

Docket Item #5
Development Special Use Permit # 2014-0010
Stevenson Avenue Condominiums – Extension
6101 and 6125 Stevenson Avenue

CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Project Name: Stevenson Avenue Condominiums	PC Hearing:	September 4, 2014
	CC Hearing:	September 13, 2014
	Extension Approval, DSUP Expiration:	September 13, 2017
	Plan Acreage:	Site A: 39,193 SF (.90 acre) Site B: 46,655 SF (1.07 acre) Total: 85,848 SF (1.97 acre)
Location: 6101 & 6125 Stevenson Avenue	Zone:	Office Commercial – Medium OCM – 50
	Approved Use:	Residential with an Existing Office
	Dwelling Units:	121 units
	Gross Floor Area:	Residential: 103,696 SF Office: 80,000 SF
Applicant: DYN Res LLC and Steven A. Hansen, LLC, and WWIV Stevenson Avenue, LLC	Small Area Plan:	Landmark – Van Dorn
	Historic District:	N/A
	Green Building:	LEED Certified or Equivalent

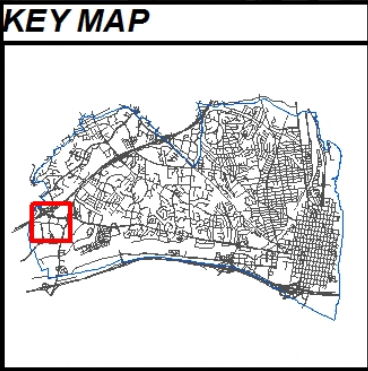
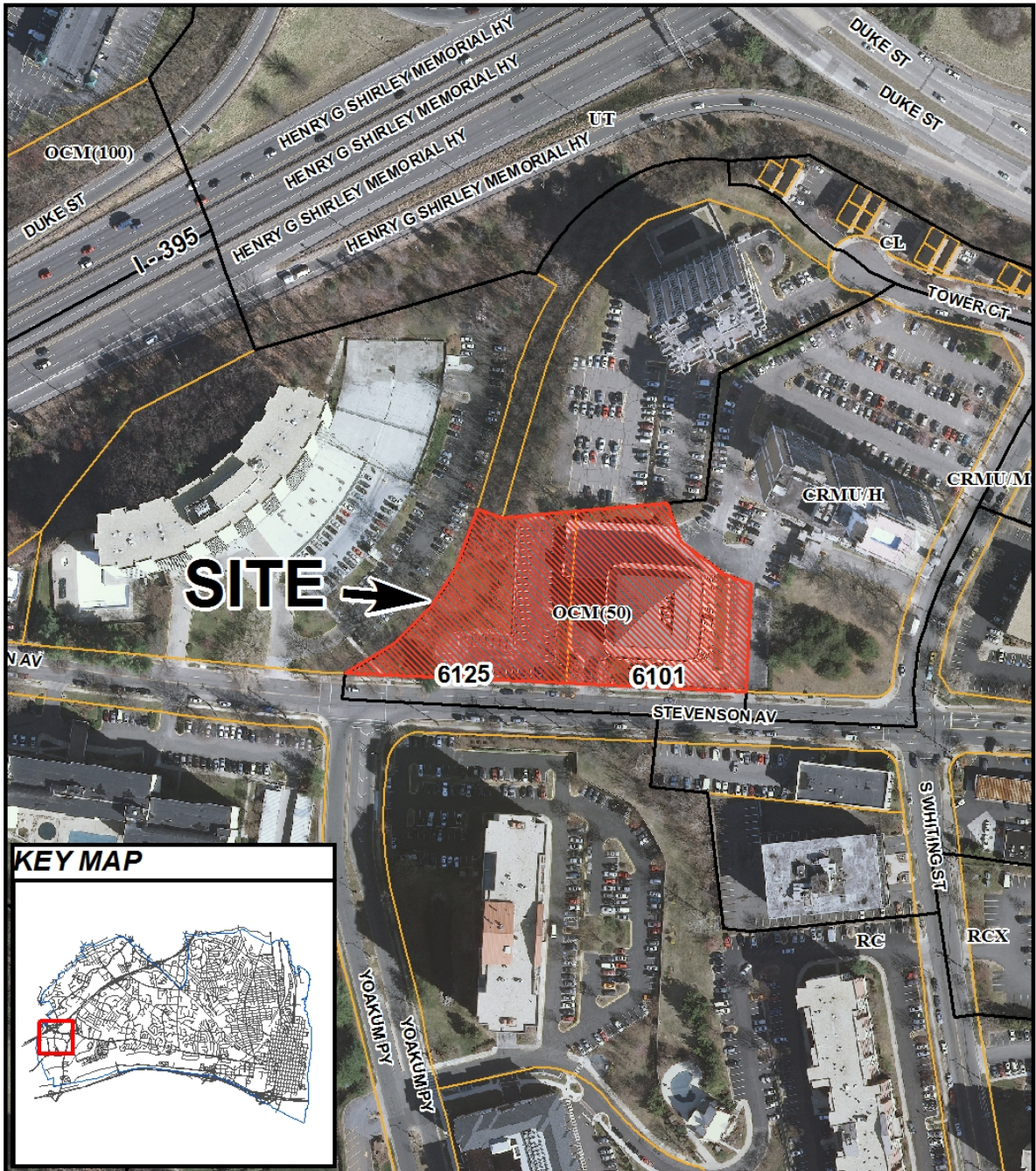
Purpose of Application: Request for a three year extension for an approved Development Special Use Permit with Site Plan. (DSUP #2012-0002)

Special Use Permits Approved:

1. Development Site Plan with Special Use Permit to increase the maximum building height of 50' to 77' pursuant to Section 4-905 (D) to achieve the building height maximum within the OCM Zone District.
2. Special Use Permit for a twenty percent (20%) increase in floor area pursuant to Section 7-703 (A), the inclusion of affordable housing provision.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers: Patricia Escher, AICP, Principal Planner
 Ryan Price, Urban Planner



DSUP #2014-0010
6101 & 6125 Stevenson Avenue



I. DISCUSSION

A. Recommendation & Summary

Staff recommends approval of the request to grant a three year extension of a Development Special Use Permit with Site Plan for a multi-family residential development at 6101 & 6125 Stevenson Avenue (DSUP #2012-0002). This is the second extension request for the project. The project was originally approved by City Council on April 18, 2009 (DSUP 2004-0028). The extension request is for an infill development proposal that would replace an existing surface parking lot with a 121 unit multi-family residential building and underground parking. The building would be LEED Certified or equivalent and include nine affordable units on site. (Please see attached staff report for additional project details.)

Project Highlights:

- The proposal has a voluntary affordable housing component that will provide nine affordable units on site and provide a voluntary monetary contribution to the City's affordable housing fund.
- The new residential multi-family building will be LEED Certified or equivalent, which was not required in the original 2009 approval;
- The overall site design was integrated with the existing office building on the property to provide a shared courtyard and drive aisle, thus eliminating one existing curb cut along Stevenson Avenue.
- The overall layout creates a more urban edge with a street wall, a wider sidewalk and street trees.
- The proposed development will further enhance pedestrian safety with a number of transportation improvements:
 - The reduction of the radius at the southeast corner of Stevenson Avenue and Yoakum Parkway for traffic calming purposes;
 - The relocation and/or replacement of the existing in-pavement warning lights system to align with the new cross walk on Stevenson Avenue. (The in-pavement warning lights system is activated by pedestrians and alerts vehicles that pedestrians are crossing the street.); and
 - The installation of pedestrian count down signals.

B. General Project Description

The approved 2012 DSUP includes:

- A lot consolidation of two existing parcels (6101 and 6125 Stevenson Avenue);
- Development Site Plan to construct a 121 unit multi-family building for underground parking;
- Special Use Permit for an increase in height from 50 to 77 feet pursuant to Section 4-905 (D) of the City's Zoning Ordinance;
- Special Use Permit for a 20 percent increase in floor area ratio and density pursuant to Section 7-703 (A) of the City's Zoning Ordinance for affordable housing units;

The proposed development site is located at the western edge of the City on Stevenson Avenue, southwest of the Landmark Mall. The site consists of two contiguous parcels bordered by the Key Towers apartment building to the north, the Landmark Towers apartment building to the east, Stevenson Avenue and The Strand apartment building to the south and the Olympus Condominiums to the west. Overall, the area surrounding the site is characterized by high-rise residential buildings; however a mixture of office and commercial uses are located in close proximity along Duke Street near Landmark Mall.

The applicants, DYN Res LLC, Steven A. Hansen, LLC and WWIV Stevenson Avenue, LLC, are requesting a three year extension of their approved Development Special Use Permit. Due to the recent economic downturn, the applicants did not proceed with submitting the final site plan and subsequent building permit for this project. This is the second extension request for this project. The applicant feels the economy is strengthening, but the market conditions are not at a point where they can move forward with construction. However, the applicant has indicated to staff that they do intend to pursue the construction of the building in the near future. Since the project was not under substantial construction prior the May 12, 2014 expiration date, the applicant is requesting a three year extension to their approval.

II. STAFF ANALYSIS

Staff continues to believe that the proposal is an appropriate infill development that complies with the City's goals, plans and policies, including the City's green building policy, affordable housing goals, and good urban design. This infill proposal is redeveloping an existing suburban surface parking lot and creating mixed use development with compatible mass, height and scale to the adjacent residential and commercial uses.

As part of the previously approved development special use permit the allowable height on the site was increased from 50 feet to 77 feet, consistent with Section 4-905 of the Zoning Ordinance. The additional height is consistent with the surrounding heights, including the existing office building which is approximately 78 feet. Furthermore, many of the surrounding high-rise residential buildings are approximately 150 feet tall. It's also important to note that the overall building design reduces the perceived height of the structure. The base and the top of the building are designed to step-down as the grade transitions along the western side of the property. This architectural technique reduces the perceived height by establishing a relationship with the topography.

In addition to the height increase, a 20 percent increase in floor area ratio (FAR) was also approved for the provision of affordable housing per Section 7-700 of the Zoning Ordinance. The 20 percent increase puts the proposed FAR at 1.8, and is equivalent to an additional 25,754 square feet of floor area or approximately 6.97 units on the site. Similar to height, it is necessary to evaluate increased FAR and density by considering the mass and scale in the context of the neighborhood. The applicant has worked with staff to reduce the mass and scale, particularly as perceived from the pedestrian view, by creating a well-defined building hierarchy, continuing design features such as vertical banding and trim to the ground level, terracing of the building at the top and building the building into the hillside.

As the proposed development project is consistent with the character of the surrounding neighborhood, staff is still supportive of the project's increase in height and FAR for the provision of affordable housing.

Additionally, while the site is just outside the Landmark Van Dorn Corridor plan, the proposal meets many of the plan's goals by:

- Creating a more walkable streetscape along Stevenson Avenue;
- Creating a compact, mixed-use development by incorporating the existing office building into the overall site layout;
- Creating sustainable site design and constructing a residential building that will be "green certified";
- Providing mixture of housing types, including affordable units; and
- Providing new development that is compatible with existing neighborhoods.

The applicant received a two-year extension for this project in 2012, and communicated their intentions to begin construction as soon as market conditions improved. While construction did not commence in the allotted two-year period, staff feels an additional three-year extension is warranted for this project. Development activity and interest in the West End has picked up over the past several years, signaling momentum in the market for this area of the City. Specifically, the redevelopment of the Landmark Mall, which is less than ½ mile from the Stevenson Condo site, will likely provide a boost to the real estate market in the near-term.

Because this request for an extension reopens the case, staff has updated certain conditions of approval to make them consistent with current standard conditions and City policies. Additionally, the affordable housing conditions (40-46), reflect some changes to the 2009 approval. Based on recent practice, the affordability period of the committed units has been extended from 30 to 40 years. A 2014 text amendment to section 7-700 of the City's Zoning Ordinance now allows onsite affordable units resulting from bonus density to be converted to offsite units and/or a monetary contribution of at least equivalent value by mutual agreement of the City and the developer. It is noted that while the 2005 voluntary housing contribution rates have been adjusted by CPI in the interim, DSUP extensions were exempted from potential resulting increases by agreement with the Developer Housing Work Group convened in 2011-13 to review affordable housing contribution procedures pursuant to the Housing Master Plan. Therefore, the 2005 contribution rates have been retained.

The following conditions and findings for this project have been updated and/or added to meet the City's current standards:

Conditions:

Updated: 2g, 4, 7c, 26, 28, 28d, 43, 45, 46, 50, 51, 73, 90

Added: 19d, 19e, 19f, 23, 39, 53, 63c, 63d, 64m, 64n, 64o, 70b, 83, 102, 103, 104, 105, 106

Comments:

Updated: T&ES F-7, T&ES F-8

Added: P&Z C1, T&ES F-18

III. COMMUNITY

The applicant has sent letters informing to the following residential associations about the extension request and has not received any comments to date.

- Olympus Condominium Unit Owners Association;
- Sentinel of Landmark Condominium;
- Landmark Towers;
- Tuscany Apartments;
- AIMCO Key Towers;
- Watergate at Landmark; and
- Cameron Station Board

IV. CONCLUSION

In conclusion, staff recommends **approval** of DSUP #2014-0010, the three year extension request for the previously approved DSUP #2012-0002 with an expiration date of September 13, 2017 subject to compliance with all applicable City codes, standards, policies and the following staff recommended conditions.

V. STAFF RECOMMENDATIONS

1. The applicant shall provide all improvements depicted on the preliminary plan dated January 16, 2009 and comply with the following conditions of approval. These conditions apply to the areas of new construction and not to the existing office building. (DSUP #2004-0028)

A. *PEDESTRIAN/STREETSCAPE*

2. **CONDITION AMENDED BY STAFF:** The applicant shall provide the following pedestrian improvements to the satisfaction of the Director of T&ES.:
 - a. The sidewalk on Stevenson Avenue shall be revised to provide a varied width planting strip of 4' to 6' wide adjacent to the curb and a six-foot unobstructed City Standard concrete sidewalk. The new sidewalk shall extend from the western accessible ramp at the intersection of Stevenson Avenue and Yoakum Parkway to the east property line.
 - b. Construct all concrete sidewalks to City standards.
 - c. The concrete sidewalk shall be flush (maximum 1/4" change in grade) across the driveway crossing to provide a continual uninterrupted concrete sidewalk and shall transition smoothly into the existing sidewalks.
 - d. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - e. The applicant shall install and maintain a field located, pervious pedestrian trail along the western property line including one bench and trash can.

- f. All pedestrian improvements shall be completed prior to the issuance of a certificate of occupancy permit. (P&Z)(T&ES) (DSUP #2004-0028)
 - g. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts.
3. Prior to final site plan approval, the applicant shall provide \$1,150 per receptacle to the Director of T&ES for purchase and installation of two (2) Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans with domed lids by Victor Stanley. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Full payment shall be made prior to Site Plan release. (T&ES) (DSUP #2004-0028)
 4. **CONDITION AMENDED BY STAFF:** The applicant shall provide and install pedestrian upgrades to the signalized intersection of Stevenson Avenue and South Whiting Street consisting of countdown pedestrian signals and City standard audible ADA pedestrian ~~Prisma-DAPS~~ push buttons for all intersection approaches. The applicant will remove existing ramp and provide new ADA ramp to the northeast corner, placing ramp between the existing manhole and the existing telephone pole. The new ramp would serve both pedestrians crossing Whiting and pedestrians crossing Stevenson. The applicant will upgrade existing single ramp to current ADA standards at the southwest and northwest corners and upgrade existing two ramps to current ADA standards at the northeast corner. (DSUP #2004-0028)
 5. The applicant shall install and maintain ADA accessible pedestrian crossings serving the site. (T&ES) (DSUP #2004-0028)
 6. The sidewalk along Stevenson Avenue shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of Transportation and Environmental Services throughout the construction of the project. (T&ES) (DSUP #2004-0028)

B. STREETS / TRAFFIC

7. **CONDITION AMENDED BY STAFF:** The applicant and staff shall work together at final site plan to explore the possibilities of providing the following improvements to the intersection of Stevenson Avenue and Yoakum Parkway so long as such improvements do not require relocation of utilities and poles.
 - a. Reduce the curb radius at the southeast corner of the Stevenson Avenue and Yoakum Parkway intersection by extending the curb. As part of the radius reduction, the applicant shall realign the existing crosswalk crossing Stevenson Avenue, which shall include relocation of associated ADA ramps.
 - b. The applicant shall upgrade the existing accessible ramps at the intersection of Stevenson Avenue and Yoakum Parkway with truncated domes.

- c. The applicant shall relocate existing in-pavement warning lights to the realigned crosswalk or replace the in-pavement warning lights with a pedestrian-actuated rectangular rapid flash beacon, to be approved by the Director of T&ES.
 - d. Provide thermoplastic pedestrian cross walks to be designed to the satisfaction of the Director of T&ES. (T&ES) (DSUP #2004-0028)
8. The applicant shall enlarge the turning radius along the eastern drive entrance to facilitate large vehicle turning movements. (T&ES) (DSUP #2004-0028)
9. Loading and delivery vehicles longer than 30 feet in total length (vehicles larger than an AASHTO Single Unit Truck) shall be prohibited from using the on site loading area. (T&ES) (DSUP #2004-0028)
10. Loading and Delivery vehicles shall be prohibited from parking in the northern curb lane of Stevenson Avenue whenever the curb lane is functioning as a dedicated travel lane. (T&ES) (DSUP #2004-0028)
11. If the City's existing public infrastructure is damaged during construction then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. A pre-construction walk/survey of the site shall occur with T&ES staff to document the existing conditions. (T&ES) (DSUP #2004-0028)
12. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES) (DSUP #2004-0028)
13. As a part of the final site plan, a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, an amended Traffic Control Plan shall be submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES) (DSUP #2004-0028)
14. The slope on parking ramps to garage entrances shall not exceed 12 percent. In case the slope varies between 10% and 12% then the applicant shall provide a trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES) (DSUP #2004-0028)
15. Show turning movements of standard vehicles in the parking garage and parking lot. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES) (DSUP #2004-0028)

16. Eliminate the bus stop easement adjacent to the site. (T&ES) (DSUP #2004-0028)

C. OPEN SPACE/LANDSCAPING

17. A perpetual public access easement shall be provided for the open space. This open space area shall be privately maintained by the applicant and or their successors to the satisfaction of the Director of RP&CA, until conveyance to the Condominium Association (COA). Upon conveyance of the open space to the Condominium Association, the COA shall be responsible for the maintenance of the open space. The terms of the maintenance agreement of the open space shall be part of the Condominium Association documents and covenants which shall be reviewed and approved by the City prior to prior to issuance of the first certificate of occupancy. The open space area shall be fully open to the public following the hours and guidelines established by the Department of RP&CA. (RP&CA) (P&Z) (DSUP #2004-0028)
18. To the greatest extent possible, above grade utilities shall not be located highly visual areas within dedicated open space. The final location and screening of these utilities shall be reviewed and approved prior to design and installation to the satisfaction of the Director of P&Z. (P&Z) (DSUP #2004-0028)
19. **CONDITION AMENDED BY STAFF:** The applicant shall develop, provide, install and maintain an integrated Landscape Plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z.. At a minimum the Landscape Plan shall:
- a. Provide an enhanced level of detail plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - b. Ensure positive drainage in all planted areas.
 - c. Provide detail sections showing above and below grade conditions for plantings above structure. Soil depth must comply with City of Alexandria Landscape Guidelines.
 - d. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
 - e. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
 - f. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, and all planting above structure [delete as applicable] meets the requirements of the City's Landscape Guidelines for soil volume and depth [delete as applicable].

The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes.

- g. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers. (P&Z) (DSUP #2004-0028)
20. The following modifications to the landscape plan and supporting drawings are required:
- a. Replace Stevenson Avenue street trees along property frontage.
 - b. Indicate proposed materials to be used in Emergency Turnaround.
 - c. Integrate garage elevator into landscape using appropriate plantings.
 - d. Provide decorative opaque gates for the trash and transformer enclosure. Include details of the gates in the final site plan.
 - e. Show tree protection on demolition plan, E&S sheets and grading sheets.
 - f. Coordinate planting details with City of Alexandria Landscape Guidelines. (DSUP #2004-0028)
21. Provide a site irrigation/water management plan developed installed and maintained to the satisfaction of the Directors of Code Administration.
- a. Plan shall demonstrate that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
 - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible external water hose bib on all building sides at a maximum spacing of 90 feet apart. Provide an exhibit demonstrating accessible water coverage including hose bib locations and 90' hose access radii.
 - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - d. All lines beneath paved surfaces shall be installed as sleeved connections. (Code Administration) (DSUP #2004-0028)
22. Provide a palette of site furnishings such as bicycle racks, trash receptacles, and other associated features to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES) (DSUP #2004-0028)
23. **CONDITION AMENDED BY STAFF:** Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.

D. TREE PROTECTION AND PRESERVATION

24. Provide tree protection per the City of Alexandria Landscape Guidelines for all trees noted to remain on the approved Preliminary Plan, except for street trees along Stevenson Avenue which shall be replaced. (P&Z)(DSUP #2004-0028)

25. The applicant shall replace trees to remain that are damaged during construction. Replacement must occur prior to issuance of the last certificate of occupancy permit. (P&Z)(DSUP #2004-0028)
26. **CONDITION AMENDED BY STAFF:** The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated January 16, ~~2008~~ 2009 and reduced if possible to retain existing trees and grades. There will be additional site disturbance for this installation of the trail on the western portion of the property to be field verified. (P&Z)(DSUP #2004-0028)

E. BUILDING

27. The massing, articulation, and general design of the building shall be generally consistent with the drawings and renderings dated January 16, 2009. The final design of the building shall be revised to incorporate the following to the satisfaction of the Director of P&Z:

Provide the following building refinements to the satisfaction of the Director of P&Z:

- a. The applicant shall provide high quality windows to the satisfaction of the Director of P&Z.
 - b. Window samples shall be provided during the final site plan review.
 - c. Windows that reflect more modern styles shall be reviewed on an individual basis, but a minimum glass setback from face of sash is required of 3/8". (P&Z) (DSUP #2004-0028)
28. The applicant shall provide detailed design drawings (enlarged plan, section, and elevation details) to evaluate the building features including the curved metal corner feature, balconies, cornices, trellises, trim, railings, roof features, control joints, building mounted lighting and all architectural metalwork, including the final detailing, finish and color of these elements, during final site plan review. The applicant shall provide these detailed design drawings at a scale sufficient to fully explain the detailing and depth of façade treatment.(P&Z) (DSUP #2004-0028)
29. Condition deleted. (DSUP #2004-0028)
28. **CONDITION AMENDED BY STAFF:** Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director. The following submission shall be provided to review the materials, finishes and architectural details prior to selection of final building materials:
- a. Provide a materials board that includes all proposed materials and finishes at first final site plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. *

- d. Construct a color, on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. ~~release of building permits.~~ **
 - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)
29. There shall be no visible wall penetrations or louvers for HVAC equipment; all such equipment shall be rooftop-mounted. Wall penetrations shall be allowed for kitchen, dryer and bathroom vents as long as such vents are grouped and integrated in the overall building design to the satisfaction of the Director of P&Z. (P&Z) (DSUP #2004-0028)
30. The street-level elevator to the garage and the transformer / dumpster enclosure shall be treated with a similar material, color, and finish as the building to the satisfaction of the Director of P&Z.. (P&Z)(DSUP #2004-0028)
31. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified / Equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan.*
 - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of LEED Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Certification (or equivalent) for the residential project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(T&ES)
32. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, leftover, unused, and/or discarded building materials.(T&ES)(P&Z) (DSUP #2004-0028)
33. Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES) (DSUP #2004-0028)

34. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense/pp/index.htm](http://www.epa.gov/WaterSense/pp/index.htm). (T&ES)
35. All ground level pedestrian exits that open into non-secure areas shall be emergency exits only and fitted with panic bar hardware. (Police) (DSUP #2004-0028)

F. SIGNAGE

36. A freestanding subdivision or development sign shall be prohibited. This does not preclude placing signage on the proposed retaining wall in front of the residential building.(P&Z) (DSUP #2004-0028)
37. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)(T&ES) (DSUP #2004-0028)
38. All public notice signage erected by the applicant prior to the public hearing(s) shall be removed within 10 days of the completion of the public hearing process for the project. (P&Z) (DSUP #2004-0028)
39. **CONDITION AMENDED BY STAFF:** Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics, business signs, and interpretive signage that highlights the history and archaeology of the site. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of Archaeology, P&Z, T&ES.*

G. HOUSING

40. The developer shall provide a voluntary contribution totaling \$121,172 (representing \$2.00 per gross floor area of for-sale residential development), consistent with the conclusions of the “Developer Housing Contribution Work Group Report” dated May 2005 and accepted by the Alexandria City Council on June 14, 2005. If the project is developed as rental project, the corresponding voluntary contribution shall be \$90,879, representing \$1.50 per gross floor area for rental residential development. (Housing) (DSUP #2004-0028)
41. The developer shall also provide nine (9) affordable units for income eligible households. Six (6) will be one bedroom units and three (3) will be two-bedroom units. A parking space shall be provided for each unit. (Housing) (DSUP #2004-0028)

42. The set aside units shall be of comparable size, construction quality and exterior design to the market rate units in the development and shall be located throughout the building. Interior finishes and features must be durable, of good quality and consistent with contemporary standards for new housing, and must meet or exceed the minimum standards set forth by the Virginia Housing Development Authority (VHDA) for the Low Income Housing Tax Credit Program. Owners or renters in these set aside units shall have access to all community amenities. (Housing) (DSUP #2004-0028)
43. **CONDITION AMENDED BY STAFF:** If the set-aside units are marketed as condominiums to first time homebuyers the sales prices shall be as follows: \$175,000 for a one bedroom unit and \$225,000 for a two bedroom unit. These prices include one parking space for each unit. Deed restrictions governing re-sale shall be recorded at settlement to ensure at least a 40-year ~~30-year~~ period of affordability. (Housing) (DSUP #2004-0028)
44. At the City's discretion, the set-aside condominium units may be sold to a non-profit entity for the same terms as described above, to be operated as affordable rentals. In this case, operation of the rental units shall be governed by a separate agreement to be entered into between the City and the designated non profit entity. (Housing) (DSUP #2004-0028)
45. **CONDITION AMENDED BY STAFF:** If the project is developed as rental development, the set-aside units shall be maintained as affordable rentals for a period of forty ~~thirty~~ (40) ~~(30)~~ years. Rents (including utility allowances) for the set-aside units shall not exceed maximum rents allowed under the federal Low Income Housing Tax Credit (LIHTC) program for households at or below 60% of the Washington, D.C. Metropolitan Area Family Median Income. (Housing) (DSUP #2004-0028)
46. **CONDITION AMENDED BY STAFF:** ~~If at a future date the City Council approves a text amendment to the Zoning Ordinance Section 7-700 to allow for a cash contribution to be made in lieu of the provision of affordable housing,~~ ~~†~~The requirement for on-site affordable units set forth in Conditions ~~#39—43~~ 41 - 45 may be converted to a equivalent cash contribution by mutual agreement between the City and the developer. The per unit cash contribution will be the difference between the market price and the Office of Housing's affordable for sale limit at the time of sale. If the project is developed as a rental project, the cash contribution will be the present value of the 40-year ~~30-year~~ discount for the rental units defined in Condition ~~#39, 40 and 43~~ #41, 42 and 45 above. (Housing) (DSUP #2004-0028)

H. PARKING

47. A minimum of 355 parking spaces (172 residential spaces and 144 office spaces, with the remainder reserved for visitor spaces and three delivery spaces) shall be provided for residents and office employees, as noted on the preliminary plan with a revision date of January 16, 2009. A minimum of one space for each residential unit shall be provided within the underground garage as part of the purchase price for each unit. (P&Z) (DSUP #2004-0028)

48. The applicant shall provide controlled access into residential portion of the underground garage and shall be separated from the office parking and designed to allow convenient access to the underground parking for residents. If there is garage door it shall be an opaque screen or mesh to minimize the projection of light from the garage. If there is no garage door, the lighting from the garage shall be designed to minimize the visual impacts and not trespass beyond the building opening. (P&Z) (DSUP #2004-0028)
49. The applicant shall explore options to provide for accessible electrical outlets to facilitate electric car options, if economically feasible. (P&Z) (DSUP #2004-0028)
50. **CONDITION AMENDED BY STAFF:** The applicant shall provide a total of twenty-seven (27) ~~fifteen (15)~~ bicycle parking racks/ fifty-four (54) ~~thirty (30)~~ spaces in the following locations: seven (7) racks / fourteen (14) spaces (with two (2) racks / four (4) spaces designated for visitor use) adjacent to the office space, eighteen (18) ~~six (6)~~ racks / thirty-six (36) ~~twelve (12)~~ spaces designated for residential use within the underground garage, and two (2) racks / four (4) visitor (short-term) surface spaces designated for residential use. The short term bicycle rack locations are preferably covered, grouped, and located within 50 feet of the main entrance of the residential building. Bicycle parking racks shall be located in a manner that will not obstruct the existing/proposed sidewalks. Bicycle parking standards, acceptable rack types and details for acceptable locations for short-term parking are available at: www.alexandriava.gov/bicycleparking. (T&ES) (DSUP #2004-0028)
51. **CONDITION AMENDED BY STAFF:** The applicant shall provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be based on a plan, which shall be submitted to the Department of P&Z and T&ES prior to the issuance of the Excavation/Sheeting, and Shoring Permit. This plan shall:
- a. Establish 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. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES) (DSUP #2004-0028)
52. The applicant shall provide a parking management plan, which shall include the following to the satisfaction of the Director of T&ES:

- a. Provisions relating to the towing of impermissibly parked vehicles in compliance with the City of Alexandria Code 9-13. Such provisions shall include, but need not be limited to:
 - i. Requirements for signage in the garage providing notice of all applicable parking restrictions enforced by towing, the location of the towing contractor(s)' impoundment yard, and the name and telephone number of the developer's on-site representative responsible for towing-related complaints, as well as the telephone number of the City of Alexandria's Office of Citizen and Consumer Affairs;
 - ii. Disclosure by the applicant and its towing contractor(s), at the developer's parking lot(s), of all fees and charges for towing; and
 - iii. Evidence that the applicant has a contract with the towing contractor that requires the towing contractor to clearly display all fees and charges for towing.
- b. The parking management plan shall include a plan of the garage facility, a description of the access control equipment and an explanation of how the garage will be managed.
- c. The parking management plan shall stipulate that spaces which are not needed for residential parking will be made available as monthly parking spaces to the sites employees and others. (T&ES) (DSUP #2004-0028)

I. SITE PLAN

53. **CONDITION AMENDED BY STAFF:** Per Section 11-418 of the Zoning Ordinance, the DSUP2014-0010 shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued 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. (P&Z)
54. The Emergency Vehicle Easement (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. (P&Z)
55. Relocate the proposed gas line at the main building entrance to ensure that the gas meter does not conflict with the architectural details or accommodate the gas meter on the building interior. (P&Z) (DSUP #2004-0028)
56. The retaining wall along the western portion of the building shall use a vegetated wall system or will receive an enhanced level of landscaping to help soften and screen the wall. If the vegetated wall system is used, the wall shall be completely planted and have a temporary drip irrigation system installed prior to the issuance of the first certificate of occupancy. The vegetated wall shall be maintained in perpetuity by the applicant or the Condominium Unit Association. If the wall is not a vegetated wall system then it and all

other retaining walls shall be stone, brick or masonry to compliment the building architecture. (P&Z) (DSUP #2004-0028)

57. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, and T&ES. (P&Z)(T&ES) (DSUP #2004-0028)
58. The exhaust vents for the parking garage shall not exhaust onto the sidewalks at the pedestrian level or within the open space. The intake vents shall not be visible from the public right-of-way and sufficient landscaping shall be provided to screen the intake vents if necessary. (P&Z) (DSUP #2004-0028)
59. All private utilities shall be located outside of the public right-of-way and public utility easements. (T&ES) (DSUP #2004-0028)
60. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES) (DSUP #2004-0028)
61. Applicant shall underground all the secondary utility services, serving the site. (T&ES) (DSUP #2004-0028)
62. The storm sewer system upstream of Storm Structure 1 shown on the Preliminary Plan shall be owned and maintained privately. (T&ES) (DSUP #2004-0028)
63. **CONDITION AMENDED BY STAFF:** Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z, and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds. (P&Z)(T&ES) (DSUP #2004-0028)
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(RP&CA)(BAR)
64. **CONDITION AMENDED BY STAFF:** Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and P&Z in consultation with the Chief of Police and shall include the following:

- a. Clearly show location of all existing and proposed street lights 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. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights 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. Show existing and proposed street lights and site lights.
 - e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
 - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - i. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - j. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.
 - k. The lighting for the parking garages shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to less than 1.5 foot candles.
 - l. All parking areas and driving lanes should be fully illuminated.
 - m. Light fixtures for the underground/structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - n. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - o. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
 - p. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police) (DSUP #2004-0028)
65. The plat of consolidation and all applicable easements shall be submitted as part of the submission for first final site plan and shall be approved and recorded prior to the release of the final site plan. (P&Z) (DSUP #2004-0028)

66. A copy of the recorded plat, dedication and deeds shall be submitted with the first request for a building permit. ** (P&Z)
67. The applicant shall submit a wall check to the Department of P&Z prior to the commencement of framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the City prior to commencement of framing. (P&Z) (DSUP #2004-0028)
68. As part of the request for a certificate of occupancy permit, the applicant shall submit a height certification and a location survey for all site improvements to the Department of P&Z. The height certification and the location survey shall be prepared and sealed by a registered architect, engineer, or surveyor. The height certification shall state that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (DSUP #2004-0028)
69. The applicant shall identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Director of T&ES. (P&Z)(T&ES) (DSUP #2004-0028)
70. **CONDITION AMENDED BY STAFF:** The applicant shall submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
- a. Designate a location for off-street parking for all construction employees during all stages of construction, provided at no cost for the employee and may include applicable provisions such as shuttles or other methods deemed necessary by the City;
 - b. The applicant shall demonstrate that the existing office users will have adequate parking during construction.
 - c. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed;
 - d. Include a plan for temporary pedestrian and vehicular circulation;
 - e. Include the overall schedule for construction and the hauling route;
 - f. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
 - g. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a “stop work order” will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES)(Code) (DSUP #2004-0028)

71. Submit an approvable construction phasing plan to the satisfaction of the Director of T&ES, which will allow review, approval and partial release of the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. (T&ES) (DSUP #2004-0028)
72. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES) (DSUP #2004-0028)
73. **CONDITION AMENDED BY STAFF:** A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of Infrastructure/Right of Way C&I prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES) (DSUP #2004-0028)
74. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owner’s other agent shall implement a waste and refuse control program. 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 Transportation and Environmental Services and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES) (DSUP #2004-0028)
75. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
76. No major construction staging shall be allowed along Stevenson Avenue. The Applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) (DSUP #2004-0028)
77. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a certificate of occupancy permit. (P&Z) (DSUP #2004-0028)
78. All condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants.

The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.

- a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
 - b. The designated visitor parking spaces shall be reserved for the use of the condominium guests.
 - c. No more than two parking spaces shall be assigned to a specific condominium unit until all settlement on the units are complete; all unassigned spaces in the garage shall be made generally available to residents and/or visitors.
 - d. All landscaping and open space areas within the development shall be maintained by the homeowners and condominium owners.
 - e. Exterior building improvements or changes by future residents may require the approval of the City Council, as determined by the Director of P&Z.
 - f. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.
 - g. If the western wall is a vegetated wall system, then the covenants shall include specific language regarding the maintenance and replacement of the vegetated retaining wall. (P&Z) (DSUP #2004-0028)
79. The applicant shall submit a unit numbering plan for each floor, identifying the locations of commercial and residential uses, with the first final site plan. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Retail, Office) if known. (P&Z) (DSUP #2004-0028)
80. If there are outstanding performance, completion or other bonds for the benefit of the City 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 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)
- J. STORMWATER***
81. All storm water designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia.

The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES) (DSUP #2004-0028)

82. The storm water collection system is located within the Cameron / Holmes Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES) (DSUP #2004-0028)
83. **CONDITION AMENDED BY STAFF:** The project shall meet the stormwater management requirements of the revised Environmental Management Ordinance (for both quality and quantity) effective July 1, 2014. (T&ES)

K. SANITARY SEWER

84. The applicant shall televise the existing 5” sanitary sewer lateral to which a new connection is proposed and submit the video / report to the City for evaluation of the current condition. (T&ES) (DSUP #2004-0028)

L. SOILS

85. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed embankments and construction on existing slopes. (T&ES) (DSUP #2004-0028)
86. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES) (DSUP #2004-0028)
87. The plan shall indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality. (T&ES) (DSUP #2004-0028)

M. BMP FACILITIES

88. The BMP located in the front of the building shall be designed so that it is not visible from the public right-of-way and is integrated into the building design, including the material and design of the manhole covers. This facility shall be designed to provide maintenance access from the exterior of the building. (P&Z) (DSUP #2004-0028)
89. The City of Alexandria’s storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default.

Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) (DSUP #2004-0028)

90. **CONDITION AMENDED BY STAFF:** Provide 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 BMP's and a completed ~~Worksheet A or B and Worksheet C, as applicable~~ runoff reduction worksheet. (T&ES) (~~DSUP #2004-0028~~)
91. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) (DSUP #2004-0028)
92. The Applicant shall submit two original copies of the storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement to the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES) (DSUP #2004-0028)
93. The Applicant/Owner shall be responsible for installing and maintaining the storm water Best Management Practices (BMPs) for 6101 and 6125 Stevenson Avenue. The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; maintenance records for the BMPs; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) (DSUP #2004-0028)

94. If the residential units at 6125 Stevenson Avenue are sold as individual units in the future and a condominium owner's association (COA) is established, the following two conditions shall apply. Maintenance of the BMPs at 6101 Stevenson Avenue shall remain the responsibility of the Applicant/Owner.

- a. The Applicant/Owner shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site at 6125 Stevenson Avenue. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; maintenance records for the BMPs; a copy of the currently executed maintenance service contract; and a copy of the maintenance agreement with the City.
- b. The Applicant/Owner shall furnish each condominium purchaser with a brochure describing the storm water BMP(s) installed on the 6125 Stevenson Avenue site, outlining the responsibilities of the condominium owners and the Condominium Owner's Association (COA) with respect to maintenance requirements. Upon activation of the COA, the Developer shall furnish five copies of the brochure per unit to the COA for distribution to subsequent homeowners.

Otherwise the following condition applies:

- c. The Applicant/Owner shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the 6125 Stevenson Avenue site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; maintenance records for the BMPs; a copy of the currently executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES) (DSUP #2004-0028)

95. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.

A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) (DSUP #2004-0028)

96. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual for all of the on-site BMP facilities shall be submitted to the Office of Environmental Quality on digital media. (T&ES) (DSUP #2004-0028)
97. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) (DSUP #2004-0028)

N. SOLID WASTE

98. In the event that Section 5-1-2(12b) of the City Charter and Code is amended to designate multi-family dwellings in general, or multi-family dwellings when so provided by SUP, as Required User Property [as defined in 5-1-2(12b) of the City Charter and Code], then refuse collection shall be provided by the City for the condominium portion of this plan. (T&ES) (DSUP #2004-0028)

O. NOISE

99. All exterior building mounted loudspeakers are prohibited. (T&ES) (DSUP #2004-0028)

P. AIR POLLUTION

100. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES) (DSUP #2004-0028)
101. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES) (DSUP #2004-0028)

Q. Transportation Management Plan

102. **CONDITION AMENDED BY STAFF:** According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement strategies to encourage residents and employees to take public transportation, walk, bike or share a ride, as opposed to being a sole occupant of a vehicle. The details of the Plan are included in the TMP Attachment [#] to the general staff conditions. Below are the basic conditions from which other details originate. (T&ES)

103. **CONDITION AMENDED BY STAFF:** A TMP Coordinator shall be designated for the entire project prior to release of the first certificate of occupancy. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for assisting the City in implementing and facilitating the TMP on site. The coordinator must provide City staff access to the property in order to implement TDM measures such as surveys, mailings and hosting events to encourage participation and inform residents and tenants about benefits available to them. *** (T&ES)
104. **CONDITION AMENDED BY STAFF:** The TMP shall be required to make a monetary payment twice per year to the Citywide TDM Fund. TMP funds shall be deposited to the Citywide TDM Fund on January 15 and July 15 of each year. The annual base assessment rate for this development shall be \$81.12 per residential unit. The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate for the project.
105. **CONDITION AMENDED BY STAFF:** As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the use may be required to participate in the Citywide TMP Program, may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the city council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance.
106. **CONDITION AMENDED BY STAFF:** Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

- F-1 Clarify if a canopy is proposed at the fountain at the main entrance. If a canopy is proposed, provide a detailed elevation which identifies the canopy materials. (DSUP #2004-0028)
- F-2 Coordinate landscape sheets with SH C6.00 (DSUP #2004-0028)
- F-3 Clarify the studio count and 1 bedroom calculations; label floor plans. (DSUP #2004-0028)
- F-4 Revise 6th floor FAR calculation. (DSUP #2004-0028)
- C - 1 **COMMENT AMENDED BY STAFF: As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. **** (P&Z) (T&ES)**

Transportation and Environmental Services

- F-1 Correct the WQV water surface elevation on Section A-A for Structure 3 on sheet 8.40 to match water surface elevation given on SWM/BMP #1 Cross Section. (T&ES) (DSUP #2004-0028)
- F-2 The project description block on sheet 8.30 shall be revised to indicate that the total WQV is not being treated. If OEQ was to consider swapping treated off-site impervious area for untreated on-site impervious area then the BMP facility would have to be sized for the entire drainage area directed to it. Currently it is sized to treat up to 0.17 acres despite a total of 0.42 acres being directed to it. (T&ES) (DSUP #2004-0028)
- F-3 The plan shows an existing bus stop adjacent to the site. This is incorrect as there is not an existing bus stop adjacent to the site. The City’s Office of Transit Services, DASH, and the Washington Metropolitan Area Transit Authority are against having a bus stop at this location as it does not comply with regional bus stop spacing guideline standards and it adds additional headway time to existing bus routes which will cause an increase the City’s subsidy cost to WMATA. There is a bus stop approximately 260 feet to the west of the site, a bus stop 470 feet to the east of the site, and a bus stop approximately 250 to the southwest of this site, all serving the same routes. (T&ES) (DSUP #2004-0028)
- F- 4 The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet.

- Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES) (DSUP #2004-0028)
- F- 5 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES) (DSUP #2004-0028)
- F- 6 Include all symbols, abbreviations, and line types in the legend. (T&ES) (DSUP #2004-0028)
- F- 7 **COMMENT AMENDED BY STAFF:** All storm sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter for storm sewers shall be 18” in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead shall be 15”. The acceptable pipe material will be ~~Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52~~ or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.5 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES) (~~DSUP #2004-0028~~)
- F-8 **COMMENT AMENDED BY STAFF:** All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers shall be 10” in the public Right of Way and sanitary lateral 6” for all commercial and institutional developments; however, a 4” sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be 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” or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Lateral shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES) (DSUP #2004-0028)
- F- 9 Lateral Separation of Sewers and Water Mains: A horizontal separation of 10’ (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18” above of the top of the sewer.

- If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. (T&ES) (DSUP #2004-0028)
- F- 10 Crossing Water Main Over and Under a Sanitary/Storm Sewer: When a water main over crosses or under crosses a sanitary/storm sewer then the vertical separation between the bottom of one (i.e., sanitary/storm sewer or water main) to the top of the other (water main or sanitary/storm sewer) shall be at least 18” for sanitary sewer and 12” for storm sewer; however, if this cannot be achieved then both the water main and the sanitary/storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6” clearance shall be encased in concrete. (T&ES) (DSUP #2004-0028)
- F-11 No water main pipe shall pass through or come in contact with any part of sanitary/storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES) (DSUP #2004-0028)
- F-12 Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12” of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. Sanitary/storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) (DSUP #2004-0028)
- F-13 Dimensions of parking spaces, aisle widths, etc. within the parking lot and garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES) (DSUP #2004-0028)
- F-14 Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES) (DSUP #2004-0028)
- F-15 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) (DSUP #2004-0028)

- F-16 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES) (DSUP #2004-0028)
- F-17 The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:

<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F-18 **COMMENT AMENDED BY STAFF:** Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and extending to the centerline of the street, will require full curb to curb restoration (T&ES)
- C-1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES) (DSUP #2004-0028)
- C-2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. (T&ES) (DSUP #2004-0028)
- C-3 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer outfall as per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES) (DSUP #2004-0028)
- C-4 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. (T&ES) (DSUP #2004-0028)

The memorandum is available at the following web address of the City of Alexandria:
(T&ES)

[http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connecti
on%20and%20Adequate%20Outfall%20Analysis%20\(02-07\).pdf](http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connecti
on%20and%20Adequate%20Outfall%20Analysis%20(02-07).pdf)

- C-5 Code requirement deleted.
- C-6 Solid Waste and Recycling Condition: The applicant shall provide storage space for solid waste and recyclable material containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of a trash truck. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-746-4410 or via email at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)(DSUP #2004-0028)
- C-7 The applicant shall be responsible to deliver the 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. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) (DSUP #2004-0028)
- C-8 The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. (T&ES) (DSUP #2004-0028)
- C-9 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES) (DSUP #2004-0028)
- C-10 Bond for the public improvements must be posted prior to release of the plan. (T&ES) (DSUP #2004-0028)
- C-11 The sewer tap fee must be paid prior to release of the plan. (T&ES) (DSUP #2004-0028)
- C-12 All easements and/or dedications must be recorded prior to release of the plan. (T&ES) (DSUP #2004-0028)
- C-13 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan. (T&ES) (DSUP #2004-0028)
- C-14 All drainage facilities must be designed to the satisfaction of the Director of T&ES. Drainage divide maps and computations must be provided for approval. (T&ES) (DSUP #2004-0028)

- C-15 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES) (DSUP #2004-0028)
- C-16 Per the Memorandum To Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES) (DSUP #2004-0028)
- C-17 The thickness of sub-base, base, and wearing course shall be designed 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. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES) (DSUP #2004-0028)
- C-18 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES) (DSUP #2004-0028)
- C-19 All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES) (DSUP #2004-0028)
- C-20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES) (DSUP #2004-0028)
- C-21 The applicant shall comply with the City of Alexandria’s Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (DSUP #2004-0028)
- C-22 The applicant must comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management. (T&ES) (DSUP #2004-0028)
- C-23 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES) (DSUP #2004-0028)

- C-24 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 includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF. (T&ES) (DSUP #2004-0028)
- C-25 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C-26 Location of customer utility services and installation of 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 in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C-27 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)

ASA Comments:

1. ASA has no comments.

VAWC Comments:

1. VAWC has no comments.

DASH Comments:

1. No comments have been received from DASH.

Fire Department:

- F-1 Remove all vegetation located within 3 feet of any fire hydrant or FDC. Provide the FDC and fire hydrant locations on the landscaping plan. The southern FDC has landscaping located directly in front of it (see sheet L1- 02). The northern FDC cannot be located next to a required egress location for safety purposes. (DSUP #2004-0028)
- F-2 Laddertruck access is not adequate because portions of the proposed EVE are not located within 15 and 30 feet of the proposed structure. The EVE will need to be revised or the alternate laddertruck requirements must be utilized, as listed in comment R-1. (DSUP #2004-0028)
- R-1 In lieu of strict compliance with ladder truck access requirements specified in item C-19, an alternative compliance proposal is recommended. The proposed massing, articulation of the facade and placement on the lot would be acceptable if the following fire protection and firefighting features were built into the buildings. (Need to discuss in connection with F-2 above)
- a. A corridor smoke ventilation system.
 - b. Enclose all elevator lobbies in smoke tight construction
 - c. Stair capacity to be designed without taking the sprinklered building exception.
 - d. Fire phones installed on every level in the elevator lobby and the stairs.
 - e. Knock out panels that have an area of 20 feet for every 50 lineal feet of building perimeter.
 - f. Full automatic sprinkler system designed to NFPA 13. (DSUP #2004-0028)
- R-2 For firefighting purposes, at least one stair tower shall extend to the roof to provide roof access.
- R-3 Hydrant location at the entrance of the driveway shall be relocated to the building side of the driveway entrance.
- C-1 The applicant of any building or structure constructed in excess of 10,000 square feet; or any building or structure which constructs an addition in excess of 10,000 square feet shall contact the City of Alexandria Radio Communications Manager prior to submission of final site plan. The proposed project shall be reviewed for compliance with radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:

- a. The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
- b. The building or structure design shall support minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
- c. The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.
- d. The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager. (DSUP #2004-0028)

- C-2 Prior to submission of the Final Site Plan #1, the developer shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to Alexandria Fire Department C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, VA 22314. (DSUP #2004-0028)
- C-3 Provide Stairway Identification. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire Department, in accordance with USBC 1020.1.6. Submit to Alexandria Fire Department C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, VA 22314. (DSUP #2004-0028)
- C -4 A Knox Box building key access system shall be installed to facilitate building entry by fire department personnel during an emergency.
- C - 5 The final site plans shall show placement of emergency vehicle easement signs. See sign detail and placement requirements below.

Code Administration:

- 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. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.

- F-2 The Department of Code Administration is now a separate agency and is no longer a division of the Fire Department. Comments generated during the initial review and approval process in the City Departments Code Comments / Code Enforcement section of this document may be subject to review and revision for specific locations and blocks if the applicant wishes to renew, extend, or amend the approval. The basis for the possible need to review and revise stems from code citations and standards that were in effect at the time of approval, that might be outdated and unusable by the applicant. In addition, the requirements of each agency have changed since approval. Therefore, each agency might need to review, revise, and separate these comments to remove any confusion concerning who the applicant would deal with to address the comments.
- F-3 The following comments C-1 thru C-16 had been approved under DSUP2004-00028. These comments were changed (underlined) based on the most current adopted edition of the Virginia Uniform Statewide Building Code. All previous comments and correspondence remain applicable to the filed extension request.
- C-1 Stairs must comply with USBC. Stairways of 3 or more risers require handrails. (DSUP #2004-0028)
- C-2 The new handrails must comply with USBC for a minimum/maximum height of 30 to 34 inches. The ends must extend 12" beyond the top and bottom risers. The handgrip position must not be more than 2-1/4" in cross-sectional dimension, or the shape must provide an equivalent gripping surface. The handgrip portion must have a smooth surface with no sharp corners. The space between the wall and handrail must not be less than 1-1/2". (DSUP #2004-0028)
- C-3 The new stairs must comply with USBC for riser and tread dimensions. (DSUP #2004-0028)
- C-4 A Certificate of Use of Occupancy is required prior to opening (USBC 116.1). Since this space will contain mixed uses, the certificate must state the purpose for which each space is to be used in its several parts (USBC 116.2). (DSUP #2004-0028)
- C-5 This structure contains mixed use groups [S-2 Storage, R-2 Residential, M- Mercantile], and is subject to the mixed use and occupancy requirements of USBC 508. (DSUP #2004-0028)
- C-6 The accessibility ramp must comply with the requirements of USBC 1010.1. The front approach to the exterior door (which is on the pull side) must comply with the landing requirements of USBC 1010.6. Handrails must comply with USBC 1010.8. (DSUP #2004-0028)
- C-7 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. (DSUP #2004-0028)

- C- 8 Handicap parking spaces for apartment and condominium developments shall remain in the same location(s) as on the approved site plan. Handicap parking spaces shall be properly signed and identified as to their purpose in accordance with the USBC and the Code of Virginia. Ownership and / or control of any handicap parking spaces shall remain under common ownership of the apartment management or condominium association and shall not be sold or leased to any single individual. Parking within any space identified as a handicap parking space shall be limited to only those vehicles which are properly registered to a handicap individual and the vehicle displays the appropriate license plates or window tag as defined by the Code of Virginia for handicap vehicles. The relocation, reduction or increase of any handicap parking space shall only be approved through an amendment to the approved site plan. (DSUP #2004-0028)
- C-9 The public parking garage floor must comply with USBC 406.2 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 Use Group S-2, public garage. (DSUP #2004-0028)
- C-10 The required mechanical ventilation rate for air is .75 cfm per square foot of the floor area (IMC 404.2). (DSUP #2004-0028)
- C-11 The developer shall declare on the plans if the parking structure is considered a public parking structure complying with Chapter 4 of the USBC or an open parking structure. If the structure is declared as an open parking structure, the developer shall submit information detailing how the structure meets the openness criteria. If the structure is declared a public parking structure, the plans shall reflect required water and sewer lines, FDC's and oil / water separator locations. (DSUP #2004-0028)
- C-12 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process. (DSUP #2004-0028)
- C-13 Canopies must comply with USBC 3202.3.1 for support and clearance from the sidewalk, and the applicable sections of USBC's Chapter 11. Structural designs of fabric covered canopies must comply with USBC 3105.3. The horizontal portions of the framework must not be less than 8 feet nor more than 12 feet above the sidewalk and the clearance between the covering or valance and the sidewalk must not be less than 7 feet. (DSUP #2004-0028)
- C-14 Canopies must comply with USBC 3105.1 and the applicable sections of USBC: Chapter 16. Structural designs of fabric covered canopies must comply with USBC 3105.3. (DSUP #2004-0028)
- C-15 Confirm the following building code data on the plan is provided in the submitted plans: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. (DSUP #2004-0028)

- C-16 At least one stairway shall extend to the roof surface per USBC1009.13. (DSUP #2004-0028)
- C-17 Applicant shall revise building code analysis on sheet C1.00 to comply with the current addition of the Uniform Statewide Building Code. The current code reference of 2006 is no longer a valid code addition after March 1, 2012.
- C-18 Building and trades permits are required for this project. Five sets of construction documents sealed by a Registered Design Professional that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s).
- C-19 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-20 A soils report must be submitted with the building permit application.
- C-21 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided.
- C-22 Toilet Rooms for Persons with Disabilities:
 - a. Water closet heights must comply with USBC 1109.2.2
 - b. Door hardware must comply with USBC 1109.13
- C-23 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).
- C-24 Electrical wiring methods and other electrical requirements must comply with the USBC and NFPA#70, 2008.
- C-25 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-26 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-27 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Police Department

Parking Garage Conditions

- R-1 The exterior of the parking structure adjacent to the office building shall be well lit on all sides (consideration should be given to specifying lighting fixtures that resist breakage) and should be as symmetrical as possible. Avoid architectural designs that provide hiding places where individuals could easily conceal themselves. This is an area where safety and security should not be sacrificed for architectural aesthetics. (DSUP #2004-0028)
- R-2 It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access. (DSUP #2004-0028)
- R-3 Only residents with proper electronic access cards should be able to enter into the stairwells from the underground parking garage. This makes the stairwells safer for residents. (DSUP #2004-0028)
- R-4 The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building. (DSUP #2004-0028)
- R-5 It is recommended that the applicant install an overhead coiling (shutter) security gate at all vehicle entry points. The security gate shall have electronic access control. (DSUP #2004-0028)
- R-6 It is recommended that the section of the underground garage dedicated to the residents is gated off from the office section and is controlled by electronic means. This should help alleviate unwanted persons tampering with resident's vehicles and other crimes. (DSUP #2004-0028)
- R-7 Recommend installing an "in building amplifier" so emergency personnel (Police, Sheriff, Fire and Rescue) does not lose contact with the Emergency Communications Center while in the structure.

Landscape Conditions

- R-1 Trees shall not be planted under or near light poles. (DSUP #2004-0028)
- R-2 Tree canopies shall be maintained at least 6-feet above grade level as they mature to allow for natural surveillance. (DSUP #2004-0028)
- R-3 The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles. (DSUP #2004-0028)

Miscellaneous

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the construction trailer(s) as soon as they are in place. (DSUP #2004-0028)
- R-2 It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each building. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed. (DSUP #2004-0028)
- R-3 It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air. (DSUP #2004-0028)

Archaeology

- F-1 There is low potential for significant archaeological resources to be disturbed by this project. No additional archaeological action is required. (DSUP #2004-0028)



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # 2014-0010 **Project Name:** 6125 Stevenson Avenue

PROPERTY LOCATION: 6125 and 6101 Stevenson Avenue

TAX MAP REFERENCE: 47.03-04-01 and 47.03-04-02 **ZONE:** OCM (50)

APPLICANT:

Name: Dyn Res LLC, Steven A. Hansen, LLC and WWIV Stevenson Avenue, LLC

Address: c/o The Matan Companies, 4600 Wedgewood Blvd., Suite A, Frederick, MD 21703

PROPERTY OWNER:

Name: DYN Res and Steven A. Hansen, LLC and WWIV Stevenson Avenue, LLC

Address: _____

SUMMARY OF PROPOSAL Request 3-year extension of approved DSUP #2012-0002.

MODIFICATIONS REQUESTED No change from approved DSUP #2012-0002.

SUPs REQUESTED No change from approved DSUP #2012-0002.

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.

Dyn Res LLC, Steven A. Hansen, LLC & WWIV Stevenson Avenue, LLC by M. Catharine Puskar

M. C. Puskar

Print Name of Applicant or Agent
Walsh, Colucci, Lubeley & Walsh, P.C.

Signature

2200 Clarendon Blvd, #1300
Mailing/Street Address

703-528-4700

703-525-3197

Telephone #

Fax #

Arlington, VA

22201

cpuskar@arl.thelandlawyers.com

City and State

Zip Code

Email address

March 25, 2014

Date

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 ten percent.

See Ownership Affidavit

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. N/A
 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 ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See Ownership Attachment		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 6101 and 6125 Stevenson Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See Ownership Attachment		
2.		
3.		

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None		
2.		
3.		

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

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

3/25/14

Date

M. Catharine Puskar

Printed Name



Signature

Ownership Attachment

March 25, 2014

Applicants and Property Owners

6101 Stevenson Avenue:

Steven A. Hansen, LLC (a Virginia LLC) owns 78.662% and WWIV Stevenson Avenue, LLC (a Virginia LLC) owns 21.338%.

6125 Stevenson Avenue:

DYN RES LLC is owned 100% by Steven A. Hansen, LLC.

Steven A. Hansen, LLC and WWIV Stevenson Avenue, LLC are owned 100% by Matan Fund IV, LLC (a Maryland LLC).

Address for all of the above entities is:

4600 Wedgewood Boulevard, Suite A
Frederick, Maryland 21703

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

The purpose of this application is to request a three-year extension of approved DSUP #2012-0002. There are no proposed modifications to the standing approval of this DSUP requested with this application for extension.

By way of background, DSUP #2012-0002, approved on April 18, 2009, includes a 121-unit residential building with below-grade parking to create a mixed-use development with the existing office building at 6101 Stevenson Avenue. The approval of the DSUP included modifications under Zoning Ordinance Sections 4-905(D) for additional building height and 7-700 for bonus density for the provision of affordable housing. The DSUP approval also included an SUP for additional building height in conjunction with the aforementioned modification.

On May 12, 2012, City Council approved a two year extension of the original approval due to the economic downturn. Unfortunately, the economic climate is such that the project still has not moved forward. That being said, the applicant is optimistic that the project will go forward to final site plan, building permit and construction within the next few years and as such, requests a 3 year extension of the approval.

2.) NARRATIVE DESCRIPTION

Steven A. Hansen, LLC and WWIV Stevenson Avenue, LLC, (the “Applicant”) is requesting a Development Special Use Permit (DSUP) with Site Plan to develop a 121 unit residential building with below-grade parking to replace an existing surface parking lot and create a mixed use development on the property located at 6125 Stevenson Avenue.

In the way of background, a 68,186 square foot office building with above-grade parking was constructed on the adjacent parcel, 6101 Stevenson Avenue, in 1985. The existing surface parking lot serves that office building. According to the City records, there have been five Special Use Permits (SUP’s) approved for 6101 Stevenson Avenue. SUP’s 1857-and 1857A-C were approved beginning in 1986 for a 34-seat restaurant to operate in the ground floor of the office building. The “A”, “B” and “C” SUP amendments were minor amendments for changes in ownership and hours of operation. SUP 2730 was approved in 1993 to operate a school security training program at the office building. These SUPs do not impact the proposed development.

The Applicant proposes to consolidate the parcels (6101 and 6125 Stevenson Avenue) and construct a 121-unit, multi-family residential building to complement the existing office building. With this DSUP application and per Section 4-905(D) of the Zoning Ordinance, the Applicant requests an increase in height from 50’ to 76’-6” for the residential building. The Applicant also requests 25,754 square feet of bonus density for the provision of affordable housing per Section 7-700 of the Zoning Ordinance. The Applicant will work with staff to determine whether the affordable units will be provided on site or whether the Applicant will make a contribution to the Affordable Housing Trust fund pursuant to a potential amendment to Section 7-700 by the City which would enable the Applicant to do so.

Parking for the proposed residential building will be located in a new below grade parking structure under the residential building containing three levels parking and 230 parking spaces. A portion of the office parking will be located within the residential parking garage and the remainder of the office parking will continue to be provided in the existing parking structure adjacent to the office building. Per the Zoning Ordinance, a total of 316 parking spaces are required for both the existing office use and the proposed residential building. A total of 355 parking spaces are proposed with this DSUP.

The Applicant has worked diligently to create a cohesive and attractive mixed use project with the existing office building. While the project is outside of the ongoing Landmark Van Dorn Small Area Plan study boundaries, it is in close proximity and the Applicant believes that the proposal will further the goals of mixed-use redevelopment in the west end of the City. The Applicant looks forward to being among the first to move the City’s vision forward with respect to revitalization of the Landmark/Van Dorn corridor.

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

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

N/A - 121 unit residential building proposed. (No Change)

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

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

There may be up to one employee in the proposed residential building as maintenance staff/superintendent. (No Change)

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

Day	Hours	Day	Hours
<u>N/A - Residential</u>	<u>Use (No Change)</u>	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

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

No significant noise levels, typical multi-family residential building. (No Change).

B. How will the noise from patrons be controlled?

N/A (No Change)

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

N/A (No Change)

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

- A. What type of trash and garbage will be generated by the use?
Typical residential trash. (No Change)

- B. How much trash and garbage will be generated by the use?
Typical residential trash for 121 units. (No Change)

- C. How often will trash be collected?
Twice per week. (No Change)

- D. How will you prevent littering on the property, streets and nearby properties?
Property management to monitor the immediate vicinity. (No Change)

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

Yes. No. No Change.

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. No Change.

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?

There will be security access on all doors. (No Change)

ALCOHOL SALES

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

Yes. No. (No Change)

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?

Total required spaces for the office use and residential use = 316 spaces. 355 spaces are proposed. (No change)

B. How many parking spaces of each type are provided for the proposed use: (No Change)

161 Standard spaces (No Change)

160 Compact spaces (No Change)

13 Handicapped accessible spaces (No Change)

21 carpool Other (No Change)

13 tandem - not counted toward required spaces) (No Change)

- C. Where is required parking located? (check one) **on-site** **off-site** (No Change)

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

N/A - (No Change)

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? 0 (No Change)

- B. How many loading spaces are available for the use? 0 (No Change)

- C. Where are off-street loading facilities located?

N/A (No Change)

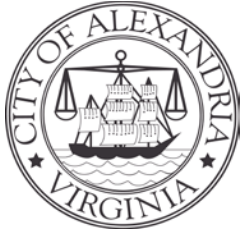
- D. During what hours of the day do you expect loading/unloading operations to occur?
Limited and short-term loading and delivery only, generally occurring between 9:00 a.m. and 9:00 p.m. (No Change)

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

As resident move-in/move-out, approximately 1-2 times per month. (No Change)

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

Street access is adequate. (No Change)



Docket Item #5
Development Special Use Permit #2012 –0002
Stevenson Avenue Condos Extension

Application	General Data	
Project Name: Stevenson Avenue Condominiums	PC Hearing:	May 1, 2012
	CC Hearing:	May 12, 2012
	Extension Approval, DSUP Expiration:	May 12, 2014
	Plan Acreage:	Site A: 39,193 SF (.90 acre) Site B: 46,655 SF (1.07 acre) Total: 85,848 SF (1.97 acre)
Location: 6101 & 6125 Stevenson Avenue	Zone:	Office Commercial – Medium OCM – 50
	Approved Use:	Residential with an Existing Office
	Dwelling Units:	121 units
	Gross Floor Area:	Residential: 103,696 SF Office: 80,000 SF
Applicant: DYN Res LLC and Steven A. Hansen, LLC	Small Area Plan:	Landmark – Van Dorn
	Historic District:	N/A
	Green Building:	LEED Certified or Equivalent

Purpose of Application: To request a two year extension for an approved Development Special Use Permit. (DSUP #2004-0028)

Special Use Permits Approved:

1. Development Site Plan with Special Use Permit to increase the maximum building height of 50' to 77' pursuant to Section 4-905 (D) to achieve the building height maximum within the OCM Zone District.
2. Special Use Permit for a twenty percent (20%) increase in floor area pursuant to Section 7-703 (A), the inclusion of affordable housing provision.

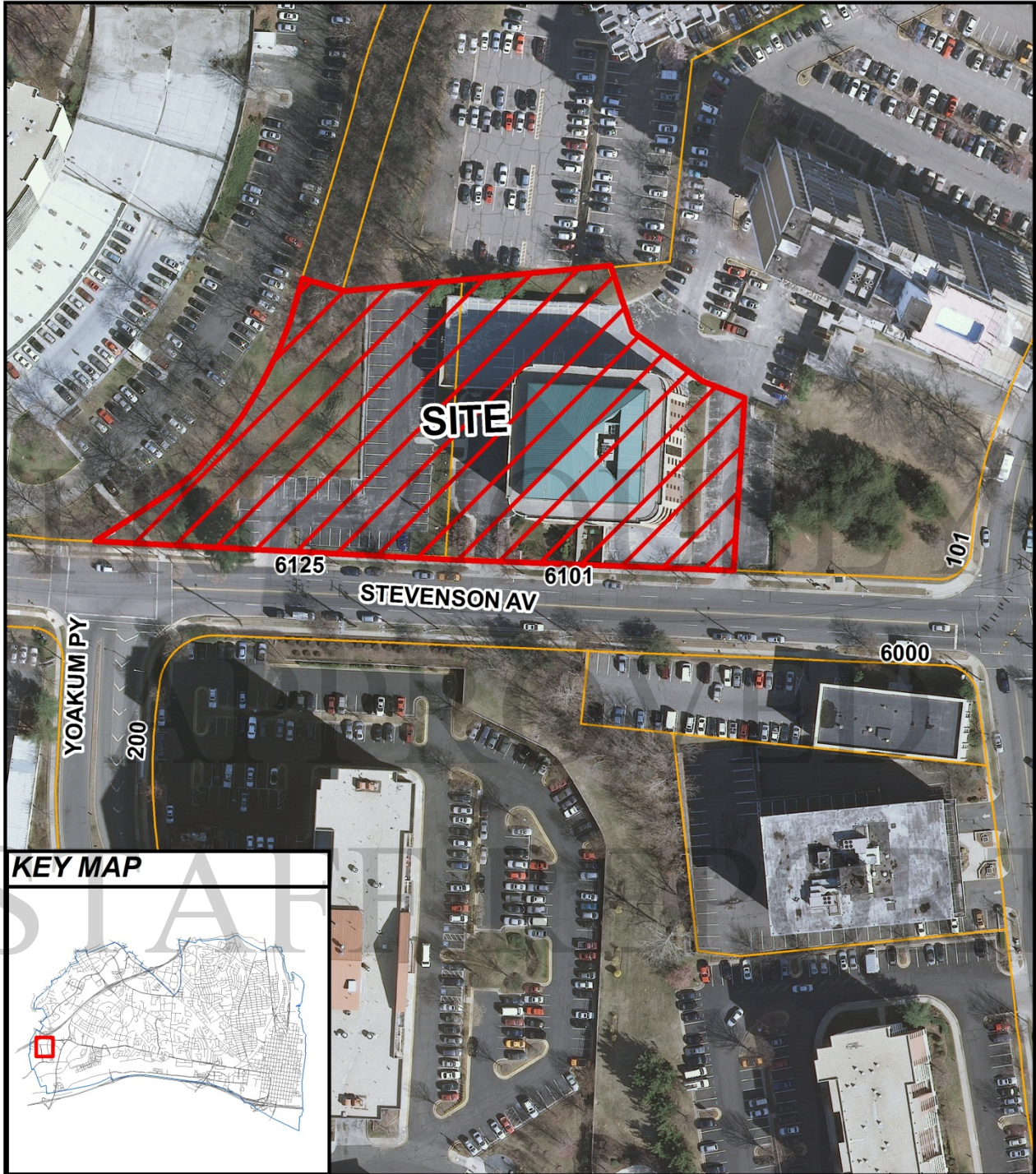
Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers: Patricia Escher, AICP, Principal Planner

CITY COUNCIL ACTION, MAY 12, 2012: City Council approved the Planning Commission recommendation.

PLANNING COMMISSION ACTION, MAY 1, 2012 : By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



DSUP #2012-0002

5/1/2012



I. SUMMARY

A. Recommendation & Summary of Issues

Staff recommends approval of the request to grant a two year extension of a Development Special Use Permit for a multi-family residential development at 6101 & 6125 Stevenson Avenue. (DSUP #2004-0028) The extension request is for an infill development proposal that would replace an existing surface parking lot with a 121 unit multi-family residential building with an underground parking structure. The building would be LEED Certified or equivalent and would provide nine affordable units on site. (Please see attached staff report for additional project details.)

Significant Issues associated with this Project:

- The proposal has a voluntary affordable housing component that will provide nine affordable units on site and provide a voluntary monetary contribution to the City's affordable housing fund.
- The new residential multi-family building will be LEED Certified or equivalent, which was not required in the original approval;
- The overall site design was integrated with the existing office building on the property to provide a shared courtyard and drive aisle, thus eliminating one existing curb cut along Stevenson Avenue.
- The overall layout creates a more urban edge with a street wall, a wider sidewalk and street trees.
- The proposed development will further enhance pedestrian safety with a number of transportation improvements:
 - The installation of pedestrian count down signals,
 - The reduction the radius at the southeast corner of the intersection Stevenson Avenue and Yoakum Parkway for traffic calming purposes; and
 - The relocation and/or replacement of the existing in-pavement warning lights system to align with the new cross walk. (The in-pavement warning lights system is activated by pedestrians and alerts vehicles that pedestrians are crossing the street.)

B. General Project Description

The approved 2009 DSUP includes:

- A lot consolidation of two existing parcels (6101 and 6125 Stevenson Avenue);
- Development Special Use Permit with site plan for an increase in height from 50 to 77 feet pursuant to Section 4-905 (D) of the City's Zoning Ordinance; and
- Special Use Permit for a 20 percent increase in floor area ratio and density pursuant to Section 7-703 (A) of the City's Zoning Ordinance for affordable housing units.

The proposed development site is located at the western edge of the City on Stevenson Avenue, southwest of the Landmark Mall. The site consists of two contiguous parcels bordered by the Key Towers apartment building to the north, the Landmark Towers apartment building to the east, Stevenson Avenue to the south and the Olympus Condominiums to the west. Overall, the

area surrounding the site is characterized by high-rise residential apartment buildings; however a mixture of office and commercial uses are located along Duke Street in close proximity to Landmark Mall.

The applicant, Steven A. Hansen, LLC and WWIV Stevenson Avenue, LLC, are requesting a two year extension of their approved Development Special Use Permit. Due to the recent economic downturn, the applicant did not proceed with submitting the final site plan and subsequent building permit for this project. However, the applicant has indicated that they do intend to pursue the construction of the building in the near future. Since the project was not under substantial construction prior the April 1, 2012 expiration date, the applicant did file a timely request for an extension and this is the issue that is the subject of this staff report.

II. STAFF ANALYSIS

Staff believes that the proposal is an appropriate infill development that complies with the City's goals, plans and policies, including the City's green building policy, affordable housing goals, and good urban design. This infill proposal is taking an existing suburban surface parking lot and creating mixed use development with compatible mass, height and scale to the adjacent residential and commercial uses.

Additionally, while the site is just outside the Landmark Van Dorn Corridor plan, the proposal meets many of the plan's goals by:

- Creating a more walkable streetscape along Stevenson Avenue;
- Creating a compact, mixed-use development by incorporating the existing office building into the overall site layout;
- Creating sustainable site design and constructing a residential building that will be "green certified";
- Providing mixture of housing types, including affordable units; and
- Providing new development that is compatible with existing neighborhoods.

Because this request for an extension reopens the case, staff has taken this opportunity to update certain conditions of approval to make them consistent with current standard conditions and City policies. Many of these revisions to the conditions are very minor in nature; however, one more significant change should be noted. The project was previously approved before the City adopted a Green Building Policy. The revised conditions have been updated to require this project to meet LEED Certification or equivalent, which is consistent with the policy.

III. COMMUNITY

The applicant has sent letters informing to the following residential associations about the extension request and has not received any comments to date.

- Olympus Condominium Unit Owners Association;
- Sentinel of Landmark Condominium;
- Landmark Towers;
- Tuscany Apartments;

- AIMCO Key Towers;
- Watergate at Landmark; and
- Cameron Station Board

Staff has received an email of concern regarding this project and it is enclosed within your packet. The concerns raised were with regards to additional density to the neighborhood with a high rise development and “sandwiching” the building in an area of limited space.

Staff believes that the proposed six-story, 121 unit structure is compatible with the neighborhood and fairly modest in comparison to some of the other large residential buildings in the community which range from twelve up to seventeen stories. Staff also believes that replacing the existing surface parking lot with a compact residential building adjacent to an office building is a good in-fill development. As the City continues to grow and our resources become more scarce, staff believes we will see more in-fill development of underutilized lots which is good urban development.

IV. CONCLUSION

In conclusion, staff recommends **approval** of DSUP #2012-0002, the two year extension request for the previously approved DSUP #2004-0028 with an expiration date of June 12, 2014, subject to compliance with all applicable City codes, standards, policies and the following staff recommended conditions.

The following conditions/findings have been updated to the City’s current standards:

- Conditions #2, #3, #26, #28, #31, #32, #50, #62, #68, #77, and #94
- Transportation & Environmental Services
F-7, F-8, F-10, F-11, F-12, C-4, and C-6
- Fire Department
C-2 and C-3
- Code Administration
C-6, C-9, and C-10

The following conditions have been removed:

- Transportation & Environmental Services
C-5

The following conditions/findings have been added:

- Conditions #34, #52, #64, #73, and #78
- Transportation & Environmental Services
F-17, C-25 thru C-27

- Fire Department
R-2, R-3, C-4, C-5
- Code Administration
F-1 thru F-3, C-17 thru C-27
- Police Department
R-7

V. STAFF RECOMMENDATIONS

1. The applicant shall provide all improvements depicted on the preliminary plan dated January 16, 2009 and comply with the following conditions of approval. These conditions apply to the areas of new construction and not to the existing office building. (DSUP #2004-0028)

A. PEDESTRIAN/STREETSCAPE

2. The applicant shall provide the following pedestrian improvements to the satisfaction of the Director of T&ES.:
 - a. The sidewalk on Stevenson Avenue shall be revised to provide a varied width planting strip of 4' to 6' wide adjacent to the curb and a six-foot unobstructed City Standard concrete sidewalk. The new sidewalk shall extend from the western accessible ramp at the intersection of Stevenson Avenue and Yoakum Parkway to the east property line.
 - b. Construct all concrete sidewalks to City standards.
 - c. The concrete sidewalk shall be flush (maximum 1/4" change in grade) across the driveway crossing to provide a continual uninterrupted concrete sidewalk and shall transition smoothly into the existing sidewalks.
 - d. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - e. The applicant shall install and maintain a field located, pervious pedestrian trail along the western property line including one bench and trash can.
 - f. All pedestrian improvements shall be completed prior to the issuance of a certificate of occupancy permit. (P&Z)(T&ES) (DSUP #2004-0028)
3. Prior to final site plan approval, the applicant shall provide \$1,150 per receptacle to the Director of T&ES for purchase and installation of two (2) Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans with domed lids by Victor Stanley. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Full payment shall be made prior to Site Plan release. (T&ES) (DSUP #2004-0028)
4. The applicant shall provide and install pedestrian upgrades to the signalized intersection of Stevenson Avenue and South Whiting Street consisting of countdown pedestrian signals

and Prisma DAPS push buttons for all intersection approaches. The applicant will remove existing ramp and provide new ADA ramp to the northeast corner, placing ramp between the existing manhole and the existing telephone pole. The new ramp would serve both pedestrians crossing Whiting and pedestrians crossing Stevenson. The applicant will upgrade existing single ramp to current ADA standards at the southwest and northwest corners and upgrade existing two ramps to current ADA standards at the northeast corner. (DSUP #2004-0028)

5. The applicant shall install and maintain ADA accessible pedestrian crossings serving the site. (T&ES) (DSUP #2004-0028)
6. The sidewalk along Stevenson Avenue shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of Transportation and Environmental Services throughout the construction of the project. (T&ES) (DSUP #2004-0028)

B. STREETS / TRAFFIC

7. The applicant and staff shall work together at final site plan to explore the possibilities of providing the following improvements to the intersection of Stevenson Avenue and Yoakum Parkway so long as such improvements do not require relocation of utilities and poles.
 - a. Reduce the curb radius at the southeast corner of the Stevenson Avenue and Yoakum Parkway intersection by extending the curb. As part of the radius reduction, the applicant shall realign the existing crosswalk crossing Stevenson Avenue, which shall include relocation of associated ADA ramps.
 - b. The applicant shall upgrade the existing accessible ramps at the intersection of Stevenson Avenue and Yoakum Parkway with truncated domes.
 - c. The applicant shall relocate existing in-pavement warning lights to the realigned crosswalk or replace the in-pavement warning lights with a pedestrian-actuated rapid flash beacon, to be approved by the Director of T&ES.
 - d. Provide thermoplastic pedestrian cross walks to be designed to the satisfaction of the Director of T&ES. (T&ES) (DSUP #2004-0028)
8. The applicant shall enlarge the turning radius along the eastern drive entrance to facilitate large vehicle turning movements. (T&ES) (DSUP #2004-0028)
9. Loading and delivery vehicles longer than 30 feet in total length (vehicles larger than an AASHTO Single Unit Truck) shall be prohibited from using the on site loading area. (T&ES) (DSUP #2004-0028)

10. Loading and Delivery vehicles shall be prohibited from parking in the northern curb lane of Stevenson Avenue whenever the curb lane is functioning as a dedicated travel lane. (T&ES) (DSUP #2004-0028)
11. If the City's existing public infrastructure is damaged during construction then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. A pre-construction walk/survey of the site shall occur with T&ES staff to document the existing conditions. (T&ES) (DSUP #2004-0028)
12. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES) (DSUP #2004-0028)
13. As a part of the final site plan, a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, an amended Traffic Control Plan shall be submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES) (DSUP #2004-0028)
14. The slope on parking ramps to garage entrances shall not exceed 12 percent. In case the slope varies between 10% and 12% then the applicant shall provide a trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES) (DSUP #2004-0028)
15. Show turning movements of standard vehicles in the parking garage and parking lot. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES) (DSUP #2004-0028)
16. Eliminate the bus stop easement adjacent to the site. (T&ES) (DSUP #2004-0028)

C. OPEN SPACE/LANDSCAPING

17. A perpetual public access easement shall be provided for the open space. This open space area shall be privately maintained by the applicant and or their successors to the satisfaction of the Director of RP&CA, until conveyance to the Condominium Association (COA). Upon conveyance of the open space to the Condominium Association, the COA shall be responsible for the maintenance of the open space. The terms of the maintenance agreement of the open space shall be part of the Condominium Association documents and covenants which shall be reviewed and approved by the City prior to prior to issuance of the first certificate of occupancy. The open space area shall be fully open to the public following the hours and guidelines established by the Department of RP&CA. (RP&CA) (P&Z) (DSUP #2004-0028)

18. To the greatest extent possible, above grade utilities shall not be located highly visual areas within dedicated open space. The final location and screening of these utilities shall be reviewed and approved prior to design and installation to the satisfaction of the Director of P&Z. (P&Z) (DSUP #2004-0028)
19. The applicant shall develop, provide, install and maintain an integrated Landscape Plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z.. At a minimum the Landscape Plan shall:
- a. Provide an enhanced level of detail plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - b. Ensure positive drainage in all planted areas.
 - c. Provide detail sections showing above and below grade conditions for plantings above structure. Soil depth must comply with City of Alexandria Landscape Guidelines.
 - d. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers. (P&Z) (DSUP #2004-0028)
20. The following modifications to the landscape plan and supporting drawings are required:
- a. Replace Stevenson Avenue street trees along property frontage.
 - b. Indicate proposed materials to be used in Emergency Turnaround.
 - c. Integrate garage elevator into landscape using appropriate plantings.
 - d. Provide decorative opaque gates for the trash and transformer enclosure. Include details of the gates in the final site plan.
 - e. Show tree protection on demolition plan, E&S sheets and grading sheets.
 - f. Coordinate planting details with City of Alexandria Landscape Guidelines. (DSUP #2004-0028)
21. Provide a site irrigation/water management plan developed installed and maintained to the satisfaction of the Directors of Code Administration.
- a. Plan shall demonstrate that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
 - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible external water hose bib on all building sides at a maximum spacing of 90 feet apart. Provide an exhibit demonstrating accessible water coverage including hose bib locations and 90' hose access radii.

- c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - d. All lines beneath paved surfaces shall be installed as sleeved connections. (Code Administration) (DSUP #2004-0028)
22. Provide a palette of site furnishings such as bicycle racks, trash receptacles, and other associated features to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES) (DSUP #2004-0028)

D. TREE PROTECTION AND PRESERVATION

23. Provide tree protection per the City of Alexandria Landscape Guidelines for all trees noted to remain on the approved Preliminary Plan, except for street trees along Stevenson Avenue which shall be replaced. (P&Z)(DSUP #2004-0028)
24. The applicant shall replace trees to remain that are damaged during construction. Replacement must occur prior to issuance of the last certificate of occupancy permit. (P&Z)(DSUP #2004-0028)
25. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated January 16, 2008 and reduced if possible to retain existing trees and grades. There will be additional site disturbance for this installation of the trail on the western portion of the property to be field verified. (P&Z)(DSUP #2004-0028)

E. BUILDING

26. The massing, articulation, and general design of the building shall be generally consistent with the drawings and renderings dated January 16, 2009. The final design of the building shall be revised to incorporate the following to the satisfaction of the Director of P&Z:
- Provide the following building refinements to the satisfaction of the Director of P&Z:
- a. The applicant shall provide high quality windows to the satisfaction of the Director of P&Z.
 - b. Window samples shall be provided during the final site plan review.
 - c. Windows that reflect more modern styles shall be reviewed on an individual basis, but a minimum glass setback from face of sash is required of 3/8". (P&Z) (DSUP #2004-0028)
27. The applicant shall provide detailed design drawings (enlarged plan, section, and elevation details) to evaluate the building features including the curved metal corner feature, balconies, cornices, trellises, trim, railings, roof features, control joints, building mounted lighting and all architectural metalwork, including the final detailing, finish and color of these elements, during final site plan review. The applicant shall provide these detailed design drawings at a scale sufficient to fully explain the detailing and depth of façade treatment.(P&Z) (DSUP #2004-0028)

28. Condition deleted. (DSUP #2004-0028)

28. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director prior to selection of final building materials:

- a. Provide a materials board that includes all proposed materials and finishes at first final site plan. *
- b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***
- c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. *
- d. Construct a color, on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to release of building permits. **
- e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)

29. There shall be no visible wall penetrations or louvers for HVAC equipment; all such equipment shall be rooftop-mounted. Wall penetrations shall be allowed for kitchen, dryer and bathroom vents as long as such vents are grouped and integrated in the overall building design to the satisfaction of the Director of P&Z. (P&Z) (DSUP #2004-0028)

30. The street-level elevator to the garage and the transformer / dumpster enclosure shall be treated with a similar material, color, and finish as the building to the satisfaction of the Director of P&Z.. (P&Z)(DSUP #2004-0028)

31. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified / Equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:

- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan.*
- b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***
- c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
- d. Provide documentation of LEED Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
- e. Failure to achieve LEED Certification (or equivalent) for the residential project will be evaluated by City staff, and if staff determines that a good

faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(T&ES)

32. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, leftover, unused, and/or discarded building materials.(T&ES)(P&Z) (DSUP #2004-0028)
33. Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES) (DSUP #2004-0028)
34. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at <Http://www.epa.gov/WaterSense/pp/index.htm>. (T&ES)
35. All ground level pedestrian exits that open into non-secure areas shall be emergency exits only and fitted with panic bar hardware. (Police) (DSUP #2004-0028)

F. SIGNAGE

36. A freestanding subdivision or development sign shall be prohibited. This does not preclude placing signage on the proposed retaining wall in front of the residential building.(P&Z) (DSUP #2004-0028)
37. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)(T&ES) (DSUP #2004-0028)
38. All public notice signage erected by the applicant prior to the public hearing(s) shall be removed within 10 days of the completion of the public hearing process for the project. (P&Z) (DSUP #2004-0028)

G. HOUSING

39. The developer shall provide a voluntary contribution totaling \$121,172 (representing \$2.00 per gross floor area of for-sale residential development), consistent with the conclusions of the "Developer Housing Contribution Work Group Report" dated May 2005 and accepted by the Alexandria City Council on June 14, 2005. If the project is developed as rental project, the corresponding voluntary contribution shall be \$90,879, representing \$1.50 per gross floor area for rental residential development. (Housing) (DSUP #2004-0028)

40. The developer shall also provide nine (9) affordable units for income eligible households. Six (6) will be one bedroom units and three (3) will be two-bedroom units. A parking space shall be provided for each unit. (Housing) (DSUP #2004-0028)
41. The set aside units shall be of comparable size, construction quality and exterior design to the market rate units in the development and shall be located throughout the building. Interior finishes and features must be durable, of good quality and consistent with contemporary standards for new housing, and must meet or exceed the minimum standards set forth by the Virginia Housing Development Authority (VHDA) for the Low Income Housing Tax Credit Program. Owners or renters in these set aside units shall have access to all community amenities. (Housing) (DSUP #2004-0028)
42. If the set-aside units are marketed as condominiums to first time homebuyers the sales prices shall be as follows: \$175,000 for a one bedroom unit and \$225,000 for a two bedroom unit. These prices include one parking space for each unit. Deed restrictions governing re-sale shall be recorded at settlement to ensure at least a 30-year period of affordability. (Housing) (DSUP #2004-0028)
43. At the City's discretion, the set-aside condominium units may be sold to a non-profit entity for the same terms as described above, to be operated as affordable rentals. In this case, operation of the rental units shall be governed by a separate agreement to be entered into between the City and the designated non profit entity. (Housing) (DSUP #2004-0028)
44. If the project is developed as rental development, the set-aside units shall be maintained as affordable rentals for a period of thirty (30) years. Rents (including utility allowances) for the set-aside units shall not exceed maximum rents allowed under the federal Low Income Housing Tax Credit (LIHTC) program for households at or below 60% of the Washington, D.C. Metropolitan Area Family Median Income. (Housing) (DSUP #2004-0028)
45. If at a future date the City Council approves a text amendment to the Zoning Ordinance Section 7-700 to allow for a cash contribution to be made in lieu of the provision of affordable housing, the requirement for on-site affordable units set forth in Conditions #39 - 43 may be converted to a cash contribution by mutual agreement between the City and the developer. The per unit cash contribution will be the difference between the market price and the Office of Housing's affordable for sale limit at the time of sale. If the project is developed as a rental project, the cash contribution will be the present value of the 30-year discount for the rental units defined in Condition #39, 40 and 43 above. (Housing) (DSUP #2004-0028)

H. PARKING

46. A minimum of 355 parking spaces (172 residential spaces and 144 office spaces, with the remainder reserved for visitor spaces and three delivery spaces) shall be provided for residents and office employees, as noted on the preliminary plan with a revision date of January 16, 2009. A minimum of one space for each residential unit shall be provided

within the underground garage as part of the purchase price for each unit. (P&Z) (DSUP #2004-0028)

47. The applicant shall provide controlled access into residential portion of the underground garage and shall be separated from the office parking and designed to allow convenient access to the underground parking for residents. If there is garage door it shall be an opaque screen or mesh to minimize the projection of light from the garage. If there is no garage door, the lighting from the garage shall be designed to minimize the visual impacts and not trespass beyond the building opening. (P&Z) (DSUP #2004-0028)
48. The applicant shall explore options to provide for accessible electrical outlets to facilitate electric car options, if economically feasible. (P&Z) (DSUP #2004-0028)
49. The applicant shall provide a total of fifteen (15) bicycle parking racks/ thirty (30) spaces in the following locations: seven (7) racks / fourteen (14) spaces (with two (2) racks / four (4) spaces designated for visitor use) adjacent to the office space, six (6) racks / twelve (12) spaces designated for residential use within the underground garage, and two (2) racks / four (4) visitor (short-term) surface spaces designated for residential use. The short term bicycle rack locations are preferably covered, grouped, and located within 50 feet of the main entrance of the residential building. Bicycle parking racks shall be located in a manner that will not obstruct the existing/proposed sidewalks. Bicycle parking standards, acceptable rack types and details for acceptable locations for short-term parking are available at: www.alexandriava.gov/bicycleparking. (T&ES) (DSUP #2004-0028)
50. The applicant shall provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be based on a plan, which shall be submitted to the Department of P&Z and T&ES prior to the issuance of the Excavation/Sheeting, and Shoring Permit. This plan shall:
 - a. Establish 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. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES) (DSUP #2004-0028)
51. The applicant shall provide a parking management plan, which shall include the following to the satisfaction of the Director of T&ES:

- a. Provisions relating to the towing of impermissibly parked vehicles in compliance with the City of Alexandria Code 9-13. Such provisions shall include, but need not be limited to:
 - i. Requirements for signage in the garage providing notice of all applicable parking restrictions enforced by towing, the location of the towing contractor(s)' impoundment yard, and the name and telephone number of the developer's on-site representative responsible for towing-related complaints, as well as the telephone number of the City of Alexandria's Office of Citizen and Consumer Affairs;
 - ii. Disclosure by the applicant and its towing contractor(s), at the developer's parking lot(s), of all fees and charges for towing; and
 - iii. Evidence that the applicant has a contract with the towing contractor that requires the towing contractor to clearly display all fees and charges for towing.
- b. The parking management plan shall include a plan of the garage facility, a description of the access control equipment and an explanation of how the garage will be managed.
- c. The parking management plan shall stipulate that spaces which are not needed for residential parking will be made available as monthly parking spaces to the sites employees and others. (T&ES) (DSUP #2004-0028)

I. SITE PLAN

52. The Emergency Vehicle Easement (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. (P&Z)
53. Relocate the proposed gas line at the main building entrance to ensure that the gas meter does not conflict with the architectural details or accommodate the gas meter on the building interior. (P&Z) (DSUP #2004-0028)
54. The retaining wall along the western portion of the building shall use a vegetated wall system or will receive an enhanced level of landscaping to help soften and screen the wall. If the vegetated wall system is used, the wall shall be completely planted and have a temporary drip irrigation system installed prior to the issuance of the first certificate of occupancy. The vegetated wall shall be maintained in perpetuity by the applicant or the Condominium Unit Association. If the wall is not a vegetated wall system then it and all other retaining walls shall be stone, brick or masonry to compliment the building architecture. (P&Z) (DSUP #2004-0028)
55. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, and T&ES. (P&Z)(T&ES) (DSUP #2004-0028)

56. The exhaust vents for the parking garage shall not exhaust onto the sidewalks at the pedestrian level or within the open space. The intake vents shall not be visible from the public right-of-way and sufficient landscaping shall be provided to screen the intake vents if necessary. (P&Z) (DSUP #2004-0028)
57. All private utilities shall be located outside of the public right-of-way and public utility easements. (T&ES) (DSUP #2004-0028)
58. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES) (DSUP #2004-0028)
59. Applicant shall underground all the secondary utility services, serving the site. (T&ES) (DSUP #2004-0028)
60. The storm sewer system upstream of Storm Structure 1 shown on the Preliminary Plan shall be owned and maintained privately. (T&ES) (DSUP #2004-0028)
61. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z, and T&ES. These items include:
- a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds. (P&Z)(T&ES) (DSUP #2004-0028)
62. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and P&Z in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed street lights 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. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights 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. Show existing and proposed street lights and site lights.

- e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
- f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
- g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
- h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
- i. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
- j. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.
- k. The lighting for the parking garages shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to to less than 1.5 foot candles.
- l. All parking areas and driving lanes should be fully illuminated.
- m. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police) (DSUP #2004-0028)

63. The plat of consolidation and all applicable easements shall be submitted as part of the submission for first final site plan and shall be approved and recorded prior to the release of the final site plan. (P&Z) (DSUP #2004-0028)

64. A copy of the recorded plat, dedication and deeds shall be submitted with the first request for a building permit. ** (P&Z)

65. The applicant shall submit a wall check to the Department of P&Z prior to the commencement of framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the City prior to commencement of framing. (P&Z) (DSUP #2004-0028)

66. As part of the request for a certificate of occupancy permit, the applicant shall submit a height certification and a location survey for all site improvements to the Department of P&Z. The height certification and the location survey shall be prepared and sealed by a registered architect, engineer, or surveyor. The height certification shall state that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (DSUP #2004-0028)

67. The applicant shall identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents,

property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Director of T&ES. (P&Z)(T&ES) (DSUP #2004-0028)

68. The applicant shall submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
- a. Designate a location for off-street parking for all construction employees during all stages of construction, provided at no cost for the employee and may include applicable provisions such as shuttles or other methods deemed necessary by the City;
 - b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed;
 - c. Include a plan for temporary pedestrian and vehicular circulation;
 - d. Include the overall schedule for construction and the hauling route;
 - e. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
 - f. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a “stop work order” will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES)(Code) (DSUP #2004-0028)
69. Submit an approvable construction phasing plan to the satisfaction of the Director of T&ES, which will allow review, approval and partial release of the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. (T&ES) (DSUP #2004-0028)
70. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES) (DSUP #2004-0028)
71. A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of C&I prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES) (DSUP #2004-0028)
72. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owner’s other agent shall implement a waste and refuse control

program. 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 Transportation and Environmental Services and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES) (DSUP #2004-0028)

73. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)

74. No major construction staging shall be allowed along Stevenson Avenue. The Applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) (DSUP #2004-0028)

75. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a certificate of occupancy permit. (P&Z) (DSUP #2004-0028)

76. All condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.

- a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
- b. The designated visitor parking spaces shall be reserved for the use of the condominium guests.
- c. No more than two parking spaces shall be assigned to a specific condominium unit until all settlement on the units are complete; all unassigned spaces in the garage shall be made generally available to residents and/or visitors.
- d. All landscaping and open space areas within the development shall be maintained by the homeowners and condominium owners.
- e. Exterior building improvements or changes by future residents may require the approval of the City Council, as determined by the Director of P&Z.
- f. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.

- g. If the western wall is a vegetated wall system, then the covenants shall include specific language regarding the maintenance and replacement of the vegetated retaining wall. (P&Z) (DSUP #2004-0028)

77. The applicant shall submit a unit numbering plan for each floor, identifying the locations of commercial and residential uses, with the first final site plan. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Retail, Office) if known. (P&Z) (DSUP #2004-0028)

78. If there are outstanding performance, completion or other bonds for the benefit of the City 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 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)

J. STORMWATER

79. All storm water designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES) (DSUP #2004-0028)

80. The storm water collection system is located within the Cameron / Holmes Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES) (DSUP #2004-0028)

K. SANITARY SEWER

81. The applicant shall televise the existing 5" sanitary sewer lateral to which a new connection is proposed and submit the video / report to the City for evaluation of the current condition. (T&ES) (DSUP #2004-0028)

L. SOILS

82. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed embankments and construction on existing slopes. (T&ES) (DSUP #2004-0028)

83. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES) (DSUP #2004-0028)
84. The plan shall indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality. (T&ES) (DSUP #2004-0028)

M. BMP FACILITIES

85. The BMP located in the front of the building shall be designed so that it is not visible from the public right-of-way and is integrated into the building design, including the material and design of the manhole covers. This facility shall be designed to provide maintenance access from the exterior of the building. (P&Z) (DSUP #2004-0028)
86. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) (DSUP #2004-0028)
87. Provide 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 BMP's and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES) (DSUP #2004-0028)
88. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) (DSUP #2004-0028)
89. The Applicant shall submit two original copies of the storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement to the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of

Alexandria Circuit Court prior to approval of the final site plan. (T&ES) (DSUP #2004-0028)

90. The Applicant/Owner shall be responsible for installing and maintaining the storm water Best Management Practices (BMPs) for 6101 and 6125 Stevenson Avenue. The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; maintenance records for the BMPs; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) (DSUP #2004-0028)

91. If the residential units at 6125 Stevenson Avenue are sold as individual units in the future and a condominium owner's association (COA) is established, the following two conditions shall apply. Maintenance of the BMPs at 6101 Stevenson Avenue shall remain the responsibility of the Applicant/Owner.

a. The Applicant/Owner shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site at 6125 Stevenson Avenue. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; maintenance records for the BMPs; a copy of the currently executed maintenance service contract; and a copy of the maintenance agreement with the City.

b. The Applicant/Owner shall furnish each condominium purchaser with a brochure describing the storm water BMP(s) installed on the 6125 Stevenson Avenue site, outlining the responsibilities of the condominium owners and the Condominium Owner's Association (COA) with respect to maintenance requirements. Upon activation of the COA, the Developer shall furnish five copies of the brochure per unit to the COA for distribution to subsequent homeowners.

Otherwise the following condition applies:

c. The Applicant/Owner shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the 6125 Stevenson Avenue site. The manual shall include at a minimum:

an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; maintenance records for the BMPs; a copy of the currently executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES) (DSUP #2004-0028)

92. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) (DSUP #2004-0028)

93. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual for all of the on-site BMP facilities shall be submitted to the Office of Environmental Quality on digital media. (T&ES) (DSUP #2004-0028)

94. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) (DSUP #2004-0028)

N. SOLID WASTE

95. In the event that Section 5-1-2(12b) of the City Charter and Code is amended to designate multi-family dwellings in general, or multi-family dwellings when so provided by SUP, as Required User Property [as defined in 5-1-2(12b) of the City Charter and Code], then refuse collection shall be provided by the City for the condominium portion of this plan. (T&ES) (DSUP #2004-0028)

O. NOISE

96. All exterior building mounted loudspeakers are prohibited. (T&ES) (DSUP #2004-0028)

P. AIR POLLUTION

97. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES) (DSUP #2004-0028)
98. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES) (DSUP #2004-0028)

PREVIOUSLY
APPROVED
STAFF REPORT

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

- F-1 Clarify if a canopy is proposed at the fountain at the main entrance. If a canopy is proposed, provide a detailed elevation which identifies the canopy materials. (DSUP #2004-0028)
- F-2 Coordinate landscape sheets with SH C6.00 (DSUP #2004-0028)
- F-3 Clarify the studio count and 1 bedroom calculations; label floor plans. (DSUP #2004-0028)
- F-4 Revise 6th floor FAR calculation. (DSUP #2004-0028)

Transportation and Environmental Services

- F-1 Correct the WQV water surface elevation on Section A-A for Structure 3 on sheet 8.40 to match water surface elevation given on SWM/BMP #1 Cross Section. (T&ES) (DSUP #2004-0028)
- F-2 The project description block on sheet 8.30 shall be revised to indicate that the total WQV is not being treated. If OEQ was to consider swapping treated off-site impervious area for untreated on-site impervious area then the BMP facility would have to be sized for the entire drainage area directed to it. Currently it is sized to treat up to 0.17 acres despite a total of 0.42 acres being directed to it. (T&ES) (DSUP #2004-0028)
- F-3 The plan shows an existing bus stop adjacent to the site. This is incorrect as there is not an existing bus stop adjacent to the site. The City’s Office of Transit Services, DASH, and the Washington Metropolitan Area Transit Authority are against having a bus stop at this location as it does not comply with regional bus stop spacing guideline standards and it adds additional headway time to existing bus routes which will cause an increase the City’s subsidy cost to WMATA. There is a bus stop approximately 260 feet to the west of the site, a bus stop 470 feet to the east of the site, and a bus stop approximately 250 to the southwest of this site, all serving the same routes. (T&ES) (DSUP #2004-0028)
- F-4 The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if

applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES) (DSUP #2004-0028)

- F- 5 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES) (DSUP #2004-0028)
- F- 6 Include all symbols, abbreviations, and line types in the legend. (T&ES) (DSUP #2004-0028)
- F- 7 All storm sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter for storm sewers shall be 18” in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead shall be 15”. The acceptable pipe material will be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.5 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES) (DSUP #2004-0028)
- F-8 All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers shall be 10” in the public Right of Way and sanitary lateral 6”: however, a 4” sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM 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” or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Lateral shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES) (DSUP #2004-0028)
- F- 9 Lateral Separation of Sewers and Water Mains: A horizontal separation of 10’ (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18” above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. (T&ES) (DSUP #2004-0028)
- F- 10 Crossing Water Main Over and Under a Sanitary/Storm Sewer: When a water main over crosses or under crosses a sanitary/storm sewer then the vertical separation between the bottom of one (i.e., sanitary/storm sewer or water main) to the top of the other (water

main or sanitary/storm sewer) shall be at least 18" for sanitary sewer and 12" for storm sewer; however, if this cannot be achieved then both the water main and the sanitary/storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES) (DSUP #2004-0028)

F-11 No water main pipe shall pass through or come in contact with any part of sanitary/storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES) (DSUP #2004-0028)

F-12 Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. Sanitary/storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) (DSUP #2004-0028)

F-13 Dimensions of parking spaces, aisle widths, etc. within the parking lot and garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES) (DSUP #2004-0028)

F-14 Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES) (DSUP #2004-0028)

F-15 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) (DSUP #2004-0028)

F-16 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES) (DSUP #2004-0028)

F-17 The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:

<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>

- C-1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES) (DSUP #2004-0028)
- C-2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. (T&ES) (DSUP #2004-0028)
- C-3 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer outfall as per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES) (DSUP #2004-0028)
- C-4 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. (T&ES) (DSUP #2004-0028)

The memorandum is available at the following web address of the City of Alexandria:
(T&ES)

[http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connecti
on%20and%20Adequate%20Outfall%20Analysis%20\(02-07\).pdf](http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20(02-07).pdf)

- C-5 Code requirement deleted.
- C-6 Solid Waste and Recycling Condition: The applicant shall provide storage space for solid waste and recyclable material containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of a trash truck. The City's storage space guidelines and required Recycling

Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-746-4410 or via email at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)(DSUP #2004-0028)

- C-7 The applicant shall be responsible to deliver the 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. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) (DSUP #2004-0028)
- C-8 The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. (T&ES) (DSUP #2004-0028)
- C-9 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES) (DSUP #2004-0028)
- C-10 Bond for the public improvements must be posted prior to release of the plan. (T&ES) (DSUP #2004-0028)
- C-11 The sewer tap fee must be paid prior to release of the plan. (T&ES) (DSUP #2004-0028)
- C-12 All easements and/or dedications must be recorded prior to release of the plan. (T&ES) (DSUP #2004-0028)
- C-13 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan. (T&ES) (DSUP #2004-0028)
- C-14 All drainage facilities must be designed to the satisfaction of the Director of T&ES. Drainage divide maps and computations must be provided for approval. (T&ES) (DSUP #2004-0028)
- C-15 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES) (DSUP #2004-0028)
- C-16 Per the Memorandum To Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES) (DSUP #2004-0028)

- C-17 The thickness of sub-base, base, and wearing course shall be designed 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. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES) (DSUP #2004-0028)
- C-18 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES) (DSUP #2004-0028)
- C-19 All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES) (DSUP #2004-0028)
- C-20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES) (DSUP #2004-0028)
- C-21 The applicant shall comply with the City of Alexandria’s Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (DSUP #2004-0028)
- C-22 The applicant must comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management. (T&ES) (DSUP #2004-0028)
- C-23 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES) (DSUP #2004-0028)
- C-24 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 includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF. (T&ES) (DSUP #2004-0028)
- C-25 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)

- C-26 Location of customer utility services and installation of 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 in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C-27 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)

ASA Comments:

1. ASA has no comments.

VAWC Comments:

1. VAWC has no comments.

DASH Comments:

1. No comments have been received from DASH.

Fire Department:

- F-1 Remove all vegetation located within 3 feet of any fire hydrant or FDC. Provide the FDC and fire hydrant locations on the landscaping plan. The southern FDC has landscaping located directly in front of it (see sheet L1- 02). The northern FDC cannot be located next to a required egress location for safety purposes. (DSUP #2004-0028)
- F-2 Laddertruck access is not adequate because portions of the proposed EVE are not located within 15 and 30 feet of the proposed structure. The EVE will need to be revised or the

alternate laddertruck requirements must be utilized, as listed in comment R-1. (DSUP #2004-0028)

R-1 In lieu of strict compliance with ladder truck access requirements specified in item C-19, an alternative compliance proposal is recommended. The proposed massing, articulation of the facade and placement on the lot would be acceptable if the following fire protection and firefighting features were built into the buildings. (Need to discuss in connection with F-2 above)

- a. A corridor smoke ventilation system.
- b. Enclose all elevator lobbies in smoke tight construction
- c. Stair capacity to be designed without taking the sprinklered building exception.
- d. Fire phones installed on every level in the elevator lobby and the stairs.
- e. Knock out panels that have an area of 20 feet for every 50 lineal feet of building perimeter.
- f. Full automatic sprinkler system designed to NFPA 13. (DSUP #2004-0028)

R-2 For firefighting purposes, at least one stair tower shall extend to the roof to provide roof access.

R-3 Hydrant location at the entrance of the driveway shall be relocated to the building side of the driveway entrance.

C-1 The applicant of any building or structure constructed in excess of 10,000 square feet; or any building or structure which constructs an addition in excess of 10,000 square feet shall contact the City of Alexandria Radio Communications Manager prior to submission of final site plan. The proposed project shall be reviewed for compliance with radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:

- a. The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
- b. The building or structure design shall support minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
- c. The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.
- d. The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

- If the building or structure fails to meet the above criteria, the applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager. (DSUP #2004-0028)
- C-2 Prior to submission of the Final Site Plan #1, the developer shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to Alexandria Fire Department C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, VA 22314. (DSUP #2004-0028)
- C-3 Provide Stairway Identification. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire Department, in accordance with USBC 1020.1.6. Submit to Alexandria Fire Department C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, VA 22314. (DSUP #2004-0028)
- C -4 A Knox Box building key access system shall be installed to facilitate building entry by fire department personnel during an emergency.
- C - 5 The final site plans shall show placement of emergency vehicle easement signs. See sign detail and placement requirements below.

Code Administration:

- 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. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.
- F-2 The Department of Code Administration is now a separate agency and is no longer a division of the Fire Department. Comments generated during the initial review and approval process in the City Departments Code Comments / Code Enforcement section of this document may be subject to review and revision for specific locations and blocks if the applicant wishes to renew, extend, or amend the approval. The basis for the possible need to review and revise stems from code citations and standards that were in effect at the time of approval, that might be outdated and unusable by the applicant. In addition, the requirements of each agency have changed since approval. Therefore, each agency might need to review, revise, and separate these comments to remove any confusion concerning who the applicant would deal with to address the comments.

F-3 The following comments C-1 thru C-16 had been approved under DSUP2004-00028. These comments were changed (underlined) based on the most current adopted edition of the Virginia Uniform Statewide Building Code. All previous comments and correspondence remain applicable to the filed extension request.

C-1 Stairs must comply with USBC. Stairways of 3 or more risers require handrails. (DSUP #2004-0028)

C-2 The new handrails must comply with USBC for a minimum/maximum height of 30 to 34 inches. The ends must extend 12" beyond the top and bottom risers. The handgrip position must not be more than 2-1/4" in cross-sectional dimension, or the shape must provide an equivalent gripping surface. The handgrip portion must have a smooth surface with no sharp corners. The space between the wall and handrail must not be less than 1-1/2". (DSUP #2004-0028)

C-3 The new stairs must comply with USBC for riser and tread dimensions. (DSUP #2004-0028)

C-4 A Certificate of Use of Occupancy is required prior to opening (USBC 116.1). Since this space will contain mixed uses, the certificate must state the purpose for which each space is to be used in its several parts (USBC 116.2). (DSUP #2004-0028)

C-5 This structure contains mixed use groups [S-2 Storage, R-2 Residential, M- Mercantile], and is subject to the mixed use and occupancy requirements of USBC 508. (DSUP #2004-0028)

C-6 The accessibility ramp must comply with the requirements of USBC 1010.1. The front approach to the exterior door (which is on the pull side) must comply with the landing requirements of USBC 1010.6. Handrails must comply with USBC 1010.8. (DSUP #2004-0028)

C-7 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. (DSUP #2004-0028)

C-8 Handicap parking spaces for apartment and condominium developments shall remain in the same location(s) as on the approved site plan. Handicap parking spaces shall be properly signed and identified as to their purpose in accordance with the USBC and the Code of Virginia. Ownership and / or control of any handicap parking spaces shall remain under common ownership of the apartment management or condominium association and shall not be sold or leased to any single individual. Parking within any space identified as a handicap parking space shall be limited to only those vehicles which are properly registered to a handicap individual and the vehicle displays the appropriate license plates or window tag as defined by the Code of Virginia for handicap vehicles.

The relocation, reduction or increase of any handicap parking space shall only be approved through an amendment to the approved site plan. (DSUP #2004-0028)

- C-9 The public parking garage floor must comply with USBC 406.2 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 Use Group S-2, public garage. (DSUP #2004-0028)
- C-10 The required mechanical ventilation rate for air is .75 cfm per square foot of the floor area (IMC 404.2). (DSUP #2004-0028)
- C-11 The developer shall declare on the plans if the parking structure is considered a public parking structure complying with Chapter 4 of the USBC or an open parking structure. If the structure is declared as an open parking structure, the developer shall submit information detailing how the structure meets the openness criteria. If the structure is declared a public parking structure, the plans shall reflect required water and sewer lines, FDC's and oil / water separator locations. (DSUP #2004-0028)
- C-12 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process. (DSUP #2004-0028)
- C-13 Canopies must comply with USBC 3202.3.1 for support and clearance from the sidewalk, and the applicable sections of USBC's Chapter 11. Structural designs of fabric covered canopies must comply with USBC 3105.3. The horizontal portions of the framework must not be less than 8 feet nor more than 12 feet above the sidewalk and the clearance between the covering or valance and the sidewalk must not be less than 7 feet. (DSUP #2004-0028)
- C-14 Canopies must comply with USBC 3105.1 and the applicable sections of USBC: Chapter 16. Structural designs of fabric covered canopies must comply with USBC 3105.3. (DSUP #2004-0028)
- C-15 Confirm the following building code data on the plan is provided in the submitted plans: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. (DSUP #2004-0028)
- C-16 At least one stairway shall extend to the roof surface per USBC1009.13. (DSUP #2004-0028)
- C-17 Applicant shall revise building code analysis on sheet C1.00 to comply with the current addition of the Uniform Statewide Building Code. The current code reference of 2006 is no longer a valid code addition after March 1, 2012.

- C-18 Building and trades permits are required for this project. Five sets of construction documents sealed by a Registered Design Professional that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s).
- C-19 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-20 A soils report must be submitted with the building permit application.
- C-21 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided.
- C-22 Toilet Rooms for Persons with Disabilities:
a. Water closet heights must comply with USBC 1109.2.2
b. Door hardware must comply with USBC 1109.13
- C-23 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).
- C-24 Electrical wiring methods and other electrical requirements must comply with the USBC and NFPA#70, 2008.
- C-25 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-26 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-27 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Police Department

Parking Garage Conditions

- R-1 The exterior of the parking structure adjacent to the office building shall be well lit on all sides (consideration should be given to specifying lighting fixtures that resist breakage) and should be as symmetrical as possible. Avoid architectural designs that provide hiding places where individuals could easily conceal themselves. This is an area where

- safety and security should not be sacrificed for architectural aesthetics. (DSUP #2004-0028)
- R-2 It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access. (DSUP #2004-0028)
- R-3 Only residents with proper electronic access cards should be able to enter into the stairwells from the underground parking garage. This makes the stairwells safer for residents. (DSUP #2004-0028)
- R-4 The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building. (DSUP #2004-0028)
- R-5 It is recommended that the applicant install an overhead coiling (shutter) security gate at all vehicle entry points. The security gate shall have electronic access control. (DSUP #2004-0028)
- R-6 It is recommended that the section of the underground garage dedicated to the residents is gated off from the office section and is controlled by electronic means. This should help alleviate unwanted persons tampering with resident's vehicles and other crimes. (DSUP #2004-0028)
- R-7 Recommend installing an "in building amplifier" so emergency personnel (Police, Sheriff, Fire and Rescue) does not lose contact with the Emergency Communications Center while in the structure.

Landscape Conditions

- R-1 Trees shall not be planted under or near light poles. (DSUP #2004-0028)
- R-2 Tree canopies shall be maintained at least 6-feet above grade level as they mature to allow for natural surveillance. (DSUP #2004-0028)
- R-3 The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles. (DSUP #2004-0028)

Miscellaneous

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the construction trailer(s) as soon as they are in place. (DSUP #2004-0028)

- R-2 It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each building. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed. (DSUP #2004-0028)
- R-3 It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air. (DSUP #2004-0028)

Archaeology

- F-1 There is low potential for significant archaeological resources to be disturbed by this project. No additional archaeological action is required. (DSUP #2004-0028)

PREVIOUSLY
APPROVED
STAFF REPORT