



Development Special Use Permit #2024-10003
1604-1614 King Street – Kings Row

Application	General Data	
Project Name: Kings Row	PC Hearing:	June 24, 2024
	CC Hearing:	July 2, 2024
	If approved, DSUP Expiration:	July 2, 2027 (3 years)
	Plan Acreage:	0.40 acres (17,525 SF)
Location: 1604-1614 King Street and 1604 Dechantal Street	Zone:	KR / King Street Urban Retail
	Proposed Use:	Multifamily Residential
	Dwelling Units:	54
Applicant: Dechantal Limited Partnership	Gross Floor Area:	77,409 SF ¹
	Net Floor Area:	52,575 SF
	Small Area Plan:	King Street Metro / Eisenhower Avenue and King Street Retail Strategy
	Historic District:	Old & Historic Alexandria
	Green Building:	Compliance with 2019 Green Building Policy

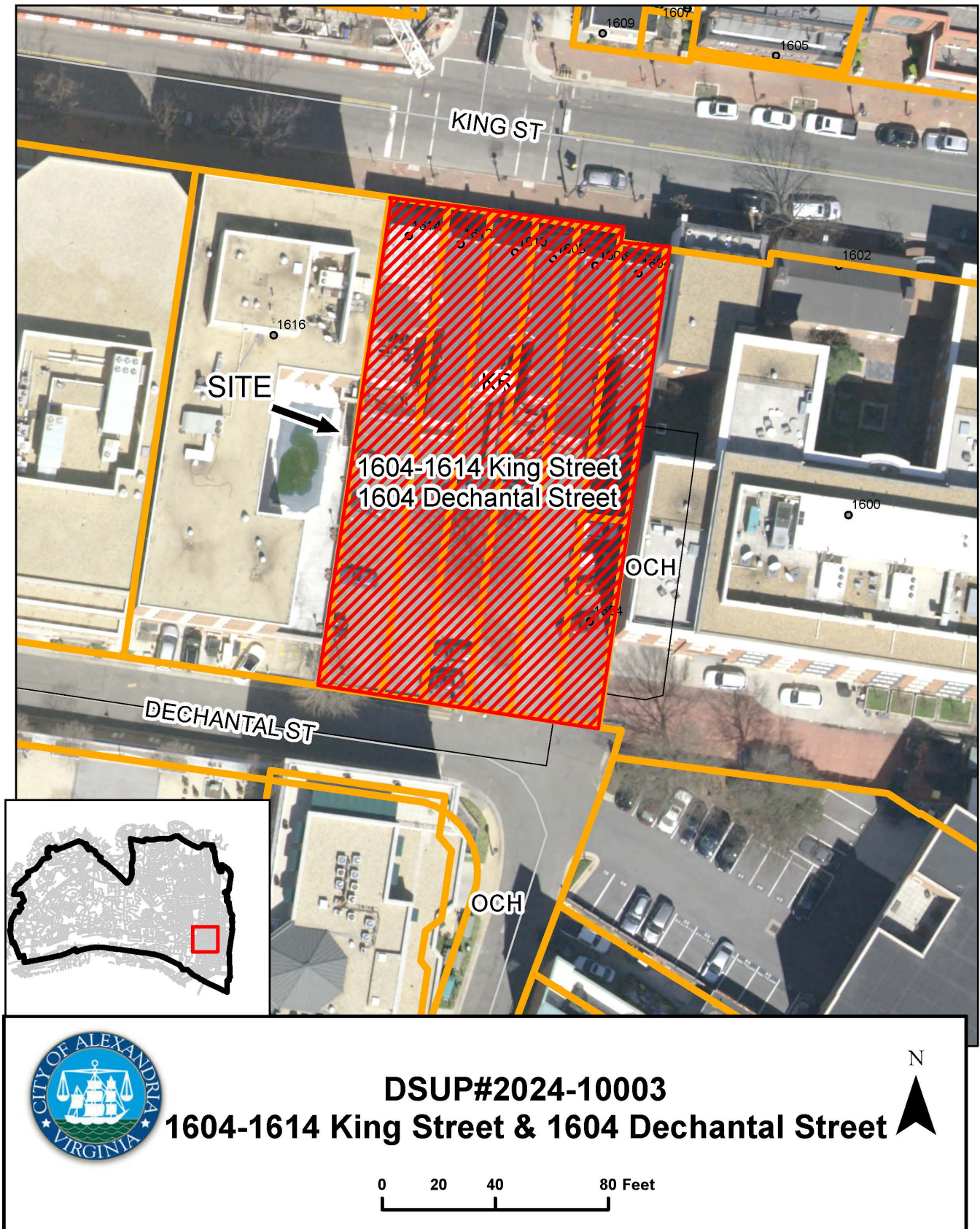
Purpose of Application
Consideration of a request for a development special use permit and site plan with modifications to construct a 44-unit building and rehabilitate five of the six existing townhouses at 1604 to 1614 King Street to 10 multi-unit dwellings.
Special Use Permits and Modifications Requested:
<ol style="list-style-type: none">1. Development Special Use Permit and Site Plan with modifications for multifamily development in the KR zone;<ol style="list-style-type: none">a. Special Use Permit for an increase in FAR to 3.0 in the KR zone for residential properties within 1,000 feet of a Metrorail station;b. Special Use Permit for a reduction of 10 parking spaces for multi-unit use;c. Modification to the height-to-centerline setback;d. Modification to the open space requirement in the KR zone;e. Modification to the crown coverage requirement; andf. Modification to the street tree requirement.

Staff Recommendation: APPROVAL WITH CONDITIONS	
Staff Reviewers:	
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¹ Gross floor area is 107,471 SF when the townhouse basements and underground parking is included.

DSUP#2024-10003
1604-1614 King Street
Kings Row

PLANNING COMMISSION ACTION, JUNE 24, 2024: On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of DSUP #2024-00003. The motion carried on a vote of 5-0.



I. SUMMARY

A. Recommendation

Staff recommends approval of the proposal for 54 multi-unit dwellings in an eight-story midrise building and rehabilitated townhouses, subject to compliance with staff recommendations. The proposal provides a number of benefits for the City and surrounding community, including:

- The rehabilitation of five historic townhouses facing King Street;
- Enhanced streetscape and pedestrian improvements along King Street, including a new bus bulb-out and an approximately \$10,076 donation to the Urban Forestry Fund;
- Green building design, including compliance with 2019 Green Building Policy (LEED Silver and “performance points”) for the rehabilitated townhouses and the midrise building;
- Significant ground-level open space, including internal courtyard and publicly accessible area with interpretive signage and potential public art by the site entrance;
- On-site public art installation with a minimal value of approximately \$21,400 or a likewise monetary contribution;
- A contribution of \$15,000 for Capital Bikeshare; and
- An affordable housing contribution of \$220,804.

B. General Project Description & Summary of Issues

The applicant, Dechantal Limited Partnership, requests approval for a residential multi-unit development that includes a 44-unit midrise building and the rehabilitation of five historic townhouses on King Street into 10 multi-unit dwellings. The proposal is an updated DSUP request from what was approved by City Council at the same site (DSUP2016-00038) in November 2018.² The site is bounded by King Street to the north, Dechantal Street to the south, and the Hampton Inn and Lorien Hotel to the west and east, respectively.

The applicant is requesting the following approvals with this project:

- A Development Special Use Permit (DSUP) with Site Plan and including:
 - The construction of a midrise residential multi-unit building and the rehabilitation and conversion of five existing townhouses into 10 multifamily units, including requests for a Special Use Permit (SUP) to increase the floor area ratio from 2.0 to 3.0 in the KR zone;
 - SUP for 10-space parking reduction per Article VIII of the Zoning Ordinance; and
 - Modifications to the height-to-centerline setback from Dechantal Street, open space requirement in the KR zone, crown coverage requirement and street tree requirement.

² See Item #12: https://legistar.granicus.com/alexandria/meetings/2018/11/1904_M_City_Council_Public_Hearing_18-11-17_Action_Docket.pdf

Key issues that were considered in the staff analysis of this proposal, and which are discussed in further detail in this report, include:

- Updated proposal from what was approved by City Council in 2018;
- Mass, scale, design and detailing of the midrise building;
- Residential development in a floodplain; and
- Site design and open space, including the placement of the midrise building and the design of the internal courtyard.

II. BACKGROUND

A. Site Context

The 0.4-acre site currently consists of seven parcels,³ with frontage on King Street at the intersection with Harvard Street, and Dechantal Street. Six of these parcels front King Street and consist of six townhouses designed in the “Washington style,” a local name for a style characterized by two-to-three story buildings, usually with front porches, that were popularized in Washington, DC and often attributed to the work of Harry Wardman and one of his employees, George Santmyers. Five of the six parcels with frontage on King Street are “through” lots, and also have frontage on Dechantal Street. The parcel addressed at 1604 Dechantal Street, is located to the south of 1604 King Street, and is currently vacant. The parcels fronting King Street are zoned KR.⁴ The townhouses are currently used for offices, though 1614 King Street has been vacant since it was damaged in a fire.

The uses adjacent to the site are generally commercial, with office and hotel uses on King and Dechantal Streets. The site is located adjacent to the Lorien Hotel to the east, the Hampton Inn to the west and the Hyatt Centric hotel across King Street to the north. The nearest residential neighborhood is located to the north along Harvard Street. The 1600 block of King Street is considered a transitional block between the Old Town Central Business District and the King Street Metrorail Station area.

The development site is generally flat and slopes slightly downward to the south and west. The site is located within the Timber Branch Watershed with the southern half of the site located in the 100-year floodplain. The applicant must receive a Letter of Map Revision (LOMR-F) from FEMA prior to obtaining a certificate of occupancy to confirm that the average finished grade of the site is sufficiently raised out of the floodplain. The LOMR process is discussed in the Staff Analysis below.

³ The parcel consolidation included with DSUP2016-00038 was not recorded.

⁴ The rezoning of 1604 Dechantal Street from OCH to KR was finalized by the City Council by ordinance following the DSUP2016-00038 approval.

The site is located within the boundaries of the King Street Metro / Eisenhower Avenue Small Area Plan and the King Street Retail Strategy. The site is also located in the Old & Historic Alexandria District, and subject to review for a Certificate of Appropriateness by the Board of Architectural Review (BAR). See the BAR section below for information on the BAR concept review and permit to demolish request for the 1614 King Street townhouse.

B. Project Evolution/Procedural Background

The applicant has been working with City staff for the past decade on the development of the site. The proposal has been revised and refined over the last several years, and issues relating to parking, building massing and location, open space and issues with construction in a floodplain have been discussed and addressed. As mentioned above, the applicant received an approval for development on the site from City Council in November 2018. The applicant was not able to secure financing to commence preparation of construction and never took the approved preliminary plan through the final site plan process. The DSUP#2016-00038 approval is expiring as of this spring (including the COVID-19 Emergency extension) and the applicant decided to not seek an extension of the approved DSUP in order to make refinements to the building and site design.

The latest iteration of the proposal has been in the review process with the City for the past year, including two presentations at the BAR (see section below for more information). As discussed further below, the main aspects of the proposal that have changed are the building skin and architecture of the midrise building, including the incorporation of brick-arch forms and the design of the balconies, and the design of the courtyard, and the proposed entryway into the site from King Street.

C. Detailed Project Description

The applicant is proposing 54 multi-unit dwellings⁵ through the construction of a 44-unit building and the conversion of the existing townhouses fronting King Street into 10 dwelling units. All of the units and structures will be consolidated on a single parcel and the applicant has implied that the units will be condominium ownership. The primary pedestrian entrance to the site is from King Street, with the townhouses maintaining their entrances from the existing front porches, and the midrise building accessed through a brick-arched gateway entrance located in the existing location of the 1614 King Street townhouse, where demolition is proposed.⁶ The Dechantal Street frontage will serve parking and loading activities for the site.

The eight-story midrise building will be located on the southern half of the site and will contain 44 dwelling units. The building will be clad in brick and features inset balconies on both the north and south facades for each second-floor unit and above, with ground-level patios for the first-floor units facing the internal courtyard. The final detailing is subject to review by the Board of Architectural Review and approval of a Certificate of Appropriateness.

⁵ The applicant has indicated that the number of dwelling units constructed may fluctuate, though the final unit and bedroom counts shall comply with the Parking Reduction SUP request and open space modification.

⁶ The brick archway and the demolition of the 1614 King Street townhouse still require BAR approval. See the BAR section below for discussion.

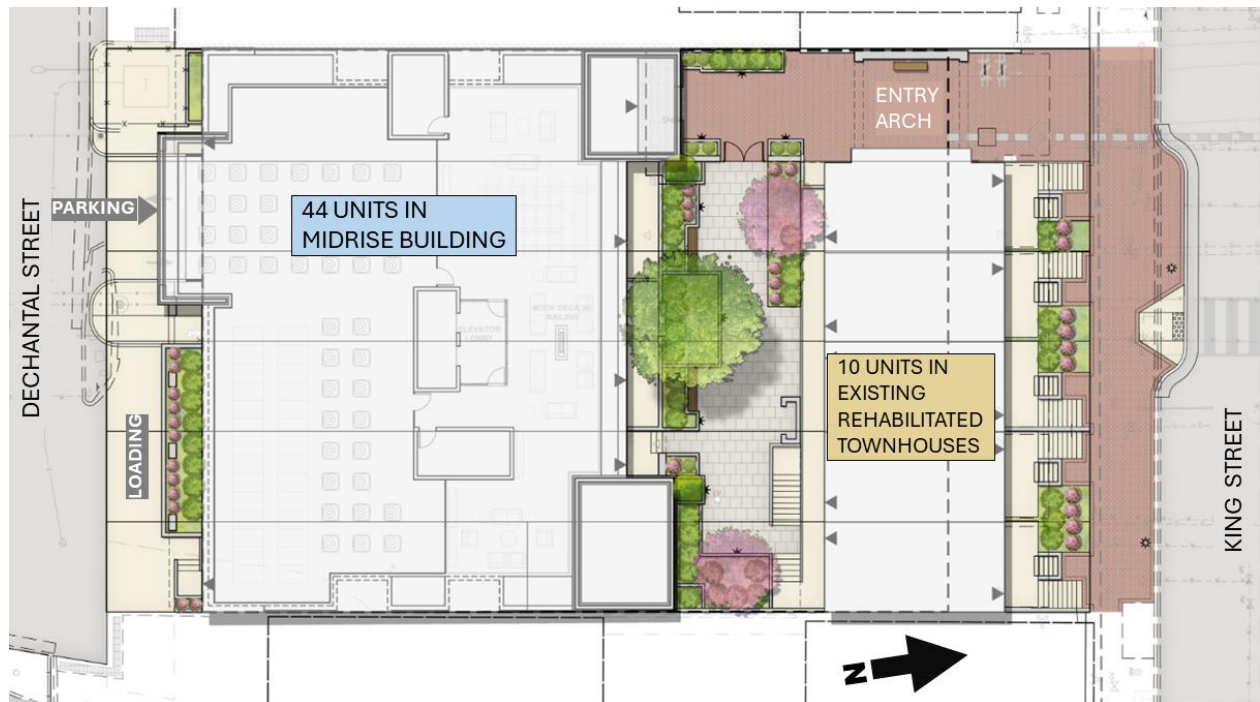


Figure 1: Site Plan

The applicant has proposed 10 multifamily units to be located in the townhouses fronting King Street. The proposal calls for the rehabilitation and partial demolition of five of the six townhouses, with the rear additions of these townhouses removed. The sixth townhouse (currently at 1614 King Street) will be removed and replaced with a brick-arch gateway covered by a pergola. Each townhouse will be split into two units. The townhouse units will also have ADA access on the rear from the internal courtyard via a wheelchair lift and walkway lining the townhouse rear walls.

The multifamily units are served by a 59-space parking garage, located on two underground levels and accessed from Dechantal Street. A parking reduction of 10 spaces is requested based on the number of bedrooms included in the multi-unit proposal – the SUP is discussed in the Staff Analysis below. A loading space has been proposed adjacent to the building within the property line, accessed from a mountable curb on Dechantal Street.

The applicant has provided ground-level and above-grade open space amenities. This includes a 2,192-square-foot internal courtyard and midrise entryway to be shared between the midrise and townhouse unit residents, and over 2,000 square feet of rooftop open space. Each midrise unit has a balcony (or patio at ground level) of up to 8 feet in depth. The applicant has asked for an open space reduction based on the 150-square-foot per unit open space requirement in the KR zone, though the provided open space exceeds 25 percent of the site area, which is what is required in many higher-density zones in the city.

The applicant will implement streetscape improvements, including new brick sidewalks and a bulb-out for an enhanced DASH bus stop in front of the site. As described in greater detail in the Staff Analysis below, the applicant requests modifications for the midrise building's encroachment of the height-to-centerline setback from Dechantal Street, street tree placement and crown

coverage requirements per the Zoning Ordinance and detailed in the City Landscape Guidelines in addition to the aforementioned open space modification. This is in addition to the Special Use Permits (SUPs) requested, which include a floor area ratio (FAR) increase in the KR zone and the 10-space parking reduction.

III. ZONING

Table 1 – Zoning Tabulations

Property Address:	1604 King Street	
Total Site Area:	0.40 acres (17,525 SF)	
Zone:	KR / King Street urban retail	
Current Use:	Office and vacant	
Proposed Use:	Multifamily residential	
	Permitted/Required	Proposed
FAR	2.0 (3.0 with SUP)	3.0
Height:	77 Feet	77 Feet
Setbacks/Yards:	No yard requirements	
Open Space:	8,100 square feet (based on 150 square feet per unit)	4,700 SF ⁷ <u>2,621 SF at ground level</u> <u>2,079 SF at rooftop</u>
Crown Coverage:	4,381 square feet (25%)	3,093 square feet (17.6%) ⁸
Parking:	69-81 spaces	59 spaces ⁹
Loading spaces:	0	1

IV. STAFF ANALYSIS

A. Conformance with the Master Plan and Regulations

King Street Metro / Eisenhower Avenue Small Area Plan

The site is located within the boundaries of the King Street Metro / Eisenhower Avenue Small Area Plan. Adopted in 1992, the plan provides long-range guidance for neighborhoods surrounding the King Street and Eisenhower Metrorail Stations. The Plan acknowledges the transit-rich location of this neighborhood, and one principle states “mixed use development at relatively high densities should be encouraged near the two transit stations” (page 46). The Plan also specifies

⁷ Open space modification requested.

⁸ Crown coverage modification requested.

⁹ Parking Reduction SUP requested.

which uses are intended for this area, noting as a primary goal “to create lively, mixed use office, retail, residential and hotel development supported by open space, recreational, entertainment and cultural amenities” (page 55). The proposed multi-unit residential development and the increase in residents in the King Street Metro area will help to support area businesses and enhance the mixed-use character of the area. The proposed development implements the Small Area Plan land use objective that encourages “quality, high density mixed use development” near the King Street Metrorail station. The preservation of the historic townhouses with the midrise building set farther back from King Street is in compliance with the Small Area Plan goal that ensures “development protects and enhances the character of the City, its landmarks and its neighborhoods.”

King Street Retail Strategy

Adopted in 2005, the King Street Retail Strategy provides a detailed assessment and blueprint for the health, preservation, and expansion of the retail environment on King Street. The Retail Strategy provided the framework for what became the King Street urban retail zone (KR). The retail strategy was adopted with a Master Plan Amendment that incorporated it into the King Street Metro / Eisenhower Avenue Small Area Plan (MPA#2005-0002). Each chapter in the Retail Strategy covers a specific Guiding Principle such as Urban Design, Land Use, and Parking and has detailed plan implementation recommendations. Table 2 below illustrates how the King Street Condos site conforms to and is in the general spirit of the King Street Retail Strategy.¹⁰

Table 2 – King Street Retail Strategy Elements

Element	Goals/Recommendations	Proposed
Sidewalks	Guiding Principle: Require all sidewalks to be paved in brick, but allow the pattern to vary	Sidewalks along King Street frontage will be brick
	Guiding Principle: Require landscaped tree wells or tree grates	Street trees are conditioned to be provided on King Street
	Planning Recommendation: Maintain a minimum 7-to-8-foot-wide pedestrian way between sidewalk landscaping area and the building face and/or stoop	The pedestrian way will be a minimum 7 feet clear with most of the sidewalk over 10 feet wide between the property line and curb
Vital Retail Environment	Guiding Principle: Encouraging residential uses on upper floors to provide 16-hour activity and lights on the street in the evening	Addition of multifamily units will increase activity on Upper King Street during evenings and weekends

¹⁰ It should be noted that the proposal is not required to have ground-floor commercial uses per KR zone (Zoning Ordinance [Section 6-702](#)) regulations based on the placement of the townhouse first floors more than 4 feet above sidewalk grade.

Land Use Controls

On page 5-7 of the King Street Retail Strategy is a recommendation for a building envelope that prescribes a maximum building height for new development fronting King Street. The building envelope is “defined by a 30-degree building control plane (the origin of the plane to be established at a point 5 feet above the curb on the far side of the street).” The purpose of the control plane is to minimize visual impacts and limit shadows cast from taller buildings.

As shown in Figure 2 below, the proposed new building exceeds the building envelope with a portion of the rooftop guard/parapet along the northern building façade. This recommendation is not codified in the Zoning Ordinance, and there is no formal “modification” or “variation” to facilitate relief from a recommendation in the Strategy. Staff supports relief from this recommendation due to the minimal relief requested and the importance of creating rooftop open space and the integration of the rooftop guard/parapet into the overall building design. Additionally, as this building is set significantly back from King Street, its visibility will be limited and the height will not overwhelm the King Street streetscape.

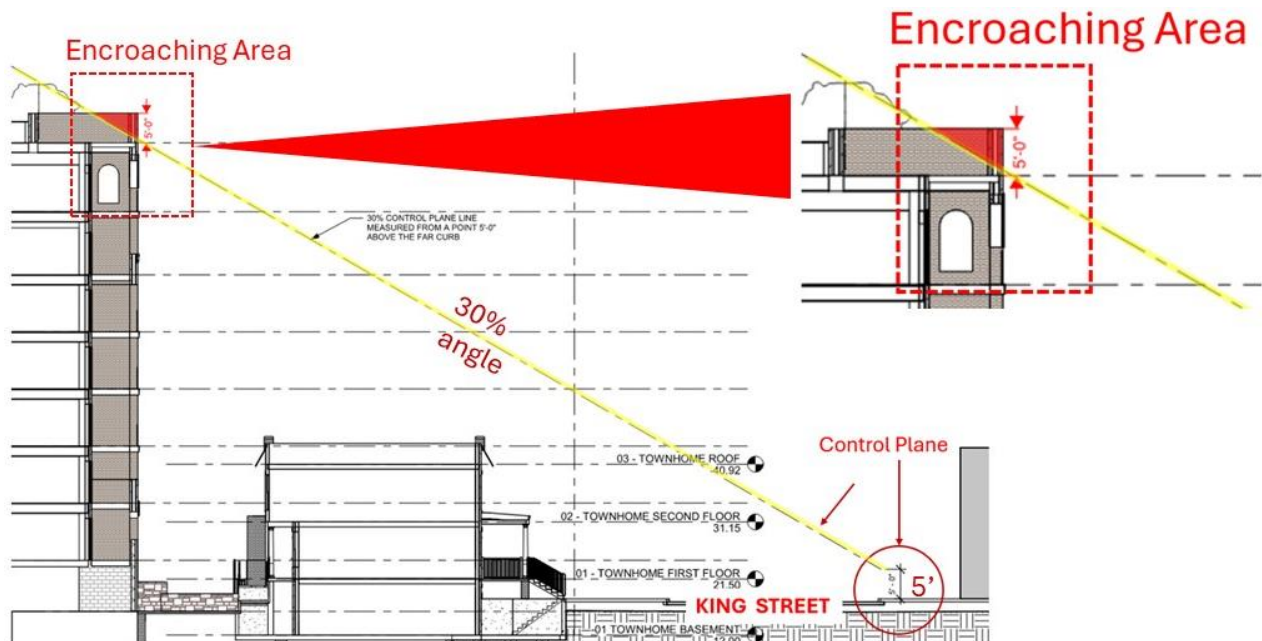


Figure 2: Portion (in red) of the new building that does not comply with the recommended 30-degree building envelope starting from King Street

KR Zone Compliance

The site is located in the KR - King Street Urban Retail zone (Section 6-700 of the Zoning Ordinance). The zone “is intended to create strategic and flexible zoning for properties abutting King Street in Old Town in order to enhance the long term vitality of the street.” While the proposal does not include ground-floor retail, (see Footnote 10 above) it will stimulate more street activity with the rehabilitation of the mostly vacant townhouses into multi-unit dwellings and addition of more residents to Upper King Street to patronize local businesses. Zoning Ordinance

relief in the form of SUP and site plan modification requests are discussed in sections F. and G. of the Staff Analysis below.

B. Conformance to City Policies

The proposed development meets several applicable City policies including:

Affordable Housing Policy

Consistent with the City's Procedures Regarding Affordable Housing Contributions, the residential floor area permitted under the existing KR zoning (2.0 FAR) is subject to the 2023 Residential Tier 1 voluntary contribution rate of \$3.37/square foot, and density permitted through a Special Use Permit (up to 3.0 FAR) is subject to the Tier II contribution rate of \$6.75/square foot. The applicant will provide a voluntary monetary contribution of \$220,804 to the Housing Trust Fund. Since the project is being built within the density permitted by the KR zone, no committed affordable units are required to be provided. The applicant's voluntary contribution will advance the implementation of the City's Housing Master Plan recommendations which include supporting down payment assistance programs for first-time homebuyers and leveraging public-private affordable housing partnerships. Additionally, as no residents occupy the existing residential apartments at the site, no relocation plan is required.

Green Building Policy

The City's 2019 Green Building Policy established that newly constructed private buildings should achieve a minimum green building certification level of LEED Silver (or equivalent) and meet the City's identified performance points. The applicant will achieve conformance with the Green Building Policy using LEED for New Construction v4.1 certification at the Silver level, in addition to meeting the City's required performance points.

The project will feature an interior courtyard, enhancing access to natural daylight for residents. LED lighting will be used throughout. The applicant has reserved the southeast portion of the midrise rooftop for potential solar photovoltaic installation (i.e. the project will be "solar ready"). The applicant will be providing a commissioning report for the midrise and townhouse units by certificates of occupancy. The project will install at least three EV charging stations and will install conduit and junction boxes to prepare for an additional 30 charging ports in the future.

Public Art Policy

The applicant proposes to include public art at the project site, pursuant to the City's Public Art Policy adopted on December 13, 2014. The value of the on-site art should be a minimum of approximately \$21,400, based on the added square footage on site and the \$0.30 per square foot that is asked for public art contributions on projects without on-site public art. The applicant will confirm with City staff during Final Site Plan if a public art installation will be incorporated in the publicly accessible portions of the entryway by the existing location of the 1614 King Street

townhouse. If on-site public art installation is not feasible, the applicant will provide the contribution amount noted above.

C. Building Design

The proposal features two main building components: the row of rehabilitated townhouses fronting King Street, and the proposed midrise building located behind the townhouses. The design juxtaposes early historic 20th-century townhouses with a more contemporary midrise building; the midrise building *parti* reads as compatible with the townhouses through the use of brick and “punched” window openings.

Townhouses

The applicant proposes to rehabilitate the townhouses currently located at 1604-1614 King Street into 10 dwelling units. Five of the six townhouses fronting King Street will remain, though they will be repaired and modified to address some of the deferred maintenance issues due to their under-use or vacancy over the past few years. The terra cotta mansard roofs and the front porches will remain, as these are character-defining features of the historic townhouses. On the rear, the existing “ells” will be demolished, and a simple rear elevation will be installed. Because the front doors are elevated, ADA access to the rear of the townhouses will be facilitated through an elevated platform, accessed from stairs in the courtyard and a wheelchair lift. The applicant will explore further during the Final Site Plan phase if rooftop decks can be added to each townhouse.

The applicant proposes demolishing the westernmost townhouse at 1614 King Street. This townhouse was damaged by fire in the 1990s and sustained additional damage over the subsequent years. In its place, the applicant is proposing the construction of a brick archway entrance into the site, leading to the courtyard and the midrise building entrance. The archway structure will be about 20 feet deep, though an open trellis is proposed to replace a closed roof structure.



Figure 3: View of the rehabilitated townhouses from King Street with the midrise building in the background

Midrise Building

The proposed new eight-story midrise building will be constructed behind the King Street townhouses and will contain (as currently proposed) 44 multifamily units and a two-level underground parking garage. The building is broken down into separate brick masses viewed from the north and south facades that use a similar language to one another but feature different scales of masonry openings. At the north elevation, the massing is broken into three sections including a single-bay tower aligned with the arched entryway, a four-bay center section with a stepped-back top floor and a two-bay tower along the east side. The south elevation varies slightly, with a protruding two-bay tower aligning above the parking garage entrance to the rooftop and an adjacent three-bay massing protruding to the top of the seventh floor. The protruding bays on each façade help frame the location of the balconies for each unit – some which are partially covered within the protruding bay superstructure and some that are concrete slabs extending from the primary building wall.

The multifamily units are spread across each of the floors of the building, including two units on the first floor with private patios facing the internal courtyard. The lower levels of the midrise building on King Street are generally obscured from view by the townhouses in front, although some views will be visible from King Street through the archway entrance. As discussed in the BAR section below, portions of the midrise architectural skin and the archway design from King Street are subject to approval of a Certificate of Appropriateness and will go through additional refinement and change.



Figure 4: Proposal viewed from King Street (taken from December 2023 BAR submittal)

D. Board of Architectural Review (BAR)

The proposed project was first reviewed by the Old and Historic Alexandria District (OHAD) BAR in 2014. The Board expressed support for the height and scale of the building and provided feedback on the proposed design. The applicant returned for BAR concept reviews in 2016 and 2017 with a proposal of a similar height and scale but different designs. The Board provided feedback on iterations that appeared to be too much of a departure from the character of the historic district, and the applicant responded with variations on the design that was included in the DSUP2016-00038 approval.

On October 4, 2023, the applicant returned to the BAR with a new design of a similar size and height as the previous versions. The applicant presented two options for the elevations, both of which included continuous balconies across the length of the building. The applicant also proposed the complete demolition of the building at 1614 King Street and the demolition of the majority of the townhouses at 1604-1612 King Street. The Board encouraged the applicant to explore design options that were less rigid in composition and more compatible with the historic district. The Board expressed concern about the lack of specificity regarding the extent of the proposed demolition of the existing townhouses and asked the applicant to return with options for the replacement of the townhouse at 1614 King Street to be completely demolished.



Figure 5: The midrise building northern (King Street) façade without townhouses shown in foreground



Figure 6: King Street elevation of previous approval (2018)

On December 20, 2023, the applicant returned to the Board with a refined proposal featuring the currently proposed design. Arched openings at the top of each bay remain a prominent feature of the design. The Board appreciated the revisions to the design, stating that the current design is more successful and that the organized bays are compatible with the fabric of the historic district. They noted that the masonry arches are similar to decorative masonry arches found on structures throughout the two historic districts. The Board expressed support for the masonry entryway/portal, finding that it is an effective entry to the site and providing feedback on the details and proportions of this element. In this submission, the applicant also provided additional detail regarding the extent of demolition on the townhouses at 1604-1612 King Street. All of the elements that are visible from the public right of way will be retained with the rear portions being rebuilt. The Board endorsed the complete demolition of 1614 King Street and the proposed limited demolition for the townhouses at 1604-1612 King Street.

After the approval of the DSUP for the proposed project, the applicant must return to the BAR for a Permit to Demolish for the townhouses and a Certificate of Appropriateness for the proposed multi-unit residential building.

E. Site Design / Open Space

The site design proposed is generally unique along the Urban King Street corridor with a midrise building set back toward the rear of the site with townhouses lining the King Street frontage. The design works best for the site as it places the most density and height closer to office/commercial buildings to the south fronting Prince Street. This design facilitates parking and loading access from Dechantal Street, which serves generally as a service alley for the adjacent commercial buildings.

The provision of significant ground-level open space is based on the depth of the site and the existence of the historic townhouse row. Consistent with the previous proposal, the applicant has provided a site entryway from King Street at the western edge of the site and an internal courtyard between the midrise and townhouse structures for resident use.

The applicant is proposing brick pavers to match King Street along the western entryway of the site and concrete unit pavers within the private internal courtyard. The applicant has added raised planters for bioretention and tree canopy purposes to the courtyard. Per Table 3 (below), the applicant has provided over 2,600 square feet of ground-level open space.



Figure 7: Applicant sketch of entry area to internal courtyard and midrise building entrance (facing southeast)

The site is located in the KR zone, which requires 150 square feet of open space per unit, instead of a percentage of the site area (which is commonly 25 or 40 percent in mixed-use zones). The KR zone explicitly permits above-ground open space to meet this requirement, including space on “balconies, terraces and rooftops.” The applicant has added nearly 2,100 square feet of open space on the rooftop of the midrise building.

The applicant is requesting an open space modification based on the number of dwelling units proposed on the site. As shown in Table 3, the applicant has provided 4,700 square feet of open space, or nearly 27 percent of the site area. However, the number of dwelling units (54) proposed by the applicant increases the open space requirement to 8,100 square feet.

Staff supports the modification request based on the amount of ground-level and above-grade open space provided by the applicant, which is still significant for an urban site along King Street. The applicant has the ability to provide additional open space to the plan before final site plan release, including exploring the potential of rooftop open space on top of the townhouses, and adding the area underneath the archway trellis once the design receives a certificate of appropriateness from the BAR. The applicant has also provided balconies for each of the midrise units above the first floor with a depth close to 8 feet that do not contribute to the applicant’s open space requirement but do provide additional private amenities for residents. These sizable linear balcony spaces range from about 130 square feet to about 330 square feet in size per unit.

Table 3 – Open Space

Open Space	Amount
<i>Required per KR Zone</i>	<i>8,100 SF (150 SF for 54 units or 46.2% of site area)</i>
Total Provided	4,700 SF (26.8% of site area)
Ground-level	2,621 SF (15.0% of site area)
Above-grade	2,079 SF (11.9% of site area)
Publicly accessible	429 SF
Private	4,271 SF

F. Special Use Permit Requests

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

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

Increase in FAR to 3.0 in the KR Zone

The applicant is requesting an SUP to increase the FAR in the KR zone. Section 6-705(C) of the Zoning Ordinance allows for residential uses within 1,000 feet of the King Street Metrorail Station a maximum 3.0 FAR with a special use permit.

The applicant has placed the majority of the building massing on site in the midrise building at the southern half of the property. The midrise building is set back nearly 80 feet from the King Street right-of-way, with the massing set near the property line with Dechantal Street, which serves as a service street for commercial uses.

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

1. The proposed midrise building will have a modest impact on the neighborhood in terms of height, scale, mass and intensity of the use. The building is located close to the King Street Metrorail Station, in adjacency to buildings of similar massing. All “back of house” functions for the site are to be served on Dechantal Street away from townhouses to the north, including parking access and loading.
2. The proposal has been presented to neighboring residents in the community, who have shown general support for the location and massing of the midrise building. The massing is placed at the rear of the site, where it is a significant distance from the townhouses on Harvard Street.
3. The development is in compliance with the King Street Metro / Eisenhower Avenue Small Area Plan, which encourages density close to Metrorail stations.

Parking Reduction

The applicant has requested a parking reduction of 10 spaces from the Zoning Ordinance requirement. Based on the site location (including proximity to amenities and transit), and the number of total bedrooms in the 54-unit development, the Zoning Ordinance requires a minimum of 69 parking spaces, while the applicant is providing 59 spaces. Staff supports the reduction request based on the location of the site two blocks from the King Street Metrorail and the availability of parking spaces located in nearby and adjacent office and hotel garages for rent if needed. Residents will not qualify for residential parking permits, as the adjacent portion of King Street does not accommodate permit parking, and there is no parking permitted on Dechantal Street.

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

1. The applicant has provided a right-sized parking proposal that will help to limit traffic generated from the development.
2. The parking reduction will not increase on-street parking permits requested per above and allows for additional opportunities to use nearby underutilized parking amenities.
3. Providing a right-sized parking proposal is consistent with the pedestrian-oriented focus of the King Street Retail Strategy and City initiatives to reduce parking requirements.

G. Modifications

As part of this DSUP, the applicant is requesting two modifications to the Zoning Ordinance relating to building height to centerline setback and the crown coverage requirement. Pursuant to Section 11-416 of the Zoning Ordinance, the Planning Commission may approve these modifications if they determine that such modifications:

1. Are necessary or desirable to good site development;
2. That specific and identified features of the site design compensate for the impacts otherwise protected by the regulations for which the modification is sought; and

3. That such modification will not be detrimental to neighboring property or to the public health, safety and welfare.

Open Space

Please see the discussion in Section E. of the Staff Analysis above.

Height to Centerline Setback

The applicant is requesting a modification to the height-to-centerline setback that is outlined in Section 6-403(A) of the Zoning Ordinance. This provision requires that the “allowable height of any building at any point shall not exceed twice the distance from the face of the building at that point to the centerline of the street facing such building.” As shown in Figure 8 below, a portion of the seventh and eighth stories, and a portion of the inset balconies and portions of the units of the sixth, seventh and eighth floors do not comply with the height-to-centerline setback. Staff supports the modification of this setback due to its minimal impact on the neighboring area. Dechantal Street is used as a service street for adjacent commercial buildings, and the condition proposed by the applicant is consistent with that of neighboring properties.

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

1. The modification is necessary to place the building massing of the midrise building farther back from King Street and townhouses to the north and allows for a larger internal courtyard between the midrise building and townhouses.
2. The reduction in the visual impact of the midrise building as it appears from King Street and the enhancement of the internal courtyard are site design aspects that offset the requested modification.
3. The requested modification reduces the impact on neighboring residential properties to the north of the site.

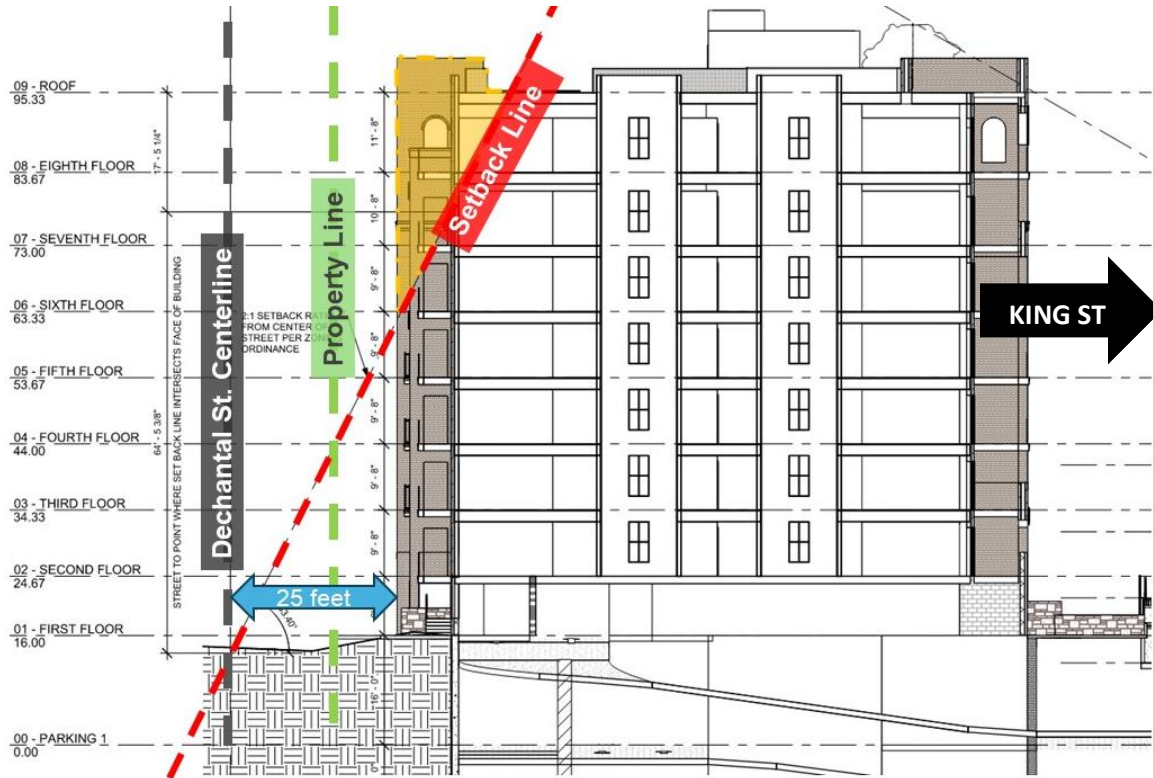


Figure 8: The height-to-centerline setback encroachment from Dechantal Street

Crown Coverage and Street Tree Placement

The applicant is requesting modifications to the 25-percent-minimum crown coverage requirement for the site and the provision of street trees fronting the site, as outlined in the *City Landscape Guidelines*, and as required by Section 11-410(CC) of the Zoning Ordinance. The 25 percent crown coverage requirement for the site is 4,381 square feet, and the applicant is providing 3,093 square feet or 17.6 percent of the site. The provided on-site plantings include three mid-sized ornamental trees in raised planters in the courtyard with a range of shrubs, which are also planted between each of the townhouse stoops fronting King Street. Due to utility constraints and the construction of a bus bulb-out fronting the site, the applicant is unable to provide any street trees along the approximately 100-foot King Street frontage.

The site is located in an urban, high-density portion of Old Town that generally has minimal crown coverage on private property. The applicant will be providing an estimated \$10,076 contribution to the Urban Forestry Fund to offset the impacts of the crown coverage modification.

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

1. The modifications are necessary to allow for flexible urban development and for improvements to the streetscape, such as a bus bulb-out and utility placement.
2. The planting of trees in the internal courtyard and smaller plantings in front of the townhouses fronting King Street in addition to the contribution to the Urban Forestry Fund offset the impacts of the modification.

3. The reduced amount of area crown coverage at this location will be offset by plantings in the area that will come from the Urban Forestry Fund contribution.

H. Floodplain Compliance Process / Stormwater

Floodplain Compliance

The City of Alexandria's Floodplain Ordinance (Section 6-300 of the Zoning Ordinance) requires all new development in the Special Flood Hazard Area (SFHA) to set the lowest floor of each building to a minimum of 1 foot above the Base Flood Elevation (BFE) established by the Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRMs) that became effective on January 11, 2024.

In order for this development proposal to comply with the City's Floodplain Ordinance, the development must be removed from the floodplain which requires a Letter of Map Revision based on fill (LOMR-F), issued by the Federal Emergency Management Agency (FEMA). To accomplish this, the site must be re-graded by adding fill material to an elevation above the BFE. Once FEMA issues the LOMR-F and removes the site from the floodplain, the project will comply with the City's Floodplain Ordinance, and can proceed as proposed. The LOMR-F from FEMA will be required prior to release of Final Site Plan. Partial early release for demolition & grading may be granted to raise the site for LOMR-F submittal.

Stormwater Management

The proposed development will significantly improve the management of stormwater runoff on the site, where the southern half of the property is a paved asphalt lot. The applicant will be providing a hydrodynamic BMP (best management practice) separator in the entryway to the midrise building, bioretention planters at the east end of the internal courtyard and several areas of green roof. The applicant states that there will be a 10-percent reduction in post-development peak rate of stormwater runoff for 1, 2 and 10-year storm events. Overall, the proposed BMPs will result in a 63% improvement in the reduction of phosphorus when comparing the pre and post development conditions. This improvement exceeds the site's required reductions by 53%.

I. Pedestrian and Streetscape Improvements

The proposal features significant improvements to the streetscape along its King Street frontage. The applicant will provide new brick sidewalks in front of the site and reconstruction of curb ramps and the construction of a bus bulb-out for DASH buses at the King Street and Harvard Street intersection. In addition to the King Street improvements, the applicant will be providing a public access easement between the King Street sidewalk and arched entryway to the midrise building. This area will have brick pavers to match the King Street sidewalk, an interpretive sign and a potential public art installation.

J. Parking and Transportation

For the parking reduction SUP request, see Section F. of the Staff Analysis above.

Parking and Loading

The applicant is providing 59 parking spaces in a two-level underground parking garage accessed from Dechantal Street for the 54 townhouse and midrise units. In addition to the parking spaces, the applicant is providing storage units, bicycle parking and a fitness room in the underground levels. Off-street loading is provided between the midrise building and Dechantal Street within the property line. The nature of Dechantal Street as a service street to adjacent commercial uses makes it ideal for parking and loading activities.

Traffic

The proposal does not trigger a traffic study based on the City's guidelines for the trip generation for a proposed development. Based on trip generation standards and the proposed redevelopment, the site will generate an average of 22 a.m. peak trips and 21 p.m. peak trips.

The applicant will be participating in the new City-managed Transportation Management Plan (TMP) program. The TMP focuses on encouraging alternate means of transportation other than single occupant vehicle use, with particular emphasis on encouraging walking, bicycling and mass transit during the AM and PM weekday peak hours.

Transit and Bicycle Facilities

This site is served by rail, bus and bike share stations. The King Street Metrorail Station is located two blocks to the west, with Yellow and Blue Line service. The site is directly served by DASH buses 30, 31 and the King Street Trolley. The bus stop in front of the site serves eastbound and Old Town-bound traffic as part of the Old Town Circulator, while the bus stop across King Street serve routes that terminate in the West End of the City. The nearest Capital Bikeshare stations are located within two blocks, near the King Street Metrorail Station. The applicant is providing a contribution of \$15,000 for the implementation of Capital Bikeshare infrastructure near the site.

K. School Impacts

The applicant proposes 44 dwelling units in a new eight-story building and 10 dwelling units in rehabilitated condominium townhouses. The student generation rate for market-rate high-rise (seven or more stories) is 0.01 students per dwelling unit, while the rate for new market-rate townhouse/duplex is 0.11 students per dwelling unit. Based on the generation rates created by the City and ACPS, the new development will generate approximately 2 students (rounded up from 1.54 students). This project is located within the Lyles Crouch School (Elementary) and George Washington Middle School attendance areas. Staff will integrate the proposed development project in forthcoming school enrollment forecasts.

L. Fiscal Impacts

The proposed development was also reviewed by The Office of Real Estate Assessments. Based on current market data, they concluded that the total estimated assessed value as if completed would range from \$36,575,000 to \$40,525,000. This equates to annual real property tax revenues ranging from \$415,126 to \$459,959, or an increase of 743.48% to 834.57% based on the current CY 2025 assessment of \$4,336,195 and tax rate of \$1.135/\$100 of assessed value.

V. COMMUNITY

The proposal has been presented several times in its most recent iteration to community members. The applicant presented to BAR twice in late 2023, gathering feedback that has helped to evolve the architecture and site layout. The applicant has also met several times with Upper King Street area residents, mostly in an informal manner, based on the relationships established with the previous approval. The applicant held a virtual community meeting where staff was in attendance on April 30. Residents had questions about resident parking and the configuration of units (i.e. number of bedrooms per unit) though are generally supportive of the proposal.

Table 3 – Community and City Meetings

DATE	MEETING
Community Meetings	
April 30, 2024	Meeting held by applicant (virtual)
City Meetings	
October 4, 2023	BAR Concept Review
December 20, 2023	BAR Concept Review

VI. CONCLUSION

Staff recommends approval of the development site plan and modifications and all associated special use permits subject to compliance with all applicable codes and the following staff recommendations.

Staff:

Robert M. Kerns, AICP, Chief, Development Division
Catherine Miliaras, AICP, Principal Planner, Development Division
Michael Swidrak, AICP, Urban Planner, Development Division

VII. ADDITIONAL GRAPHICS



Figure 9: South (Dechantal) elevation



Figure 10: View of entryway facing south



Figure 11: View from King Street looking southwest



Figure 12: View south from Harvard Street

VIII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the Preliminary Site Plan dated May 1, 2024 and comply with the following conditions of approval.

A. 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 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Submit the plats and associated deeds for all applicable easements and easement vacations identified in the Preliminary Site Plan dated May 1, 2024 with the first Final Site Plan. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. Provide proof of recordation prior to the release of the first building permit. (P&Z) (T&ES) *
 - a. Provide public access easement to the satisfaction of the Directors of P&Z and T&ES. The easement shall be located at the northwestern corner of the site between the property line and the archway entrance to be finalized in location during Final Site Plan.
 - 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. Show site utilities compatibly with other conditions on the site plan to the satisfaction of the Directors of P&Z, 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.
5. Provide a lighting plan with the Final Site Plan, unless otherwise identified below, to verify that lighting meets City standards. The plan shall be to the satisfaction of

the Directors of P&Z, T&ES, Code, and the Climate Action Officer of OCA and shall include: (P&Z) (T&ES) (OCA) (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 spilling 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 § 13-1-3 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, specifically for Dechantal Street.
- i. Street lights installed along the King Street frontage shall be Alexandria Historic Street Lights per approved specifications if any replacements are needed.
- j. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
- k. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
- l. 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.
- m. Paint or dye all garage walls and ceilings in a light color to increase reflectivity and improve night lighting levels. **
- n. 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. **
- o. Light fixtures for the open canopies and underground/structured parking garages shall be recessed into the ceiling for any areas visible from the public right-of-way. **

6. Provide a unit numbering plan for each floor of a multiunit building with the first Final Site Plan. The unit numbers shall comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and continue in this scheme for the remaining floors. Indicate the use of each unit (i.e., residential, retail, office). (GIS) *
7. Provide a georeferenced CAD file in AutoCAD 2018.dwg or greater 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. (P&Z) (Code) *
9. The total number of residential units may be adjusted higher or lower so long as the new unit count does not increase the building envelope, parking and open space are provided in compliance with the 10-space Parking Reduction SUP and open space modification, and the building is in substantial conformance with the Preliminary Site Plan to the satisfaction of the Director of P&Z. (P&Z) *
 - a. Minor changes to the façade fenestration and details will be permissible, including but not limited to, window count and alignment, to be coordinated with sustainability envelope attributes and energy performance submission.
 - b. The Sanitary Adequate Outfall Analysis must reflect the actual number of units.
 - c. The unit count must be finalized prior to Final Site Plan release. (P&Z) *

A. BUILDING

10. 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, (7) fire protection system requirements, and (8) accessible routes. (P&Z) (Code) *
11. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated March 27, 2024, the Certificate of Appropriateness and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) (OCA) (BAR) *
 - a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling).

- i. Window sizes and types.
 - ii. Window mullion dimensions and projection in front of face of glass.
 - iii. Window frame, sash, and mullion materials.
 - b. The underside of all balconies shall be finished and present a visually cohesive appearance where visible from the public right-of-way, public access easement area or internal courtyard.
 - c. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression. Roof surfaces must be light-colored with green roofs encouraged as an alternative.
 - d. The recessed or projecting depth of brick rustication must be a minimum of 3/4 inches.
 - e. Where plane changes in facades are proposed, they shall generally not be less than two feet.
 - f. Where dissimilar materials meet, they must typically meet at an interior corner; where that is not possible, such transitions shall occur at a significant plane change or reveal.
12. 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.
13. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the Preliminary Site Plan and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission. (P&Z) (Code)
- 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. Materials may be modified or substituted only if in substantial conformance with the Preliminary Site Plan approval and to the satisfaction of the Director of P&Z. *
 - d. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - e. 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. **
 - f. 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. ***
14. Final building materials, finishes, and architectural details shall be subject to review and approval by the Board of Architectural Review. A materials board shall be submitted as part of the Certificate of Appropriateness approval. (BAR)

B. OPEN SPACE/LANDSCAPING

15. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. (P&Z) (T&ES) *
- a. Provide location, 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.
16. 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. The 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) *
17. Post sign(s) stating that open space public access easements are open to the public, noting any operating hours, other restrictions, and contact information to facilitate

reporting of issues. Show the sign locations and design on the Final Site Plan and install the signs prior to the issuance of the first Certificate of Occupancy. (P&Z) (RP&CA) *, ***

C. TREE PROTECTION AND PRESERVATION

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. Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The archaeological consultant shall provide information about the history of the site for use by the designers as early as possible during the concept review process. The Preliminary Site Plan shall indicate themes and possible locations of interpretive markers. The actual locations shall be part of the first submission of the final plan for review. Prior to release of the Final Site Plan, the consultant shall provide text and graphics for the signage subject to approval by OHA/Alexandria Archaeology, and Planning. (Archaeology) (P&Z) *, ***
20. Hire an archaeological consultant to complete an Archaeological Evaluation. The consultant shall contact Alexandria Archaeology to obtain a Scope of Work for the Archaeological Evaluation by the next concept submittal. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)
21. Complete all archaeological fieldwork or prepare a Resource Management Plan subject to review and approval by the City Archaeologist prior to Final Site Plan release, Grading Plan release, or any other permit issuance involving ground disturbing activities (e.g., coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping, and other excavations defined in § 2-151 of the Zoning Ordinance). (Archaeology) *
22. Call Alexandria Archaeology at 703.746.4399 two weeks before starting any ground disturbance activities to establish an inspection or monitoring schedule with City archaeologists. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
23. Call Alexandria Archaeology immediately at 703.746.4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area

until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

24. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
25. Construct and install all interpretive elements or markers and submit the final archaeological report for review and approval by the City Archaeologist prior to receipt of the final Certificate of Occupancy. (Archaeology) ***

E. PEDESTRIAN/STREETSCAPE

26. 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. The applicant shall construct a new brick sidewalk along the site frontage on King Street and shall retain the existing stone curb.
 - i. All brick sidewalks shall comply with the City's Memo to Industry 23-01.
 - c. All newly constructed curb ramps shall be concrete with detectable warning and shall conform to current VDOT standards.
 - d. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street.
 - e. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development.
 - f. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks may be required as directed by staff at Final Site Plan. Alternative crosswalk treatments must be approved by the Director of T&ES.
 - g. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.

F. PARKING

27. Unbundle all residential parking (i.e., the cost to purchase or rent a parking space is separate from the cost to purchase or rent the residential unit). (T&ES)
28. 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).

29. Advertise off-site visitor parking spaces if provided to residents and visitors with signage visible from the entrance. (T&ES)
30. Provide a Parking Management Plan with the Final Site Plan submission that complies with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. The Departments of P&Z and T&ES must approve the Parking Management Plan prior to the Final Site Plan release. (P&Z) (T&ES) *
31. Share hourly parking occupancy, including counts of entries and exits for parking facilities for weekdays and weekends, with the City upon request. (T&ES)
32. 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 after Signature Set approval. (P&Z) (T&ES) *
33. Provide bicycle parking per current Bicycle Parking Standards, available at: www.alexandriava.gov/bicycleparking. (T&ES) *, ***
 - a. Include details on the locations and types of bicycle parking prior to Final Site Plan release. Install bicycle parking prior to the issuance of the first Certificate of Occupancy.
 - b. Provide signage, striping, or other means to direct people to indoor and covered bicycle parking areas within the private property. Show the proposed signage, etc. prior to release of the Final Site Plan and install the signage, etc. prior to issuance of the Final Certificate of Occupancy.
34. Provide electric vehicle chargers for at least five percent of the required parking spaces, consisting of Level 2, Level 3 DC Fast Chargers, or a combination thereof, rounded up to the next whole number parking space. (OCA) ***
35. At least 50 percent of the required parking spaces shall be electric vehicle charger ready per these requirements: (OCA) ***
 - a. Size and install the conduit correctly based on the number and location of future chargers. A combination of Level 1, Level 2, and DCFCs may be used; based on the estimated demand for charging and planned usage.
 - b. Label parking space location junction box for the future electric vehicle charger.
 - c. Provide available physical space within the utility closet for future cabinetry required to add vehicle chargers to the electrical panel.
 - d. Additional conduit does not need to account for transformer sizing.
 - e. EV chargers may encroach in the required parking space dimension.
36. As an alternative to the two conditions above, install at least one publicly accessible electric vehicle DC Fast Charger (level 3), prior to issuance of the final

Certificate of Occupancy. The Level 3 charger space(s) would not be in addition to the off-street parking required under the Zoning Ordinance. If one charger is not feasible at the project site, the applicant may work with city staff to identify an alternative suitable location in the city. (OCA) ***

37. Update parking counts on the cover sheet to state the number of electric vehicle charger and electric vehicle charger ready parking spaces, show the location of these spaces, and detail the signage, striping, or similar used to direct people to these spaces prior to Final Site Plan release. Install the signage, etc. prior to release of the final Certificate of Occupancy. (OCA) *, ***

G. SUSTAINABILITY

38. The project shall comply with the requirements of the City of Alexandria Green Building Policy that is in effect at the time of DSUP approval. (OCA) *, **, ***, ****
39. The applicant may propose additional sustainability strategies to the satisfaction of the Directors of P&Z and the Climate Action Officer of OCA. (P&Z) (OCA) *, **, ***, ****
40. The applicant shall provide these items to comply with the Green Building Policy at first Final Site Plan: (OCA) *
 - a. Evidence of the project's registration with LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. A copy of the draft certification scorecard which indicates the project will meet the required performance points as outlined in the Green Building Policy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
41. The applicant shall provide these items to comply with the Green Building Policy with the Building Permit: (OCA) **
 - a. An updated copy of the draft certification scorecard/checklist prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. 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 "iii" 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, to include, but are not limited to, calibrations and economizer controls, conditions

under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.

- iii. Measurable criteria for performance; the plan should match the project's submitted plans and sustainability certification scorecard.
 - c. Water efficiency and indoor environmental quality documentation for the priority performance points in the Green Building Policy prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
42. The applicant shall provide these items to comply with the Green Building Policy at First and Final Certificates of Occupancy: (OCA) ***
- a. Evidence that design phase credits (for the certifying party) have been submitted by Temporary Certificate of Occupancy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. A commissioning report verified by a certified, third-party reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests to match scorecard and approved permit plans prior to issuance of the final Certificate of Occupancy.
 - c. Evidence showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for Design Phase credits for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - d. If the project fails to achieve the required certification level and priority performance points, then demonstrate a good faith, reasonable, and documented effort to achieve the certification level to the satisfaction of the Climate Action Officer.
43. The applicant shall provide the following to comply with the Green Building Policy at Release of Performance Bond: (OCA) *****
- a. Documentation of applicable green building certification showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
44. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Final Site Plan. (OCA) *
45. At the first Final Site Plan, demonstrate that the building will be fully electric including all mechanical systems. For limited accessory elements, if using gas, food and beverage uses in retail spaces and outdoor grills, must be controlled with occupancy sensors, timers not to exceed two hours, or other technology to prevent

the accessory element from using natural gas when not being used by an occupant of the building. (OCA) *

B. TRANSPORTATION

A. STREETS/TRAFFIC

46. Repair any of the City's existing public infrastructure that construction damages per the most recent version of the T&ES Design and Construction Standards Memo to Industry 23-01, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) ****
47. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) *
48. Internal slopes on parking ramps to garage entrances and exits shall not exceed 15 percent. For slopes 10 percent or 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, provide a minimum of 10 feet in length transition slopes at the top and bottom of the ramp. The transition slope shall be half the difference in slope between two adjacent sections. Provide final design prior to Final Site Plan release subject to the satisfaction of the Director of T&ES. (T&ES) *
49. Wall mounted obstructions at the wall end of a parking space shall be 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) ****
50. Provide full curb-to-curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) ****
51. Finalize street names and addresses for mail delivery (addressed per the front door) and for emergency services (addressed per street access) prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

B. TRANSPORTATION MANAGEMENT PLAN

52. Contribute to the Citywide Transportation Management Plan (TMP) at the rate specified by the current TMP policy. Unless the upfront payment or partial upfront payment option is chosen as described below, payments are due once per year no later than September 30 for 30 years with rates adjusted annually for inflation

based on the April-to-March Consumer Price Index change reported by the Bureau of Labor Statistics. (T&ES)

- a. Projects that obtain their first Certificate of Occupancy prior to July 1, will have their first year of assessment in the current calendar year. Projects that obtain their first Certificate of Occupancy on July 1 or later will have their first year of assessment in the next calendar year.
 - b. A development may receive a 35% discount for paying the entire 30-year amount (unadjusted for inflation) prior to receipt of the first Certificate of Occupancy. Under this option, no further TMP payments are required. ***
 - c. A development may receive a 25% discount for paying one quarter of the entire 30-year amount (unadjusted for inflation) before receipt of the final Certificate of Occupancy and five standard subsequent payments over the next five years. The five annual payments will be made no later than September 30 each year. After these payments are made, no further TMP payments are required. ***
53. The applicant/owner may request permission to manage its own TMP fund subject to the approval of the Director of T&ES. The property must have achieved specific single occupancy vehicle targets for at least three years in a row, as specified in the current TMP policy, and have provided the City with detailed information about how the applicant/owner will manage the TMP for the development. Development would retain the annual TMP contributions and must spend it exclusively on transportation related activities approved by the Director of T&ES or designee. (T&ES)
54. Designate an on-site TMP Coordinator prior to the issuance of the first Certificate of Occupancy. Provide the name, address, email, and telephone number of the coordinator to the City's Mobility Services Division, updating this information annually or as needed. This person will be the City's point of contact for the development and will be responsible for paying invoices, coordinating with staff on TMP-related activities as needed. (T&ES) ***

C. BUS STOPS AND BUS SHELTERS

55. Bus stops on King Street shall meet ADA requirements and City Standards to the satisfaction of the Directors of P&Z and T&ES. Submit the locations and designs for review and approval prior to Final Site Plan Release and install the stops prior to the issuance of the final Certificate of Occupancy. (T&ES) (DASH) *, ***
- a. As the City intends to consolidate the bus stops on King Street, provide a bus bulb extending through the intersection of Harvard, for the entirety of the site's frontage. The bulb out shall be at least 35 feet long parallel to the curb (excluding the taper) and extend at least 8 feet into the roadway from the curb face if installed on the near side of an intersection with on-street

parking so that a bus may pull up safely to the curb when cars are parked in adjacent spaces. If installed on the far side of an intersection, then the bulb out shall be at least 45 feet long parallel to the curb (excluding the taper area) and extend at least 8 feet into the roadway from curb face.

- b. Bus stop passenger loading pads should be installed parallel to the roadway and perpendicular to the curb, unobstructed, illuminated, and made of concrete or other sturdy, non-slippery materials. Exclude passenger loading pads from areas with storm drain inlets, catch basins, and other obstacles.
- c. The loading pad shall be at sidewalk grade, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The loading pad's cross slope shall be less than two percent.
- d. The loading area shall be at the front of the boarding zone and accessible from a bus shelter and adjacent sidewalks and crosswalks.
- e. Final design of the bus bulb will be determined during review of the Final Site Plan, to the satisfaction of DASH and the Director of T&ES. The shelter shall be installed prior to the request of the first Certificate of Occupancy.

C. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

- 56. Pay the sewer connection fee per the City Code. (T&ES)

B. UTILITIES

- 57. If the applicant does not have a franchise agreement with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
- 58. Do not locate transformers and switch gears in the public right-of-way. (T&ES)
- 59. The City shall own and maintain all new fire hydrants on public streets. The applicant or their representative shall own, inspect, test, and maintain all hydrants on private streets. Install hydrants prior to issuance of the first Certificate of Occupancy. (T&ES) ***

C. INFORMATION TECHNOLOGY

- 60. Construct a conduit grid per the specifications listed in the conditions within this section to minimize the need for post-development excavation and/or right-of-way impacts when installing fiber/cables for high-speed internet access, to the satisfaction of the Director of P&Z. (P&Z) (ITS)
- 61. Construct all conduits using schedule 80 PVC or HDPE and install them to a depth of 3-feet. Install a pull line and tracer within each conduit. (ITS)
- 62. Two 2-inch schedule 80 PVC or HPDE conduits at a depth of 3 FT, with a minimum bend radius of 3 FT shall be installed around the development property

along King Street. A junction box (JBS-3), meeting VDOT standards and with a tier 22 or higher lid labelled "COA", shall be installed at both ends of the conduit runs. A pull line and tracer wire shall be installed with each conduit.

- a. Provide a fiber optic installation plan that includes the required specifications prior to Final Site Plan release. *
- b. Submit a digital as-built plan in CAD or GIS which includes information on the fiber conduit installation prior to the issuance of the first Certificate of Occupancy. ****

D. SOLID WASTE

63. Purchase and install (1) public space trash receptacle(s) and (1) public space recycling receptacle(s) to the satisfaction of the Director of T&ES prior to Performance Bond. (T&ES) ****
 - a. Trash receptacles shall be Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid
 - b. Recycling receptacles shall be Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection.
 - c. Place the receptacle(s) in the right-of-way and parks. In general, locate receptacles along the property frontage and at convenient locations in the vicinity of the site as approved by the Director of T&ES and shown on the Final Site Plan.
 - d. To the extent that the receptacles cannot be located where accessible for public collection, the applicant may agree to placing approved containers on private property and contract for private collection, disposal, and maintenance.
 - e. The applicant may reuse existing receptacles, if any, along the site frontage if they are in good shape and acceptable to T&ES Resource Recovery.

D. ENVIRONMENTAL

A. FLOODPLAIN MANAGEMENT

64. Demonstrate compliance with Zoning Ordinance § 6-300 to § 6-311 of Article VI (Special and Overlay Zones) prior to Final Site Plan release. For this residential development to be compliant with floodplain ordinance regulations, the developed site footprint must be 100% removed from the FEMA Special Flood Hazard Area (SFHA) by FEMA Letter of Map Revision by Fill (LOMR-F). Final site plan may not be approved until fill is placed at the site and developer has provided the Floodplain Administrator an executed LOMR-F from FEMA. Early release of site plan elements may be approved to facilitate the LOMR-F process (Demolition and Grading Plans). (T&ES SWM)

65. Provide this minimum required information on the Final Site Plan to comply with the City of Alexandria Floodplain Ordinance: (T&ES SWM)
 - a. The base flood elevation (BFE) at the site,
 - b. The elevation of the lowest floor (including basement),
 - c. Topographic information showing existing and proposed ground elevations.
66. Provide detailed computations of the impact of fill in the floodplain on the 100-year Water Surface Elevation (WSE) to the satisfaction of the Floodplain Administrator. Include backwater calculations starting at a downstream section to an upstream section. Derive results of fill and figures from modifying the existing FLO-2D model, as prepared by the U.S. Army Corps of Engineers, Baltimore District. The FEMA effective FLO-2D model is available upon request. Proposed fill placement shall not raise the 100-year water surface level at any location along the channel to reach more than a maximum of 6 inches as permitted under Floodplain Regulations. (T&ES)

B. STORMWATER MANAGEMENT

67. The City of Alexandria's stormwater management regulations for water quality are: (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. Treat the Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area, in a Best Management Practice (BMP) facility. (T&ES) *
68. 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) *
69. Design all stormwater (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) *
70. 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) *

71. All BMPs must be accessible for regular maintenance and inspections. The final building design must include access points and maintenance accessibility for the BMPs.
72. 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) *****
73. 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: (T&ES) *****
 - 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.
74. 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) *****
75. Submit the stormwater quality BMP and/or 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) *
76. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/or owner, the applicant shall: (T&ES) *****
 - a. Execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA, master association, and/or owner.
 - b. Include a copy of the contract in the BMP Operation and Maintenance Manual.

- c. Submit a copy of the maintenance contract to T&ES prior to Performance Bond release.
77. Provide the Homeowner's Association (HOA), and/or master association, with an Owner's Operation and Maintenance Manual for all on site BMPs. The manual shall include at a minimum: (T&ES)
- a. An explanation of the functions and operations of the BMP(s),
 - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
 - c. Catalog cuts on maintenance requirements including any mechanical or electrical equipment,
 - d. Manufacturer contact names and phone numbers,
 - e. A copy of the executed maintenance service contract, and
 - f. A copy of the maintenance agreement with the City.
78. Provide each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA), and/or master association, with respect to maintenance requirements. Upon activation of the HOA, the applicant shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. (T&ES)
79. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) *****
80. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not affected adversely by construction operations prior to 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, describe the maintenance measures performed. (T&ES) *****

C. WATERSHED, WETLANDS, & RPAs

81. 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)
82. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site): (T&ES)
- 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.

D. CONTAMINATED LAND

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

86. 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. If a vapor barrier and ventilation system is required, the schematic shall be signed by a professional engineer and included in the Final Site Plan. (T&ES) (Code) *
87. If a Soils Management Plan is required by the Site Characterization report, then the plan shall be included in the Final Site Plan. (T&ES) *

E. SOILS

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

F. NOISE

89. Submit a noise study identifying the noise levels that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development prior to the Final Site Plan release. (T&ES) *
90. If the noise study identified noise impacted areas, conduct a building shell analysis identifying ways to minimize noise and vibration exposure to future residents. Submit the building shell analysis and the noise commitment letter for review and approval prior to Final Site Plan release. (P&Z) (T&ES) *
91. All rooftop HVAC and other mechanical equipment shall comply with the City noise ordinance by equipment design, location, or with noise mitigating devices (e.g., silencers, acoustic plenums, louvers, or enclosures). (T&ES) (Code) *, ***
92. No trucks or other vehicles, including construction equipment, associated with this project shall be permitted to idle for more than 10 minutes when parked, including vehicles in the loading dock. Post at least two no idling for greater than 10 minutes signs in the loading dock area in plain view prior to the issuance of the Certificate of Occupancy. (T&ES) ***
93. Submit a noise mitigation plan for the exercise room (currently shown on the Upper Level Parking plan sheet) to address noise impacts from the use on other residents or businesses within the building. To the satisfaction of the Director of T&ES, the plan shall aim to achieve an interior noise level below 45dBA, consistent with the Noise Guidance Book used by the U.S. Department of Housing and Urban Development. Provide a commitment letter stating the applicant's

commitment to implementing the mitigation measures specified in the plan. Submit the mitigation plan and commitment letter for review and approval by T&ES Office of Environmental Quality Staff prior to Final Site Plan release. (T&ES) *

G. AIR POLLUTION

94. 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)

E. CONSTRUCTION MANAGEMENT

95. Submit a construction phasing plan, if desired, 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. Complete all the requirements of Zoning Ordinance Article XIII (Environmental Management) for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan prior to the partial Final Site Plan release. (T&ES) *
96. 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. Do not remove streetlights without authorization from the City of Alexandria,
 - b. If streetlights are to be removed from the public right-of-way, then provide temporary lights 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 it to each subcontractor before they start work. ***
97. 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: (P&Z) (T&ES) *

- 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 worker 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.
98. 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) *
99. 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 waste offsite per all applicable federal, state, and local laws. Provide documentation as required per the City's Green Building Policy and conditions therein. (T&ES) (Code) *
100. 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) *
101. Transit stops adjacent to the site shall remain open, if feasible, for the duration of construction. If construction requires closing a stop along King Street, then install a temporary ADA accessible transit stop. Coordinate with the T&ES Transportation Planning Division at 703.746.4088 as well as with the transit agency which provides service to the bus stop. Install signs noting the bus stop closure and location of the temporary bus stop prior to taking bus stops out of service. (T&ES)
102. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Permits & Inspections 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, then note that change in a letter to the Division Chief. (T&ES) *

103. 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) **
104. 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)
105. Identify a community liaison throughout the 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) *, ***
106. 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) ***
107. 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 the 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.
108. Submit a stamped electronic copy of an as-built development site plan survey, per the *As-Built Development Site Plan Survey Checklist* prior to applying for a Certificate of Occupancy permit. A registered architect, engineer, or surveyor shall prepare the as-built plan. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***
109. 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) ****

F. CONTRIBUTIONS

110. Contribute \$15,000 to the City prior to Final Site Plan release for a Capital Bikeshare station and bicycles or system operations. (T&ES) *
111. Contribute \$220,804 to the City's Housing Trust Fund. Make all payments to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. (Housing)
112. Provide a monetary contribution, in the amounts specified within the Landscape Guidelines, to the City of Alexandria's Urban Forestry Fund to account for a modification in meeting the minimum crown coverage and street tree placement requirement along the King Street frontage. Provide the contribution prior to issuance of the first Certificate of Occupancy. Payment shall be payable to the City of Alexandria, with a transmittal letter addressed to RP&CA citing the project name and case number, contribution amount, and the condition being fulfilled. (P&Z) (RP&CA) ***

G. PUBLIC ART

113. Work with City Staff to incorporate on-site public art elements or provide an equivalent monetary contribution for public art within the Small Area Plan per the City's Public Art Policy, adopted December 13, 2014, to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)
114. Identify the location, type, and goals for public art in the Final Site Plan. Select the artist, finalize locations and medium, and provide a schedule for the art installation prior to Final Site Plan release. (P&Z) (RP&CA) *
115. Install the art prior to issuance of the first Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. (P&Z) (RP&CA) ***
116. The in-lieu contribution shall be \$0.30 per gross square foot, with a maximum contribution of \$75,000 per building prior to issuance of the first Certificate of Occupancy. On-site public art shall be of an equivalent value to the contribution. (P&Z) (RP&CA) ***

H. USES AND SIGNS

A. SIGNAGE

117. Design building signs to relate in material, color, and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z. (P&Z) *
118. Hire a professional consultant to work with Staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements to install as part of the project. Indicate themes and locations of the interpretive elements in the site plan and provide text and graphics for the signage subject to review and approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and RP&CA prior to Final Site Plan release. Install the interpretative elements prior to issuance of the Certificate of Occupancy. (P&Z) (Archaeology) (RP&CA) *, ***

I. DISCLOSURE REQUIREMENTS

119. Incorporate these elements in the Condominium/Homeowner's Association (HOA) documents to retain trees proposed to be saved: (P&Z)
 - a. Require property owners to sign a disclosure statement acknowledging the presence and required protection of the trees.
 - b. Retain the trees depicted as protected on the released Final Site Plan unless the City Arborist permits removal of any due to the health and safety of the tree.
 - c. Require unanimous approval by the Condominium/HOA and a site plan amendment to remove a tree designated as protected on the Final Site Plan.
 - d. Comply with other restrictions deemed necessary by the City Attorney
120. Submit all condominium association covenants for review and approval by the Director of P&Z and the City Attorney prior to applying for the first Certificate of Occupancy. Include the conditions listed below in a dedicated section of the association covenants. The language shall establish and state that these conditions cannot be changed except by an amendment to this DSUP approved by the City Council. (P&Z) (T&ES) (City Attorney) ***
 - a. The principal use of the underground garage and parking spaces shall be for passenger vehicles garaged at the address; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
 - b. All landscaping and open space areas within the development shall be maintained by the Condominium/Homeowner's Association.
 - c. Obtain approval for any exterior building improvements or changes from the City, as determined by the Director of P&Z.

- d. Develop a noise control by-law to control noise levels in the development and resolve noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
 - e. Inspect and maintain stormwater facility BMPs to ensure proper functioning.
 - f. That the residents of the site are ineligible for residential parking permits based on current City policies governing residential parking districts and the lack of a district on the 1600 block of King Street.
121. Furnish each prospective buyer with a statement disclosing the prior history of the site, including previous environmental conditions and on-going remediation measures. Disclose this information to the satisfaction of the Director of T&ES. (T&ES)
122. Disclose to potential buyers the items listed below to the satisfaction of the Director of P&Z and the City Attorney: (P&Z) (T&ES) (City Attorney)
- a. Metrorail tracks and other railway operations are within the immediate vicinity of the project, are permitted to continue indefinitely, and will generate noise surrounding the project.
 - b. King Street is a major arterial and future traffic is expected to increase significantly as development along the corridor continues. (P&Z) (T&ES)
 - c. Planning and approvals required for development parcels will require (as applicable) compliance with Small Area Plans, including but not limited to streetscape enhancements and other frontage improvements.
 - d. That the residents of the site are ineligible for residential parking permits based on current City policies governing residential parking districts and the lack of a district on the 1600 block of King Street.

CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R – Recommendation 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. ****
- C - 2 Identify all trees to remove and protect/preserve in the tree conservation and protection plans prior to Final Site Plan release. Detail the 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. ****
- C - 4 No permits shall be issued prior to receiving the Certificate of Appropriateness and the demolition permit from the Board of Architectural Review. **
- C - 5 Any parking requirement may be adjusted within five percent of the requirement if the Director of P&Z determines that physical requirements of the building prevent complying with the specific number of required parking spaces per Zoning Ordinance § 8-200(A)(2)(c)(i).

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: 703.746.4200 with any questions.
- C - 1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code in effect when applying for building permit(s).
- C - 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).
- C - 3 Submit a soils report with the building permit application for all new and existing building structures. **
- C - 4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **
- C - 5 Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. **

C. Federal Environmental Reviews

- F - 2. Any project that is defined as a federal undertaking, in accordance with the National Historic Preservation Act of 1966 requires a § 106 review and/or other National Environmental Policy Act (NEPA) review. Projects that require federal review, approval or permitting, or projects that include federal funding are generally considered a federal undertaking. Consult with the appropriate federal or state agency to determine the requirements and process relevant to the project and coordinate with the appropriate City Staff and, if necessary, the Virginia Department of Historic Resources.

- a. Information on the § 106 process is at www.achp.gov or www.dhr.virginia.gov/environmental-review/
- b. Information on the NEPA process is at www.epa.gov
- c. Information on the U.S. Department of Housing and Urban Development environmental review process is at <https://www.hudexchange.info/programs/environmental-review/>

D. Archaeology

- F -1. In 2007 a cultural resources consulting firm completed a documentary study and archaeological assessment for the properties at 1604-1614 King Street. See: <https://media.alexandriava.gov/docs-archives/historic/info/archaeology/sitereportkreisa1604kingdocumentary.pdf>. The authors of the final documentary and assessment report concluded that the properties as a whole retained a high level of archaeological potential and that an Archaeological Evaluation was warranted.
- 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 Zoning Ordinance § 11-411.

E. Transportation & Environmental Services (T&ES)

- F - 3. Prepare the Final Site Plan per Memo to Industry 02-09, 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> *
- F - 4. 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. *
- F - 5. Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotations pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). *
- F - 6. 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).
*, ****

- F - 7. 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 unit 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. *, ****
- F - 8. 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 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. *, ****
- F - 9. Provide at least 18-inches of vertical separation for sanitary sewers and 12-inches for storm sewers 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 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. *, ****
- F - 10. 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. *, ****
- F - 11. 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 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. *, ****

- F - 12. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. *, ****
- F - 13. Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. *, ****
- F - 14. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. *
- F - 15. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. *
- F - 16. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. *
- F - 17. 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. *
- F - 18. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): *
 - a. FOR INFORMATION ONLY.
 - 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. The contractor shall apply for all necessary permits for use of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.
- F - 19. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. *
- F - 20. 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. *
- F - 21. 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. *
- F - 22. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. *

- C - 2 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. *
- C - 3 Comply with the stormwater quality requirements and provide channel and flood protection per 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. *
- C - 4 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. *
- C - 5 The proposed development shall conform to all requirements and restrictions set forth in § 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the Zoning Ordinance. *
- C - 6 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. *
- C - 7 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.
- 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 - 8 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. *, ****
- C - 9 Place refuse/recycling receptables in the City right-of-way for condominium townhomes for solid waste collection services provided by the City per Title 5: T&ES, § 5-1-41 of the City Charter and Code. *
- C - 10 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. *
- C - 11 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. *
- C - 12 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. *
- C - 13 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. *
- C - 14 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. *
- C - 15 Post the bond for the public improvements before Final Site Plan release. *
- C - 16 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. *
- C - 17 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. *
- C - 18 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.

- C - 19 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. *, *****
- C - 20 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. *
- C - 21 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. *
- C - 22 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. *
- C - 23 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately.
- C - 24 Comply with the City’s Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line.
- C - 25 Comply with the City’s Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours:
- i. Monday Through Friday from 7 AM to 6 PM
 - ii. Saturdays from 9 AM to 6 PM
 - iii. No construction activities allowed on Sundays and holidays
- a. § 11-5-4(b)(19) further restricts pile driving to these hours:
- iv. Monday through Friday from 9 AM to 6 PM
 - v. Saturdays from 10 AM to 4 PM
 - vi. No pile driving is allowed Sundays and holidays
- b. § 11-5-109 restricts excavating work in the right-of-way to:
- vii. Monday through Saturday 7 AM to 5 PM
 - viii. No excavation in the right-of-way allowed on Sundays, New Year’s Day, Independence Day, Thanksgiving, and Christmas.

- C - 26 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Zoning Ordinance Article XIII. *
- C - 27 Comply with the City's Erosion and Sediment Control Code, Title 5, Ch. 4. *
- C - 28 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.

F. Information Technology

- F - 23. Provide the locations of all common Fire Closets and Utility Closets as applicable in the Final Site Plan. These closets will be assigned individual addresses to comply with Fire Department requirements. *

G. Fire Department

- C - 1 Show the location of Fire Department Connections prior to Final Site Plan release. *
- R - 1. Consider letting the Alexandria Fire Department use buildings that will be razed for training exercises. The Fire Department will formulate conditions of use between the parties and provide a hold harmless agreement to the owner or their representative.

H. Police Department

- R - 1. Provide controlled access for doors in the garage (garage levels only) that lead to the stairwell. Controlled access must not interfere with the emergency push-bar release located on the inside of the stairwell.
- R - 2. Use addresses numbers with contrasting colors to the background, at least three inches high, reflective, and visible from the street, and placed on the front and back of each home. Avoid using brass or gold numbers. This design aids emergency responders.
- R - 3. Equip all ground floor windows with a device or hardware that enables securing them in a partially open position. This design prevents breaking and entering when the windows are open for air.
- R - 4. Install "door-viewers" (commonly known as peepholes) in all doors on the ground level that lead directly into an apartment to increase security for the occupant.

Asterisks denote:

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



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

_____ Filing Fee
_____ Planning Commission Hearing
_____ City Council

REQUIREMENTS FOR MAILING NOTICES:

Applicants must send written notice to all abutting property owners. See detailed instructions on "Notice Requirements."

Mail certified or registered notice of hearings between _____ and _____.

Return notice materials to Department of Planning and Zoning by _____.

INSTRUCTIONS

DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN APPLICATION

APPLICATIONS FOR DEVELOPMENT SPECIAL USE PERMIT, WITH SITE PLAN. A Development Special Use Permit, with Site Plan, for new construction in the City of Alexandria is permitted in accordance with Sections 11-400 and 11-503 (A) (5) of the Alexandria Zoning Ordinance. Such Development Site Plan, with Special Use Permit, must be approved by the Alexandria Planning Commission and City Council after public hearings. Complete all parts of the application form using black ink or type. Sign the form, and include a daytime telephone number.

FILING FEE. Applicants must submit a filing fee with the application. Consult the latest fee schedule to determine fee amount. The fee schedule can be found at www.alexandriava.gov/planning

PROPERTY OWNER NOTIFICATION. Applicants must send written notice by certified mail to all adjoining and facing property owners at least 10 days prior to the Planning Commission public hearing and not more than 30 days prior to the City Council public hearing meeting. Applicants may use the notice forms supplied with the application forms. In the event the application is deferred, notification shall be given again. The following must be submitted to the Department of Planning and Zoning no later than five days prior to the meeting: (a) a copy of the notice letter sent, (b) a copy of the list of the names and addresses of persons to whom notice was sent, (c) a certification of notice statement that notice was sent to those required, (d) a copy of the date-stamped post office receipts.

Failure to send accurate or correct notices will result in deferral of the application to a later hearing date. Property ownership information is to be obtained from the City Office of Real Estate Assessments, Room 2600, City Hall, 301 King Street.

STAFF REPORT. A staff report and recommendation will be prepared and made available in the Department of Planning and Zoning office. The report is typically available 11 days prior to the PC public hearing.

For assistance with any of these procedures,
please call the Department of Planning & Zoning at 703.746.4666



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ **Project Name:** _____

PROPERTY LOCATION: 1604-1614 King Street

TAX MAP REFERENCE: 063.04-09-07,08,09,10,11,12, and 18 **ZONE:** KR

APPLICANT:

Name: Dechantal Associates, LLC

Address: 510 Wolfe Street, Alexandria, VA 22314

PROPERTY OWNER:

Name: Dechantal Associates, LLC

Address: 510 Wolfe Street, Alexandria, VA 22314

SUMMARY OF PROPOSAL Proposed new construction of multifamily residential building with two levels of underground parking. Partial demolition, retainment of front facade, and reconstruction of existing townhomes.

MODIFICATIONS REQUESTED Modification to building height setback for Dechantal St, per Section 6-400; Modification to street tree spacing requirements, per section 11-410; Modification for crown coverage reduction, pursuant to section 11-410; Modification to open space requirement in the KR zone

SUP's REQUESTED SUP for up to 3.0 FAR for residential development in the KR zone west of S. Peyton Street; SUP for parking reduction of 10 spaces

☒ **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.

Tara Lloyd

Print Name of Applicant or Agent

510 Wolfe Street

Mailing/Street Address

Alexandria, VA 22314

City and State Zip Code

Signature

703-740-7128

Telephone #

Fax #

taralloyd3@gmail.com

Email address

4/9/24

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.

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

Yes. Provide proof of current City business license.

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

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Sharon M. Labovitz Trust N	1 510 Wolfe Street, Alexandria, VA	50%
2. Sharon M. Labovitz Trust N	2 510 Wolfe Street, Alexandria, VA	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1604-1614 King Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Sharon M, Labovitz Trust N	1 510 Wolfe Street, Alexandria, VA	50% of Dechantal Assn., LLC
2. Sharon M. Labovitz Trust N	2 510 Wolfe Street, Alexandria, VA	50% of Dechantal Assn., LLC
3. Dechantal Associates, LLC	510 Wolfe Street, Alexandria, VA	100%

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. Sharon M, Labovitz Trust No	None	
2. Sharon M, Labovitz Trust N	None	
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.

4/9/24

Date

Tara Lloyd

Printed Name

Signature

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.)

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

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

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

Day	Hours	Day	Hours
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

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

B. How will the noise from patrons be controlled?

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

8. Provide information regarding trash and litter generated by the use:
- A. What type of trash and garbage will be generated by the use?
 - B. How much trash and garbage will be generated by the use?
 - C. How often will trash be collected?
 - D. How will you prevent littering on the property, streets and nearby properties?
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:
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:

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

ALCOHOL SALES

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

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

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

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces

_____ Other

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

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

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?
- B. How many loading spaces are available for the use?
- C. Where are off-street loading facilities located?
- D. During what hours of the day do you expect loading/unloading operations to occur?
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

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?



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

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

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

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

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

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

_____ Yes. _____ No.

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

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

Walkability Index Use Types & Categories Chart

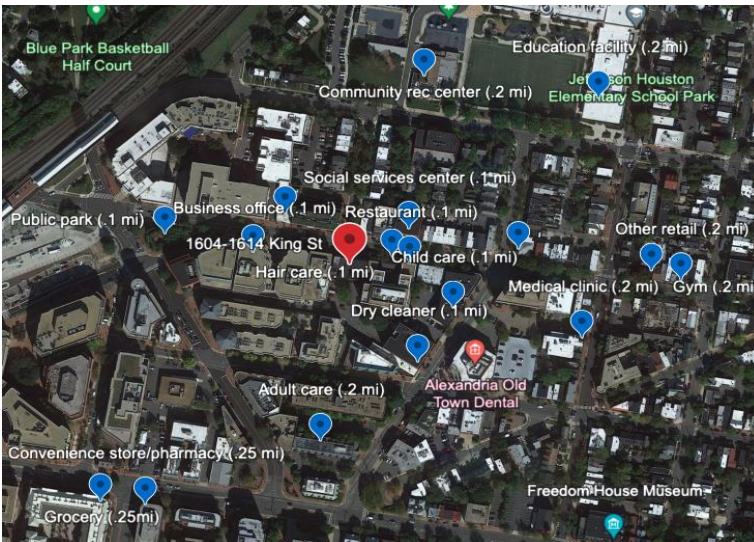
TABLE: USE TYPES & CATEGORIES				
Category	Max. Points	Use or Service Type	0.25 mi. or less	0.25 - 0.5 mi.
Food Retail	15	Supermarket or grocery with produce section (min. 5,000 gross square footage)	15	5
Community-serving retail	20	Convenience Store	7	3
		Farmers Market (min. 9 months per year)	5	-
		Hardware store	5	-
		Pharmacy ₁	5	5
		Other retail ₂	3	-
Services	20	Bank (not ATM)	5	-
		Family entertainment venue (e.g. theater, sports)	5	-
		Gym, health club, exercise studio	5	-
		Hair care	3	-
		Laundry, dry cleaner	5	-
		Restaurant, café, diner (excluding those with only drive-thru only service) ₃	5	5
		Adult or senior care (licensed)	3	-
		Child care (licensed)	3	-
Civic and community facilities	35	Cultural arts facility (museum, performing arts)	5	-
		Education facility (e.g. K-12 school)	10	5
		Education facility (e.g. university, adult education center, vocational school, community college)	5	-
		Government office that serves public on-site	3	-
		Medical clinic or office that treats patients	3	-
		Place of worship	5	-
		Police or fire station	3	-
		Post office	5	-
		Public library	5	-
		Public park	10	5
		Community recreation center	3	-
		Social services center	3	-
		Business office (100 or more FTE)	10	5
Community anchor uses	10			

₁Pharmacies may be co-located with grocery stores
₂Multiple retail uses may be counted if they are of a different type
₃Only up to two restaurants may be counted

Points Received

Food Retail	15
Supermarket/grocery	15
Community Serving Retail	18
Convenience store	7
Pharmacy	5
Other retail	6
Services	20
Bank	5
Gym	5
Hair care	3
Dry cleaner	5
Restaurant	5
Civic and Community Facilities	35
Adult care	3
Child care	3
Education facility	10
Medical clinic	3
Place of worship	5
Public park	10
Community rec center	3
Social services center	3
Community Anchor Uses	10
Business office	10
Total Points	98

Proximity to 4+ bus routes



1604-1614 King Street Parking Management Plan

The development team of 1604-1614 King Street is submitting a parking management plan to supplement the request of a parking reduction of more than 5 spaces. The residential multifamily new development will deliver 54 units and 59 underground parking spaces. The following narrative and figures describe in detail the plan for parking at the site.

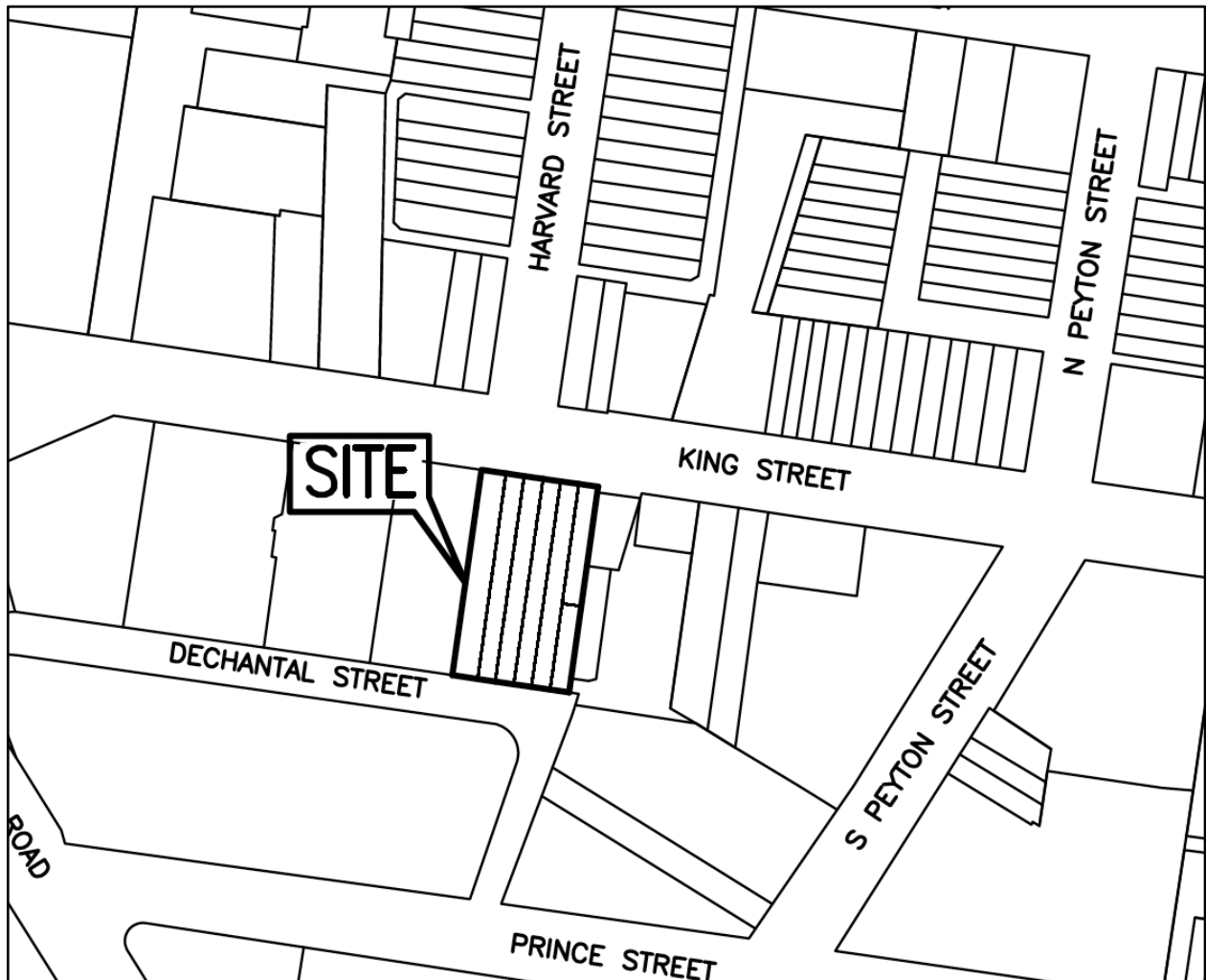


Figure 1: Map of Site Relative to Adjacent Streets

Proposed Parking Allocation

Standard Spaces: 16 (27% of total)

Compact Spaces: 40 (68% of total)

ADU Spaces: 3 (5% of total)

Total Spaces: 59

Parking Access

All parking spaces are located onsite in the two floors of underground parking. Access to the parking garage will be off the two-way Dechantal Street on the south side of the site. Residents will not be eligible for on-street zoned parking permits.

Exhibits detailing garage entry/exit, turning, and loading movements can be found in the DSUP submission package.

Bicycle Parking

The project will have 22 long-term and 4 short-term bicycle parking spaces to encourage residents and guests to use bicycles for transit to and from the site. Both bicycle parking amounts are more than the City of Alexandria required amount and are intended to meet LEED credit requirements.

Parking Reduction Impact

Residents: Future residents of the multifamily building will have access to at least one parking space per residential unit. Residents will have ample access to public transportation options including multiple bus lines within a few hundred feet of the site and the King Street Metro two blocks to the west. Many trips and errands will not require transportation as many of Old Town's retail, restaurant, grocery, and other amenities are within walking distance. The site scored a 98 Walk Score and a 98 through the City of Alexandria's walkability index, indicating a near perfect site for walking accessibility.

Community: The proposed parking reduction at 1604-1614 King Street will not impact the community. Future residents of the multifamily building will not be eligible for on-street zoned parking permits, so nearby streets will not see an increase in on-street parking.



LEED v4.1 BD+C
Project Checklist

Project Name: 1604-161
Date: 2/8/24

Y ? N

			1	Credit	Integrative Process	1
--	--	--	---	--------	---------------------	---

14	0	2	Location and Transportation		16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
		2	Credit	High Priority Site and Equitable Developme	2
5			Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Electric Vehicles	1

2	1	7	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Preventior	Required
		1	Credit	Site Assessment	1
		2	Credit	Protect or Restore Habitat	2
1			Credit	Open Space	1
		3	Credit	Rainwater Management	3
1	1		Credit	Heat Island Reduction	2
		1	Credit	Light Pollution Reduction	1

6	0	5	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1		1	Credit	Outdoor Water Use Reduction	2
4		2	Credit	Indoor Water Use Reduction	6
		2	Credit	Optimize Process Water Use	2
1			Credit	Water Metering	1

9	2	22	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
2		4	Credit	Enhanced Commissioning	6
5	1	12	Credit	Optimize Energy Performance	18
		1	Credit	Advanced Energy Metering	1
		2	Credit	Grid Harmonization	2
2	1	2	Credit	Renewable Energy	5
		1	Credit	Enhanced Refrigerant Management	1

4	1	8	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
1		4	Credit	Building Life-Cycle Impact Reduction	5
1		1	Credit	Environmental Product Declarations	2
1		1	Credit	Sourcing of Raw Materials	2
1		1	Credit	Material Ingredients	2
	1	1	Credit	Construction and Demo Waste Management	2

8	1	7	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1		1	Credit	Enhanced Indoor Air Quality Strategies	2
1		2	Credit	Low-Emitting Materials	3
1			Credit	Construction IAQ Management Plan	1
1		1	Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1		1	Credit	Interior Lighting	2
1		2	Credit	Daylight	3
1			Credit	Quality Views	1
	1		Credit	Acoustic Performance	1

4	0	2	Innovation		6
3		2	Credit	Innovation/Pilot Credits	5
1			Credit	LEED Accredited Professional	1

3	0	1	Regional Priority			4
1			Credit	Regional Priority: Reduced Parking Footprint	1	
1			Credit	Regional Priority: Access to Quality Transit	1	
1			Credit	Regional Priority: Electric Vehicles	1	
		1	Credit	Regional Priority: Rainwater Management	1	

50	5	55	TOTALS	Possible Points:	110
Gold: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80					

Note: The scorecard reflects anticipated points and is subject to change as the project progresses. The project will achieve the silver certification.

TOTAL SITE AREA (COMPUTED) = 0.4023 AC 17,525 SF
TOTAL AREA OF TAX PARCEL (RECORDED) = 0.4023 AC 17,525 SF
TOTAL EXISTING IMPERVIOUS AREA = 0.4649 AC 20,251 SF
TOTAL PROPOSED IMPERVIOUS AREA = 0.4599 AC 20,034 SF
TOTAL DISTURBED AREA = 0.4834 AC 21,057 SF
TOTAL STORMWATER DISTURBED AREA = 0.4726 AC 20,576 SF

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, CONNECTED TIDAL WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS, OR WETLANDS LOCATED ON THE SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THE SITE. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.

PORTIONS OF THE SITE ARE LOCATED WITHIN THE FLOODPLAIN AND FLOODPLAIN PERMITS MAY BE REQUIRED.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
3. ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996.
4. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
5. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 7am TO 6pm AND SATURDAYS FROM 9am TO 6pm; NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS AND HOLIDAYS.

PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 9am TO 6pm AND SATURDAYS FROM 10am TO 4pm; NO PILE DRIVING ACTIVITIES ARE PERMITTED ON SUNDAYS AND HOLIDAYS.

RIGHT OF WAY EXCAVATION IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
MONDAY THROUGH SATURDAY 7am TO 5pm; NO RIGHT OF WAY EXCAVATION IS PERMITTED ON SUNDAYS.

ALL REQUIRED PERMITS FROM VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, ENVIRONMENTAL PROTECTION AGENCY, ARMY CORPS OF ENGINEERS, VIRGINIA MARINE RESOURCES MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN.

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES WHICH DISTURB AN AREA LESS THAN 1 ACRE; THEREFORE, A VPDES PERMIT IS NOT REQUIRED.

THE FINAL SITE PLAN, GRADING PLAN, OR OTHER PERMITS INVOLVING GROUND DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) SHALL NOT BE RELEASED UNTIL THE CITY ARCHAEOLOGIST CONFIRMS THAT ALL ARCHAEOLOGICAL FIELD WORK HAS BEEN COMPLETED OR THAT AN APPROVED RESOURCE MANAGEMENT PLAN IS IN PLACE TO RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-746-4399.

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE

1. DRAWINGS PREPARED BY A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER SHALL ACCOMPANY THE PERMIT APPLICATION. THE PLANS SHALL SHOW PROPOSED CONDITIONS AND PROVIDE DATA BY THE DESIGN PROFESSIONAL WHICH DETAILS HOW THE PROPOSED USE WILL COMPLY WITH THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE FOR THE NEW USE IN THE AREA OF STRUCTURAL STRENGTH, MEANS OF EGRESS, PASSIVE AND ACTIVE FIRE PROTECTION, HEATING AND VENTILATING SYSTEMS, HANDICAPPED ACCESSIBILITY AND PLUMBING FACILITIES.
2. NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
3. BEFORE A BUILDING PERMIT CAN BE ISSUED ON ANY PROPOSED FUTURE ALTERATIONS, A CERTIFICATION IS REQUIRED FROM THE OWNER OR OWNER'S AGENT THAT THE BUILDING HAS BEEN INSPECTED BY A LICENSED ASBESTOS INSPECTOR FOR THE PRESENCE OF ASBESTOS.
4. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
5. REQUIRED EXITS, PARKING, AND ACCESSIBILITY WITHIN THE BUILDING FOR PERSONS WITH DISABILITIES MUST COMPLY WITH USBC CHAPTER 11. HANDICAPPED ACCESSIBLE BATHROOMS SHALL ALSO BE PROVIDED.
6. TOILET FACILITIES FOR PERSONS WITH DISABILITIES: LARGER, DETAILED, DIMENSIONED DRAWINGS ARE REQUIRED TO CLARIFY SPACE LAYOUT AND MOUNTING HEIGHTS OF AFFECTED ACCESSORIES. INFORMATION ON DOOR HARDWARE FOR THE TOILET STALL IS REQUIRED (USBC 1109.2.2).
7. IF APPLICABLE, ENCLOSED PARKING GARAGES MUST BE VENTILATED IN ACCORDANCE WITH USBC 406.4.2. THE REQUIRED MECHANICAL VENTILATION RATE FOR AIR IS 0.75 CFM PER SQUARE FOOT OF THE FLOOR AREA (USBC 2801.1). IN AREAS WHERE MOTOR VEHICLES OPERATE FOR A PERIOD OF TIME EXCEEDING 10 SECONDS, THE VENTILATION RETURN AIR MUST BE EXHAUSTED. AN EXHAUST SYSTEM MUST BE PROVIDED TO CONNECT DIRECTLY TO THE MOTOR VEHICLE EXHAUST (USBC 2801.1).
8. ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
9. IF APPLICABLE, THE PUBLIC PARKING GARAGE FLOOR MUST COMPLY WITH USBC 406.2.6 AND DRAIN THROUGH OIL SEPARATORS OR TRAPS TO AVOID ACCUMULATION OF EXPLOSIVE VAPORS IN BUILDING DRAINS OR SEWERS AS PROVIDED FOR IN THE PLUMBING CODE (USBC 2901). THIS PARKING GARAGE IS CLASSIFIED AS AN S-2, GROUP 2, PUBLIC GARAGE.
10. THIS PROJECT IS LOCATED IN THE HOOFS' RUN (TIMBER BRANCH) WATERSHED. THE SUBJECT PROPERTY IS NOT LOCATED IN A COMBINED SEWER AREA.
11. THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
12. THIS SITE IS NOT LOCATED WITHIN 1,000 FEET OF A FORMER LANDFILL OR OTHER DUMP SITE.
13. THIS PROJECT IS NOT A FEDERAL UNDERTAKING AND DOES NOT INVOLVE FEDERAL FUNDS, REVIEWS, OR PERMITS.

THIS BOUNDARY AND TOPOGRAPHIC SURVEY ON THE LAND OF DECHANTAL LIMITED PARTNERSHIP WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION ON JUNE 30, 2022 AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

	NEW	UPGRADED
CROSSWALKS (NUMBER)	N/A	N/A
STANDARD	N/A	N/A
HIGH VISIBILITY	N/A	N/A
CURB RAMPS	N/A	N/A
SIDEWALKS (LF)	N/A	100.0'
BICYCLE PARKING (NUMBER SPACES)	26	N/A
PUBLIC/VISITOR	4	N/A
PRIVATE/GARAGE	22	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

USE:	R-2, S-2
USE GROUP:	TOWNHOUSES
TYPE OF CONSTRUCTION:	VA (ROWHOUSE) IB (MULTI-FAMILY)
NUMBER OF STORIES:	2 STORIES (ROWHOMES) 8 STORIES (MULTI-FAMILY)
FLOOR AREA (HIGH RISE):	47,616 SF (TOTAL), 6,572 SF (1ST FLOOR), 9,523 SF (2ND FLOOR), 5,832 SF (3RD-8TH FLOOR), 129 SF (ROOF)
FLOOR AREA (ROW HOUSES):	4,205 SF (TOTAL), 2,044 SF (1ST FLOOR), 2,161 SF (2ND FLOOR)
BUILDING HEIGHT:	24.39 (ROW HOUSES) 76.97' (MULTI-FAMILY)
FIRE SUPPRESSION/DETECTION:	FULLY SPRINKLERED

NEIGHBORHOOD MAP

0' 200' 400'

N
VCS '83

TAX PARCEL NUMBER:
 063.04-09-07 (1614 KING STREET)
 063.04-09-08 (1612 KING STREET)
 063.04-09-09 (1610 KING STREET)
 063.04-09-10 (1608 KING STREET)
 063.04-09-11 (1606 KING STREET)
 063.04-09-12 (1604 KING STREET)
 063.04-09-18 (1604 DECHANTAL STREET)

THE APPLICANT REQUESTS A PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT FOR DEVELOPMENT ON THIS KR ZONED, 17,525 SF SITE TO PRESERVE FIVE (5) ROWHOUSES, CURRENTLY USED FOR OFFICE, RETAIL, AND RESIDENTIAL PURPOSES, BY DEMOLISHING AND REBUILDING AND/OR RENOVATING THE ROWHOUSES AT 1604-1612 KING STREET AND DEMOLISHING THE EXISTING STRUCTURE AT 1614 KING STREET. THE FINAL DEVELOPMENT IS TO PROVIDE TEN (10) RESIDENTIAL UNITS IN THE ROWHOUSES AND TO BUILD AN 8-STORY MID RISE BUILDING OVER 2 BELOW GRADE PARKING GARAGE LEVELS, WITH 44 RESIDENTIAL CONDOMINIUM UNITS. AN EXTERIOR COURTYARD WILL SEPARATE THE RENOVATED ROWHOUSES AND THE NEW BUILDING AT GRADE. THE PROPOSED SITE ACCESS IS FROM DECADENTAL STREET TO THE SOUTH OF THE SITE AND KING STREET, TO THE NORTH OF THE SITE.

- DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN, PURSUANT TO SECTION 11-400;
- SPECIAL USE PERMIT TO INCREASE THE FAR MAXIMUM TO 3.0 IN THE KR ZONE WEST OF S. PAYTON STREET, PURSUANT TO SECTION 6-705;
- SPECIAL USE PERMIT FOR A PARKING REDUCTION OF 10 SPACES;
- MODIFICATION TO BUILDING HEIGHT SETBACK ON DECHANTAL STREET, PURSUANT TO SECTION 6-400;
- MODIFICATION OF STREET TREE SPACING REQUIREMENTS, PURSUANT TO SECTION 11-410;
- MODIFICATION FOR CROWN COVERAGE REDUCTION, PURSUANT TO SECTION 11-410;
- MODIFICATION FOR THE OPEN SPACE REQUIREMENT TO ALLOW 4,161 SF OF OPEN SPACE, PURSUANT TO SECTION 6-705

NOTE: BUILDING CODE MODIFICATION FOR FIRE SAFETY REQUIREMENTS SUBMITTED SEPARATELY


OWNER: DECHANAL LIMITED PARTNERSHIP 510 WOLFE STREET ALEXANDRIA, VA 22314 CONTACT: TARA C. L. LLOYD, PRESIDENT (703) 684-3975	ARCHITECT: HEFFNER ARCHITECTS 604 MONTGOMERY STREET ALEXANDRIA, VA 22314 (703) 549-7766 CONTACT: CHRISTOPHER SANSONE	LANDSCAPE ARCHITECT: STUDIO 39 LANDSCAPE ARCHITECTURE, PC 6416 GROVEDALE DRIVE, SUITE 100-A ALEXANDRIA, VIRGINIA 22310 (703) 719-6500 CONTACT: DAN DOVE	PLAN PREPARED BY: R.C. FIELDS & ASSOCIATES, INC. 700 S. WASHINGTON STREET SUITE 220 ALEXANDRIA, VA 22314 (703) 549-6422 CONTACT: TAYLOR DOYLE
ARBORIST: TNT ENVIRONMENTAL 13966 PARKEAST CIRCLE, SUITE 101 CHANTILLY, VIRGINIA 20151 (703) 466-5123 CONTACT: AVI SAREEN	DEVELOPER: DECHANAL LIMITED PARTNERSHIP 510 WOLFE STREET ALEXANDRIA, VA 22314 CONTACT: TARA C. L. LLOYD, PRESIDENT (703) 684-3975		

COVER SHEET	01	TABULATIONS, LEGENDS, AND GENERAL NOTES	A004
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PLANT SCHEDULE	L4.01		
LANDSCAPE NOTES AND DETAILS	L4.02		
LIGHTING PLAN	L5.01		

1. TAX MAP #: #063.04-09-07 THRU 12, #063.04-09-18
2. ZONE OF SITE: KR/KING STREET URBAN RETAIL ZONE
3. USE: EXISTING OFFICE, RETAIL, AND RESIDENTIAL
PROPOSED MULTIFAMILY RESIDENTIAL
4. LOT AREA: REQUIRED: N/A PROPOSED: 17,525 SF
5. OVERLAY ZONES: OLD TOWN AND HISTORIC ALEXANDRA DISTRICT, KING STREET TRANSIT DISTRICT
KING STREET METRO HEIGHT DISTRICT, 100-YEAR FLOODPLAIN
6. NUMBER OF DWELLINGS: 54 (10 IN ROWHOMES & 44 IN MID-RISE)
7. NUMBER OF BEDROOMS: 101 BEDROOMS (47 2+BEDROOM & 7 1-BEDROOM)
8. UNITS PER ACRE: PERMITTED N/A PROPOSED 134 UNITS/ACRE
9. OPEN SPACE (RA ONLY): REQUIRED: 150 SF / DWELLING UNIT = 150 * 54 = 8,100 SF
PROPOSED: 2,621 SF (SURFACE) + 2,079 SF (ROOFTOP) = 4,700 SF*
10. FLOOR AREA: ALLOWED: 52,575 SF
PROPOSED: GROSS: 107,471 SF NET: 52,575 SF PARKING GARAGE: 27,500 SF
11. FAR: ALLOWED: 3.00* EXISTING: 0.67
PROPOSED: 3.00 AT GRADE: 0.49 ABOVE GRADE: 2.51
12. AVERAGE FINISHED GRADE: 18.34 FT (MID RISE) 16.53 FT (ROWHOMES)
13. HEIGHT: ALLOWED: 77.00 FT EXISTING: 23.25 FT
PROPOSED: 76.97 FT (MID RISE) 24.39 FT (ROWHOMES)
14. YARDS: *
MID RISE: REQUIRED FRONT 20' SIDE 1:3 HEIGHT, 8 FT MIN REAR 1:1 HEIGHT, 8 FT MIN
PROVIDED FRONT 17' SIDE 0.0' EAST, 0.0' WEST REAR N/A

ROWHOMES: REQUIRED FRONT N/A SIDE 25' REAR 25'
PROVIDED FRONT 15.1' SIDE 0.0' EAST, 17.7' WEST REAR N/A
15. FRONTAGE: REQUIRED: N/A PROVIDED: 100.26' (KING STREET), 100.26' (DECHNATAL STREET)
16. PARKING TABULATION:
MULTIFAMILY: REQUIRED 0.8 SPACE/BEDROOM (UP TO 2 BDRMS) = 0.8 x 101 = 81 SPACES
REDUCTIONS 15% REDUCTION (WALKABILITY INDEX = 98, 4 BUS ROUTES
WITHIN A QUARTER MILE RADIUS)
MINIMUM REQUIRED 81 SPACES
MINIMUM REQUIRED 81 x (1-0.15) = 69 SPACES
PROVIDED 40 COMPACT, 16 STANDARD, 3 ADU = TOTAL 59 SPACES* (BELOW GRADE)
17. LOADING SPACES: REQUIRED N/A PROPOSED 0
18. BICYCLE PARKING SPACES: REQUIRED 3 SPACE/ 10 UNITS = 3/10*54 = 18 SPACES
REQUIRED VISITOR: 1 SPACE/ 50 UNITS = 1/50*54 = 2 SPACES
PROPOSED RESIDENTIAL: 22 RESIDENTIAL SPACES
PROPOSED VISITOR: 4 VISITOR SPACES
19. TRIP GENERATION: EXISTING AM PEAK 3 AVT PROPOSED AM PEAK 25 AVT
EXISTING PM PEAK 3 AVT PROPOSED PM PEAK 24 AVT
EXISTING VPD 37 VPD PROPOSED VPD 302 VPD
(PER ITE STANDARDS) (PER ITE STANDARDS)

* SEE REQUESTED APPLICATIONS AND MODIFICATIONS

[illegible]

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

1604-1614
KING STREET

CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME:

COVER SHEET

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

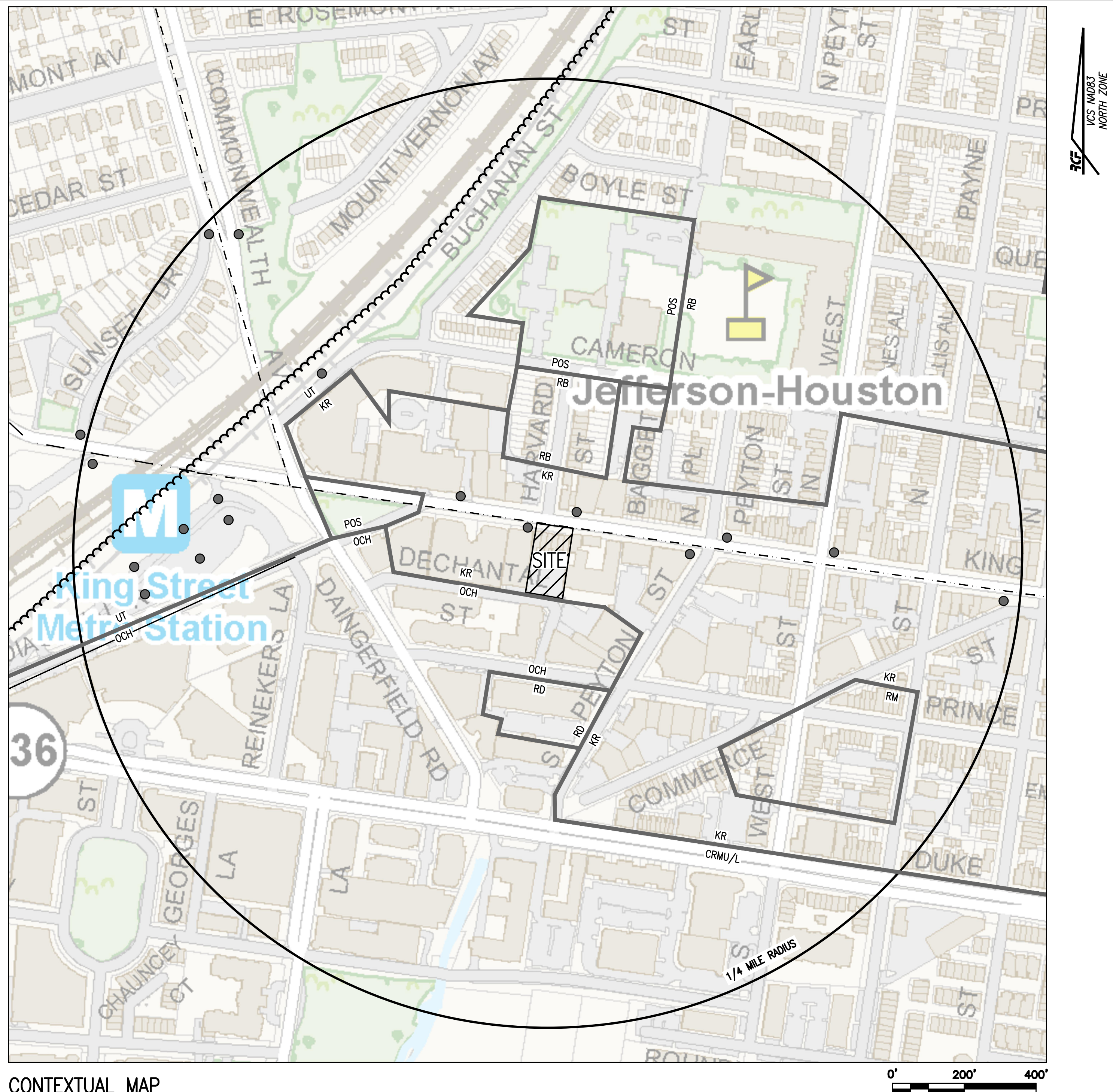
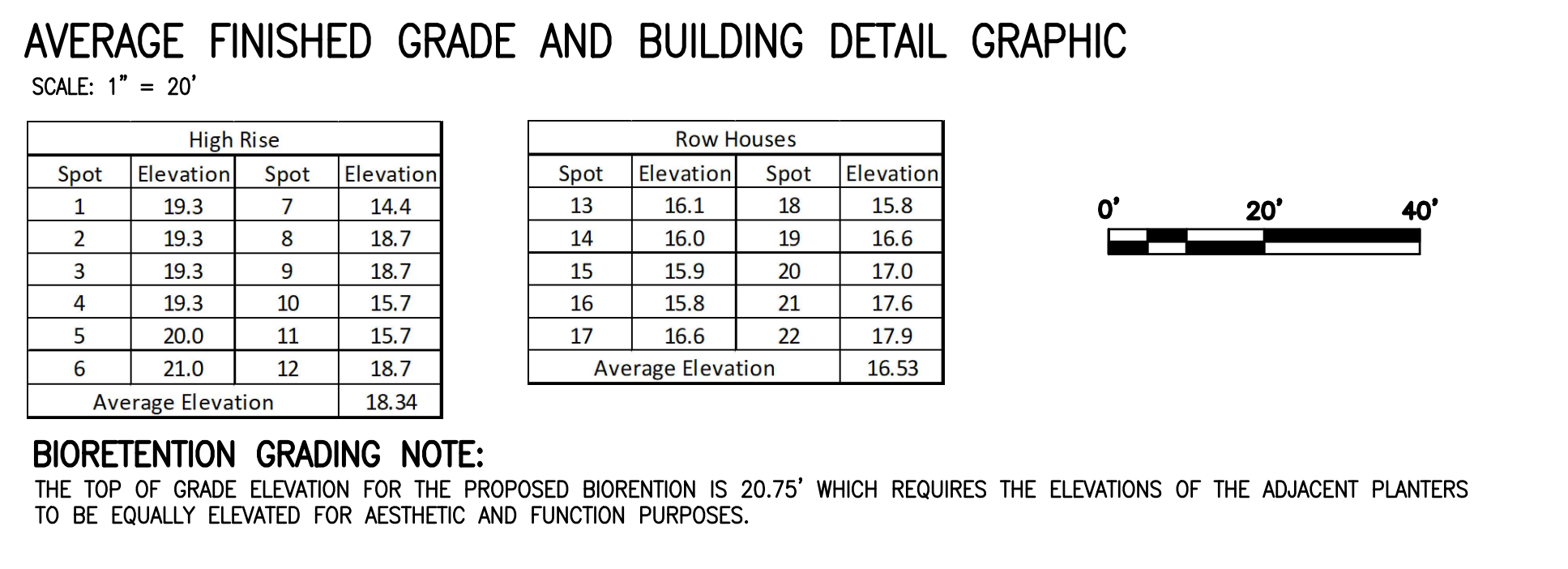
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



CONTEXTUAL MAP

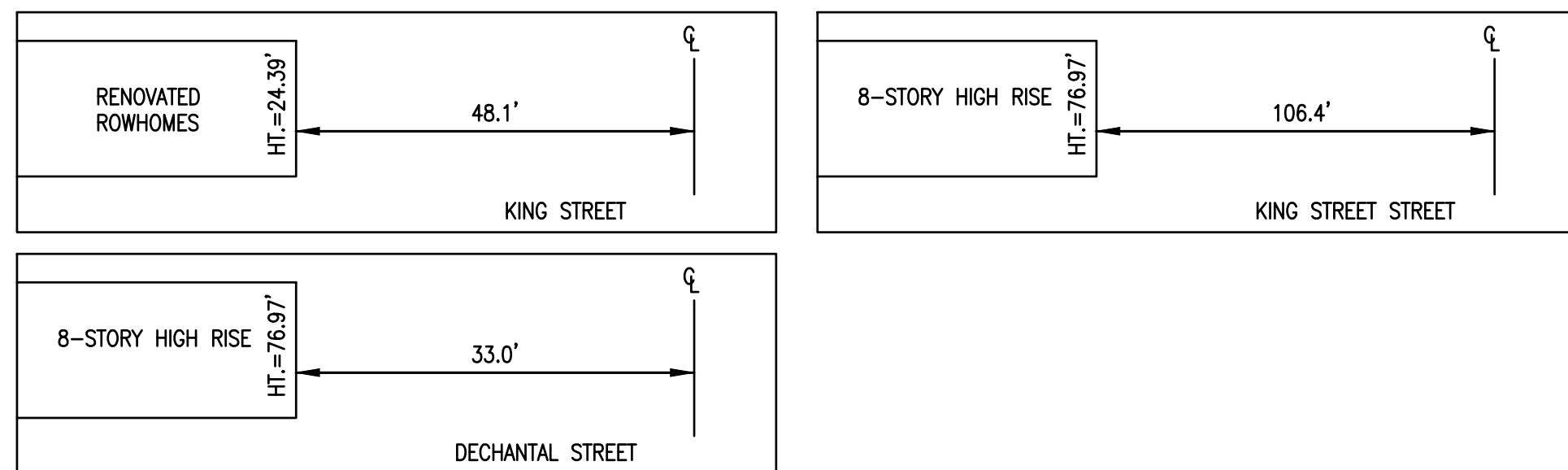
SCALE: 1" = 200'

SECTION 6-403 COMPLIANCE NOTE:

SECTION 6-403 STATES "IN ALL HEIGHT DISTRICTS, THE ALLOWABLE HEIGHT OF A BUILDING AT ANY POINT SHALL NOT EXCEED TWICE THE DISTANCE FROM THE FACE OF THE BUILDING AT THAT POINT TO THE CENTERLINE OF THE STREET FACING SUCH BUILDING." SEE DETAILS BELOW FOR SECTION SHOWING COMPLIANCE. SEE REQUESTED MODIFICATIONS ON SHEET 1 FOR DECHANAL STREET NONCOMPLIANCE.

SECTION 6-403 DETAILS:

NOT TO SCALE










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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA. © 2024 R.C. FIELDS & ASSOCIATES, INC.

LEGEND:

-  BUS STOP
  ZONING BOUNDARY
-  DASH ROUTE 33
  METROWAY
-  DASH ROUTE 30 & 29KN
-  DASH ROUTE 31 & 102
-  OLD TOWN CIRCULATOR & KING STREET TOLLEY

APPROVED
SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR

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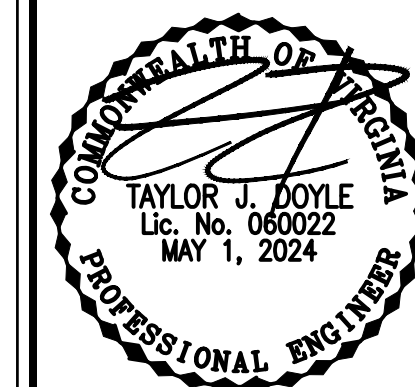
CHAIRMAN. PLANNING

DATE RECORDED _____

DATE RECORDED -

INSTRUMENT NO.

R C FIELDS
& ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 Washington Street, Suite 220
Alexandria, Virginia 22314
www.rcfields.com
(703) 549-6422



PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
1604-1614 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

[illegible]

DESIGN: ARO
CHECKED: TJD
SCALE: AS NOTED
DATE: MAY 2024

CONTEXTUAL PLAN

SHEET 2 OF 19

FILE: 21-252

SYMBOLS LEGEND

ITEM	EXISTING	PROPOSED
FIRE HYDRANT		
AIR CONDITIONING UNIT		
UTILITY POLE		
FIRE DEPARTMENT CONNECTION		
STORM STRUCTURE IDENTIFIER		
STORM MANHOLE		
STORM SEWER LAYOUT		
SANITARY STRUCTURE IDENTIFIER		
SANITARY MANHOLE		
SANITARY SEWER LAYOUT		
SIDEWALK		
SIGN		
SIGN (DOUBLE POST)		
GAS VALVE		
GAS LINE		
GAS METER		
IRRIGATION VALVE		
BOLLARD		
CLEANOUT		
WELL		
WATERLINE		
WATER VALVE		
WATER METER		
TRANSFORMER		
ELECTRIC MANHOLE		
ELECTRIC METER		
ELEC BOX/STRUCTURE		
ELECTRIC LINE		
TELECOMMUNICATION LINE		
CABLE LINE		
CABLE/ELECTRIC/TELECOMMUNICATION LINE		
TELECOMMUNICATION MANHOLE		
TELECOMMUNICATION STRUCTURE		
OVERHEAD STREET LIGHT		
LIGHT POLE		
LANDSCAPE LIGHT		
FENCES		
GRADING SPOT		
GRADING CONTOUR		
BUILDING ENTRANCE		
PAVING		
GUARDRAIL		
CURB AND GUTTER		
PROPOSED SPILL CURB		
PROPOSED TRANSITION/NOSE DOWN CURB		
LIMITS OF DISTURBANCE		

TEXT LEGEND:

= DEGREES
= MINUTES (OR FEET)
= SECONDS (OR INCHES)
%= PERCENT
#= NUMBER
@= AT
lbs.= POUNDS
A= ARC
AC= ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX=APPROXIMATE
BC=BOTTOM OF CURB
BF= BASEMENT FLOOR
BLDG.= BUILDING
BM= BENCHMARK
BOL.= BOLLARD
CATV= CABLE UTILITY
CL= CLASS
CLEAR= CLEARANCE
CLF= CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
C.I.= CURB INLET
C.O.= CLEAN OUT
CONC.= CONCRETE
C&G= CURB & GUTTER
DB= DEED BOOK
DIP= DUCTILE IRON PIPE
DOM= DOMESTIC
DSP= DEVELOPMENT SITE PLAN
DSUP= DEVELOPMENT SPECIAL USE PERMIT
DU= DWELLING UNIT
E= EAST
EBOX= ELECTRICAL BOX
ESMT.= EASEMENT
EP= EDGE OF PAVEMENT
EVE= EMERGENCY VEHICLE EASEMENT
EX=EXISTING
FDC= FIRE DEPT. CONNECTION
FF= FINISH FLOOR
FH= FIRE HYDRANT
FT.= FEET
GL = GROUND LIGHT
G/V= GAS VALVE
G/M= GAS METER
G.I.= GRATE INLET
H.C.= HEADER CURB
HDCP= HANDICAP
HDPE= HIGH DENSITY POLYETHYLENE
HPS= HIGH PRESSURE SODIUM

IPF= IRON PIPE FOUND
INV.= INVERT
INSTR.= INSTRUMENT
L= LUMENS
LOC.= LOCATION
LP= LIGHT POLE
MAX.= MAXIMUM
ME= MATCH EXISTING
MH= MANHOLE
MIN.= MINIMUM
MPH= MILES PER HOUR
MW= MONITORING WELL
N= NORTH
OHW= OVERHEAD WIRE
PN = PANEL
PG= PAGE
PP= POWER POLE
PROP= PROPOSED
PVC= POLYVINYL CHLORIDE
R= RADIUS
RCP= RE-ENFORCED CONCRETE PIPE
RELOC. = RELOCATED
RET = RETAINING
RESID.= RESIDENTIAL
R/W= RIGHT-OF-WAY
S= SOUTH
SAN.= SANITARY SEWER
S.F.= SQUARE FEET
SQ.FT.= SQUARE FEET
STM.= STORM SEWER
STR.= STRUCTURE
SUB= SUBDIVISION PLAN
TBR = TO BE REMOVED
TBS = TO BE SAVED
T.M.= TAX MAP
TMH= TELEPHONE MANHOLE
TC= TOP OF CURB
TW = TOP OF WALL
TRAF.SIG.= TRAFFIC SIGNAL
TYP= TYPICAL
UGE= UNDERGROUND ELECTRIC
UP= UTILITY POLE
VCS= VIRGINIA COORDINATE SYSTEM
VPD= VEHICLES PER DAY
W= WATT
W= WEST
W.S.E.= WATER SURFACE ELEVATION
WV= WATER VALVE
WM= WATER METER
W.W.= WINDOW WELL

GENERAL NOTES:

- TAX MAP: #063.04-09-07
#063.04-09-08
#063.04-09-09
#063.04-09-10
#063.04-09-11
#063.04-09-12
#063.04-09-18
- ZONE: KR
- OWNER: DECHANTAL LIMITED PARTNERSHIP
510 WOLFE STREET
ALEXANDRIA, VA 22314
DB: 1196 PG: 810
- TOTAL SITE AREA = 17,525 S.F. = 0.4023 AC.
- TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
- THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 1983), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO THE RTK NETWORK OF LEICA SMARTNET.
- TITLE REPORT FURNISHED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 826243 (S-VA-CP-JMC) DATED JANUARY 16, 2018 AND IS RELIED UPON AS ACCURATE BY THE ENGINEER.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- THIS PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE AE (WITH BASE FLOOD ELEVATION), OTHER FLOOD AREAS (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN).
- THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
- THE "GENERALIZED ALEXANDRIA SOILS MAP" GENERALLY IDENTIFIES THE SOILS FOR THE SITE AS URBAN LAND.
- THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAY.
- THIS PROJECT IS WITHIN THE HOOFF'S RUN (TIMBER BRANCH)

UTILITY OWNERSHIP NOTE:

- GAS: ALL GAS LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY WASHINGTON GAS COMPANY. CONTACT: KEN MCCONKEY 703-750-4756; ADDRESS: WASHINGTON GAS, 6801 INDUSTRIAL ROAD, SPRINGFIELD, VA 22151.
- ELECTRIC: ALL ELECTRIC UTILITIES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER. ANY RELOCATION OF EXISTING POLES AND LINES WILL BE COORDINATED WITH DOMINION VIRGINIA POWER. CONTACT: 1-866-366-4357; ADDRESS: DOMINION POWER, P.O. BOX 26666, RICHMOND, VA 23261.
- WATER: ALL EXISTING WATER LINES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY VIRGINIA AMERICAN WATER COMPANY (V.A.W.C.). EXISTING WATER SERVICES FROM METERS TO THE EXISTING BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. PROPOSED WATER SERVICES FROM METERS TO THE PROPOSED BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: NETWORK SUPERVISOR FOR THE SOUTHEAST REGION HAO (STEVEN) CHEN 703-706-3889; ADDRESS: VIRGINIA AMERICAN WATER COMPANY, 2223 DUKE STREET, ALEXANDRIA, VA 22314.
- SANITARY SEWER: ALL EXISTING SANITARY SEWER MAINS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. ALL PROPOSED SANITARY LATERALS SHOWN ON THIS PLAN ARE TO BE PRIVATELY MAINTAINED. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
- STORM SEWER: ALL EXISTING AND PROPOSED STORM SEWER LOCATED IN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN IS OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. ANY PROPOSED ON-SITE STORM SEWER WILL BE MAINTAINED BY THE PROPERTY OWNER/HOA. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
- TELEPHONE: ALL TELEPHONE LINES ARE OWNED BY VERIZON. CONTACT: SECTION MANAGER MIKE TYSINGER 804-772-6625; ADDRESS: VERIZON VIRGINIA, INC., 3011 HUNGARY SPRING ROAD, 2ND FLOOR, RICHMOND, VA 23228.

ARCHAEOLOGY NOTES:

THE FINAL SITE PLAN, GRADING PLAN, OR OTHER PERMITS INVOLVING GROUND DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) SHALL NOT BE RELEASE UNTIL THE CITY ARCHAEOLOGIST CONFIRMS THAT ALL ARCHAEOLOGICAL FIELD WORK HAS BEEN COMPLETED OR THAT AN APPROVED RESOURCE MANAGEMENT PLAN IS IN PLACE TO RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-746-4399.

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

SANITARY SEWER OUTFALL NARRATIVE:

THE AVERAGE PEAK WASTEWATER DISCHARGE FLOW CALCULATIONS WERE COMPUTED USING THE METHOD PROVIDED IN MEMORANDUM TO INDUSTRY NO. 06-14. THE PROPOSED PROJECT WILL BE MULTIFAMILY WITH AN ADDITIONAL 49 UNITS. THE AVERAGE DAILY FLOW IS DESCRIBED BELOW:

MULTI-FAMILY: 300 GPD/UNIT X 49 UNITS = 14,700 GPD OR 0.022 CFS

TO ACCOUNT FOR THE DAILY PEAK PERIOD, THE ABOVE FLOW IS MULTIPLIED BY A FACTOR OF 4:

14,700 GPD X 4 = 58,800 GPD
0.022 CFS X 4 = 0.091 CFS
TOTAL PEAK FLOW = 58,800 GPD OR 0.091 CFS

SINCE THE PEAK FLOW INCREASE IS GREATER THAN 10,000 GPD, A DETAILED OUTFALL ANALYSIS HAS BEEN PROVIDED. PLEASE SEE SHEET 12.

ALEXANDRIA RENEW NOTES:

- CONTRACTOR SHALL ENSURE ALL DISCHARGED ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
- DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020

STREET LIGHT NOTE:

ALL EXISTING STREET LIGHTS ARE TO BE CONVERTED TO LED ALONG THE FRONTAGE OF THE SITE, SEE THE LIGHTING PLAN PROVIDED ON SHEET LS.01 FOR MORE INFORMATION.

FIRE SERVICE NOTE:

FIRE TRUCK ACCESS WILL BE PROVIDED VIA THE SITE FRONTAGE ALONG THE KING STREET RIGHT-OF-WAY AND/OR THE DECHANTAL RIGHT-OF-WAY.

REFUSE TRUCK NOTE:

TRASH CANS WILL BE STORED ON PRIVATE PROPERTY AND ROLLED TO THE DECHANTAL RIGHT-OF-WAY FOR TRASH PICK UP ON A WEEKLY BASIS.

GREEN BUILDING NARRATIVE:

A DRAFT LEED SCORECARD HAS BEEN PROVIDED WITH THIS SUBMISSION UNDER SEPARATE COVER. 1604-1614 KING STREET WILL SATISFY THE CITY'S GREEN BUILDING POLICY BY OBTAINING A LEED SILVER CERTIFICATION AND WILL INCORPORATE ALL CITY LEED CREDIT REQUIREMENTS. A DRAFT SCORECARD IS PROVIDED BELOW INDICATING THE CURRENT PATH TO CERTIFICATION. THE SUSTAINABILITY ELEMENTS WILL BE REFINED DURING THE DEVELOPMENT OF THE BUILDING PERMIT AND CONSTRUCTION DRAWINGS. A SUSTAINABILITY CONSULTANT WILL BE BROUGHT ON DURING DESIGN DEVELOPMENT TO REFINE AND IMPLEMENT SUSTAINABILITY ELEMENTS.

ENERGY

MASSING AND ORIENTATION: THE BUILDING'S ORIENTATION IS PREDEFINED DUE TO THE LOT SHAPE AND ORIENTATION OF ADJACENT BUILDINGS. THE EAST-WEST SIDES OF THE BUILDING WILL HAVE LESS SUN EXPOSURE (THUS LESS COOLING DEMAND IN WARM MONTHS) FROM SHADE PROVIDED BY THE ADJACENT BUILDINGS. THE DWELLING BALCONIES WILL PROVIDE SOME OVERHANG SHADING IN PEAK SUMMER MONTHS TO SOUTH-FACING UNITS. CONVERSELY, SOUTH-FACING UNITS WILL RECEIVE PASSIVE HEATING DURING WINTER MONTHS WITH A LOWER SOLAR ORIENTATION.

BASIC ENVELOPE ATTRIBUTES: CONCRETE CONSTRUCTION WILL PROVIDE GREATER THERMAL INSULATION AND NOISE-PROOFING THAN WOOD FRAMING. PORTIONS OF THE BUILDING'S ROOF WILL INCORPORATE VEGETATION TO HELP WITH STORMWATER RETENTION AND MINIMIZE THE HEAT ISLAND EFFECT. DWELLING WINDOWS WILL BE OPERABLE WHERE FEASIBLE TO ENCOURAGE NATURAL VENTILATION AND COOLING. LIGHTING: THE PROJECT WILL USE LED LIGHTING FOR ALL DWELLING, COMMON SPACE, PARKING GARAGE, AND EXTERIOR LIGHTING NEEDS. ADDITIONAL ENERGY SAVING AND/OR OCCUPANT COMFORT MEASURES SUCH AS DIMMER, OCCUPANCY SENSORS, AND COLOR TEMPERATURE ADJUSTERS WILL BE INSTALLED WHERE FEASIBLE. PLUG AND PROCESS LOADS: THE PROJECT WILL USE ENERGY STAR LABELED APPLIANCES AND OTHER END USE EQUIPMENT TO MINIMIZE PLUG AND PROCESS LOAD CONSUMPTION.

PRELIMINARY SAVINGS ESTIMATES: NO FORMAL ENERGY MODELING HAS BEEN PERFORMED AT THIS STATE OF DESIGN, BUT THE PROJECT WILL COMPLY WITH LEED'S MINIMUM ENERGY PERFORMANCE GUIDELINES AND THE CITY OF ALEXANDRIA'S MINIMUM FIVE POINT REQUIREMENT FOR THE ENERGY OPTIMIZATION CREDIT. RENEWABLE ENERGY PRODUCTION: THE SOUTHEAST END OF THE BUILDING'S ROOFTOP IS A POTENTIAL LOCATION FOR A SOLAR PV SYSTEM. THE ELECTRICITY GENERATION FROM THE SYSTEM WOULD OFFSET A PORTION OF THE BUILDING'S COMMON AREA ENTRY USAGE. THE POTENTIAL FOR ONSITE SOLAR WILL BE FURTHER EXPLORED AT THE PROJECT PROGRESSES.

COMMISSIONING: COMMISSIONING AND VERIFICATION WILL BE PERFORMED ACCORDING TO LEED REQUIREMENTS BY QUALIFIED PROVIDER. ENHANCED COMMISSIONING OF THE BUILDING'S THERMAL ENVELOPE IS AN ADDITIONAL ACTIVITY THAT THE PROJECT TEAM WILL CONSIDER. METERING STRATEGY: PER LEED GUIDELINES, ENERGY AND WATER METERING WILL ALLOW FOR WHOLE BUILDINGS CONSUMPTION TO BE TRACKED. THE PROJECT WILL BE FULLY ELECTRIC, NOT USING GAS AS A UTILITY.

WATER

PROPOSED OUTDOOR WATER REDUCTION STRATEGIES: THE USE OF DROUGHT AND SHADE TOLERANT NATIVE PLANT VARIETIES, ESPECIALLY ON GROUND LEVEL BETWEEN THE TWO BUILDINGS, WILL REDUCE IRRIGATION NEEDS. MAXIMIZING EFFICIENCIES FOR IRRIGATION SYSTEMS WILL ALSO BE IMPLEMENTED WHERE FEASIBLE. PROPOSED INDOOR WATER REDUCTION STRATEGIES: THE PROJECT WILL USE LOW-FLOW FIXTURES TO ACHIEVE A MINIMUM 20% REDUCTION IN WATER CONSUMPTION FROM LEED BASELINES.

INDOOR ENVIRONMENTAL QUALITY

DAYLIGHTING: INDIVIDUAL UNITS WILL FEATURE LARGE WINDOWS AND OPEN FLOOR PLANS TO MAXIMIZE NATURAL LIGHTING.

IAQ: THE PROJECT WILL ADHERE TO LEED GUIDELINES FOR INDOOR AIR QUALITY, INCLUDING PREREQUISITE MEASURE FOR MINIMUM PERFORMANCE USING VARIOUS ASHRAE GUIDELINES. ADDITIONAL MEASURES MAY INCLUDE OPERABLE WINDOWS, INCREASED VENTILATION, OUTDOOR AIR FILTRATION, AND A BUILDING FLUSH OUT PRIOR TO OCCUPANCY. THE PROJECT ALSO INTENDS TO USE LOW-EMITTING BUILDING MATERIALS TO PROTECT RESIDENTS FROM VOCs. OCCUPANT THERMAL COMFORT: THE PROJECT WILL FOLLOW THE REQUIREMENTS OF THE THERMAL COMFORT LEED REDIT TO PROVIDE RESIDENTS WITH QUALITY THERMAL COMFORT CONTROL.

UTILITIES NOTE:

THE PROPOSED BUILDINGS WILL UTILIZE A NEW SANITARY LATERAL, NEW GAS LINE, A NEW FIRE LINE, AND A NEW DOMESTIC SERVICE LINE. THE NEW SANITARY LATERAL IS TO CONNECT TO THE EXISTING SANITARY MAIN WITHIN THE KING STREET RIGHT-OF-WAY. GAS LINE SHALL CONNECT TO THE EXISTING MAIN LOCATED IN THE KING STREET RIGHT-OF-WAY. THE FIRE LINE AND DOMESTIC WATER SERVICE LINE IS TO CONNECT TO THE EXISTING WATER MAIN LOCATED IN THE KING STREET AND DECHANTAL STREET RIGHTS-OF-WAY.

STORMWATER MITIGATION NOTE:

IN THE EVENT THE PROPOSED ROOF DRAINAGE AND/ OR SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC RIGHT OF WAY OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE AND/OR GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JUNE 30, 2022; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

UTILITY UNDERGROUNDING NOTE:

ALL PROPOSED DRY UTILITIES SERVING THE SUBJECT PARCEL SHALL BE PLACED UNDERGROUND.

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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(703) 549-6422



PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
1604-1614 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: AS NOTED
DATE: MAY 2024

GENERAL PLAN
INFORMATION
AND NOTES

SHEET **3** OF **19**

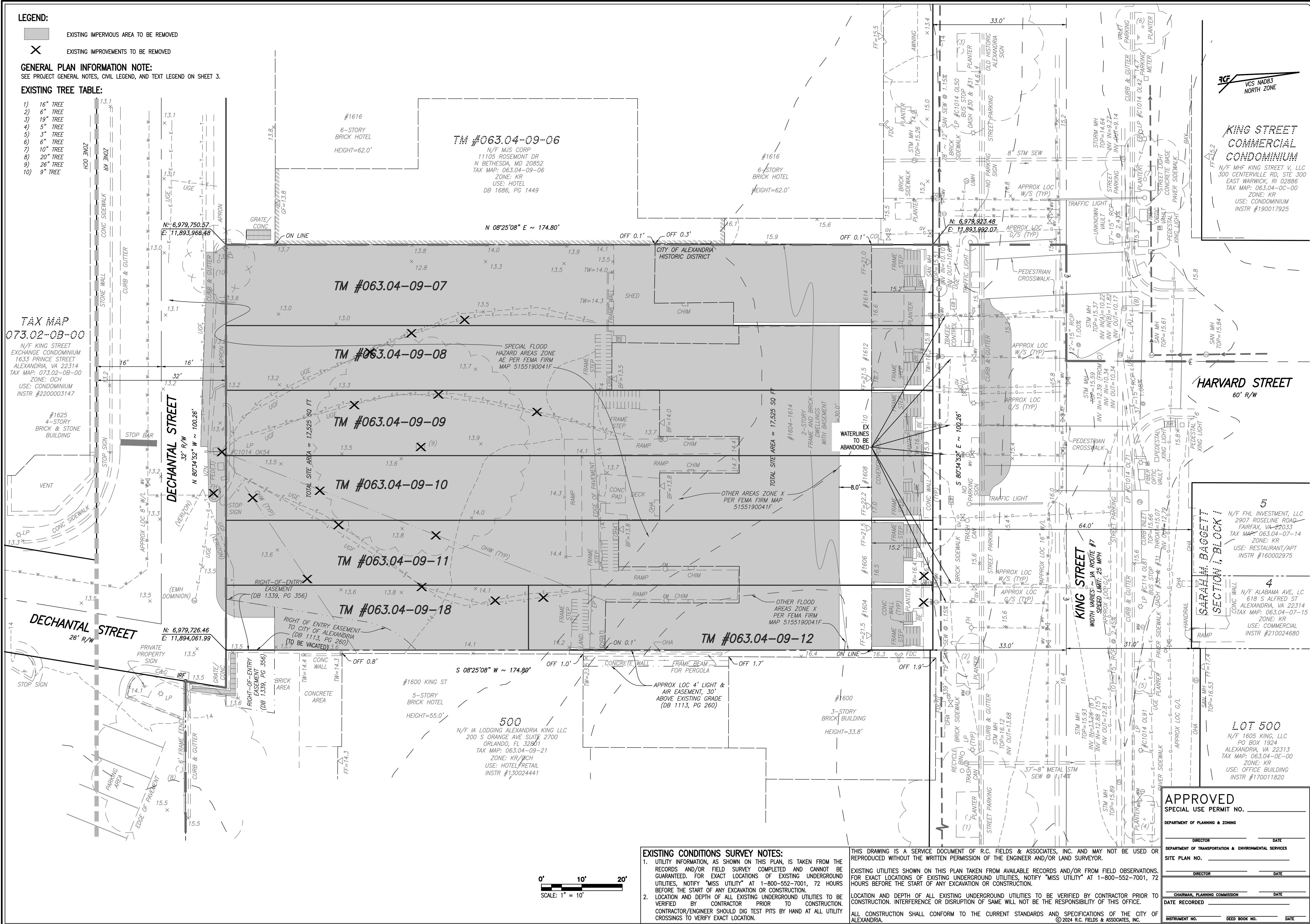
FILE: **21-252**

- LEGEND:
- EXISTING IMPERVIOUS AREA TO BE REMOVED
- EXISTING IMPROVEMENTS TO BE REMOVED

GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES, CIVIL LEGEND, AND TEXT LEGEND ON SHEET 3.

EXISTING TREE TABLE:

- 1) 16" TREE
2) 6" TREE
3) 19" TREE
4) 5" TREE
5) 3" TREE
6) 6" TREE
7) 10" TREE
8) 20" TREE
9) 26" TREE
10) 9" TREE



EXISTING CONDITIONS SURVEY NOTES:

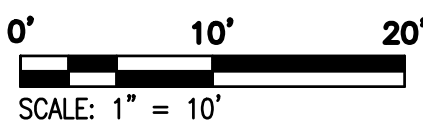
1. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
2. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

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KING STREET
COMMERCIAL
CONDOMINIUM

N/F MHF KING STREET V, LLC
300 CENTERVILLE RD, STE 300
EAST WARWICK, RI 02886
TAX MAP: 063.04-0C-00
ZONE: KR
USE: CONDOMINIUM
INSTR #190017925

HARVARD STREET
60' R/W

N/F FHL INVESTMENT, LLC
2907 ROSELINE ROAD
FAIRFAX, VA 22033
TAX MAP: 063.04-07-14
ZONE: KR
USE: RESTAURANT/APT
INSTR #160002975

N/F ALABAMA AVE, LC
618 S ALFRED ST
ALEXANDRIA, VA 22314
TAX MAP: 063.04-07-15
ZONE: KR
USE: COMMERCIAL
INSTR #210024680

LOT 500

N/F 1605 KING, LLC
PO BOX 1924
ALEXANDRIA, VA 22313
TAX MAP: 063.04-0E-00
ZONE: KR
USE: OFFICE BUILDING
INSTR #170011820

APPROVED
SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
1604-1614 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

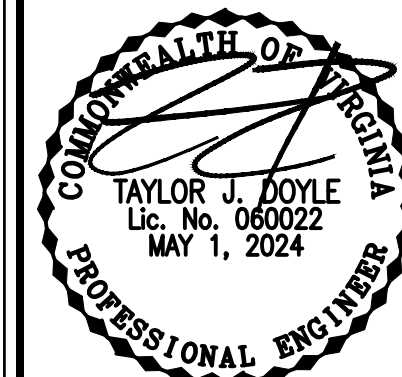
DESIGN: ARO
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DATE: MAY 2024

EXISTING
CONDITIONS
AND
DEMOLITION
PLAN

SHEET 4 OF 19

FILE: 21-252

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FIRE LINE NOTE:
A FIRE SERVICE LINE BACK FLOW PREVENTER MUST BE INSTALLED AT BUILDING ENTRANCE POINT.

N/F KING STREET
EXCHANGE CONDOMINIUM
1633 PRINCE STREET
ALEXANDRIA, VA 22314
TAX MAP: 073.02-0B-00
ZONE: OCH
USE: CONDOMINIUM
INSTR #2200003147

N/F MHF KING STREET V, LLC
300 CENTERVILLE RD, STE 300
EAST WARWICK, RI 02886
TAX MAP: 063.04-0C-00
ZONE: KR
USE: CONDOMINIUM
INSTR #190017925

HARVARD STREET
60' R/W

N/F FHL INVESTMENT, LLC
 2907 ROSELINE ROAD
 FAIRFAX, VA-22033
 TAX MAP: 063.04-07-14
 ZONE: KR
 USE: RESTAURANT/APT
 INSTR #160002975

N/F ALABAMA AVE, L
618 S ALFRED ST
ALEXANDRIA, VA 2231
TAX MAP: 063.04-07-
ZONE: KR
USE: COMMERCIAL
INSTR #210024680

LOT 500
N/F 1605 KING, LLC
PO BOX 1924
ALEXANDRIA, VA 22313
TAX MAP: 063.04-0E-00
ZONE: KR
USE: OFFICE BUILDING
INSTR #170011820


DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

_____ **WATERBURY, CT** _____ **DEER PARK, NY** _____ **SPRINGFIELD, MA**



PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
1604-1614 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
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DESIGN: ARO
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SCALE: 1"=10'
DATE: MAY 2024

PRELIMINARY
PLAN

SHEET 5 OF 19

FILE: 21-252

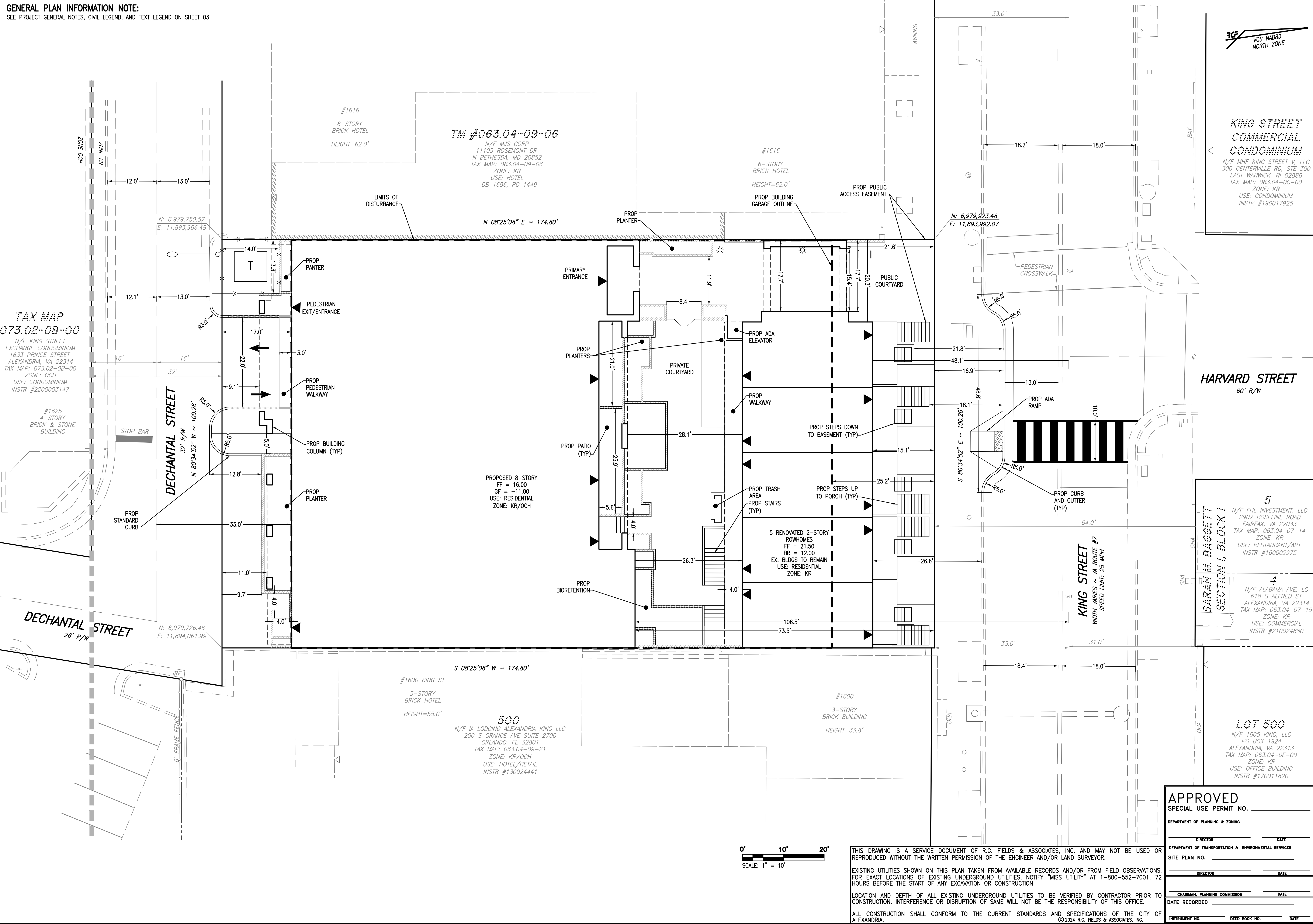
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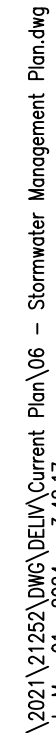
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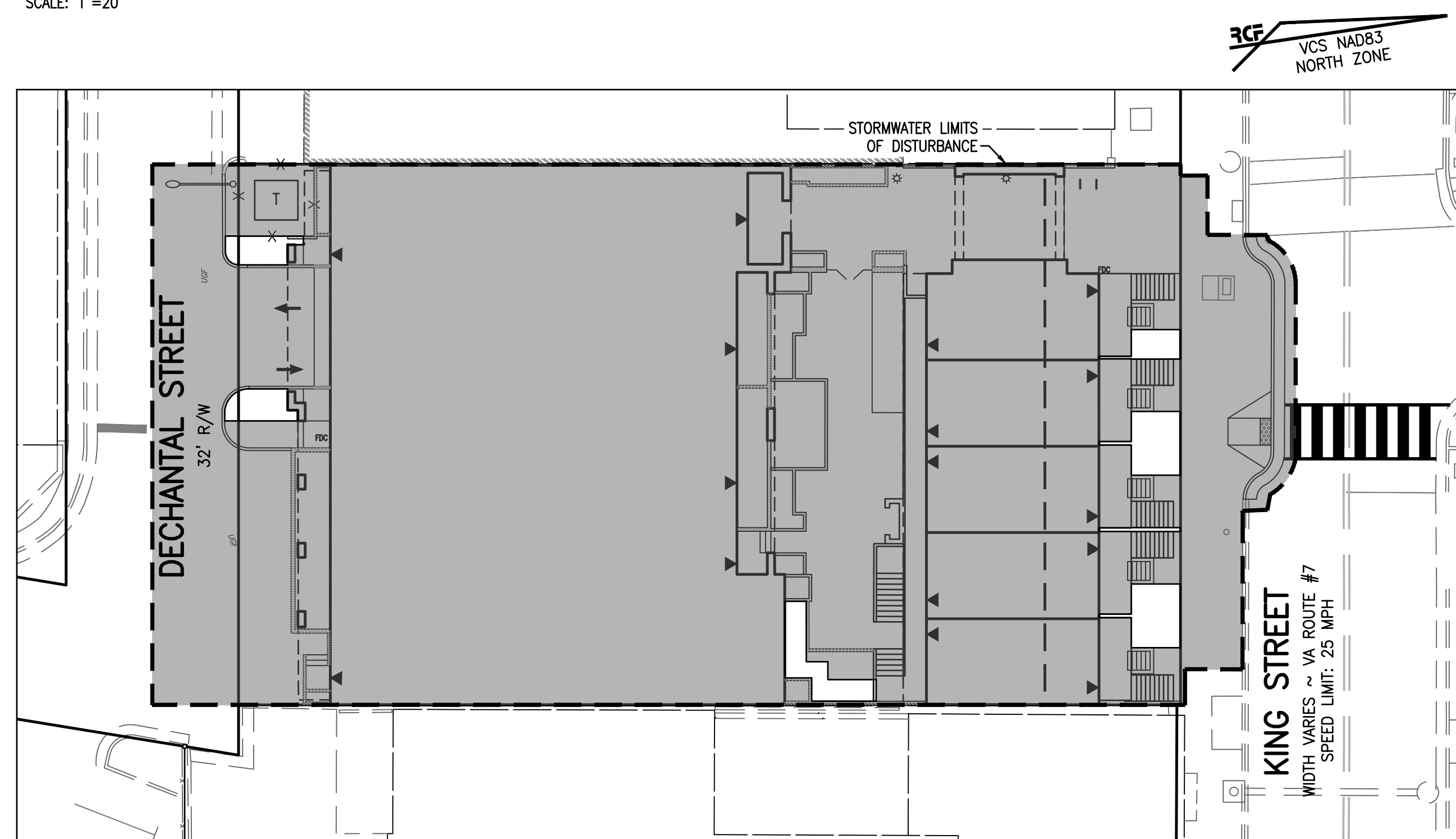
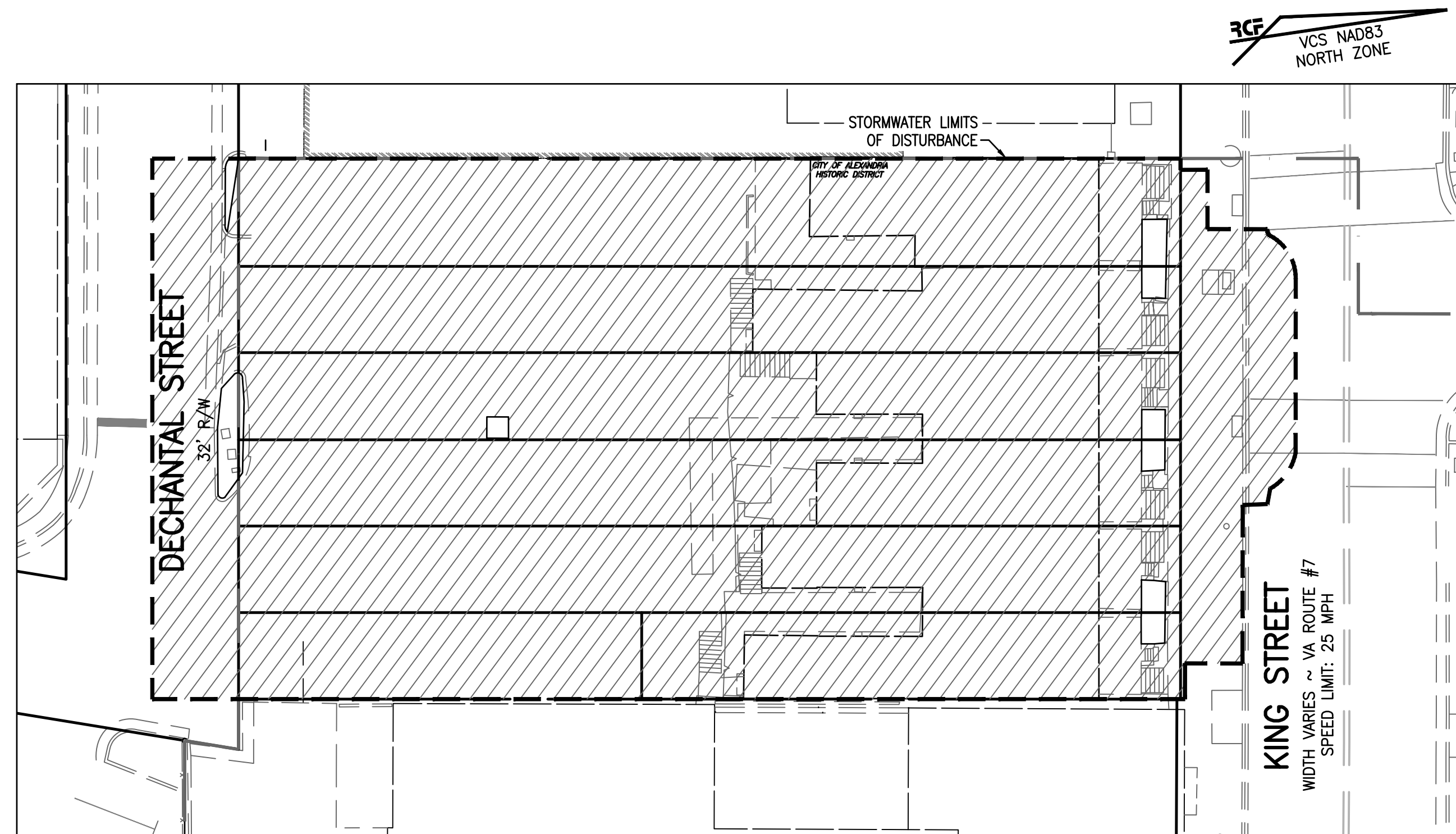
DESIGN: ARO
CHECKED: TJD
SCALE: 1"=10'
DATE: MAY 2024

SITE DIMENSIONS PLAN

SHEET 6 OF 19
FILE: 21-252



FILE: 21-252




LEGEND:

 EXISTING IMPERVIOUS AREA (0.46 ACRES)

LEGEND:

 PROPOSED IMPERVIOUS AREA (0.46 ACRES)

0' 20' 40'



SCALE: 1" = 20'

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DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO.		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION	DATE	
DATE RECORDED		
INSTRUMENT NO.	DEED BOOK NO.	DATE


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IMPERVIOUS
AREA MAPS

SHEET 8 OF 19

FILE: 21-252



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Project Name:

King Street

Date:

3/12/2024

Linear Development Project?

No

CLEAR ALL

(Ctrl+Shift+R)

data input cells

constant values

calculation cells

final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) →

0.48

Maximum reduction required:	10%
The site's net increase in impervious cover (acres) is:	0
Post-Development TP Load Reduction for Site (lb/yr):	0.09

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.01	0.01
Impervious Cover (acres)				0.46	0.46
					0.47

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.01	0.01
Impervious Cover (acres)				0.46	0.46
Area Check	OK.	OK.	OK.	OK.	0.47

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT		
Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.01	0.01
Weighted Rv(turf)	0.25	0.25
% Managed Turf	2%	2%
Impervious Cover (acres)	0.46	0.46
Rv(impervious)	0.95	0.95
% Impervious	98%	98%
Total Site Area (acres)	0.47	0.47
Site Rv	0.94	0.94

Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.0370	0.0370
Pre-ReDevelopment Treatment Volume (cubic feet)	1,610	1,610
Pre-ReDevelopment TP Load (lb/yr)	1.01	1.01
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.14	2.14
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.19

¹ Adjusted Land Cover Summary:
Pre-ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)

0.09

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)

7.24

Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)

7.18

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.00	0.00	0.25
Impervious Cover (acres)				0.35	0.35	0.95

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Total	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Post Development Treatment Volume in D.A. A (ft³)			1,207	Downstream Practice to be Employed
										Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	
6. Bioretention (RR)														
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.00	0.07	0	94	141	235	25	0.00	0.15	0.08	0.07	14.a. MTD - Hydrodynamic	
14. Manufactured Treatment Devices (no RR)														
14.a. Manufactured Treatment Device-Hydrodynamic	0		0.28	141	0	1,113	1,113	20	0.07	0.61	0.14	0.54		

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.35	0.11	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.35	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.00	0.01	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³)

1,597

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	94	0	0	0	0	94
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.76	0.24	0.00	0.00	0.00	1.00
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.22	0.00	0.00	0.00	0.00	0.22
TP LOAD REMAINING (lb/yr)	0.54	0.24	0.00	0.00	0.00	0.79
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)						
0.68						

Total Phosphorus	
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.00
TP LOAD REDUCTION REQUIRED (lb/yr)	0.09
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.22
TP LOAD REMAINING (lb/yr):	0.79
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00
** TARGET TP REDUCTION EXCEEDED BY 0.12 LB/YEAR **	

Total Nitrogen (For Information Purposes)	
POST-DEVELOPMENT LOAD (lb/yr)	7.18
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.68
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	6.50

CLEAR BMP AREAS

STORMWATER QUALITY NARRATIVE (CITY CODE SECTION 13–109E COMPLIANCE):

THE PROPOSED REDEVELOPMENT (0.47 ACRE STORMWATER MANAGEMENT LIMITS OF DISTURBANCE) GENERATES A NET INCREASE IN IMPERVIOUS AREA FROM PRE–DEVELOPMENT CONDITIONS. PER CITY CODE SECTION 13–109E–(5)(c)(e), DEVELOPMENT OF PRIOR DEVELOPED LANDS RESULTING IN A NET INCREASE IN IMPERVIOUS AREA AND DISTURBING LESS THAN 1 ACRE, MUST RESULT IN A 10% DECREASE IN PHOSPHORUS LOADING FROM THE PRE–DEVELOPMENT TOTAL PHOSPHORUS LOAD.

THE VIRGINIA RUNOFF REDUCTION METHOD WAS UTILIZED TO DETERMINE THE STORM WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT. A LEVEL 1 BIORETENTION FACILITY AND HYDRODYNAMIC BMP ARE PROPOSED AS BMPs TO PROVIDE WATER QUALITY TREATMENT. THESE BMPs RESULT IN A 21.8% [1–(0.79/1.01)*100 = 21.8%] REDUCTION OF PHOSPHOROUS LOAD FROM THE SITE WHICH IS GREATER THAN THE MINIMUM REQUIREMENT OF 10% (SEE SPREADSHEET ON THIS SHEET). THEREFORE, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13–109E–(5)(a) HAVE BEEN MET.

MEMO TO INDUSTRY 01–18 REQUIRES 65% OF THE TOTAL PHOSPHORUS REMOVAL REQUIRED BY THE VIRGINIA STORMWATER MANAGEMENT PROGRAM MUST BE ACHIEVED USING NON PROPRIETARY SURFACE BMPs APPROVED BY THE VIRGINIA STORMWATER BMP CLEARINGHOUSE. 88.9% [(0.08/0.09)*100 = 88.9%] OF THE REQUIRED PHOSPHORUS REMOVAL HAS BEEN ACHIEVED BY THE BIORETENTION FACILITIES IN DRAINAGE AREA A.

IN ADDITION, 0.35 ACRES OF THE 0.46 ACRES OF ON–SITE IMPERVIOUS AREA (WITHIN THE STORMWATER ANALYSIS LIMITS OF DISTURBANCE) IS PROPOSED TO BE TREATED WITH THIS DEVELOPMENT, WHICH MEETS THE MAJORITY OF THE WATER QUALITY DEFAULT VOLUME TREATMENT STANDARDS IN SECTION 13–110 OF THE ZONING ORDINANCE. A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND WILL BE MADE FOR THAT PORTION OF THE WATER QUALITY VOLUME NOT TREATED IN COMPLIANCE WITH CITY CODE SECTION 13–109E–(5) AND SECTION 13–110.

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STORMWATER QUALITY COMPUTATIONS

SHEET 9 OF 19
FILE: 21–252

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DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

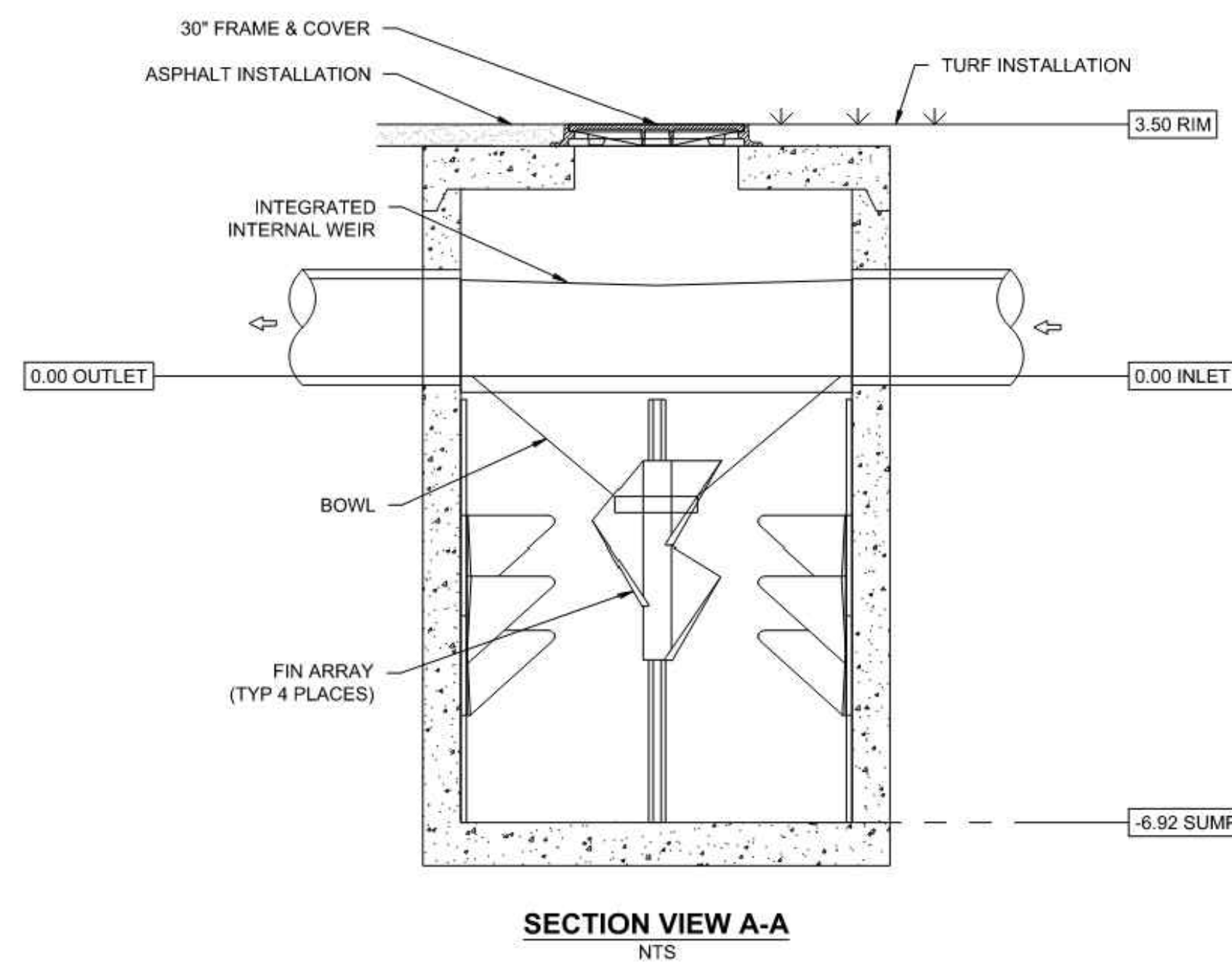
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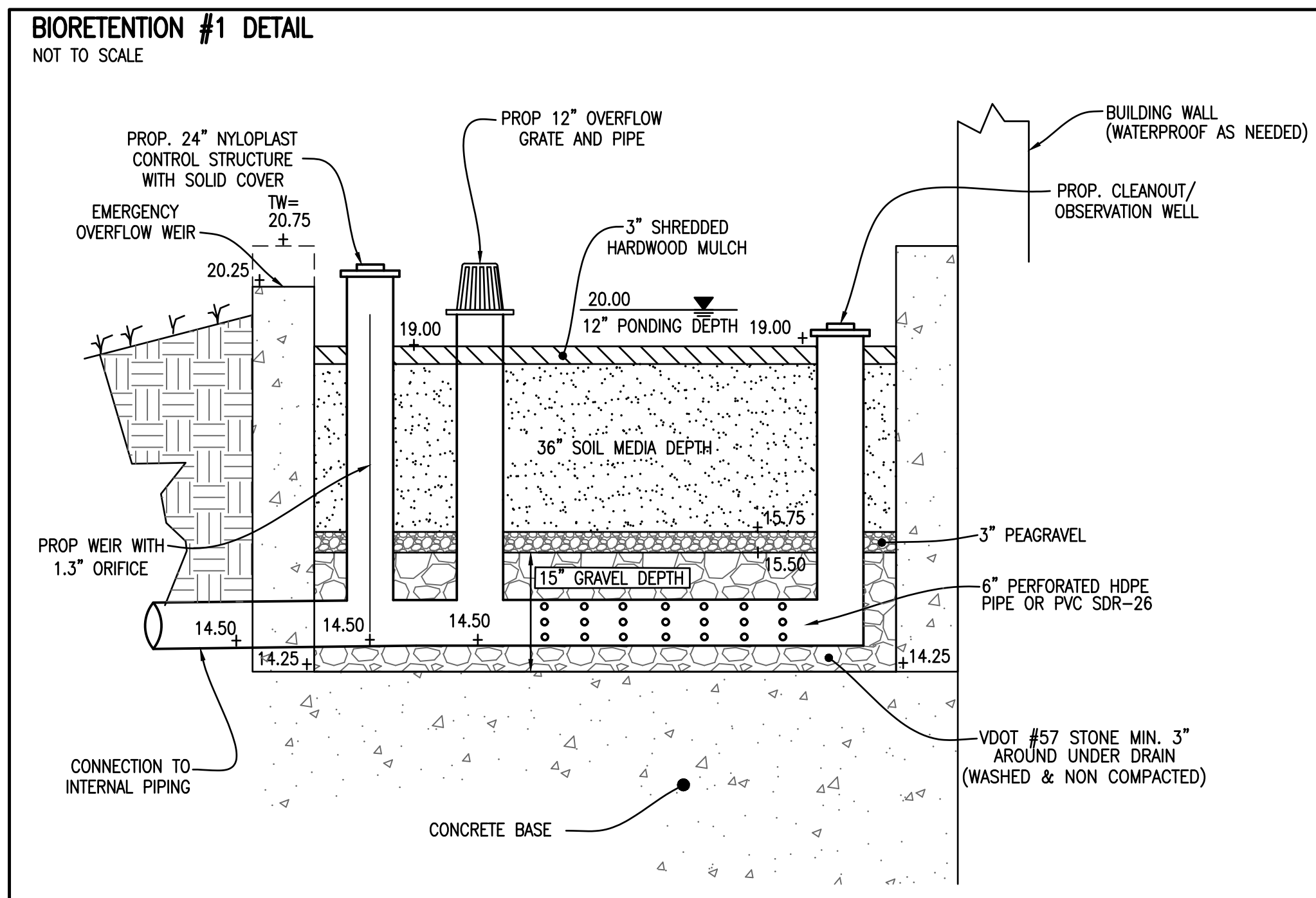
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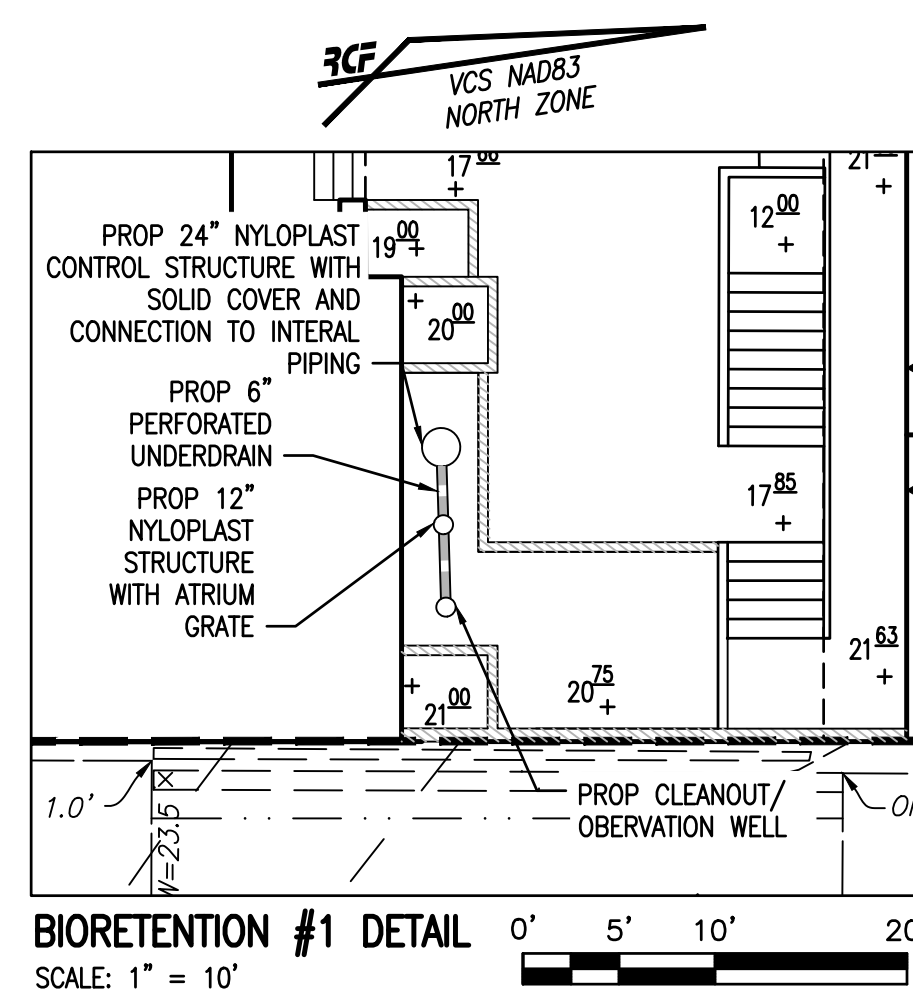
SECTION VIEW B-B

NTS

 ADVANCED DRAINAGE SYSTEMS, INC.		4640 TRUEMAN BLVD HILLIARD, OH 43026	 barracuda® 1-800-BAYSAYER 1-800-229-7283	1030 Deep Water Drive Mason, OH 45040	BARRACUDA S6 STANDARD DETAIL	
NOT TO SCALE		REV	DWN	CWD	DESCRIPTION	
1 OF 1		DATE: 12/18/17	DRAWN: EKH	PROJECT #	CHECKED: —	
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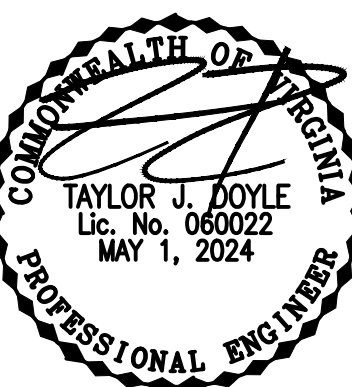
REQUIRED SURFACE AREA: 108 SF
PROVIDED SURFACE AREA: 167 SF



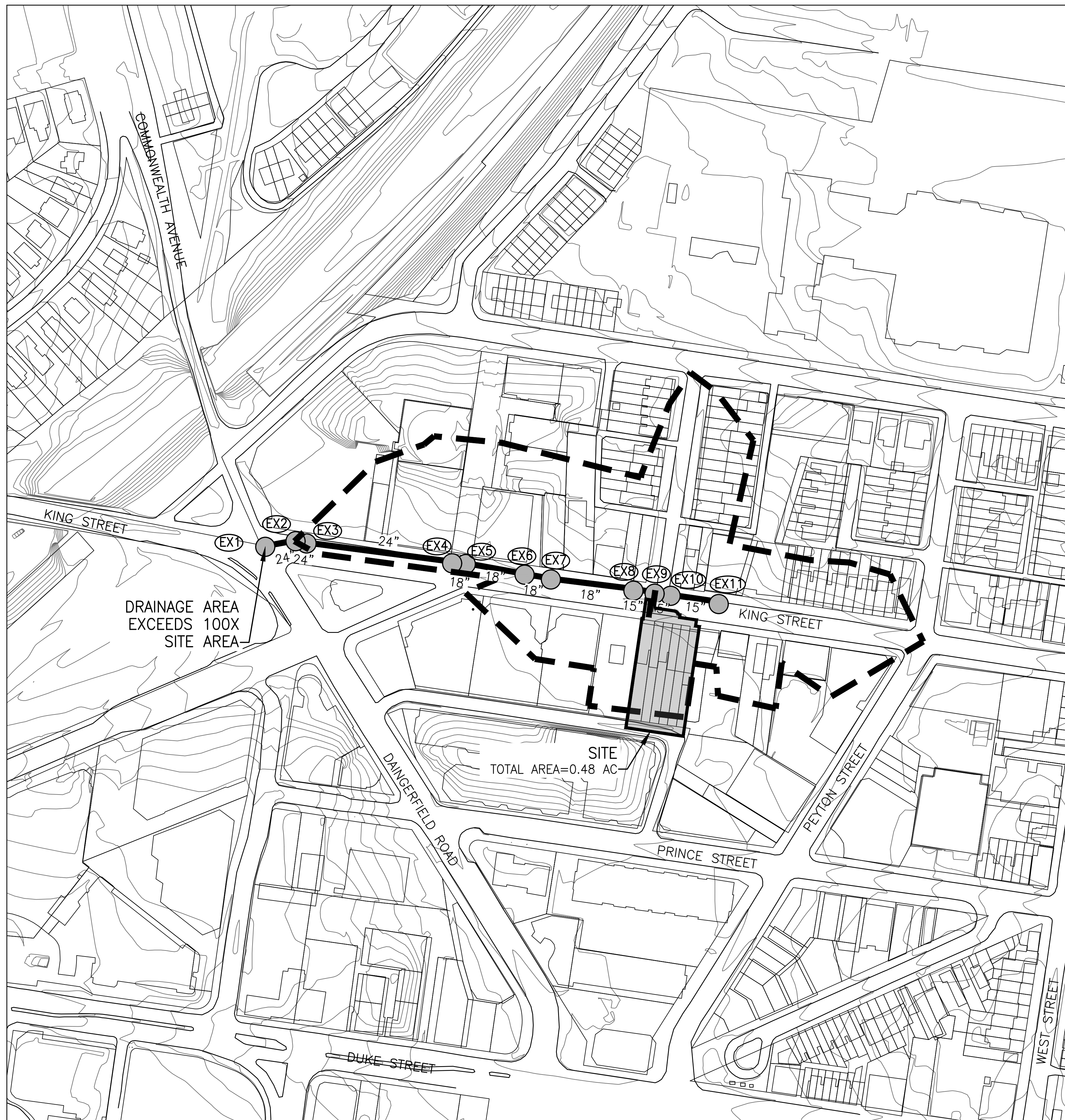
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_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
CHAIRMAN, PLANNING COMMISSION	
_____ DATE RECORDED	_____ DATE
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

FILE: 21-25



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STORMWATER MANAGEMENT (CITY CODE SECTION 13-109F COMPLIANCE) NARRATIVE

PRE-DEVELOPMENT CONDITIONS:

THE 0.48 ACRE PROJECT AREA IS LOCATED IN THE HOOFFS RUN WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF ROW HOMES, PARKING AREA, AND ASSOCIATED SITE IMPROVEMENTS. STORMWATER RUNOFF SHEET FLOWS TO KING STREET WHERE IT IS COLLECTED BY THE EXISTING CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM. RUNOFF IS DIRECTED WEST WITHIN THE CITY OF ALEXANDRIA MAINTAINED STORM SEWER FLOWING GENERALLY SOUTH BEFORE ULTIMATELY ENTERING HOOFFS RUN.

POST-DEVELOPMENT CONDITIONS:

THIS PROJECT PROPOSES THE CONSTRUCTION OF A RESIDENTIAL BUILDING, RENOVATION OF EXISTING ROW HOMES AND ASSOCIATED SITE IMPROVEMENTS WHICH WILL RESULT IN A MINOR DECREASE IN TOTAL ON-SITE IMPERVIOUS AREA.

OUTFALL: A

OUTFALL: A PORTION OF THE RUNOFF FROM THE SITE IS COLLECTED BY THE PROPOSED BUILDING ROOF DRAINAGE SYSTEM AND PIPED TO THE PROPOSED BIOTRETMENT FACILITY BEFORE OUTFALLING TO AN EXISTING CITY OWNED AND MAINTAINED MANHOLE (EX3). THE REMAINING RUNOFF FROM THE SITE SHEET FLOWS TOWARDS THE KING STREET RIGHT-OF-WAY AND IS COLLECTED BY THE EXISTING CITY OWNED AND MAINTAINED CURB INLETS WITHIN KING STREET. THE RUNOFF CONTINUES WESTWARD UNTIL THE LIMITS OF ANALYSIS HAVE BEEN REACHED AT EX1 WHERE THE SITE'S CONTRIBUTING DRAINAGE AREA IS LESS THAN 1% OF THE TOTAL WATERSHED AREA (PER SECTION 13-109F-2(c)(i) OF THE ZONING ORDINANCE).




CONCLUSION

COMPUTATIONS SHOWN ON THIS SHEET DEMONSTRATE THAT THE EXISTING SYSTEM IS ADEQUATE AND DOES NOT EXPERIENCE EROSION. COMPUTATIONS SHOWN ON SHEET 7 DEMONSTRATE THAT THERE IS A 10% DECREASE IN THE 1, 2, AND 10-YR, 24-HR STORM WITH THE PROPOSED DEVELOPMENT; THEREFORE, THE FLOOD PROTECTION AND CHANNEL PROTECTION FOR THIS SITE IS IN COMPLIANCE WITH SECTION 13-109F(2)(b)(ii) AND 13-109F(1)(a)(i).

PER THE LIMITS OF ANALYSIS PERDITY CODE SECTION 13-109F-2(c)(i), AND REDUCED POST-DEVELOPMENT RUNOFF RATE FOR THE 10-YEAR, 24-HOUR STORM, THE PROJECT POST-DEVELOPMENT RUNOFF WILL NOT EXAGGERATE ANY EXISTING DOWNSTREAM CAPACITY CONDITIONS. IN ADDITION, THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE SMALL PORTION OF RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWN-GRADIENT PROPERTIES OR RESOURCES.

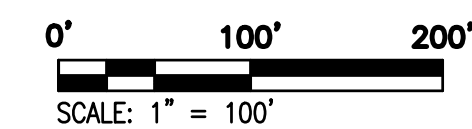
ALL PIPE INVERT, MATERIAL, AND DIAMETER DATA HAS BEEN PROVIDED BY SURVEY DATA PERFORMED BY R.C. FIELDS AND ASSOCIATES AND BOWMAN CONSULTING GROUP.

LEGEND:

-  STORM INLET
 STORM MANHOLE
 DRAINAGE AREA TO LIMITS OF ANALYSIS

10-YR, 24-HR STORM SEWER COMPUTATIONS

STRUCTURE		INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	CURVE NUMBER	RAINFALL DEPTH (IN)	T _c (MINUTES)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)
FROM	TO																
EX11	EX10	1.61	1.61	95	5.20	5	7.95	7.95	15	2.51%	0.015	9.27	7.25	101	12.88	10.34	2.54
EX10	EX9	0.11	1.73	95	5.20	5	0.54	8.49	15	1.00%	0.015	5.84	4.57	12.00	10.34	10.22	0.12
EX9	EX8	0.39	2.12	95	5.20	5	1.93	10.42	15	1.00%	0.015	8.04	6.30	47.49	10.17	9.27	0.90
EX8	EX7	0.00	2.12	95	5.20	5	0.00	10.42	18	0.31%	0.015	5.26	2.86	143.33	9.14	8.70	0.44
EX7	EX6	0.00	2.12	95	5.20	5	0.00	10.42	18	0.71%	0.015	8.03	4.37	46.27	8.69	8.36	0.33
EX6	EX5	2.05	4.18	95	5.20	10	10.12	20.54	18	0.72%	0.015	9.03	4.08	4.36	7.72	7.72	0.74
EX5	EX4	1.36	5.53	95	5.20	5	6.77	27.25	18	0.75%	0.015	8.22	4.47	24.05	7.62	7.44	0.17
EX4	EX3	0.45	5.99	95	5.20	5	2.22	29.47	24	0.42%	0.015	13.20	4.40	257.18	7.44	6.37	1.07
EX3	EX2	0.00	5.99	95	5.20	5	0.00	29.47	24	1.50%	0.015	25.02	7.65	19.39	6.37	6.08	0.29
EX2	EX1	0.92	6.91	95	5.20	5	4.54	34.01	24	2.55%	0.015	32.69	10.00	53.29	6.08	4.72	1.36



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DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

S. _____
72 _____
DIRECTOR

CHAIRMAN, PLANNING COMMISSION

10	CHAIRMAN, PLANNING COMMISSION
	DATE RECORDED

OF _____
INSTRUMENT NO. _____ DEED BOOK _____

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
1604-1614 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
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CHECKED: TJD
SCALE: 1"=100'
DATE: MAY 2024

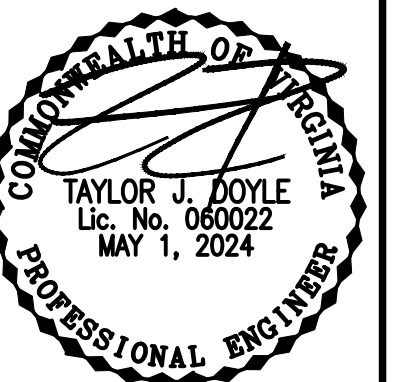
INADEQUATE STORMWATER OUTFALL ANALYSIS

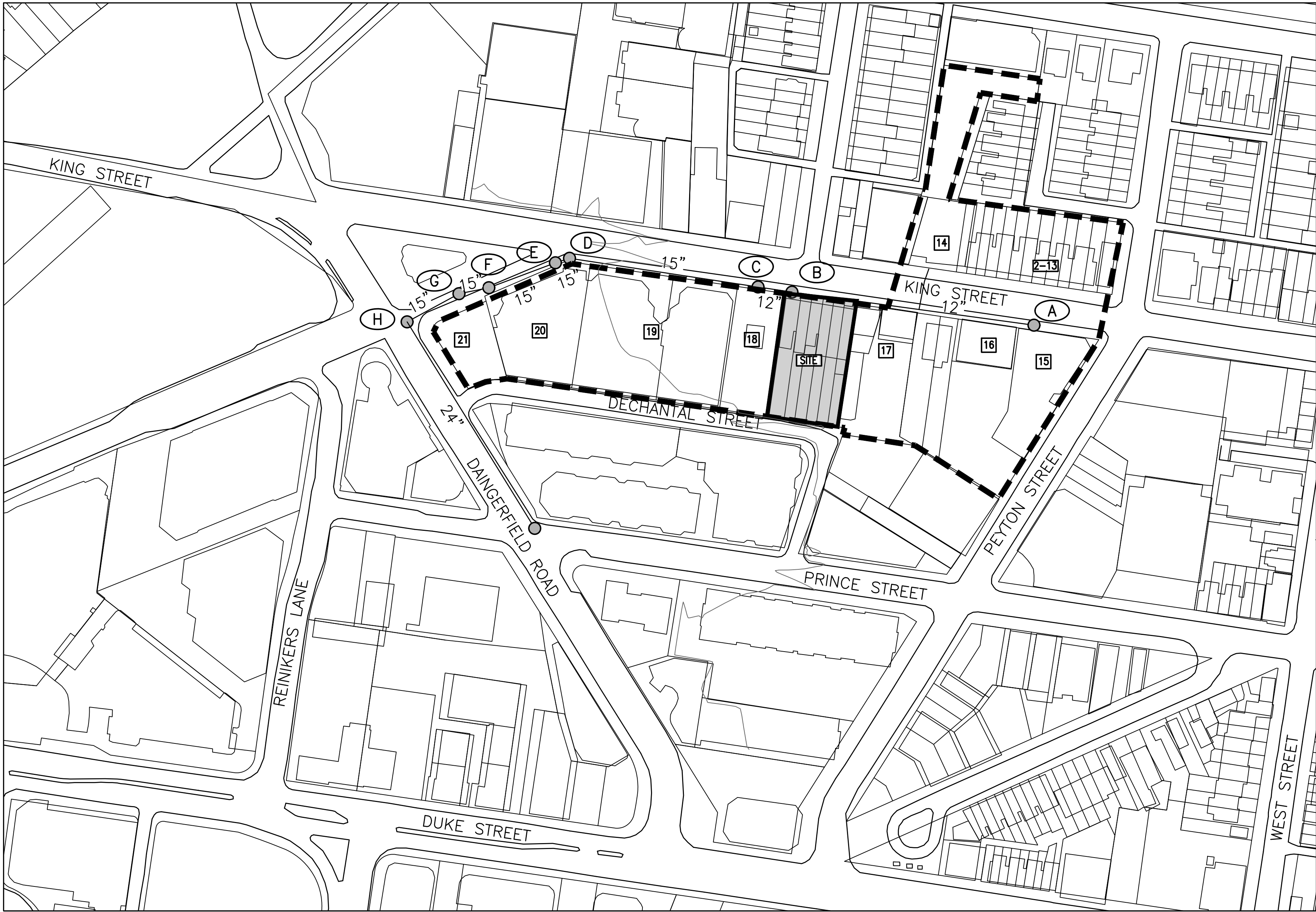
SHEET 11 OF 19

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SANITARY SEWER OUTFALL CALCULATIONS:
THE EXISTING USE IS RESIDENTIAL. THE AVERAGE DAY AND PEAK HOUR WASTEWATER DISCHARGE FLOW CALCULATIONS WERE COMPUTED USING THE METHOD PROVIDED BY THE CITY OF ALEXANDRIA IN MEMORANDUM TO INDUSTRY NO. 06-14. THE PROPOSED USE FOR THIS PROJECT WILL BE RESIDENTIAL WITH AN ADDITIONAL 49 UNITS. THE AVERAGE DAILY FLOW IS DESCRIBED BELOW:

MULTI-FAMILY: 300 GPD/UNIT X 49 UNITS = 14,700 GPD OR 0.022 CFS

TO ACCOUNT FOR THE DAILY PEAK PERIOD, THE ABOVE FLOW IS MULTIPLIED BY A FACTOR OF 4:

14,700 GPD X 4 = 58,800 GPD
0.022 CFS X 4 = 0.091 CFS
TOTAL PEAK FLOW = 58,800 GPD OR 0.091 CFS

SANITARY SEWER OUTFALL NOTE:
THIS PROJECT IS ANTICIPATED TO GENERATE AN INCREASE IN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFLOW. A FLOW OF APPROXIMATELY 16,200 GPD IS EXPECTED FOR THIS DEVELOPMENT RESULTING IN A PEAK FLOW OF 58,800 GPD. THEREFORE, THE PROJECT IS SUBJECT TO A SANITARY SEWER OUTFALL ANALYSIS. THIS SANITARY SEWER OUTFALL ANALYSIS SHOWS ADEQUACY OF SANITARY SEWER OUTFALL IN ACCORDANCE WITH MEMO TO INDUSTRY 06-14. THE GENERAL AREA IS NOT KNOWN TO HAVE SANITARY SEWER CAPACITY PROBLEMS.

THIS PROJECT WILL UTILIZE A PROPOSED 6" PVC SANITARY LATERAL THAT CONNECTS INTO AN EXISTING 12" SANITARY SEWER MAIN WITHIN THE KING STREET RIGHT-OF-WAY (SEE SHEET 05). THE SANITARY FLOW IS THEN CONVEYED WEST THEN SOUTH UNTIL IT ENTERS AN EXISTING 24" SANITARY SEWER AT STRUCTURE H. PER MEMORANDUM TO INDUSTRY NO. 06-14, THE LIMITS OF ANALYSIS FOR THE SANITARY SEWER ADEQUATE OUTFALL IS AT A POINT WHERE THE DOWNSTREAM SEWER HAS A MINIMUM DIAMETER OF 24". THEREFORE, THE SANITARY SEWER ANALYSIS CONCLUDES AT STRUCTURE H.

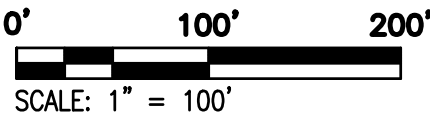
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INCREMENTAL SANITARY SEWER FLOW CALCULATIONS:									
BLD #	USE	DESIGN FLOW	UNIT	SIZE	GAL/DAY	GAL/HR	CFS	PEAK CFS (x4)	FLOWS TO
SITE	MULTIFAMILY	300	EA	54	16,200	675	0.0251	0.1003	B
2-13	TOWNHOUSE	350	EA	13	4,550	190	0.0070	0.0282	B
14	OFFICE	200	SF	28,519	5,704	238	0.0088	0.0353	B
15	OFFICE	200	SF	31,057	6,211	259	0.0096	0.0384	B
16	MULTIFAMILY	300	EA	3	900	38	0.0014	0.0056	B
	RETAIL	200	SF	8,316	1,663	69	0.0026	0.0103	B
17	HOTEL	130	EA	20	2,600	108	0.0040	0.0161	B
18	HOTEL	130	EA	40	5,200	217	0.0080	0.0322	D
19	OFFICE	200	SF	99,024	19,805	825	0.0306	0.1226	D
20	OFFICE	200	SF	50,825	10,165	424	0.0157	0.0629	E
21	OFFICE	200	SF	28,045	5,609	234	0.0087	0.0347	H
TOTAL					78,607	3,275	0.1216	0.4865	

SANITARY SEWER MANHOLE SURVEY DATA TABLE						
SANITARY SEWER MANHOLE NUMBER	INLET ID	TOP	INV IN	INVERT OUT	SURVEY INFO	
007148SSMH	A	18.80	14.05	14.00	FIELD SURVEY BY R.C.FIELDS	
007145SSMH	B	15.51	10.10	10.07	FIELD SURVEY BY R.C.FIELDS	
007799SSMH	C	14.59	9.17	9.08	PER DSUP2016-0038	
007156SSMH	D	13.81	7.45	7.19	PER DSUP2016-0038	
007157SSMH	E	13.64	7.03	7.00	PER DSUP2016-0038	
007159SSMH	F	13.42	5.98	5.98	PER DSUP2016-0038	
007160SSMH	G	13.23	5.95	5.82	PER DSUP2016-0038	
007171SSMH	H	12.52	5.66	4.77	PER DSUP2016-0038	

SANITARY SEWER OUTFALL CALCULATIONS:

STRUCTURE		FACILITY ID		INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	MATERIAL	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)	NORMAL VELOCITY (FPS)	NORMAL DEPTH
FROM	TO	FROM	TO														
A	B	007148SSMH	007145SSMH	0.2341	0.234	12	1.17%	RCP	0.015	3.48	4.26	339.00	14.05	10.10	3.95	2.50	0.18
B	C	007145SSMH	007799SSMH	0.0000	0.234	12	1.16%	RCP	0.015	3.47	4.24	77.68	10.07	9.17	0.90	2.50	0.18
C	D	007799SSMH	007156SSMH	0.1548	0.389	15	0.70%	RCP	0.015	4.89	3.83	232.65	9.08	7.45	1.63	2.35	0.25
D	E	007156SSMH	007157SSMH	0.0629	0.452	15	0.72%	RCP	0.015	4.97	3.89	22.10	7.19	7.03	0.16	2.45	0.26
E	F	007157SSMH	007159SSMH	0.0000	0.452	15	0.83%	RCP	0.015	5.32	4.16	123.12	7.00	5.98	1.02	2.57	0.25
F	G	007159SSMH	007160SSMH	0.0000	0.452	15	0.47%	RCP	0.015	4.02	3.14	6.35	5.98	5.95	0.03	2.11	0.29
G	H	007160SSMH	007171SSMH	0.0347	0.487	15	0.15%	RCP	0.015	2.29	1.80	103.80	5.82	5.66	0.16	1.44	0.41



HYDRAULIC GRADE LINE COMPUTATIONS:

INLET ID	OUTLET WSE	D _o (in)	Q _o	L _o	S _{to} %	H _f	JUNCTION LOSS										FINAL H	INLET WSE	RIM ELEV	FREE BOARD
							V _o	H _o	Q _i	V _i	Q _i *V _i	H _i	ANGLE	H _d	H _t	1.3 H _t	0.5 H _t			
G	6.66	15	0.496	103.80	0.0001	0.00	1.44	0.008	0.461	2.11	0.97	0.024	17	0.0064	0.039	-	0.02	6.68	13.23	6.55
F	6.95	15	0.461	6.35	0.0001	0.00	2.11	0.017	0.461	2.57	1.19	0.036	9	0.0007	0.054	-	0.03	6.98	13.42	6.44
E	6.98	15	0.461	123.12	0.0001	0.00	2.57	0.026	0.461	2.45	1.13	0.033	0	0.0000	0.058	-	0.03	7.01	13.64	6.63
D	8.03	15	0.461	22.10	0.0001	0.00	2.45	0.023	0.398	2.35	0.94	0.030	36	0.0233	0.077	-	0.04	8.07	13.81	5.74
C	8.45	15	0.398	232.65	0.0000	0.00	2.35	0.021	0.243	2.50	0.61	0.034	0	0.0000	0.055	-	0.03	8.48	14.59	6.11
B	9.97	12	0.243	77.68	0.0000	0.00	2.50	0.024	0.243	2.50	0.61	0.034	0	0.0000	0.058	-	0.03	10.00	15.51	5.51
A	10.90	12	0.243	339.00	0.0000	0.00	2.50	0.024							0.024	-	0.01	10.91	18.80	7.89

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DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=100'
DATE: MAY 2024

ADEQUATE
SANITARY
OUTFALL
ANALYSIS

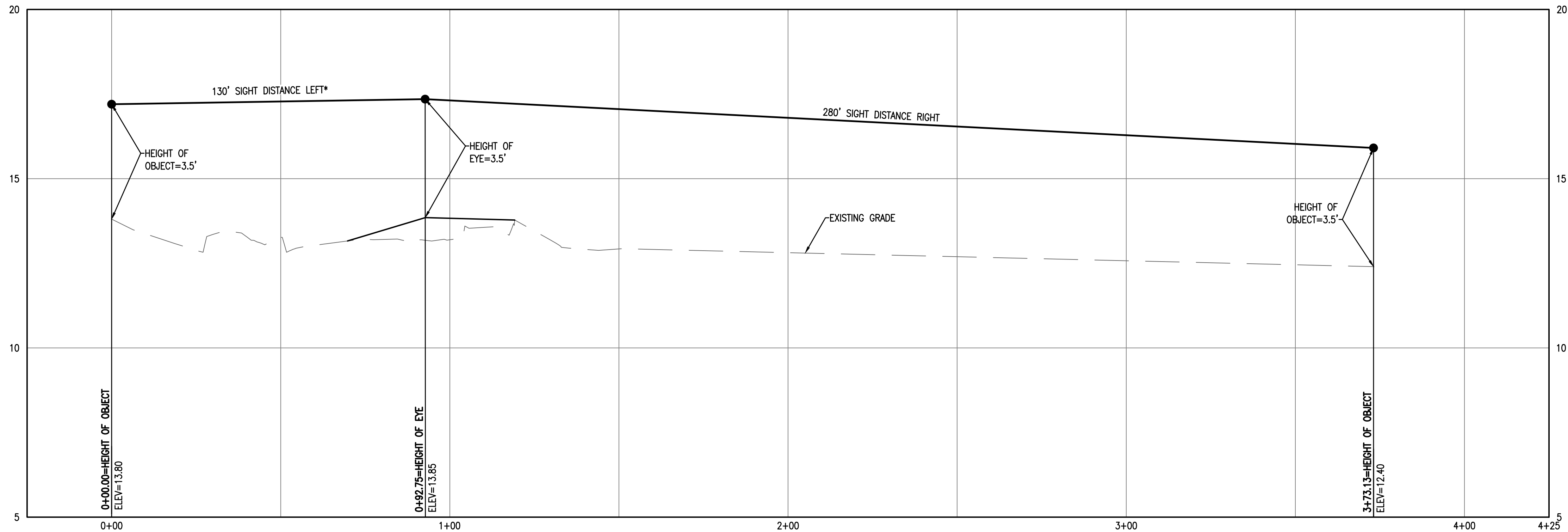
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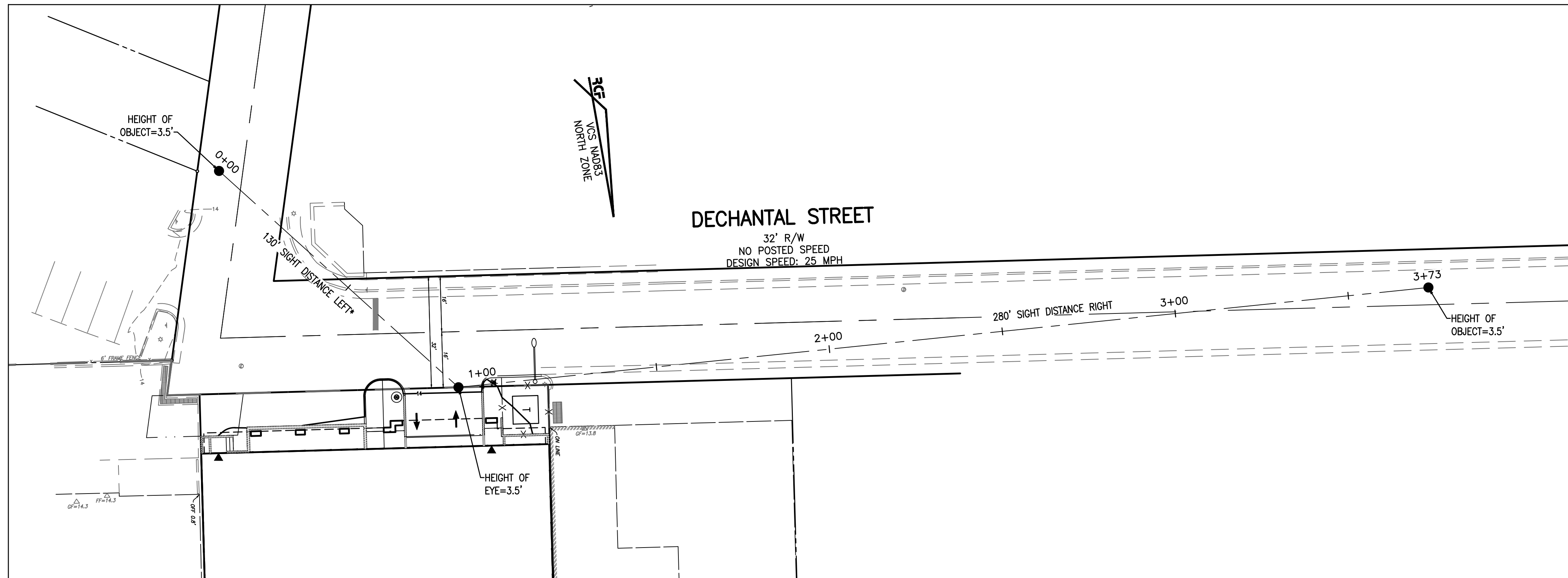
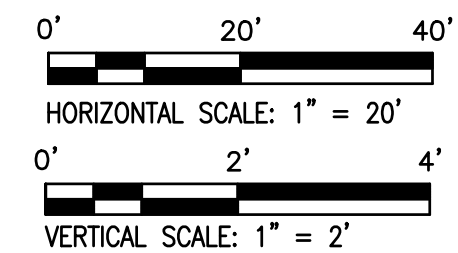


PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
1604-1614 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION



DECHANTAL STREET SIGHT DISTANCE PROFILE
SCALE - HORIZ: 1" = 20', VERT: 1" = 2'



DECHANTAL STREET SIGHT DISTANCE PLAN VIEW
SCALE: 1" = 20'

*FULL LENGTH SIGHT DISTANCE LEFT NOT PROVIDED DUE TO EXISTING OFFSITE BUILDING BLOCKING THE SIGHT LINE AS WELL AS THE CORNER OF THE ADJACENT PROPERTY WHICH DOES NOT CONTAIN A SITE DISTANCE EASEMENT.

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DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
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SCALE: AS NOTED	
DATE: MAY 2024	
SIGHT DISTANCE PLAN AND PROFILE	
SHEET 13 OF 19	
FILE: 21-252	

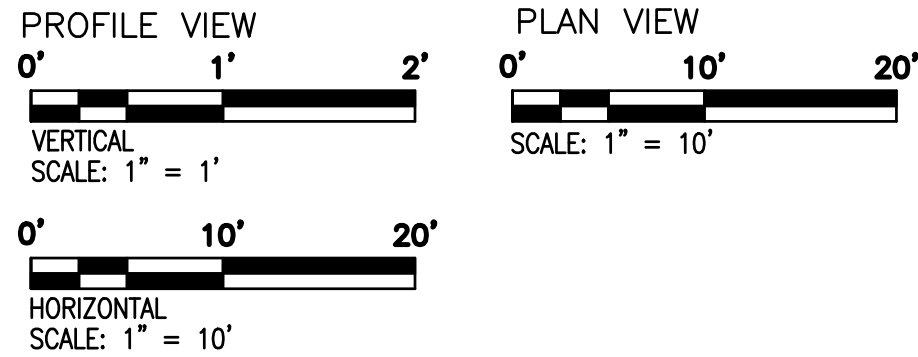
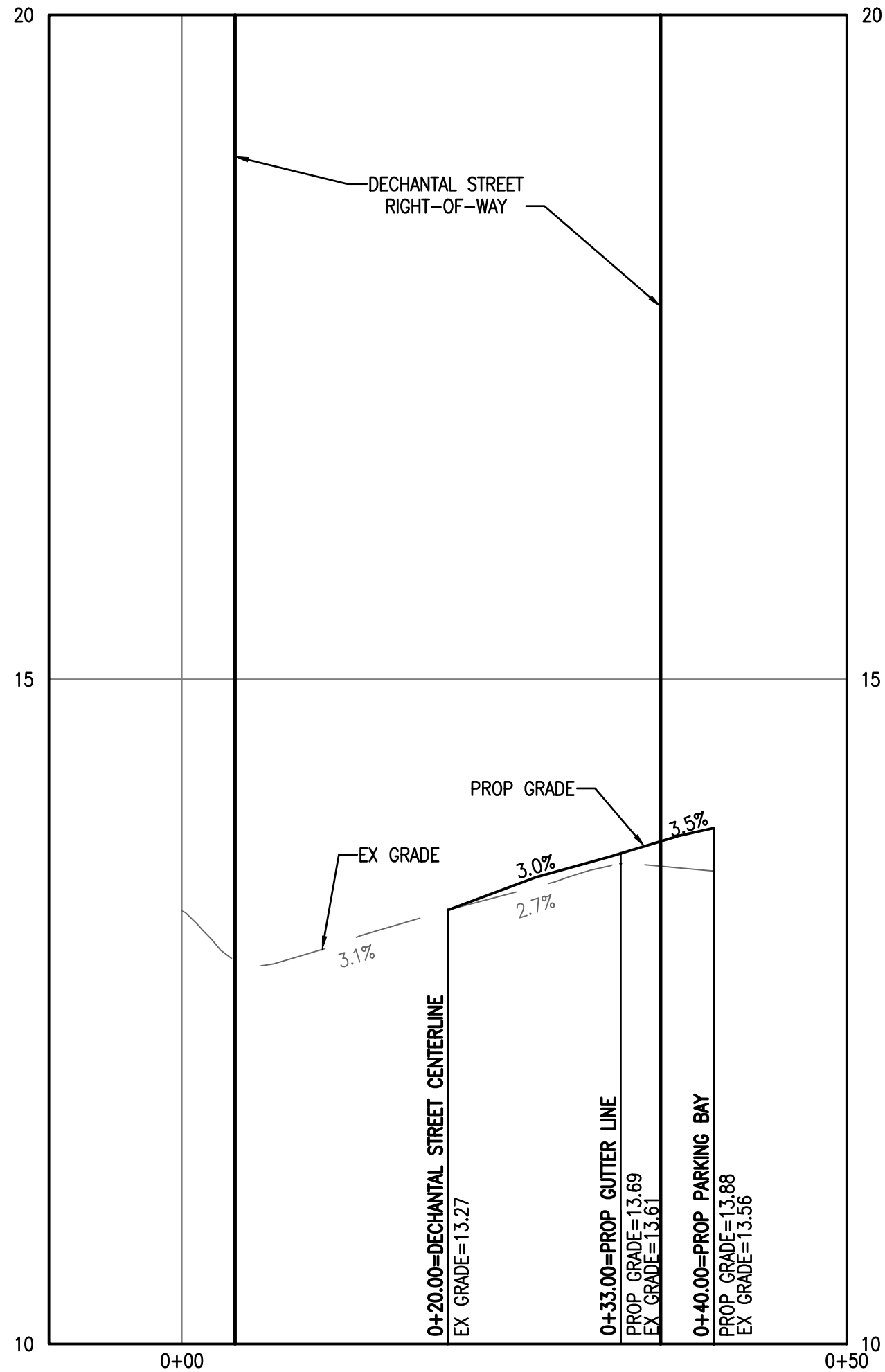
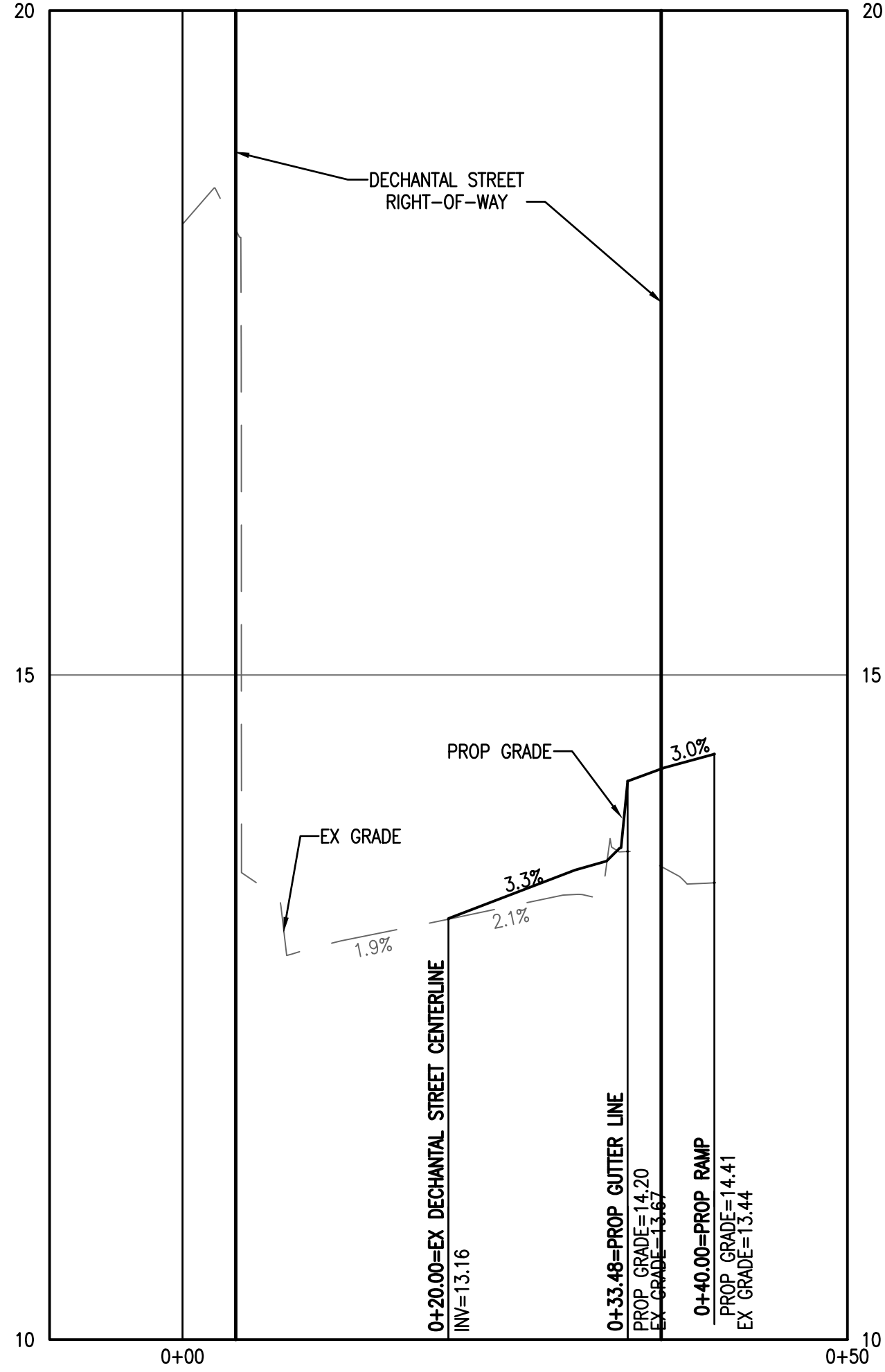
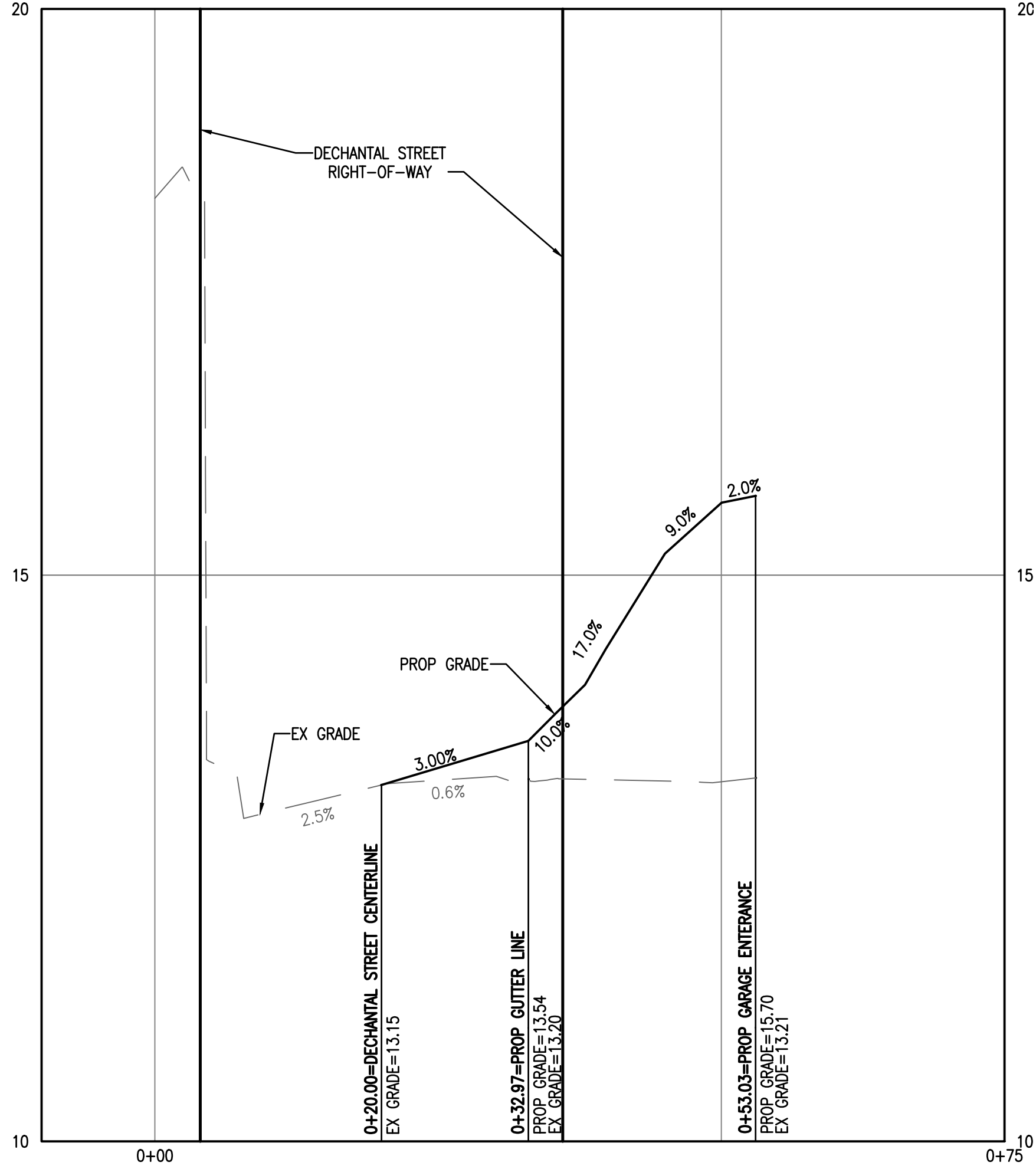
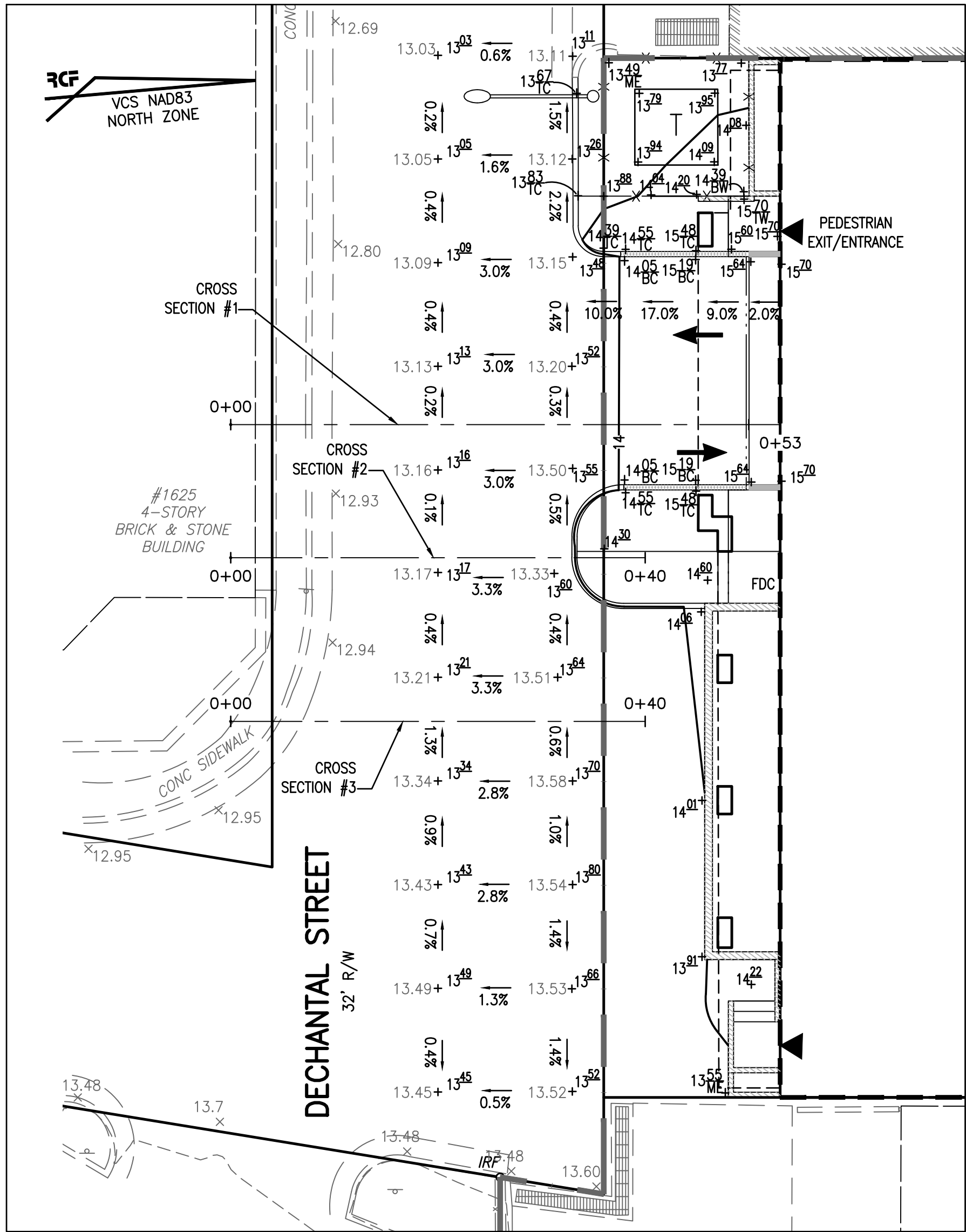


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CITY OF ALEXANDRIA, VIRGINIA

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Wed, May 01, 2024 3:43:07pm



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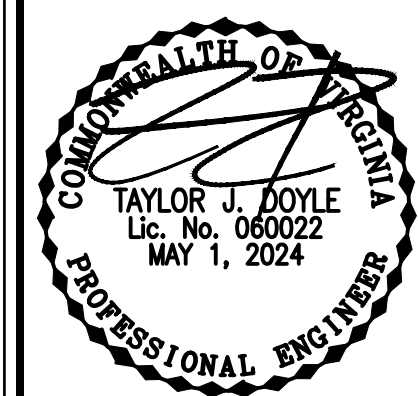
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
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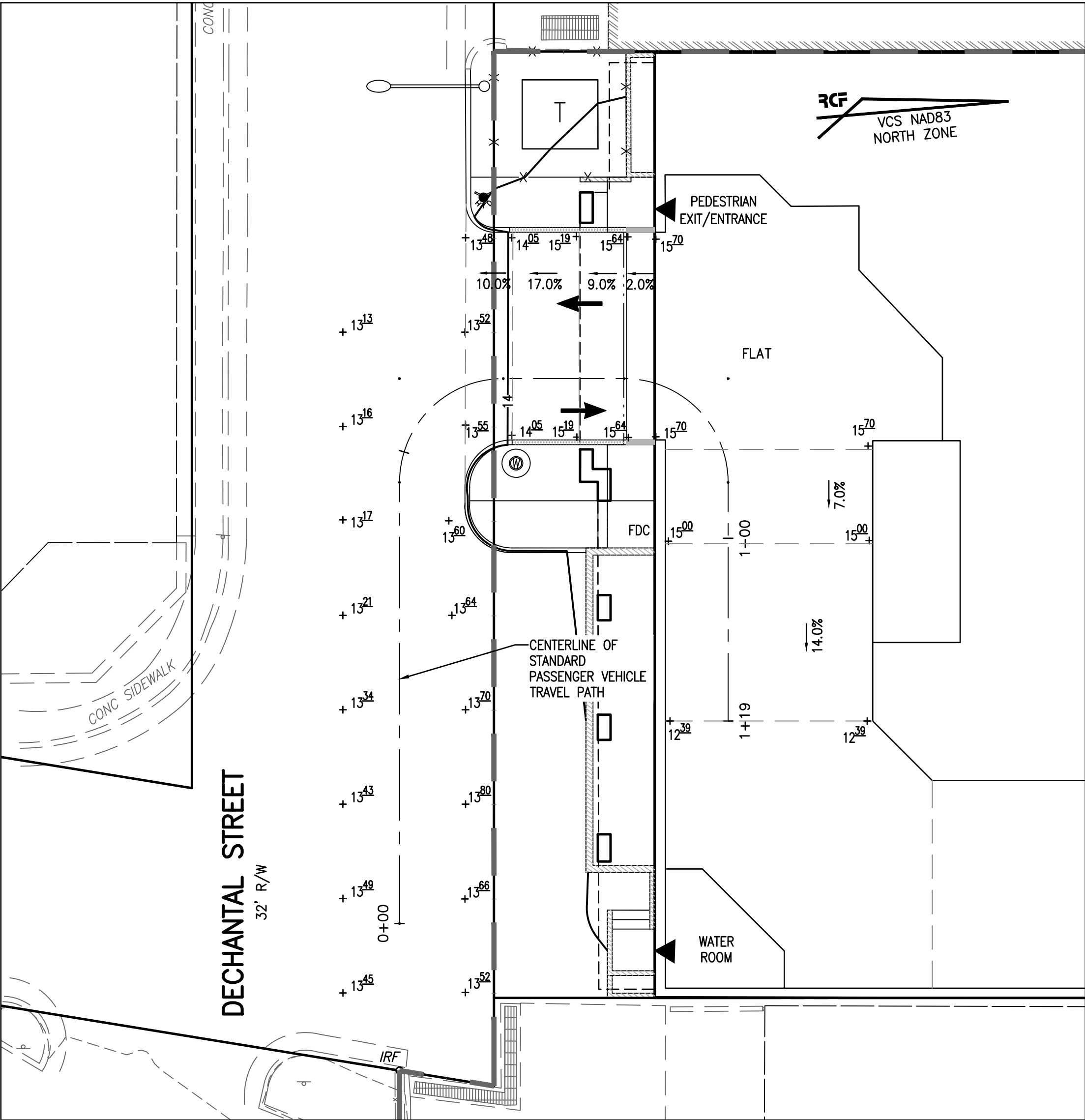
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DATE: MAY 2024

DECHANTAL STREET
REGRAIDING PLAN

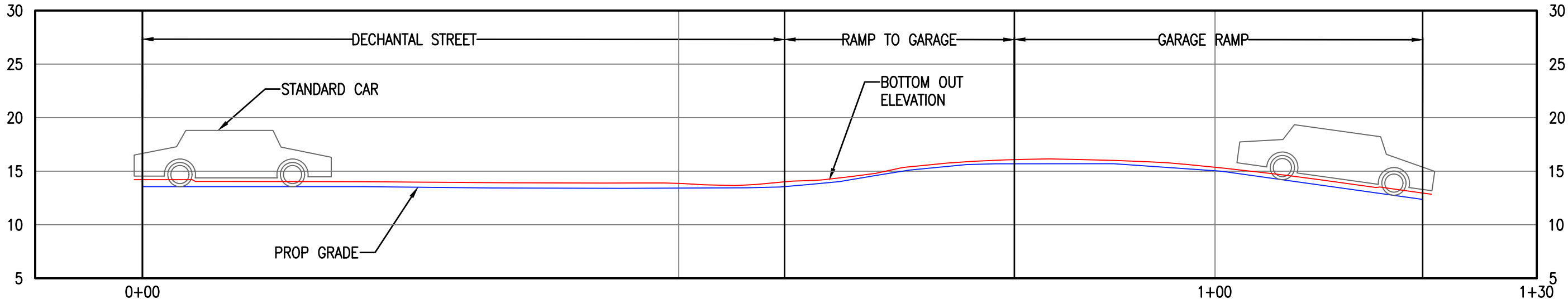
SHEET **14** OF **19**
FILE: **21-252**

A:\2021\1250\UNID\DETA\Current\Plan\GARAGE ENTRANCE DETAIL.dwg
Wed, May 01, 2024 - 3:43:27pm

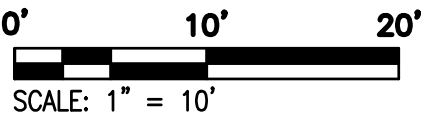


DECHANTAL PLAN VIEW
SCALE: 1" = 10'

LEGEND:
-PROPOSED GRADE



STANDARD PASSENGER VEHICLE TRAVEL PATH
VERTICAL SCALE: 1" = 10', HORIZONTAL SCALE: 1"=10'



TURNING MOVEMENT NOTE:
SEE SHEET 17 FOR STANDARD PASSENGER
VEHICLE TURNING MOVEMENTS.

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ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

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

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
1604-1614 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

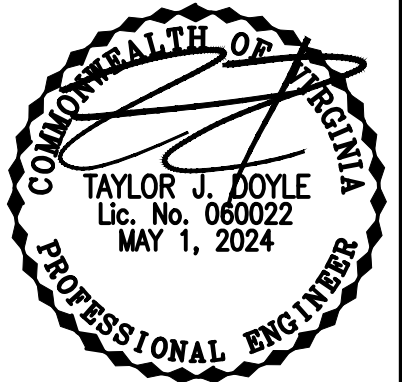
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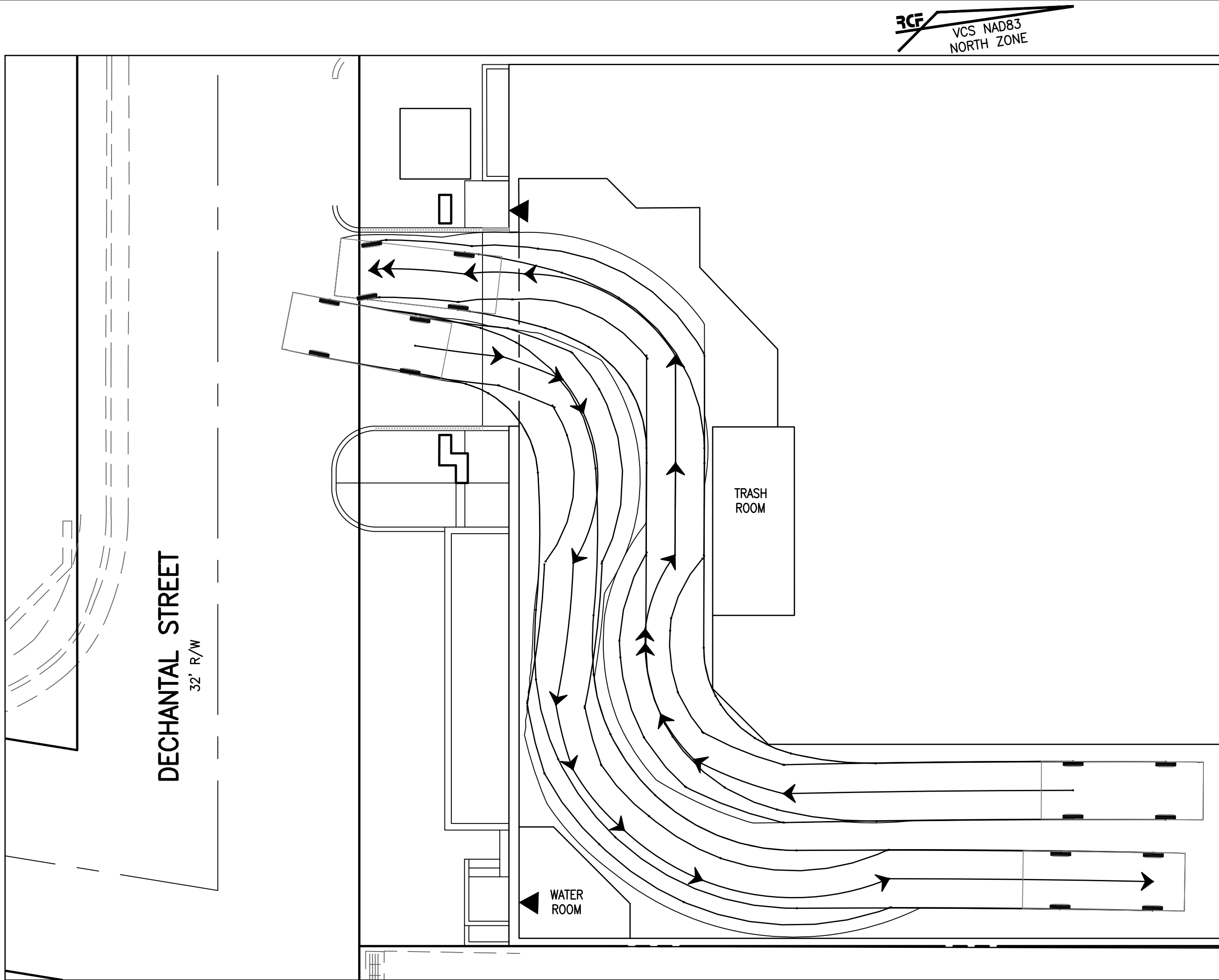
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CHECKED: TJD
SCALE: AS NOTED
DATE: MAY 2024

GARAGE RAMP
ENTRANCE
DETAIL

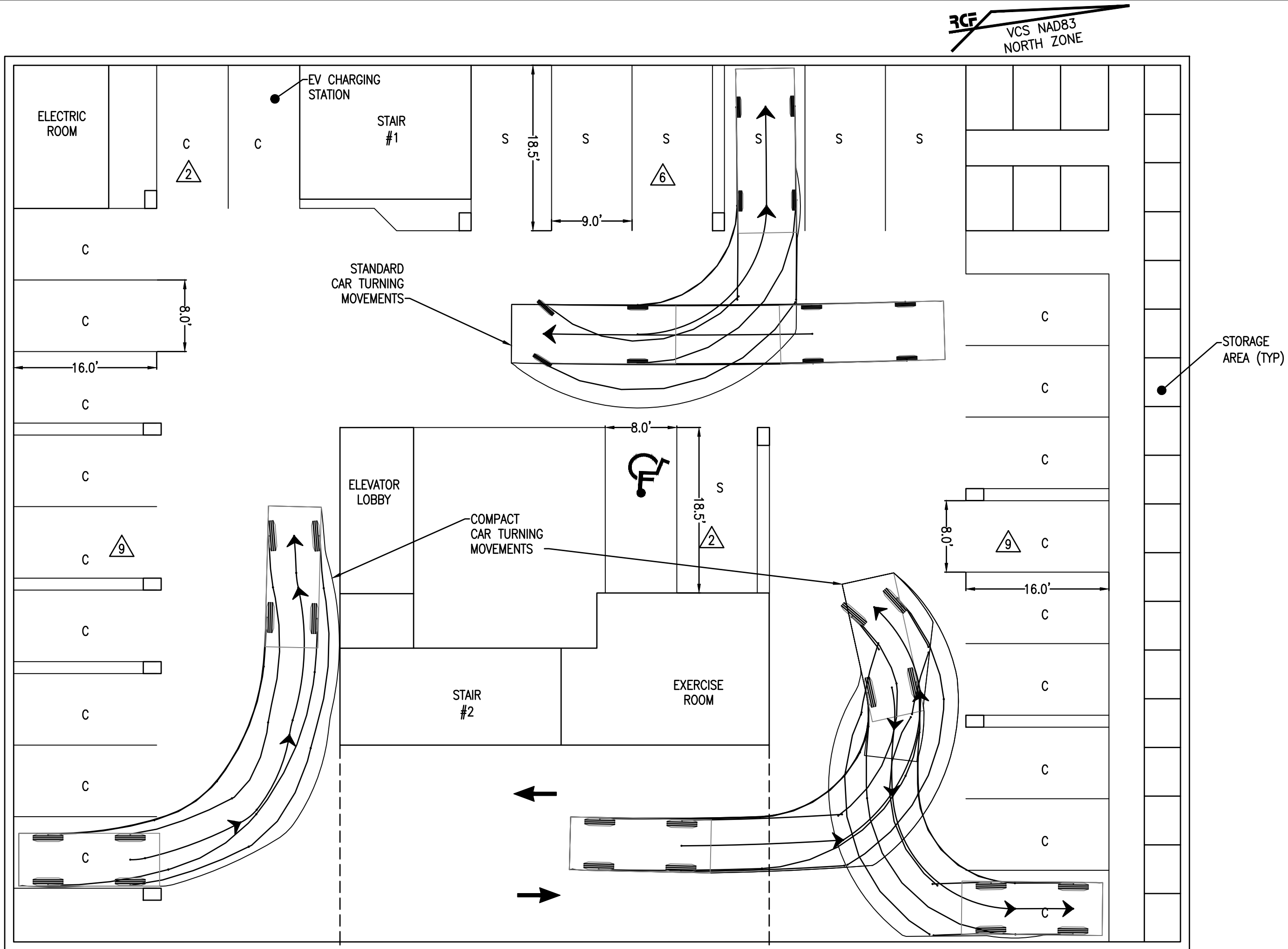
SHEET 16 OF 19
FILE: 21-252

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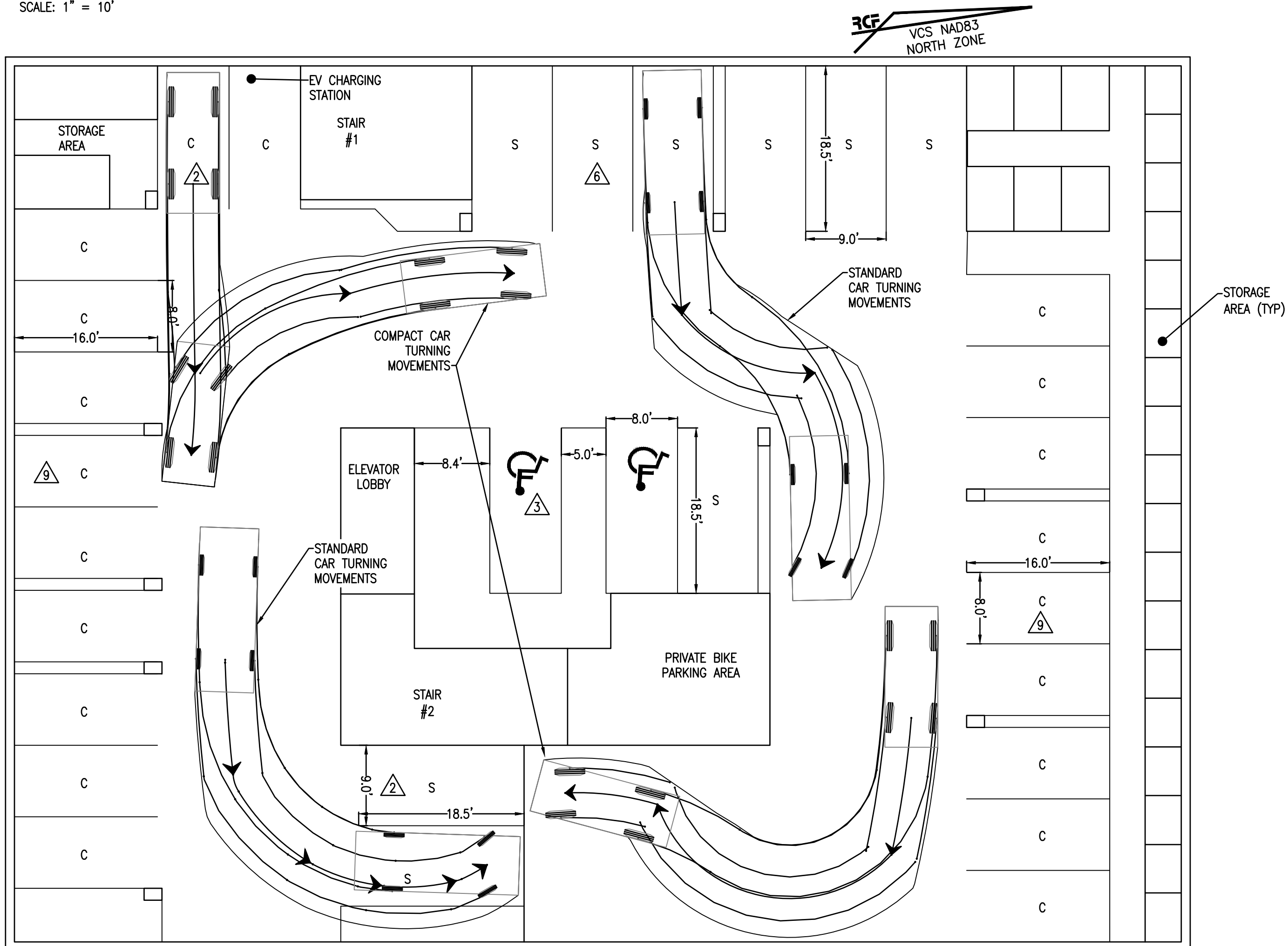




GARAGE ENTRANCE TURNING MOVEMENTS
SCALE: 1" = 10'

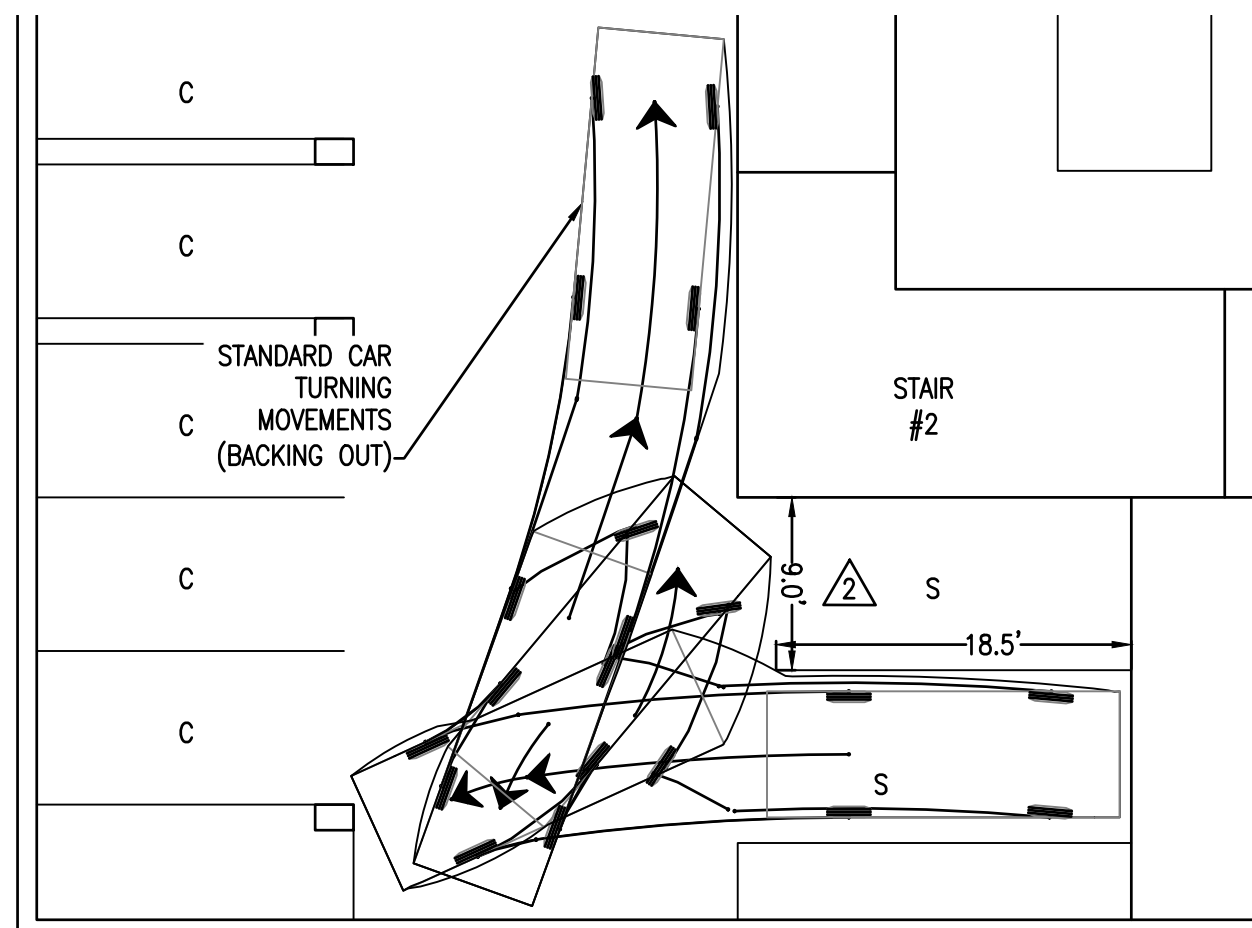


GARAGE FLOOR 1 TURNING MOVEMENTS
SCALE: 1" = 10'

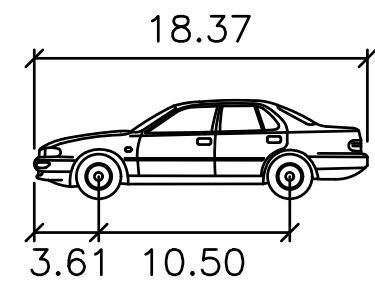


GARAGE FLOOR 2 TURNING MOVEMENTS
SCALE: 1" = 10'

PARKING SPACE LEGEND:
C - COMPACT CAR PARKING SPACE
S - STANDARD CAR PARKING SPACE
♿ - HANDICAP PARKING SPACE

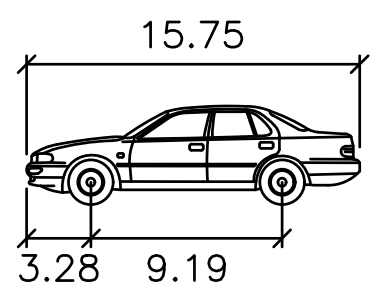


GARAGE FLOOR 2 TURNING MOVEMENTS 2
SCALE: 1" = 10'



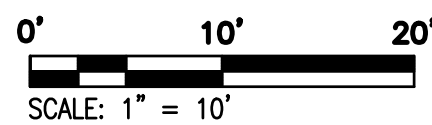
STANDARD CAR

feet
Width : 6.56
Track : 6.56
Lock to Lock Time : 6.0
Steering Angle : 36.2



COMPACT CAR

feet
Width : 5.91
Track : 5.74
Lock to Lock Time : 6.0
Steering Angle : 35.9



SCALE: 1" = 10'

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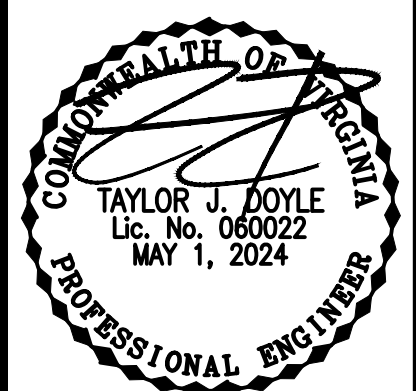
LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

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APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
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DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
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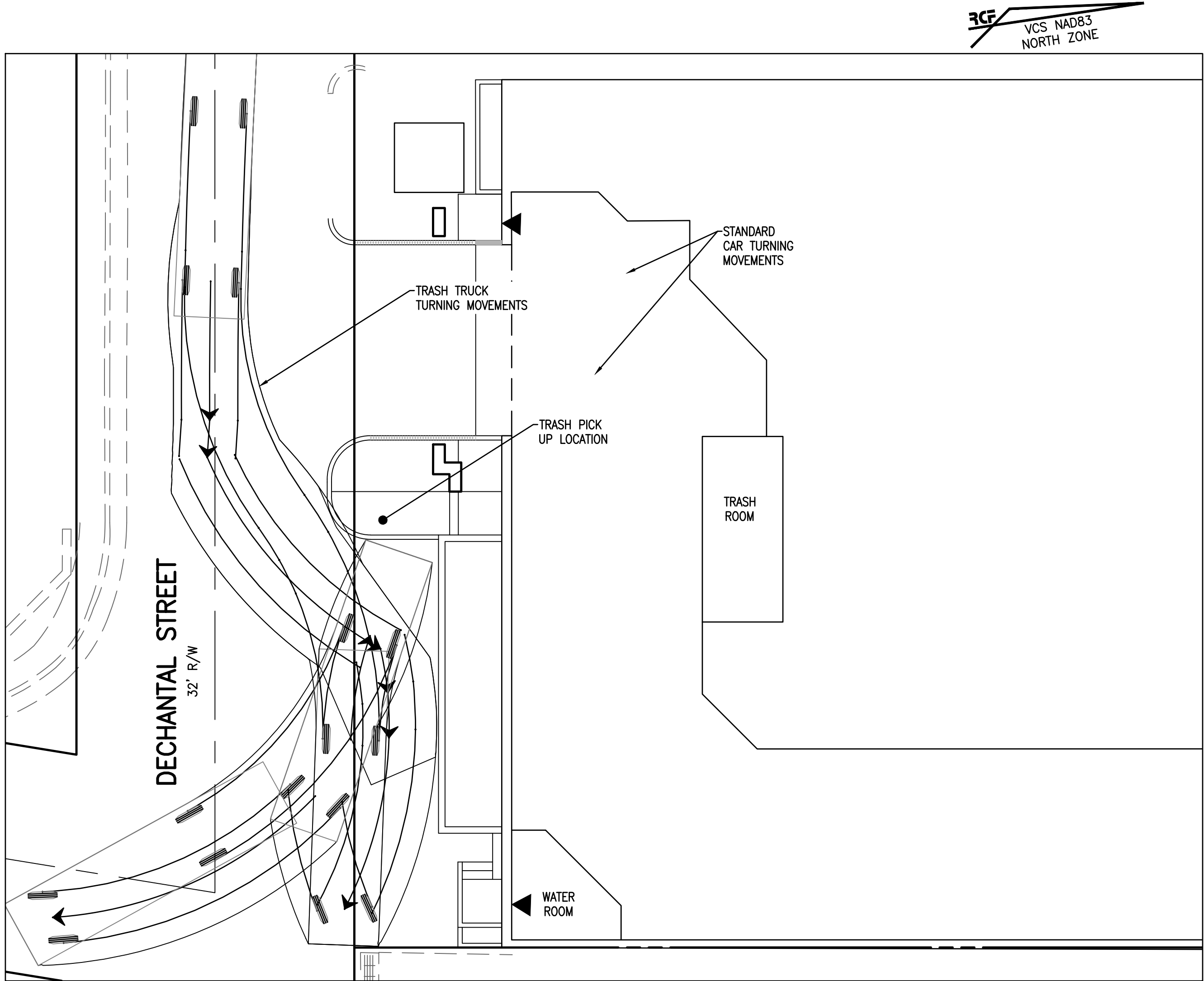
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
1604-1614 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

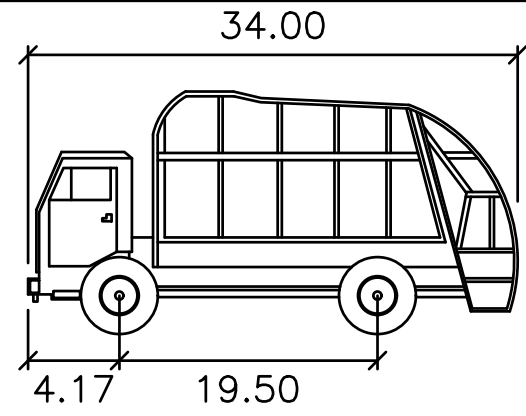
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CHECKED: TJD
SCALE: 1"=10'
DATE: MAY 2024

TURNING MOVEMENTS
(1 OF 3)

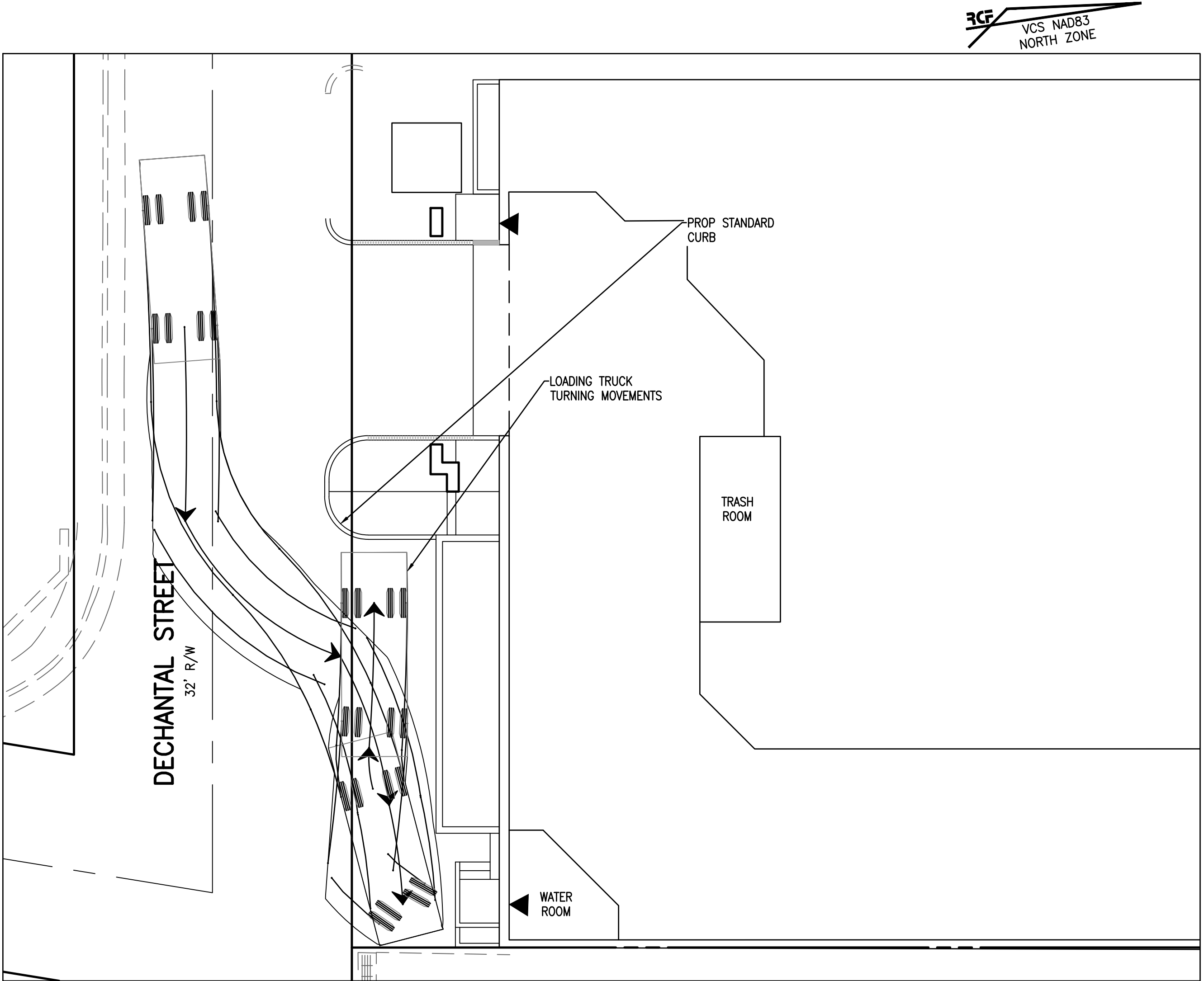
SHEET **17** OF **19**
FILE: **21-252**



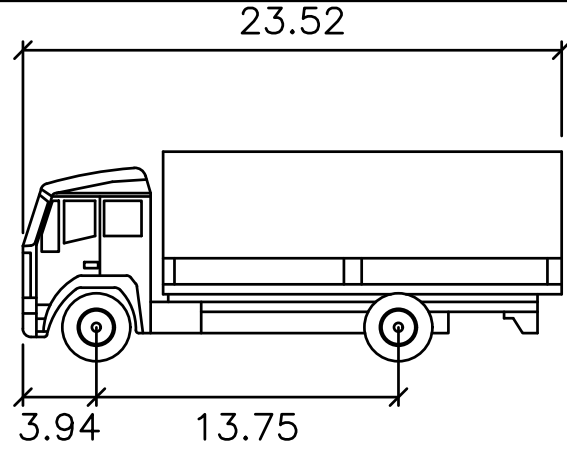
TRASH TRUCK TURNING MOVEMENTS
SCALE: 1" = 10'



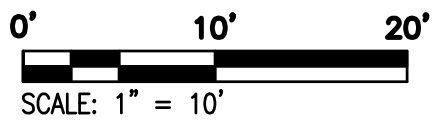
TRASH TRUCK
feet
Width : 8.08
Track : 6.50
Lock to Lock Time : 6.0
Steering Angle : 25.1



LOADING TRUCK TURNING MOVEMENTS
SCALE: 1" = 10'



LOADING TRUCK
feet
Width : 7.55
Track : 7.55
Lock to Lock Time : 6.0
Steering Angle : 43.2



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DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

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COMMONWEALTH OF VIRGINIA

TAYLOR J. DOYLE
Lic. No. 060022
MAY 1, 2024

PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

1604-1614 KING STREET

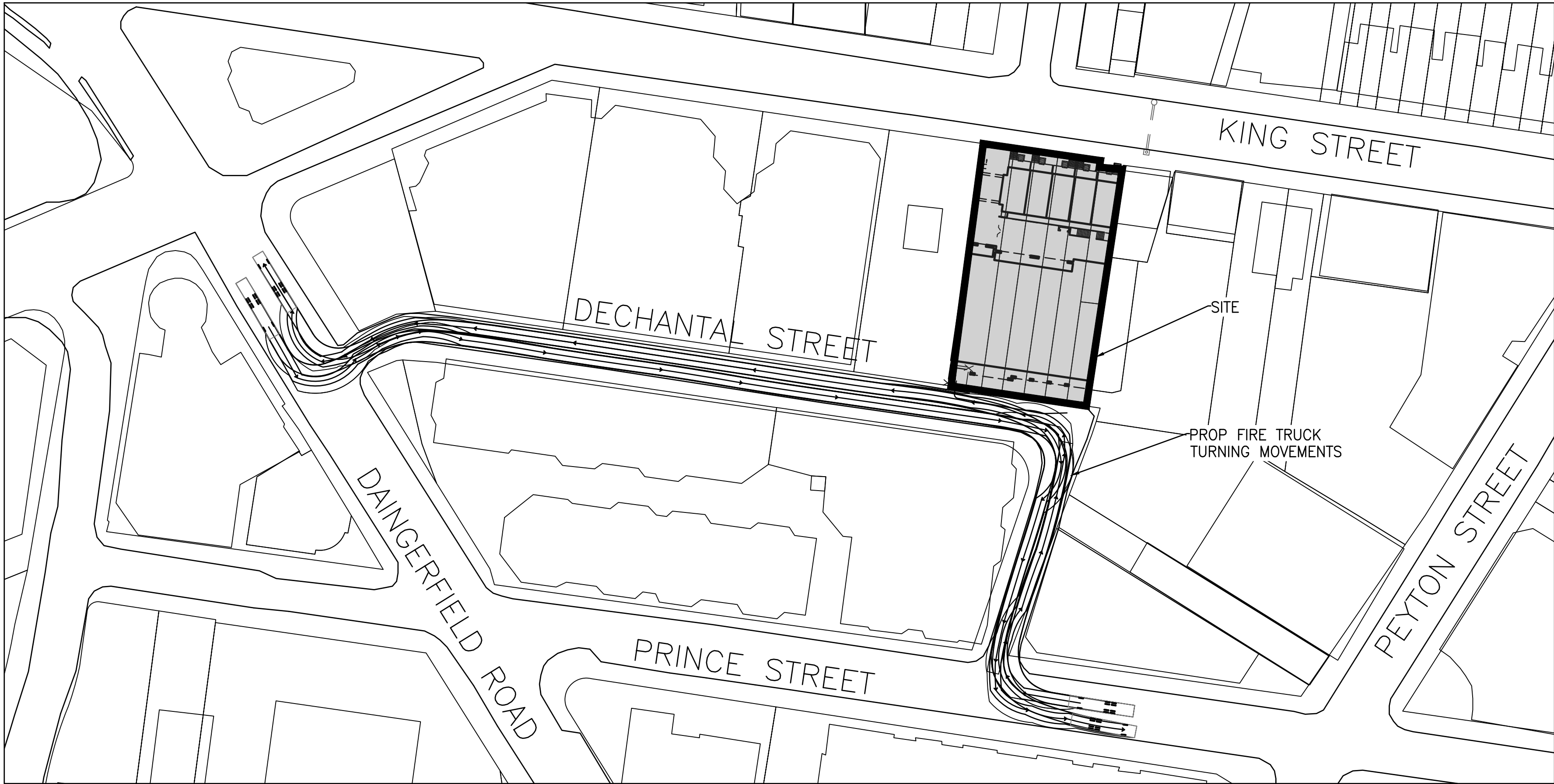
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

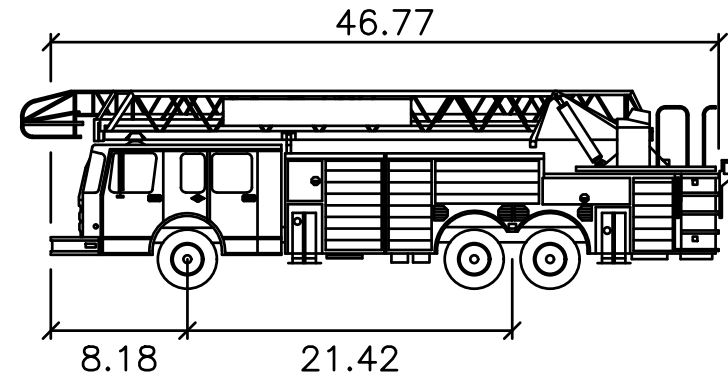
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CHECKED: TJD
SCALE: 1"=10'
DATE: MAY 2024

TURNING
MOVEMENTS
(2 OF 3)

SHEET 18 OF 19
FILE: 21-252

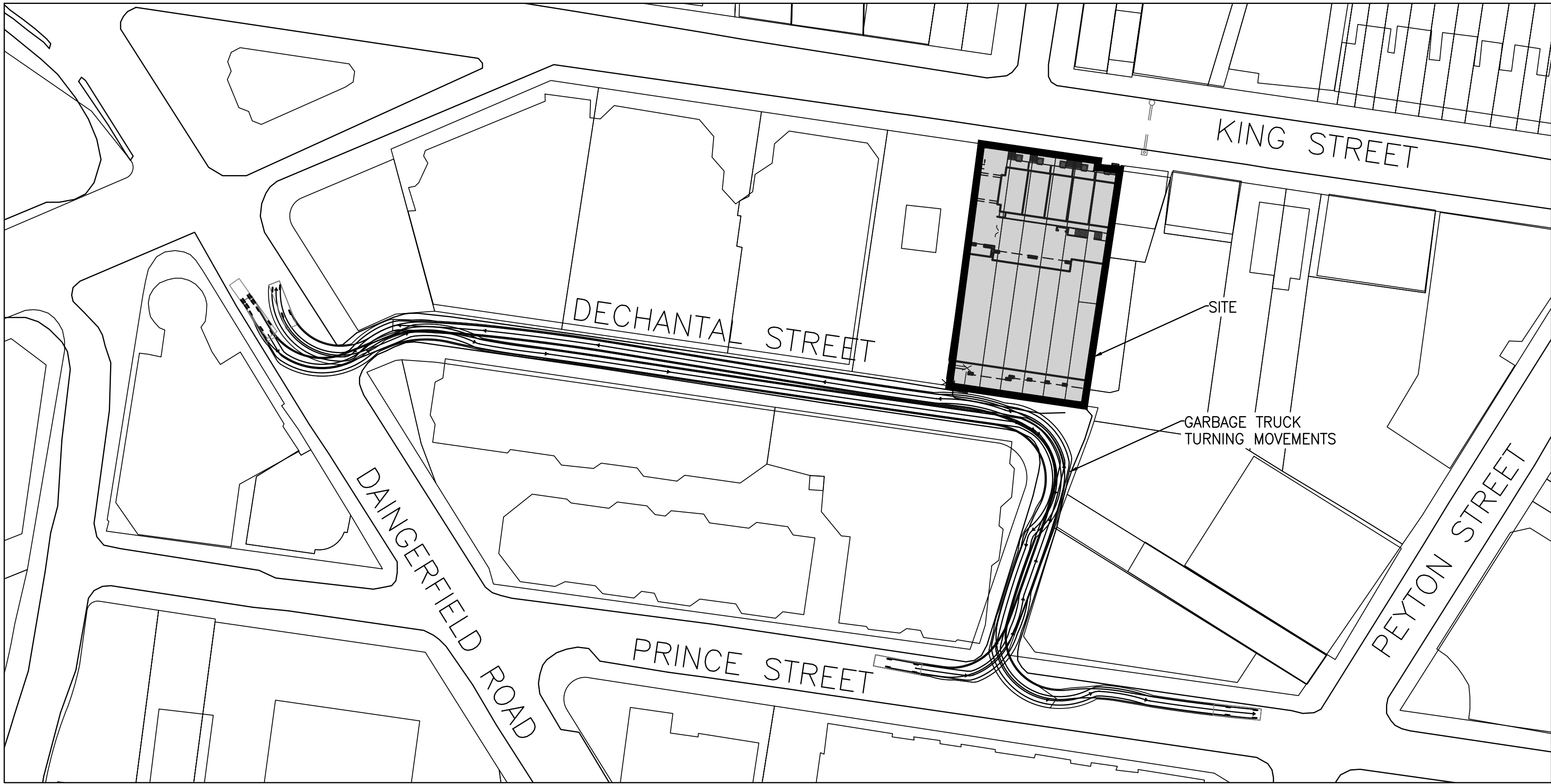


FIRETRUCK TURNING MOVEMENTS
SCALE: 1" = 60'

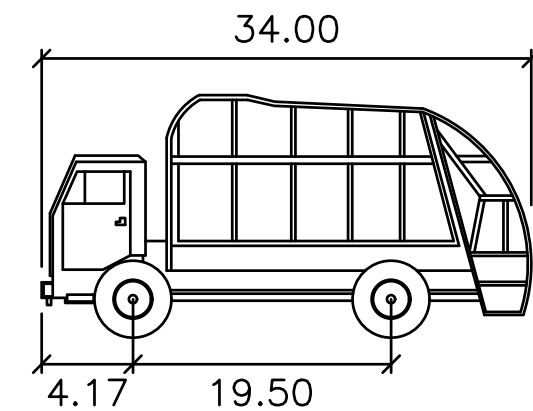
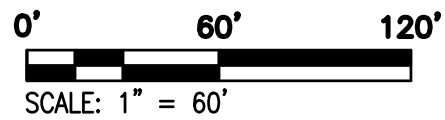
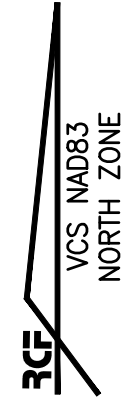


30' FIRETRUCK

	feet
Width	: 8.41
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.1



FIRETRUCK TURNING MOVEMENTS
SCALE: 1" = 60'



TRASH TRUCK

	feet
Width	: 8.08
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1

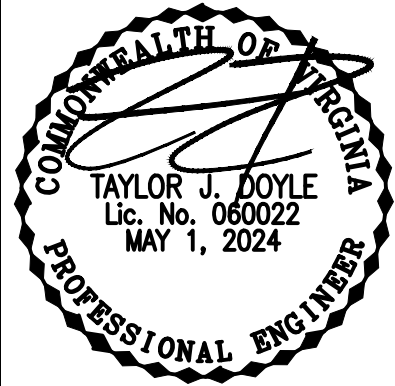
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
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DATE _____	



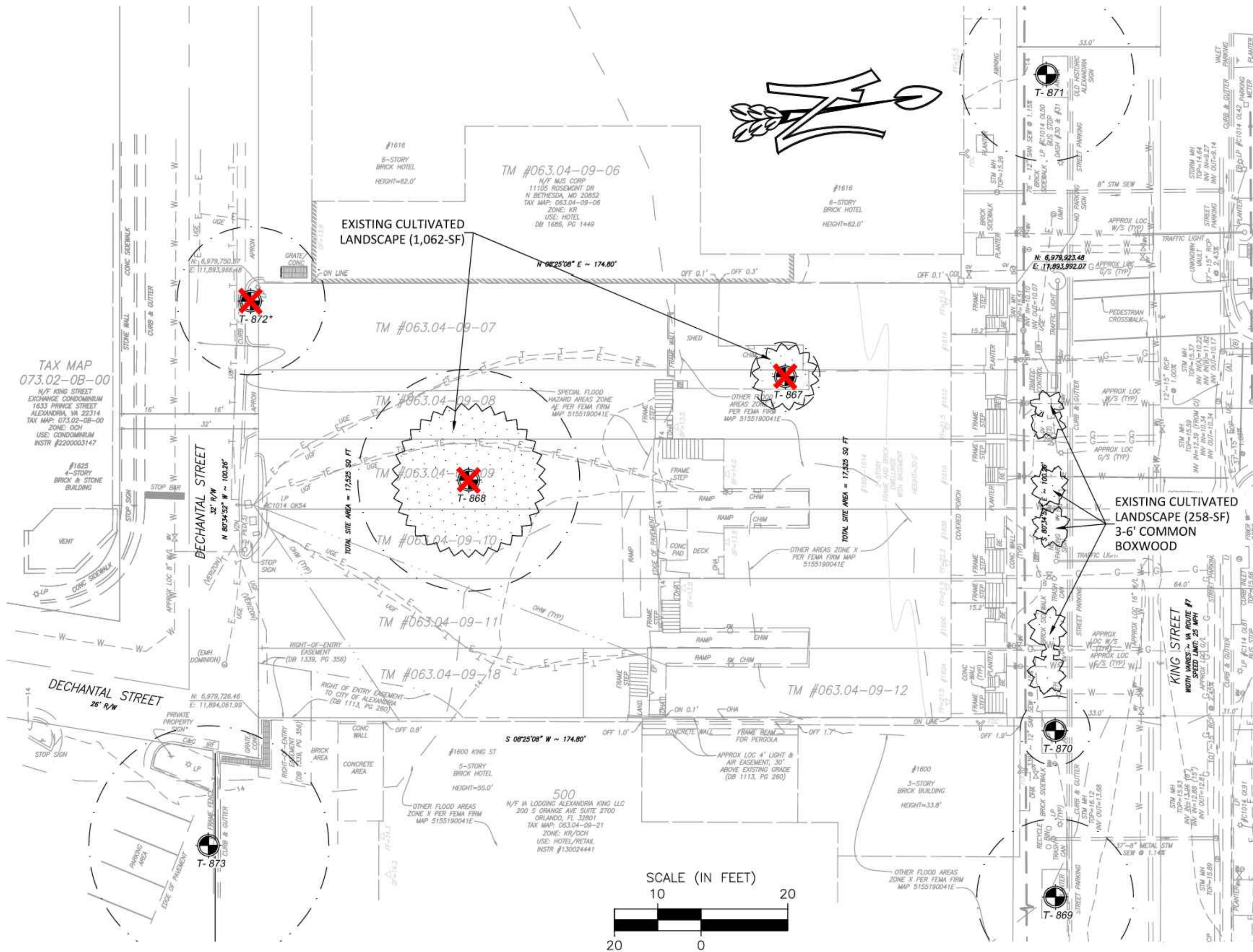
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
1604-1614 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

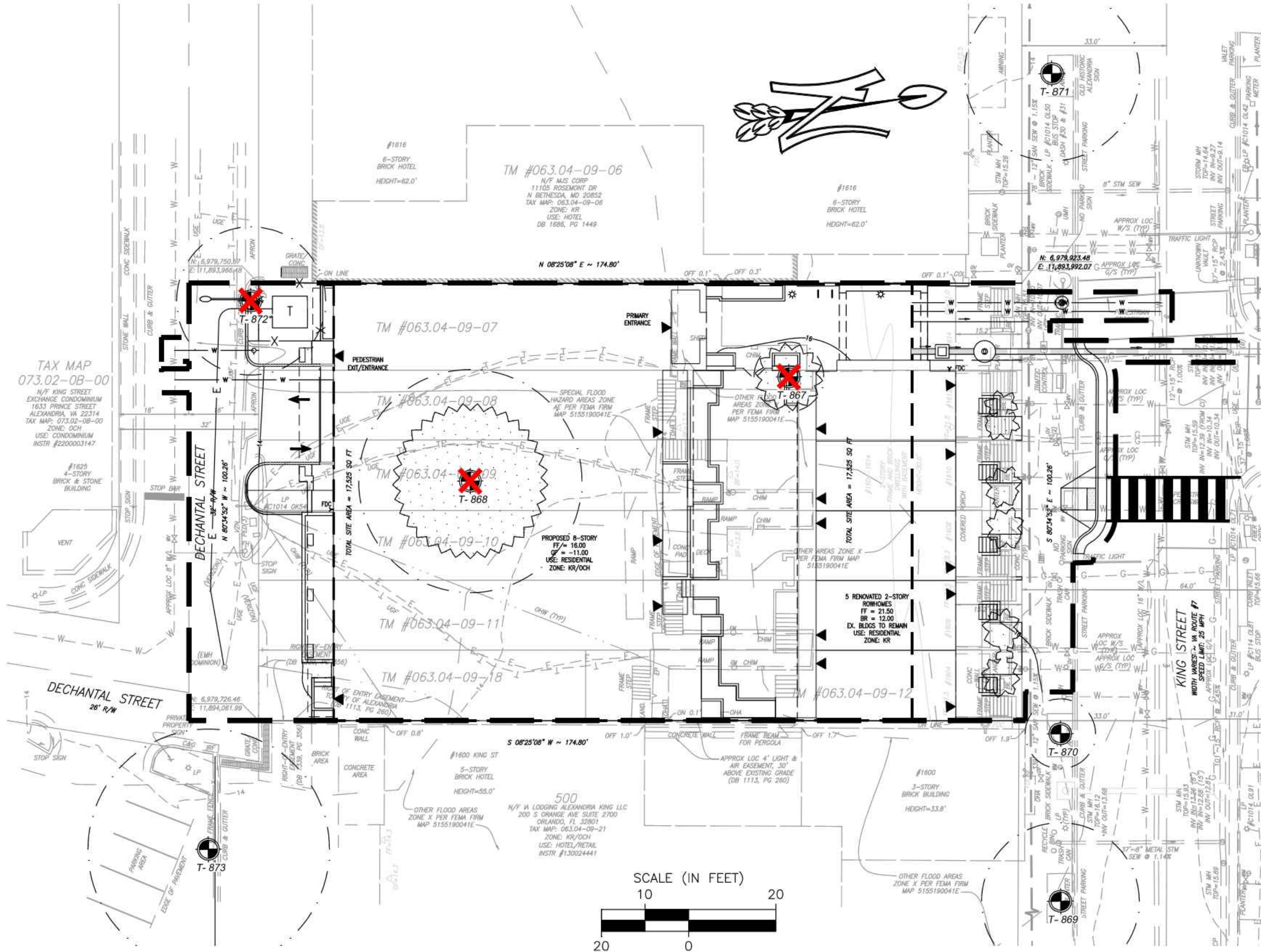
DESIGN: ARO
CHECKED: TJD
SCALE: 1"=60'
DATE: MAY 2024

TURNING
MOVEMENTS
(3 OF 3)

EXISTING TREE AND VEGETATION SURVEY



PROPOSED TREE AND VEGETATION PROTECTION SURVEY



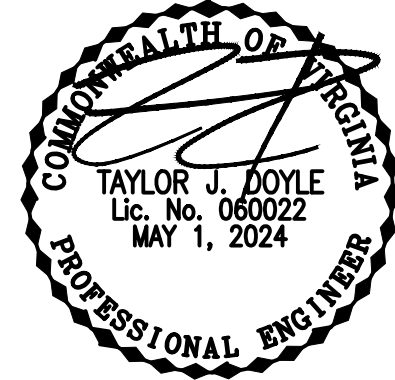
LEGEND

- TREELINE
- EXISTING CULTIVATED LANDSCAPE (1,320-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
- TREE TO BE REMOVED (TBR)
- APPROX. LIMITS OF CLEARING

NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 1604-1614 KING ST.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY R.C. FIELDS & ASSOCIATES, INC., 2023.
3. PROPOSED DEVELOPMENT PLAN BY R.C. FIELDS & ASSOCIATES, INC., 2023.
4. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., FEBRUARY, 2023.
5. (MS. MEGAN BUDNIK, CERTIFICATION #: MA-6436A).
6. CRZ MEASUREMENTS IN RADIUS PER THE CITY OF ALEXANDRIA DETAIL.
7. TOTAL CANOPY COVER: 1,320 SQUARE FEET (SF).
8. PERCENT OF SITE COVERED: 7.5%
9. PERCENT COVER REQUIRED BY ZONING: 25%
10. QUALIFYING CANOPY TO BE PRESERVED: 0 SF x 1.0 CANOPY MULTIPLIER = 0 SF (0%)
11. MINIMUM CANOPY AREA TO BE PLANTED TO MEET REQUIREMENT: 4,381 SF (25%)

FOR INFORMATION ONLY



DESIGN BY OTHERS

Tree Number	Common Name	Scientific Name	Size (dia. @ 54-in. above grade)	Critical Root Zone (feet)	Condition Rating %	Likelihood of Survival of Construction	Remove?	Offsite or Shared	Notes & Recommendations
867	Princess Tree	Paulownia tomentosa	6.0	8.0	69%	None	X		Small soil volume, poor branch structure, and girdled by fence
868	Pin Oak	Quercus palustris	25.6	25.6	59%	None	X		Small soil volume, moderate deadwood, and roots uplifting surrounding pavement
869	Pin Oak	Quercus palustris	18.0	18.0	66%	Good		Offsite	Small soil volume, lights strung in tree, over mulched, and girdled roots
870	Pin Oak	Quercus palustris	6.5	8.0	66%	Good		Offsite	Small soil volume, lights strung in tree, over mulched, and girdled roots
871	Pin Oak	Quercus palustris	20.0	20.0	41%	Good		Offsite	Small soil volume, lights strung in tree, over mulched, girdled roots, also significant exit holes, frass, loose bark, ants under bark, conks on exposed roots, significant pruning, and severe watersprouts
872	Willow Oak	Quercus phellos	17.0	17.0	59%	None	X*	Offsite	Girdled by sidewalks, asphalt covering 50% of root collar, moderate deadwood, and watersprouts
873	Pin Oak	Quercus palustris	27.6	27.6	59%	Good		Offsite	Stubs left from clearance pruning, and girdled roots over 40% of root collar

NOTES:

- 1.* SHARED/OFFSITE/ROW TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.
4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF THE CITY.

APPROVED
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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



ENVIRONMENTAL



1604-1616
KING STREET

CITY OF ALEXANDRIA, VA

TREE AND VEGETATION
SURVEY & PROTECTION PLAN

REVISIONS:

DATE	AMTS	COMMENTS
9/14/23	AMS	
7/7/24	AMS	
9/12/24	AMS	

SHEET TP-01

SCALE: 1" = 20'

PROJECT DATE:

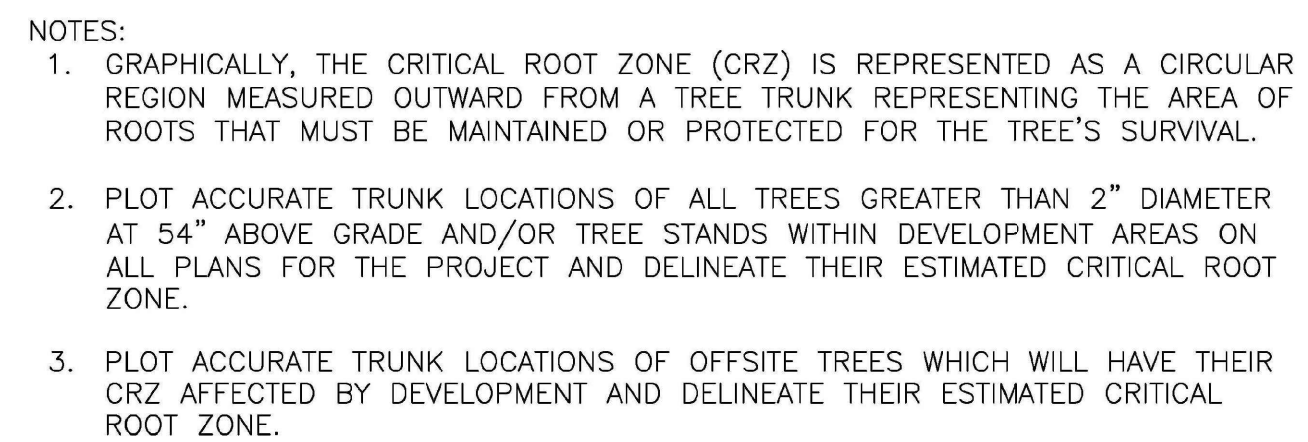
03/10/23


DRAFT: CHECK:

MEB AMS


FILE NUMBER:

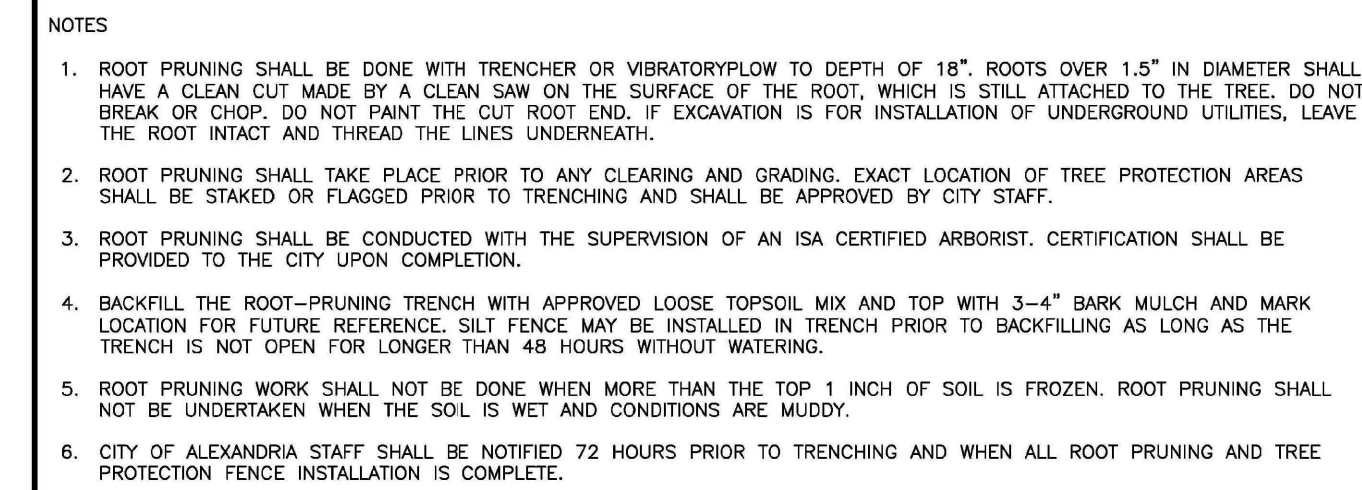
3200




# OF UPDATES: 00 LAST UPDATED:			NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA	CRITICAL ROOT ZONE
CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA				Approved by: COA	




CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS			NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA Approved by: COA	TREE PROTECTION FENCE
CITY OF ALEXANDRIA, VIRGINIA				I OF 1	Date drawn: 01/01/19 LD 014



CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA			NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA Approved by: COA	ROOT PRUNING
I OF I		Date drawn: 01/01/19	LD 015		

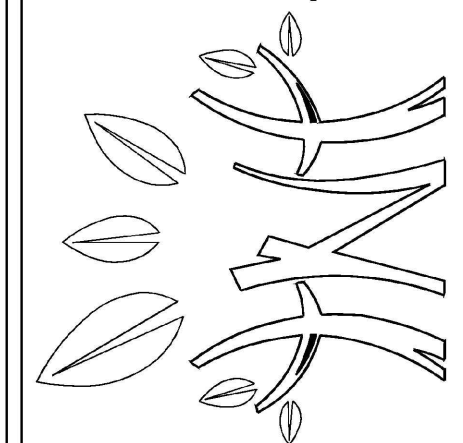
DESIGN BY OTHERS

1 OF UPDATES: 00 LAST UPDATED:		NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.		Source: CITY OF ALEXANDRIA Approved by: COA		STANDARD TREE PRESERVATION PLAN NOTES		
CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA				I O F I		Date drawn: 12/02/2019		LD 017

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_____ DIRECTOR	_____ DATE
CHAIRMAN, PLANNING COMMISSION	
_____ DATE	_____ DATE
INSTRUMENT NO. _____	
_____ DEED BOOK NO. _____	_____ DATE _____



ENVIRONMENTAL
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.INTENVIRONMENTALINC.COM



1604-1616
KING STREET

CITY OF ALEXANDRIA, VA

TREE AND VEGETATION
SURVEY & PROTECTION PLAN

REVISIONS	
DATE	COMMENTS
SHEET	TP-02
SCALE: NTS	
PROJECT DATE: 03/10/2023	
DRAFT: <i>MEB</i>	CHECK: <i>AMS</i>
FILE NUMBER: 3200	

A/C	AIR CONDITIONING	I	ID	INSIDE DIAMETER
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSPORTATION OFFICIALS		INSTL	INSTALLATION
AB	ANCHOR BOLT		INV	INVERT
ABRSV	ABRASIVE		IP	IRON PIPE
ABV	ABOVE	J	JST	JOIST
AC	ACRE		JT	JOINT
ACD	ACCESS DOOR			
ADA	AREA DRAIN	L	LAM	LAMINATED
ADA	AMERICAN WITH DISABILITIES ACT		LB	POUND
ADEN	ADDENDA, ADDENDUM		LBR	LUMBER
ADD	ADDITIONAL		LH	LEFT HAND
ADH	ADHESIVE		LOD	LIMITS OF DISTURBANCE
ADJ	ADJACENT		LOS	LINE OF SIGHT
ADJT	ADJUSTABLE		LOW	LIMITS OF WORK
A-E	ARCHITECT-ENGINEER		LTP	LIGHT POLE
AF	ABOVE FINISH FLOOR		LP	LOW POINT
AFG	ABOVE FINISH GRADE		LS	LANDSCAPE
AGGR	AGGREGATE		LT	LIGHT
ALUM	ALUMINUM		LTG	LIGHTING
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE		LVL	LEVEL
APPROX	APPROXIMATE			
APT	APARTMENT	M	MAS	MASONRY
ASPH	ASPHALT		MATL	MATERIAL
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS		MAX	MAXIMUM
AVE	AVENUE		MECH	MECHANICAL
			MED	MEDIUM
			MET	METAL
B	BALL AND BURLAP		METB	METAL BASE
BC	BOTTOM OF CURB, BOTTOM OF COLUMN		MFG	MANUFACTURING
BE	BEAM		MH	MANHOLE
BITUM	BITUMINOUS		MIN	MINIMUM
BL	BASELINE		MISC	MISCELLANEOUS
BLDG	BUILDING		MOLDG	MOLDING
BLK	BLOCK		MTG	MOUNTING
BLVD	BOULEVARD		MULL	MULLION
BM	BENCHMARK		MUTCD	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
BMP	BEST MANAGEMENT PRACTICES			
BOC	BACK OF CURB			
BP	BREAK POINT	N	N	NORTH
BRK	BRICK		N/A	NOT APPLICABLE
BRKT	BRACKET		NIC	NOT IN CONTRACT
BRL	BUILDING RESTRICTION LINE		NO	NUMBER
BS	BOTTOM OF STEP		NOM	NOMINAL
BSMT	BASEMENT		NTS	NOT TO SCALE
BTWN	BETWEEN			
BW	BOTTOM OF WALL	O	OA	OVERALL
BEV	BEVEL		OC	ON CENTER
			OD	OUTSIDE DIAMETER
C	CATCH BASIN		OPNG	OPENING
CC	CENTER TO CENTER		OPT	OPTIONAL
CEM	CEMENT		ORIG	ORIGINAL
CI	CAST IRON	P	PAR	PARALLEL
CIP	CAST IRON PIPE		PERP	PERPENDICULAR
CIPC	CAST-IN-PLACE CONCRETE		PI	POINT OF INTERSECTION
CJ	CONTROL JOINT		PIE	PUBLIC IMPROVEMENT EASEMENT
CL	CENTER LINE		PWKY	PARKWAY
CLO	CLOSET		PL	PROPERTY LINE
CLR	CLEAR		PLBG	PLUMBING
CMU	CONCRETE MASONRY UNIT		PLYWD	PLYWOOD
COL	COLUMN		PNL	PANEL
CONC	CONCRETE		PNT	PAINT
CONN	CONNECTION		POB	POINT OF BEGINNING
CONST	CONSTRUCTION		PR	PAIR
CONT	CONTINUOUS		PRCST	PRECAST
COORD	COORDINATE		PRELIM	PRELIMINARY
D	DRINKING FOUNTAIN		PRKG	PARKING
DF	DIAMETER		PROP	PROPOSED
DIA	DIMENSION		PSF	POUNDS PER SQUARE FOOT
DIST	DISTANCE		PSI	POUNDS PER SQUARE INCH
DR	DRIVE		PT	PRESSURE TREATED
DRN	DRAIN		PTD	PAINTED
DWG	DRAWING		PUE	PUBLIC UTILITY EASEMENT
DEMO	DEMOLITION		PVMT	PAVEMENT
DET	DETAIL	R	R	RISER, RADIUS
DI	DROP INLET		RC	REINFORCED CONCRETE
DN	DOWN		RD	ROAD
DS	DOWNSPOUT		RDWY	ROADWAY
DT	DRAIN TILE		REC	RECESSED
DWL	DOWEL		REF	REFERENCE
			REQD	REQUIRED
E	EAST		RFD	ROOF DRAIN
EA	EACH		RH	RIGHT HAND
ELEC	ELECTRICAL		RIM	DRAIN INLET RIM ELEVATION
ELEC P	ELECTRICAL PANEL		RLG	RAILING
ELEV	ELEVATION		RM	ROOM
ENCL	ENCLOSURE		RND	ROUND
ENTR	ENTRANCE		ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT		RP	RADIUS POINT
EQ	EQUAL		RPA	RESOURCE PROTECTION AREA
EQL SP	EQUALLY SPACED		RTE	ROUTE
EQUIP	EQUIPMENT	S	S	SOUTH
ESMT	EASEMENT		SD	SURFACE DRAIN
ETO	EXISTING TO BE DEMOLISHED		SECT	SECTION
ETR	EXISTING TO REMAIN		SGL	SINGLE
ETRL	EXISTING TO BE RELOCATED		SJ	SCORED JOINT
ETRP	EXISTING TO BE REPLACED		SLP	SLOPE
EW	EACH WAY		SM	SMOOTH
EX	EXISTING		SPEC	SPECIFICATION
EXP	EXPANSION		SQ FT	SQUARE FOOT
EXT	EXTERIOR		SQ IN	SQUARE INCH
F	FLOOR AREA RATIO		SST	STAINLESS STEEL
FAR	FIBER BOARD		STRT	STREET
FBD	FLOOR BOARD		STA	STATION POINT
FD	FLOOR DRAIN		STD	STANDARD
FDN	FOUNDATION		STL	STEEL
FFE	FINISHED FLOOR ELEVATION		STM	STORM DRAIN
FIN	FINISH		SW	SIDEWALK
FIN FL	FINISH FLOOR		SWM	STORM WATER MANAGEMENT
FIN GR	FINISH GRADE	T	T&G	TONGUE AND GROOVE
FN	FENCE		TC	TOP OF CURB, TOP OF COLUMN
FOC	FRONT OF CURB		TD	TRENCH DRAIN
FT	FOOT/FEET			

ARCH CIVIL ENGR GC ID MEP LA LC STR	ARCHITECT CIVIL ENGINEER ENGINEER GENERAL CONTRACTOR INTERIOR DESIGNER MECHANICAL/ELECTRICAL/PLUMBING LANDSCAPE ARCHITECT LANDSCAPE CONTRACTOR STRUCTURAL ENGINEER
MATERIAL GRAPHICS	
	CONCRETE
	FABRIC SEPARATOR
	COMPACTED AGGREGATE SUB-BASE
	STEEL / IRON
	SAND
	ALUMINUM
	MORTAR
	BRASS / BRONZE / COPPER
	MORTAR NEXT TO SAND SETTING BED
	WOOD
	BRICK / PAVER
	MULCH
	DRAINAGE GRAVEL
	PLASTIC
	SOIL / COMPACTED SOIL / UNDISTURBED SUBGRADE
	ARCHITECTURAL PRECAST
	STRUCTURAL / PLANTING / LIGHTWEIGHT SOIL
	WELDED WIRE REINFORCEMENT
	EXPANSION JOINT W/ BACKER ROD
	CMU
	REBAR
	RIGID INSULATION W/ OPEN JOINTS FOR DRAINAGE
	STONE
	BRICK / CONCRETE PAVER RUNNING BOND
	ASPHALT CONCRETE W/ NEOPRENE TACK COAT
	BRICK / CONCRETE PAVER HERRINGBONE

	EXISTING INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED INDEX CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	ELEVATION
	STATION POINT
	EASEMENT (PUE, PIE, ETC.)
	CENTER LINE
	PROPERTY LINE
	RIGHT OF WAY
	LOT LINE
	CENTER LINE OF SWALE
	EXPANSION JOINT
	STEP
	EXISTING LIGHT
	PROPOSED POLE LIGHT
	PROPOSED PEDESTRIAN LIGHT
	PROPOSED WALL LIGHT
	PROPOSED BOLLARD
	PROPOSED FOUNTAIN LIGHT
	PROPOSED FLOODLIGHT
	PROPOSED UPLIGHT
	PROPOSED STEP LIGHT
	SLAB DRAIN
	SURFACE DRAIN / YARD DRAIN
	TRENCH DRAIN
	PLANT CALLOUT
	MATERIAL OR DETAIL CALLOUT
	ELEVATION CALLOUT
	SECTION CALLOUT

GENERAL LAYOUT NOTES:

1. BASE TOPOGRAPHICAL AND EXISTING CONDITIONS TAKEN FROM DRAWING FURNISHED BY R.C. FIELDS & ASSOCIATES, INC.
2. DRAWINGS PREPARED FROM CIVIL AND ARCHITECTURAL DRAWINGS, NOT AS-BUILT DATA PREPARED BY FIELDS & ASSOCIATES, INC., DATED 03/11/2024.
3. UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO CIVIL DRAWINGS FOR WORK RELATED TO UTILITIES.
4. DO NOT SCALE THESE DRAWINGS.
5. DIMENSIONS ARE FROM BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENTS; FROM COLUMN CENTERLINES TO HARDSCAPE CENTERLINES, TO CENTERLINE OF PAVEMENTS, TO OUTSIDE EDGE OF PAVEMENTS, TO CENTERLINES OF STAIRS; FROM EDGE OF PAVEMENT TO FACE OF WALL UNLESS OTHERWISE SPECIFIED.
6. ALL CURVES TO BE TRUE RADII WITHOUT STRAIGHT SEGMENTS.
7. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
8. CHANGES IN LAYOUT MAY BE MADE AT THIS TIME TO ACCOMMODATE DESIGN INTENT OR FIELD CONDITIONS. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS WORK.
9. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN PLANS AND ANY CONFLICTS ENCOUNTERED IN FIELD.
10. QUANTITIES REFERENCED IN PLANS ARE SHOWN AS A COURTESY ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
11. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
12. ALL WALLS, SIDEWALKS, PATHWAYS, FENCES, AND STAIRWAYS SHALL BE COMPLETELY LAID OUT AND STAKED WITH VISIBLE MARKERS. THE STAKES SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO SITE VISIT.
13. CONTRACTOR IS RESPONSIBLE FOR ALL WIRING, CONDUIT, FOOTINGS, PERMITS, ETC. NECESSARY TO COMPLETE SITE LIGHTING INSTALLATION. CONTRACTOR TO COORDINATE POWER CONNECTIONS WITH ELECTRICAL ENGINEER AND OWNER.
14. BENCH AND LITTER RECEPTACLE LAYOUT SHOWN IS APPROXIMATE. LAYOUT TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT.

APPROVED

SPECIAL USE PERMIT NO. 2024-10003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

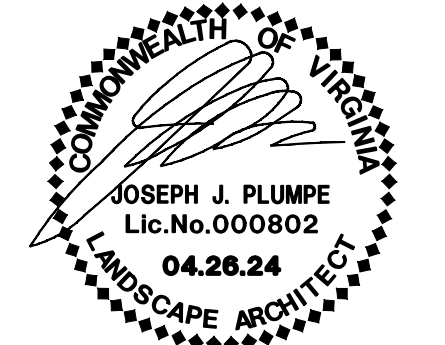
DATE RECORDED

INSTRUMENT NO.

DEED BOOK NO.

DATE

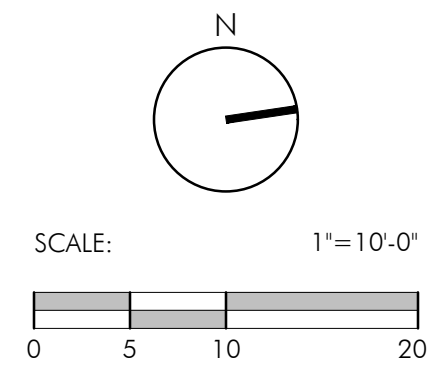
PRELIMINARY PLAN



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PROJECT NUMBER: 23010
CONTACT: D. DOVE
DRAWN: EF
APPROVED/CHECKED: DD

ORIENTATION AND SCALE



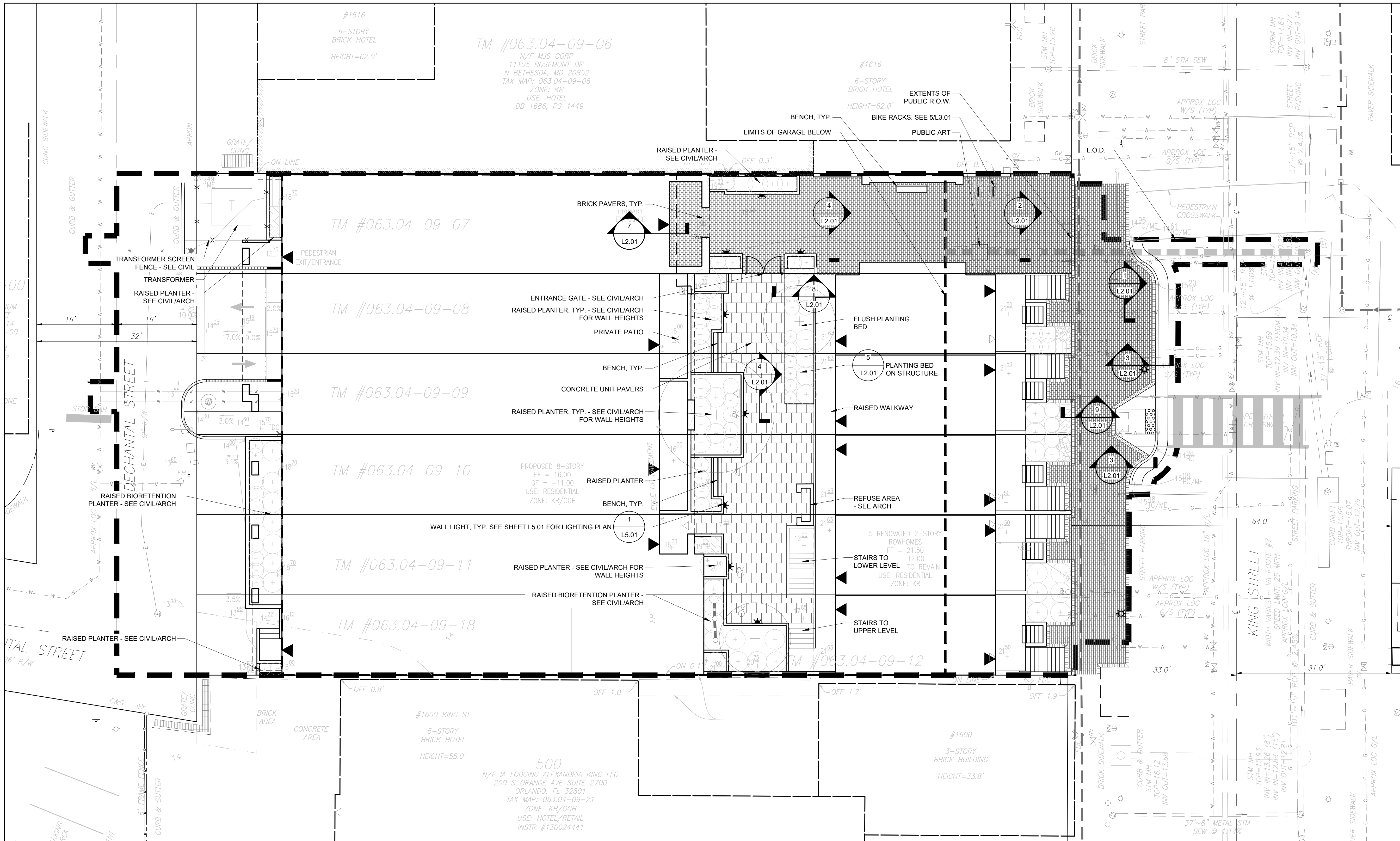
SHEET TITLE
HARDSCAPE PLAN

SHEET NUMBER

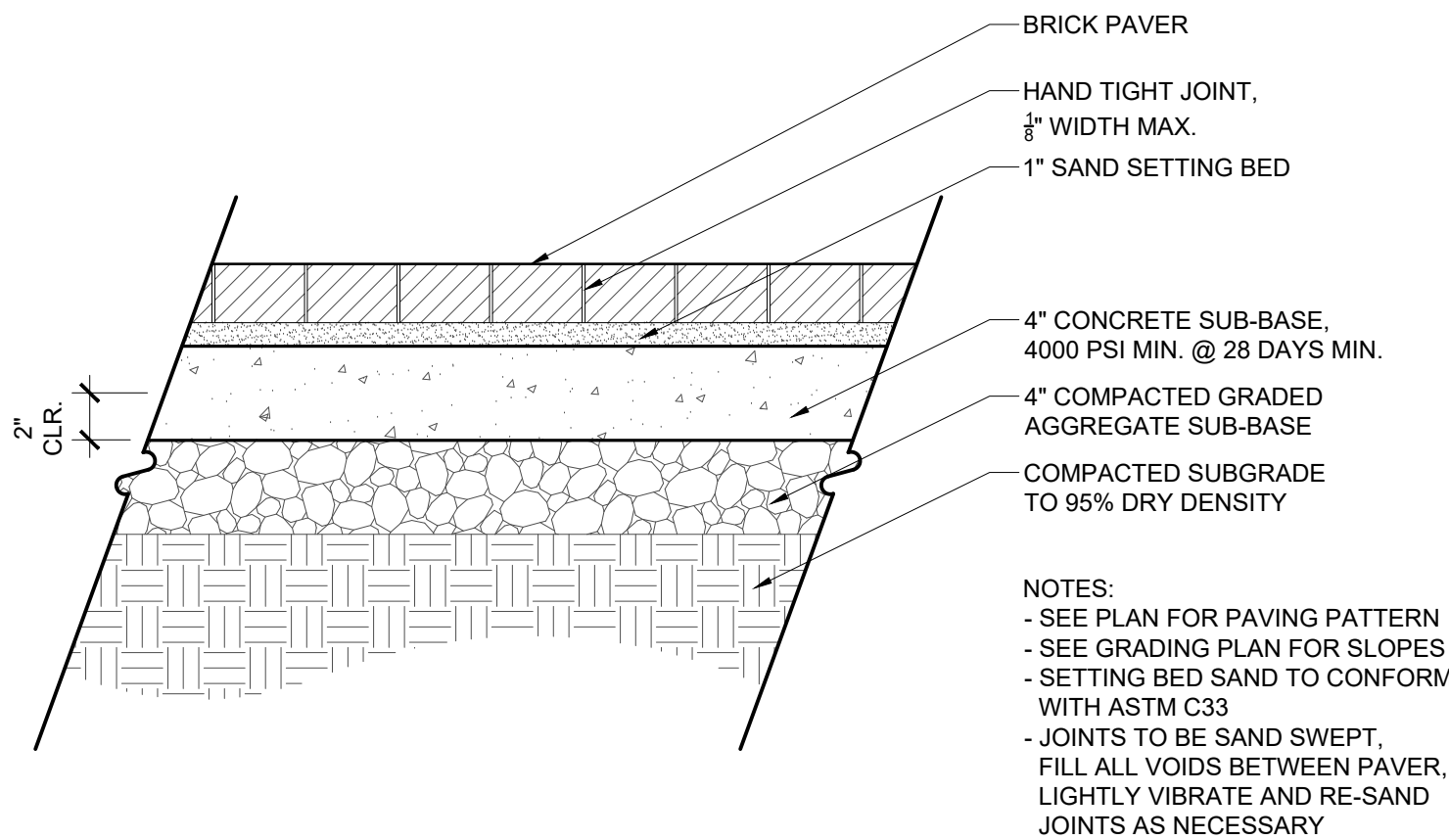
L1.01

PRELIMINARY PLAN

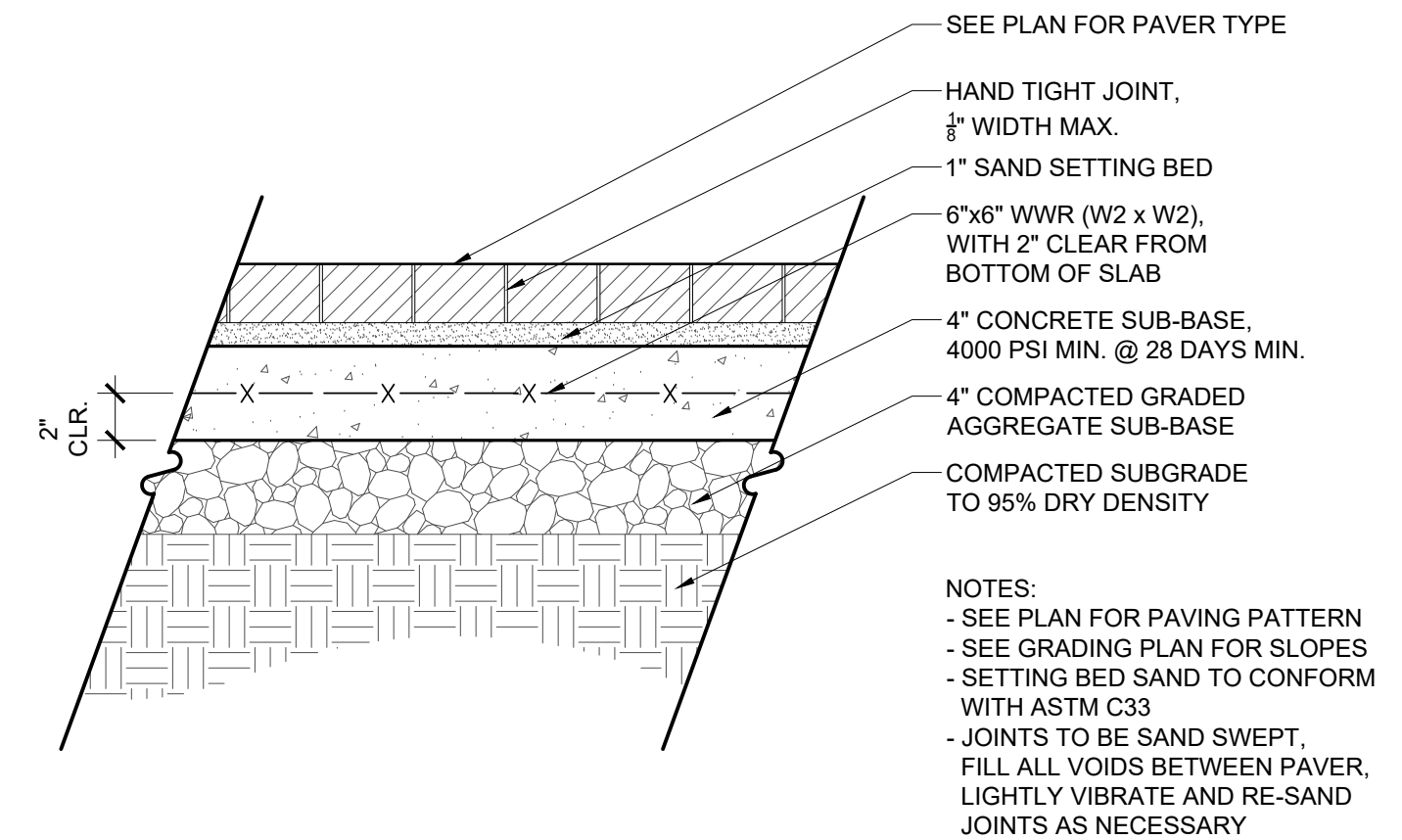
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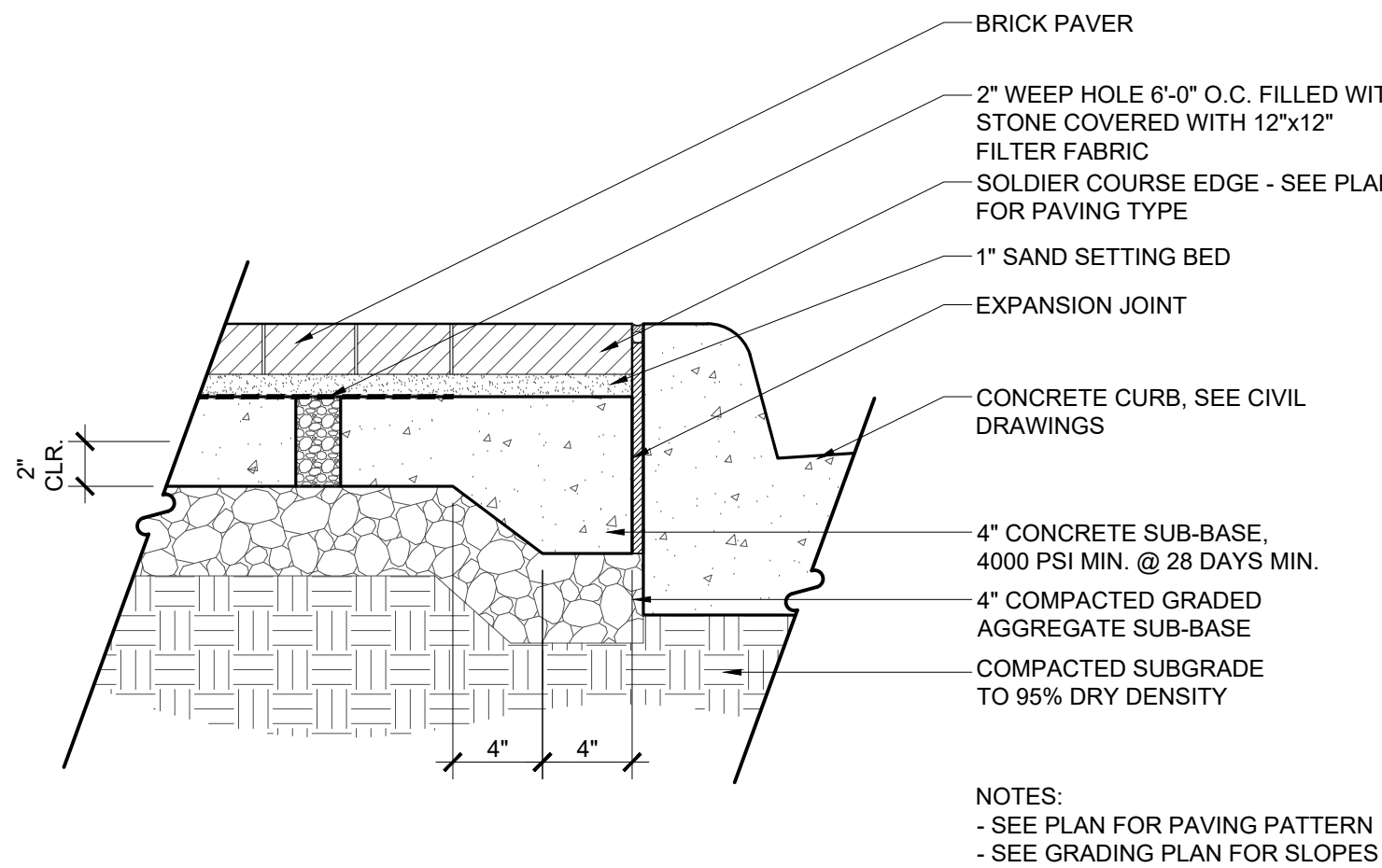
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SPECIAL USE PERMIT NO. 2024-10003	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
DATE	



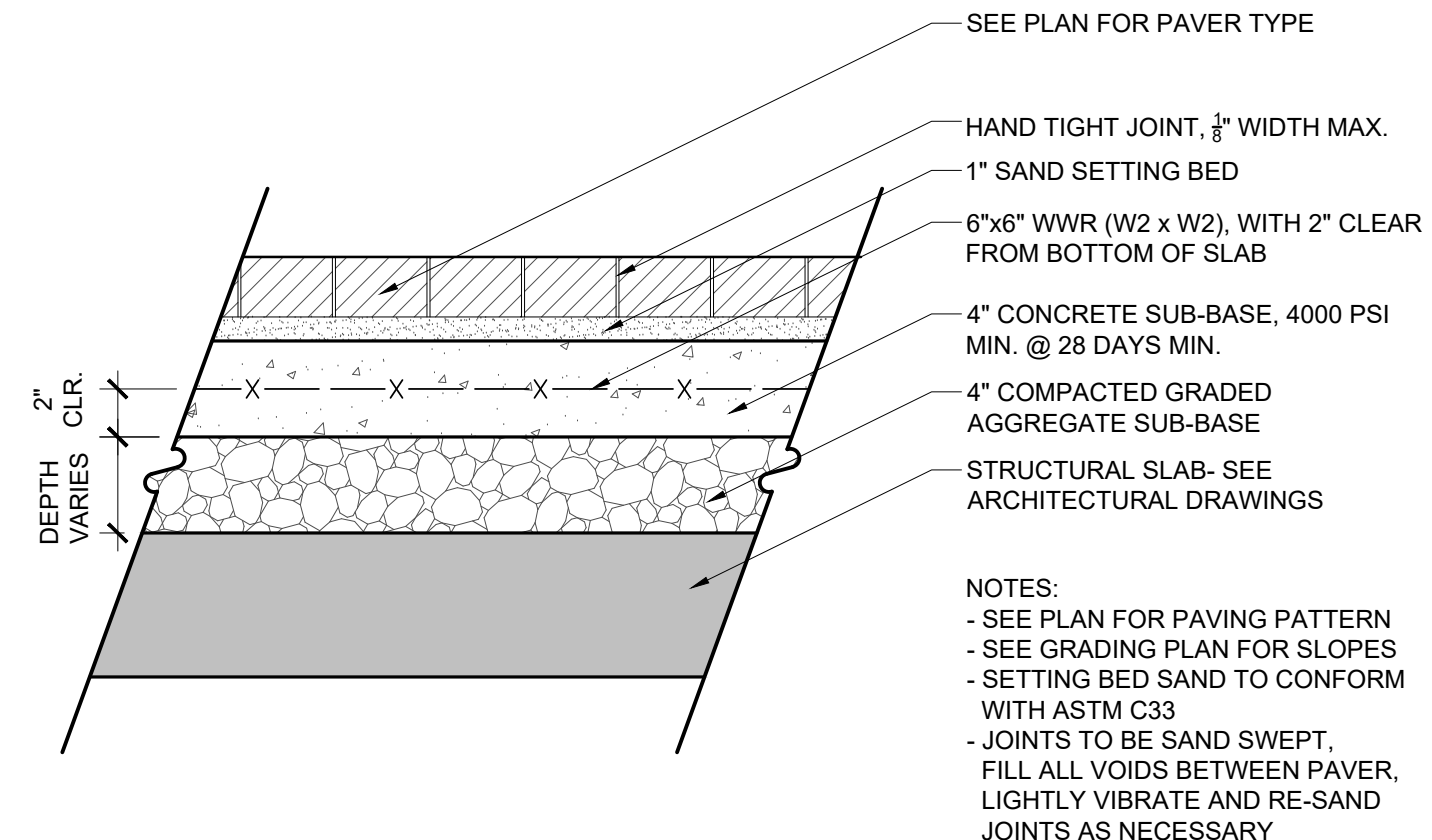
1 UNIT PAVING - PEDESTRIAN IN R.O.W. SECTION
L2.01 Scale: 1 1/2" = 1'-0"



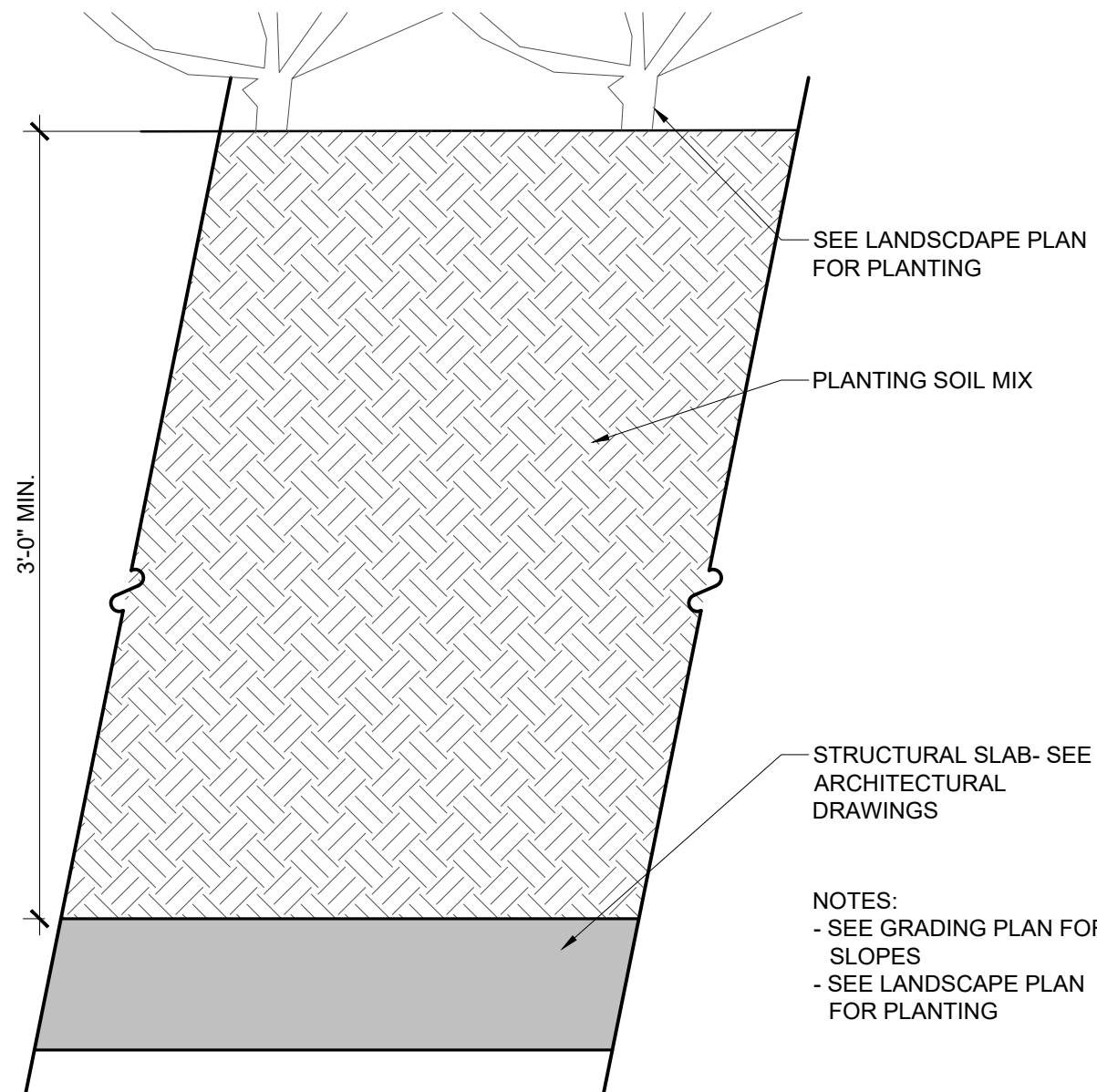
2 UNIT PAVING - PEDESTRIAN SECTION
L2.01 Scale: 1 1/2" = 1'-0"



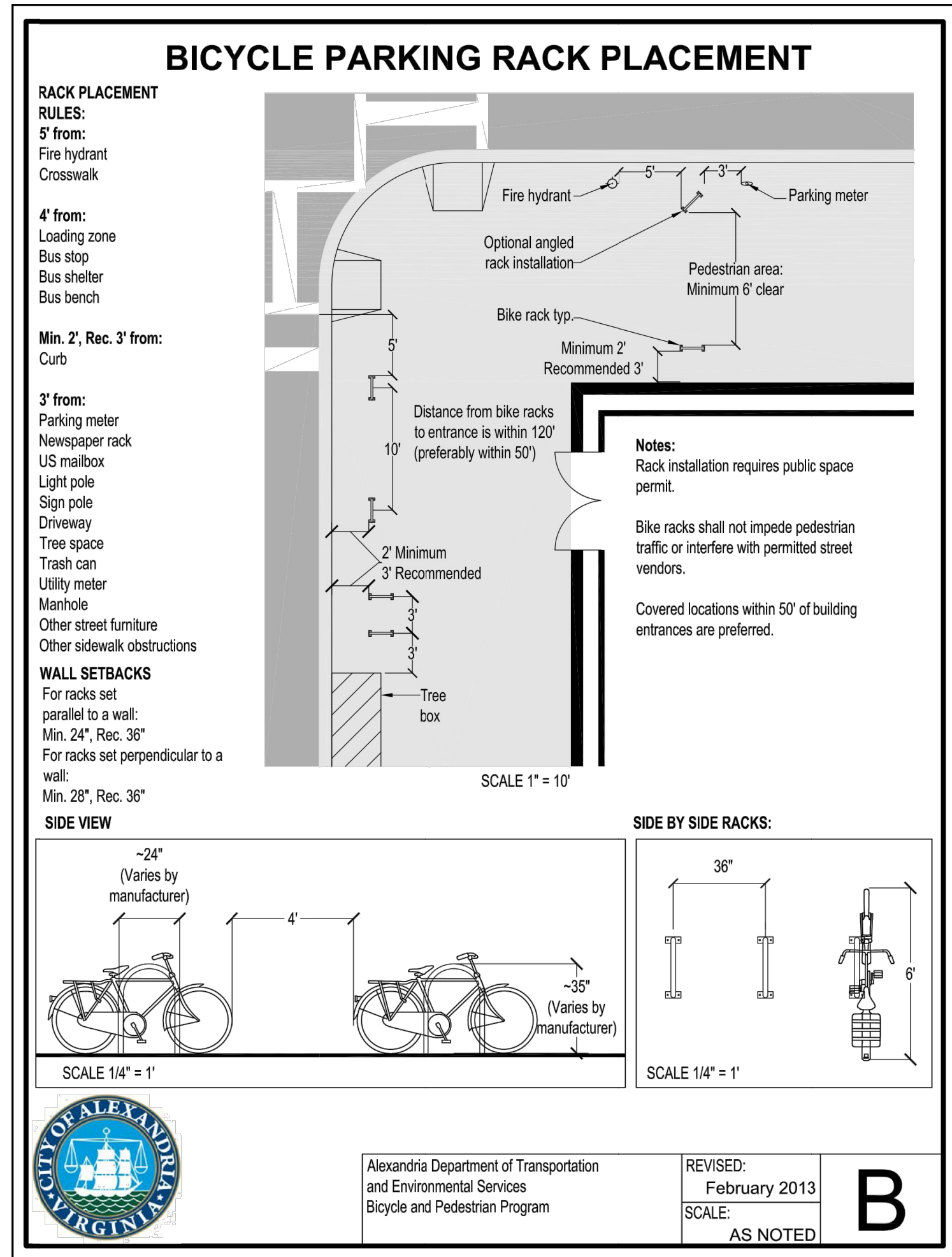
3 UNIT PAVING AT CURB - R.O.W. SECTION
L2.01 Scale: 1 1/2" = 1'-0"



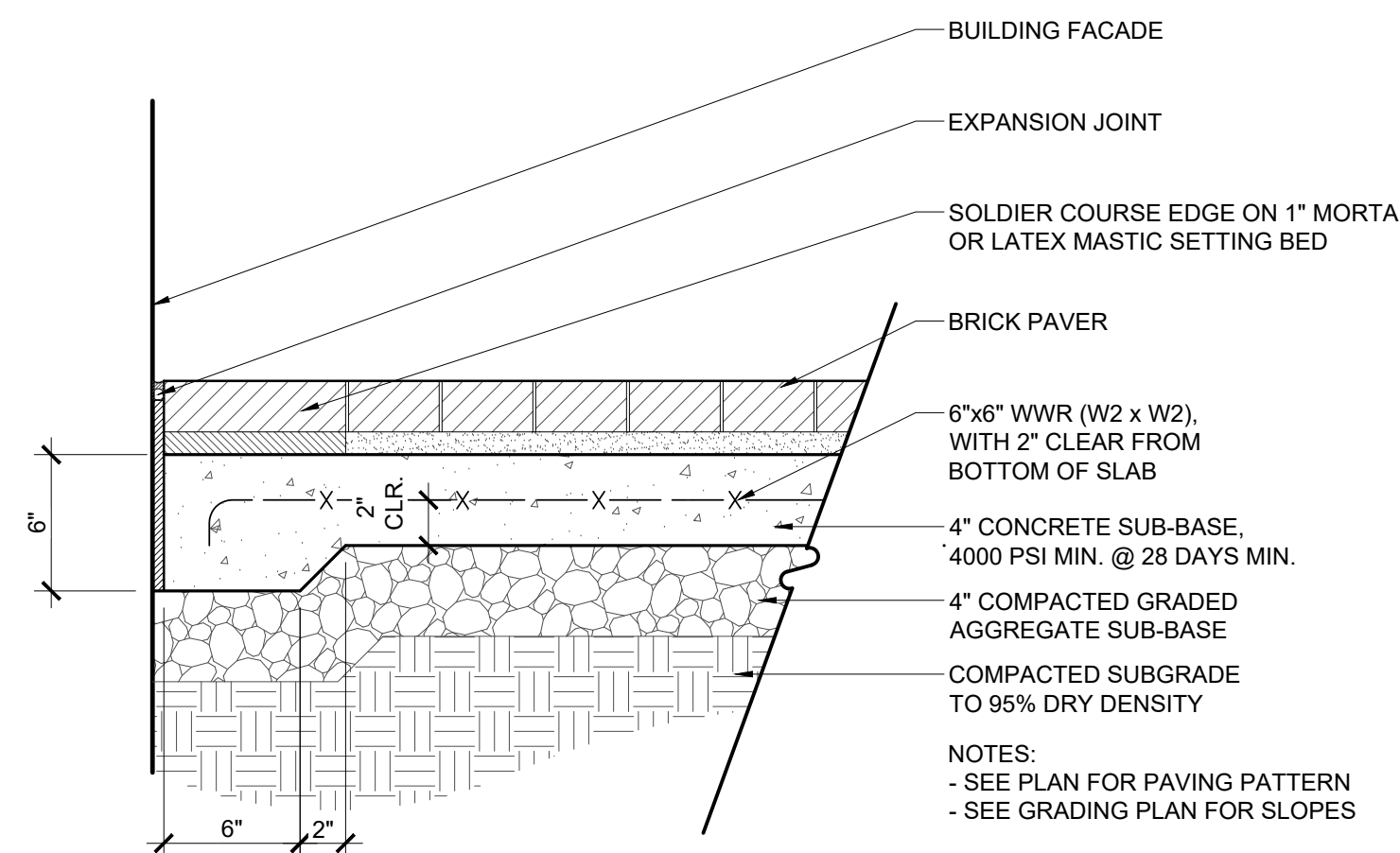
4 UNIT PAVING ON STRUCTURE SECTION
L2.01 Scale: 1 1/2" = 1'-0"



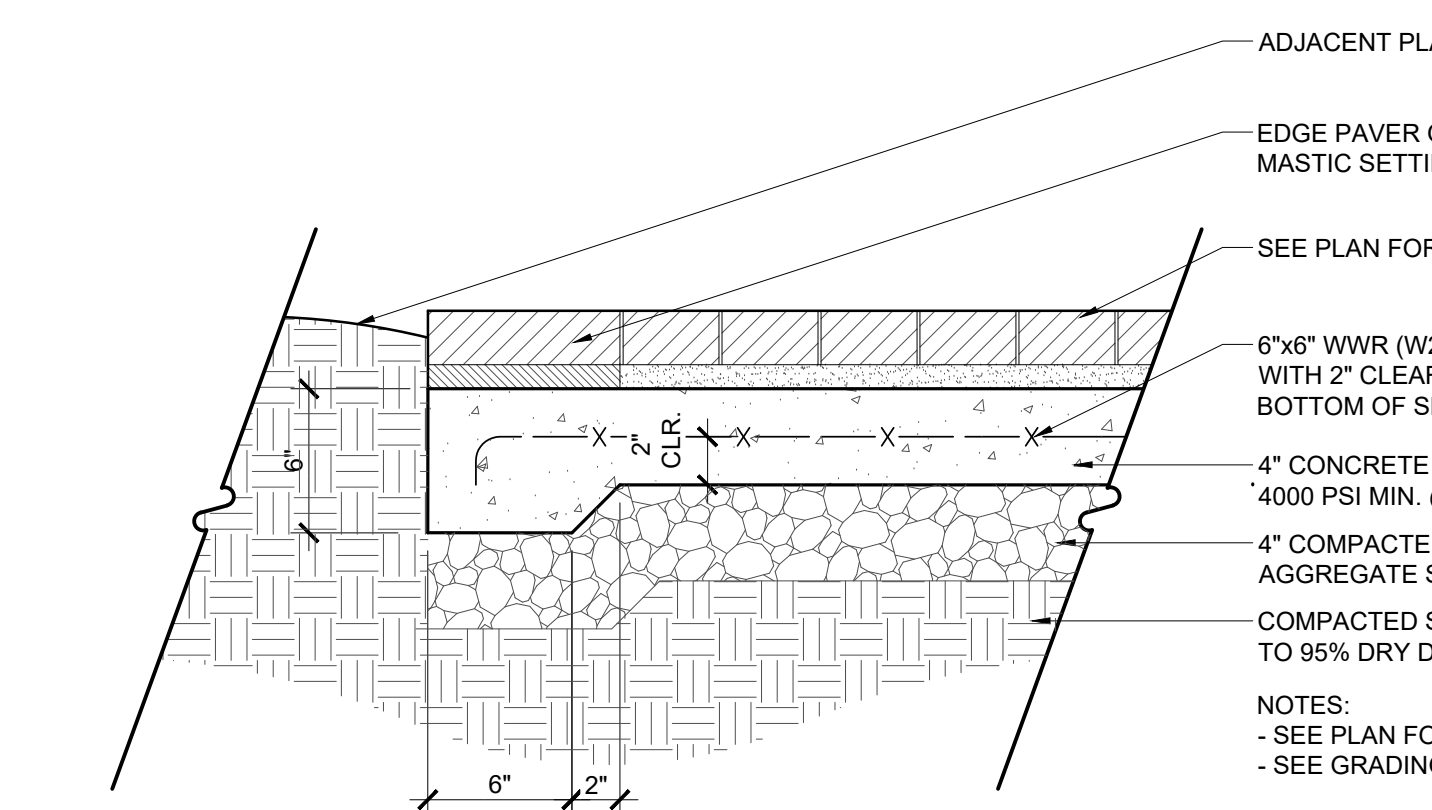
5 PLANTING BED ON STRUCTURE SECTION
L2.01 Scale: 1 1/2" = 1'-0"



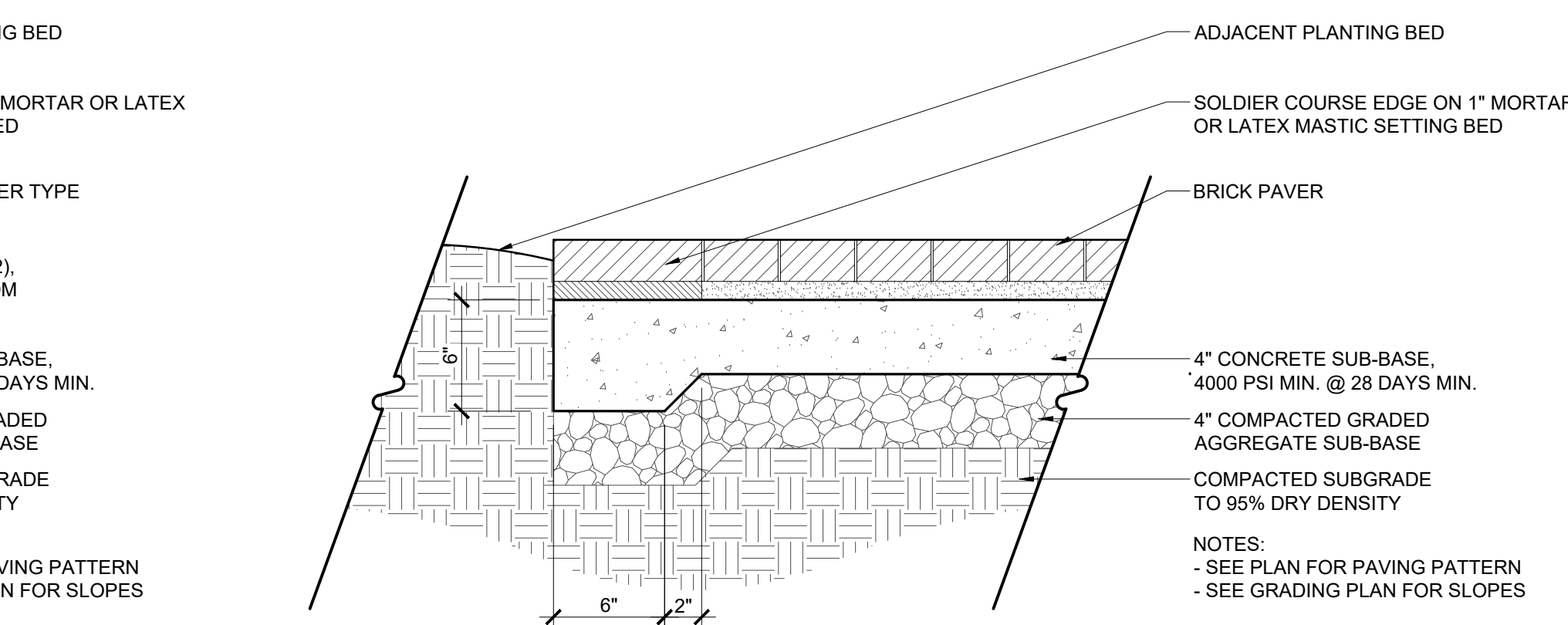
6 BICYCLE RACK LAYOUT DETAIL
L2.01 Scale: NTS



7 UNIT PAVING AT BUILDING FACE SECTION
L2.01 Scale: 1 1/2" = 1'-0"



8 UNIT PAVING AT LANDSCAPE BED SECTION
L2.01 Scale: 1 1/2" = 1'-0"



9 UNIT PAVING AT LANDSCAPE BED - R.O.W. SECTION
L2.01 Scale: 1 1/2" = 1'-0"

APPROVED

SPECIAL USE PERMIT NO. 2024-10003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

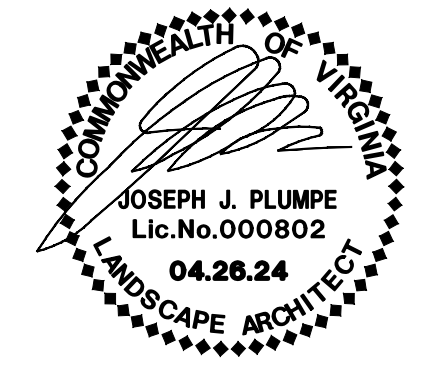
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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1604 KING STREET
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CITY OF ALEXANDRIA, VIRGINIA

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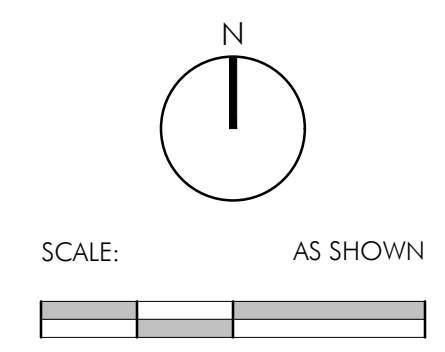


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PROJECT NUMBER: 23010
CONTACT: D. DOVE
DRAWN: EF
APPROVED/CHECKED: DD

ORIENTATION AND SCALE

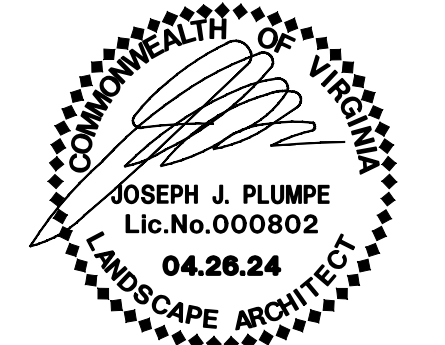


SHEET TITLE
HARDSCAPE DETAILS

SHEET NUMBER

L2.01

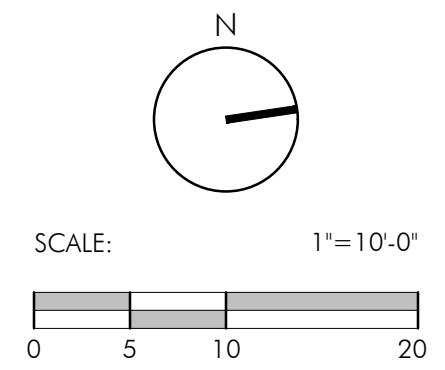
PRELIMINARY PLAN



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CONTACT: D. DOVE
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APPROVED/CHECKED: DD

ORIENTATION AND SCALE



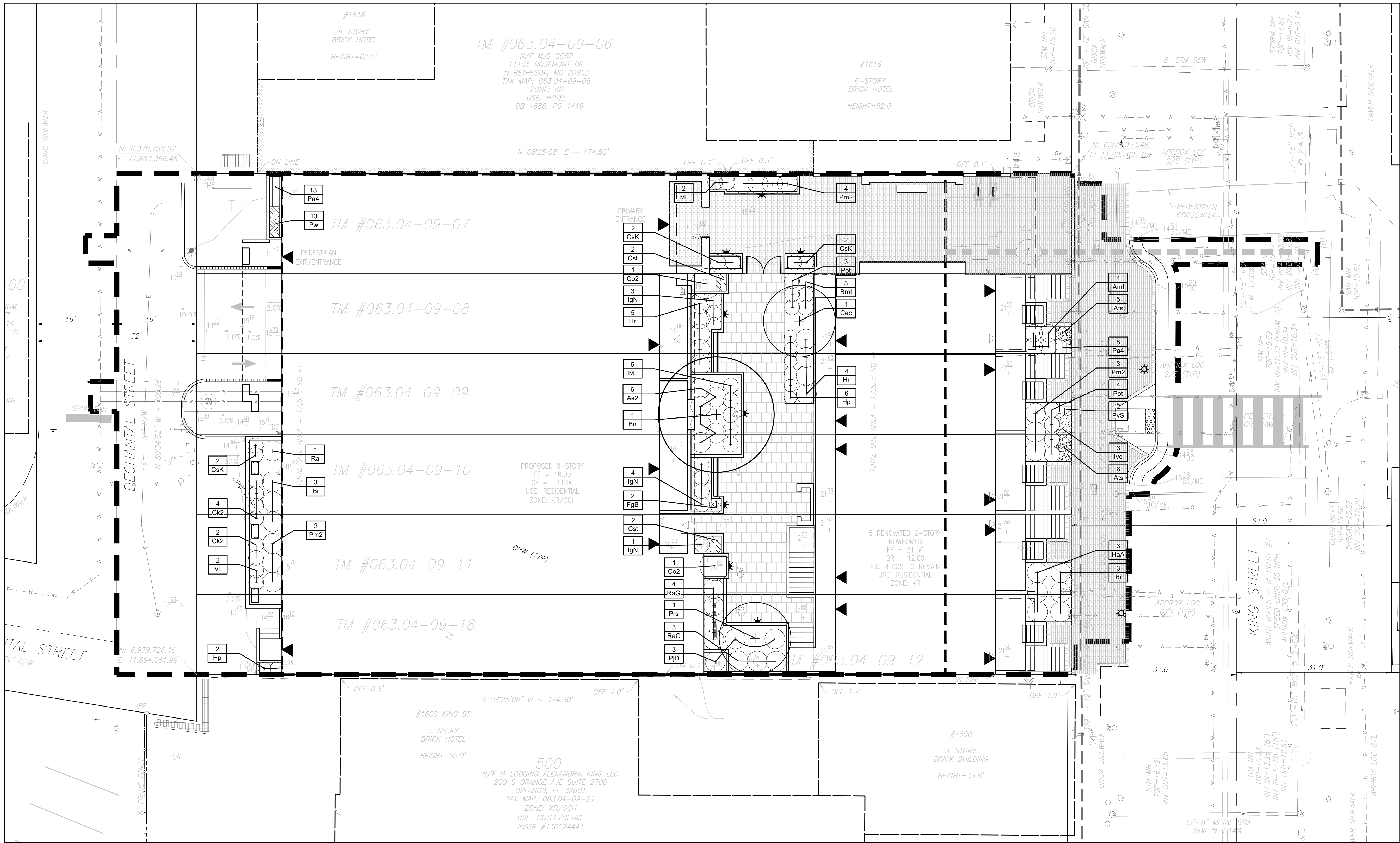
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

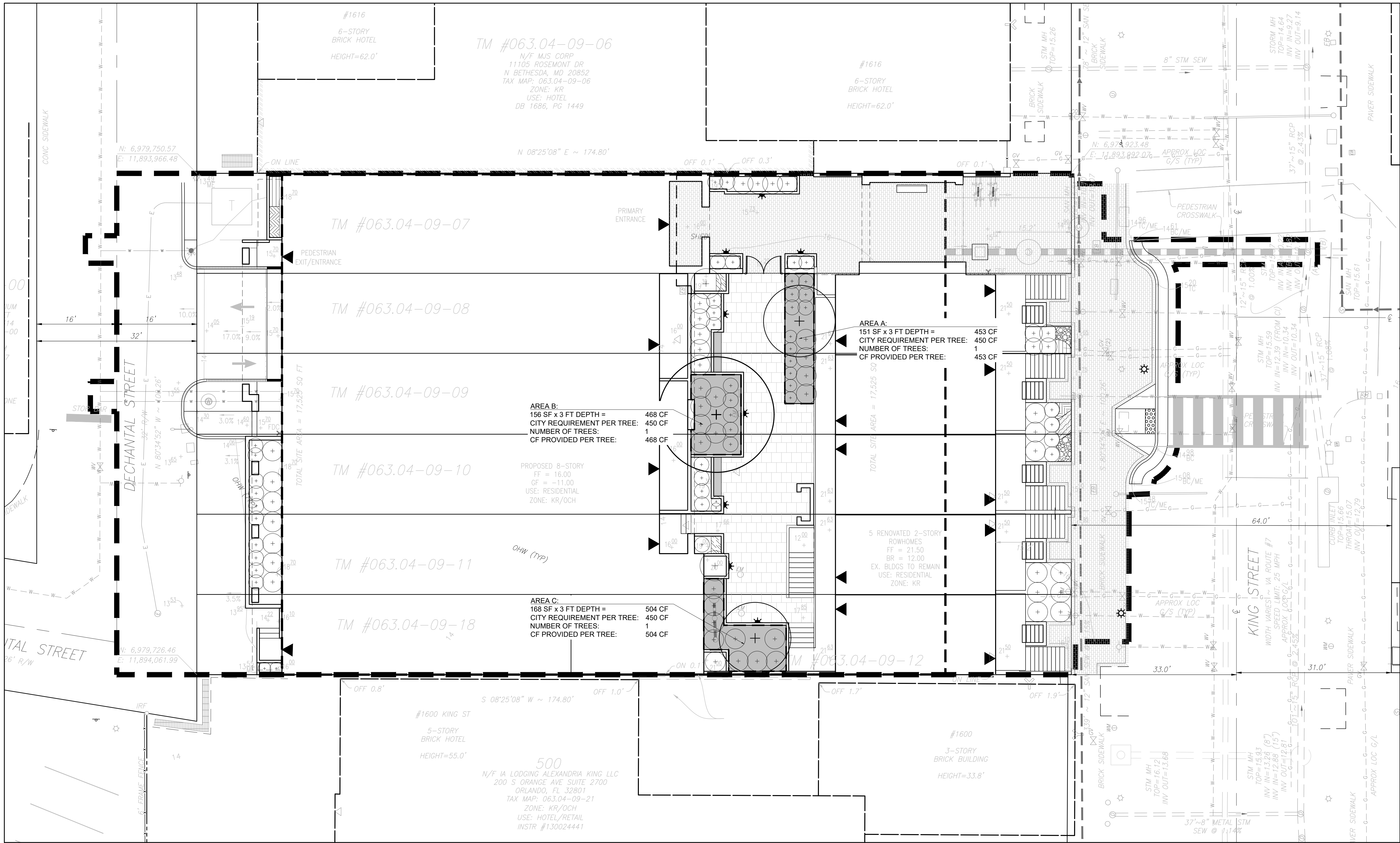
L3.01

PRELIMINARY PLAN

NOT RELEASED FOR CONSTRUCTION



APPROVED SPECIAL USE PERMIT NO. 2024-10003		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO.		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED		
INSTRUMENT NO.	DEED BOOK NO.	DATE



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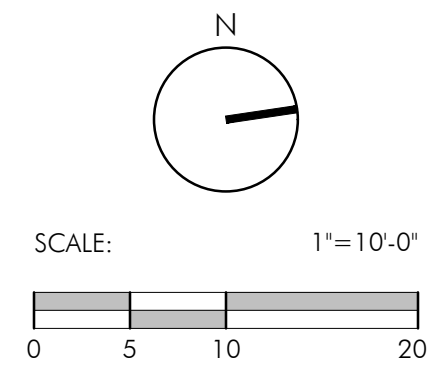
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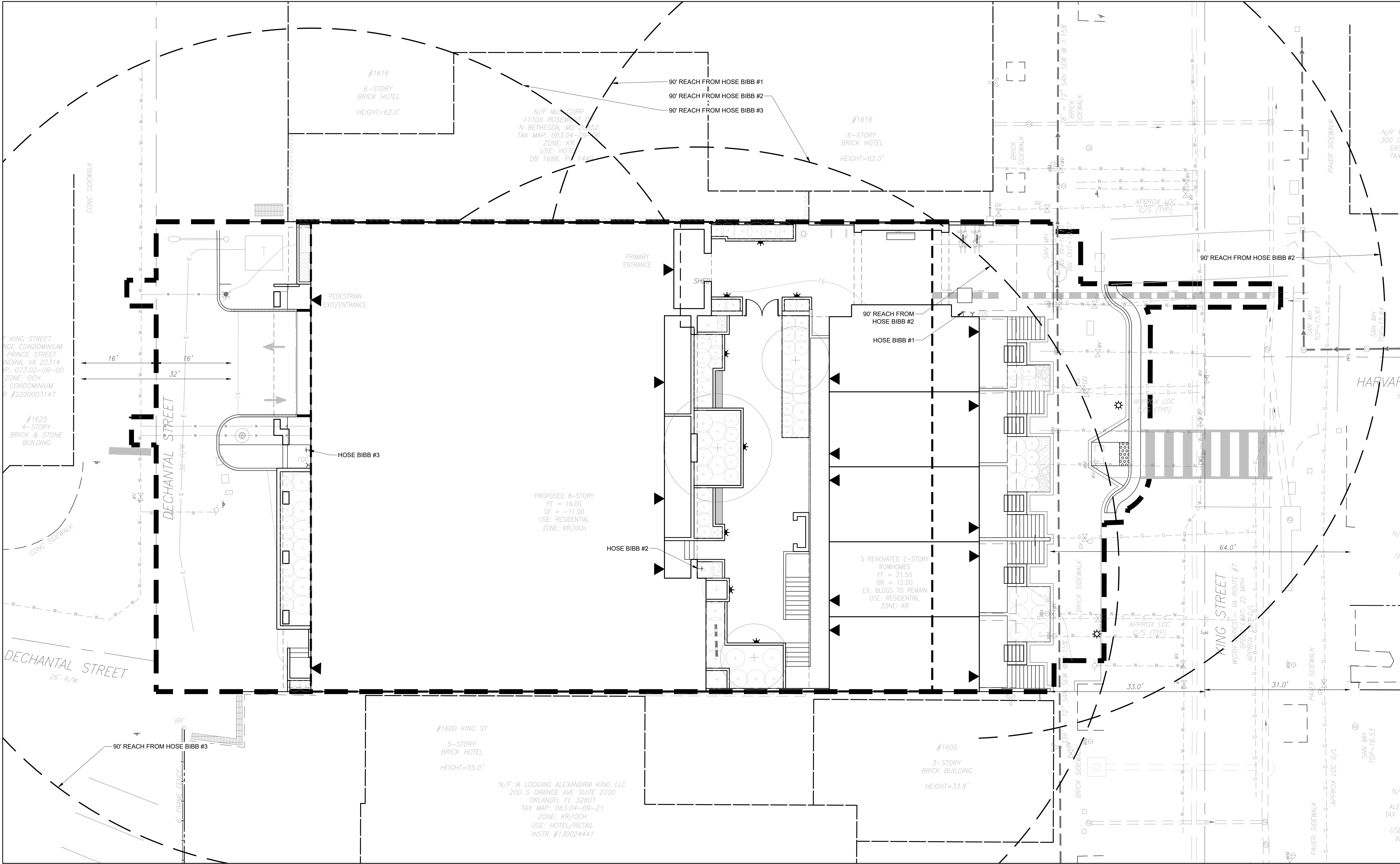


SHEET TITLE
SOIL VOLUME EXHIBIT

SHEET NUMBER

L3.02

PRELIMINARY PLAN



APPROVED		
SPECIAL USE PERMIT NO. 2024-10003		
DEPARTMENT OF PLANNING & ZONING		
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SITE PLAN NO.		
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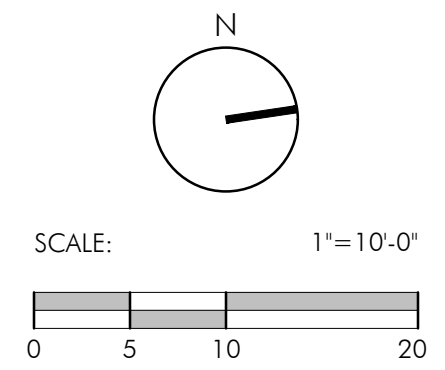
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PROJECT NUMBER: 23010
CONTACT: D. DOVE
DRAWN: EF
APPROVED/CHECKED: DD

ORIENTATION AND SCALE



SHEET TITLE
WATER MANAGEMENT PLAN

SHEET NUMBER

L3.03

PRELIMINARY PLAN

CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	REMARKS
ORNAMENTAL TREES							
Bn	1	Betula nigra	River Birch	10'-12'	1 1/2" min.		B&B, multi-trunk, 3 cane minimum, full symmetrical branching
Cec	1	Cercis canadensis	Eastern Redbud	8'-10'	2 1/2" min.		B&B, single trunk, full uniform crown, symmetrical branching, full specimen
Prs	1	Prunus serotina	Wild Black Cherry	8'-10'	2 1/2" min.		B&B, single trunk, full uniform crown, symmetrical branching, full specimen

WINTERGREEN SHRUBS							
Bml	3	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container
Bl	6	Buxus sinica insularis	Korean Boxwood	18"-24"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container
IgN	8	Ilex glabra 'Nordic'	Nordic Inkberry	18"-24"	18"-24"	#3 cont.	healthy, vigorous, well-rooted & established in container
Phm2	10	Pieris floribunda	Mountain Pieris	24"-30"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established
PJD	3	Pieris japonica 'Dorothy Wycoff'	Dorothy Wycoff Lily of the Valley Shrub	24"-30"	18"-24"	#3 cont.	healthy vigorous, well-rooted & established in container

1604 KING STREET
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CITY OF ALEXANDRIA, VIRGINIA

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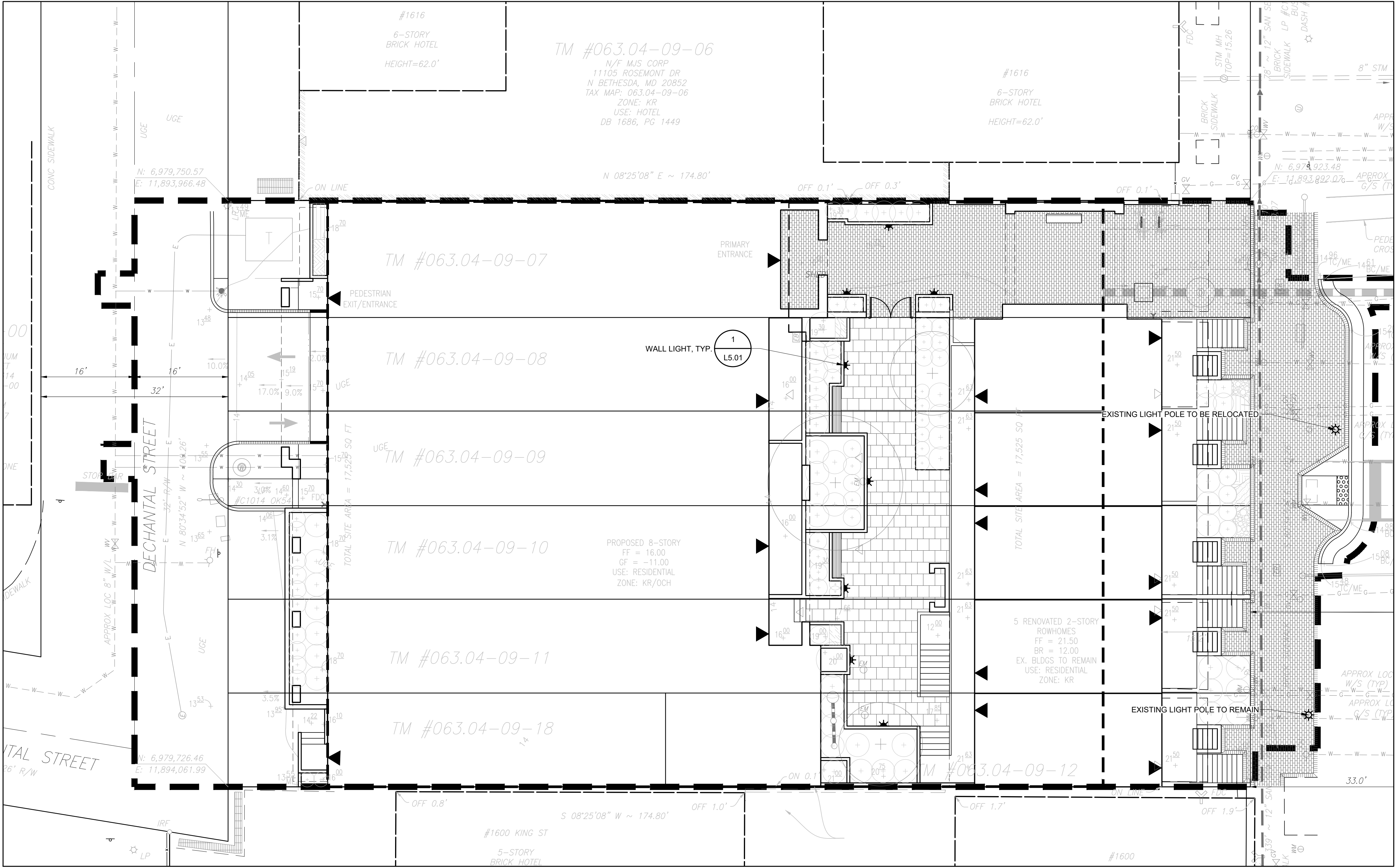
PROJECT NUMBER: 23010
CONTACT: D. DOVE
DRAWN: EF
APPROVED/CHECKED: DD

	SHEET TITLE
PLANT SCHEDULE	
	SHEET NUMBER

PRELIMINARY PLAN

NOT RELEASED FOR CONSTRUCTION

P:\2023\23010 1604-1614 King Street\6.0 final\preliminary submission\L5.01 LIGHTING PLAN.dwg



MODEL: 22136
COLOR: BLACK (BLK)
QUANTITY: PER PLAN
COMPANY: BEGA - US
1000 BEGA WAY
CARPINTERIA, CA 93013
(P) 805.684.0533
CONTACT: LIGHTING ENVIRONMENTS
DEVIN GREHAN
333 W. OSTEND STREET
SUITE 200
BALTIMORE, MD 21230
(P) 410.712.0239
NOTES: 1)INSTALL PER MANUFACTURER'S
RECOMMENDATIONS

1 WALL LIGHT Scale: N.T.S. PROD. INFO.

APPROVED	
SPECIAL USE PERMIT NO. 2024-10003	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
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SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
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DATE	

1604-1614 KING STREET
1604 KING STREET
ALEXANDRIA, VA 22314
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SEAL/SIGNATURE
JOSEPH J. PLUMPE
Lic.No.000802
04.26.24
LANDSCAPE ARCHITECT

ISSUE DATE

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PROJECT NUMBER: 23010
CONTACT: D. DOVE
DRAWN: EF
APPROVED/CHECKED: DD

ORIENTATION AND SCALE
N
SCALE: 1"=10'-0"
0 5 10 20

SHEET TITLE
LIGHTING PLAN
SHEET NUMBER
L5.01
PRELIMINARY PLAN

NOT RELEASED FOR CONSTRUCTION

KINGS ROW

1604-1614 KING STREET
ALEXANDRIA, VA 22314



OWNER

ARCHITECT

HEFFNER ARCHITECTS, PC
604 MONTGOMERY STREET
ALEXANDRIA, VA 22314

STRUCTURAL

M/E/P

INTERIORS

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOTECHNICAL ENGINEER

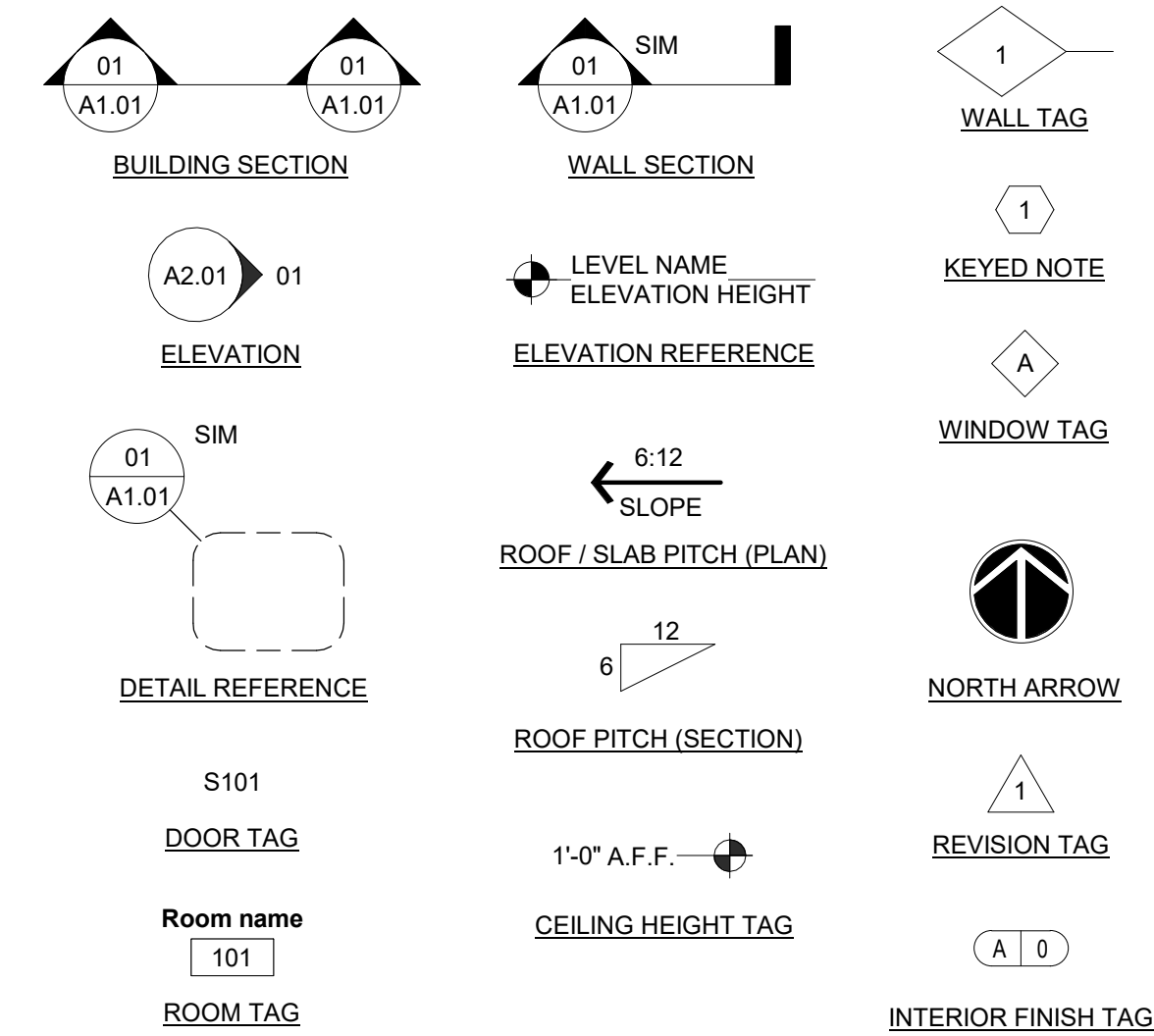
DSUP2016-0038

Project Status

PROJECT
NUMBER 22007
2023-03-27

APPROVED		
SPECIAL USE PERMIT NO. DSUP2016-0038		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO.		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED		
INSTRUMENT NO.	DEED BOOK NO.	DATE

ARCHITECTURAL SYMBOLS



TABULATIONS

UNIT TABULATION - MULTIFAMILY		
NAME	UNIT DESCRIPTION	COUNT
-	-	44
UNIT TOTAL		44

UNIT TABULATION - TOWNHOMES		
NAME	UNIT DESCRIPTION	COUNT
ENG. BASEMENT	STUDIO EFFICIENCY	5
TOWNHOME, TYP	2 BEDROOM	5
UNIT TOTAL		10

PARKING SCHEDULE		
MODEL	COMMENTS	COUNT
ADA W/ AISLE	8' x 18' (8' AISLE)	3
COMPACT- 8'x18'	COMPACT - 8' x 16' - 90 deg	40
STANDARD	STANDARD - 9' x 18'-6" - 90 deg	16
PARKING SPACE TOTAL		59

BUILDING GSF TABULATION - MULTIFAMILY			
NAME	GSF (INCLUDES BALCONY)	DEDUCTIONS	NGSF
LOWER LEVEL PARKING	13,750	13,750	-
UPPER LEVEL PARKING	13,750	13,750	-
1ST FLOOR	8,842	1,941	6,901
2ND FLOOR	8,946	3,067	5,879
3RD FLOOR	8,717	2,818	5,899
4TH FLOOR	8,753	2,854	5,899
5TH FLOOR	8,753	2,854	5,899
6TH FLOOR	8,690	2,791	5,899
7TH FLOOR	8,703	2,804	5,899
8TH FLOOR	8,690	2,791	5,899
ROOF	700	571	129
GROSS SF TOTAL	98,293	49,990	48,303

BUILDING GSF TABULATION - TOWNHOUSES			
NAME	GSF	DEDUCTIONS	NGSF
BASEMENT	2,562	2,562	-
FIRST FLOOR	2,562	518	2,044
SECOND FLOOR	2,929	768	2,161
PORCH	639	639	-
GROSS SF TOTAL	8,692	4,487	4,205

DEVELOPMENT TABULATION

TOTAL SITE AREA:	17,525 SF
TOTAL NET FLOOR AREA:	52,451
PROPOSED FLOOR AREA RATIO:	$52,451 / 17,525 = 2.99$














VICINITY MAP



ABBREVIATIONS

ACT	ACOUSTIC(AL) CEILING TILE	DAT	DATUM	GA	GAUGE	NXC	NON COMBUSTIBLE	SC	SOLID CORE
ADH	ADHESIVE	DBL	DOUBLE	GWB	GYPSUM WALLBOARD	NXC	NOT IN CONTRACT	SCHED	SCHEDULE
ADJ	ADJACENT	DEMO	DEMOLITION			NO	NUMBER	SD	SOAP DISPENSER
ADF	ABOVE FINISHED FLOOR	DF	DRINKING FOUNTAIN	H&V	HORIZONTAL AND VERTICAL	NOM	NOMINAL	SH	SHelf, SHELVE
AL	ALUMINUM	DIA	DIAMETER	HM	HOLLOW METAL	NTS	NOT TO SCALE	SIM	SIMILAR
ALUM	ALUMINUM	DIAG	DIAGONAL	HORZ	HORIZONTAL			SND	SANITARY NAPKIN DISPENSER
ARCH	ARCHITECT(URAL)	DIM	DIMENSION	HR	HOUR	OA	OVERALL	SNR	SANITARY NAPKIN RECEPT
ARD	ABOVE REFERENCE DATUM	DISP	DISPENSER			OD	OUTSIDE DIAMETER	SPEC	SPECIFICATION, SPECIFIED
ATOS	ABOVE TOP OF SLAB	DIV	DIVISION	ID	INSIDE DIAMETER	OFF	OFFICE	SQ	SQUARE
		DN	DOWN	INCL	INCLUDED(D)(ING)	OH	OVERHEAD	SS	STAINLESS STEEL
BD	BOARD	DR	DOOR	INSUL	INSULATE(D)(I)ON	OPNG	OPENING	STD	STANDARD
BET	BETWEEN	DTL	DETAIL	INT	INTERIOR	OPP	OPPOSITE	STL	STEEL
BHD	BULKHEAD	DWG	DRAWING					STOR	STORAGE
BLDG	BUILDING	DWR	DRAWER	JC	JANITORS CLOSET	PAN	PANTRY	STRUC	STRUCTURAL
BLK	BLOCK(ING)			JT	JOINT	PBD	PARTICLEBOARD	SUSP	SUSPENDED
BM	BEAM	EJ	EACH	KD	KNOCKDOWN	PERF	PERFORATED	T	TREAD
BRD	BELOW REFERENCE DATUM	EL	ELEVATION	KIT	KITCHEN	PLAM	PLASTIC LAMINATE	T&G	TONGUE AND GROOVE
BTOS	BELOW TOP OF SLAB	ELEC	ELECTRIC(AL)	LAM	LAMINATE	PLAS	PLASTER	TEL	TELEPHONE
CAB	CABINET	ELEV	ELEVATOR	LAV	LAVATORY	PR	PAIR	THK	THICKNESS
CJ	CONSTRUCTION JOINT	ENCL	ENCLOSE(URE)	LBL	LABEL	PREF	PREFINISHED	THRES	THRESHOLD
CL	CLOSET	EPS	EXTRUDED POLYSTYRENE	LG	LONG, LENGTH	PROJ	PROJECTED(I)ON	TOP	TOP OF PARAPET
CLR	CEILING	EQ	EQUAL	LH	LEFT HAND	PTD	PAINTED	TOS	TOP OF SLAB
CLG	CLEAR(ANCE)	EW	ELECTRIC WATER COOLER	LT	LEFT HAND	PTD	PAPER TOWEL DISPENSER/DISPOSAL	TOW	TOP OF WALL
CMU	CONCRETE MASONRY UNIT	EX	EXISTING	LIN	LINEN CLOSET	PTN	PARTITION	TPD	TOILET PAPER DISPENSER
COL	COLUMN	EXP	EXPOSED	LT	LIGHT	PWD	PLYWOOD	TPY	TYPICAL
COMB	COMBINATION								
CONC	CONCRETE			MAT	MATERIAL(S)	QT	QUARRY TILE	UC	UNDERCUT
CONF	CONFERENCE	FA	FIRE ALARM	MAX	MAXIMUM			UNF	UNFINISHED
CONST	CONSTRUCTION	FD	FLOOR DRAIN	MECH	MECHANICAL	R	RISER	UNO	UNLESS OTHERWISE NOTED
CONT	CONTINUOUS	FE	FIRE EXTINGUISHER	MFG	MANUFACTURER	RADR	RADIUS		
CONTR	CONTRACTOR	FEC	FIRE EXTINGUISHER CABINET	MIN	MINIMUM	RB	RUBBER BASE	VB	VINYL BASE
CT	CERAMIC TILE	FF	FINISHED FLOOR	MISC	MISCELLANEOUS	REF	REFERENCE	VCT	VINYL COMPOSITION TILE
CTR	CENTER	FHC	FIRE HOSE CABINET	MO	MASONRY OPENING	REINF	REINFORCE(D)(ING)	VERT	VERTICAL
		FIN	FINISHED(I)	MOV	MOVABLE	REQ	REQUIRED	VIF	VERIFY IN FIELD
		FL	FLOOR(ING)	MIR	MECHANICAL ROOM	RES	RESILIENT		
		FOS	FACE OF STUD	MTD	MOUNTED	REV	REVISION	W/	WITH
		FUR	FIRE RATED(I)NG	MTL	METAL	RH	RIGHT HAND	W/O	WITHOUT
		FUR	FURR(ING)	MUL	MULLION	RM	ROOM	WC	WALLCOVERING

MATERIALS

	BATT INSULATION
	BRICK (SECTION)
	CONCRETE
	CONCRETE MASONRY UNIT
	CULTURED STONE
	EARTH
	FINISH WOOD
	GRAVEL
	GYPSUM WALL BOARD
	PLYWOOD
	RIGID INSULATION BOARD
	STEEL
	WOOD BLOCKING

APPROVED	
SPECIAL USE PERMIT NO.	<u>DSUP2016-0038</u>
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
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DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
DATE	



604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

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SEAL



KINGS ROW

**1604-1614 KING STREET
ALEXANDRIA, VA 22314**

[illegible]PROJECT NUMBER **22007**

PRINT DATE 2023-03-27

SHEET TITLE

TABULATIONS, LEGENDS, AND GENERAL NOTES

SHEET NUMBER

A004

Project Status

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KING STREET - MULTIFAMILY

Name of Project: KING STREET
Address: 1604 KING STREET, ALEXANDRIA, VIRGINIA
Proposed Use: RESIDENTIAL APARTMENTS
Owner/Authorized Agent: DECHANTAL ASSOC, INC. Phone #-: _____ E-Mail: _____
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☐ City ☐ County ☐ State

☒ New Construction ☐ Addition ☐ Upfit
☐ Reconstruction ☐ Alteration ☐ Repair

Construction Type:	<input type="checkbox"/> I-A	<input type="checkbox"/> II-A	<input type="checkbox"/> III-A	<input type="checkbox"/> IV-A	<input type="checkbox"/> V-A
	<input type="checkbox"/> I-B	<input type="checkbox"/> II-B	<input type="checkbox"/> III-B	<input type="checkbox"/> V-B	
Mixed Construction:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Types:		
Sprinklers:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Partial	<input checked="" type="checkbox"/> NFPA 13	<input type="checkbox"/> NFPA 13R
				<input type="checkbox"/> NFPA 13D	
Standpipes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Class I	<input type="checkbox"/> Class II	<input type="checkbox"/> Class III
Fire District:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Flood Hazard Area: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		
Building Height:	Feet <u>75'-6"</u>		Number of Stories: <u>8</u> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
Mezzanine:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes			
High-Rise:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Central Reference Sheet Number (if provided)		
Gross Building Area: 103,476 GSF					
FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUBTOTAL		
First Floor	0	-	-		
Second Floor	0	-	-		
Third Floor	0	-	-		
Fourth Floor	0	-	-		
TOTAL			-		

- 2015 VIRGINIA CONSTRUCTION CODE (VCC)
- 2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC/ANSI A117.1)
- 2015 VIRGINIA ENERGY CONSERVATION CODE
- 2015 VIRGINIA MECHANICAL CODE (IMC)
- 2015 VIRGINIA PLUMBING CODE (IPC)
- 2015 VIRGINIA FUEL GAS CODE (IFGC)
- 2015 VIRGINIA STATE FIRE PREVENTION CODE
- 2015 INTERNATIONAL FIRE CODE
- 2015 VIRGINIA BUILDING AND FIRE CODES RELATED
- 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE

Primary Occupancy:

Assembly: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5

Business: ☐

Educational: ☐

Factory: ☐ F-1 Moderate ☐ F-2 Low

Hazardous: ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM

Institutional: ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4

I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

Mercantile: ☐

Residential: ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4

Storage: ☐ S-1 Moderate ☐ S-2 Low ☐ High-Piled

☐ S-1 Special Condition ☐ Repair Garage

☒ S-2 Special Condition - Parking Garage ☐ Open ☒ Enclosed

Utility & Misc: ☐

Secondary Occupancy: S-2 STORAGE (STORAGE IS ACCESSORY OCCUPANCY)

Special Uses: ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411

☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☐ 420 ☐ 421

☐ 422 ☐ 423 ☐ 424 ☐ 425 ☐ 426

Special Provisions: ☐ 510.2 ☐ 510.3 ☐ 510.4 ☐ 510.5 ☐ 510.6 ☐ 510.7 ☐ 510.8 ☐ 510.9

Mixed Use Occupancy ☒ No ☐ Yes Separation: -- hr Exception: --

	ALLOWABLE (TABLE 504.3)	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	1-B		
Building Height in Feet	<u>8160'</u>	<u>76'-6"</u>	504.3
Building Height in Stories	<u>12'</u>	<u>8</u>	504.4

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING		DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
		REQ'D	PROVIDED				
Structural Frame Including Columns, Beams	N/A	--	--	--	--		
Bearing Walls							
<i>Exterior</i>							
North	> 30'	1	1 hr. TYP.	A052	UL# U356		
East	> 30'	1	1 hr. TYP.	A052	UL# U356		
West	> 30'	1	1 hr. TYP.	A052	UL# U356		
South	> 30'	1	1 hr. TYP.	A052	UL# U356		
<i>Interior</i>	N/A	1	1 hr. TYP.	A050	UL# U305		
		--	--	--	--		
Nonbearing Walls and Partitions							
<i>Exterior</i>							
North	N/A	--	--	--	--		
East	N/A	--	--	--	--		
West	N/A	--	--	--	--		
South	N/A	--	--	--	--		
<i>Interior</i>	N/A	--	--	--	--		
Floor Construction Including Supporting Beams and Joists	N/A	1 hr	1 hr	A053	UL# L574		
Roof Construction Including Supporting Beams and Joists	N/A	1 hr	1 hr	A054	UL# P556		
Shaft Enclosures - Exit	N/A	2 hr	2 hr	A051	UL# U347		
Shaft Enclosures - Elev	N/A	2 hr	2 hr	A050	UL# U906		
Corridor Separation	N/A	1 hr	1 hr	A051	UL# U311		
Occupancy Separation	N/A	--	--	--	--		
Party/Fire Wall Separation	N/A	2 hr	2 hr	A051	UL# U347		
Smoke Barrier Separation	N/A	--	--	--	--		
Tenant Separation	N/A	1 hr	1 hr	A051	UL# U341		
Incidental Use Separation	N/A	--	--	--	--		

SEE MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS

SEE MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS

ALLOWABLE OPENINGS PER TABLE 705.8	
Greater than 5' but less than or equal to 10'	10% Unprotected Openings
Greater than 10' but less than or equal to 15'	15% Unprotected Openings
Greater than 15' but less than or equal to 20'	25% Unprotected Openings
Greater than 20' but less than or equal to 25'	45% Unprotected Openings
Greater than 25' but less than or equal to 30'	70% Unprotected Openings
Greater than 30'	No Limit

THE FOLLOWING SHALL BE INDICATED BY A WALL LEGEND ON THE PLAN:

Emergency Lighting: ☐ No ☒ Yes

Exit Signs: ☐ No ☒ Yes

Fire Alarm: ☐ No ☒ Yes

Smoke Detection Systems: ☐ No ☒ Yes

Panic Hardware: ☒ No ☐ Yes

STRUCTURAL DESIGN - SEE STRUCTURAL DRAWINGS

USE		WATER CLOSETS		URINALS	LAVATORIES		SHOWERS / TUBS	DRINKING FOUNTAINS	UNISEX TOILET- AVATORY
		MEN	WOMEN		MEN	WOMEN			
TOTALS	EXISTING	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	NEW	SEE PLANS (1 PER UNIT)		N/A	SEE PLANS (1 PER UNIT)		N/A	N/A	
	REQUIRED			N/A			N/A	N/A	

ACCESSIBLE PARKING - SEE SITE DRAWINGS

Please reference completed ComCheck reports located on sheet M-702

MECHANICAL SUMMARY - SEE MECHANICAL DRAWINGS

Name of Project: KING STREET
Address: 1604 KING STREET, ALEXANDRIA, VIRGINIA
Proposed Use: ROWHOMES
Owner/Authorized Agent: _____ Phone #-: _____ E-Mail: _____
Owned By: ☐ City/Country ☒ Private ☐ State
Code Enforcement Jurisdiction: ☐ City _____ ☐ County _____ ☐ State

☐ New Construction ☐ Addition ☐ Upfit
☐ Reconstruction ☒ Alteration ☐ Repair

Construction Type: ☐ I-A ☐ II-A ☐ III-A ☐ IV-A ☒ V-A
☐ I-B ☐ II-B ☐ III-B ☐ V-B

Mixed Construction: ☒ No ☐ Yes, Types: _____

Sprinklers: ☐ No ☒ Yes ☐ Partial ☐ NFPA 13 ☒ NFPA 13R ☐ NFPA 13D

Standpipes ☐ No ☒ Yes ☒ Class I ☐ Class II ☐ Class III ☒ Wet ☐ Dry

Fire District: ☐ No ☒ Yes **Food Hazard Area:** ☐ No ☒ Yes

Building Height: Feet 20'-5 1/8" Number of Stories: 2

Mezzanine: ☐ No ☒ Yes

High-Rise: ☒ No ☐ Yes Central Reference Sheet Number (if provided)

Gross Building Area: 9,135 GSF

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUBTOTAL
Basement	0	2,836	2,836
First Floor	0	2,841	2,841
Second Floor	0	2,841	2,841
Porch	0	617	617
TOTAL			9,135

2015 VIRGINIA CONSTRUCTION CODE (VCC)
2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC/ANSI A117.1)
2015 VIRGINIA ENERGY CONSERVATION CODE
2015 VIRGINIA MECHANICAL CODE (IMC)
2015 VIRGINIA PLUMBING CODE (IPC)
2015 VIRGINIA FUEL GAS CODE (IFGC)
2015 VIRGINIA STATE FIRE PREVENTION CODE
2015 INTERNATIONAL FIRE CODE
2015 VIRGINIA BUILDING AND FIRE CODES RELATED
2015 INTERNATIONAL SWIMMING POOL AND SPA CODE

Primary Occupancy:

Assembly: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5

Business: ☐

Educational: ☐

Factory: ☐ F-1 Moderate ☐ F-2 Low

Hazardous: ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM

Institutional: ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4

I-3 Condition: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

Mercantile: ☐

Residential: ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4

Storage: ☐ S-1 Moderate ☐ S-2 Low ☐ High-Piled

☐ S-1 Special Condition ☐ Repair Garage

☐ S-2 Special Condition - Parking Garage ☐ Open ☐ Enclosed

Utility & Misc: ☐

Secondary Occupancy: S-2 STORAGE (STORAGE IS ACCESSORY OCCUPANCY)

Special Uses: ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411

☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☐ 420 ☐ 421

☐ 422 ☐ 423 ☐ 424 ☐ 425 ☐ 426

Special Provisions: ☐ 510.2 ☐ 510.3 ☐ 510.4 ☐ 510.5 ☐ 510.6 ☐ 510.7 ☐ 510.8 ☐ 510.9

Mixed Use Occupancy: ☒ No ☐ Yes Separation: -- hr Exception: --

	ALLOWABLE (TABLE 504.3)	SHOWN ON PLANS	CODE REFERENCE
Type of Construction		V-A	
Building Height in Feet	60' (H)	20'-5 1/8"	504.3
Building Height in Stories	4 (S)	2	504.4

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING		DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
		REQ'D	PROVIDED				
Structural Frame Including Columns, Beams	N/A	--	--	--	--		
Bearing Walls							
<i>Exterior</i>							
North	> 30'	1	1 hr. TYP.	A052	ULIF U356		
East	> 30'	1	1 hr. TYP.	A052	ULIF U356		
West	> 30'	1	1 hr. TYP.	A052	ULIF U356		
South	> 30'	1	1 hr. TYP.	A052	ULIF U356		
<i>Interior</i>	N/A	1	1 hr. TYP.	A050	ULIF U305		
		--	--	--	--		
Nonbearing Walls and Partitions							
<i>Exterior</i>							
North	N/A	--	--	--	--		
East	N/A	--	--	--	--		
West	N/A	--	--	--	--		
South	N/A	--	--	--	--		
<i>Interior</i>	N/A	--	--	--	--		
Floor Construction Including Supporting Beams and Joints	N/A	1 hr	1 hr	A053	ULIF L574		
Roof Construction Including Supporting Beams and Joints	N/A	1 hr	1 hr	A054	ULIF P556		
Shaft Enclosures - Exit	N/A	2 hr	2 hr	A051	ULIF U347		
Shaft Enclosures - Elev	N/A	2 hr	2 hr	A050	ULIF U906		
Corridor Separation	N/A	1 hr	1 hr	A051	ULIF U311		
Occupancy Separation	N/A	--	--	--	--		
Party/Fire Wall Separation	N/A	2 hr	2 hr	A051	ULIF U347		
Smoke Barrier Separation	N/A	--	--	--	--		
Tenant Separation	N/A	1 hr	1 hr	A051	ULIF U341		
Incidental Use Separation	N/A	--	--	--	--		

ALLOWABLE OPENINGS PER TABLE 705.8	
Greater than 5' but less than or equal to 10'	10% Unprotected Openings
Greater than 10' but less than or equal to 15'	15% Unprotected Openings
Greater than 15' but less than or equal to 20'	25% Unprotected Openings
Greater than 20' but less than or equal to 25'	45% Unprotected Openings
Greater than 25' but less than or equal to 30'	70% Unprotected Openings
Greater than 30'	No Limit

THE FOLLOWING SHALL BE INDICATED BY A WALL LEGEND ON THE PLAN:

Emergency Lighting:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Exit Signs:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Fire Alarm:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Smoke Detection Systems:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Panic Hardware:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes

STRUCTURAL DESIGN - SEE STRUCTURAL DRAWINGS

USE		WATER CLOSETS		URINALS	LAVATORIES		SHOWERS / TUBS	DRINKING FOUNTAINS	UNISEX TOILET-VALET
		MEN	WOMEN		MEN	WOMEN			
TOTALS	EXISTING	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	NEW	SEE PLANS		N/A	SEE PLANS		N/A	N/A	
	REQUIRED	(1 PER UNIT)		N/A	(1 PER UNIT)		N/A	N/A	

ACCESSIBLE PARKING - SEE SITE DRAWINGS

Please reference completed ComCheck reports located on sheet M-702

MECHANICAL SUMMARY - SEE MECHANICAL DRAWINGS

**1604-1614 KING STREET
ALEXANDRIA, VA 22314**

PROJECT NUMBER	22007
PRINT DATE	2023-03-27
SHEET TITLE	

SHEET NUMBER

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SEAL



KINGS ROW

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ALEXANDRIA, VA 22314**

[illegible]PROJECT NUMBER **22007**

PRINT DATE 2023-03-27

SHEET TITLE

SITE PLAN

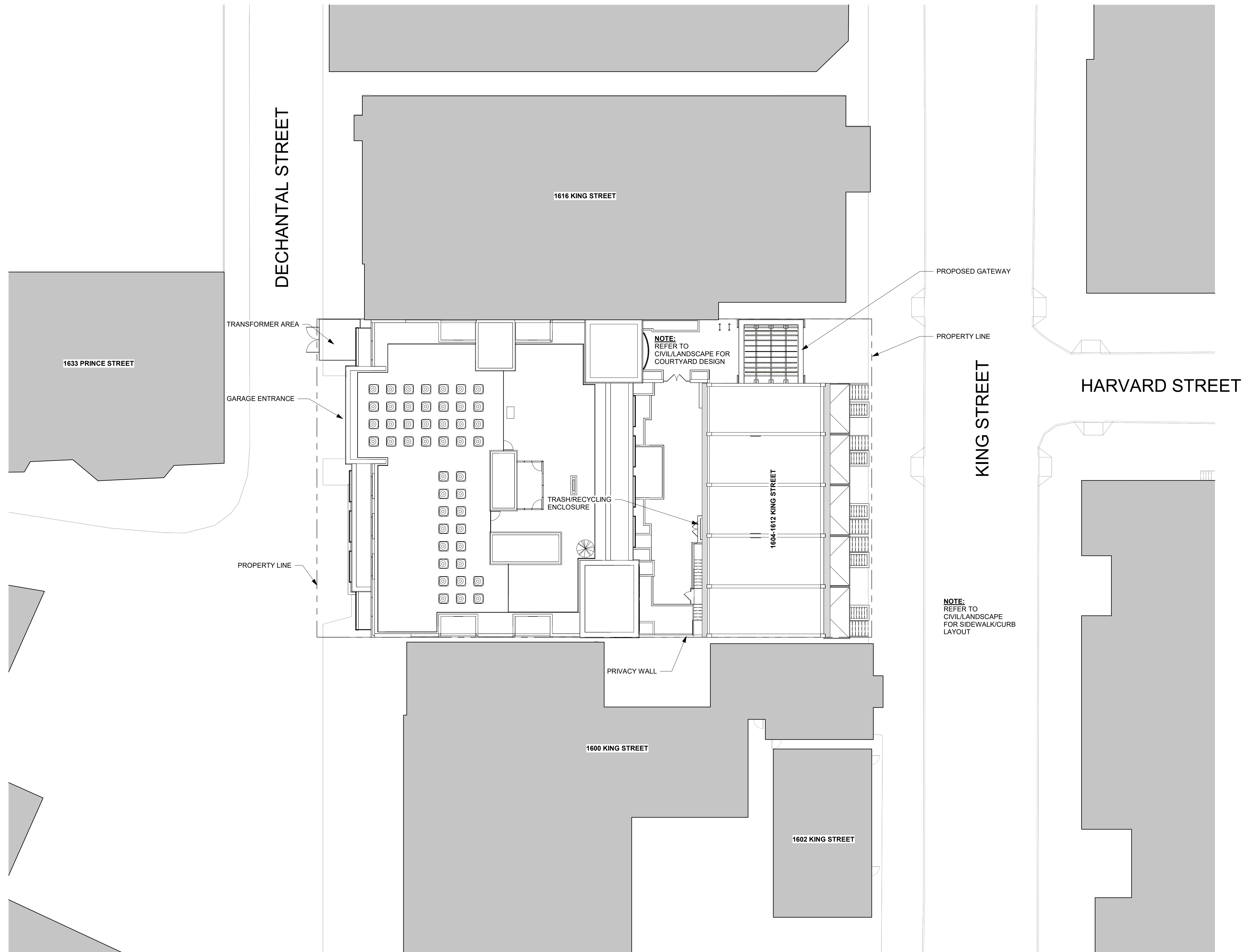
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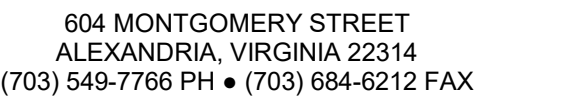
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HEIGHT EXHIBITS

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A026

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2 HEIGHT EXHIBIT - MULTIFAMILY

$$1/8'' = 1'-0''$$


1 HEIGHT EXHIBIT - ROWHOMES

1/8" = 1'-0'



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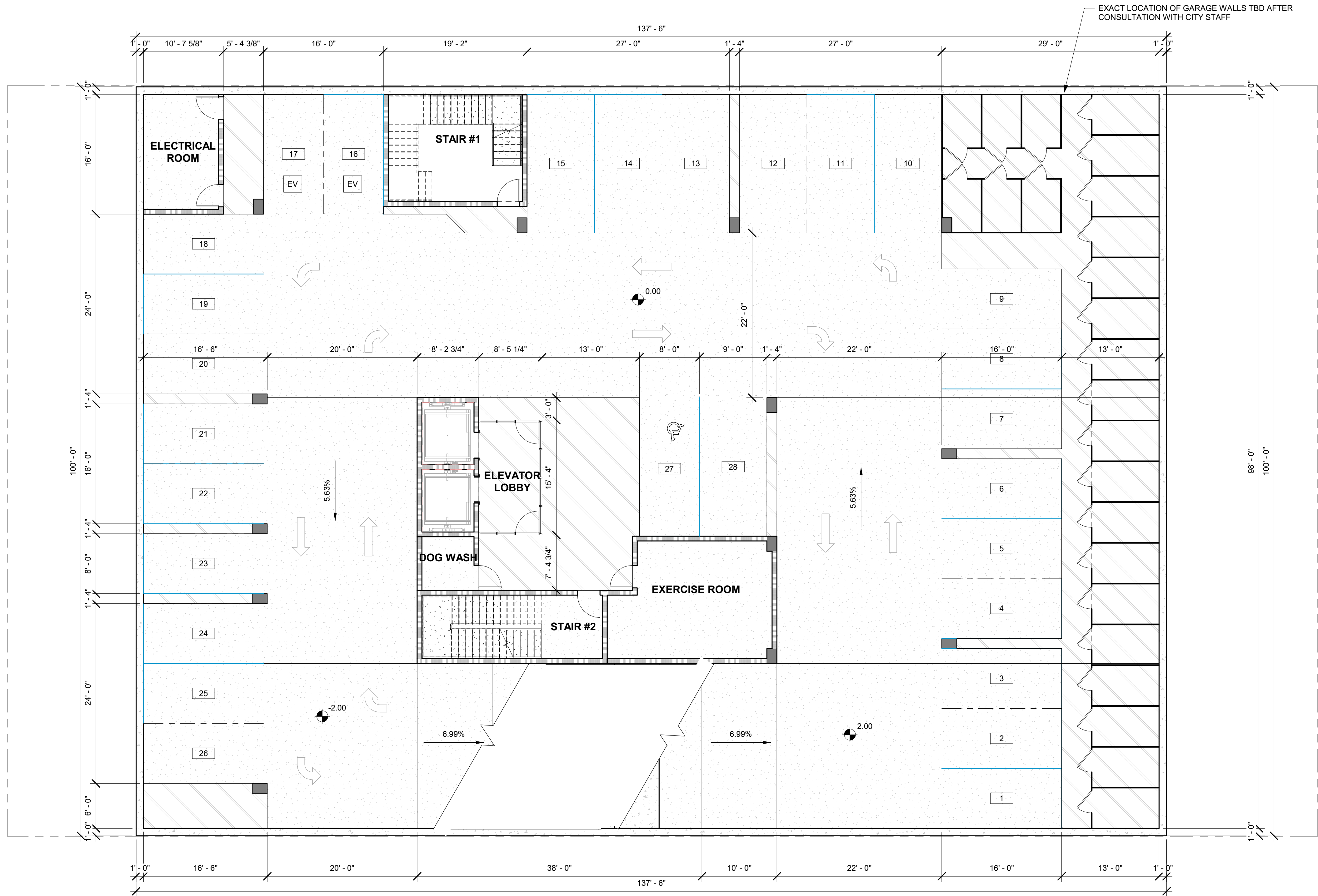
OVERALL PLAN - UPPER LEVEL PARKING

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A202

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SHEET TITLE

OVERALL PLAN - FIRST FLOOR

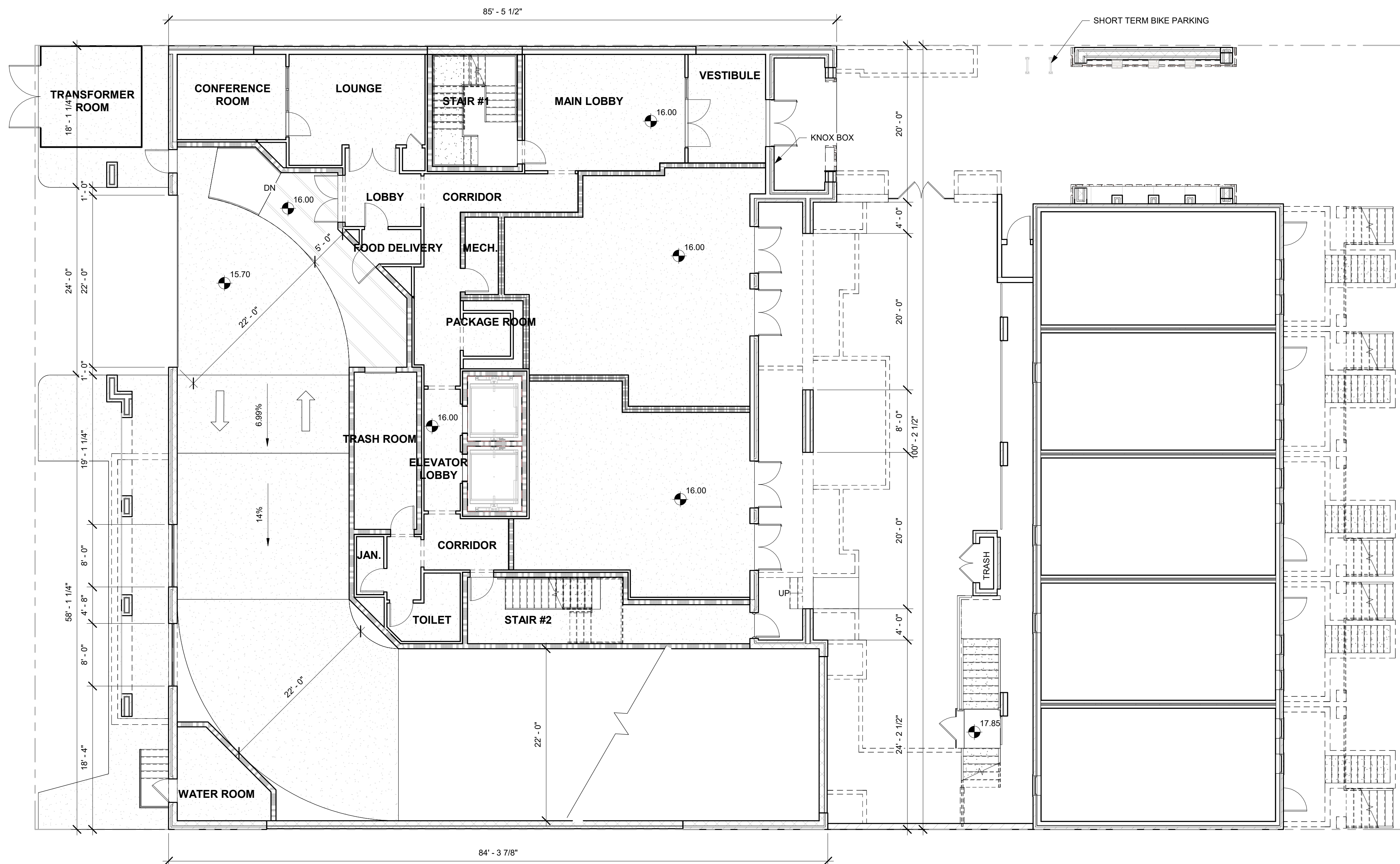
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OVERALL PLAN - SIXTH FLOOR

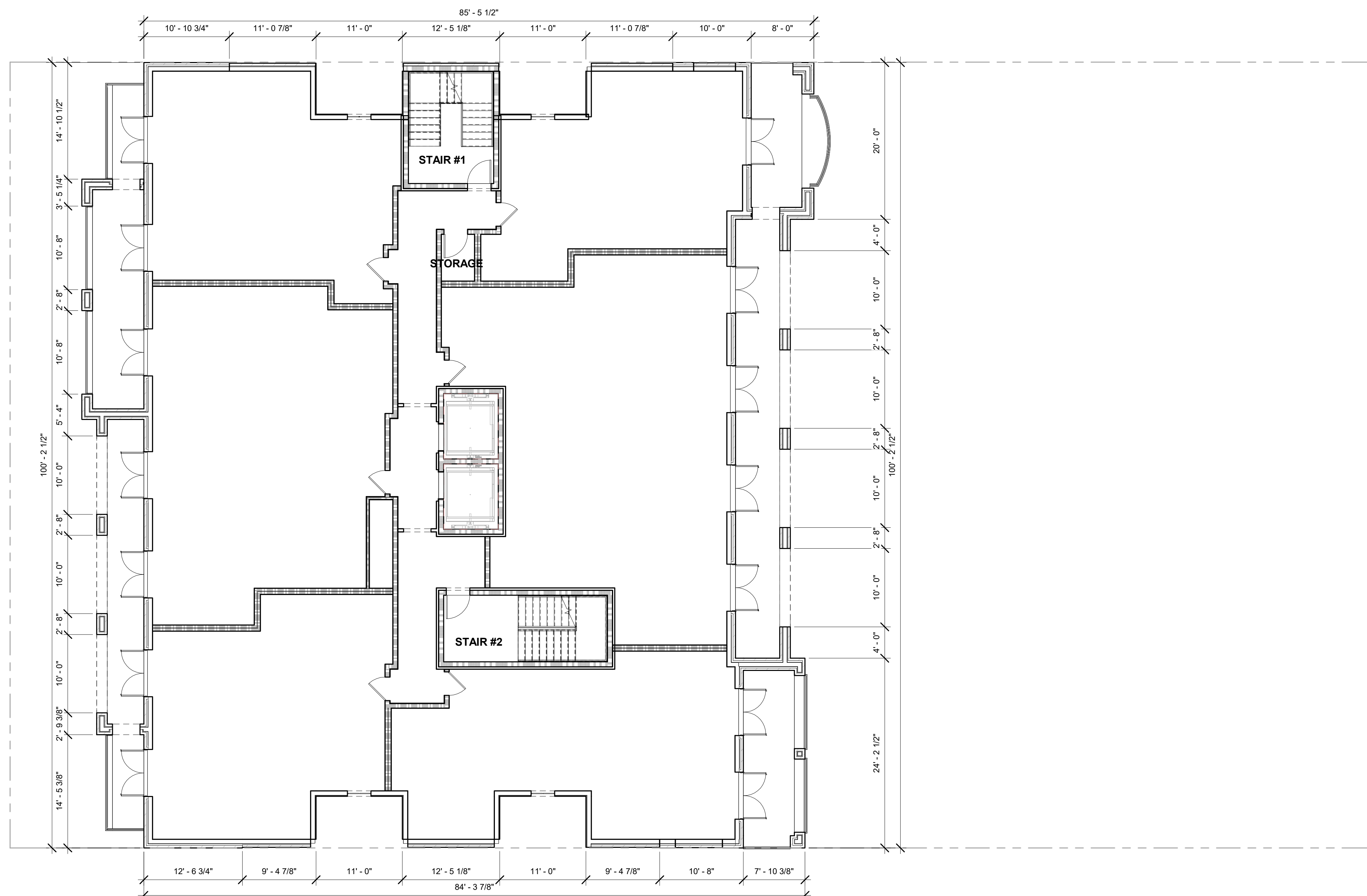
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OVERALL PLAN - SIXTH FLOOR

$$\frac{1}{8}'' = 1'-0''$$


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SHEET TITLE

OVERALL PLAN - SEVENTH FLOOR

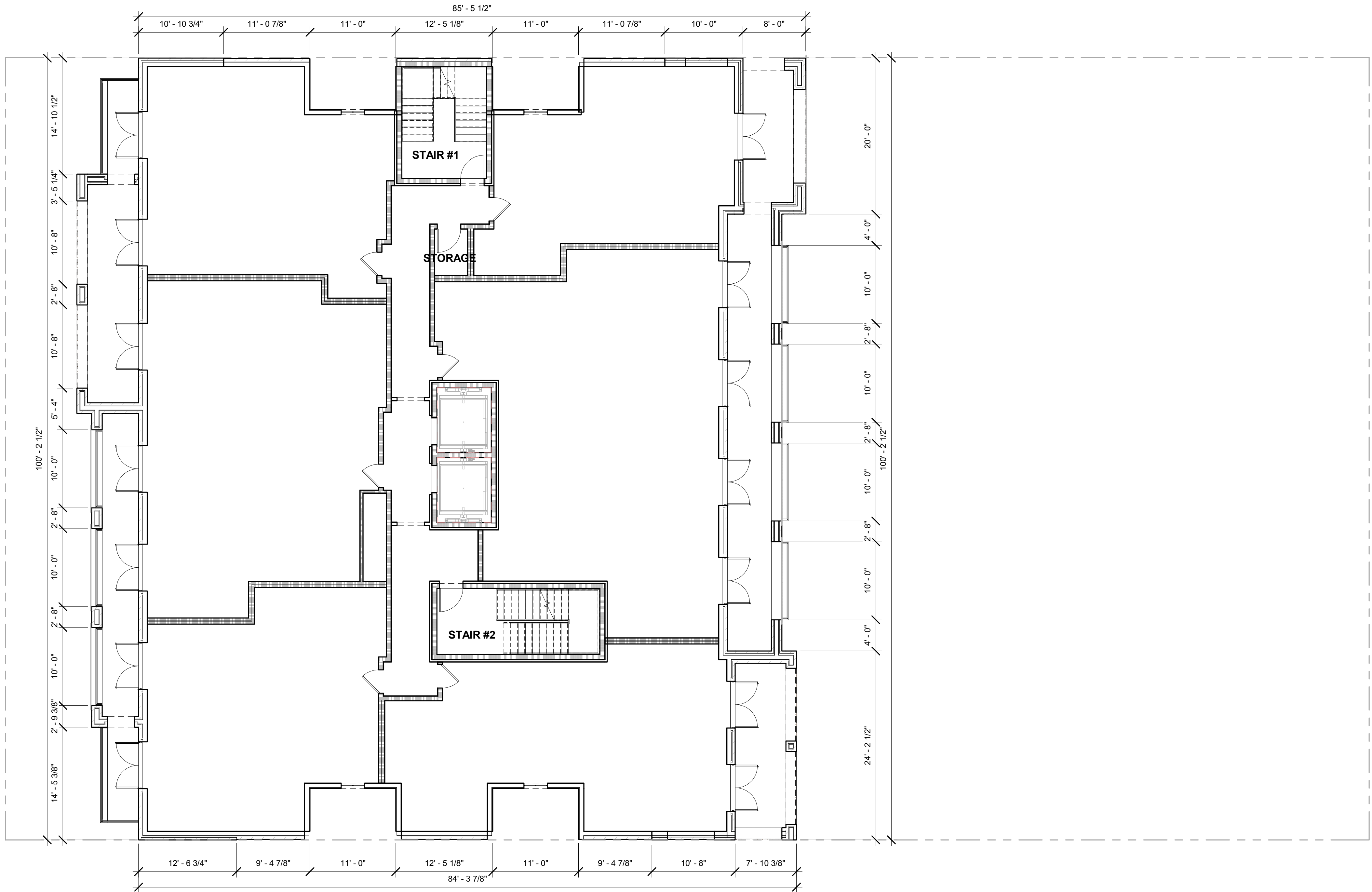
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OVERALL PLAN - SEVENTH FLOOR

$$1/8'' = 1'-0''$$

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SHEET TITLE

OVERALL PLAN - EIGHTH FLOOR

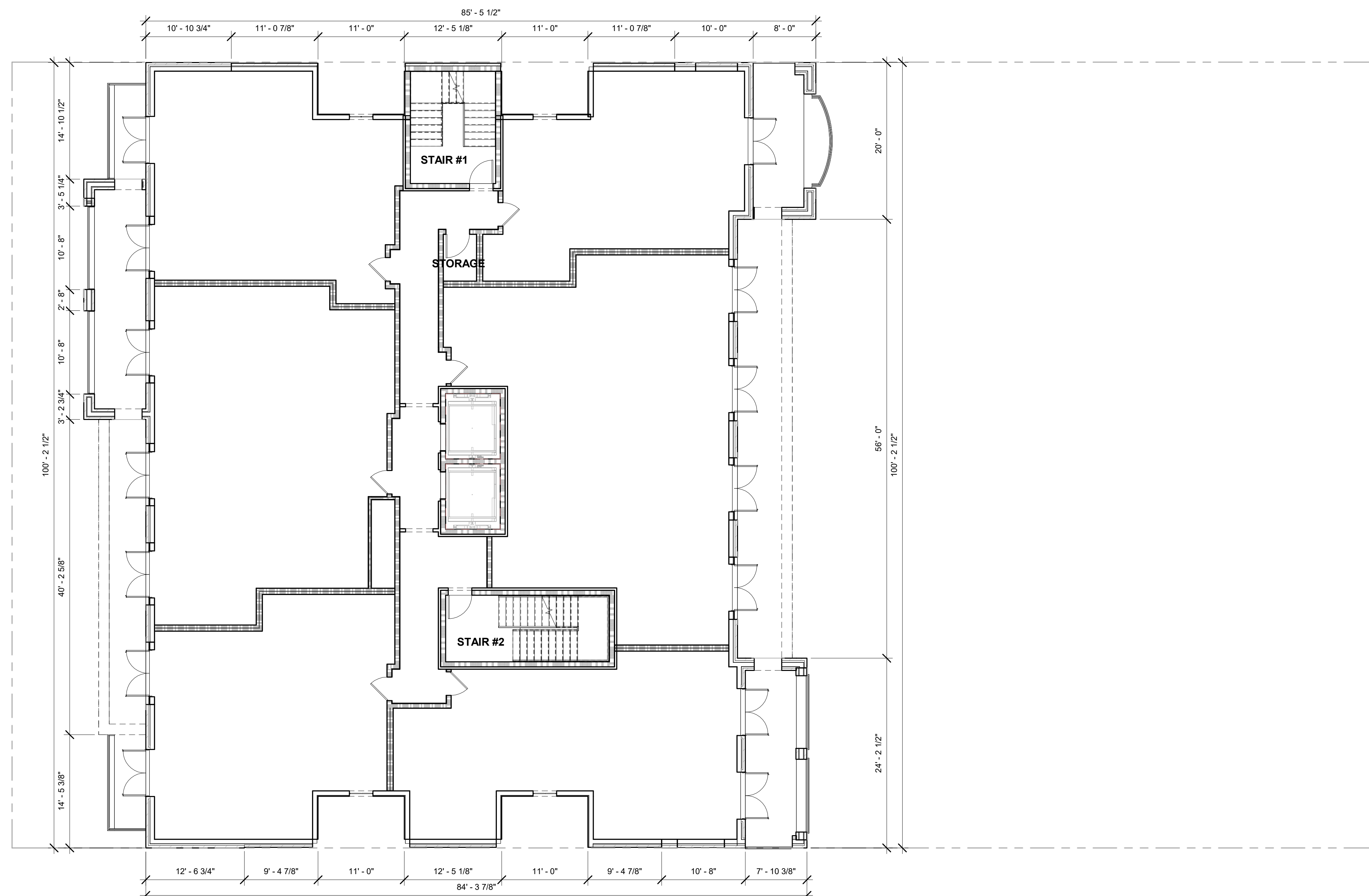
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OVERALL PLAN - EIGHTH FLOOR

$$\frac{1}{8}'' = 1'-0''$$


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SHEET TITLE

OVERALL PLAN - ROOF PLAN

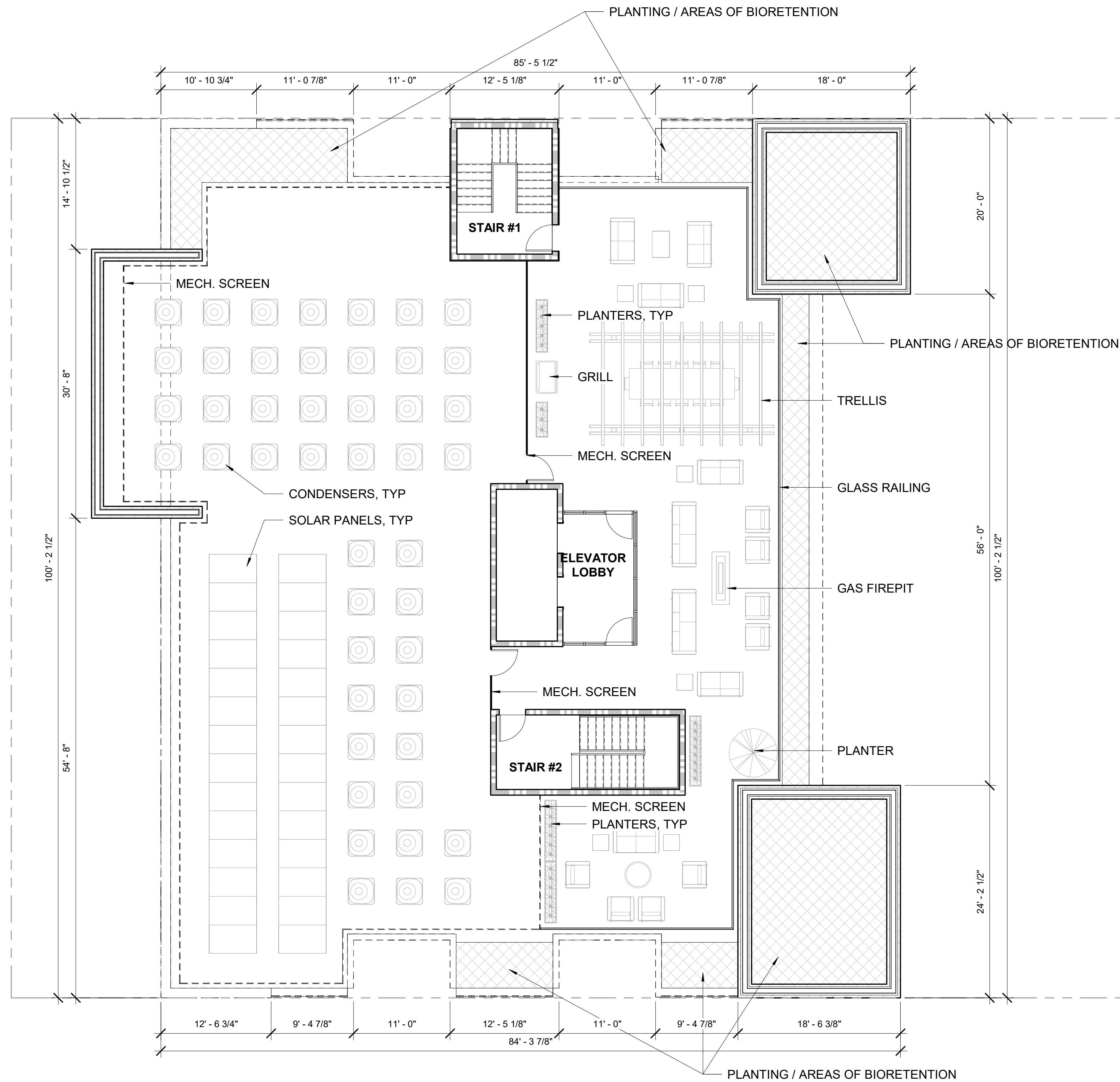
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SHEET TITLE

ELEVATIONS

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A401

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1

NORTH ELEVATION - VIEW FROM BACK OF ROW HOUSES

$$1/8'' = 1'-0''$$

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ELEVATIONS

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A402

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1

SOUTH ELEVATION

$$\frac{1}{8}'' = 1'-0''$$


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ELEVATIONS

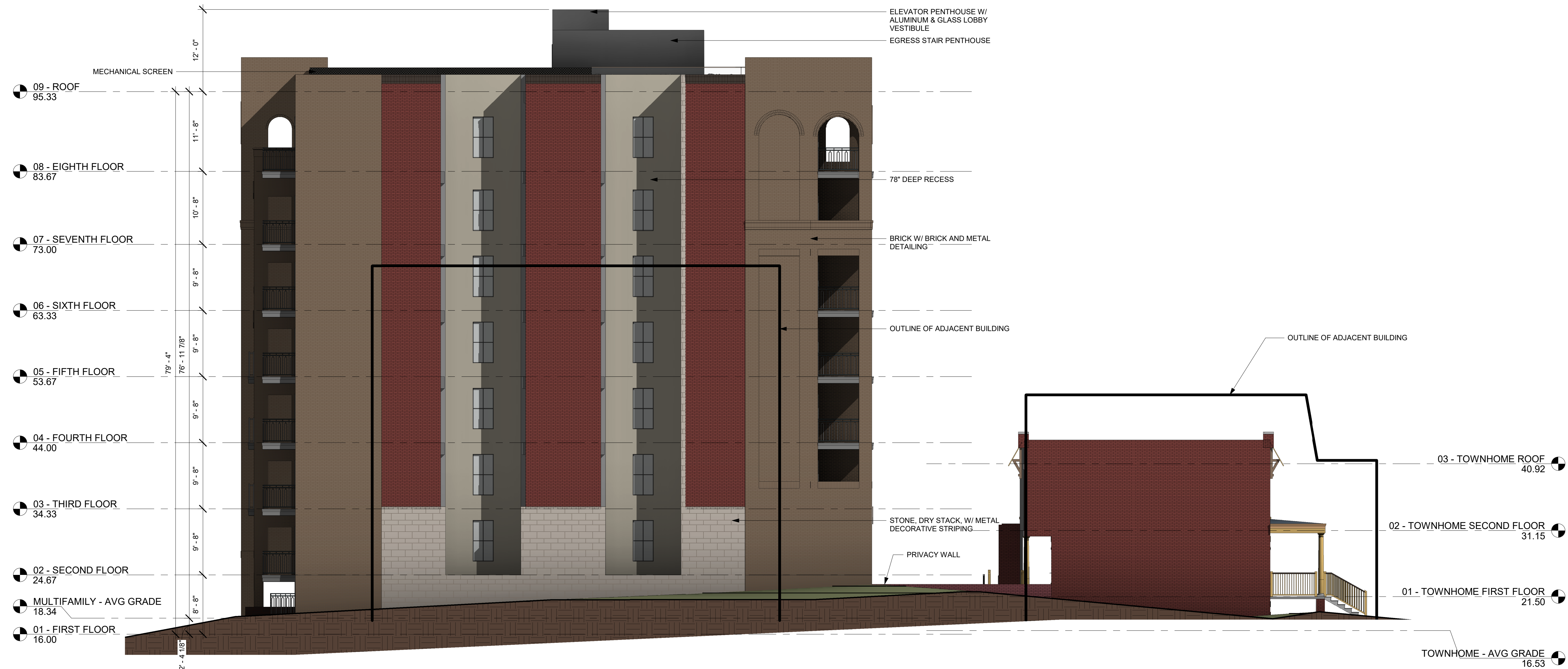
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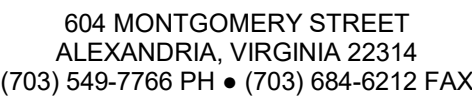
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EAST ELEVATION - OVERALL

1/8" = 1'-0"





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SHEET TITLE

ELEVATIONS

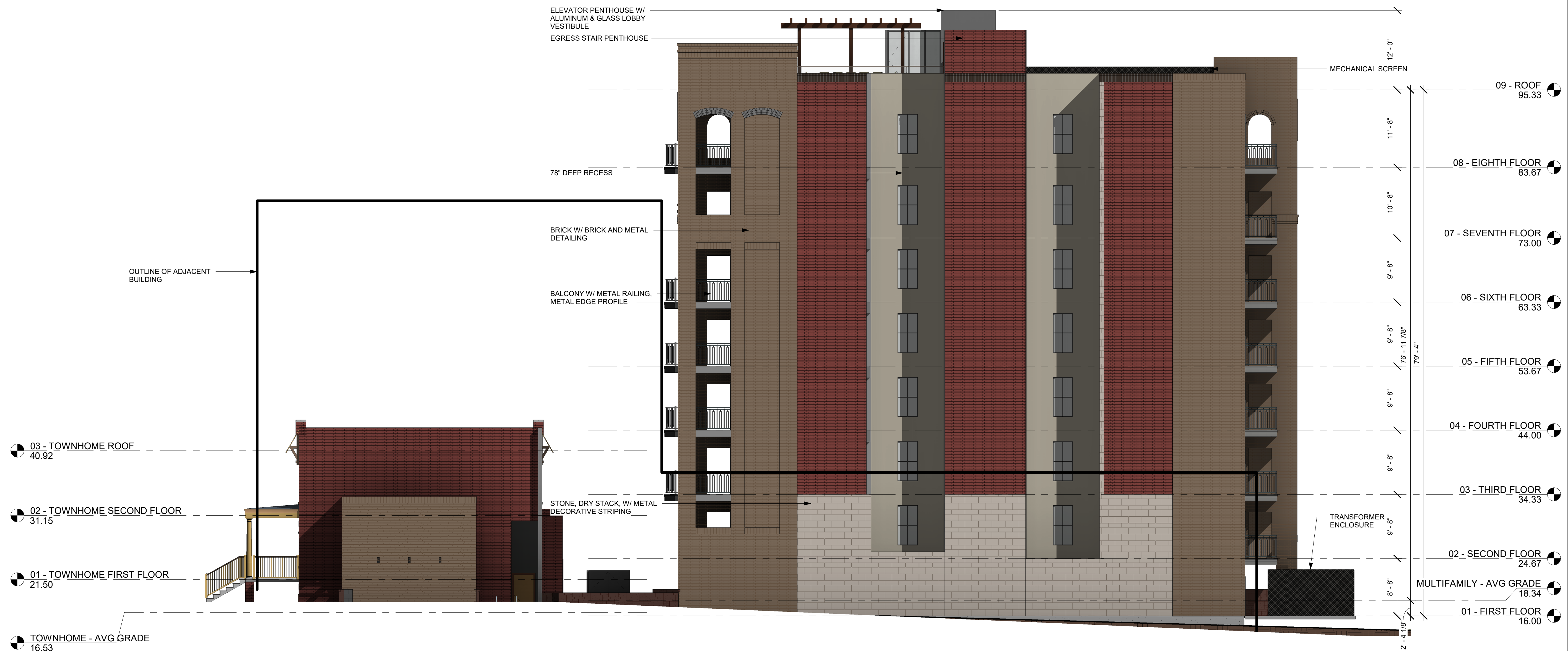
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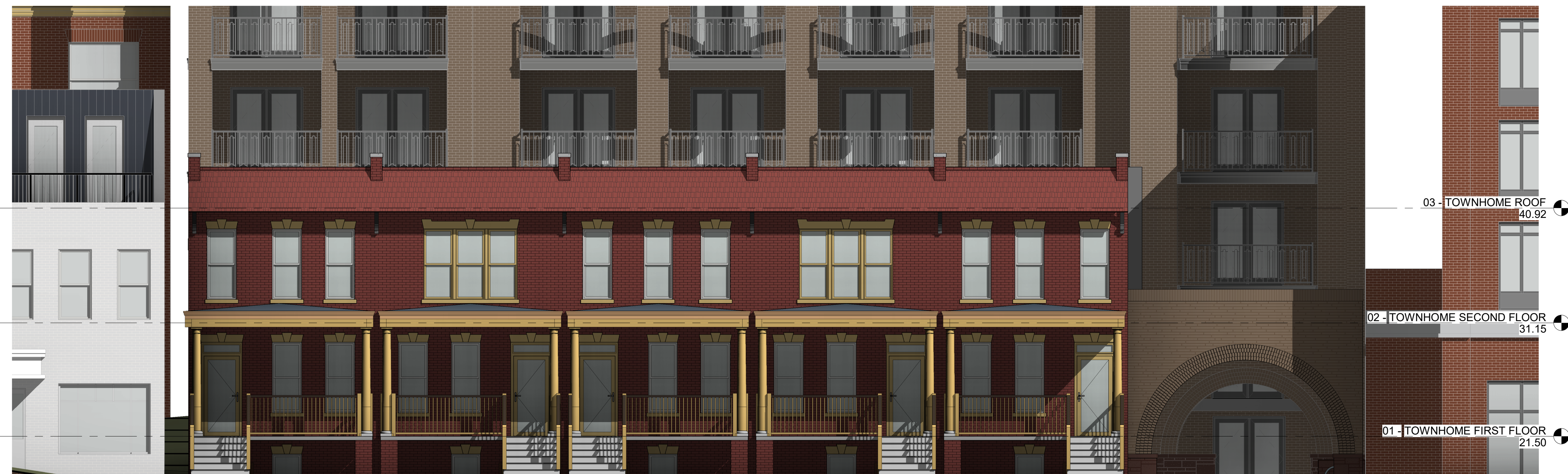
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1 WEST ELEVATION - OVERALL





2 SOUTH ELEVATION - BACK OF ROWHOUSES



1 NORTH ELEVATION - FRONT OF ROW HOUSES



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KINGS ROW

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ELEVATIONS - TOWNHOMES

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BUILDING SECTIONS

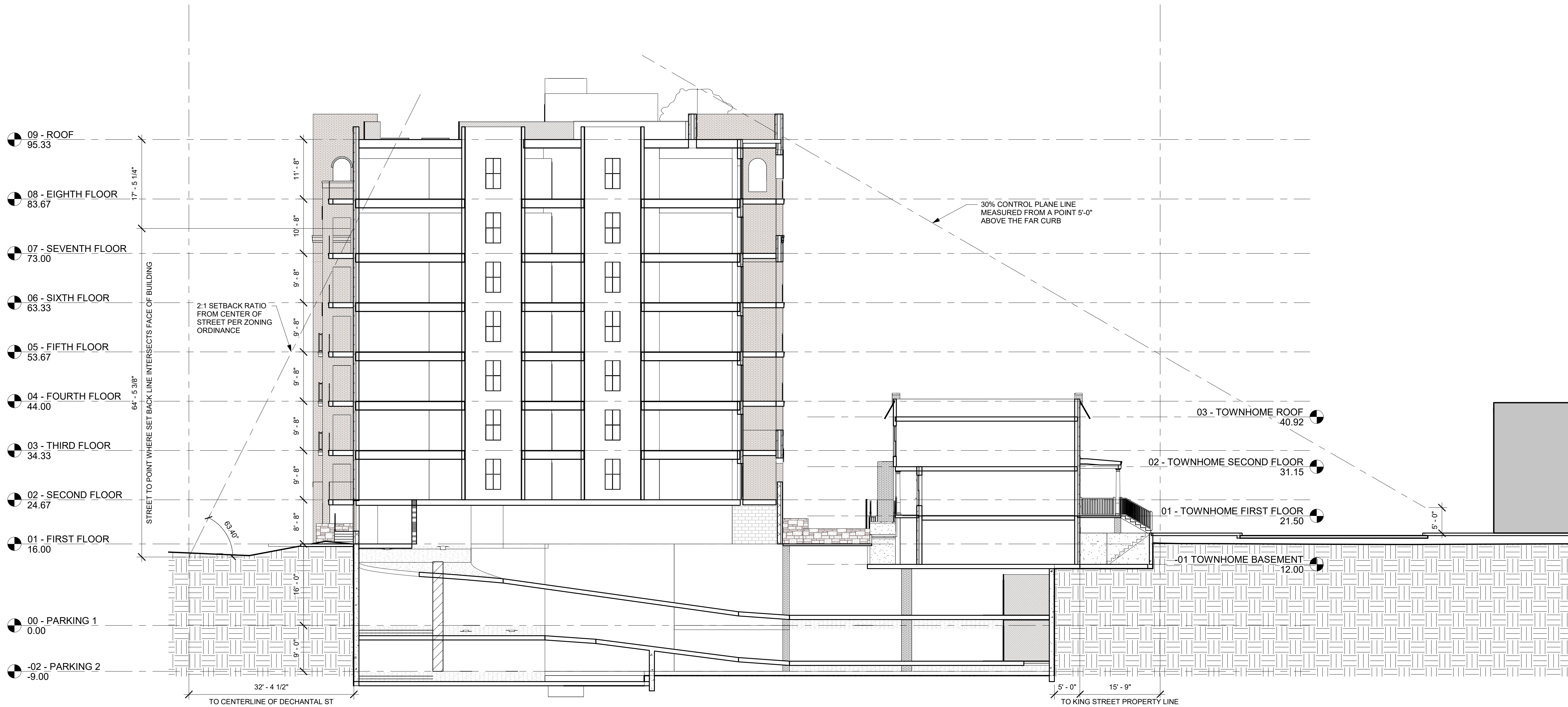
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27 June 2024

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYS of Northern Virginia, we are excited to see three new housing developments on the docket for June 27th, and we hope you will support all of them. Together, these developments will add 265 desperately needed new homes to Alexandria. These homes will be of a variety of types, price points, and locations, representing the “all of the above” approach we need to combat our regional housing crisis.

The DSUP extension for 2927 Eisenhower Avenue will add 198 units, including 8 committed affordable units, as well as ground-level retail that will serve the existing apartment and townhouse residents at that site.

The Kings Row development will preserve the existing historic rowhouses and convert them into 10 units of housing, and it will also add a 44-unit building on the site, providing more opportunities to live in Old Town.

The N. West St townhouses will provide 13 new homes in Old Town, replacing an office building and surface parking.

We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city better for everyone.

Phoebe Coy, Alex Goyette, Luca Gattoni-Celli, Peter Sutherland, Stephanie Elms, and Trip Hook
YIMBYS of Northern Virginia Alexandria leads