 23 two-bedroom units, and 7 three-bedroom units for a period of 40 years. (Housing)
- a) Rents payable for the set-aside units shall not exceed the maximum rents allowed under the Federal Low Income Housing Tax Credit program for households with incomes at 60 percent of the Washington D.C. Metropolitan Area Median Family Income (taking into account utility allowances and any parking charges for one vehicle) for a period of 40 years from the date of initial occupancy of each affordable unit. The applicant shall re-certify the incomes of resident households annually.

SOUTH BUILDING

The following development conditions will apply only to units in the South Building.

153. The applicant shall provide 84 committed affordable rental units. Of those, 8 units are required by the Residential Multifamily Zone (RMF) (housing units affordable to households earning an average of 40% of AMI in the development). (Housing)
- a) Rents payable by households for the committed affordable units produced pursuant to the RMF Zone shall not, on average, exceed the maximum rents allowed under the Federal Low-Income Housing Tax Credit program for households with incomes at 40 percent of the area median income for the Washington D.C. Metropolitan Statistical Area. In the future, and based on a demonstration of feasibility, average rents payable by households for the committed affordable units may be increased up to the maximum rents allowed under the Federal Low-Income Housing Tax Credit program for households with incomes at 50 percent of the area median income for the Washington D.C. Metropolitan Statistical Area subject to the submission and approval of a revised Affordable Housing Plan.
154. The affordable units represent a range of subsidy sources. See below. (Housing)

South Building		
AMI	Units	Subsidy Source
30%	60	ARHA Project-Based Vouchers
30%	24	Potential HUD Faircloth-to-RAD Project-Based Rental Assistance
80%	35	No Subsidy
NA	206	None – Market Rate

VIII. PUBLIC ART

155. Work with City staff to identify opportunities for either on-site public art or for monetary contributions per the Public Art policy during Final Site Plan review. (P&Z)(RP&CA)*
156. The in-lieu contribution shall be \$0.30 per gross square foot, not including the square footage associated with the bonus density, with a maximum contribution of \$75,000 prior to issuance of the first Certificate of Occupancy for the south building. On-site public art shall be of an equivalent value to the contribution. (P&Z) (RP&CA) ***

IX. DISCLOSURE REQUIREMENTS

157. If a parking study demonstrates that residents of the development are not eligible for RPP permits, a A Disclosure Agreement shall be created and distributed to all residential tenants that this development is not included in the Residential Permit Parking District and therefore residents are not eligible for Residential Permit Parking permits for on-street parking beyond posted time limits. If required, the Disclosure Agreement shall be provided prior to issuance of first Certificate of Occupancy. (P&Z) (T&ES) (PC)***
158. A Disclosure Agreement shall be included in all leasing documents that states that building amenities (including pool, common areas and the like) are shared across the project site (both buildings) by all residents. Provide signage at the entrance to all amenities that the space is open to all residents. The Disclosure Agreement shall be provided prior to Final Site Plan release and the leasing documents shall be provided prior to issuance of first Certificate of Occupancy. (P&Z) (HOUSING)
*,***
159. A Disclosure Agreement shall be created and distributed to all tenants that this development includes the 1000 Block of Madison Street and Montgomery Street conversion from one-way street to a two-way street. This disclosure can be discontinued once the conversion is complete (T&ES)

X. USES

RETAIL/COMMERCIAL (Medical Care Facility SUP2022-00115, Fitness Facility SUP2022-00116); **RESTAURANT** (SUP2022-00105); **DAY CARE CENTER**

All uses

160. The Special Use Permit shall be granted to the business owners only or to any corporation in which the business owners have a controlling interest. (P&Z)
161. Provide these conditions for the retail/commercial areas, to the satisfaction of the Director of P&Z:
 - a) A minimum 15 feet floor-to-floor height, except in the day care center space where the residential building units directly above at the second floor create a lower first floor ceiling height.
 - b) Maintain operable entrances along street frontages. Include this requirement in each tenant's lease.
 - c) All ground floor windows shall remain transparent, except as otherwise allowed by the City of Alexandria Zoning Ordinance. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage.
 - d) Placing or constructing items that block visibility through windows of the interior commercial space from the street and the sidewalk, including but not limited to walls, opaque window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited.
162. Encourage employees who drive to use off-street parking. (T&ES)
163. Encourage employees to use public transportation. Contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
164. Provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material and posting on the business website. Contact Go Alex at goalex@alexandriava.gov for more information. (T&ES)
165. Provide information about nearby garages on the business's website to encourage patrons to park off-street. (T&ES)
166. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
167. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least twice during the day and at the close of the business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (P&Z)
168. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the

Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

Day Care Center only

169. Provide a pick-up and drop-off plan for the proposed daycare as part of the Final Site Plan Submission. This plan should include, but may not be limited to, circulation plan, traffic control devices, wayfinding signs, and/or locations in which staff might assist in operation. If the daycare enrollment exceeds 100 students, the pick-up and drop-off plan shall be evaluated and resubmitted for review to the satisfaction of the Directors of P&Z and T&ES. (T&ES) (P&Z)

Restaurant only

170. All patrons must leave the premises one hour after the closing hour. (P&Z)
171. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
172. The maximum number of indoor seats at the restaurant must comply with the state building code. (P&Z)
173. The number of outdoor seats shall be determined once a restaurant tenant has been selected. (P&Z)
174. The hours of operation for outdoor dining shall be opening time and to closing time, with the area closed and cleared of all customers by closing time. The outdoor seating area shall not include signage on umbrellas.
175. The outdoor dining areas shall be cleaned and washed at the close of each business day that they are in use.
176. The design of the outdoor dining areas and all its components shall be consistent with the standards of the City Outdoor Dining Design Guidelines.
177. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z)

178. No food, beverages, or other material shall be stored outside, with the exception of materials specified in other conditions. (P&Z)
179. On and off premises alcohol sales are permitted in compliance with Virginia ABC requirements. (P&Z)
180. Delivery vehicles operated and managed by the applicant are permitted. Delivery vehicles must be parked off-street when not in use. (P&Z)
181. Indoor limited, live entertainment may be offered and must comply with the City's noise ordinance. No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring food service as well as the entertainment. (P&Z)(T&ES)
182. All windows shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. (P&Z)
183. Exterior power washing of the building shall not be completed using any kind of detergents. (P&Z)(T&ES)
184. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (P&Z)(T&ES)
185. If used cooking oil is stored outside, the drum shall be kept securely closed with a bung (a secure stopper that seals the drum) when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (P&Z)(T&ES)
186. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z)(T&ES)
187. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (P&Z)(T&ES)

188. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (P&Z)(T&ES)
189. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (P&Z)(T&ES)
190. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (P&Z)(T&ES)
191. The applicant shall require its employees who drive to use off-street parking. (P&Z)(T&ES)

XI. SIGNS

192. Design and develop a coordinated sign plan, which includes a color palette, for all proposed commercial signage. The plan shall be included as part of the Final Site Plan and BAR Certificate of Appropriateness materials and shall coordinate the location, scale and character of all proposed signage to the satisfaction of the Director of P&Z. (P&Z) (BAR) *
193. Provide signage at the entrances to the parking garage with retail parking that is consistent with the City's wayfinding standards for identifying parking garages. (T&ES)
194. 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)

- C - 1 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) *****
- C - 2 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. *
- C - 3 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. (P&Z) (T&ES) *****
- C - 4 No permits shall be issued prior to the receiving the Certificate of Appropriateness and the demolition permit from the Board of Architectural Review. (BAR) **
- C - 5 Any parking requirement may be adjusted within five percent of the requirement if the Director of P&Z determines that physical requirements of the building prevent complying with the specific number of required parking spaces per § 8-200(A)(2)(c)(i) of the Zoning Ordinance. (P&Z) (T&ES)

B. Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor at (703) 746-4200 with any questions.
- C - 1 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).
- C - 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).
- C - 3 Submit a soils report with the building permit application for all new and existing building structures. **
- C - 4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance

permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **

- C - 5 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 - 1. 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

- F-1. Prior to the Civil War historic maps indicate that Old Georgetown Road passed through the two blocks diagonally. During the Civil War the Union Army established a stockaded compound in the southwest corner of the 899 N. Henry block oriented with the railroad tracks that ran down the center of North Henry St. The compound served as the Alexandria Branch Depot for Quartermaster Supplies and consisted of 17 structures, a 5 ft. by 8 ft. sink (privy), and a well 4 ft. in diameter. The buildings included two kitchens, two mess houses, a cook house, two armories, offices, bunk houses, a commissary, and a storehouse. The two blocks remained largely vacant after the Civil War until the early twentieth century when a house was built on the corner of Madison and N. Henry Street, and several buildings were erected on the north side of Montgomery Street. Topographic maps in the 1940s and 1950s indicate that a church stood on the corner of Madison and N. Henry Street. Later in the 1950s the Samuel Madden Homes were built.
- F-2. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C - 1 All archaeological preservation measures shall comply with § 11-411 of the Zoning Ordinance.

E. Health Department

Food Facilities

- C-1. An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
- C-2. Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria- fee must be paid separate from any other departmental fees.
- C-3. Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C-4. A Food Protection Manager shall be on-duty during all operating hours.
- C-5. The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
- C-6. In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
- C-7. Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.
- C-8. Starting on 1/1/2023, The Virginia Department of Agriculture and Consumer Services (VDACS) is the point of contact for the following type of establishments: grocery stores, convenience stores, ice cream stores, wine shops, or bakeries. The divisions of Food Safety can offer further guidance. Please use the following contact information:
VDAC's Food Safety Program
804.786.3520
804.371.7792
foodsafety@vdacs.virginia.gov

Day Care Facility

- C-9. An Alexandria Health Department Permit is required for all regulated facilities that are serving and/or preparing food. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another.
- C-10. Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Construction plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
- C-11. Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C-12. A Food Protection Manager shall be on-duty during all operating hours.
- C-13. The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.

Aquatic Facilities

- C-14. An Alexandria Health Department Permit is required for each regulated facility, including swimming pools, wading pools, spas, waterparks, interactive water features and water activity pools. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Electrical inspection, Permit Application and Fee are required.
- C-15. Construction plans and Fee shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a plan review fee per body of water payable to the City of Alexandria.
- C-16. Construction plans shall comply with Alexandria City Code, Title 11, Chapter 11, The Aquatic Health Ordinance. Pump curves, hydraulic calculations, equipment specifications, site plans, and piping plans shall be submitted.
- C-17. The filter room shall be located so that the pool operator does not have to leave the pool enclosure, it opens onto pool deck, and so pool operator has a full line of sight when inside room.
- C-18. The bathhouse shall be located to open onto the pool deck with patrons being required to enter and pass through bathhouse prior to accessing pool.
- C-19. A direct dial, hard-wired telephone shall be provided within the swimming pool area.

- C-20. All regulated aquatic facilities shall have a pool operator on-duty. Pool operators must be on-site during all operating hours except for spas and interactive water features. At least one certified lifeguard shall be on-duty during all operating hours for aquatic facilities with the exception of spas and interactive water features. Additional lifeguards may be required due to the configuration of the facility and/or use of the facility.

F. Transportation & Environmental Services (T&ES)

- F - 1. 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) *
- F - 2. 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) *
- F - 3. 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) *
- F - 4. 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) *, ****
- F - 5. 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) *, ****

- F - 6. 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 - 7. 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) *, ****
- F - 8. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. (T&ES) *, ****
- F - 9. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for 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) *, ****
- F - 10. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) *, ****
- F - 11. Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. (T&ES) *, ****

- F - 12. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. (T&ES) *
- F - 13. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) *
- F - 14. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) *
- F - 15. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry #04-18. (T&ES) *
- F - 16. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): (T&ES)
 - a) Include the statement: “FOR INFORMATION ONLY” on all MOT Sheets. *
 - b) No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
 - c) Contractor shall apply for all necessary permits for uses of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.
- F - 17. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES) *
- F - 18. Parking for the residential and commercial uses shall match the Zoning Ordinance requirements in effect at approval by the City Council and/or Planning Commission. (P&Z) (T&ES) *
- F - 19. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES) *
- F - 20. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) *
- C - 1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) *
- C - 2 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) *

- C - 3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) *
- C - 4 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) *
- C - 5 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)
 - d) 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. *, *****
 - e) Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, *****
- C - 6 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) *, *****
- C - 7 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) *

- C - 8 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) *
- C - 9 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) *
- C - 10 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) *
- C - 11 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) *
- C - 12 Post the bond for the public improvements before Final Site Plan release. (T&ES) *
- C - 13 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) *
- C - 14 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *
- C - 15 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) ****
- C - 16 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) *, ****

- C - 17 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) *
- C - 18 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) *
- C - 19 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *
- C - 20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 21 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)
- C - 22 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:
 - iv. Monday through Friday from 9 AM to 6 PM
 - v. Saturdays from 10 AM to 4 PM
 - vi. No pile driving is allowed Sundays and holidays
- b. § 11-5-109 restricts excavating work in the right-of-way to:
 - vii. Monday through Saturday 7 AM to 5 PM
 - viii. No excavation in the right-of-way allowed on Sundays, New Year's Day, Independence Day, Thanksgiving, and Christmas.
- C - 23 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) *
- C - 24 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *
- C - 25 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) *

- C - 26 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) *

G. Information Technology

- R - 1. Coordinate with the GIS Division for address assignments at tenant fit out for all first-floor bays with a street-facing door as their primary access. These uses may not use the primary building address for their address. Contact the Addressing Coordinator in the GIS Division (703) 746-3823 for each new tenant to receive the address based on the primary entrance door. (GIS)
- R - 2. Development cases should not use any addresses in their case name as existing site addresses may change during development. (GIS)

H. Fire Department

- C - 1 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.

I. Police Department

- R - 1. Gate off the section of the underground garage dedicated to residents from the retail section. Control access by electronic means. This design helps prevent tampering with resident's vehicles and other crimes.
- R - 2. 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.

- R - 3. 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.
- R - 4. Choose benches middle armrests to deter unwanted sleeping and skateboarding.
- R - 5. 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.
- R - 6. 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.

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

ATTACHMENTS

- (1) January 24, 2023 letter from the City Manager to ARHA CEO outlining project exemptions

ATTACHMENT 1: Master Plan Amendment Resolution

RESOLUTION NO. **MPA 2022-00006**

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 **Braddock Road Metro Station Small Area Plan** chapter of the 1992 Master Plan;

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 **February 7, 2023** with all public testimony and written comment considered; and

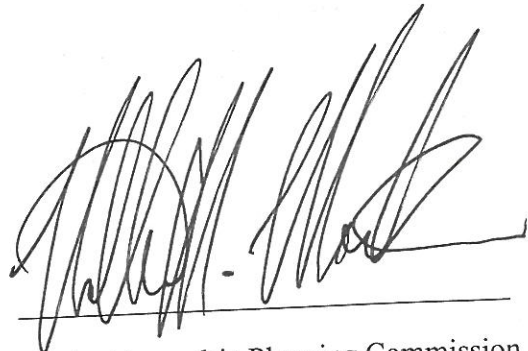
WHEREAS, the Planning Commission finds that:

1. The proposed amendments are necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the Braddock Road Metro Station Small Area Plan chapter of the 1992 Master Plan; 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 **Braddock Road Metro Station 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 **Braddock Road Metro Station 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 **Braddock Road Metro Station 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:

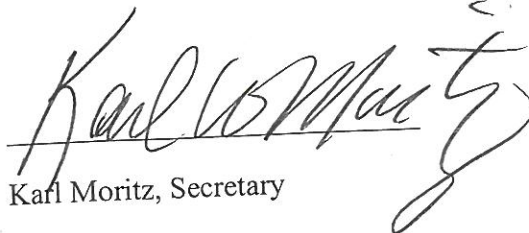
1. The attached amendments to the **Braddock Road Metro Station Small Area Plan** through amendments to the **Braddock Metro Neighborhood Plan** and the **Braddock East Master Plan** are hereby adopted amending the Braddock Road Metro Station Small Area Plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia, to the:
 - Braddock Metro Neighborhood Plan (BMNP)
 - Development Table (page 97)
 - Land Use Table (page 98)
 - Braddock East Master Plan (BEMP)
 - Table 3: Land Use (page 37)
 - Table 5: Development Framework (page 47)
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 7th day of February 2023.



Chair, Alexandria Planning Commission

ATTEST:


Karl Moritz, Secretary

Attachment

BMNP Development Table (pg. 97)

Items shown with a ~~strikethrough~~ will be revised to the underlined item. Table is cropped to illustrate revisions to information associated with Site #16 for purposes of this report only. The actual table within the BMNP will represent all 17 sites.

		EXISTING PARCEL							PROPOSED DEVELOPMENT			
Site	Character Area	Parcel Area		Existing Development	Current Zoning	Current Allow-able F.A.R. ⁽¹⁾	Current Allow-able Height ⁽¹⁾	Current Allowable Development ⁽¹⁾	Total Develop-ment	Propose-d F.A.R.	Pro-posed Max Height	
		SF	ACRES	SF			FEET	SF	SF		FEET	
16	Samuel Madden Uptown Public Housing Site	Mid-Neighborhood Area	150,000	3.44	64,000	RB	0.75	45	112,500	300,000 to 375,000 <u>582,953</u>	<u>Refer to BEMP</u>	<u>Refer to BEMP</u>

BMNP Land Use Table (pg. 98)

Items shown with a ~~strikethrough~~ will be revised to the underlined item. Table is cropped to illustrate revisions to information associated with Site #16 for purposes of this report only. The actual table within the BMNP will represent all 17 sites.

SITE	CHARACTER AREA	PARCEL AREA		EXISTING DEVELOPMENT	CURRENT ZONING	RECOMMENDED ZONING	REQUIRED LAND USE	PREFERRED LAND USE (1)
		SF	ACRES	SF				
16 Samuel Madden Uptown Public Housing Site	Mid-Neighborhood Area	150,000	3.44	64,000	RB	EDD RMF	<u>Refer to BEMP</u>	<u>Refer to BEMP</u>

BEMP Table 3: Land Use (pg. 37)

Items shown with a ~~strikethrough~~ will be revised to the underlined item. Table is cropped to illustrate revisions to information associated with the site for purposes of this report only. The actual table within the BEMP will represent all sites.

Site	Parcel Area		Existing Development	Current Zoning	Recommended Zoning	Required Land Use	Preferred Land Use
	SF	Acres	SF				
Samuel Madden	150,000	3.44	64,000	RB	EDD RMF	GF Retail	Residential, Retail and Child Care -Grocery-Store, Office

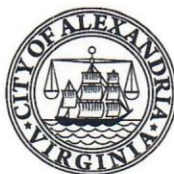
Master Plan Amendment #2022-00006

899 and 999 North Henry Street – Braddock Road Metro Station Small Area Plan

BEMP Table 5: Development Framework (pg. 47)

Items shown with a ~~strickethrough~~ will be revised to the underlined item. Table is cropped to illustrate revisions to information associated with the site for purposes of this report only. The actual table within the BEMP will represent all sites.

EXISTING PARCEL								PROPOSED DEVELOPMENT			
Site	Net Parcel Area		Existing Development	Existing Housing Units	Current Allowable FAR	Current Allowable Height	Current Allowable Development	Max Total Development	Approx. Range of Housing	Max FAR	Max Height
	SF	Acres	SF			FT	SF	SF			FT
Samuel Madden	150,000	3.44	64,000	66	0.75	45	112,500	300,000 582,953 ⁽³⁾	165-225 532	3.00	70*
(3) Square footage includes SUP for 3.0 in RMF zone and density bonus to 3.90											
* 77' per Section 7-700 of the Zoning Ordinance											



OFFICE OF THE CITY MANAGER
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Alexandria, VA 22314

JAMES F. PARAJON
City Manager

703.746.4300
Fax: 703.838.6343

January 24, 2023

Keith Pettigrew, CEO
Alexandria Redevelopment and Housing Authority
401 Wythe Street
Alexandria, Virginia 22314

Re: Samuel Madden Redevelopment Exclusions and Exemptions

Dear Mr. Pettigrew,

I am writing in response to your January 6, 2023, letter addressed to Eric Keeler. I will address each of your requests in the following paragraphs.

Before providing you the City of Alexandria's response, I need to set out the facts upon which these conclusions are based. These facts are drawn from information provided to the City of Alexandria by Alexandria Redevelopment and Housing Authority ("ARHA") and are as follows.

North building (999 N. Henry Street):

- 1) Continued real property ownership by ARHA;
- 2) Subject to a 99-year ground lease(s) between ARHA and an entity or entities that will apply for Low-Income Housing Tax Credits;
- 3) ARHA will have a majority interest in the long-term lessee(s); and
- 4) All of the units constructed will be committed affordable housing for households earning between 30% - 80% of Area Median Income ("AMI").

South building (899 N. Henry Street):

- 1) Real property will be sold by ARHA;
- 2) No Low-Income Housing Tax Credits will be sought; and
- 3) Will contain 325 units, only some of which will be committed affordable housing for households earning up to 30% of AMI, currently 60 units.

Regarding the request related to City Code Section 8-1-23, subsection (d)(2) exempts ARHA upon a finding that the project for which a permit, inspection, or certificate is being sought will "consist of housing for low and/or moderate-income persons." Further, this exemption would apply only if ARHA is legally allowed to be and is the applicant for the permits, inspections, or certificates. As such, the north building may be entirely exempt from the fees. Whereas, due to

Keith Pettigrew, CEO
Alexandria Redevelopment and Housing Authority
January 24, 2023
Page 2

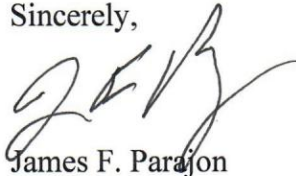
the fact that the south building is not a project that consists solely of housing for low and/or moderate-income persons, the exemption would not apply.

With respect to the exemption set out in City Code Section 5-6-25.1(c)(2), the exemption applies to the north building since ARHA will retain ownership of that property. The exemption will not apply to the south building because ARHA is selling the property and the entity that will own it will not be seeking federal low-income housing tax credits.

Finally, as to the public art policy, because ARHA will retain ownership of the property for the north building, the exemption in the policy applies. However, for the south building since ARHA will not retain ownership nor will it be non-profit owned affordable housing, the exemption does not apply.

If any of the above information is incorrect, then the conclusions set forth in this letter will need to be revised.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Parajon', written over the printed name.

James F. Parajon
City Manager



August 26, 2022

RE: ARHA SAMUEL MADDEN GREEN BUILDING APPROACH

General Approach

This project is committed to achieving the following certifications: 2020 Enterprise Green Communities Plus, WELL, EPA's ENERGY STAR Multifamily New Construction (MFNC), EPA's Indoor airPLUS (IAP), and DOE's Zero Energy Ready Home (ZERH).

The Enterprise Green Communities program was designed for affordable housing in collaboration with USGBC, and it was originally intended to be equivalent to LEED Silver. Over time, it has been strengthened to focus on even higher levels of building performance and resilient design. The most recent update was developed with leading edge organizations, the International Living Futures Institute and the International WELL Building Institute.

Projects earning the 2020 Green Communities certification are required to earn ENERGY STAR certification and will automatically be awarded WELL certification. ENERGY STAR Multifamily New Construction (MFNC) demonstrates energy efficiency of 20% above code. ZERH certification represents a significant elevation in energy performance that is essentially a mid-point between MFNC and PHIUS (Passive House) certification. Both WELL and Indoor airPLUS require comprehensive air quality considerations, including low emission products. Altogether, these program requirements contribute significantly to overall building performance as well as to the health and wellbeing of the occupants.

In contrast, LEED v4 requires far fewer mandatory measures, making it easier to avoid more complex credits. Green Communities' more stringent overall requirements arguably deliver a more reliably high performing building.

After a careful evaluation of the requirements of both LEED V4 Silver and 2020 Green Communities Plus, we have confirmed that the certifications pursued by AHRA Samuel Madden can be fairly regarded as comparable to or surpassing the rigor of a LEED v4 Silver certification.

Energy

Massing and Orientation

The massing and orientation are influenced heavily by the configuration of the existing street network, as well as: zoning requirements, small area plan recommendations, and relationship to existing context. These factors limit the flexibility of the design to adjust orientation or massing solely based solar considerations, however the project has taken this into account when studying the courtyard configuration and sizes, orientation of walls and massing to maximize solar access as well as light and air into the units.

Basic Envelope Attributes

Envelope is a vital contributor to overall energy performance and while the envelope for this project has not yet been finalized, the overall building performance will be driven by the rigorous requirements of Enterprise Green Communities Plus. As a threshold requirement, this program requires certification to DOE's Zero Energy Ready Homes program, which greatly exceeds the minimum energy performance of a LEED v4 project, including the prescriptive envelope mandate for ENERGY STAR-certified windows. Please see Preliminary Energy Savings Estimate below.

Lighting

In accordance with the requirements of the ZERH certification, this project will utilize ENERGY STAR-certified LED lighting throughout.

Plug and Process Loads

In accordance with the requirements of ZERH certification, this project will utilize ENERGY STAR-certified appliances and bath fans throughout.

Preliminary Energy Savings Estimates

Whereas LEED v4 requires that projects meet or exceed ASHRAE 90.1-2010 by 5% and fulfill some requirements of the ENERGY STAR program, Green Communities requires full certification to ENERGY STAR Multifamily New Construction, which sets the target at 20% better than ASHRAE 90.1-2010. The Green Communities Plus certification requires an even more rigorous energy certification such as Zero Energy Ready Homes (ZERH). The ZERH certification requires an additional improvement over ENERGY STAR of approximately 10%.

Renewable Energy Production with Output Estimates

The project will be designed with solar in mind such as having proper conduit, allocated roof space, and necessary panel boxes in place. A roof plan with potential future solar layout will be provided as part of the preliminary competition submission. The location and quantity of solar is diagrammatic and will likely change with final design and engineering.

Commissioning

A commissioning agent will be brought on board to balance and level all equipment for energy benchmarking as required by the buildings multiple Energy Performance Certifications.

Metering Strategy

The building will be serviced by direct sub-meters to all apartment homes and a master servicing the common areas with the exception of a separate meter for ALIVE! Alexandria's Leased space. The property will participate in Enterprise Green Communities Utility Benchmarking program, and will provide utility data to Enterprise Communities collected by a third-party vendor (such as WeGoWise) on an annual basis. Additionally, the property will make the data available to the Department of Energy, Virginia Housing, Virginia Department of Community Development, Housing Urban Development, and the City as desired. Furthermore, the property will be subject to annual utility allowance studies. These studies will be conducted by third-party vendors and utilized to establish annual utility allowances which are factored into the allowable chargeable tenant paid rent portion at the community. Moreover, the utility allowance studies will be reviewed by both Virginia Housing and HUD to ensure compliance and reasonableness with all applicable state and federal standards.

Water

Proposed Outdoor Water Reduction Strategies and Percentage of Reduction

The intention is to plant native/drought tolerant plants that follow the City of Alexandria's plant list requirements which also targets to have a 10% biodiversity limit in each species planted, which will reduce the irrigation demand. High efficiency drip irrigation will be utilized where needed to reduce water usage.

Percent of Indoor Water Use Savings and Proposed Strategies

Green Communities' minimum requirement for indoor water use is a 20% reduction. At Samuel Madden, indoor water use is expected to be 40% below baseline through the use of highly efficient WaterSense-certified fixtures and appliances.

Indoor Environmental Quality

Daylighting Plan and Overall Percentage of Daylit Spaces

As an all-residential building, the project will have a high percentage of daylit spaces. The unit mix for the building does not include inboard bedrooms or dens, so all regularly occupied residential spaces include daylighting. Furthermore, the amenity spaces include a high level of exterior windows and will also include a high percentage of daylit spaces.

Interior Air Quality and VOC Reduction in Interior Spaces

All relevant materials will meet or exceed industry standards for low/no-VOC products.

Construction IAQ

Per various program requirements, all ducts will be sealed during construction and inspected at final for debris. HVAC air filters will be inspected at final. A building flush-out will be performed upon project completion.

Occupant Thermal Comfort

Thermal comfort will be provided through a well-sealed and insulated envelope paired with right-sized, high efficiency HVAC systems.

REQ. PTS (private)	PERFORMANCE CATEGORY	PROGRAM EQUIVALENCIES		
		LEED v4 BDC: NC or Homes Multifamily as indicated below	Enterprise Green Communities <i>PLUS</i>	Samuel Madden meets or exceeds:
		BD+C: Homes Multifamily includes elements of <i>ENERGY STAR Multifamily New Construction</i>	EGC PLUS includes certification to <i>DOE's Zero Energy Ready Homes</i>	
	ENERGY USE REDUCTION			
5	OPTIMIZE ENERGY PERFORMANCE	For 5 points, design to exceed ASHRAE 90.1-2010 by 14% (<i>BD+C: NC</i>)	Design to ZERH energy requirements (requires HERS/ERI methodology). Equivalent to exceeding ASHRAE 90.1-2010 by approx. 30%	yes
2	RENEWABLE ENERGY PRODUCTION	For 2 points, offset 5% of total annual cost (could purchase RECs for 10 yrs) (<i>BD+C: NC</i>)	Project will meet this requirement outside of the EGC+ certification	yes
1	ADVANCED ENERGY METERING	For 1 point, minimum of 50% of residents have shared utility data with USGBC or approved 3rd party (<i>BD+C: Homes Multifamily</i>)	Mandatory benchmarking with Energy Star Portfolio Manager or approved 3rd party required, including for both tenant and owner meters.	yes
	WATER EFFICIENCY			
4	INDOOR WATER USE REDUCTION	4 points for 40% reduction from baseline (<i>BD+C: NC</i>)	Project will achieve a 40% reduction through WaterSense fixtures (lavatory, shower head, toilets) and Energy Star appliances (refrigerators, dishwashers, clothes washers)	yes
1	OUTDOOR WATER USE REDUCTION	1 point for 10% of reduction from baseline. No invasives. (<i>BD+C: NC</i>)	Program requires 100% regionally adapted or native plantings and no invasives. Site will have minimal to no turf.	yes
	INDOOR ENVIRONMENTAL QUALITY			
1	LOW EMITTING MATERIALS	Points given for percentage of compliance with applicable standards in 7 product categories. (<i>BD+C: NC</i>)	Program requires 100% compliance with applicable VOC standards for <i>all</i> product categories.	yes
1	CONSTRUCTION INDOOR AIR QUALITY MANAGEMENT PLAN	1 point for developing and implementing an IEQ plan for construction and pre-occupancy phase. (<i>BD+C: NC</i>)	EPA Indoor airPLUS requirements include protection of ductwork, clean MERV 8 air filters. Energy Star requires that materials are protected from moisture damage.	yes
1	THERMAL COMFORT	1 point for thermal comfort design, plus thermal control for at least 50% of occupants. (<i>BD+C: NC</i>)	ENERGY STAR requires that dwelling unit HVAC systems are designed to avoid oversizing, which can contribute to uncomfortable conditions. Units are compartmentalized to reduce drafts and heat transfer through air leakage. All HVAC systems equipped with individual thermostats that are fully controllable by residents.	yes
opt.	INDOOR AIR QUALITY ASSESSMENT	1 point for building flush-out. (<i>BD+C: NC</i>)	Indoor airPLUS requires building flushout.	yes



2020 ENTERPRISE GREEN COMMUNITIES CRITERIA CHECKLIST

CRITERIA CHECKLIST

Project Name:
ARHA Samuel Madden
North Building

This checklist provides an overview of the technical requirements within the Enterprise Green Communities Criteria. To achieve Enterprise Green Communities Certification, all projects must achieve compliance with the Criteria mandatory measures applicable to that construction type. **New Construction projects must also achieve at least 40 optional points, and Substantial and Moderate Rehab projects must also achieve at least 35 optional points.**

These projects that also comply with Criterion 5.2b or Criterion 5.4 will be recognized with Enterprise Green Communities Certification Plus.

Alignment of Green Communities with LEED v4 BD+C:
Homes Multifamily, Silver

EGC mandates deliver at least 19 of the 50 points required for LEED Silver. There are 3 EGC mandates and 9 credits for which there are no LEED equivalents.

YES / NO	OPTIONAL POINTS		1. INTEGRATIVE DESIGN		LEED Points
Yes		M	1.1 Integrative Design: Project Priorities Survey	This requirement does not exist in LEED v4 Homes Multifamily	0
Yes		M	1.2 Integrative Design: Charrettes and Coordination Meetings	IPc Integrative Design - Charrette (1 pt) AND IPc Integrative Design - Integrated Project Team (1 pt)	2
Yes		M	1.3 Integrative Design: Documentation	This requirement does not exist in LEED v4 Homes Multifamily	0
Yes		M	1.4 Integrative Design: Construction Management	IPc Integrative Design - Trades Training (1 pt)	1
YES / NO	OPTIONAL POINTS		2. LOCATION + NEIGHBORHOOD FABRIC		
Yes		M	2.1 Sensitive Site Protection	LTC Site Selection: Avoidance of Sensitive Land (3 pts)	3
Yes		M	2.2 Connections to Existing Development and Infrastructure	This requirement does not exist in LEED v4 Homes Multifamily	0
Yes	7	5 or 7	2.4 Increased Compact Development	LTC Compact Development (LEED metric based on DU/acre, 1-3 points)	1
Yes		M	2.5 Proximity to Services and Community Resources	LTC Community Resources (1 pt)	1
	4	6 max	2.7 Preservation of and Access to Open Space	LTC Site Selection, Open Space, Option 3 (1 pt)	1
Yes		M	2.8 Access to Transit	LTC Site Selection, Access to Transit - EGC mandatory practice delivers 1 LEED pt for transit. Project's location would earn 1 additional LEED point under the credit + 1 LEED point for Ex Perf.	3
Yes	2	2-8	2.9 Improving Connectivity to the Community	No credit equivalent in LEED v4 Homes Multifamily	0
Yes		M	2.15a Access to Broadband: Broadband Ready	No credit equivalent in LEED v4 Homes Multifamily	0
YES / NO	OPTIONAL POINTS		3. SITE IMPROVEMENT		
Yes		M	3.1 Environmental Remediation	No equivalent mandatory in LEED v4 Homes Multifamily.	0
Yes		M	3.2 Minimization of Disturbance during Staging and Construction	Equal to LEED v4 Homes Multifamily	0
Yes		M	3.3 Ecosystem Services/Landscape	WEc Outdoor Water Use - requirement for 100% native/adaptive plantings (including turf) will contribute up to 4 LEED points.	3
Yes		M	3.4 Surface Stormwater Management	SWM is mandatory for Green Communities. LEED gives points for managing 95th percentile event for 2 points or 98th percentile for 3 points	0
YES / NO	OPTIONAL POINTS		4. WATER		
Yes		M	4.1 Water-Conserving Fixtures	Green Communities requires a mandatory 20% reduction. Under BDC: Homes Multifamily, WEc: Indoor Water Use gives 3 pts for 20% reduction. Under NC, LEED grants 4 points for 40% reduction.	3
Yes	4	6 max	4.2 Advanced Water Conservation	EGC gives 4 points for 40% savings. No additional LEED credit given. (point added here to reflect NC structure)	1
Yes	4	4	4.4 Monitoring Water Consumption and Leaks	No equivalent credit in LEED v4 Homes Multifamily.	0
Yes		4 (M for ZERH projects)	4.5 Efficient Plumbing Layout and Design	EAc Efficient Hot Water Distribution (2 pts for Path 1, Option 2)	2
Yes	8	8	4.7 Access to Potable Water During Emergencies	No equivalent credit in LEED v4 Homes Multifamily.	0
YES / NO	OPTIONAL POINTS		5. OPERATING ENERGY		
Yes		M	5.1a Building Performance Standard	LEED NC min. performance is 14% reduction from ASHRAE 90.1-2010. ESMFNC requires 20% reduction. This mandatory level of energy performance is equal to 9 pts in Homes MF	9
Yes	12	12-15	5.2b Moving to Zero Energy: Near Zero Certification (Qualifies for Enterprise Green Communities Certification Plus)	ZERH will provide an estimated 10% improvement over ESMFNC performance, conferring approximately 10 additional LEED EA points.	10
Yes	15	15	5.5b Moving to Zero Carbon: All Electric	No equivalent credit in LEED v4 Homes Multifamily.	0
Yes		M	5.6 Sizing of Heating and Cooling Equipment	Equal to LEED v4 Homes Multifamily	0
Yes		M	5.7 ENERGY STAR Appliances	Energy Star appliances mandatory for Green Communities. EAc Advanced Utility Tracking, Case 2 Multifamily grants 0.5 pt for ES dishwasher. WEc Indoor Water Use grants 1 pt for ES clothes washer	1.5
Yes		M	5.8 Lighting	No separate credit for lighting in LEED Homes Multifamily. Embedded in the energy model.	0
Yes	8	8	5.10 Resilient Energy Systems: Cover Critical Loads (generator)	No equivalent credit in LEED v4 Homes Multifamily.	0



2020 ENTERPRISE GREEN COMMUNITIES CRITERIA CHECKLIST

CRITERIA CHECKLIST

Project Name:
ARHA Samuel Madden
North Building

This checklist provides an overview of the technical requirements within the Enterprise Green Communities Criteria. To achieve Enterprise Green Communities Certification, all projects must achieve compliance with the Criteria mandatory measures applicable to that construction type. **New Construction projects must also achieve at least 40 optional points, and Substantial and Moderate Rehab projects must also achieve at least 35 optional points.**

These projects that also comply with Criterion 5.2b or Criterion 5.4 will be recognized with Enterprise Green Communities Certification Plus.

Alignment of Green Communities with LEED v4 BD+C:
Homes Multifamily, Silver

EGC mandates deliver at least 19 of the 50 points required for LEED Silver. There are 3 EGC mandates and 9 credits for which there are no LEED equivalents.

YES / NO	OPTIONAL POINTS		6. MATERIALS		
Yes		M	6.4 Healthier Material Selection	EQc Low Emitting Materials (3 LEED pts for meeting EGC Mandatories)	3
	3	12 max	6.5 Environmentally Responsible Material Selection	SSc Heat Island Reduction and SSc Rain Water Management (Up to 2 points. Calcs based on total site area)	2
Yes		M	6.6 Bath, Kitchen, Laundry Surfaces	Equal to LEED v4 Homes Multifamily	0
	1	4 max	6.7 Regional Materials	MRC EPP, Local Production (0.5 points for concrete and aggregate sources within 100 miles)	0.5
Yes		M	6.8 Managing Moisture: Foundations	Equal to LEED v4 Homes Multifamily	0
Yes		M	6.9 Managing Moisture: Roofing and Wall Systems	Equal to LEED v4 Homes Multifamily	0
Yes	2	M	6.10 Construction Waste Management	LEED v4 has different metrics.	0
YES / NO	OPTIONAL POINTS		7. HEALTHY LIVING ENVIRONMENT		
Yes		M	7.1 Radon Mitigation	Equal to LEED v4 Homes Multifamily	0
Yes		M	7.4 Garage Isolation	Equal to LEED v4 Homes Multifamily	0
Yes		M	7.5 Integrated Pest Management	SSc Non-toxic Pest Control (1.5 pts)	1.5
Yes	10		7.6 Smoke-Free Policy	EQc No ETS (1 pt)	1
Yes		M	7.7 Ventilation	EQc Enhanced Ventilation - Bathroom exhaust controls (1 pt)	1
Yes		M or 5	7.8 Dehumidification (Mandatory for ZERH projects)	No equivalent credit in LEED v4 Homes Multifamily.	0
		3	7.9 Construction Pollution Management (certification to Indoor airPLUS mandatory for ZERH)	In LEED v4 EQ, Indoor airPLUS certification earns points for the following: EQc Enhanced Combustion Venting (1 pt for no combustion equipment), EQc Contaminant Control (0.5 pts for press. flush), and EQc Balanced Air Distribution (0.5 pts for pressure differential <1 Pa at bedrooms.)	2
Yes		M or 8	7.11 Active Design: Promoting Physical Activity	No equivalent credit in LEED v4 Homes Multifamily.	0
	8	8	7.12 Beyond ADA: Universal Design	No equivalent credit in LEED v4 Homes Multifamily.	0
YES / NO	OPTIONAL POINTS		8. OPERATIONS, MAINTENANCE + RESIDENT ENGAGEMENT		
Yes		M	8.1 Building Operations & Maintenance Manual and Plan	Equal to LEED v4 Homes Multifamily	0
Yes		M	8.2 Emergency Management Manual	No equivalent requirement in LEED v4 Homes Multifamily.	0
Yes		M	8.3 Resident Manual	Equal to LEED v4 Homes Multifamily	0
Yes		M	8.4 Walk-Throughs and Orientations to Property Operation	Equal to LEED v4 Homes Multifamily	0
Yes		M	8.5 Energy and Water Data Collection and Monitoring	EAc Advanced Utility Tracking (1 pt)	1
TOTAL					
40 of 40			Mandatory Criteria Met		
92			Optional Points		
LEED Points (50 points required for silver)					53.5



Alexandria Redevelopment and Housing Authority

AND

SAMUEL MADDEN MASTER DEVELOPER, LLC.



***RESIDENT RELOCATION PLAN
FOR THE REDEVELOPMENT OF THE SAMUEL MADDEN PUBLIC
HOUSING COMMUNITY***

***Submitted: May 17, 2022
Updated: September 6, 2022***

Contact Information:
Keith Pettigrew, CEO
Kanesha W. Brown, Project Manager

401 Wythe Street • Alexandria, VA 22314 • Office: (703) 549-7115 • Fax: (703) 549-8709

www.arha.us

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Introduction

On November 10, 2021, the Board of Commissioners of the Alexandria Redevelopment & Housing Authority (“ARHA”) selected Samuel Madden Master Developer, LLC (“Development Partner”) as ARHA’s development partner for the redevelopment of the Samuel Madden public housing community. The Development Entity is comprised of three firms: Fairstead, Mill Creek Residential, and The Communities Group. Each member of the team has decades experience in multifamily and mixed-use projects, with extensive work on HUD-related development programs. ARHA has a long history of sponsoring and/or developing affordable housing in Alexandria. Together, the development has a long history of working with HUD programs and financing products, relocating residents, and building new affordable housing for very-low income, low-income, working and market renters.

On April 25, 2022, the development team submitted to the City of Alexandria a Concept 1 Plan to commence the entitlement approval process. The Concept 1 Plan triggered the submission requirements for the Residential Multifamily zone. As such, the development team is required to submit to the City’s Department of Housing a draft Tenant Assistance and Relocation Plan that affords current Madden residents protections throughout the entire redevelopment process, and for residents in good standing the right to return to an appropriately sized unit in the redeveloped site. Moreover, this plan ensures that prior to the relocation of residents to temporary off-site housing, current resident of the Samuel Madden public housing community will live in a safe and habitable environment and will continue to enjoy all the rights and responsibilities afforded to all public housing residents consistent with the rules and regulations established by the US Department of Housing and Urban Development and local rules promulgated by ARHA.

After receiving comments from City staff and the BAR to the Concept 1, 2 and 3 submissions, on September 2, 2022, the development team submitted to the BAR and City staff a preliminary design of the Samuel Madden redevelopment encapsulating the comments from current Madden residents, city staff, BAR and from comments received from public meetings.

In conclusion, resident-focused development is a key core value of ARHA and the entire development team. As such, the relocation of Madden residents will be carried out in a planned, consistent, and transparent manner ensuring at all times that the specific needs of each household are factored into the family-tailored approach. The development team will utilize the extensive experience of ARHA staff, the data collected from years of interaction with each of the 65 families, and with the support of digital platforms for information sharing and with staff of a national tenant relocation company who specializes in relocating very-low-income households to temporary housing. The relocation program will be implemented following the rules and regulations of the federal Uniform Relocation Act, subject to notice and other requirements of the Commonwealth of Virginia, and in conformance with City of Alexandria “Tenant Assistance and Relocation Policy for the Residential Multifamily Zone”. Following is a community profile for the population for which this plan wants to positively impact and steps that the development team will undertake to ensure that the resident rights are respected.

Redevelopment Overview

Samuel Madden Homes is a 66-unit public housing townhome located along Henry and Patrick Streets between Madison and First Streets in the City of Alexandria, Virginia. The existing structures on the property will be demolished and redeveloped into two (2) separate but adjacent buildings bisected by Montgomery Street.

The north side of the Project (“**North Building**”) will consist of approximately two hundred & seven (207) affordable housing residential units in a single building that will be legally separated into two (2) or more condo units pursuant to a condominium regime and will include residential amenities such as an outdoor courtyard with lounge seating and grilling stations, a residential lobby, a food hub and public park. The North Building will be financed utilizing 9% and/or 4% low-income housing tax credits. The north building will contain affordable units from 0% AMI to 80% AMI.

The south side of the Project (“**South Building**”) will consist of over three hundred & twenty-five (325) residential rental units, approximately 16,000 square feet of retail space, a daycare facility, a playground, an outdoor courtyard with lounge areas and grilling stations, residential amenities such as a pool, party rooms and a fitness center, and a residential lobby area. The South Building will be developed utilizing conventional financing and contain market rate rental units and units affordable to low-income households.

As the development team is creating a community comprised of these two structures, residents of both buildings will have unrestricted access to all amenities regardless of which building they are physically located in. ARHA will co-manage the properties once they are placed in service and for the duration of the programs for each building. Following is a rendering of the configuration of the two buildings as proposed:



Relocation Staff

The development team has selected Housing Opportunities United (“HOU”) as the relocation coordinator for the redevelopment of the current Samuel Madden public housing community. HOU is a nationally recognized expert on successful relocation of residents, primarily in public housing and subsidized housing communities.

HOU has provided direct resident services and relocation assistance in public and subsidized housing as well as consulting assistance to housing entities for over thirty years. The company has worked in a diverse range of low- and mixed-income communities and specializes in assisting communities that are in transition due to major redevelopment. HOU is a regional leader in relocation services with existing relationships with service providers that support the local community.

ARHA staff will provide non-confidential information to HOU staff to ensure that the firm has an accurate housing and household information to assist with the temporary housing that HOU will identify. Included in the information will be ages of school children, schools where the children attend, special needs of the family, etc.

Prior to commencing the actual relocation of residents, HOU will work with each household to determine its relocation preferences; provide multiple housing options for the household to choose from; assists with transportation to facilitate resident visits of these housing options; and provides packing and moving supplies and assistance as needed.

While the residents are relocated in their temporary housing, HOU will provide case management and remain in touch with the residents, while also ensuring the residents remain closely informed of the development progress and are able to add input throughout the construction process.

Throughout the resident’s temporary relocation, ARHA occupancy and tenant selection personnel will assist HOU with case management by providing access to information on resident leases, conducting interviews, and otherwise facilitating resident communication. The Resident Services team of ARHA and the Development Project Manager will continue to work with the Madden resident advisory group and conduct door-to-door outreach to inform residents of information and meeting requests.

Profile of Current Madden Residents

The Samuel Madden public housing community is comprised of 66 households who have made this neighborhood their home. This section provides a summary of the questions posed in the sample Tenant Relocation Plan as well as tables based on the household databased that the ARHA Tenant selection team maintains.

<u>Unit Information</u>		
Number of Units		66
Number of 2 Bedroom Units		45
Number of 3 Bedroom Units		21
Utilities Paid for 2 Bedroom		\$171
Utilities Paid for 3 Bedroom		\$206
Number of Occupied Units		65
Number of Vacant Units		1
Number of Market Rate Units		0
Number of Households to be Permanently Displaced		TBD
Number of Households to be temporarily Relocated		65
Number of Households Needing Assistance to Move		65
Number of Households Wanting to Return		TBD
Number of Households that Need Accessible Unit		TBD
Total # of Household Members		161
Average Household Size		2.5
Number of Tenants in Subsidized Unit		65

Length of Occupancy Averages			Household Size Per Unit	
Years Occupied	# of Units	% of Units	Household Size	# of Units
1-2	23	35.38%	1	15
3-5	13	20.00%	2	23
6-9	10	15.38%	3	13
10-15	9	13.85%	4	10
16-20	4	6.15%	5	3
21-25	2	3.08%	6	1
26-30	1	1.54%		
31-50	2	3.08%		
58	1	1.54%		
Grand Total	65	100.00%	Grand Total	65
		107		
Average Length of Occupancy		(months)		
		8.9 (years)		

<u>Household Demo</u>			Demographics by Household		
			Demographics by Members		
Member Type	# of Member Types	% Member Types.	Race	# of Members	% of Members
Full-time Student 18+	1	0.46%	Black/African American	154	95.65%
Head	65	68.82%	Black/American Indian/Alaska Native	1	0.62%
Other Adult	16	13.28%	Other	2	1.24%
Other Youth Under 18	79	17.44%	White	4	2.48%
Grand Total	161	100.00%	Grand Total	161	100.00%
Age (Current)	# of Members		Ethnicity	# of Members	% of Members
0-4	12		Hispanic	4	2.48%
5-18 (School Age)	70				41.61%
19-61 (Adults)	67		# Disabled Households	# Disabled Under 18	Total % of Disabled Members
62-85 (Seniors)	12		13	3	10.00%
Grand Total	161		Total % of Disabled Households		
			20%		
Gender	# Head of House		Gender		
Female	54		# Members		
Male	11		% Members		
Grand Total	65		Female	103	63.98%
			Male	58	36.02%
			Grand Total	161	100.00%

Tenant Impact

As more detailed in the Redevelopment Overview section, all the units at the Samuel Madden public housing site (66 units) will be demolished and replaced with two multifamily buildings. Once completed, former Madden residents will be relocated into either building. Moreover, the development team is creating an additional 95 units that will be available for very low-income households.

There will be no on-site relocation of Madden residents as construction on both building (as more fully discussed below) will commence within six-months of each other. Due to the construction schedule, all residents will be relocated on or about the same timeframe. Demolition work on the North and South parcels of the Madden site will commence only and when all residents in that parcel have been relocated to temporary off-site units.

During the pre-development phase and entitlement phases of the project, the A&E team will conduct site surveys, needs assessments and boring samples. Residents were notified via email blast, text message and with leaflets delivered door-to-door by ARHA staff within seventy-two hours of the site visit. When A&E staff entered occupied units, all COVID-19 protocols were followed. The subcontractor conducting site assessments in the green space and the public space of the property placed necessary and required barriers to ensure resident safety. Moving forward, all subcontractors will continue to use COVID-19 and other safety protocols employed since the project commenced. ARHA staff have and will continue to be present when subcontractors are on site.

Projected Construction and Relocation Timetable

Beginning in April 2023, HOU & ARHA will begin to relocate residents of the Samuel Madden community to available units in ARHA's portfolio, available units in housing portfolio of Fairstead or Mill Creek residential, and units within the private housing market in and around the city of Alexandria. For these services, the development team will be utilizing HOU's relocation services as well as utilizing any vacant units within ARHA's housing portfolio. To reduce any major disruptions to the tenants' everyday lives, the relocation process will be timed to coincide with the end of the school year. Moreover, the development team will work with residents who seek a permanent transfer to another community.

The actual physical relocation of residents is anticipated to take three months and will be complete by the end of July 2023. In August of 2023, demolition is expected to commence on the north site and will last two months. Once demolition of the north site is completed, buildings in the south site will also be demolished. From there, post-demolition construction will begin to build the new revitalized community, finishing construction by the end of April 2025. Lease-up will run concurrently through the construction process beginning in November of 2024 through the end of May 2025.

Tenants are expected to be relocated back into the new buildings in February of 2025, with all relocation projected to reach full occupancy by the end of March 2025. With construction at its completion by the end of April of 2025, the project is estimated to be fully stabilized by the end of August that year.

The relocation plan will be conducted through a series of steps to ensure maximum precautions are taken to minimize the hardship placed on tenants during this relocation process. First ARHA and HOU will conduct a community needs assessment, followed by identifying housing placement for relocated tenants. Third, service and case management contacts are maintained prior to the tenants return move. Next the physical move is conducted, while ensuring that no disruptions to the residents will occur. Last, at each point in the relocation process there will be continued monitoring of the resident's transient situation and coordination with HOU to ensure that no material disruptions are negatively impacting the tenants.

Residents will be helped with identifying potential sites, financial assistance to submit applications and other financial support to ensure that residents are not financially burdened by this temporary relocation. After the temporary housing has been found, residents will be provided with moving materials, their belongings moved into their temporary housing and all utility disconnects and connections at the new housing will be paid by the development team. Special moving conditions will be identified by HOU during the one-on-one meetings to ensure that moving will be minimally impactful on the household. Similarly, relocation from the temporary housing into the redeveloped Samuel Madden site will be handled accordingly- minimal impact on the households, close coordination with the family, and all expenses will be borne by the development team.

Tenant Communication, Notices and Meetings (including translation services)

The development team has partnered with CoUrbanize, a web-based platform that has successfully assisted community engagement processes throughout the country. This platform leverages technology to create multiple points of contact for neighborhood residents. This platform is available to ensure that Madden residents and community members at-large can always contact a key member of the development team. Moreover, this platform: allows for real-time updates on the status of the project; and provides information on community meetings. HOU will establish a communication system with each family to ensure that residents will receive up to date relocation and construction activity.

In addition, we will continue to utilize traditional means of communication in addition to the more technologically advanced CoUrbanize platform. The team will provide printed notices to the Samuel Madden community, as well as at the ARHA management office, and direct mailers. ARHA leasing staff will also continue to communicate with Madden residents by creating an email database that will include a valid/active email address for the existing households and provide resident with a project email address that will be consistently monitored by a lead member of the development team. We will encourage residents and ARHA to ask questions and communicate back to the development team in whatever way is preferable or most convenient to them. ARHA will also utilize its community engagement strategy to solicit Madden resident input, creating a resident visioning statement and solicit direct input from residents to proposed

design and programmatic solutions. A key goal of ARHA's community engagement strategy is to empower residents to share their voice with the at-large community, to attend and actively participate in community meetings, and ensure that resident voices are heard throughout the redevelopment experience. Translation services will continue to be available to Madden residents not only throughout the entitlement phase, but also during the relocation phase.

Relocation information will be provided utilizing multiple approaches. During the entitlement phase, ARHA staff will be compiling household information for each of the 65 households currently residing at Madden. This list will be regularly updated to account for new residents to the Madden community. The data base will include each member of household, together with the ages of each household member, schools attending and grade, special services and/or afterschool activities for each child, and any special needs that may need to be factored into the relocation solution. ARHA management will continue to meet no less than quarterly with Madden resident to ensure that contact information, household income and other necessary information is updated in the database. No less than six months prior to the projected demolition of the current buildings, HOU staff will be provided with the database for implementation of the case management approach that the firm uses for their engaged resident relocation approach.

Moreover, during the entitlement phase, the development project manager has hosted monthly community engagement meetings to provide information and to implement the ARHA Community Engagement Plan. In addition, to bring added awareness to the redevelopment planning, the ARHA project manager has conducted two outdoor community events, including a summer block party, which included various stakeholders from around the greater Braddock community. These meetings allowed Madden residents and the greater Braddock community with information on the latest entitlement and zoning processes. In these community events, neighborhood residents were able to engage with the development team and provide input.

Measures to Retain Current Residents and Right to Return

The development team firmly believe that a key component of the redevelopment of the Samuel Madden community is to create in the redeveloped site an improved living environment for the sixty-five families that currently call Madden home. As the statistics above indicated, there are many households (30%) who have lived at Madden for over a decade. The Madden families have deep roots in this community, and we want to ensure that they enjoy the benefits of the redeveloped community and the amenities that will be provided.

The community engagement strategy that ARHA has implemented since before the designation of the development partner strives to continue to strengthen the sense of community that Madden residents enjoy. By creating a common community vision and values statement, attending resident-focused meetings, having input into the Concept Plans submitted to the City, and planning and participating in block parties, neighbor-to-neighbor organizing and celebrating successes throughout the entitlement process, residents continue to build the bonds that have

created a strong civic life for this neighborhood. This continued connectivity to the changes that are swirling around them, participating in planning, and envisioning the outcomes will assist us strengthen those bonds that will continue to tie current residents to the projected new community.

As described above, the case management approach utilized by our relocation consultant will ensure that we continue to maintain regular communication with relocated residents, provide regular construction updates, and prepare the steps necessary to relocate back to the new Madden multifamily buildings. Through these efforts we want to prepare residents to transition from separate town homes living (like the current Madden site) to a large multifamily building with living on a single floor with neighbors on either side of them and above and below them. The community engagement process will commence to address this change and prepare residents accordingly.

In addition to the outreach and case management to be provided by HOU as noted above, the ARHA occupancy and intake staff are required to conduct annual income and eligibility certification. ARHA staff currently communicates no less than every three months with all residents and they will continue to do so for off-site relocated residents. ARHA's Resident Services program will continue to provide outreach and information to relocated residents so that residents can remain connected to the programs and services offered by ARHA for all public housing residents.

Residents of the Madden public housing community have a right to return to the redeveloped site. Residents must remain eligible for affordable housing and remain in good standing (current on rent payments and no violations to the lease). Within six-months prior to the commencement of the relocation process, leasing and occupancy staff will meet with then existing Madden residents to certify their income and household size. This certification will determine the list of eligible Madden residents who will have the right to return to affordable units. Subject to any grievance appeal, any household not found to be eligible will not be entitled to the right to return to the redeveloped Madden site. ARHA will sign an addendum to the existing lease outlining the rights and responsibilities of each household on how to remain in good standing and the right to return to the redeveloped site.

Temporary On-site and Off-site Relocation

Temporary on-site relocation will NOT be available to current Madden residents. All units will be demolished and both parcels will be constructed simultaneously.

ARHA is applying to HUD for repositioning of the current ACC operating subsidy to a Rental Assistance Demonstration (RAD) or RAD-Blend Section 18 repositioning. The repositioning of the ACC operating subsidy will entitle ARHA to obtain Tenant Protection Vouchers (TPV) for the 65 current Madden residents. The TPV will serve as Housing Choice or Section 8 vouchers to be used for temporary off-site relocation.

For relocation purposes, ARHA will offer to residents the opportunity to live in a then-vacant public housing or other affordable rental unit in ARHA's affordable housing portfolio. At any point in time, ARHA has vacant units that can be used for temporary relocation of eligible Madden residents.

In addition, the development team has committed to making available from among their portfolio of properties units for relocation purposes. Moreover, ARHA and HOU have an extensive list of private property owners from which to refer Madden residents.

When the units have been constructed and residents are eligible to return to the redeveloped site, HOU and ARHA staff will work with the site property manager of the North and South building to place the household in an appropriately sized unit.

Measures to Keep Occupied Units in Good/Habitable Condition

ARHA is committed to providing current residents with a safe and habitable living environment as we progress through the entitlement process and all pre-development activities through a proactive stabilization process. The stabilization period could last for up to a year, so the Development staff and Capital/Maintenance staff of ARHA meet every other week to coordinate responses to resident work order requests. Weekly, the Maintenance staff provides Development staff with a printout of the maintenance calls and the observations provided by the Asset Management staff in their bi-annual inspections. We firmly believe that this internal coordination at ARHA will minimize capital expenditures while providing a quality living environment for current staff. For example, a recent roof leak was patched instead of replaced. The patch is less costly and has a five-year warranty versus a thirty-year warranty for the additional of another asphalt layer on top of the current roof.

Our goal is to retain good tenants on ARHA's properties and to address any issues within our reach to assist the family confront issues that put in jeopardy their tenancy. ARHA's Development project manager has been meeting with Madden residents to identify maintenance issues in their individual units. She has commenced identifying lingering maintenance items that have not been corrected. These issues have been compiled into a tracking format and will be presented to ARHA's internal stabilization team who have been authorized to prioritize work orders that impact the living conditions at Madden.

To track these outstanding and future work orders, Development staff have developed a "Rapid Response Stabilization" program. The goal of the stabilization program is to ensure that each unit is habitable and in good condition throughout the entitlement and pre-development phase of the project. In addition, the Rapid Response team will regularly review resident files for program eligibility, right sizing of the household, and to correct any issues that the family might confront that would impact their continued tenancy at Madden.

The Rapid Response team is comprised of staff members from the Asset Management, Development and Maintenance departments. Emergency work orders will be addressed consistent with ARHA's standard operating procedures. Routine work orders will be evaluated by the Rapid Response team to ensure that alternative approaches could be considered. Systems, building envelope, and site work orders will be evaluated before any work gets done. The team will have to evaluate if deferring the system, building envelope and site work orders will create a hazardous living environment for residents or if expenditure of the funds to address these issues will not be impactful on the lives of Madden residents. The team will meet monthly to review completed and deferred work orders and to make program corrections as necessary.

To kick off the Rapid Response Team's work, the Development project manager compiled a list of outstanding work orders and differed maintenance items that residents have indicated on a survey form prepared by the project manager. These work orders will be evaluated and completed expeditiously (during a period not to exceed two months) so as to establish a baseline for future work orders that the Rapid Response Team will address.

The team will also meet quarterly to review household issues impacting any family and determine if there are issues that can be corrected or if there are lease violations that cannot be remediated and therefore the only solution being eviction or transfer of the family. The team will bring in other resources, as necessary, to address the issues impacting the household's tenancy to determine if additional resources can address the situation. In addition, ARHA's resident service staff will work with the family to address any issues that can be addressed. In the event of an eviction determination, the resident can avail themselves of the grievance procedure contained in their lease. As previously stated, our goal is to work with good tenants to ensure that they see the fruits of their involvement in the community at the redeveloped Madden site.

Permanent Off-site Relocation and Payments

The Madden development team will offer current Madden resident a permanent off-site option only if requested. Our goal is to return 100% of the Madden residents temporarily relocated off-site. To assist residents with temporary relocation, Tenant Protection Vouchers will be provided. These vouchers can be used for units in non-public housing ARHA units and with units made available by private property owners.

Relocation expenses, packing materials, moving services and connection fees for the utilities in the temporary units have been budgeted in the project budget. In addition, return moving services to either the redeveloped Madden site or the resident's permanent relocation site will also be covered in the project relocation budget.

If the household chooses to remain in off-site housing as their permanent relocation housing, ARHA may choose to convert the TPV to a portable voucher from ARHA's current allocation. This option cannot be exercised by the household until the return offer has been given. When the family rejects the offer, they will sign a form indicating that they have waived their right to return to the redeveloped Madden site. ARHA will retain such records to ensure that there are not problems in the future. (Recently we followed this approach in the return relocation of former Ramsey Homes residents and the process worked very well.)

Record Keeping

With the assistance of HOU, ARHA will centralize all relocation and return records with the asset management and leasing department. We strive to provide a thorough and comprehensive relocation program that protects household privacy. Throughout the relocation process, we will ensure the privacy rights of residents and will address any violation that may occur. Therefore, all relocation and re-occupancy files will be stored at the occupancy department of ARHA.

We will provide leasing information to the property managers and indicate that returning residents, pending availability, will have a preference for the available units of their bedroom size, in either building over other eligible affordable housing household.

ARHA will abide by HUD and Virginia Housing recordkeeping storage rules and regulations. Toward that end, household records will be stored by ARHA for a period not to exceed seven years after the program participant has voluntarily or involuntarily left the housing program.

Contact Information for Relocation Staff On-site and City Staff

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**Samuel Madden
Affordable Housing Plan
12.15.2022**

1.1 Project Name and Address

Project Name: Samuel Madden

Address: 899 and 999 N. Henry Street (the “Property”)

Applications: DSUP #2022-10020, MPA #2022-00006, RZ #2022-00009, TMP SUP #2022-00104, and SUP #2022-00105 (the “Applications”).

1.2 Brief description of the application and proposed development program

MCRT Old Town, and Samuel Madden Fairstead Developer, LLC, (collectively, the “Applicant”), as agents of the Alexandria Redevelopment and Housing Authority (“ARHA”) and The Communities Group, are seeking approval of the Applications to permit the redevelopment of the Property, currently the site of thirteen two-story, brick, rectangular, side-gabled apartment buildings built as part of a public housing program during the second world war known as Samuel Madden Uptown (“Samuel Madden”).

The Applicant’s proposal envisions redeveloping the Property into a new, mixed-use and mixed-income development inclusive of 532 residential units, a new location for Hopkins House’s childcare and early learning center, alongside an Alive! food hub, and other ground floor retail within two buildings, located north and south of Montgomery Street (the “Project”). The Project includes a replacement for each of the existing homes on the Property today, aligned with the City Council and ARHA Board of Commissioners adopted Resolution 2876 (“Resolution 2876”).

1.3 Requested zoning changes or waivers (if any)

Applicant proposes to rezone the Properties from the RB zone to the RMF zone, with an SUP for an increase in density within the RMF zone up to a 3.0 FAR, and an SUP for bonus density and height consistent with Section 7-700 of the City’s Zoning Ordinance.

In order to qualify under the Zoning Ordinance for an SUP to increase density within the RMF zone, the Project must provide a minimum of one-third of the increase beyond the density otherwise permitted for the Property (in this case, the increase between 0.75 FAR and 3.0 FAR) as committed affordable units at rents payable at an average 40% AMI, or lower.

An SUP for bonus density and height per Section 7-700 of the Zoning Ordinance requires a contribution or commitment from the Applicant that provides “low- and moderate-income sales or rental housing units.” For this Project, the Applicant intends to satisfy these requirements by providing a minimum of one-third of the requested bonus density as committed affordable units.

The Applicant's requested zoning changes qualify the Project to be considered a "Residential development and mixed-use development, involving residential development, permitted through an increase in density beyond that recommended in an SAP approved as of the effective date" of the City's Update to the Affordable Housing Contribution Policy and Procedures, first approved on December 12, 2020, and amended January 26, 2021 (the "Policy"). Per the Policy, the Project is expected to provide 10% of the "increase in residential development affordable at 60% AMI (adjusted for utilities), or lower AMI of equivalent value."

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

While there is no specific target established for affordable housing on the Property, the Project is responsive to the Policy, and achieves the goals of Resolution 2876, while also addressing broad affordable housing goals set out in the Braddock Metro Neighborhood Plan ("BMNP") and Braddock East Master Plan ("BEMP").

The BMNP identifies the Property as one of several public housing sites within the Braddock Metro neighborhood that should be developed with mixed-use housing. The BMNP acknowledges, on page 59, that "[t]he inclusion of workforce and affordable housing units in a mixed-income development is necessary to create a social and financial balance between the public housing and market rate units."

As discussed in greater detail below, the Project provides a significant increase in the existing affordable units present on the Property today across a range of AMIs, and incorporates a significant number of workforce affordable units alongside a market-rate component that achieves this blending of subsidized and market-rate units.

This philosophy to creating a mixed-income Project achieves other important planning goals, achieving the Braddock East Master Plan ("BEMP") broad goal for urban design of residential uses that does not distinguish between affordable and market-rate development (see page 6), and Property specific guidance for including affordable and workforce units within residential development (see page 51).

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

66 existing rental units, which are protected under the preservation requirements of Resolution 2876, make up the existing Samuel Madden Homes public housing community (the "Resolution 2876 Units"), and are proposed for demolition prior to commencing construction of the Project. Of those 66 existing units, there are currently 46 two-bedroom units and 20 three-bedroom units. All of the Resolution 2876 Units are affordable at the 30% AMI level.

As with any public housing units, the length and terms of affordability of these units are defined by an Annual Contributions Contract with HUD and the subsidy level is subject to annual appropriations by Congress.

3. The status of tenant engagement efforts.

ARHA's engagement of existing tenants commenced in April 2020 with the appointment of a current Samuel Madden resident to the RFP evaluation panel. This ensured that residents would have a voice in the selection of the Applicant as the development team. In addition, ARHA began monthly resident meetings in January 2021.

These monthly meetings have established a clear line of communication with Samuel Madden residents to address any resident questions or concerns about the Project proposal and overall development process, and have involved the Applicant's broader team in the ongoing engagement process. In regards to the discussion regarding redevelopment plans for the Property, ARHA implemented a three phased community engagement plan to engage residents, assist residents in implementing their vision for what the Project should be, and assist them with engaging on the Tenant Relocation Plan, design of interior spaces, and address issues of ongoing importance to existing residents.

From these resident meetings, a Samuel Madden resident committee was formalized in May 2022. The committee includes five resident leaders who are responsible for attending development meetings, assisting/organizing community events, reviewing ARHA's engagement action plan, and providing coordinated resident input on important development topics. For example, throughout the spring and summer of this year, residents participated in BAR hearings, and the resident committee has assisted in organizing a community day and block party, which were used to help reach residents who had not previously attended in-person or virtual meetings. In October 2022, residents will commence meeting with the relocation consultants hired by the development team, Housing Opportunities Unlimited.

4. The status of tenant relocation planning efforts and outreach to the Landlord-Tenant Relations Board.

As a member of the City's Affordable Housing Working Group, ARHA provided input into the revision of the former Resolution 830 and the drafting of Resolution 2876, adopted by the City Council on April 23, 2019. The aforementioned resolutions are the City's commitment to preserving minimum levels of affordable housing units in the City, ensuring a safe and orderly resident relocation process, and recognizing ARHA's commitment to providing housing units for low-income household within a mixed-income property.

ARHA and the Applicant affirm their commitment that no resident will be displaced until and unless a replacement unit has been identified for the household. In concert with the Applicant's team, on September 7, 2022, ARHA representatives presented a Relocation Plan to the Landlord-Tenant Relations Board. The Board unanimously approved the Tenant Relocation Plan and will be submitting a letter to the City Council.

While the full Tenant Relocation Plan is available for review, a number of key aspects of the relocation plan are important to highlight.

Relocation Planning: Together with the Applicant, ARHA has contracted with Housing Opportunities Unlimited (“HOU”) to coordinate all relocation services, provide case management while residents are in their temporary homes, and otherwise serve as the liaison between the construction company and ARHA to ensure a smooth and timely relocation off-site and return to the redeveloped site when the units become available. ARHA’s leasing case managers will coordinate all information and activities through HOU.

Relocation Expenses: Any and all relocation expenses incurred by residents of Samuel Madden (65 families) will be paid through ARHA and the Applicant. Residents will not be required to pay moving expenses, purchasing of moving supplies, disconnect and connection fees, and other such fees.

Right of Return: As is ARHA policy, all relocated residents in good standing have the right to return to the redeveloped site and into a unit that accommodates their household composition. While living in temporary housing for the duration of construction, expected to be a period of approximately two-years, HOU will provide case management services to ensure that household information and needs remain current. ARHA and the Applicant share a goal of ensuring that the maximum number of current Samuel Madden residents choose the option to return to the Project.

5. The number, type (rental/for-sale), size (number of bedrooms), level of affordability (percent of area median income), location, and length and terms of affordability of proposed CAUs.

The Applicant’s plans call for a mixed-income development with 532 total residential units, of which 326 (61%) will be reserved for households earning from between 30% AMI to 80% AMI, divided between both the North and South building portions of the Project. The Project will replace the existing sixty-six public housing units on the Property today, and add an additional 95 units at or below 30% AMI, 27 units at 50% or below AMI, 52 units at 60% or below AMI, and 86 units at or below 80% AMI. These units meet, and exceed, the Zoning Ordinance requirements for an SUP to increase to 3.0 FAR in the RMF zone, and Sec. 7-700 bonus density and height.

Affordable Units

Unit Types	30% AMI	50% AMI	60% AMI	80% AMI	Total
<i>Studio</i>	6	0	0	3	9
<i>1 Bedroom</i>	40	5	22	36	103
<i>2 Bedrooms</i>	75	17	23	39	154
<i>3 Bedrooms</i>	39	5	7	8	59
<i>4 Bedrooms</i>	1	0	0	0	1
<i>Total</i>	161	27	52	86	326

Based on the site area of 149,475 sq. ft, the Project anticipates achieving a 3.75 FAR through rezoning the Property to the RMF zone, making use of an SUP for 3.0 FAR in the RMF zone, and by making use of Sec. 7-700 of the Zoning Ordinance, which permits bonus density and height. Under this approach, approximately 112,106 sq. ft. would be required at an average of 40%

AMI to satisfy the requirements for the RMF zone, and an additional 37,369 sq. ft at 60% AMI would be required to comply with the requirements of Sec. 7-700.

Based on an approximate average unit size of 1,005 sq. ft., the Applicant estimates 112 units at an average 40% AMI would be required to satisfy the RMF zone requirements, with 38 units at 60% AMI required to meet Sec. 7-700 requirements. While the breakdown of unit types may be modified pending final design of the Projects, the Applicant's current plans for the Project anticipates exceeding those requirements. The anticipated breakdown of units, affordable and otherwise, is as follows:

All Units

	RMF ZONE				7-700		NON RMF / 7-700				
Unit Types	30% AMI		50% AMI		60% AMI		80% AMI		Market Rate		Total
Building	N	S	N	S	N	S	N	S	N	S	
<i>Studio</i>	0	6	0	0	0	0	0	3	0	7	16
<i>Jr. 1 Bedroom</i>	0	0	0	0	0	0	0	0	0	26	26
<i>1 Bedroom</i>	3	37	5	0	22	0	23	13	0	59	162
<i>1 Bedroom + Den</i>	0	0	0	0	0	0	0	0	0	33	33
<i>Jr. 2 Bedroom</i>	0	0	0	0	0	0	0	0	0	5	5
<i>2 Bedrooms</i>	45	30	17	0	23	0	26	13	0	57	211
<i>2 Bedroom + Den</i>	0	0	0	0	0	0	0	0	0	11	11
<i>3 Bedrooms</i>	28	11	5	0	7	0	2	6	0	8	67
<i>4 Bedrooms</i>	1	0	0	0	0	0	0	0	0	0	1
<i>Total</i>	77	84	27	0	52	0	51	35	0	206	532

With the exception of the Resolution 2876 Units, which are subject to separate requirements that the Applicant proposes to meet as part of this AHP, the Applicant proposes to operate these committed affordable units as committed affordable units for 40 years. The sixty-six Resolution 2876 Units will remain affordable for the required period outlined in the resolution.

6. A description of existing and proposed affordable housing financing agreements with third parties (including the Department of Housing and Urban Development).

With regard to the replacement of the current 66 units at Samuel Madden, the Applicant, together with ARHA, is seeking to reposition the operating subsidy for existing units through HUD's Section 18 disposition process. This repositioning process allows ARHA to convert the subsidy on these existing units from public housing subsidies (ACC contract rents) and project based vouchers. This repositioning of subsidy has no impact on existing public housing rules

which call for the household to pay no more than 30% of household income for rent and it does not require the family to reapply for these units. In the alternative, ARHA will apply for conversion of the 66 public housing units through HUD’s Rental Assistance Demonstration (“RAD”) program. This program also has no impact on the household share of rent and other rights afforded to public housing residents.

The current 66 units are not encumbered with any debt or leveraged in any way to support various bond programs authorized by HUD (energy enhancements, capital fund acceleration, etc.). Similarly, the property is not encumbered with any debt that ARHA has obtained from city or state funds.

The remainder of the 30% AMI affordable units will be covered by additional HUD project-based vouchers administered by ARHA. All of the affordable units in the North Building will also be financed through the Low Income Housing Tax Program (“LIHTC”) administered by Virginia Housing. Of the total 84 30% AMI affordable units in the South Building, up to 24 may be subsidized through HUD’s Faircloth-to-RAD Project Based Rental Assistance Program, pending future applications to HUD for these units. Regardless of subsidy source, these 24 units will remain income and rent restricted to 30% AMI.

In addition, it is anticipated that the construction debt and permanent mortgages will be secured through HUD’s 221(d)(4) program. All HUD subsidies and debt, including Section 18, RAD, and project-based vouchers will be subject to HUD Regulatory and Use Agreements. All LIHTC units will further be subject to a Land Use Restrictive Agreement and an Extended Use Agreement. As described above, the sixty-six Resolution 2876 Units will be restricted consistent with the affordability period designated in the resolution. Please see the table below for additional context.

North Building		
AMI	Units	Subsidy Source
30%	66	HUD RAD/Section 18 Project-Based Vouchers
30%	11	ARHA Project-Based Vouchers
50%	27	LIHTC
60%	52	LIHTC
80%	51	LIHTC
South Building		
AMI	Units	Subsidy Source
30%	60	ARHA Project-Based Vouchers
30%	24	Potential HUD Faircloth-to-RAD Project-Based Rental Assistance
80%	35	No Subsidy

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

The Applicant proposes to provide all CAUs on-site throughout the Project.

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

The Applicant has proposed fully mixed-income buildings for both the North and South portions of the Project. CAUs are not identified as particular units in the development, but are instead a floating designation applied on an as-appropriate basis; each unit is built and maintained to the same specifications regardless of being designated as a CAU or as a market-rate unit.

Because there is no separation between CAUs and market-rate units, the amenities available to residents of CAUs and market-rate units are identical. Likewise, because both North and South buildings are part of the same Project, residents of units in the North building have access to the amenities located in the South building, and vice-versa.

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

The Project is intended to be developed in a single phase. As a result, proposed CAUs would be delivered as the Project is completed, with no deferral of units to a later time.

10. Information on contributions proposed to be made to the Housing Trust Fund

The Applicant's intention, consistent with the Policy, is to deliver 241 CAUs at or below 60% of AMI. This contribution of 45% of the Project's total units at 60% or below AMI far exceeds the Policy's requirements for 10% of *additional* residential development achieved by the Project in excess of the current 375,000 sq. ft. of development permitted under the BMNP.

Per the Policy, and the Applicant's preference to incorporate CAUs within the Project, there is no anticipated contribution to the Housing Trust Fund as part of the redevelopment of the Property.

11. An estimate of the types and number of jobs to be created by mixed-use projects (for informational purposes only)

The development team is committed to providing construction, temporary and permanent jobs for local residents, especially residents of Madden and other public housing sites in the Braddock neighborhood. As part of the Section 3 commitment, the construction company will provide extensive outreach and job fairs for residents living within properties owned and/or managed by ARHA.

The Project has a mixed use component and contains numerous retail/commercial spaces as well as partnerships with two service providers that will be housed in ground floor spaces in the Project. We will encourage all retail/commercial and service providers to follow job and contracting priorities for public housing residents, local residents and otherwise low-income individuals.

12. Other information the applicant deems relevant to the AHP

As a gateway project to the Braddock East Neighborhood and the Parker-Gray Historic District, inclusion of an aggressive affordable housing component into this Project provides the opportunity for existing Samuel Madden residents and future residents to live in a first-class residential development that stands as a testament to the desire to make Alexandria a livable city for all incomes.



APPLICATION

<input type="checkbox"/> Master Plan Amendment MPA#	2022-00006
<input type="checkbox"/> Zoning Map Amendment REZ#	

PROPERTY LOCATION: 899 and 999 N. Henry Street (TM 054.02-12-01 and 054.02-13-02)

APPLICANT

Name: See attachment for Applicant information

Address: _____

PROPERTY OWNER:

Name: Alexandria Redevelopment and Housing Authority

Address: 600 N. Fairfax Street

Interest in property:

- ☒ Owner ☐ Contract Purchaser
☐ Developer ☐ Lessee ☐ Other _____

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

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

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

Steven M. Mikulic

Print Name of Applicant or Agent

McGuireWoods LLP, 1750 Tysons Blvd., Suite 1800

Mailing/Street Address

Tysons, VA 20171

City and State Zip Code

Steven M. Mikulic

Signature

703-712-5375

Telephone # Fax #

12/15/2022

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

Applicant Information Attachment
MPA/RZ Application
899 and 999 N. Henry Street

APPLICANT:

Name: Alexandria Redevelopment and Housing Authority, by its agents Samuel Madden
Fairstead Developer, LLC, and MCRT Old Town LLC
Address: 401 Wythe Street, Alexandria, VA 22314
Phone: 703-549-7115
Email: DCortiella@ARHA.US

AGENT CONTACT INFORMATION:

Name: Samuel Madden Fairstead Developer, LLC c/o Noah Hale
Address: 4416 East West Hwy, Suite #250, Bethesda, MD 20814
Phone: 646.973.5566
Email: Noah.Hale@Fairstead.com

Name: MCRT Old Town LLC c/o Joe Muffler
Address: 6701 Democracy Blvd., Suite #500, Bethesda, MD 20817
Phone: 301.255.6047
Email: JMuffler@MCRTTrust.com

MPA # _____

REZ # _____

SUBJECT PROPERTY

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

Address Tax Map - Block - Lot	Land Use Existing - Proposed		Master Plan Designation Existing - Proposed		Zoning Designation Existing - Proposed		Frontage (ft.)	Land Area (acres)
	Residential	Mixed-Use	Mixed-Use	Mixed-Use	RB	RMF		
1 <u>899 N. Henry</u> <u>054.02-12-01</u>			Mixed-Use	Mixed-Use	RB	RMF		1.99 ac
2 <u>999 N. Henry</u> <u>054.02-13-02</u>			Mixed-Use	Mixed-Use	RB	RMF		1.44 ac
3 _____								
4 _____								

PROPERTY OWNERSHIP

☐ Individual Owner ☐ Corporation or Partnership Owner

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

1. Name: Please see enclosed disclosure attachment. Extent of Interest: _____
Address: _____
2. Name: _____ Extent of Interest: _____
Address: _____
3. Name: _____ Extent of Interest: _____
Address: _____
4. Name: _____ Extent of Interest: _____
Address: _____

Ownership and Disclosure Attachment
MPA/RZ Application
899 and 999 N. Henry Street

Tax Map Parcels: 054.02-12-01; 054.02-13-02

1. APPLICANT AND APPLICANT'S AGENTS

Alexandria Redevelopment and Housing Authority

Name	Address	Percentage of Ownership
Alexandria Redevelopment and Housing Authority	401 Wythe Street, Alexandria, VA 22314	100%

Samuel Madden Fairstead Developer, LLC (Agent for Alexandria Redevelopment and Housing Authority)

Name	Address	Percentage of Ownership
Fairstead Affordable Development LLC	250 West 55 th Street, 35 th Floor, New York, NY 10019	100%

MCRT Old Town LLC (Agent for Alexandria Redevelopment and Housing Authority)

Name	Address	Percentage of Ownership
MCRT Mid-Atlantic LLC	6701 Democracy Blvd., Suite 500, Bethesda, MD 20817	100%

2. OWNER

Alexandria Redevelopment and Housing Authority

Name	Address	Percentage of Ownership
Alexandria Redevelopment and Housing Authority	401 Wythe Street, Alexandria, VA 22314	100%

3. DISCLOSURES

NO BUSINESS OR FINANCIAL RELATIONSHIPS TO DISCLOSE

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:

The proposed amendments to the Master Plan will permit redevelopment of the Samuel Madden Uptown site into a pair of modern mixed-income and mixed-use buildings, achieving the SAP goals and City policies regarding retaining and expanding affordable and workforce housing and generating neighborhood retail uses.
- 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:

As part of the Master Plan Amendment, the Applicant seeks to amend the recommended zoning for the subject properties to the RMF zone, this is consistent with the request for a rezoning to the RMF zone.
- 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.

Please see preliminary site plan submitted concurrently with the related DSUP application for this same project for additional details.
- 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. Conditions for this redevelopment project shall be determined as part of the concurrent and related DSUP application.

Mr. Karl Moritz, Director
Planning and Zoning
City of Alexandria
301 King Street, #2100
Alexandria, VA 22314

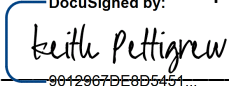
RE: Agent Authorization/Owner Consent for filing of DSUP #2022-10022, MPA #2022-00006, RZ #2022-00009, SUP #2022-00105, and TMP SUP #2022-00104 (the "Development Applications") for 899 and 999 N. Henry Street (the "Subject Property")

Dear Mr. Moritz:

The Alexandria Redevelopment and Housing Authority ("ARHA"), as applicant and owner in the above referenced Development Applications, hereby authorizes the filing of the Development Applications on the Subject Property and authorizes Samuel Madden Fairstead Developer LLC and MCRT Old Town LLC, its agents per the Master Development Agreement for the Samuel Madden Homes Development dated April 26, 2022, via their counsel McGuireWoods LLP to act as ARHA's agent with regard to the processing of these Development Applications, and any related applications, on the Subject Property.

Sincerely,

Alexandria Redevelopment and Housing Authority

By: 
9012967DE8D5451...

Keith Pettigrew

Chief Executive Officer



APPLICATION

☐ Master Plan Amendment MPA# _____
☐ Zoning Map Amendment REZ# **2022-00009**

PROPERTY LOCATION: 899 and 999 N. Henry Street (TM 054.02-12-01 and 054.02-13-02)

APPLICANT

Name: See attachment for Applicant information

Address: _____

PROPERTY OWNER:

Name: Alexandria Redevelopment and Housing Authority

Address: 600 N. Fairfax Street

Interest in property:

☒ Owner ☐ Contract Purchaser

☐ Developer ☐ Lessee ☐ Other _____

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

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

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

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

Steven M. Mikulic

Print Name of Applicant or Agent

Steven M. Mikulic

Signature

McGuireWoods LLP, 1750 Tysons Blvd., Suite 1800

Mailing/Street Address

703-712-5375

Telephone #

Fax # _____

Tysons, VA

20171

City and State

Zip Code

12/15/2022

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

Applicant Information Attachment
MPA/RZ Application
899 and 999 N. Henry Street

APPLICANT:

Name: Alexandria Redevelopment and Housing Authority, by its agents Samuel Madden
Fairstead Developer, LLC, and MCRT Old Town LLC
Address: 401 Wythe Street, Alexandria, VA 22314
Phone: 703-549-7115
Email: DCortiella@ARHA.US

AGENT CONTACT INFORMATION:

Name: Samuel Madden Fairstead Developer, LLC c/o Noah Hale
Address: 4416 East West Hwy, Suite #250, Bethesda, MD 20814
Phone: 646.973.5566
Email: Noah.Hale@Fairstead.com

Name: MCRT Old Town LLC c/o Joe Muffler
Address: 6701 Democracy Blvd., Suite #500, Bethesda, MD 20817
Phone: 301.255.6047
Email: JMuffler@MCRTTrust.com

MPA # _____

REZ # _____

SUBJECT PROPERTY

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	Residential	Mixed-Use	Mixed-Use	Mixed-Use	RB	RMF	Land Area (acres)
1 <u>899 N. Henry</u> <u>054.02-12-01</u>			Mixed-Use	Mixed-Use	RB	RMF	1.99 ac
2 <u>999 N. Henry</u> <u>054.02-13-02</u>			Mixed-Use	Mixed-Use	RB	RMF	1.44 ac
3 _____							
4 _____							

PROPERTY OWNERSHIP

☐ Individual Owner ☐ Corporation or Partnership Owner

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

1. Name: Please see enclosed disclosure attachment. Extent of Interest: _____
Address: _____
2. Name: _____ Extent of Interest: _____
Address: _____
3. Name: _____ Extent of Interest: _____
Address: _____
4. Name: _____ Extent of Interest: _____
Address: _____

Ownership and Disclosure Attachment
MPA/RZ Application
899 and 999 N. Henry Street

Tax Map Parcels: 054.02-12-01; 054.02-13-02

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MCRT Mid-Atlantic LLC	6701 Democracy Blvd., Suite 500, Bethesda, MD 20817	100%

2. OWNER

Alexandria Redevelopment and Housing Authority

Name	Address	Percentage of Ownership
Alexandria Redevelopment and Housing Authority	401 Wythe Street, Alexandria, VA 22314	100%

3. DISCLOSURES

NO BUSINESS OR FINANCIAL RELATIONSHIPS TO DISCLOSE

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:

The proposed amendments to the Master Plan will permit redevelopment of the Samuel Madden Uptown site into a pair of modern mixed-income and mixed-use buildings, achieving the SAP goals and City policies regarding retaining and expanding affordable and workforce housing and generating neighborhood retail uses.
- 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:

As part of the Master Plan Amendment, the Applicant seeks to amend the recommended zoning for the subject properties to the RMF zone, this is consistent with the request for a rezoning to the RMF zone.
- 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.

Please see preliminary site plan submitted concurrently with the related DSUP application for this same project for additional details.
- 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. Conditions for this redevelopment project shall be determined as part of the concurrent and related DSUP application.

Mr. Karl Moritz, Director
Planning and Zoning
City of Alexandria
301 King Street, #2100
Alexandria, VA 22314

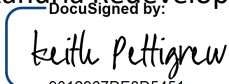
RE: Agent Authorization/Owner Consent for filing of DSUP #2022-10022, MPA #2022-00006, RZ #2022-00009, SUP #2022-00105, and TMP SUP #2022-00104 (the "Development Applications") for 899 and 999 N. Henry Street (the "Subject Property")

Dear Mr. Moritz:

The Alexandria Redevelopment and Housing Authority ("ARHA"), as applicant and owner in the above referenced Development Applications, hereby authorizes the filing of the Development Applications on the Subject Property and authorizes Samuel Madden Fairstead Developer LLC and MCRT Old Town LLC, its agents per the Master Development Agreement for the Samuel Madden Homes Development dated April 26, 2022, via their counsel McGuireWoods LLP to act as ARHA's agent with regard to the processing of these Development Applications, and any related applications, on the Subject Property.

Sincerely,

Alexandria Redevelopment and Housing Authority

By: 
9012967DE8D5451...

Keith Pettigrew

Chief Executive Officer



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2022-10020

Project Name: Samuel Madden

PROPERTY LOCATION: 899 and 999 N. Henry Street

TAX MAP REFERENCE: 054.02-12-01 and 054.02-13-02

ZONE: RB

APPLICANT:

Name: See attachment for Applicant information.

Address: _____

PROPERTY OWNER:

Name: Alexandria Redevelopment and Housing Authority

Address: 600 N. Fairfax Street

SUMMARY OF PROPOSAL Redevelopment of existing site into a mixed-income, mixed-use development with 532 residential units, an early childcare center, Alive food hub, and ground floor retail uses.

MODIFICATIONS REQUESTED Crown Coverage Requirement

SUP'S REQUESTED TMP SUP, SUP for Increase FAR to 3.0 in RMF Zone, SUP for Sec. 7-700 for Bonus Density and Height, SUP for Restaurant/Outdoor Dining, SUP for Athletic Club or Fitness Studio, SUP for Medical Care Facility

☒ 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.

Steven M. Mikulic

Print Name of Applicant or Agent

McGuireWoods LLP 1750 Tysons Blvd., Suite 1800

Mailing/Street Address

Tysons, VA 20171

City and State Zip Code

Steven M. Mikulic

Signature

703-715-5375

Telephone #

Fax #

smikulic@mcguirewoods.com

Email address

12/15/2022

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: _____

Applicant Information Attachment
DSUP 2022-10020 Application
899 and 999 N. Henry Street

APPLICANT:

Name: Alexandria Redevelopment and Housing Authority, by its agents Samuel Madden
Fairstead Developer, LLC, and MCRT Old Town LLC
Address: 401 Wythe Street, Alexandria, VA 22314
Phone: 703-549-7115
Email: DCortiella@ARHA.US

AGENT CONTACT INFORMATION:

Name: Samuel Madden Fairstead Developer, LLC c/o Noah Hale
Address: 4416 East West Hwy, Suite #250, Bethesda, MD 20814
Phone: 646.973.5566
Email: Noah.Hale@Fairstead.com

Name: MCRT Old Town LLC c/o Joe Muffler
Address: 6701 Democracy Blvd., Suite #500, Bethesda, MD 20817
Phone: 301.255.6047
Email: JMuffler@MCRTTrust.com

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.

Please see attached disclosure statement.

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

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

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Please see attachment.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____(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. Please see attachment.		
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Please see attachment.		
2.		
3.		

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

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

12/15/2022

Date

Steven M. Mikulic

Printed Name

Steven M. Mikulic

Signature

Ownership and Disclosure Attachment
DSUP 2022-10020 Application
899 and 999 N. Henry Street

Tax Map Parcels: 054.02-12-01; 054.02-13-02

1. APPLICANT AND APPLICANT'S AGENTS

Alexandria Redevelopment and Housing Authority

Name	Address	Percentage of Ownership
Alexandria Redevelopment and Housing Authority	401 Wythe Street, Alexandria, VA 22314	100%

Samuel Madden Fairstead Developer, LLC (Agent for Alexandria Redevelopment and Housing Authority)

Name	Address	Percentage of Ownership
Fairstead Affordable Development LLC	250 West 55 th Street, 35 th Floor, New York, NY 10019	100%

MCRT Old Town LLC (Agent for Alexandria Redevelopment and Housing Authority)

Name	Address	Percentage of Ownership
MCRT Mid-Atlantic LLC	6701 Democracy Blvd., Suite 500, Bethesda, MD 20817	100%

2. OWNER

Alexandria Redevelopment and Housing Authority

Name	Address	Percentage of Ownership
Alexandria Redevelopment and Housing Authority	401 Wythe Street, Alexandria, VA 22314	100%

3. DISCLOSURES

NO BUSINESS OR FINANCIAL RELATIONSHIPS TO DISCLOSE

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

The Applicant's proposal envisions redevelopment of 899 and 999 N. Henry Street, currently the site of thirteen two-story, brick, rectangular, side-gabled apartment buildings built as part of a public housing program during the second world war known as Samuel Madden Uptown into a new, mixed-use and mixed-income development.

Located at a gateway location to both the Braddock East Neighborhood and the Parker-Gray Historic District, the proposed 3.9 FAR (cumulative across both parcels), maximum 75 ft. redevelopment represents a single Samuel Madden community within two buildings straddling Montgomery Street, including 532 residential units, of which 326 (61%) will be affordable for households with incomes between 30% AMI to 80% AMI, integrated alongside 208 market rate units. Parking for the new buildings will be primarily located below grade, with additional on-street parking.

Affordable, workforce, and market rate units are dispersed throughout the project, and every unit shall be built to the same standards of quality, with equal access to all amenities in both the North and South buildings, ensuring that the redevelopment is a truly mixed-income community. Critically, the affordable units in the redevelopment achieve the goals of the City Council and ARHA Board's adopted Resolution 2876, replacing each existing dwelling on the site with an equivalent dwelling.

In addition to the residential component of the project, the Applicant has partnered with long-standing Alexandria organizations to bring services to residents and others in the community, including a new location for Hopkins House's childcare and early learning programs, and an Alive food pantry. Finally, the project calls for ground floor retail focused along Madison Street.

This DSUP application incorporates SUP applications for an increase in density from 0.75 to 3.0 FAR in the RMF Zone, and the application of Sec. 7-700 bonus density. Accompanying this DSUP application is a Master Plan Amendment and Rezoning application, which seeks to rezone the properties to the RMF Zone, and amend the Braddock East Master Plan and related documents to accommodate the changes discussed above and further detailed in the attached preliminary site plan.

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

N/A

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.

This will be determined by tenants of the ground floor retail space.

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?

409

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

313 Standard spaces

143 Compact spaces

16 Handicapped accessible spaces

472 Other

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

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

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 1
- B. How many loading spaces are available for the use? 2
- C. Where are off-street loading facilities located? See preliminary site plan.

- D. During what hours of the day do you expect loading/unloading operations to occur?
As typical for mixed-use developments.

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
As typical for mixed-use developments.

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?

Significant improvements will be constructed consistent with the preliminary site plan filed alongside this application.

Mr. Karl Moritz, Director
Planning and Zoning
City of Alexandria
301 King Street, #2100
Alexandria, VA 22314

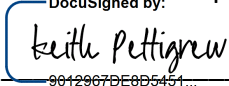
RE: Agent Authorization/Owner Consent for filing of DSUP #2022-10022, MPA #2022-00006, RZ #2022-00009, SUP #2022-00105, and TMP SUP #2022-00104 (the "Development Applications") for 899 and 999 N. Henry Street (the "Subject Property")

Dear Mr. Moritz:

The Alexandria Redevelopment and Housing Authority ("ARHA"), as applicant and owner in the above referenced Development Applications, hereby authorizes the filing of the Development Applications on the Subject Property and authorizes Samuel Madden Fairstead Developer LLC and MCRT Old Town LLC, its agents per the Master Development Agreement for the Samuel Madden Homes Development dated April 26, 2022, via their counsel McGuireWoods LLP to act as ARHA's agent with regard to the processing of these Development Applications, and any related applications, on the Subject Property.

Sincerely,

Alexandria Redevelopment and Housing Authority

By: 
9012967DE8D5451...

Keith Pettigrew

Chief Executive Officer



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2022-00104

PROPERTY LOCATION: 899 and 999 N. Henry Street

TAX MAP REFERENCE: 054.02-12-01 and 054.02-13-02 **ZONE:** RB

APPLICANT:

Name: See attachment for Applicant information.

Address:

PROPOSED USE: TMP associated with DSUP 2022-10020.

- ☒ 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.

Steven M. Mikulic

Print Name of Applicant or Agent

McGuireWoods LLP 1750 Tysons Blvd. Suite 1800

Mailing/Street Address

Tysons, VA

City and State

20171

Zip Code

Steven M. Mikulic

Signature

703-712-5375

Telephone #

smikulic@mcguirewoods.com

Email address

12/15/2022

Date

Fax #

Applicant Information Attachment
SUP Application
899 and 999 N. Henry Street

APPLICANT:

Name: Alexandria Redevelopment and Housing Authority, by its agents Samuel Madden
Fairstead Developer, LLC, and MCRT Old Town LLC
Address: 401 Wythe Street, Alexandria, VA 22314
Phone: 703-549-7115
Email: DCortiella@ARHA.US

AGENT CONTACT INFORMATION:

Name: Samuel Madden Fairstead Developer, LLC c/o Noah Hale
Address: 4416 East West Hwy, Suite #250, Bethesda, MD 20814
Phone: 646.973.5566
Email: Noah.Hale@Fairstead.com

Name: MCRT Old Town LLC c/o Joe Muffler
Address: 6701 Democracy Blvd., Suite #500, Bethesda, MD 20817
Phone: 301.255.6047
Email: JMuffler@MCRTTrust.com

PROPERTY OWNER'S AUTHORIZATION

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

Name: _____ Phone: _____

Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

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

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

☒ **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 enclosed attachment.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

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

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

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

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

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

12/15/2022

Date

Steven M. Mikulic

Printed Name

Steven M. Mikulic

Signature

Ownership and Disclosure Attachment
SUP Application
899 and 999 N. Henry Street

Tax Map Parcels: 054.02-12-01; 054.02-13-02

1. APPLICANT AND APPLICANT'S AGENTS

Alexandria Redevelopment and Housing Authority

Name	Address	Percentage of Ownership
Alexandria Redevelopment and Housing Authority	401 Wythe Street, Alexandria, VA 22314	100%

Samuel Madden Fairstead Developer, LLC (Agent for Alexandria Redevelopment and Housing Authority)

Name	Address	Percentage of Ownership
Fairstead Affordable Development LLC	250 West 55 th Street, 35 th Floor, New York, NY 10019	100%

MCRT Old Town LLC (Agent for Alexandria Redevelopment and Housing Authority)

Name	Address	Percentage of Ownership
MCRT Mid-Atlantic LLC	6701 Democracy Blvd., Suite 500, Bethesda, MD 20817	100%

2. OWNER

Alexandria Redevelopment and Housing Authority

Name	Address	Percentage of Ownership
Alexandria Redevelopment and Housing Authority	401 Wythe Street, Alexandria, VA 22314	100%

3. DISCLOSURES

NO BUSINESS OR FINANCIAL RELATIONSHIPS TO DISCLOSE

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).

N/A _____

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

N/A _____

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

Day:

Hours:

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

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

Per DSUP #2022-10020. _____

B. How will the noise be controlled?

Per DSUP #2022-10020. _____

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

Per DSUP #2022-10020.

- 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)

Per DSUP #2022-10020.

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

Per DSUP #2022-10020.

- C. How often will trash be collected?

Per DSUP #2022-10020.

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

Per DSUP #2022-10020.

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

[] Yes.

[✓] No.

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

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

☐ Yes. ☐ No.

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

Per DSUP #2022-10020.

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Per DSUP #2022-10020.

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:

Per DSUP	Standard spaces
#2022-	Compact spaces
10020	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?

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? 2

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? See associated preliminary site plan for
DSUP 2022-10020.
- C. During what hours of the day do you expect loading/unloading operations to occur?
Per DSUP #2022-10020.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Per DSUP #2022-10020.

- 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?

Please see associated preliminary site plan for DSUP 2022-10020.

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?

N/A sq. ft. (existing) + N/A sq. ft. (addition if any) = N/A 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: Per DSUP #2022-10020.

End of Application

Mr. Karl Moritz, Director
Planning and Zoning
City of Alexandria
301 King Street, #2100
Alexandria, VA 22314

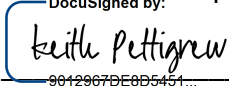
RE: Agent Authorization/Owner Consent for filing of DSUP #2022-10022, MPA #2022-00006, RZ #2022-00009, SUP #2022-00105, and TMP SUP #2022-00104 (the "Development Applications") for 899 and 999 N. Henry Street (the "Subject Property")

Dear Mr. Moritz:

The Alexandria Redevelopment and Housing Authority ("ARHA"), as applicant and owner in the above referenced Development Applications, hereby authorizes the filing of the Development Applications on the Subject Property and authorizes Samuel Madden Fairstead Developer LLC and MCRT Old Town LLC, its agents per the Master Development Agreement for the Samuel Madden Homes Development dated April 26, 2022, via their counsel McGuireWoods LLP to act as ARHA's agent with regard to the processing of these Development Applications, and any related applications, on the Subject Property.

Sincerely,

Alexandria Redevelopment and Housing Authority

By: 
9012967DE8D5451...

Keith Pettigrew

Chief Executive Officer



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2022-00105

PROPERTY LOCATION: 899 and 999 N. Henry Street

TAX MAP REFERENCE: 054.02-12-01 and 054.02-13-02 **ZONE:** RB

APPLICANT:

Name: See attachment for Applicant information.

Address:

PROPOSED USE: Restaurant on ground floor of multi-family building in the RMF zone.

- ☒ 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.

Steven M. Mikulic

Print Name of Applicant or Agent

McGuireWoods LLP 1750 Tysons Blvd. Suite 1800

Mailing/Street Address

Tysons, VA

City and State

20171

Zip Code

Steven M. Mikulic

Signature

12/15/2022

Date

703-712-5375

Telephone #

Fax #

smikulic@mcguirewoods.com

Email address

Applicant Information Attachment
SUP Application
899 and 999 N. Henry Street

APPLICANT:

Name: Alexandria Redevelopment and Housing Authority, by its agents Samuel Madden
Fairstead Developer, LLC, and MCRT Old Town LLC
Address: 401 Wythe Street, Alexandria, VA 22314
Phone: 703-549-7115
Email: DCortiella@ARHA.US

AGENT CONTACT INFORMATION:

Name: Samuel Madden Fairstead Developer, LLC c/o Noah Hale
Address: 4416 East West Hwy, Suite #250, Bethesda, MD 20814
Phone: 646.973.5566
Email: Noah.Hale@Fairstead.com

Name: MCRT Old Town LLC c/o Joe Muffler
Address: 6701 Democracy Blvd., Suite #500, Bethesda, MD 20817
Phone: 301.255.6047
Email: JMuffler@MCRTTrust.com

PROPERTY OWNER'S AUTHORIZATION

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

Name: _____ Phone: _____

Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

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

☒ **Required floor plan and plot/site plan attached.** Enclosed with associated DSUP 2022-10020.

☐ **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 enclosed attachment.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

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

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

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

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

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

12/15/2022

Date

Steven M. Mikulic

Printed Name

Steven M. Mikulic
Signature

Ownership and Disclosure Attachment
SUP Application
899 and 999 N. Henry Street

Tax Map Parcels: 054.02-12-01; 054.02-13-02

1. APPLICANT AND APPLICANT'S AGENTS

Alexandria Redevelopment and Housing Authority

Name	Address	Percentage of Ownership
Alexandria Redevelopment and Housing Authority	401 Wythe Street, Alexandria, VA 22314	100%

Samuel Madden Fairstead Developer, LLC (Agent for Alexandria Redevelopment and Housing Authority)

Name	Address	Percentage of Ownership
Fairstead Affordable Development LLC	250 West 55 th Street, 35 th Floor, New York, NY 10019	100%

MCRT Old Town LLC (Agent for Alexandria Redevelopment and Housing Authority)

Name	Address	Percentage of Ownership
MCRT Mid-Atlantic LLC	6701 Democracy Blvd., Suite 500, Bethesda, MD 20817	100%

2. OWNER

Alexandria Redevelopment and Housing Authority

Name	Address	Percentage of Ownership
Alexandria Redevelopment and Housing Authority	401 Wythe Street, Alexandria, VA 22314	100%

3. DISCLOSURES

NO BUSINESS OR FINANCIAL RELATIONSHIPS TO DISCLOSE

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.

NARRATIVE DESCRIPTION

3. 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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Applicant proposes potential restaurant use with outdoor seating, located within the
designated retail space for the South Building along Madison Street of the proposed
Samuel Madden Homes as proposed in DSUP 2022-10020.

Specifics are to be determined by a future end-user. Where boxes are checked "yes" or
"no" regarding operational specifics, these are an indication of an anticipated response
but may be subject to the end-user's requirements.

Parking counts included with DSUP 2022-10020 anticipate the requirements of retail
and restaurant use in the designated retail space for the South Building.

Request is made for the waiver of plans specific to SUP request as this SUP
application is part of the larger DSUP 2022-10020 which includes detailed plans for the
designated retail space.

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).

Final numbers to be determined by end-user. _____

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

Final numbers to be determined by end-user. _____

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

Day:
TBD

Hours:
TBD

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

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

TBD by end-user, anticipated typical for restaurant use. _____

B. How will the noise be controlled?

TBD by end-user, anticipated typical for restaurant use. _____

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

TBD by end-user, anticipated typical for restaurant use.

- 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)

TBD by end-user, anticipated typical for restaurant use.

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

TBD by end-user, anticipated typical for restaurant use.

- C. How often will trash be collected?

TBD by end-user, anticipated typical for restaurant use.

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

TBD by end-user, anticipated typical for restaurant use.

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

[] Yes.

[✓] No.

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

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

☐ Yes. ☐ No.

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

TBD by end-user, anticipated typical for restaurant use.

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
TBD by end-user, anticipated typical for restaurant use.

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.

TBD by end-user.

PARKING AND ACCESS REQUIREMENTS

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

TBD
_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>

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

[] on-site
[] off-site

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

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

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

[] **Parking reduction requested; see attached supplemental form**

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

- A. How many loading spaces are available for the use? 1

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>
--

- B. Where are off-street loading facilities located? See associated preliminary site plan for DSUP 2022-10020.
- C. During what hours of the day do you expect loading/unloading operations to occur? TBD by end-user, anticipated typical for restaurant use.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? TBD by end-user, anticipated typical for restaurant use.

- 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?

Please see associated preliminary site plan for DSUP 2022-10020.

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?

TBD sq. ft. (existing) + TBD sq. ft. (addition if any) = TBD 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: Ground floor of multi-family building in the RMF zone.

End of Application



SUPPLEMENTAL APPLICATION

RESTAURANT

All applicants requesting a **Special** Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?

Indoors: TBD

2. Will the restaurant offer any of the following?

Alcoholic beverages

On-premises

Yes

☒

No

☐

Off-premises

Yes

☐

No

☐

3. The restaurant will offer the following service (check items that apply):

☐

table service

☐

bar

☐

carry-out

☐

delivery

4. If delivery service is proposed, how many vehicles do you anticipate? TBD

Will delivery drivers use their own vehicles?

Yes

☐

No

☐

Where will delivery vehicles be parked when not in use?

TBD

Mr. Karl Moritz, Director
Planning and Zoning
City of Alexandria
301 King Street, #2100
Alexandria, VA 22314

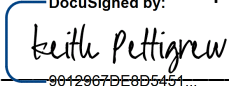
RE: Agent Authorization/Owner Consent for filing of DSUP #2022-10022, MPA #2022-00006, RZ #2022-00009, SUP #2022-00105, and TMP SUP #2022-00104 (the "Development Applications") for 899 and 999 N. Henry Street (the "Subject Property")

Dear Mr. Moritz:

The Alexandria Redevelopment and Housing Authority ("ARHA"), as applicant and owner in the above referenced Development Applications, hereby authorizes the filing of the Development Applications on the Subject Property and authorizes Samuel Madden Fairstead Developer LLC and MCRT Old Town LLC, its agents per the Master Development Agreement for the Samuel Madden Homes Development dated April 26, 2022, via their counsel McGuireWoods LLP to act as ARHA's agent with regard to the processing of these Development Applications, and any related applications, on the Subject Property.

Sincerely,

Alexandria Redevelopment and Housing Authority

By: 
9012967DE8D5451...

Keith Pettigrew

Chief Executive Officer



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2022-00115

PROPERTY LOCATION: 899 and 999 N. Henry Street

TAX MAP REFERENCE: 054.02-12-01 and 054.02-13-02 **ZONE:** RB

APPLICANT:

Name: See attachment for Applicant information.

Address:

PROPOSED USE: Medical care facility on ground floor of multi-family building in the RMF zone.

- ☒ 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.

Steven M. Mikulic

Print Name of Applicant or Agent

McGuireWoods LLP 1750 Tysons Blvd. Suite 1800

Mailing/Street Address

Tysons, VA 20171

City and State

Zip Code

Steven M. Mikulic

Signature

12/15/2022

Date

703-712-5375

Telephone #

Fax #

smikulic@mcguirewoods.com

Email address

Applicant Information Attachment
SUP Application
899 and 999 N. Henry Street

APPLICANT:

Name: Alexandria Redevelopment and Housing Authority, by its agents Samuel Madden
Fairstead Developer, LLC, and MCRT Old Town LLC
Address: 401 Wythe Street, Alexandria, VA 22314
Phone: 703-549-7115
Email: DCortiella@ARHA.US

AGENT CONTACT INFORMATION:

Name: Samuel Madden Fairstead Developer, LLC c/o Noah Hale
Address: 4416 East West Hwy, Suite #250, Bethesda, MD 20814
Phone: 646.973.5566
Email: Noah.Hale@Fairstead.com

Name: MCRT Old Town LLC c/o Joe Muffler
Address: 6701 Democracy Blvd., Suite #500, Bethesda, MD 20817
Phone: 301.255.6047
Email: JMuffler@MCRTTrust.com

PROPERTY OWNER'S AUTHORIZATION

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

Name: _____ Phone: _____

Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

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

☒ **Required floor plan and plot/site plan attached.** Enclosed with associated DSUP #2022-10020.

☐ **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 enclosed attachment.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

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

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

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

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

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

12/15/2022

Date

Steven M. Mikulic

Printed Name

Steven M. Mikulic
Signature

Ownership and Disclosure Attachment
SUP Application
899 and 999 N. Henry Street

Tax Map Parcels: 054.02-12-01; 054.02-13-02

1. APPLICANT AND APPLICANT'S AGENTS

Alexandria Redevelopment and Housing Authority

Name	Address	Percentage of Ownership
Alexandria Redevelopment and Housing Authority	401 Wythe Street, Alexandria, VA 22314	100%

Samuel Madden Fairstead Developer, LLC (Agent for Alexandria Redevelopment and Housing Authority)

Name	Address	Percentage of Ownership
Fairstead Affordable Development LLC	250 West 55 th Street, 35 th Floor, New York, NY 10019	100%

MCRT Old Town LLC (Agent for Alexandria Redevelopment and Housing Authority)

Name	Address	Percentage of Ownership
MCRT Mid-Atlantic LLC	6701 Democracy Blvd., Suite 500, Bethesda, MD 20817	100%

2. OWNER

Alexandria Redevelopment and Housing Authority

Name	Address	Percentage of Ownership
Alexandria Redevelopment and Housing Authority	401 Wythe Street, Alexandria, VA 22314	100%

3. DISCLOSURES

NO BUSINESS OR FINANCIAL RELATIONSHIPS TO DISCLOSE

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.

NARRATIVE DESCRIPTION

3. 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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Applicant proposes potential medical care facility use, located within the
designated retail space for the South Building along Madison Street of the proposed
Samuel Madden Homes as proposed in DSUP 2022-10020.

Specifics are to be determined by a future end-user. Where boxes are checked "yes" or
"no" regarding operational specifics, these are an indication of an anticipated response
but may be subject to the end-user's requirements.

Parking counts included with DSUP 2022-10020 anticipate the requirements of retail
and restaurant use in the designated retail space for the South Building.

Request is made for the waiver of plans specific to SUP request as this SUP
application is part of the larger DSUP 2022-10020 which includes detailed plans for the
designated retail space.

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).

Final numbers to be determined by end-user. _____

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

Final numbers to be determined by end-user. _____

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

Day:
TBD

Hours:
TBD

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

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

TBD by end-user, anticipated typical for medical care facility use. _____

B. How will the noise be controlled?

TBD by end-user, anticipated typical for medical care facility use. _____

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

TBD by end-user, anticipated typical for medical care facility use.

- 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)

TBD by end-user, anticipated typical for medical care facility use.

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

TBD by end-user, anticipated typical for medical care facility use.

- C. How often will trash be collected?

TBD by end-user, anticipated typical for medical care facility use.

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

TBD by end-user, anticipated typical for medical care facility use.

- 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:

TBD by end-user.

- 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:
TBD by end-user, anticipated typical for medical care facility use.

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
TBD by end-user, anticipated typical for medical care facility use.

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:

TBD
_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>

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

[✓] on-site

[] off-site

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

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

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

[] **Parking reduction requested; see attached supplemental form**

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

- A. How many loading spaces are available for the use? 1

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>
--

- B. Where are off-street loading facilities located? See associated preliminary site plan for DSUP 2022-10020.
- C. During what hours of the day do you expect loading/unloading operations to occur? TBD by end-user, anticipated typical for medical care facility use.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? TBD by end-user, anticipated typical for medical care facility use.

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?

Please see associated preliminary site plan for DSUP 2022-10020.

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?

TBD sq. ft. (existing) + TBD sq. ft. (addition if any) = TBD 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: Ground floor of multi-family building in the RMF zone.

End of Application

Mr. Karl Moritz, Director
Planning and Zoning
City of Alexandria
301 King Street, #2100
Alexandria, VA 22314

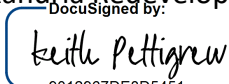
RE: Agent Authorization/Owner Consent for filing of DSUP #2022-10022, MPA #2022-00006, RZ #2022-00009, SUP #2022-00105, and TMP SUP #2022-00104 (the "Development Applications") for 899 and 999 N. Henry Street (the "Subject Property")

Dear Mr. Moritz:

The Alexandria Redevelopment and Housing Authority ("ARHA"), as applicant and owner in the above referenced Development Applications, hereby authorizes the filing of the Development Applications on the Subject Property and authorizes Samuel Madden Fairstead Developer LLC and MCRT Old Town LLC, its agents per the Master Development Agreement for the Samuel Madden Homes Development dated April 26, 2022, via their counsel McGuireWoods LLP to act as ARHA's agent with regard to the processing of these Development Applications, and any related applications, on the Subject Property.

Sincerely,

Alexandria Redevelopment and Housing Authority

By: 
9012967DE8D5451...

Keith Pettigrew

Chief Executive Officer



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2022-00116

PROPERTY LOCATION: 899 and 999 N. Henry Street

TAX MAP REFERENCE: 054.02-12-01 and 054.02-13-02 **ZONE:** RB

APPLICANT:

Name: See attachment for Applicant information.

Address:

PROPOSED USE: Athletic club or fitness studio use on ground floor of multi-family building in the RMF zone.

- ☒ 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.

Steven M. Mikulic

Print Name of Applicant or Agent

McGuireWoods LLP 1750 Tysons Blvd. Suite 1800

Mailing/Street Address

Tysons, VA 20171

City and State

Zip Code

Steven M. Mikulic

Signature

12/15/2022

Date

703-712-5375

Telephone #

Fax #

smikulic@mcguirewoods.com

Email address

Applicant Information Attachment
SUP Application
899 and 999 N. Henry Street

APPLICANT:

Name: Alexandria Redevelopment and Housing Authority, by its agents Samuel Madden
Fairstead Developer, LLC, and MCRT Old Town LLC
Address: 401 Wythe Street, Alexandria, VA 22314
Phone: 703-549-7115
Email: DCortiella@ARHA.US

AGENT CONTACT INFORMATION:

Name: Samuel Madden Fairstead Developer, LLC c/o Noah Hale
Address: 4416 East West Hwy, Suite #250, Bethesda, MD 20814
Phone: 646.973.5566
Email: Noah.Hale@Fairstead.com

Name: MCRT Old Town LLC c/o Joe Muffler
Address: 6701 Democracy Blvd., Suite #500, Bethesda, MD 20817
Phone: 301.255.6047
Email: JMuffler@MCRTTrust.com

PROPERTY OWNER'S AUTHORIZATION

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

Name: _____ Phone: _____

Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

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

☒ **Required floor plan and plot/site plan attached.** Enclosed with associated DSUP 2022-10020.

☐ **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 enclosed attachment.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

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

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

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

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

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

12/15/2022

Date

Steven M. Mikulic

Printed Name

Steven M. Mikulic

Signature

Ownership and Disclosure Attachment
SUP Application
899 and 999 N. Henry Street

Tax Map Parcels: 054.02-12-01; 054.02-13-02

1. APPLICANT AND APPLICANT'S AGENTS

Alexandria Redevelopment and Housing Authority

Name	Address	Percentage of Ownership
Alexandria Redevelopment and Housing Authority	401 Wythe Street, Alexandria, VA 22314	100%

Samuel Madden Fairstead Developer, LLC (Agent for Alexandria Redevelopment and Housing Authority)

Name	Address	Percentage of Ownership
Fairstead Affordable Development LLC	250 West 55 th Street, 35 th Floor, New York, NY 10019	100%

MCRT Old Town LLC (Agent for Alexandria Redevelopment and Housing Authority)

Name	Address	Percentage of Ownership
MCRT Mid-Atlantic LLC	6701 Democracy Blvd., Suite 500, Bethesda, MD 20817	100%

2. OWNER

Alexandria Redevelopment and Housing Authority

Name	Address	Percentage of Ownership
Alexandria Redevelopment and Housing Authority	401 Wythe Street, Alexandria, VA 22314	100%

3. DISCLOSURES

NO BUSINESS OR FINANCIAL RELATIONSHIPS TO DISCLOSE

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.

NARRATIVE DESCRIPTION

3. 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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Applicant proposes potential athletic club or fitness studio use, located within the
designated retail space for the South Building along Madison Street of the proposed
Samuel Madden Homes as proposed in DSUP 2022-10020.

Specifics are to be determined by a future end-user. Where boxes are checked "yes" or
"no" regarding operational specifics, these are an indication of an anticipated response
but may be subject to the end-user's requirements.

Parking counts included with DSUP 2022-10020 anticipate the requirements of retail
and restaurant use in the designated retail space for the South Building.

Request is made for the waiver of plans specific to SUP request as this SUP
application is part of the larger DSUP 2022-10020 which includes detailed plans for the
designated retail space.

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).

Final numbers to be determined by end-user. _____

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

Final numbers to be determined by end-user. _____

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

Day:
TBD

Hours:
TBD

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

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

TBD by end-user, anticipated typical for athletic club or fitness studio
use. _____

B. How will the noise be controlled?

TBD by end-user, anticipated typical for athletic club or fitness studio
use. _____

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

TBD by end-user, anticipated typical for athletic club or fitness studio use.

- 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)

TBD by end-user, anticipated typical for athletic club or fitness studio use.

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

TBD by end-user, anticipated typical for athletic club or fitness studio use.

- C. How often will trash be collected?

TBD by end-user, anticipated typical for athletic club or fitness studio use.

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

TBD by end-user, anticipated typical for athletic club or fitness studio use.

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

[] Yes.

[✓] No.

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

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

☐ Yes. ☒ No.

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

TBD by end-user, anticipated typical for athletic club or fitness studio use.

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
TBD by end-user, anticipated typical for athletic club or fitness studio use.

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:

TBD
_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>

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

[✓] on-site

[] off-site

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

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

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

[] **Parking reduction requested; see attached supplemental form**

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

- A. How many loading spaces are available for the use? 1

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>
--

- B. Where are off-street loading facilities located? See associated preliminary site plan for
DSUP 2022-10020.
- C. During what hours of the day do you expect loading/unloading operations to occur?
TBD by end-user, anticipated typical for athletic club or fitness studio use.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
TBD by end-user, anticipated typical for athletic club or fitness studio use.

- 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?

Please see associated preliminary site plan for DSUP 2022-10020.

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?

TBD sq. ft. (existing) + TBD sq. ft. (addition if any) = TBD 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: Ground floor of multi-family building in the RMF zone.

End of Application

Mr. Karl Moritz, Director
Planning and Zoning
City of Alexandria
301 King Street, #2100
Alexandria, VA 22314

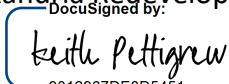
RE: Agent Authorization/Owner Consent for filing of DSUP #2022-10022, MPA #2022-00006, RZ #2022-00009, SUP #2022-00105, and TMP SUP #2022-00104 (the "Development Applications") for 899 and 999 N. Henry Street (the "Subject Property")

Dear Mr. Moritz:

The Alexandria Redevelopment and Housing Authority ("ARHA"), as applicant and owner in the above referenced Development Applications, hereby authorizes the filing of the Development Applications on the Subject Property and authorizes Samuel Madden Fairstead Developer LLC and MCRT Old Town LLC, its agents per the Master Development Agreement for the Samuel Madden Homes Development dated April 26, 2022, via their counsel McGuireWoods LLP to act as ARHA's agent with regard to the processing of these Development Applications, and any related applications, on the Subject Property.

Sincerely,

Alexandria Redevelopment and Housing Authority

By: 
8012967DE8D5451...

Keith Pettigrew

Chief Executive Officer

[EXTERNAL]Carpenter's Shelter support for Samuel Madden Homes project

Shannon Steene <ssteene@carpentersshelter.org>

Mon 2/6/2023 4:15 PM

To: PlanComm <PlanComm@alexandriava.gov>

📎 1 attachments (47 KB)

Samuel Madden Homes ltr of supp.pdf;

You don't often get email from ssteene@carpentersshelter.org. [Learn why this is important](#)

Good afternoon. As the Planning Commission considers the Samuel Madden Homes redevelopment during their Tuesday evening meeting, I wanted to share the attached letter of support that we recently sent to the city council.

If you have questions or would like any additional information, please let me know.

With appreciation for your consideration-
Shannon

Shannon Steene, Executive Director
(he, him, his)

Carpenter's Shelter

930 N. Henry Street

Alexandria, VA 22314

(703) 548-7500 ext. 206

<https://carpentersshelter.org/>



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**Carpenter's
Shelter**

At The Hubert N. Hoffman, Jr. Center for Homeless Families

930 N. Henry Street
Alexandria, VA 22314

t: 703 548 7500
f: 703 548 3167

United Way #8228
CFC #87293

CarpentersShelter.org

February 6, 2023

Mayor Justin Wilson
Vice Mayor Amy B. Jackson
Councilman Canek Aguirre
Councilmember Sarah Bagley
Councilman John T. Chapman
Councilwoman Alyia Gaskins
Councilman Kirk McPike
301 King Street
Alexandria, VA 22314

Dear Mayor Wilson and Members of the Council:

As a next-door neighbor to this project, Carpenter's Shelter strongly urges approval by the Planning Commission and the Alexandria City Council of The Samuel Madden Homes redevelopment. We offer our strongest support based on the broad merits of the project, and in particular, its addition of affordable housing within the city. We bring the following points to your attention:

- Alexandria has experienced a marked loss (nearly 90%) of market-affordable housing to rising rents or demolition/conversion to luxury housing. The supply of affordable housing in the City is extremely limited.
- Approval of this project affirms the City's commitment to racial equity by supporting quality affordable housing in this neighborhood where minority communities have lived for decades. Relocating to another area of the city is not acceptable when redevelopment of this site is possible and desirable.

Living in Alexandria is becoming increasingly unaffordable to many of those who grew up and work in our City, including the vast majority of City employees. It erodes our sense of community and exacerbates traffic and parking problems when employees cannot afford to live near where they work.

Carpenter's Shelter is proud to be a community leader in preventing and ending homelessness. Homelessness is, in large part, due to the unavailability of affordable housing. One of the biggest delays to getting shelter residents rehoused is finding somewhere to live that has a reasonable rent relative to their income.

In conclusion, we ask that the City Council once again demonstrate its long-term commitment to affordable housing in Alexandria and approve the Samuel Madden Homes project as a source of increased affordable housing in our community.

Sincerely,

Shannon Steene
Executive Director

c: Carpenter's Shelter Board of Directors

[EXTERNAL]Letter to Planning Commission for inclusion in Feb 7 meeting

Shawn Eyer <shawn.eyer@gmail.com>

Mon 2/6/2023 5:44 PM

To: PlanComm <PlanComm@alexandriava.gov>

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

Please see attached. Thank you!

Shawn Eyer

A.L.M. in Management, Harvard University, Class of 2021

<https://blogs.harvard.edu/seyer/> - portfolio of recent work

<https://www.linkedin.com/in/shawneyer/>

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Alexandria, Virginia

Historic Alexandria Resources Commission

220 North Washington Street
Alexandria, Virginia 22314-2521
(703) 746-4554



February 7, 2023

Alexandria Planning Commission
Nathan Macek, Chairman

Re: Samuel Madden Homes – 899 and 999 North Henry Street
Master Plan Amendment #2022-00006
Rezoning #2022-00009
DSUP #2022-10020

Dear Chairman Macek and members of the Planning Commission:

On behalf of the City's Historic Alexandria Resources Commission (HARC), I am writing to express HARC's grave concerns regarding the proposal for redevelopment of the Samuel Madden Homes. The Samuel Madden project is located entirely within the historic Parker-Gray District and the Commission has expressed its concerns at the four concept review meetings of the Board of Architectural Review. We note that the BAR *did not* endorse the scale and mass of this proposal and must reiterate these grave concerns for your Commission to address.

While HARC recognizes the need in the D.C. region for affordable housing, the proposed 75' height, mass and scale of this project are in direct violation of the integrity of the low-scale residential character of the Parker-Gray Historic District and of a prominent gateway to Old Town. Section 10-201(G) of the Zoning Ordinance states that one of the purposes of the historic district is: "To safeguard the district's approaches and significant routes of tourist access by assuring that development in and along those transportation arteries be in keeping with the district's historical, cultural, and traditional setting." These two huge buildings within the northwestern portion of the historic district will cause serious damage to its integrity and its character.

The proposal also violates the Braddock Road East Master Plan's specific expectations previously developed by the community (1) regarding height, scale, and massing at this site (pp. 46, 51). (2) It violates the design guidelines discussed in the Braddock Road East Master Plan (p. 67 *et seq.*), and (3) it violates the Plan's guideline that "publicly accessible, ground level open space will be provided to meet the needs of residents (especially children) in the new development" (p. 52). The Planning Commission should be gravely concerned about the lack of year-round sunlight in the building's minimal open spaces.

This project has changed so little from its inception that it is clear that the very urgent and legitimate concerns about its impact on the purpose and Design Guidelines of the Parker-Gray Historic District and the historic preservation ordinance itself are being ignored. We ask, therefore, that the

Planning Commission find that this ARHA project does not establish a precedent for applying the bonus height and density provisions to other projects in either of the local historic districts.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shawn Eyer", with a long, sweeping horizontal line extending to the right.

Shawn Eyer, Chairman
Historic Alexandria Resources Commission

cc: James Spencer, Chairman, Alexandria Board of Architectural Review
Members, Alexandria Board of Architectural Review

February 3, 2023

Alexandria Planning Commission
Attn: Mr. Macek, Chair
Alexandria City Hall
301 King St.
Alexandria, VA 22314

Dear Mr. Macek:

On behalf of the Executive Board of ALIVE! please consider the following as our written testimony in support of the redevelopment of the Samuel Madden Homes.

For more than 50 years, ALIVE! has provided food, transitional housing, basic furniture and housewares, and emergency financial support to help families in crisis pay for medical bills and utilities. Founded in 1969 as Alexandrians Involved Ecumenically by 14 faith communities in response to rising levels of poverty, ALIVE! has grown to 49-member interfaith congregations. It works with many community partners, and government agencies to reach people in need.

At the end of 2021, the Alexandria Redevelopment & Housing Authority (ARHA) selected Fairstead, Mill Creek Residential, and the Communities Group to work with the agency to reimagine and redevelop the Samuel Madden public housing site to create new affordable and mixed-income housing, community resources, and public open space. Since the selection, the team has been working with ARHA, the City of Alexandria, residents of the Samuel Madden Homes, and community stakeholders to refine the development plans.

ALIVE! recognizes the redevelopment of the Samuel Madden Homes as an opportunity to extend our reach to serve more people facing poverty and food insecurity. Traditionally, ALIVE! distributes free bags of groceries (produce, chicken, eggs, bread) at three outdoors locations once a month on Saturday mornings, and through outdoor pop-up food distributions throughout the month. This proposed redevelopment will allow for the creation of a free food distribution outlet, or a “food-hub”. The food hub concept creates a safe and inviting space for people to come access food and expands the hours when people can seek assistance. It is a holistic approach to food security. In other words, this development will help us create a one-stop-shop for the community, and will put people in need first by inviting them inside to find help.

ALIVE! serves all people and this space will be available for any city resident who needs food and support services. For those who live in the neighborhood and in new development, and those in adjacent areas. Poverty impacts all people and all neighborhoods have people in need, Old-Town Alexandrians are no exception. Communities thrive when all people are welcomed and feel comfortable in their environment. Since this food hub will look similar to a traditional grocery store

it will help to reduce the stigma associated with seeking food assistance, and will create a space for service navigators and volunteers to connect with our neighbors in need.

Further, the level of food insecurity is on the rise in Alexandria, and the emergency food benefits for low-income families through SNAP that were put in place during the pandemic are about to expire. Being a part of the new vision for the Samuel Madden Homes will help ALIVE! grow its impact and reach even more families in need throughout Alexandria. Through our food hubs, ALIVE! volunteers and staff build relationships to help people thrive. This will give us a central location and allow more people to access food in a safe and welcoming environment reflective of the nature, spirit and generosity of our citizenry.

In our current location, people enter for groceries and leave connected to other support services, such as rental assistance, educational, workforce, and health care services. The space in the new development will do the same.

ALIVE! is also proud to be in a location that serves people in other ways, including having an early childcare center, Hopkins House, with adjacent space. ALIVE! imagines there will be opportunities to engage families in gardening, healthy eating and more. The need is evident. Since the pandemic, ALIVE! has expanded from serving about 400 families a month to hitting a peak of 5,000 during the height of the pandemic. For a short time, this number leveled to about 3,000 households, but the reality of decreases in SNAP benefits and increased costs are again impacting the numbers of households who need some level of assistance, and ALIVE! is once again serving nearly 5,000 households monthly. Food insecurity can be temporary, or recurrent. Our goal is to provide a place where we hope that by providing the very basics, people can focus on what will make them thrive and feel whole.

We are proud to be part of this project with Fairstead, Mill Creek Residential and support approval by this body.

Thank you for your consideration.

Sincerely,



Jennifer Ayers, MPA
Executive Director

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 6, 2023

TO: CHAIRMAN MACEK AND MEMBERS OF THE PLANNING COMMISSION

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

SUBJECT: DSUP #2022-10020/SAMUEL MADDEN HOMES REDEVELOPMENT
(DOCKET ITEM #6)

ISSUE:

This memorandum serves as an update to the Samuel Madden redevelopment project being heard by Planning Commission on February 7, 2023. The update covers some condition updates (both acceptable to the applicant) and addresses specific questions raised during the pre-hearing briefings with Planning Commissioners.

Pedestrian/Streetscape

The following condition is proposed to be updated to reflect the phasing of the two-way street conversion on Madison and Montgomery streets:

Updated staff report condition 29 (h)

~~Install audible pedestrian countdown signals and pedestrian activated pushbuttons in accordance with City Standards. All pedestrian activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG).~~

The design for the signal plans for the conversion of Madison Street and Montgomery Street outlined in Condition 60 shall include pedestrian-activated, accessible pedestrian signals for all crossings and approaches.

Green Building

The following condition is proposed to be updated to include reference to the proposed EUI for both buildings and requirement for EUI documentation.

Updated staff report condition 45

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) and any additional programs proposed in the Preliminary Plan submission 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 to building permit release for above-grade construction to show compliance with the Green Building Policy. **
- c. Provide updated building energy performance analysis and documentation of anticipated building energy use intensity (EUI) (energy use per sq. ft.) of 29.3 or lower for the north building and 45 or less for the south building 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 actual EUI performance and applicable green building certification prior to ~~approval~~ release of the performance bond clearly indicating that the priority performance

j.	<p>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. ****</p> <p>Failure to achieve the <u>green building conditions above certification level</u>, 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.</p>
----	--

Schools

ACPS has provided the following responses to the school questions raised below.

1. *ACPS lists a capacity 800 for Jefferson Houston PreK-8 School and 350 for Naomi L. Brooks Elementary School (though as a practical matter it has recently housed over 400 students), and the current enrollment at the schools is 637 at Jefferson Houston and 343 and Naomi L. Brooks. Therefore, neither school is at or above capacity as reported in Section J on p. 30 of staff report.*

ACPS response: Capacity for Jefferson Houston is 734. As of Sept 30, 2022 the enrollment is 623 which puts the school at 96% utilization. Naomi Brooks has a capacity of 350 and 329 enrollment as of Sept 30, 2022 which puts it at a 94% capacity. Between 90-110% is the goal for ACPS. Currently, approximately 62 students attend ACPS for all grade levels who live in these blocks. A potential net addition of 226 students, spread across the affected schools (NB, JH, GWMS and ACHS) would have an impact to the capacity at all schools.

2. *In addition, Jefferson Houston is a PreK-8 school, so the north block of this development is served by a different middle school than George Washington Middle School.*

ACPS response: While Jefferson Houston is K-8, not all students in the JH zone go to JH for 6-8. They have the option to go to GWMS. GWMS has capacity at 1150 and has 1367 as of Sept 30, 2022. The utilization rate is 124%, making it over-capacity.

3. *Are the projections of students at this site inclusive of existing enrolled students? Is this a projection of total students or net new students? If total, what is the current count of Samuel Madden-generated students?*

ACPS response: The student generation rate gives what the expected number of students would be for the development. If the existing students remained at their school, the site would generate net 226 students. The report states an estimated 288 students total across development blocks. As stated above, 62 students currently attend ACPS from Samuel Madden.

Parking

Will residents be able to get Residential Parking Permits?

The applicant was asked to do a study to determine if residents would be eligible for RPP but elected not do a parking study; therefore, future residents will be ineligible for a RPP.

Master Plan Conformance

How do the buildings achieve a height above what is recommended in the BEMP (60' for the south building, 70' for the north building)? Including response to HARC's concern regarding height, scale and massing.

Height in the RMF zone is established by the governing small area plan. The BEMP states the following with respect to Samuel Madden (p.51): "Maximum height ranges are shown in Section 7 of this Plan. The final building heights will be further evaluated through the DSUP process. In order to facilitate walkable streets and improve transition with adjacent residential buildings, a building 'shoulder' (an upper-level setback of the building façade) will be required where appropriate." The use of Section 7-700 allows for an additional 25' where the permitted building height is above 50'. In this case, the applicant is using an additional 15' of bonus height at the south building and an additional 7' of bonus height at the north building.

Scale and mass are also considered with each project during the development review and BAR concept review processes. The BEMP requires – and the project meets - that all new development: provide appropriate transitions in scale and massing; include architectural variety reflecting neighborhood tradition; create green edges along streets; contribute to walkable streets and provide underground parking.

It violates the design guidelines discussed in the Braddock Road East Master Plan (p. 67 et seq.).

The proposed project meets the BEMP guidelines which note "Exemplary urban design is fundamentally important to the success of the Plan and ensures that new development is compatible in this historic area. High quality urban design should pervade the entire public realm—streets, parks, plazas, transit facilities, as well as the design of building facades, ground-level uses and their interchange with the street, landscape areas, and building massing."

It violates the Plan's guideline that "publicly accessible, ground level open space will be provided to meet the needs of residents (especially children) in the new development" (p. 52).

The north open space is not significantly smaller than is shown in the BEMP. As recommended in the plan, the original proposal included a play space for children in this area but during the review process there was significant concern from residents, staff and ultimately the applicant about having an active child-friendly space at the apex of the site due to the significant traffic adjacent to the site. In addition, because the north building is funded by HUD subsidies, this open space may only have passive uses due to noise levels. A decision was made to create a protected courtyard along Montgomery Street for a children's playground. As noted in the staff report, there are several reasons why a public access easement is not being recommended for the children's play space.

The open space at the north end of the site complies with the recommendation to have "an open space/focal point...at the site's northern apex, to complement its gateway location and character of the neighborhood."

The Planning Commission should be gravely concerned about the lack of year-round sunlight in the building's minimal open spaces.

Interior courtyards are not unusual in the denser developments in Old Town and will allow for open and amenity space for residents. The Belle Pre across Henry Street has an interior courtyard similar in size to the interior courtyard in the south building. Public open spaces located nearby for use by the larger community

include the Charles Houston Recreation Center, the Braddock Interim Park and Powhatan Park, as well as smaller open spaces in Old Town Commons and at the Lineage (former Ramsey Homes).

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To: Members of the Planning Commission
From: Ellen Mosher
324 N. Saint Asaph Street, Alexandria, VA 22314
Date: February 7, 2023
Re: Docket Item 6 - 899 and 999 North Henry Street – Samuel Madden Homes

I have one area of concern I'm addressing in this note.

First, condition 32 states "the applicant may reduce the number of non-residential parking spaces in the South Building garage...". **Please edit condition 32 so the applicant may not reduce the number of non-residential spaces for the below reasons.**

Page 5 of the staff report states:

"The project will include 13,836 SF of retail (including an Alive Food Hub and a restaurant with outdoor dining) and a 13,540 SF Hopkins House early learning childcare center. Each building will provide underground parking. The south building will include parking for the retail and day care uses in addition to resident parking."

Page 7 of the staff report states:

"In addition to the residential component of the project, the south building includes 13,336 SF of ground floor retail uses and the applicant has requested special use permits for a restaurant with outdoor dining, a medical care facility and an athletic club/fitness center. Other uses are permitted by right in the RMF zone, including a 13,540 SF daycare center, which will be included on the ground floor of the building and operated by Hopkins House, a local non-profit established in 1939 to provide community-based learning for children, youth and families."

Page 45 of the staff report states condition 32:

"32. The applicant may reduce the number of non-residential parking spaces in the South Building garage prior to approval of the final site plan, provided the minimum required number of non-residential spaces is provided. (P&Z)"

Page 10 of the staff report chart states:

Parking	<u>North building</u> Min./Max.: 127-129	<u>North building</u> 127 spaces (7 accessible, 120 standard)
	<u>South building</u> Residential min.: 264	<u>South building⁸</u> 345 spaces, incl. 81 for retail/day care
	Restaurant/retail range: 14-41	(9 accessible, 143 compact, 193 standard)
	<u>Day care: 14-41</u> Total Min./Max.: 282-346	

Per the staff chart, the total minimum/maximum number of non-residential spaces is 81 and 28. Currently, the applicant is providing 81 spaces and Condition 32 allows them to remove 53 spaces leaving 28 spaces for employees of the daycare center, medical center, restaurant, fitness center, and customers who drive. That's over 26,000SF of retail and day care space with lots of activity going on and the parking spaces are needed in this dense area.

Condition 32 should be edited so "the applicant may not reduce the number of non-residential parking spaces..."

Please note, there appears to be a math error with the parking calculations in the chart. For the South building, if the minimum number of residential spaces is 264 + 28 spaces for non-residential = 292 minimum spaces required for the South building not 282 spaces as shown in the chart.