

Development Special Use Permit #2022-10023
Transportation Management Plan SUP #2022-00112
Inova West End (Landmark)

Application	General Data	
Project Name: Inova West End (Landmark)	PC Hearing:	March 7, 2023
	CC Hearing:	March 18, 2023
	If approved, DSUP Expiration:	March 18, 2028
	Plan Acreage:	10.73 acres (467,407 sq. ft.)
Location: 6001 Duke Street	Zone:	CDD #29 / Coordinated Development District #29
	Proposed Use:	Hospital and medical care facility
	Dwelling Units:	N/A
	Gross Floor Area:	1,068,952 sq. ft.
Applicant: Inova Health Care Services represented by M. Catharine Puskar, Attorney	Small Area Plan:	Landmark Van Dorn Corridor Plan
	Historic District:	N/A
	Green Building:	LEED Silver or equivalent, as modified by CDD #29 requirements

Purpose of Application
Consideration of a request to construct a hospital campus including a hospital building, cancer center, specialty care center, Block Q of the Central Plaza, and parking garage.
Special Use Permits and Modifications Requested:
<ol style="list-style-type: none">1. Development Special Use Permit with site plan and modifications,2. Special Use Permit for a Tier III Transportation Management Plan, and3. Special Use Permit to increase the height of a mechanical penthouse.

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Jared Alves, AICP, Urban Planner III, Jared.Alves@AlexandriaVA.gov Maya Contreras, Principal Planner, Maya.Contreras@AlexandriaVA.gov Robert Kerns, AICP, Division Chief, Robert.Kerns@AlexandriaVA.gov

PLANNING COMMISSION ACTION, MARCH 7, 2023:

On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of DSUP#2022-10023 and TMP#2022-00112. The motion carried on a vote of 6-0, with Chair Macek recusing himself.

Reason: The Planning Commission agreed with the staff analysis. The Commission found that the proposal satisfied the Coordinated Development District #29 and master plan requirements.

Speakers:

Commissioner Koenig asked whether the project included a solar ready condition, which has been included on other projects, and then for additional clarification on whether the solar ready condition is part of a typical approval or a discretionary item.

Staff said that their recommendations do not include a solar ready condition as the primary sustainability features were determined at the CDD discussion. However, the applicant is exceeding the CDD requirements by providing considerable green roof and by making 75 percent of new parking spaces EV charger ready.

Vice-Chair McMahon noted that the project is requesting more parking than is typical in a development project and asked staff to clarify their support for the proposed parking. She observed that the proposal provides parking in locations throughout the site, including the existing garage, and asked whether the applicant could reallocate those spaces to other users in the future. Finally, she noted the discrepancy between the Zoning Ordinance requiring 31 loading bays versus the four proposed and asked staff to explain their reasoning for supporting so few.

Staff said that the CDD recognized the uniqueness of the hospital campus by leaving the ultimate parking requirement to the DSUP review rather than the Zoning Ordinance provisions. The applicant worked with DESMAN, a parking consulting firm, to project the parking demand and then reduced that estimate to account for transportation demand management goals. Staff supported the analysis and confirmed that the applicant may reallocate any of the parking spaces to other users in the future. For the loading docks, staff discussed the design of the centralized loading area, which means that each building does not need its own loading dock. Staff also observed that the CDD anticipated the loading needs of the site by providing for easy access via Landmark Street/Road 7 and around the existing garage.

M. Catharine Puskar, attorney for the applicant, spoke in support of the project and said that staff and the applicant agreed on the proposed conditions and that the project should be celebrated.

Ann Shack recommended providing convenient parking for the cancer center since patients should be able to travel there easily when they are unwell.

Commissioner Lyle moved to close the public hearing, seconded by Commissioner Manor. The motion carried on a vote of 6-0 with Chair Macek recusing himself.

Commissioner Lyle reflected on the significance of the Landmark Mall redevelopment and the importance of the new hospital for the region. She highlighted that the Planning Commission has now reviewed multiple projects that have generated little or no public comment, which signifies that staff and applicant outreach has succeeded. She also noted that in some instances, including this one, architecture can function as public art. She accepted that the project has a significant amount of parking.

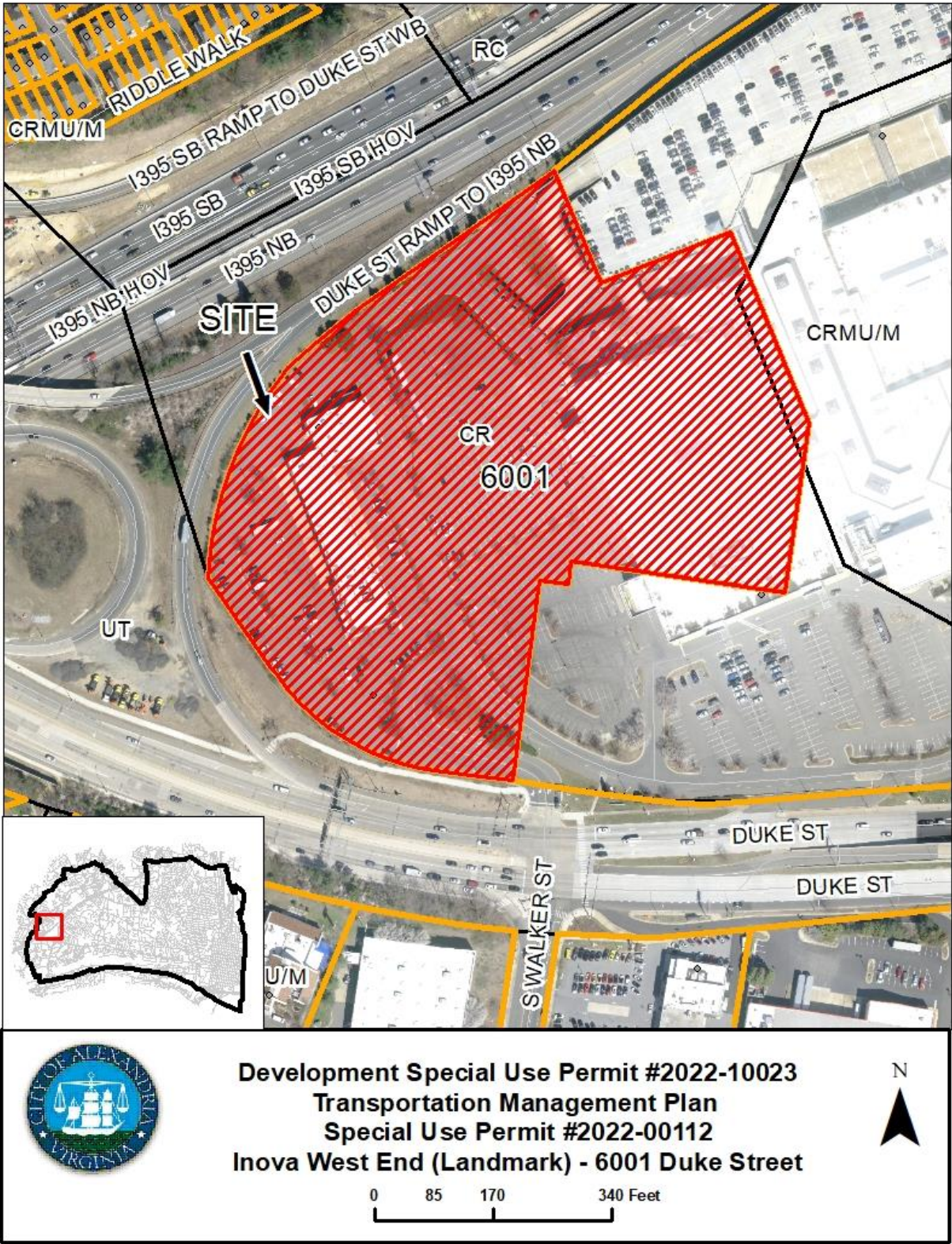
Commissioner Ramirez supported the project including the proposed parking, given the need for ease and convenience for hospital users.

Commissioner Brown noted that Landmark Mall has long had free parking and he wondered whether that would be continue for users of the new hospital.

M. Catharine Puskar said that the applicant is still determining whether they will charge for parking, but any amount would likely be nominal similar to other Inova locations.

Vice-Chair McMahon agreed with Commissioner Lyle's recognition of the urban design of the hospital campus. She highlighted the proximity of the hospital to the regional transportation network and new transit connections. She understands the challenges of convincing hospital users and staff to use transit and transit alternatives. However, she was pleased that the project can reallocate parking in the future, as needed, as well as the additional open space for the neighborhood.

PROJECT LOCATION MAP



I. SUMMARY

Recommendation

Staff recommends **approving** Development Special Use Permit (DSUP) #2022-10023 to construct a new hospital campus on Block A of the West End and Block Q of the Central Plaza, subject to Staff recommendations. This project conforms to the City's adopted plans, codes, and policies and provides several benefits for the community, including:

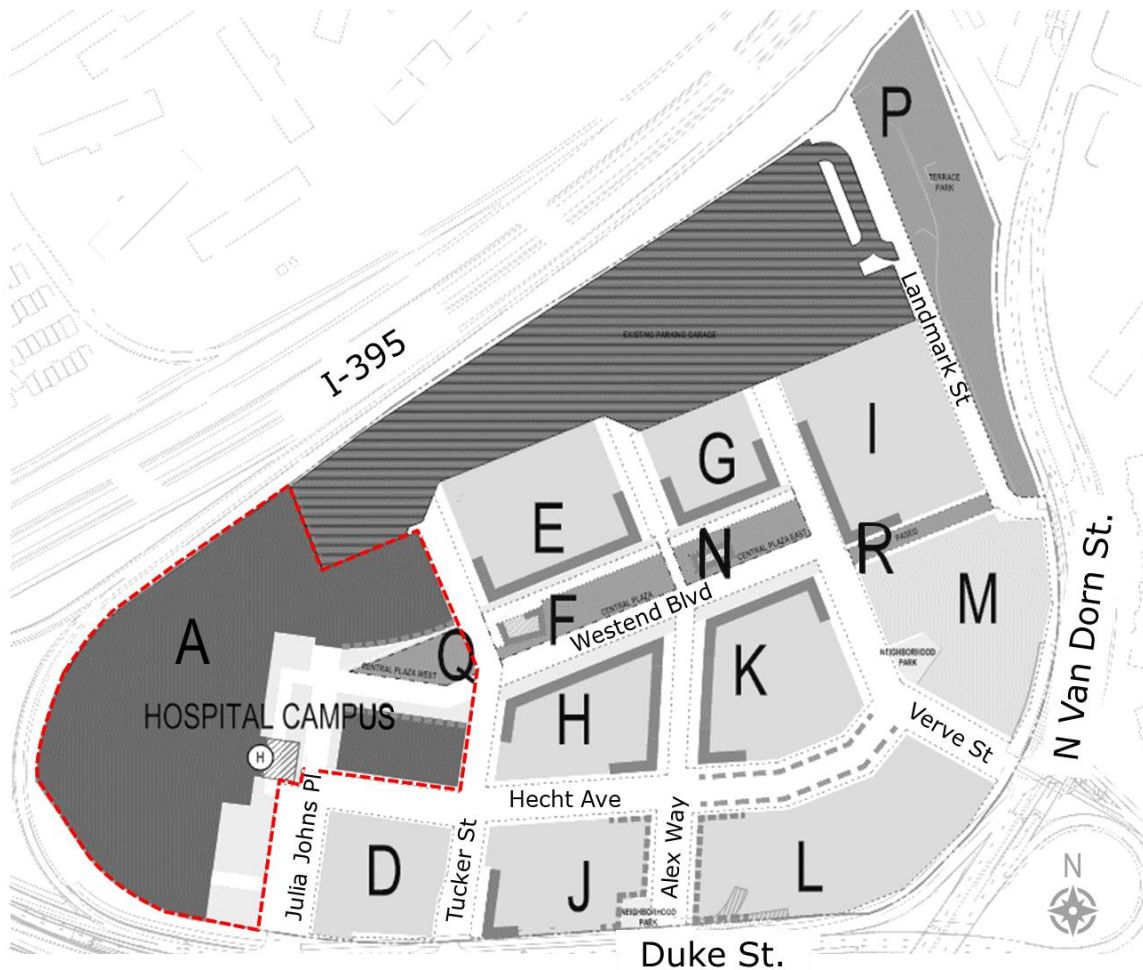
- Ongoing redevelopment of the former Landmark Mall site,
- New Inova hospital campus,
- 64,000 sq. ft. of publicly accessible open space plus 14,810 sq. ft. Block Q of the Central Plaza, and
- 8.04 lbs. of phosphorous removed per year (10% more than required).

General Project Description

The applicant, Inova Health Care Services, proposes to construct a new hospital campus on Block A consisting of the main hospital building, cancer center, specialty care center, and an above ground parking garage and Block Q of the Central Plaza. Figure 1 shows Blocks A and Q within the site. Land use applications for this project include a Development Special Use Permit (DSUP) with a site plan and subdivision, a Tier III Transportation Management Plan Special Use Permit (SUP), and an SUP to increase the height of a mechanical penthouse. Key issues to consider, as discussed in greater detail in this report, include:

- Compatibility with the approved CDD Concept Plan,
- Transportation
- Site layout including open space and parking, and
- SUP requests.

Figure 1: Hospital Campus within the West End Site



II. BACKGROUND

I. Site Context

General Information

The approximately 9.6-acre Block A and 0.3-acre Block Q are on the western edge of the West End (formerly Landmark Mall) site, bounded by Duke Street and Hecht Ave (formerly Road 2) to the south, Julia Johns Place (formerly Road 3) and Tucker Street (formerly Road 6) to the east, and I-395 to the north and west. As envisioned by the approved CDD Concept Plan, a mixed-use building will be to the south (Block D), a fire station with affordable housing to the southeast (Block J), a mixed-used building with ground floor retail to the east (Block H), and a medical office building with ground floor retail to the northeast (Block E)¹. To the south across Duke Street

¹ DSUP#2022-10017 approved in December 2022.

is the Landmark Overlook development and to the north across I-395 is a townhouse neighborhood.

Site Features

The blocks are in the Holmes Run Watershed. Most of the blocks were covered in impervious material prior to grading working associated with the approved Infrastructure Development Site Plan (DSP#2021-00012) and Stormwater Master Plan (DSP#2021-00017). No portion of the site is located within a floodplain.

Site History

Blocks A and Q are part of the 51.5-acre West End neighborhood that was formerly the location of Landmark Mall. Originally developed as an outdoor mall in 1965, Landmark was the first mall in the region to feature three anchor department stores. During the late 1980s, when open-air malls fell out of favor, the owners enclosed the center. The retail sector continued to evolve and by 2010, the mall was largely vacant. In 2022, the applicant demolished the former mall and outlying buildings to prepare for the redevelopment of individual blocks. Block A and Q encompass the former Sears building, Sears Auto Center building, and the adjacent surface parking lots.

Project Evolution/Procedural Background

Replanning for the site began in 2009 with the Landmark/Van Dorn Corridor Plan. After delays due to changes in the site's ownership structure and the real estate market, the project evolved with the Landmark Neighborhood Chapter of the Landmark/Van Dorn Corridor Plan approved in 2019. In 2020, Foulger-Pratt became the master developer and partnered with the owners (The Howard Hughes Corporation and Seritage Growth Properties), Inova Alexandria Hospital, and the City to redevelop the Landmark site.

In July 2021, the City Council approved the CDD Concept Plan and associated applications necessary for the 5.6 million sq. ft. redevelopment. In January 2022, the applicant team rebranded the site as the "West End" to mark the end of the Landmark chapter. In June 2022 the Planning Commission approved the infrastructure plan (DSP#2021-00012) to enable the construction of the roads, pipes, and wires and subdivision (SUB#2022-00003) to create the individual blocks specified in the CDD Concept Plan, including Blocks A and Q. In December 2022, the City Council approved DSUPs for Blocks E, G, I, and K, encompassing about 1,100 homes, 120,000 sq. ft. of medical office, and 217,000 sq. ft. of retail.

III. ZONING

The CDD established the density, setbacks, height, and open space requirements for the hospital campus. To allow flexibility in the redevelopment of the site, several CDD conditions allowed for transfers of density and open space among development blocks provided that the overall redevelopment does not exceed the maximum allowed density and the minimum open space is provided. Table 1 lists these zoning details.

Table 1: Zoning Tabulations

Property Address: 6001 Duke Street Total Site Area: 416,676 sq. ft. (9.56 acres) ¹ Zone: CDD #29 / Coordinated Development District #29 Current Use: Vacant Proposed Use: Hospital and Medical Care Facility		
	Permitted/Required	Proposed
FAR²	4.0	2.1
Hospital Setbacks (ft.)		
<i>Julia Johns Pl.</i>		
<i>South of Hecht</i>	30.0 (min.)	65.1
<i>North of Hecht³</i>	41.0 (min.)	78.0
CC Setbacks (ft.)		
<i>Westend Blvd.</i>	N/A (min.)	46.1
<i>Tucker St.</i>	20.0 (min.)	20.0
SCC Setback (ft.)	25.0 (min.)	49.3
<i>Westend Blvd.</i>	25.0 (min.)	27.3
<i>Hecht Ave.</i>	20.0 (min.)	23.6
<i>Tucker St.</i>	32.0 (min.)	34.3
<i>Julia Johns Pl.</i>		
Height (ft.)		
<i>Building A</i>	65.0 (min.)	184.0
<i>(hospital)</i>	250.0 (max.)	
<i>Building B (cancer</i>	65.0 (min.)	77.0
<i>center)</i>	250.0 (max.)	
<i>Building C</i>	50.0 (min.)	79.0
<i>(SCC)</i>	150.0 (max.)	
<i>Garage</i>	N/A	87.0
Parking (spaces)⁴	969	1,488
Loading spaces:⁵	33	4
Open Space⁶	17.4% (72,500 SF)	17.8% (74,200 SF)
Tree Canopy	25.0% (104,169 SF)	27.5% (114,500 SF)
CC = Cancer Center, SCC = Specialty Care Center ¹ Excludes private roads (0.47 acres) and Block Q of the Central Plaza (0.34 acres). ² CDD #2020-00007 condition #10d permitted an increase of 250,000 sq. ft. for the building floor area and 160,000 sq. ft. for the above-grade parking garage beyond the CDD Concept Plan. The permitted FAR includes these amounts. ³ CDD allows the hospital building tower to overhang to the curb zone with a minimum 15-ft. height clearance. ⁴ CDD #2020-00007 condition #57 specified that DSUP would determine the parking requirements for the hospital campus. ⁵ Modification requested to reduce the loading requirement. ⁶ CDD #2020-00007 condition #70 requires at least 15% (62,500 SF) at grade and 10,000 SF above-grade.		

IV. STAFF ANALYSIS

A. Consistency with the Master Plan

The hospital campus is part of the 51.5-acre former Landmark Mall site identified as the West End Town Center in the Landmark Van Dorn Corridor Plan, which is the relevant Small Area Plan Chapter of the Alexandria Master Plan. A series of graphics and recommendations guide implementation of the Corridor Plan by illustrating an urban grid of streets, blocks, programmed open spaces, transportation multimodality, and an active core. As part of the CDD Concept Plan approval, the applicant with Foulger-Pratt (the master developer of the rest of the site) sought Master Plan Amendments to revise certain West End Town Center elements, including the street framework, transit hub location, connectivity to I-395, location of pedestrian and bicycle facilities, location and size of the Central Plaza, active retail locations, maximum building heights, placemaking locations, and to retain the existing parking garage. Within the framework established by the Corridor Plan chapter of the Master Plan, the approved CDD Concept Plan set requirements for the hospital campus regarding density, building heights, parking, open space, and building design. Throughout the review process, Staff have ensured that the hospital campus proposal aligns with the CDD Concept Plan and Master Plan requirements.

B. Site & Building Design

Site Design

Although the development of hospital campus does not entail creating any new streets beyond those identified in the Infrastructure Site Plan, the proposal arranges the four new buildings and their entrances to focus activity on the primary axis of Westend Blvd. (formerly Road 1) and the Central Plaza. This layout ensures that the primary hospital building—the tallest building on the site—will be a visible anchor and focal point for the western end. Staff worked with the applicant team to ensure that the loop road that goes from Julia Johns Place (formerly Road 3) around to the back of the primary hospital building arrives at an ambulance drop-off configured to accommodate emergency vehicles during typical and extraordinary events. Further, staff worked with the applicant team to create an emergency vehicle route under the loggia and between the hospital and garage to enable flexibility in exiting and entering the ambulance drop-off. Finally, staff coordinated with the applicant to provide an additional accessible route to the elevated Block Q open space that will ease movement to and from the block and the other Central Plaza spaces to the east. Within the bounds of the hospital campus blocks established by the CDD Concept Plan and refined by the Infrastructure DSP, this proposal adheres to the principles of high-quality site design.

Building Architecture

The CDD Concept Plan set requirements for building massing, height, and design. These include requirements to vary the streetwall in heights and setbacks, provide building breaks or recesses for buildings exceeding 200-ft. in length and using high-quality materials (e.g., brick, glass, stone, wood, metal, precast, ceramic panels, or similar materials) for facades facing streets with limited use of fiber cement panels. It also calls for transparent windows and minimum height of 15-ft. for

preferred active/retail streets. As shown in Figure 2, staff finds that the hospital campus proposal satisfies these CDD requirements.

Since the Preliminary Plan submission, staff have continued to work with the applicant to refine the hospital campus architecture and have proposed conditions 10.b and 10.c to ensure the final site plans reflect one potential and seven definite changes to the main hospital building, Specialty Care Center, and above ground garage. Exhibits A, B, and C show these revisions. The definite changes generally reflect refinements to the medical and security operations of the buildings plus a slight increase in the height of the above ground garage to fit ADA accessible vans on all floors. The potential change would be to remove the bridges connecting the new above ground garage directly to the main hospital building, which may be necessary due to the ultimate security configuration of the building. However, staff and the applicant have ensured that patients, visitors, and employees will be able to walk from the garage and into the building under a covered overhang for the entire route.

Figure 2: Hospital Campus

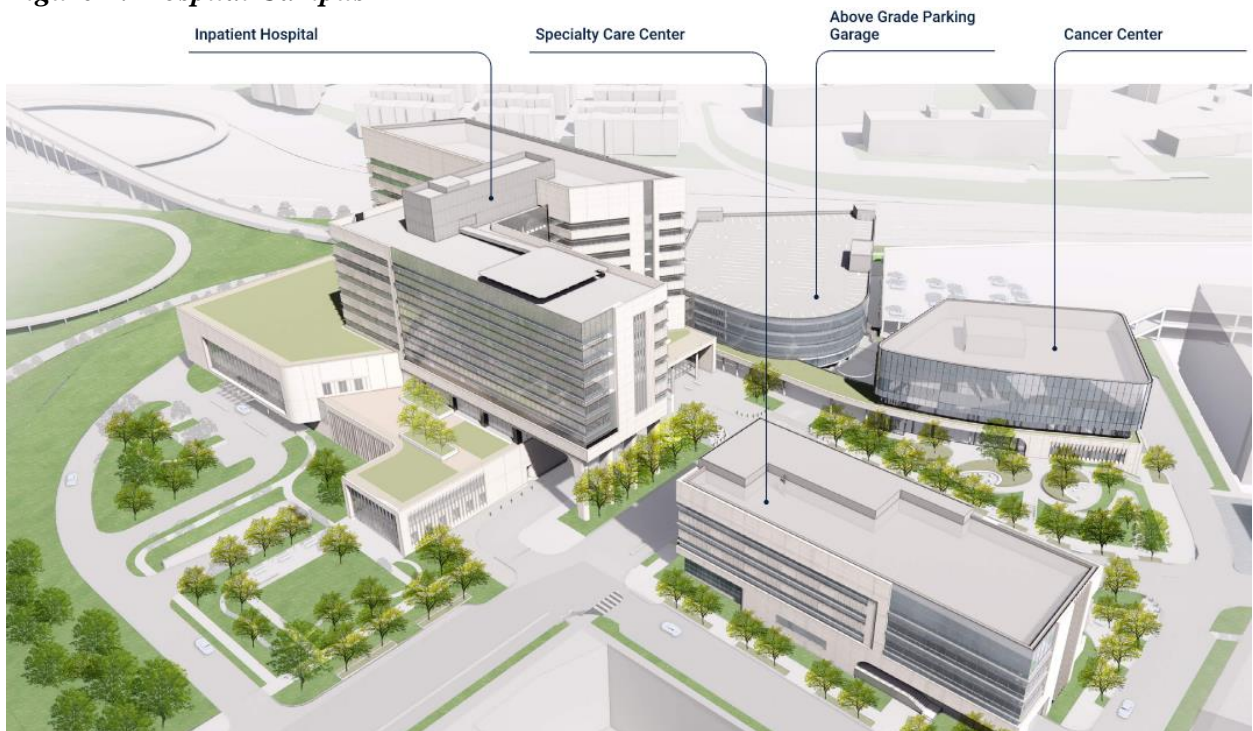


Figure 3 shows the hospital entrance with its notable two-story glass atrium called Inova Commons. Rising six stories above the entrance is the hospital inpatient tower. As shown in Figure 2 above and Figure 3 below, the southern side of the z-shaped tower extends over the entrance drop-off and sits above the outpatient podium. The northern side faces out towards I-395. The applicant employs the same materials palette for the four buildings in the campus, using pre-cast smooth and textured concrete panels and glass as the primary hospital building materials. Metal panel accents and horizontal metal and concrete solar glare shading devices complement the primary materials.

Figure 3: Hospital



Adjacent to Block Q and accessed by traveling to the northern end of Julia Johns Place (Road 3) is the standalone Cancer Center. While employing the same materials palette as the hospital building, the applicant distinguishes the four-story Cancer Center by using glass curtain walls defined by vertical elements. Figure 4 shows the main entrance to the Cancer Center with the loggia extending west toward the parking garage and hospital building. Since the southern façade is a preferred active/retail edge, the design responds to the CDD #2020-00007 condition #64 requirement by providing space for Life with Cancer, a patient education area, and exceeds the minimum 15-ft. floor-to-ceiling height with a 20-ft. floor-to-ceiling height. In addition, the considerable ground floor glass satisfies the requirement to maximize ground floor transparency.

Figure 4: Cancer Center



Figure 5 shows the northern façade of the four-story Specialty Care Center, which faces toward Block Q and provides the main entrance. This façade prioritizes glass as the primary material, while the southern and eastern sides introduce more smooth and textured pre-cast concrete panels. This building aligns with the southern part of the hospital tower and the design complements the hospital building while remaining a distinct design.

Figure 5: Specialty Care Center



The final building in the hospital campus is the five-story above grade parking garage shown in Figure 6. The primary materials for the garage are concrete with glass architectural screening. The screening facing toward Westend Blvd. (Road 1), Julia Johns Place (Road 3), and I-395 satisfy CDD #2020-00007 condition 65. The signature curve shown in the figure below provides an interesting cap to the northern end of Julia Johns Place (Road 3).

Figure 6: Parking Garage



C. Compliance with City Policies

Affordable Housing Policy

As part of the approved CDD, Foulger-Pratt committed to an Affordable Housing Plan that will deliver 45 committed affordable units (CAUs) with Blocks E, G, I, and K; 15 for sale affordable units, approximately 200 CAUs with a co-located fire station and affordable housing building on Block J, and 2% of units affordable at the auxiliary grant level within any future continuum of care facility. While this DSUP will not be providing additional contributions toward housing affordability, the relocation of Inova Alexandria to this site is the catalyst that will generate the significant numbers of affordable housing units provided by the overall redevelopment of the site.

Green Building Policy

The CDD Concept Plan established several sustainability conditions for the hospital campus, specifying compliance with the current Green Building Policy at the time of DSUP approval excluding the water reduction performance points due to the needs of the hospital and medical facilities. The applicant has provided draft LEED scorecards showing that the hospital campus buildings will meet the LEED Silver green building requirement. The campus buildings will feature window glazing and building design to minimize solar heat gains, low-flow faucets and fixtures, high indoor environmental air quality, and will participate in Dominion's Renewable Power Program with a goal to achieve a 50% reduction in emissions by 2030. In addition, the applicant will provide 19 spaces with Level II EV charging (i.e., 2% of new spaces). To advance the City's 2021 Electric Vehicle Charging Infrastructure Readiness Strategy, staff have also proposed condition 33 to ensure that 75% of new spaces are EV charger ready. This condition aligns with those included for West End Blocks E, G, I, and K, and development projects citywide. Finally, the hospital building will have approximately 71,000 sq. ft. of green roof.

Public Art

CDD #2020-00007 condition 122 required the applicant to submit a consolidated and coordinated public art plan with the hospital campus DSUP. In addition, CDD condition 121 specified that the hospital campus would need to provide on-site public art or a contribution equivalent to the City's Public Art policy toward public art within the CDD planning area. The applicant provided a draft plan that showed locations for public art by the main hospital building's arrival court and the Hecht Avenue side of the Specialty Care Center. Staff will continue to work with the applicant team to refine the consolidated public art plan and achieve the vision of the CDD consistent with the City's Public Art Policy.

D. Special Use Permits

Transportation Management Plan (SUP#2022-00112)

Due to the size of the hospital campus, §11-700 of the Zoning Ordinance requires the applicant to participate in a Tier III 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 standard rates, (adjusted annually per the Consumer Price Index [CPI-U]) to contribute to the project's TMP fund.

In addition, §11-500 directs Staff to review the SUP request to assess potential negative effects and to ensure the proposal meets three criteria:

1. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use: The applicant will operate a standalone TMP to coordinate parking management and transportation activities. It will encourage greater trip efficiency and ensure careful monitoring of on-site parking to reduce single-occupancy vehicle trips. A Tier III designation will not affect the health or safety of the neighborhood.

2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood: A TMP will encourage strategic investments to reduce single occupancy vehicle trips and encourage shared transportation options such as bus trips and carpooling. More individuals participating in active and shared forms of transportation helps to reduce vehicular congestion, which benefits the surrounding community by minimizing environmental impacts and increasing home values for properties close to a strong transportation network.

3. Will substantially conform to the master plan of the city: Redeveloping this site to construct the hospital campus, and the requirement to participate in a TMP, conforms with the CDD Concept Plan and Alexandria Master Plan.

Mechanical Penthouse

Per §6-403(B)3b, the applicant is seeking an SUP for a mechanical penthouse to exceed 15-ft. in height atop the main hospital building. The proposed penthouse will be 24-ft. tall with the height necessary for the elevator used to access the helipad. Since the penthouse is 148-ft. above the ground and setback over 193-ft. from Julia Johns Place, it will not have a significant visual impact. Consequently, Staff do not have any concerns with this SUP request.

E. Stormwater and Wastewater

Stormwater

Stormwater management for the entire West End neighborhood is designed through a Stormwater Management Master Plan (SWMMP) (DSP#2021-00017) that meets the requirements of the Virginia Stormwater Management Program Regulations and the Chesapeake Bay Act in Accordance with Article XIII of the Zoning Ordinance for control of stormwater quality. When fully implemented, the net effect of the SWMMP will be to manage stormwater quantity and quality better than the existing conditions of an untreated surface parking lot and mall, including reducing overall runoff by approximately 18% and the phosphorous load by 40% from the existing conditions.²

In addition to the three stormwater vaults constructed south of Blocks E & G, south of Block I, and beneath the existing parking garage, the hospital campus will provide Level II bioretention areas south of the main hospital building, approximately 71,000 sq. ft. of Level II green roof on the hospital, and additional vegetated areas at-grade. Combined, these facilities will provide

² The infrastructure plan will reduce runoff by approximately 28%. As the blocks are redeveloped, the overall reduction will decrease to approximately 18% at full build-out.

15,926 cubic feet of storage, which exceeds the 14,654 cubic feet needed to achieve the required levels of phosphorous removal. As a result, the hospital campus best management practices will remove 8.04 pounds of phosphorus per year, which is 10% more than required.

Wastewater

As part of the Infrastructure Development Site Plan (DSP#2021-00012), Foulger-Pratt conducted a sanitary sewer adequate outfall analysis per the City's Memo to Industry 06-14 to identify any places where sewer capacity is exceeded and where they would need to complete infrastructure upgrades to accommodate the redevelopment of the site. As part of the Infrastructure Site Plan, Foulger-Pratt is installing new sanitary sewer lines along Westend Blvd. (Road 1) and Hecht Ave. (Road 2) Julia Johns Pl. (Road 3), Verve St. (Road 5), and Tucker St. (Road 6), which will meet at the Paseo and exit the site through the Terrace Park, run along N Van Dorn Street, and connect to the existing Holmes Run Trunk Sewer.

As determined during the DSP review, the sanitary sewer design is sufficient for the office, residential, institutional, and commercial development planned for the site, including the hospital campus. With this DSUP submission, the applicant has updated the table from the infrastructure plan analysis to show the remaining sewer flow and remaining gross floor area.

Wastewater flows from this development will be treated at the AlexRenew wastewater treatment facility. Based on City development forecasts, it is projected that the City will reach its treatment capacity allocation sometime after 2040. As part of the City's sanitary sewer master planning process, alternatives for acquiring additional treatment plant capacity will be studied, which will be funded through sewer tap fee revenues collected citywide.

F. Open Space

The CDD Concept Plan requires a minimum of 15 percent at-grade open space plus 10,000 sq. ft. above-grade in the hospital campus. These open space requirements exclude the 0.33 acres provided with Block Q of the Central Plaza, which is the applicant is constructing as part of this DSUP. As shown in Table 2, the applicant is exceeding the open space requirement by 1,700 sq. ft. In addition to these open spaces, CDD condition #20 notes that the applicant will consider requests from the City to use the conference room for the city or community events. Staff recognizes the strong community desire to have meeting spaces at the West End and will continue to work with Inova to use this conference room at their discretion.

Table 2: Open Space

	Amount of Land (SF)	Percentage of Site (416,676 SF)
Ground-Level Open Space	64,000	15.4
Above Grade Open Space	10,200	2.4
Total Required	72,500	17.4
Total Provided	74,200	17.8

G. Parking/Loading

Vehicle Parking

The applicant proposes 1,488 parking spaces in a new below grade garage under the SCC and Julia Johns Pl., a six-story above-grade garage next to the Cancer Center, spaces reserved within the existing Landmark garage, and a handful of surface parking spaces. As shown in Table 3, the proposed parking exceeds the Zoning Ordinance requirement. However, CDD #2020-00007 condition #57 specified that the DSUP, and not the Zoning Ordinance, would set the parking requirement for the hospital campus. In addition, as required by CDD condition #59, the applicant has provided a Parking Management Plan (PMP) to detail how they will operate and manage the proposed campus parking. As part of the PMP, the applicant included an analysis by DESMAN, a parking consulting firm, that showed that the proposed parking is comparable to observed hospital demand as reduced to account for people arriving to the hospital campus in ways other than driving. After reviewing the PMP, Staff concur that the proposed parking, while more than the Zoning Ordinance generally requires, is appropriate for this specific hospital campus.

Table 3: Parking Requirement

	Total
Hospital beds	231
Hospital requirement (1 space/2 beds)	116
Medical care facility (SF) ¹	170,433
Medical care facility requirement (1 space/200 SF)	853
Zoning ordinance requirement	969
<i>Proposed parking</i>	1,488
¹ Includes the cancer center and specialty care center	

Bicycle Parking

The applicant proposes to provide 117 bike parking spaces for employees and visitors. The spaces are a mix of Class 2 covered bicycle parking within the two new garages, and Class 3 outdoors bike racks at various locations around the site. As shown in Table 4, the proposed spaces meet the bicycle parking requirement.

Table 4: Bicycle Parking Requirement

Type	Required	Proposed
Employee	85	85
Visitor	32	32
Total	117	117

Loading

The Zoning Ordinance sets a loading requirement of 1 space per 20,000 sq. ft. of a hospital use. Since the campus is 637,664 sq. ft., the requirement rounds to 33 loading spaces. The applicant is providing four loading spaces underneath the new above-grade garage. This location provides a subsurface connection to the main hospital building, SCC, and cancer center. Although the number

of spaces is far less than required by the Zoning Ordinance, Staff reviewed the expected operation and location of these spaces and finds that they will be satisfactory for the uses in the hospital campus. Staff support the requested modification for this requirement.

H. Transportation and Streetscape

The CDD Concept Plan established the street network, transit hub location, bicycle routes, and street cross sections and dimensional requirements within the West End neighborhood. The Infrastructure Development Site Plan refined those cross sections, including specifying the location of streetlights, trees, crosswalks, curb radii, and more. Foulger-Pratt is constructing the frontages along the perimeter of the hospital campus, including Julia Johns Pl. (Road 3), Hecht Ave (Road 2), and Tucker Street (Road 6) per the approved Infrastructure Site Plan. As part of this application, Inova Health Care Services will construct the remaining portion of Julia Johns Pl. and Westend Blvd. (Road 1) within the hospital campus.

Patients, visitors, and employees of the hospital campus will benefit from the pedestrian, bicycle, transit, and vehicular access provided with the redevelopment of this site, including raised bicycle tracks on Westend Blvd., Julia Johns Pl., and Verve St. (Road 5); the multimodal path on Duke and Van Dorn Streets, new crosswalks and intersections on Duke and Van Dorn, and the centrally located transit hub on Hecht Ave. Notably, the work associated with this DSUP will complete the two-way cycle track on Julia Johns Pl. and Westend Blvd. specified with the CDD. In addition, Staff worked with the applicant team to provide a continuous route for emergency vehicles around the main hospital building, to the ambulance drop-off, and out by the Cancer Center onto Julia Johns Pl. Delivery vehicles will access the below grade loading spaces via Landmark Street (Road 7) and a service road along the I-395 side of the existing Landmark garage.

I. Traffic

The applicant provided a detailed traffic study with the approved CDD Concept Plan that found no detrimental impact to the surrounding transportation network as a result of the redevelopment. Staff concurred with the finding based on the proposed infrastructure improvements, including the new street grid within the West End neighborhood that will help to disperse traffic. Staff also found that the approved plan balanced walking, biking, transit, and driving needs with appropriate facilities for each mode. CDD #2020-00007 condition 129 required a transportation memorandum to the approved CDD Multimodal Transportation Study if the DSUP for the Cancer Center and/or Specialty Care Center generated 50 vehicle trips or more in either peak hour but does not create more than 10% of the trips proposed in the CDD study. The applicant determined that the proposal does not trigger condition 129 and Staff concurs with this finding.

V. COMMUNITY

In addition to the 16 community meetings and public hearings conducted throughout 2021 for the CDD, the applicant held two community meetings and attended one in-person meeting of the Eisenhower West/Landmark Van Dorn Implementation Advisory Group meeting to present on the specific plans for the hospital campus. At these meetings, attendees asked about the construction timeline, campus size and services, and future of the current campus on Seminary Road. The applicant also maintains a website www.Inova.org/Landmark to provide ongoing updates on the

redevelopment of the Landmark site. Additional information is available on the City's webpage: www.AlexandriaVA.gov/Landmark.

Table 5: Community Meetings

Date	Entity
March 30, 2022	Virtual open community meeting
October 17, 2022	Virtual open community meeting
January 26, 2022	Eisenhower West/Landmark Van Dorn Implementation Advisory Group meeting

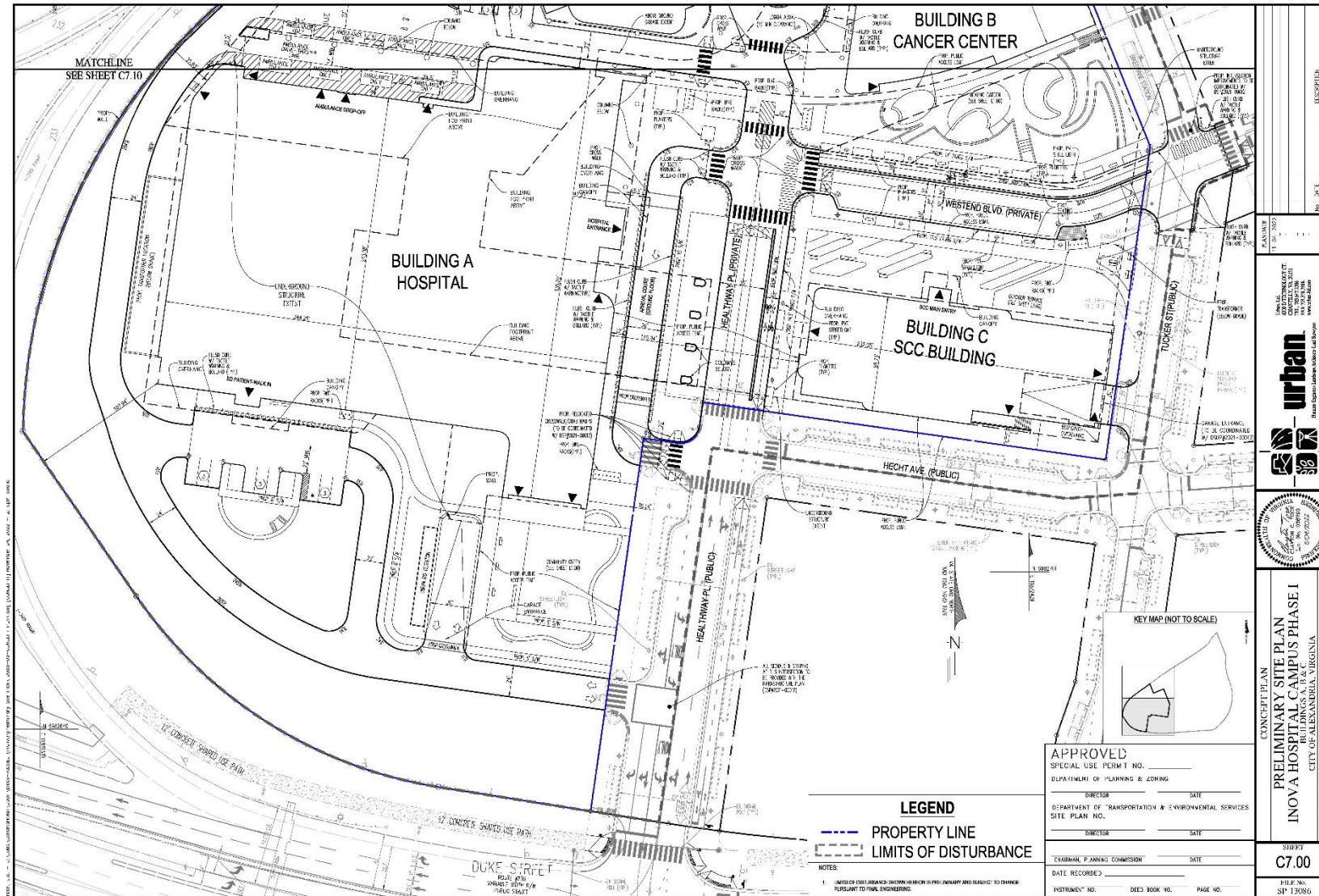
VI. CONCLUSION

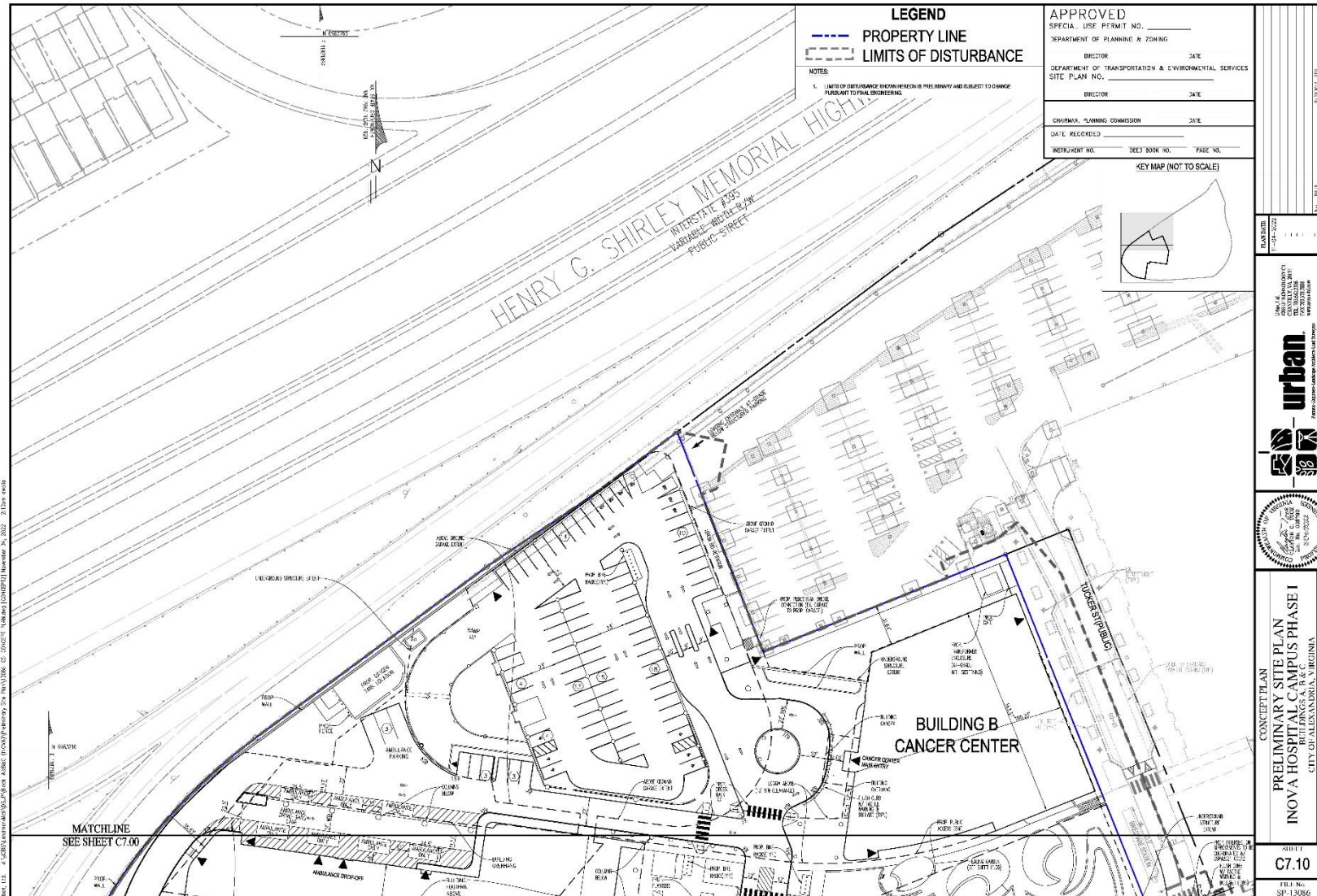
Staff recommends approving the Development Special Use Permit and additional Special Use Permits to construct the Inova hospital campus and Block Q of the Central Plaza subject to meeting all applicable codes, ordinances, and the recommended conditions included in this report.

STAFF: Robert Kerns, AICP, Division Chief, Department of Planning and Zoning
 Maya Contreras, Principal Planner
 Jared Alves, AICP, Urban Planner

VII. GRAPHICS

Exhibit A: Site Plan





VIII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated December 20, 2022, with Sheets C23.00 and C24.00 amended on January 18, 2023, and comply with the following conditions of approval.

I. SITE PLAN

2. 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 60 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Submit the plats and associated deeds for all applicable easements 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 easements to the satisfaction of the Directors of P&Z and T&ES. Easements shall include:
 - i. Julia Johns Place/Road 3 and Westend Blvd./Road 1,
 - ii. At-grade open space including Block Q of the Central Plaza, and
 - iii. Emergency vehicle access, including the ring road that connects to the ambulance drop-off and exits under the loggia, loading area, pick-up/drop-offs, and garages.
 - 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.
4. 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) **
5. Show site utilities compatibly with other site conditions on the site plan to the satisfaction of the Directors of P&Z and T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *

- a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
 - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Excluding above grade utilities from dedicated open space areas and tree wells.
 - d. Screening all utilities from the public right-of-way.
6. Provide a site 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 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 below grade parking 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 may turn off and on using motion sensors. Without motion sensor lighting, unoccupied lighting levels may be no less than 1.5-foot candles. **
 - n. Light fixtures for the open canopies and structured parking garages shall be recessed into the ceiling and/or screened for any areas visible from the public right-of-way. **
- 7. 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) *
 - 8. Sheeting and shoring, support of excavation shall not extend beyond the property line, except when the applicant has obtained a written release or encroachment from adjacent property owners which has been reviewed prior to Final Site Plan release and recorded in the Land Records, or in the case of VDOT property a permit issued by VDOT. (P&Z) (Code) *

A. BUILDING

- 9. 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) *
- 10. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall conform substantially with the elevations dated December 20, 2022, and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) *
 - a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling).
 - i. Window sizes and types.
 - ii. Window mullion dimensions and projection in front of face of glass.
 - iii. Window frame, sash, and mullion materials.
 - b. The applicant may revise the elevations from the Preliminary Plan dated December 20, 2022, to incorporate the changes to the building facades and penthouse as shown in Exhibits A and B dated February 10, 2023, subject to the satisfaction of the Director of P&Z. The applicant will coordinate with P&Z staff to finalize these changes prior to Final Site Plan release.

- c. The applicant may construct bridges linking the aboveground parking garage to the hospital building as shown in the Preliminary Plan dated December 20, 2022 (Option A) or may remove the bridges if warranted by security needs as generally shown in Exhibit C (Option B) dated February 10, 2023, subject to the satisfaction of the Director of P&Z. The applicant will decide which option to pursue prior to Final Site Plan release.
11. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) *
- a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at 1/4" = 1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
 - b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.
 - c. When warranted by the three-dimensional complexity of the design, the applicant shall provide isometric vignettes of special conditions or building areas to the satisfaction of the Director of P&Z.
 - d. All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Code or an encroachment has been obtained.
12. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission.
- a. Prior to ordering final building materials, provide a materials board that includes all proposed materials and finishes at first Final Site Plan. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) *, ***
 - b. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights. *
 - c. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - d. An on-site, mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials.

Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. **

- e. The mock-up panel shall remain on-site, in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy. (P&Z) (Code) ***

B. OPEN SPACE/LANDSCAPING

- 13. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. *
 - a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing, and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Site furnishings may include benches, bicycle racks, trash bins, recycling receptacles, and other associated features. City standard materials are mandatory in all public right-of-way. (P&Z) (T&ES)
- 14. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *
- 15. All ground level publicly accessible open space shall be fully open to the public following the hours and guidelines established by RP&CA. Signage for all ground level open spaces with public access easements shall be posted at each site displaying the hours, rules and regulations, property contact information, and shall the public nature of the spaces. Sign locations and design on the Final Site plan and install at a minimum on sign at each entrance prior to the issuance of the first Certificate of Occupancy. City standard sign information can be found at: <https://media.alexandriava.gov/docs-archives/recreation/parks/park-facility-standards-manual=1=.pdf> (RP&CA) *, ***
- 16. All publicly accessible open spaces shall be maintained by the applicant or its successors. The applicant is responsible for providing a maintenance plan that includes maintenance practices, standards, and frequency for all hardscape, landscaping, furniture, and related infrastructure for all publicly accessible open spaces prior to Final Site Plan release. (RP&CA) *
- 17. The applicant or its successors shall be responsible for all costs to operate and maintain all publicly accessible open spaces. Costs shall include the life cycle replacement of materials and components depicted in the landscape design. (RP&CA)

C. TREE PROTECTION AND PRESERVATION

18. 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

19. Call Alexandria Archaeology immediately at (703) 746-4399 if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the discovery area until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheet piling and Shoring) so that on-site contractors are aware of the requirements. (Archaeology) *
20. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheet piling and Shoring) so that on-site contractors are aware of the requirements. (Archaeology) *

E. PEDESTRIAN/STREETSCAPE

21. To the extent not already installed, provide the pedestrian improvements within the property lines for this DSUP 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) ***
22. 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 and hybrid concrete-brick sidewalks to City standards. The minimum unobstructed widths of newly constructed sidewalks shall be per CDD#2020-00007 and DSP#2021-000012.
 - 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 crosswalks [white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)]. Alternative crosswalk treatments must be approved by the Director of T&ES.
 - h. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.
23. Show the final location and approximate dimensions of Capital Bikeshare station(s), to be installed by others, on the Final Site Plan. Station(s) shall be sited to provide adequate space for maneuvering bikes in and out of docks, to allow access by Capital Bikeshare staff or contractors to rebalance bikes, and to provide adequate sun for solar panels. (T&ES) *

F. PARKING

24. Provide wheel stops for all 90-degree and angled vehicle parking spaces adjacent to a sidewalk if the back of the sidewalk is less than 7 feet from the curb. (T&ES).
25. Per CDD #2020-00007 condition 59, provide a final Parking Management Plan. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to release of the Final Site Plan and comply with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. (P&Z) (T&ES) *
26. Share parking occupancy data for the facility with the City upon request. (T&ES)
27. Any surplus parking spaces within the garage may be made available for the public/off-site at the applicant's discretion. (P&Z) (T&ES)
28. 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) *
29. 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.
30. 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) *, ***
31. 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) *
32. Comply with CDD#2020-00007 Condition 101 for electric vehicle parking.

33. Each floor of the new parking garages shall be served by a pathway (e.g., fire protected sleeve) or trunk conduit of sufficient size such that final conduit could be installed in the future to serve at least 75 percent of the required parking spaces with Level 2 electric vehicle chargers to the satisfaction of the Director of T&ES. (T&ES) *, ***
 - a. The installation of the pathway or trunk conduit shall include concrete punctures and access points such that the final paths for future final conduit does not require significant drilling through concrete, walls, or the ceiling of the garage.
 - b. Prior to Final Site Plan release, show the locations of the pathway or trunk conduit and indicate the associated parking spaces that could be served by the future final conduit.
 - c. Install the pathway or trunk conduit prior to final certificate of occupancy for the garage.
34. Update parking counts on the cover sheet to indicate the number of electric vehicle charger and electric vehicle charger ready parking spaces and show the location of these spaces prior to Final Site Plan release. (T&ES) *

G. SUSTAINABILITY

35. 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)
36. The project shall comply with the requirements of the City of Alexandria 2019 Green Building Policy, as amended by CDD#2020-00007. Diligent pursuit and achievement of this certification shall be monitored through these requirements unless exempted by the certification rating systems and the Green Building Policy:
 - a. Provide evidence of the project's registration with LEED, Green Globes, or Earthcraft (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist from the P&Z website showing how the project plans to achieve the certification and clearly indicate that requirements for the priority performance points are being met as defined by the City of Alexandria's Green Building Policy. *
 - b. Provide an updated copy of the draft certification scorecard/checklist prior building permit release for above-grade construction to show compliance with the Green Building Policy. **
 - c. Provide updated building energy performance analysis and building energy use intensity (EUI) (energy use per sq. ft.) prior to release of the building permits for above-grade construction. **
 - d. Provide a draft commissioning plan and verification, if required by the Green Building Rating System and the building code, from a certified third-

party reviewer that includes items “i” through “v” below, prior to receiving building permits for above-grade construction. **

- i. A narrative describing the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
 - ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed.
 - iii. Functions to be tested including, but not limited to, calibrations and economizer controls.
 - iv. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
 - v. Measurable criteria for performance.
- e. Provide updated 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. **
- f. Provide evidence that design phase credits (for the certifying party) have been submitted by the first Certificate of Occupancy. ***
- g. Provide a commission report that has been verified by a certified, third-party reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests prior to issuance of the final Certificate of Occupancy. ***
- h. Provide evidence showing that the requirements for priority performance points for Energy Use Reduction and Indoor Environmental Quality are being met as defined by the City of Alexandria’s Green Building Policy for Design Phase credits to the U.S. Green Building Council, Green Globes, or Earthcraft (or equivalent) prior to issuance of a Certificate of Occupancy. ***
- i. Provide documentation of applicable green building certification prior to 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. ****
- j. Failure to achieve the certification level, as required by the City of Alexandria’s Green Building Policy, will be evaluated by City Staff to determine whether a good faith, reasonable, and documented effort was made to achieve the certification level to the satisfaction of the Director of P&Z.

II. TRANSPORTATION

A. STREETS/TRAFFIC

37. 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) *****
38. 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) *
39. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets, prior to the issuance of the first Certificate of Occupancy. (T&ES) ***
40. Per the Preliminary Site Plan, slopes on parking ramps within the proposed garage 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) *
41. 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) *****
42. To the extent not installed with the Infrastructure DSP #2021-00012, furnish and install two 4-inch Schedule 80 PVC conduits with pull wires from the emergency entrance to the Duke Street and Walker Street intersection underneath the sidewalk along Julia Johns Place/Road 3. These conduits shall terminate in an underground junction box at each end. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES) *****
43. 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) *****
44. To the extent not installed with the Infrastructure DSP #2021-00012, provide and install a supplemental traffic signal equipment for the southbound Julia Johns

Place/Road 3 approach to the Duke Street intersection at the Emergency Entrance. To the extent that the applicant provides and installs the improvements, the supplemental equipment shall be on the Final Site Plan as part of a Signal Design Plan to the satisfaction of the Director of T&ES. In lieu of providing and installing the supplemental signal equipment, the applicant may provide a contribution of \$100,000 prior to issuance of the first Certificate of Occupancy in order for the City of Alexandria to complete the installation at a later date. (T&ES) *

- a. The supplemental signal shall be equipped with Emergency Vehicle preemption and shall connect to the controller for the Duke Street intersection signal.
 - b. If contributions are provided, the plans shall not preclude future installation as per the Preliminary Site Plan
45. Provide bicycle facilities consistent with CDD#2020-00007 and DSP#2021-00012 and per the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan, and applicable Small Area Plans and Design Guidelines. (T&ES)

B. TRANSPORTATION MANAGEMENT PLAN

46. 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)
47. 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)
48. 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)
49. 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)

50. Designate a 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) ***
51. 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)
52. 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)
53. 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

54. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) *

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

55. Pay the sewer connection fee prior to Final Site Plan release. (T&ES) *
56. 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) *

B. UTILITIES

57. 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)
58. Do not locate transformer and switch gears in the public right-of-way. (T&ES)
59. 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

60. All conduit on private property will be owned and maintained by the property owner. Unless otherwise specified, conduit on public right-of-way will be owned and maintained by the City. (ITS) (T&ES)
61. Provide a minimum of two, 2-inch conduits for each building. Terminate each conduit to a 24-inch by 36-inch installed hand hole within the public right-of-way or at a nearby accessible location. (ITS)
 - a. Enable telecommunications providers to install cables in the conduit.
 - b. Submit a digital as built in CAD or GIS that details the fiber conduit installation prior to the issuance of the Certificate of Occupancy. ***

D. SOLID WASTE

62. The point of collection shall be as agreed upon between the owner and the private collector duly licensed, provided that such point shall not be in a public right-of-way and shall not hinder or interfere with parking, traffic, or pedestrians. All trash collectors for the project site are required to take their collected trash, not to include medical waste, to the Alexandria/Arlington waste-to-energy facility. If the Alexandria/Arlington waste-to-energy facility will not accept the trash generated by the hospital, then the applicant may take it to another nearby facility. (T&ES)
63. The applicant shall install trash and recycling receptacles at the intersections of Hecht Ave./Road 2 and Julia Johns Pl./Road 3; Hecht Ave. and Tucker St./Road 6; and Westend Blvd./Road 1 and Tucker St. Show the locations and receptacle details prior to Final Site Plan release and install the receptacles prior to the issuance of the final Certificate of Occupancy for the adjacent building. If the applicant decides not to install these receptacles, then provide: (T&ES) *, ***
 - a. \$1,449 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install 3 Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid dedicated to trash collection.

- b. \$1,685 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install 3 Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection.

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

- 64. 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) *
- 65. The redevelopment phosphorus removal requirement is 40 percent from the predeveloped load (treatment of the first ½ inch of rainfall is required). New impervious must meet the required 0.41 lbs./ac phosphorus loading rate or the 40 percent reduction, whichever is more stringent. The site's entire water quality volume shall be treated as currently specified in the approved Stormwater Master Plan, DSP#2021-00017. (T&ES) *
- 66. 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) *
- 67. 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) *
- 68. 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) *
- 69. All BMP's must be accessible for regular maintenance and inspections. The final building design must include access points and maintenance accessibility for the

green roof and any other BMPs. Green roof access can be achieved either by a door on the same level as the green roof, an interior elevator, interior stairway with door through a penthouse, or by an alternating tread device with a rood hatch or trap door not less than 16 square feet in area and with a minimum dimension of 24 inches. (T&ES)

70. 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) *****
71. 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) *****
72. 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) *****
73. 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) *
74. 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) *
75. The applicant/owner shall be responsible for installing and maintaining on-site 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; manufacturer contact names and phone numbers,
 - d. A copy of the executed maintenance service contract, and
 - e. 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) *****
76. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) *****
77. 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

78. 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)
79. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)
80. 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

81. 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) *
82. If environmental site assessments or investigations discover the presence of contamination on site beyond that already identified under DSP#2021-00012, 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).
83. 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) *
84. 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

85. 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

86. Submit a noise study identifying the noise levels from the heliport that residents and occupants of the hospital 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) *
87. If the noise study identified noise impacted areas, conduct a building shell analysis identifying ways to minimize noise and vibration exposure to future neighboring residents and the occupants of the hospital. Submit the building shell analysis and the noise commitment letter for review and approval prior to Final Site Plan release. (P&Z) (T&ES) *
88. 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) *, ***
89. 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. Emergency vehicles are exempt from this restriction. (T&ES) ***

F. AIR POLLUTION

90. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
91. 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)
92. 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

93. 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) *
94. 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. ***
95. 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) *
96. 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) **
97. 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)
98. 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) **
99. 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) *
100. 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) **
101. To the extent the City establishes a quarterly community meeting for the purpose of providing updates on the status of construction projects in the West End, the applicant shall participate in such meetings or provide written updates to City staff while the project is under substantial construction. Such updates may be provided in coordination with meetings hosted by the City. (P&Z)

102. 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)
103. 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) *, ***
104. 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) ***
105. 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.
106. 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) ***
107. 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. PUBLIC ART

108. Comply with the CDD #2020-00007 conditions 121, 122, and 123 for public art. (P&Z) (RP&CA) *
109. To the extent that the applicant provides on-site public art instead of the contribution, install the art prior to issuance of the final Certificate of Occupancy for the adjacent building, to the satisfaction of the Directors of P&Z and/or RP&CA. (P&Z) (RP&CA) ***

VII. USES AND SIGNS

A. RETAIL/COMMERCIAL

110. Provide these conditions for the preferred active/retail street frontages identified in CDD #2020-00007, to the satisfaction of the Director of P&Z:
 - a. A minimum 15 feet floor-to-floor height.
 - b. Maintain operable entrances along Westend Blvd./Road 1 for the Specialty Care Center.
 - c. All ground floor windows shall generally 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, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited.
111. Encourage employees who drive to use off-street parking. (T&ES)
112. Encourage employees to use public transportation. Contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
113. 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)
114. Provide information about nearby garages on the business's website to encourage patrons to park off-street. (T&ES)
115. The Hospital shall consider requests made by the City for use of the ground level conference rooms, to the extent provided, for City or community special events. The Hospital retains the right to approve or deny such request in its sole discretion, based on policies and operational needs. Prior to issuance of the final Certificate

of Occupancy, the Applicant shall provide contact information for any requests by the City to Inova for use of the conference room. (P&Z) ***

B. SIGNAGE

116. Comply with the CDD #2020-00007 condition 120 for the coordinated sign plan. (P&Z)

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) *****

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. Archaeology

- F - 1. According to an 1865 map, a small farmstead was located in the center of the property, belonging to the Fitzhugh family, and it may have dated back to the early nineteenth century. By 1878 the Edwin Fitzhugh family occupied the farm and by 1894 a C. Ashby owned the property which consisted of 131.5 acres. Although a farmstead once occupied the property, due to the level of development of the subject property, the likelihood that intact archaeological remains are present is low.
- 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.

D. 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)
- a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. *, ****
 - b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, ****
- 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:
- i. Monday through Friday from 9 AM to 6 PM
 - ii. Saturdays from 10 AM to 4 PM
 - iii. No pile driving is allowed Sundays and holidays
- b. § 11-5-109 restricts excavating work in the right-of-way to:
- i. Monday through Saturday 7 AM to 5 PM
 - ii. No excavation in the right-of-way allowed on Sundays, New Year's Day, Independence Day, Thanksgiving, and Christmas.
- 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) *

E. Information Technology

- R - 1. Development cases should not use any addresses in their case name as existing site addresses may change during development. (GIS)

F. Fire Department

- C - 1 Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) *

G. Police Department

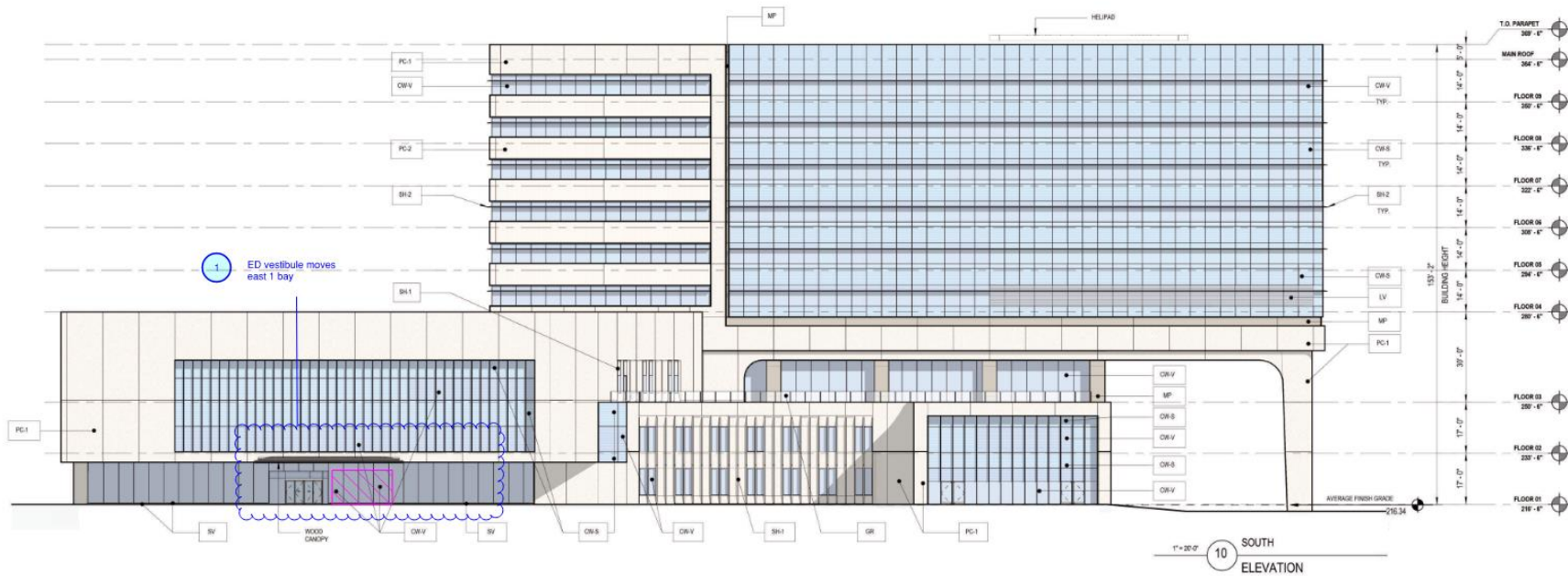
- R - 1. Plant shrubbery that achieves a natural growth height of no more than 2.5 to 3 feet with a maximum height of 3 feet when it matures to avoid obstructing the view of patrolling law enforcement officers.

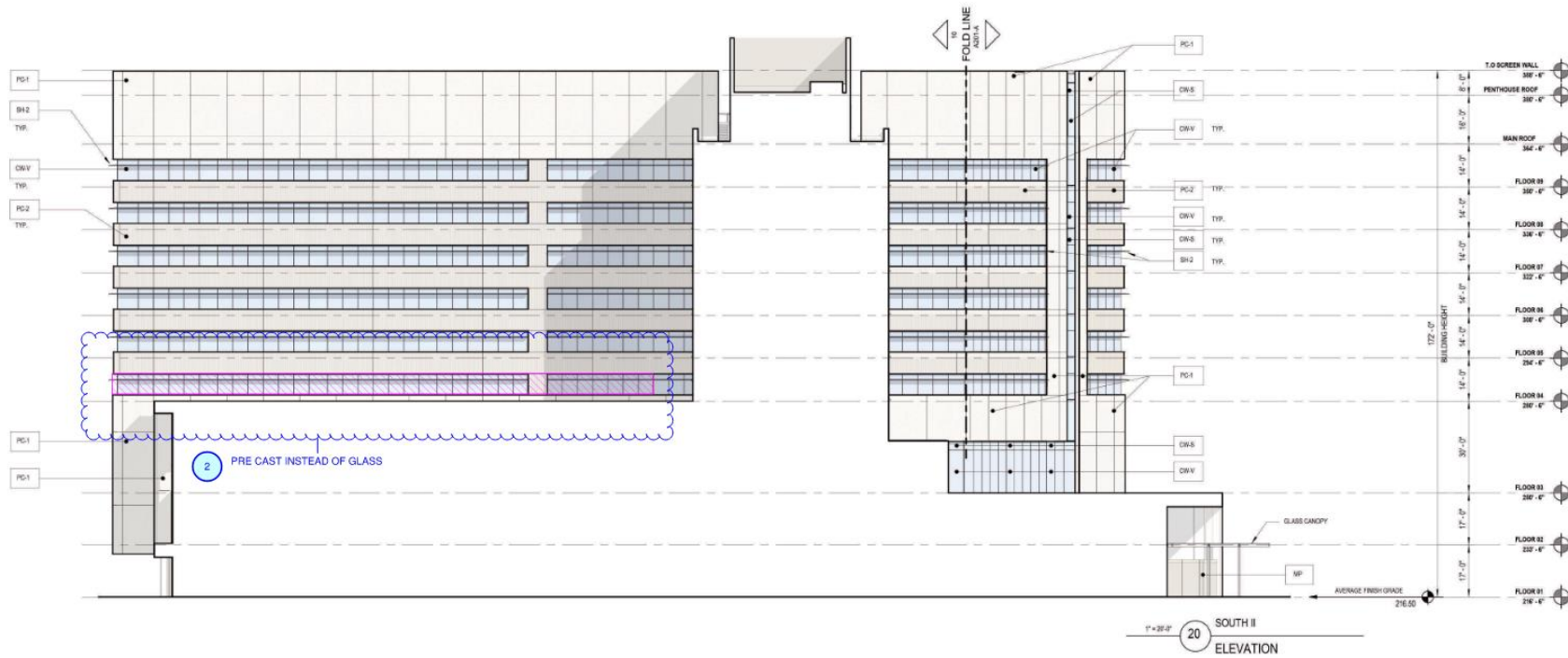
Asterisks denote:

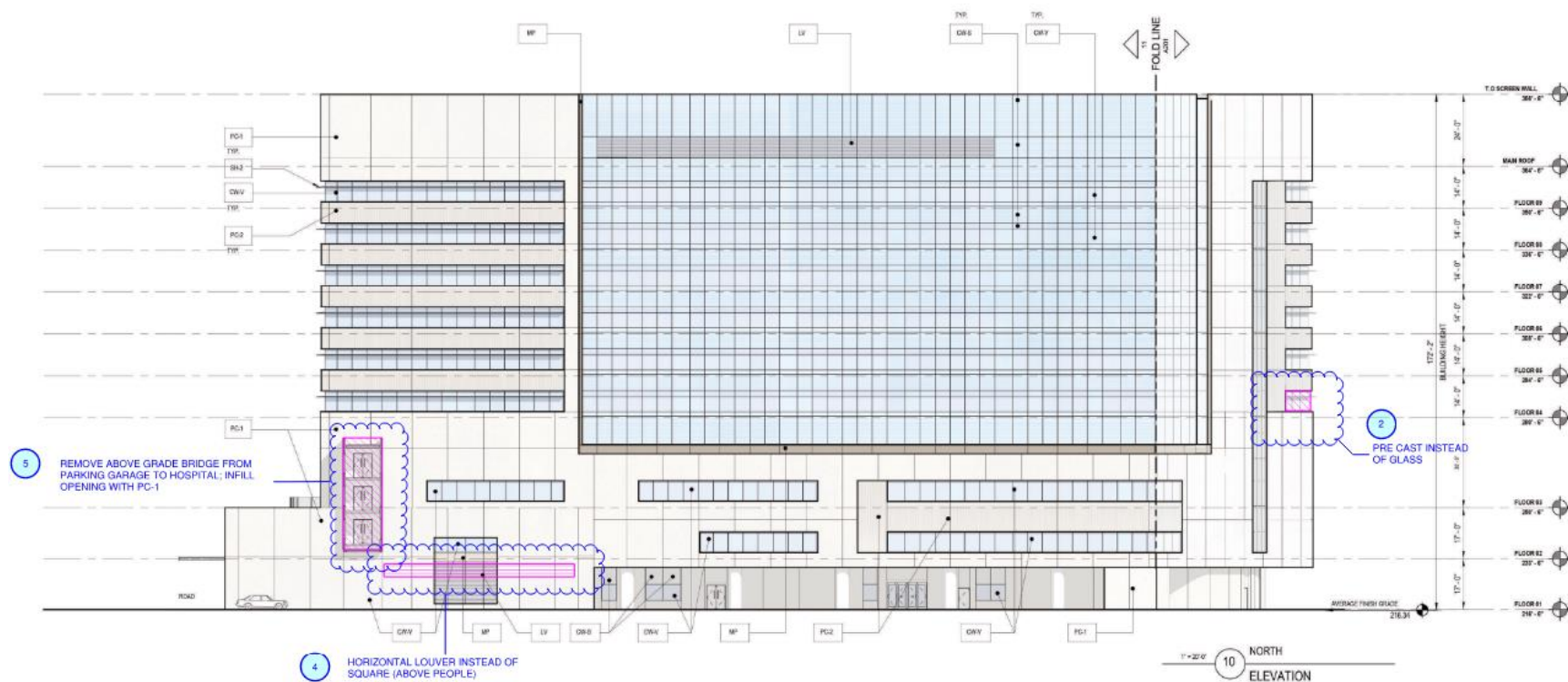
- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to issuance of the Certificate of Occupancy
- **** Condition must be fulfilled prior to release of the bond

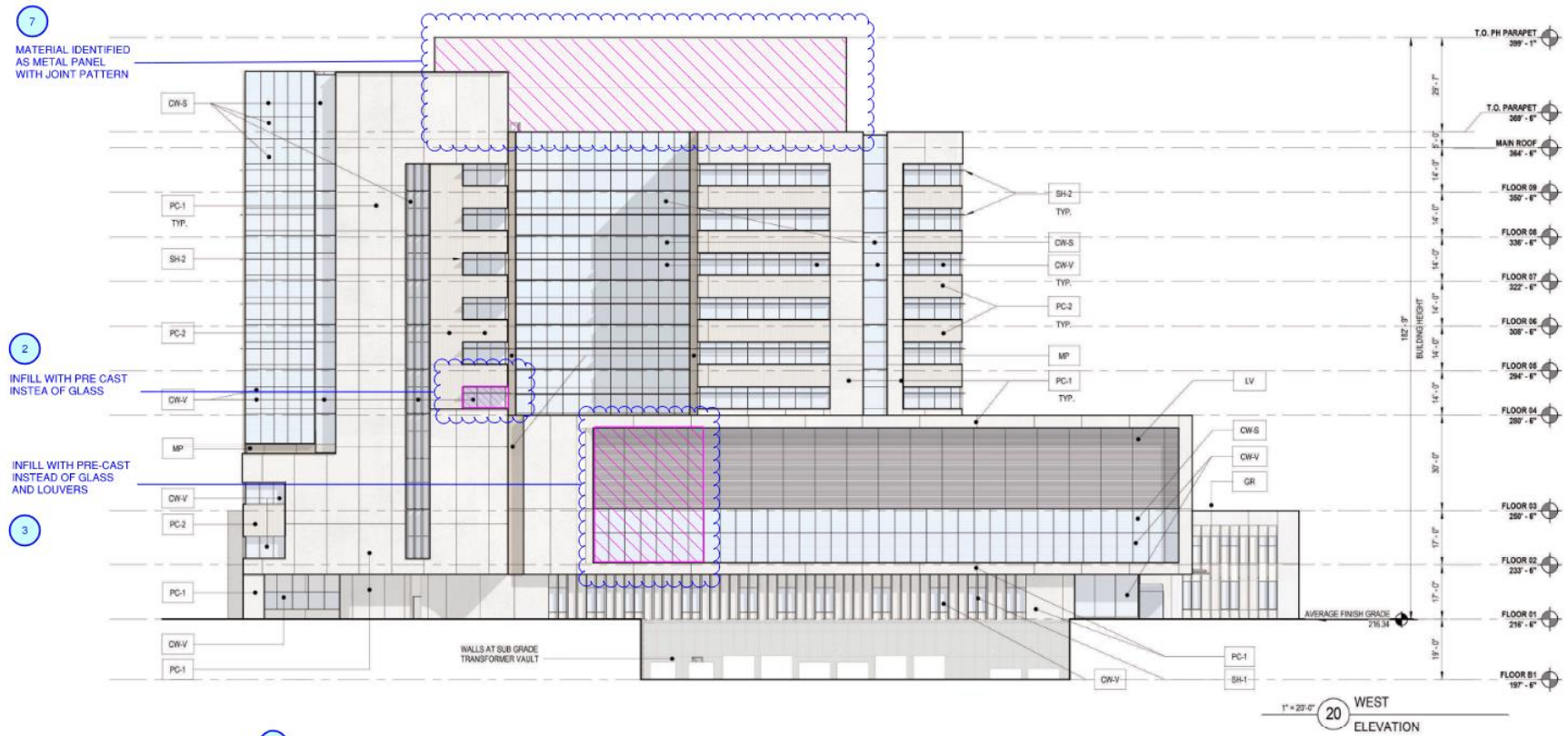
IX. ATTACHMENTS

Exhibit A: Hospital Architectural Revisions









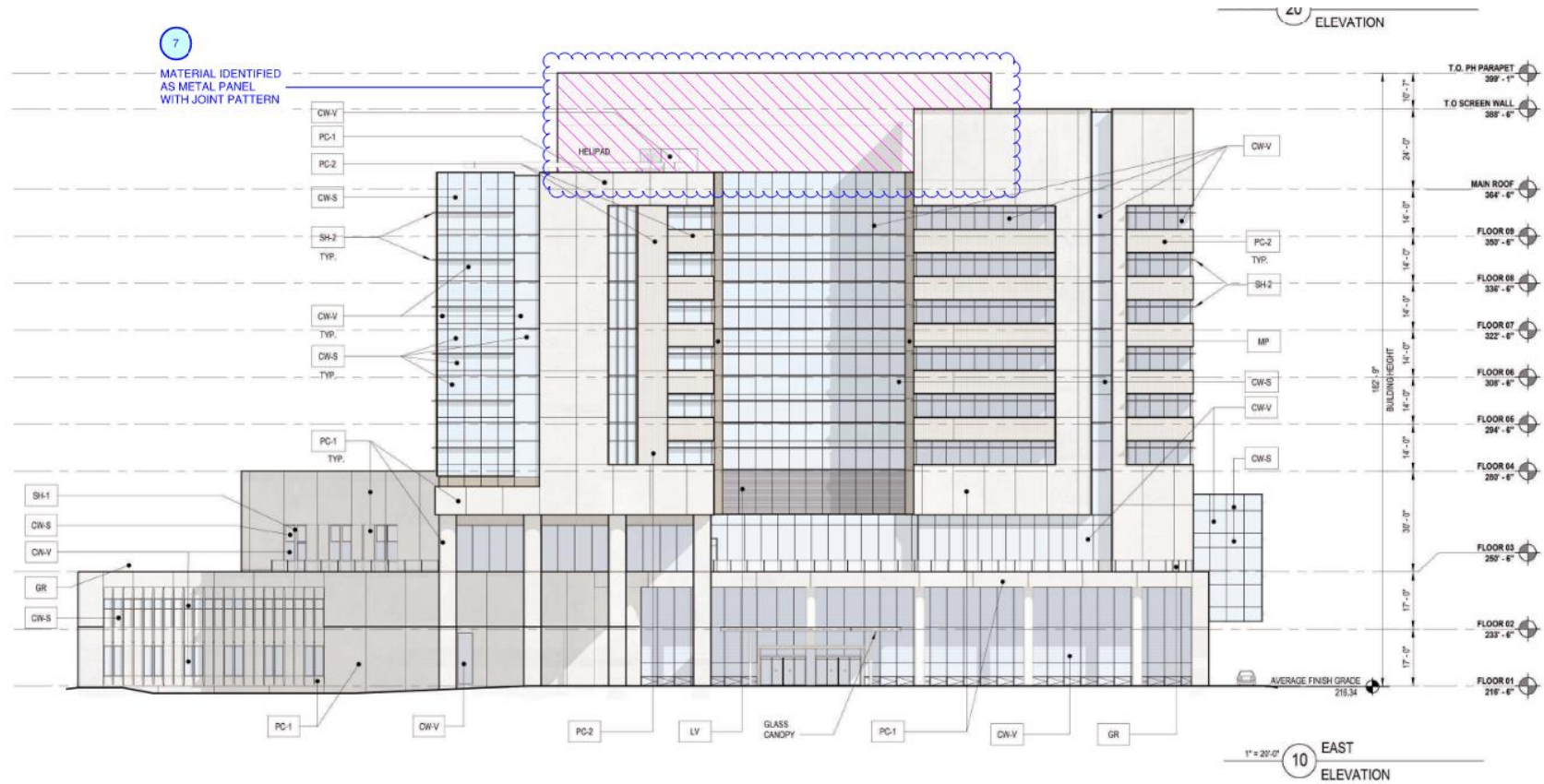


Exhibit B: Specialty Care Center Architectural Revisions

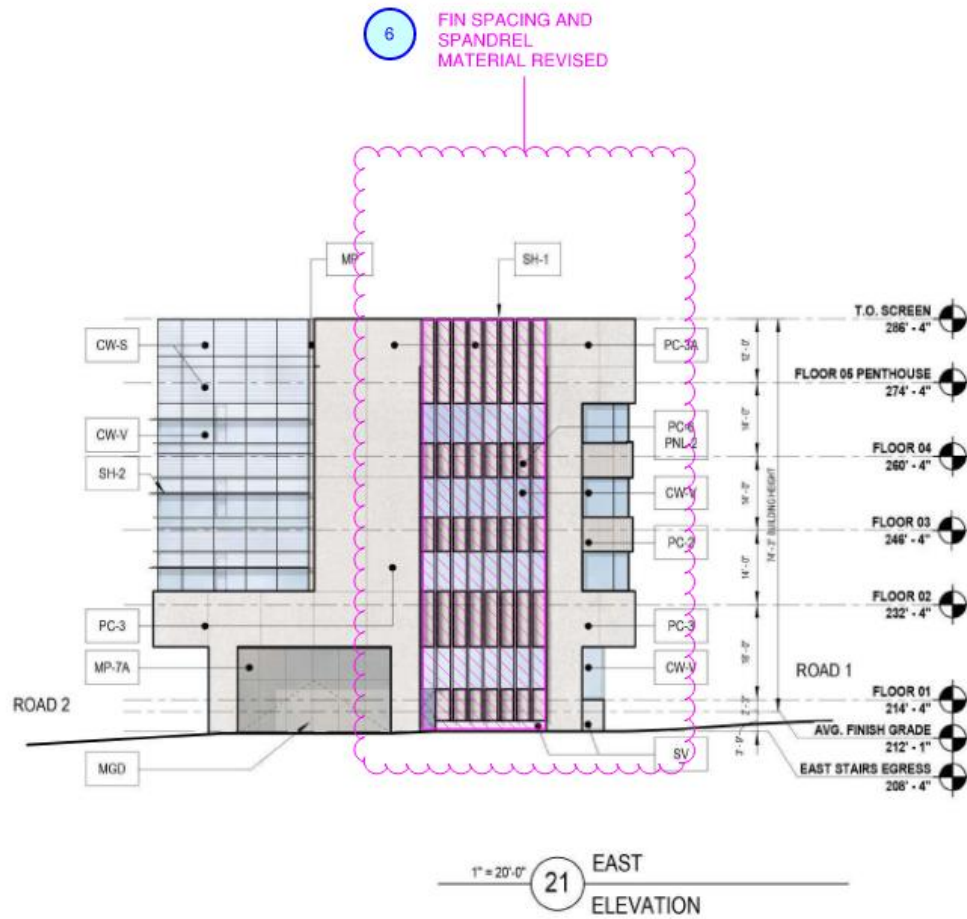
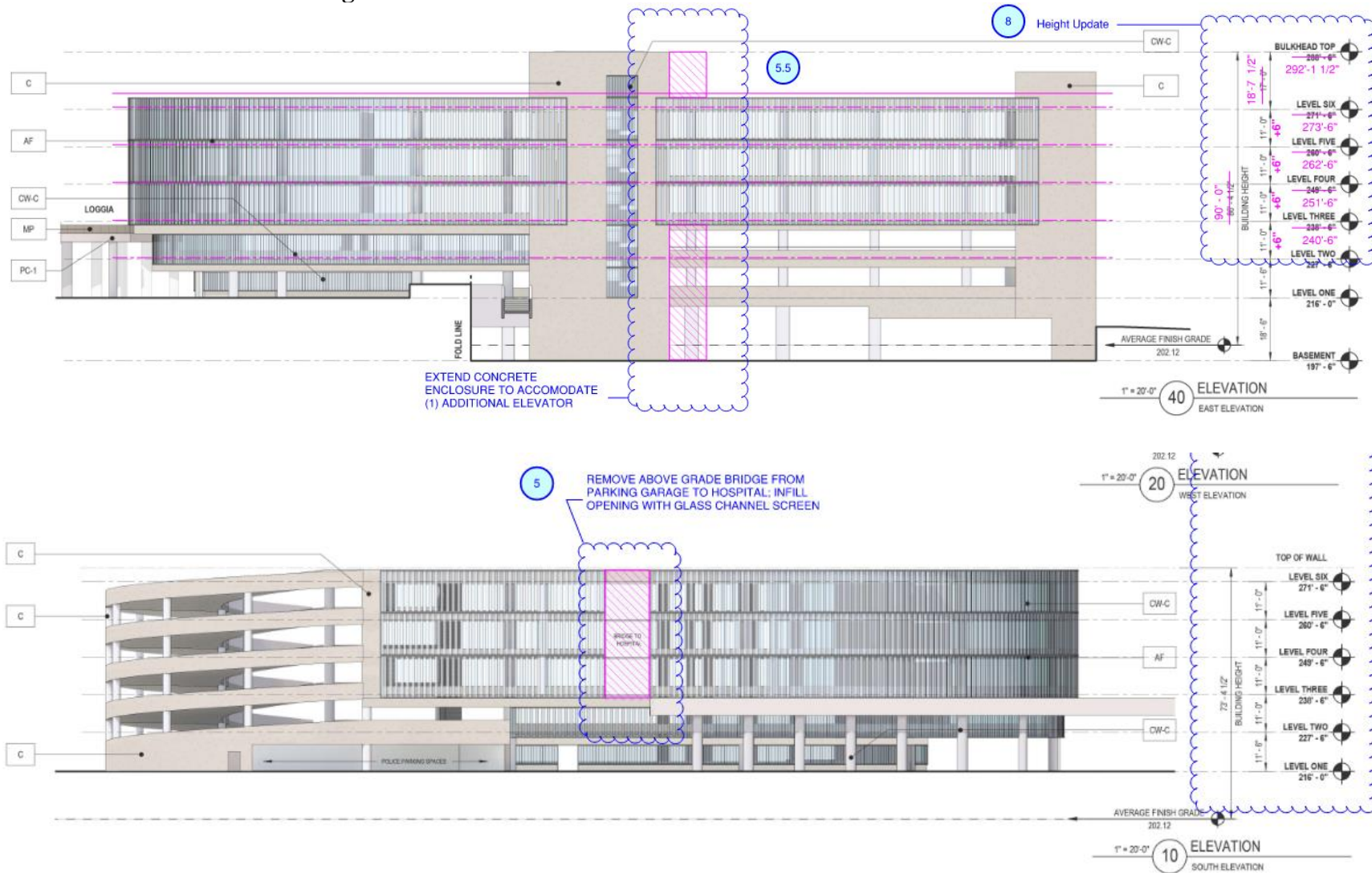
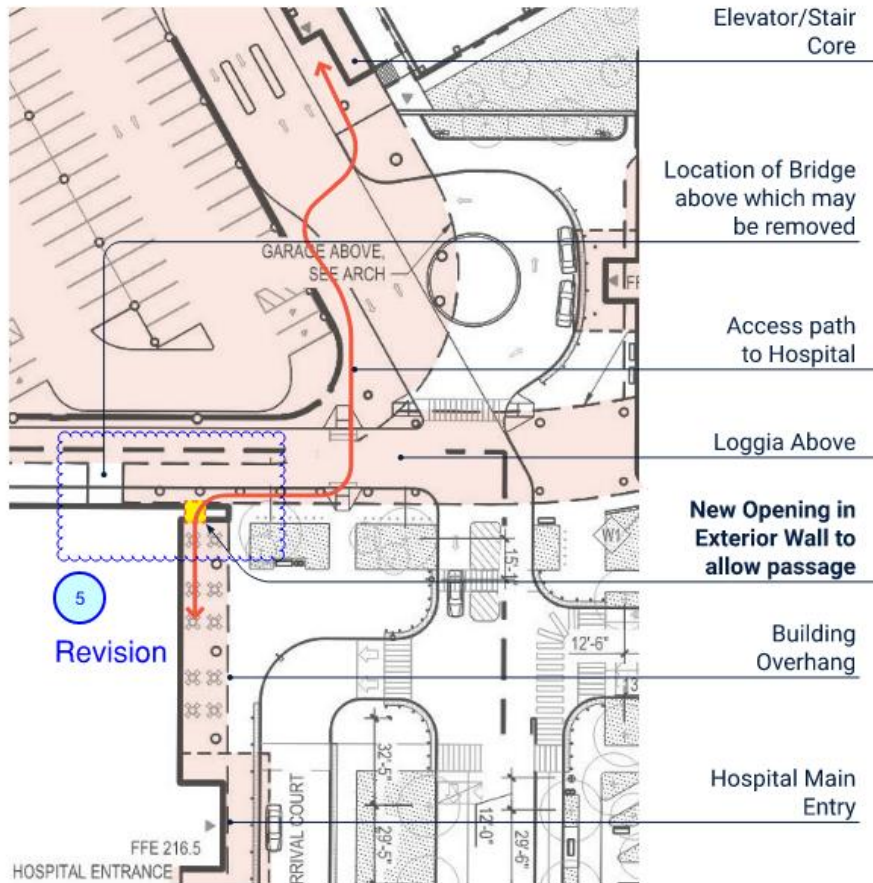


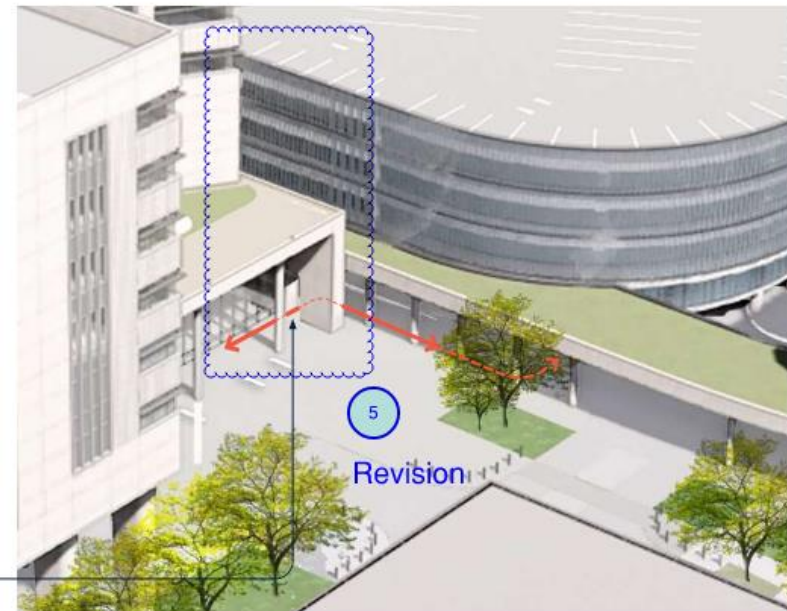
Exhibit C: Above Ground Garage Architectural Revisions



Enlarged Site Plan diagram



Enlarged Aerial diagram



- Area under cover
- Covered path from Garage to Hospital
- New Opening in Exterior Wall



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ **Project Name:** Inova Landmark Hospital Campus

PROPERTY LOCATION: 6001 Duke Street

TAX MAP REFERENCE: 047.02-03.10 **ZONE:** CDD #29

APPLICANT:

Name: Inova Health Care Services

Address: 8095 Innovation Park Drive Fairfax, Virginia 22031

PROPERTY OWNER:

Name: The Industrial Development Authority of the City of Alexandria

Address: 625 N. Washington Street, Ste. 400 Alexandria, Virginia 22314

SUMMARY OF PROPOSAL DSUP for a hospital (Bldg A) and medical care facilities including a cancer center (Bldg B) and a specialty care center (Bldg C) with associated below-grade and structured parking.

MODIFICATIONS REQUESTED 1) Modification to building height-to-centerline setbacks; and
2) modification to reduce the number of required loading spaces

SUP's REQUESTED SUP for increase in penthouse height

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

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

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

M. Catharine Puskar, Attorney

Print Name of Applicant or Agent

Walsh, Colucci, Lubeley & Walsh 2200 Clarendon Blvd, Ste 1300

Mailing/Street Address

Arlington, Virginia 22201

City and State Zip Code

Signature

(703) 228-4700

Telephone #

Fax #

cpuskar@thelandlawyers.com

Email address

November 4, 2022

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

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

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

See attached.

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

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

N/A

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

See attached.

The Applicant, INOVA Health Care Services, is requesting approval of an approximately 928,407 square foot hospital campus and medical care facilities on the western portion of the Landmark neighborhood within the Landmark/Van Dorn Small Area Plan. Phase I of the Hospital Campus will include a trauma center (Building A), a cancer center (Building B), and a specialty care center (Building C) with associated below-grade and structured parking, open space, and infrastructure. In addition, 550 parking spaces will be located in the existing parking structure to serve the hospital campus. Associated with this request, the Applicant is requesting a Special Use Permit for increase in penthouse height, pursuant to Section 6-403(B)(3), a modification for building height-to-centerline setbacks required pursuant to Section 6-403(A), and a modification to reduce the number of required loading spaces, pursuant to Section 8-200(B).

The Landmark Hospital Campus will expand INOVA's presence in the City of Alexandria and enable it to better serve Alexandria residents and the surrounding area.

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

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

Users will be consistent with an approximately 928,407 square foot hospital and medical care facility uses.

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

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

Employees will be consistent with an approximately 928,407 square foot hospital and medical care facility uses.

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

Day	Hours	Day	Hours
7 days / week	24 hours / day	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Noise levels will be consistent with a hospital and medical care facility uses.

B. How will the noise from patrons be controlled?
The Applicant will comply with the noise ordinance.

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

No significant odors are anticipated.

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

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

Typical for a hospital and medical care facility uses.

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

Typical for a hospital and medical care facility uses.

C. How often will trash be collected?

As often as necessary.

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

Building management will monitor the area for litter.

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

☒ Yes. ☐ No.

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

The Applicant will comply with all local, state, and federal regulations governing storage and disposal of all potentially hazardous materials.

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

☒ Yes. ☐ No.

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

The Applicant will comply with all local, state, and federal regulations governing the storage and disposal of organic compounds.

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

Appropriate safety methods will be in place to ensure the safety of nearby residents and employees.

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.

N/A

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?

969 spaces

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

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces

1,488 Other - **Total spaces provided in existing garage and proposed below-grade and above-grade garages**

- 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?

550 parking spaces will be located in the existing parking structure immediately adjacent to the site.

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? 33 spaces
- B. How many loading spaces are available for the use? 4 spaces
- C. Where are off-street loading facilities located? In below-grade garage
- D. During what hours of the day do you expect loading/unloading operations to occur?
24 hours per day.
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
As often as necessary to support a hospital and medical care facility uses.

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?

Yes, street access is adequate.

INOVA Health Care Services
C/O Inova Realty
8095 Innovation Park Drive, Building 8D
Fairfax, Virginia 22031

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

Re: Authorization to File Development Special Use Permit Application and Any Associated Applications
6001 Duke Street
Tax Map ID: Tax Map ID: 047.02-03-10 (the "Property")

Dear Mr. Moritz:

INOVA Health Care Services authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Development Special Use Permit application and any related applications and requests associated with the development of the Inova at Landmark Hospital Campus.

Very truly yours,

INOVA Health Care Services

By: H. Thomas McDuffie

Its: Senior Vice President

Date: 11/2/2022

ALEXANDRIA INDUSTRIAL DEVELOPMENT AUTHORITY

December 20, 2022

Directors

Dwight Dunton

Chair

Jennifer Atkins

Vice Chair

Christopher Hartman

Secretary

Lisa Edouard

Dak Hardwick

Tom Hyde

Eric Strickland

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

Re: Consent to File Development Special Use Permit Application and Any
Associated Applications
6001 Duke Street
Tax Map ID: 047.02-03-10 (the "Property")

Dear Mr. Moritz:

The Industrial Development Authority of the City of Alexandria, as the owner of the above-referenced Property, hereby consents to the filing of a Development Special Use Permit application and any related requests by Inova Health Care Services associated with the development of the Inova at Landmark Hospital Campus.

Very truly yours,

Counsel to the AIDA

Michael W. Graff, Jr.

McGuireWoods LLP

Staff to the AIDA

Stephanie Landrum

Christina Mindrup

Wynn Hunsaker

AEDP, Inc.



Industrial Development Authority of the City of Alexandria

By: Stephanie Landrum

Its: Assistant Secretary and Administrator

Date: December 20, 2022

601 PRINCE STREET, ALEXANDRIA, VIRGINIA 22314
PHONE: (703) 739-3820

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. Inova Health Care Services, Inc.	8095 Innovation Park Drive, 8D Fairfax, Virginia 22031	See attached
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 6001 Duke Street Alexandria, Virginia (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Inova Health Care Services, Inc.	None	N/A
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.

December 20, 2022

Date

M. Catharine Puskar

Printed Name



Signature

November 4, 2022

Inova Health System Foundation appoints the Board of Inova Health Care Services. Inova Health System Foundation is a non-stock, non-profit corporation.

Inova Health Care Services Agents:

J. Stephen Jones

Stephan Motew

Alice Pope

John F. Gaul H.

Thomas McDuffie

Johnny F. Weaver

Stacy Bell

Dominic J. Bonaiuto

Melissa Riddy



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2022-00112

PROPERTY LOCATION: 6001 Duke Street

TAX MAP REFERENCE: 047.02-03.10 **ZONE:** CDD #29

APPLICANT:

Name: Inova Health Care Services

Address: 8095 Innovation Park Drive Fairfax, Virginia 22031

PROPOSED USE: Tier III Transportation Management Plan

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

M. Catharine Puskar

Print Name of Applicant or Agent

2200 Clarendon Blvd, Ste. 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

mcPuskar

Signature

12/20/2022

Date

703-528-4700

Telephone #

Fax #

cpuskar@thelandlawyers.com

Email address

Revised:
2/3/2023

PROPERTY OWNER'S AUTHORIZATION

As the property owner of See attached., 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. **N/A**

☐ Requesting a waiver. See attached written request.

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

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: _____ of the subject property.

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

See attached.

ALEXANDRIA INDUSTRIAL DEVELOPMENT AUTHORITY

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

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Associated Applications
6001 Duke Street
Tax Map ID: 047.02-03-10 (the "Property")

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Very truly yours,

Counsel to the AIDA

Michael W. Graff, Jr.

McGuireWoods LLP

Staff to the AIDA

Stephanie Landrum

Christina Mindrup

Wynn Hunsaker

AEDP, Inc.



Industrial Development Authority of the City of Alexandria

By: Stephanie Landrum

Its: Assistant Secretary and Administrator

Date: December 20, 2022

601 PRINCE STREET, ALEXANDRIA, VIRGINIA 22314
PHONE: (703) 739-3820

INOVA Health Care Services
C/O Inova Realty
8095 Innovation Park Drive, Building 8D
Fairfax, Virginia 22031

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

Re: Authorization to File Development Special Use Permit Application and Any Associated Applications
6001 Duke Street
Tax Map ID: Tax Map ID: 047.02-03-10 (the "Property")

Dear Mr. Moritz:

INOVA Health Care Services authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Development Special Use Permit application and any related applications and requests associated with the development of the Inova at Landmark Hospital Campus.

Very truly yours,

INOVA Health Care Services

By: H. Thomas McDuffie

Its: Senior Vice President

Date: 11/2/2022

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. Inova Health Care Services, Inc.	8095 Innovation Park Drive, 8D Fairfax, Virginia 22031	See attached
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 6001 Duke Street Alexandria, Virginia (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Inova Health Care Services, Inc.	None	N/A
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.

December 20, 2022

Date

M. Catharine Puskar

Printed Name



Signature

November 4, 2022

Inova Health System Foundation appoints the Board of Inova Health Care Services. Inova Health System Foundation is a non-stock, non-profit corporation.

Inova Health Care Services Agents:

J. Stephen Jones

Stephan Motew

Alice Pope

John F. Gaul H.

Thomas McDuffie

Johnny F. Weaver

Stacy Bell

Dominic J. Bonaiuto

Melissa Riddy

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

[] **Yes.** Provide proof of current City business license

[] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

N/A

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.)

A Transportation Management Plan (TMP) incorporates Transportation Demand

Management (TDM) strategies that are intended to enhance the use of transportation

alternatives and reduce the amount of amount of vehicular traffic generated by the site.

The Inova TMP will be implemented in accordance with the City's policies, and may

include, but is not limited to, the following:

-
- Provision of employee carpool/vanpool spaces in convenient locations;

 - Potential shuttle service to and from employee population centers that have limited

 - public transit options;

 - Transit screens to provide real-time information on nearby transportation options;

 - and

 - Potential commuter benefits for employees and staff.

The Transportation Management Plan will be further detailed prior to final site plan.

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: TMP SUP

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:

N/A

Hours:

N/A

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

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

N/A

B. How will the noise be controlled?

N/A

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

N/A

- 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)

N/A

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

N/A

- C. How often will trash be collected?

N/A

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

N/A

- 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:

N/A

- 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:

N/A

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

N/A

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.

N/A

PARKING AND ACCESS REQUIREMENTS

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

See DSUP  Standard spaces
plans Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

The Applicant proposes 1,488 total parking spaces

<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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? 4

<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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
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- B. Where are off-street loading facilities located? The off-street loading spaces are located below the
existing parking garage.
- C. During what hours of the day do you expect loading/unloading operations to occur?
Loading will occur 24/7
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
As often as necessary.
- 16.** Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
Street access is adequate.

SITE CHARACTERISTICS

- 17.** Will the proposed uses be located in an existing building? ☐ Yes ☒ No
Do you propose to construct an addition to the building? ☐ Yes ☒ No
How large will the addition be? _____ square feet.
- 18.** What will the total area occupied by the proposed use be?
_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total) **See DSUP plans.**
- 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: _____

See DSUP plans.

End of Application