



DOCKET ITEM #8
Master Plan Amendment #2014-0010
Rezoning #2014-0010
Development Special Use Permit #2013-0023
Transportation Management Plan SUP #2014-0105
Encroachment #2014-0007
513 & 515 North Washington Street – The Mill at 515

Application	General Data	
Project Name: The Mill at 515	PC Hearing	2/3/2015
	CC Hearing	2/21/2015
	If approved, DSUP Expiration	2/21/2018 (3 years)
	Plan Acreage	28,879 SF (0.66 acre)
Location: 513 & 515 N Washington Street	Zone (Existing)	Lot 501 - Office/Commercial (OC) Lot 502 - Residential/Medium (RM)
	Zone (Proposed)	Office/Commercial (OC)
	Proposed Use	Multifamily Residential
	Dwelling Units	9 new units (34 total on site)
	Gross Floor Area	13,484 SF
Applicant: Cas Riegler, represented by Duncan Blair, Attorney	Small Area Plan	Old Town North
	Historic District	Old & Historic Alexandria
	Green Building	Compliance with the City's Green Building Policy

Purpose of Application
Consideration of a request for a master plan amendment, a rezoning with proffer, a development special use permit with site plan and modifications, SUP for a parking reduction, a transportation management plan and an encroachment, to construct a 9-unit residential building, with public open space and at-grade parking.
Special Use Permits and Modifications Requested:
<ol style="list-style-type: none"> 1. Amendment to the Old Town North Small Area Plan to modify the land use designation from RM/Residential Medium to OC/Office Commercial; 2. Rezoning from RM/Residential Medium to OC/Office Commercial; 3. Amendment of proffer; 4. Development Special Use Permit with Site Plan and Modifications, to construct a residential building; 5. Special Use Permit for a parking reduction 6. Special Use Permit for a Transportation Management Plan, and, 7. Encroachment for a fence in the public right-of-way on N. Washington St,

Staff Recommendation: APPROVAL WITH CONDITIONS

MPA #2014-0010, REZ #2014-0010, DSUP #2013-0023
TMP SUP #2014-0105, ENC2014-0007
513 & 515 North Washington Street

Staff Reviewers: Maya Contreras, Urban Planner, maya.contreras@alexandriava.gov
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MPA #2014-0010, REZ #2014-0010, DSUP #2013-0023
TMP SUP #2014-0105, ENC2014-0007
513 & 515 North Washington Street



REZ #2014-0010, MPA #2014-0010
DSUP #2013-0023, TMP SUP #2014-0105
513 & 515 North Washington Street



I. SUMMARY

A. Recommendation

Staff recommends **approval** of a Master Plan Amendment, rezoning with proffers and associated development applications, for a proposed nine-unit residential building adjacent to the existing historic building at 515 N. Washington Street, subject to compliance with the staff recommendations. The proposal provides a number of benefits for the City and surrounding community, including:

- Appropriate building design and high quality architecture
- Compliance with the Washington Street Standards and Guidelines and the Old Town North Urban Design Guidelines
- Streetscape improvements, including new brick sidewalks on N. Washington and Pendleton Streets and two Nostalgia streetlights
- Site landscape improvements, including retention of majority of mature on-site trees
- New publically accessible 975 square foot pocket park
- Affordable housing contribution of \$66,610
- Compliance with the City's Green Building Policy
- On-site artwork, or financial contribution of \$4,450

B. Summary of Issues

The applicant, Cas Riegler, has submitted a request for construction of a nine-unit residential building at the SE corner of N. Washington and Pendleton Streets in Old Town North. The .66 acre site is comprised of two parcels, Lots 501 and 502, which contain a five-story historic structure, and a surface parking lot, respectively.

A redevelopment proposal on Washington Street must comply with multiple design guidelines, as well as the City's development requirements. To construct the building as proposed, the applicant has requested approval of the following:

- Master Plan Amendment;
- Rezoning of Lot 502 from RM/Residential Medium to OC/Office Commercial with proffers;
- Development Special Use Permit with Site Plan and Modifications;
- Special use permits for a parking reduction and Transportation Management Plan; and,
- Encroachment for a fence.

Key issues analyzed with these applications and discussed in more detail in the report include:

- Compliance with the Master Plan and rezoning criteria;
- Compliance with the Old & Historic Alexandria and Washington Street Standards;

- Compliance with the Old Town North Urban Design Guidelines;
- Site design, including impacts on adjacent properties;
- Provision of adequate parking;
- Impact on the pedestrian environment and streetscape, including modifications, open space, and the requested encroachment.

C. General Project Description

Cas Riegler, a regional development team, and the applicant/site owner, is requesting approval of a multifamily residential building. The building is proposed at 515 and 513 N. Washington Street, a two-lot site that totals .66 acres (28,879 sq. ft.). The existing building at 515 N. Washington is a historic structure, dating back to 1847. The proposed building would be located north of the existing building, at the intersection of N. Washington and Pendleton Streets.

As designed, the new building would be four stories and 13,484 sq. ft. with nine residential units. The existing building is in the process of a by-right conversion from office to multifamily residential and contains an additional 25 units, for a total of 34 units on the site. Parking would continue to be provided in the existing rear surface lot, maintaining the current Pendleton Street access point. A publically accessible pocket park would be added to the southern end of the site.

II. BACKGROUND

A. Site Context

The project site is approximately 28,879 sq. ft. (.66 acres) located at the southeast corner of N. Washington Street and Pendleton Street in the Old Town North Small Area planning district. The site is divided into two lots. Lot 501 is 22,647 sq. ft. (.52 acres), zoned OC/Office Commercial, and occupied by a five-story historic building, most recently by the International Chief of Police Association (IACP) as office space. Lot 502 is 6,232 sq. ft. (0.14 acres), zoned RM/Residential Medium, and served as a surface parking lot for the office building. Both lots are within the Old and Historic Alexandria District (OHAD).

With the exception of the former office use at 515 N. Washington, the block is exclusively residential. The 1970's era Shad Row condominium development is located on the northeast corner of the block. The residential buildings at the south end of the site, 607 and 609 Oronoco Street (the Robert E. Lee Boyhood Home, and the former Hallowell school, respectively) were constructed in the late 1700's, with subsequent work in the early 1800's.

The building at 515 N Washington was constructed in 1847 as a commercial cotton factory, and has been repurposed several times as manufacturing, residential and office uses. The opposite side of N. Washington Street is primarily townhouse structures, with a combination of residential and commercial uses. The Washington Square development (Saul Center) is north of the project, and contains office and retail, including Trader Joe's grocery store.

B. Detailed Project Description

The applicant, Cas Riegler, is in the process of renovating the historic building at 515 N. Washington into twenty-five residential units. They are proposing to construct a second building on the north end of the property that would contain nine additional units, for a total of 34 units. Parking would be provided in the existing on-site parking lot, behind the buildings, and accessed from the existing curbcut on Pendleton Street. Open space is consolidated at the northwest and southern ends of the site. A portion of the parking lot at the southern end of the existing building would be converted to a pocket park, accessible to the public.

Site Design

The applicants purchased the property in Fall 2013, and began working with staff on a two-stage redevelopment process. The first is a by-right conversion of the existing building from office to residential use, which is underway. The second is the request to add additional units to the site. The applicant worked closely with staff, neighbors and the BAR to determine how and where new units could fit on to the site, given the shape of the lots, the single vehicular entry point, the historic nature of the existing building, and its neighbors, and the highly visible location on the GW Parkway.

Main Building

As noted, this building is undergoing a by-right conversion from office to residential use. The applicant has been approved by the BAR to make several changes to the building, including balconies on the rear elevation, removal of the shutters, and conversion of two windows to doors on the front elevation to create small landscaped patio areas. The main entrance on N. Washington Street will be flanked by these patios, and will continue to function as the front door to the building.

The renovated building will contain eight studios, nine one-bedrooms, and eight two-bedrooms, for a total of 25 units. These units will be rental apartments for at least five years because State Historic Tax Fund Credits were used for the renovation. If the annex building were not proposed, the existing open space and on-site parking would be sufficient for this number of units.

Annex Building

The proposed new construction is for a nine-unit “annex” building, designed to reference the commercial heritage of Alexandria with a contemporary industrial character. The elevations and fenestration patterns are more traditional along Pendleton and N. Washington Streets, becoming more modern and open on the elevations facing the parking area. A recessed monitor on the fourth floor and balconies on the rear elevations provide amenity space for the units. The building material is primarily brick, with a stone base at the pedestrian level.

The building is 50 feet tall and four stories, constructed over the existing driveway. Residents will drive under the building at the first level to access the surface parking lot. The second and

third levels will have three units on each floor, all one-bedrooms. The fourth floor has two one-bedroom units and one three-bedroom unit. Units in this building will be sold as condominiums.

III. ZONING

A. Zoning History

In the 1930's, the historic building was converted from industrial factory uses to a residential use, as the Belle Haven Apartments. In November, 1981, the zoning was changed from RC/Residence to C-3/Central Business District Commercial through a proffered rezoning to convert the building to office use. These proffers were intended to protect the historic homes at the southern end of the site and are discussed more fully in the next section.

The 1992 updates to the City's Master Plan and Zoning Ordinance rezoned much of Old Town North. At that time, zoning for this site was split between the two parcels. The larger parcel containing the office building was rezoned from C-3/Central Business District Commercial, to OC/Office Commercial, as the C-3 zoning was retired and the OC zone was deemed equivalent. The smaller parcel, which serves as parking for the office building, was removed from a commercial zone and became RM/Residential Medium. At that time, RM was a deemed a more appropriate zone for the lot, given its adjacency to the historic residences.

B. Proposed Zoning

In order to accommodate the project as designed, the applicant has requested a rezoning for Lot 502 from RM to OC. They would consolidate the two lots and use the additional FAR to construct the annex building, while retaining Lot 502 as open space. Staff supports the requested rezoning because the project improves and enhances the existing site, furthers the goals of renovating Washington Street, and meets the intent to protect the historic residences at the southern end of the block, while removing the split zoning of the site.

The physical openness of the southern end of the site will be retained and enhanced through the amended proffer. This area will be visually improved because the parking lot, currently five feet from the property line, will be pulled back to 62 feet from the property line. This will remove it from public view, through the additional distance and through new landscaping, designed to complement the landscaping on the neighboring historic residential lots. The proposed project complies with the OC zone in terms of intent, permitted use, FAR and height. Finally, the overall site impact will be reduced by changing the use from a medium size office building to 34 residential units.

The table below outlines the development permitted under the OC Zone, and what the applicant has proposed.

Property Address:	515 N Washington St, Lots 501 and 502
Total Site Area:	.66 acres (28,879 sq. ft.)

Existing Zone:	OC/Office Commercial and RM/Residential Medium	
Proposed Zone:	OC/Office Commercial	
Current Use:	Office	
Proposed Use:	Multifamily Residential	
	Permitted/Required	Proposed
FAR	1.25 (Lot 501); .75 (Lot 502)*	1.19*
Setbacks (per OC zone)		
Front	Front property line	Front property line
Side	25'	0'
Rear	NA (corner lot)	NA (corner lot)
Parking	50 spaces	34 spaces**
Visitor	15% (5 spaces)	15% (5 spaces provided off-site)
Total:	55 spaces	39 spaces
Loading spaces:	NA	None

* *Proposed FAR anticipates approval of the requested rezoning*

** *Parking reduction requested*

IV. STAFF ANALYSIS

A. Master Plan Amendment

Master Plan Amendment Criteria

The proposal requires an amendment to the Old Town North Small Area Plan chapter of the Master Plan to change the land use and zoning designation of Lot 502 from RM/Residential Medium to OC/Office Commercial, in order to share the same zoning as Lot 501. Staff supports the requested changes to the Master Plan Amendment because the proposed project complies with the Recommended Goals in the 1992 Old Town North Small Area Plan and with the goals and guidelines for the City in the Old Town North area.

An amendment to the Master Plan requires a finding that the proposed amendment to the master plan meets the following criteria:

- The project is desirable;
- The project is beneficial to surrounding properties;
- The project is in character with the applicable small area plan;
- The project is consistent with city policy.

The Old Town North SAP includes extensive discussion of the benefits of balancing the office uses of the neighborhood with residential uses. Washington Street was once the premier residential street in the City, and the reintroduction of residents, along with well-designed open space, meets the goals and design guidelines of the SAP.

As proposed, the project is consistent with City policy by providing new residential infill development at a transit-rich location, 0.60 of a mile from the Braddock Metro, and served by several bus routes. This furthers the City's transportation and sustainability goals, with provision of a thoughtful amount of density in a walkable area, near a variety of transit options. The building will be constructed to meet the City's Green Building requirements, and will provide financial contributions to affordable housing, as well as a contribution to public art.

There has been considerable discussion about the project's desirability and whether it is beneficial to the surrounding properties. As discussed previously in the report, the conversion of the historic building from office to residential use is being done by right, as both uses are permitted in the OC zone, and the existing site meets the open space and parking requirements for 25 residential units. One option would be for the site to continue to function as it has been, with a single building wrapped by lawn and a parking lot.

However, under this scenario, a number of the proposed site improvements would not occur. These include the conversion of N. Washington and Pendleton Street sidewalks to brick and updating of the existing cobrahead streetlights to the Nostalgia streetlights, as called for in the Washington Street Standards and Guidelines. The large condenser unit on the north side of the property would not be removed, the existing parking lot entrance on Pendleton Street would continue to be unscreened, and Lot 502 would remain entirely as a parking lot. The proposed improvements increase the City's open space, continue the improvements to N. Washington Street and provide additional contributions to the City's affordable housing and public art goals.

While the proposed site improvements will result in a better design for N. Washington and Pendleton Streets, the project also must meet the stringent design goals and guidelines of the City's urban design advisory groups, especially given the prominent location of the proposed site. Further discussions of these reviews are provided later in the report. Finally, as a rough exercise, staff reviewed how much additional density is being requested.

Under the RM zone, the maximum residential FAR allowed on Lot 502 would be approximately 8,712 square feet in a maximum of four townhomes, given the lot size of 6,232 sq. ft., and the permitted FAR of 1.50. As proposed, the applicant is requesting rezoning to OC to allow multifamily residential development, which is not permitted in the RM zone, with a total site FAR of 1.19 for a 10,575 net sq. ft. building plus the existing historic building. Because this total requested FAR for the combined lots is less than the 1.50 FAR permitted in the OC and the RM zones, the request amounts to approximately 1,863 sq. ft. over what would be permitted in these zones, or about one additional townhome.

B. Rezoning Request with Amended Proffer

Staff supports the request to rezone the property because: (1) the proposal is consistent with the Master Plan vision, as discussed above; (2) the proposal meets the City's criteria for rezoning without a master plan study for the area; (3) the proposal contains an appropriate mixture of uses, density, and height for this section of N. Washington Street; and (4) the provision of excellent design while meeting multiple goals for the neighborhood at a highly visible site.

Redevelopment of this site continues the revitalization of N. Washington Street with the reintroduction of residential uses. The proposed amount of residential density is appropriate for the area given the proximity to job centers, transit and neighborhood services, and the proposed height for the annex building is within the existing height district limits. The development is respectful of the surrounding context and completes the Pendleton Street streetwall. The current proposal complies with the elements recommended within the plan as they relate to site use and design, scale, massing, and provision of on-site retail and open space.

Finally, the rezoning adheres to the criteria set forth by City Council. These criteria were established to provide guidance for rezoning applications in locations that are not designated to undergo a Small Area Plan update in the near future, and are of a lesser scale in that the proposal would not warrant a new plan or study on its own. A more thorough analysis is provided below:

1. Consistency with Small Area Plan

The application is consistent with the intent and goals of the Old Town North Small Area Plan, including provision of a mix of land uses that promote activity, respect for the height limit, development at a “human-scale” that is compatible with adjacent low-rise uses, and creation of an inviting streetscape.

2. Consistency with Type of Area

The Old Town North area is typified by a mixture of commercial and residential uses along N. Washington Street, with this mixture often extending beyond the major corridors, particularly on the eastern site. In this instance, the block would become all residential uses, with a similar residential block immediately east, and an all commercial block directly north.

The proposed building is consistent with the area in height and designed to be visually and physically subordinate to the historic structure. It is set back from N. Washington Street, creating a green space on the corner and serving as a buffer between the more urban N. Washington Street corridor and the smaller-scale residential blocks behind it.

2. Isolated Parcel

The rest of the block is made up of long-standing residential uses, several of which are historic structures. Future redevelopment beyond these parcels is highly unlikely.

3. Status of Planning for Area

The 1992 Old Town North Small Area Plan remains the governing document for the area. In June 2013, City Council approved the City’s Long Range Interdepartmental Work Program, scheduling an update to the Old Town North Small Area Plan to begin in late 2015. In the interim, it was determined that rezoning requests would be reviewed on a case-by-case basis.

4. Application's Consistency with City Goals

In addition to being consistent with the vision in the Old Town North Small Area Plan, this proposal meets goals articulated in other City policies, including those related to affordable housing, green building, public art, walkability and urban design.

Amendment of Existing Proffers

As noted previously, the historic structure at 515 N. Washington has served a variety of functions since its construction in 1847, including industrial, residential and most recently, office. When the site was converted to office use in the early 1980's, it was done through a proffered rezoning. This converted the property from RC/Residence to C-3/Central Business District Commercial, with a proffer governed by Ordinance #2624. This was intended to mitigate the impacts of the office building on the historic homes at the southern end of the block. The associated proffers included, among others, provision of all required parking on-site, and no above or below-grade structures on the south end of the site (*Attachment #3*).

The applicant is requesting to amend the associated proffers to include flexibility on the parking requirements and site design, while retaining the original intent of minimizing the effects of development on the surrounding block. In the amended proffer, they would be permitted a parking reduction for the proposed residential uses, subject to approval by the City Council. They have committed to retaining the area of Lot 501 as open space, but request to amend the proffer to restrict buildings on the lot, as opposed to all structures, above and below ground. This would permit retaining walls, artwork and an underground vault for mechanical equipment. They are requesting to remove all other proffers associated with use limitations, maximum floor area and required residential condo conversion relocation assistance.

C. Compliance with the Old & Historic Alexandria District & the Washington Street Standards and Guidelines

The proposed development is located on Washington Street and within the Old and Historic Alexandria District. A project located on Washington Street is subject to a higher level of design scrutiny to ensure that the memorial character of the George Washington Memorial Parkway is protected and maintained based on the City's 1929 agreement with the federal government. This requires that, in addition to the general BAR standards outlined in the Zoning Ordinance, the Board must also find that the Washington Street Standards (Section 10-105(A)(3) of the Zoning Ordinance) have been met. These Standards must also be considered by other advisory boards, commissions or agency for this project.

Although the project is bound in the Zoning Ordinance to the Washington Street Standards, there is a degree of flexibility and interpretation. The BAR has found that the concept submission meets the Washington Street Standards. This finding was confirmed at the January 7, 2015 BAR meeting; the applicable section of the BAR staff report is provided as Attachment 3 and outlines the specific criteria and findings.

The BAR held concept review work sessions with the applicant on March 19, June 4, 2014, and January 7, 2015 for minor exterior alterations to the historic building, as well as providing direction regarding the annex building. Additionally, the BAR approved a Permit to Demolish and a Certificate of Appropriateness for alterations to the historic building, including the replacement of the rear dormers, the addition of rear balconies and the conversion of several windows to doors (BAR Case #2014-208/209, September 3, 2014).

At the June 4, 2014, concept review work session, the BAR gave general support for the height, scale, mass and general architectural character of the annex building, and provided direction for further design refinement, particularly for the rooftop monitor element on the annex. The applicant requested to return to the BAR for a third work session to get feedback on design revisions to the rooftop monitor element on the annex. At the January 7, 2015 work session, the applicant provided two design options to the BAR. Through discussion during the meeting, the BAR, through an informal vote, endorsed a third “hybrid” option, which pulled elements from Options 1 (roof monitor design) and 2 (east (rear) elevation window configuration).

Following a City Council approval in February 2015, the applicant will return to the BAR with a formal application for a Certificate of Appropriateness. At that point, the BAR will review building materials and color, design details, and site elements, including the fence design for the requested encroachment.

D. Compliance with Urban Design Guidelines of Old Town North

The Old Town North Urban Design Guidelines were established in 1994, and all developments occurring within the boundaries are required to comply with them. The Urban Design Advisory Committee (UDAC) was established by ordinance to review development plans for compliance with the Guidelines. A discussion of the guidelines and how this proposal complies is provided below:

Sense of Place, Arrival, and Community

The guidelines suggest that the “*buildings on Washington Street south of Madison should create a transition into the historic urban fabric of Old Town Alexandria...through scale, materials, architectural details, and compatibility with existing historic structures along Washington Street.*”

In keeping with the goal of designating buildings south of Madison Street as gateway locations, the northwest corner of this site would typically be the location of a prominent building feature. This project, however, was designed to maintain the importance of the existing historic building, as one of the iconic buildings of the Parkway. As such, the welcoming feature for this project is a corner deliberately left open and green, with both buildings pulled back from it.

The height, scale and proportions of the annex building were carefully designed to be generally consistent in style, size, and architecture with the neighborhood and the surrounding buildings. The renovation of the historic building was designed to maintain the portico entrance on N.

Washington Street as a functional entrance. The annex building residential entrance faces on Pendleton Street, to provide direct residential access on both frontages. As discussed more fully in the BAR staff report (*Attachment #4*) the proposed annex building is designed as a modern interpretation of a historic warehouse or simple industrial building, visually subordinate to the existing historic structure and stepping down to the smaller residential buildings at Shad Row to the east. The site design also preserves the southern end of the site as a landscape area, which coordinates with the gardens at the historic homes facing Oronoco Street.

Orientation of Buildings to the Street

One of the key principals of the Guidelines calls for new buildings to be oriented towards the street where they will create a built edge, framing the street. The annex building has been set back from the intersection of N. Washington and Pendleton Streets, and placed in line with the existing Shad Row condominium townhomes. This design screens the parking lot and the backs of the existing building and the annex building, and connects the Pendleton Street frontage, while allowing the historic building to stand alone. The guidelines call for architectural or landscape elements to be used when there are gaps between buildings. As noted throughout the report, the landscape areas on both ends of the site, and park at the southern end of the site provide green space and continue the connection between the site and its neighbors.

Attractive Pedestrian Environment

The proposal includes several elements to improve the streetscape at this location. Enhanced landscaping and a pedestrian-scale pocket park have been added along the N. Washington Street frontage. Prominent building entrances are encouraged, and this has been provided by maintaining the portico of the existing building as a functional entrance. The applicant has requested an encroachment for a decorative pedestrian-scale fence along the N. Washington Street frontage. Finally, the sidewalk along N. Washington and Pendleton Streets will be updated with new streetlights, brick, with protection of the existing street trees, and flush sidewalks across the project entrance.

The north side of Pendleton Street has three garage entrances for the Washington Square Development (Saul Center). Because of this condition, the Pendleton Street frontage for the annex has been designed to provide a more appealing pedestrian option. This is achieved through provision of open space at the corner, retention of the existing mature on-site trees and landscape strip, a residential-scale street entrance, a variety of building materials at the pedestrian level and attractive screening of the parking lot entrance.

Compatible Development

The guidelines highlight the importance of creating compatible development that contributes to the overall sense of community. The proposed residential uses are in keeping with the neighboring uses, and with the goals and recommended uses of the OC zone. As previously discussed, the building is within the existing height limits and has been sited to minimize impacts on the neighbors. The mechanical equipment will be to be sited on the roof, or below ground,

subject to review and approval by the Old and Historic Alexandria District BAR. Finally, the materials proposed for the annex building will be in keeping with the design quality required on Washington Street.

UDAC

The North Old Town Urban Design Advisory Committee (UDAC) reviewed the project at meetings at their January 8th and November 5th, 2014, and January 7th and 21st, 2015 meetings. At the November 5th meeting, the Committee generally endorsed the proposed footprint for a new annex building and the proposed conceptual design for the ‘garden space’ on the south side of the property.

Upon learning that the applicant was continuing to refine the architecture of the annex building, the Committee requested another meeting in order to review a more complete conceptual design. The applicant returned January 7th and presented the updated designs, with a follow-up meeting on January 21st, 2015, which focused on the annex building.

The group gave unanimous support for the overall site design; the height, scale and mass of the annex building, and the renovation of the historic building at the November 5th, 2014 meeting. After the two January meetings, the group continued to struggle with the annex building. Two of the members expressed reservations about compatibility of the project, particularly the flat roof, the roof monitor and the masonry detailing. In the end, the group voted to endorse the project, finding it in compliance with the Old Town North Urban Design Guidelines, in a 2-1 vote, with one abstention.

E. Site Design, Open Space & Public Amenities

Site Design

The two lots form a rectangle that runs parallel to N. Washington Street, approximately 231’ by 124’, with a single site access point on Pendleton Street. The existing building is nearly centered on the site, and the existing proffers and sensitivity to the historic homes prevented new structures on the southern end of the site. Because of these existing conditions, finding a reasonable location to add density to the site was challenging.

Direction provided by staff, UDAC and the Old and Historic Alexandria BAR encouraged the new structure to defer to the historic building. The proposed annex will have a footprint of approximately 65 feet by 46 feet, in contrast to the historic building with a footprint of 110 feet by 50 feet. The current location of the annex building completes the building streetwall on Pendleton Street. An added benefit of bringing the building to the street and keeping the footprint small is that it prevents the building from blocking the existing central courtyard at the neighboring Shad Row condominiums.

One unusual aspect, dictated by the existing conditions, is that the parking lot will be accessed by going under the annex building. The first floor will function as a pass-through, with storage for trash and recycling cans, and with a separate pedestrian entrance.

As noted in the design compliance discussions, the frontage along N. Washington Street will be updated per the Standards and Guidelines. This includes new brick sidewalks on N. Washington and Pendleton Street frontages, and new streetlights. The project will comply with the City's Green Building Policy for residential projects, the Public Art Policy, and provide a contribution towards affordable housing.

Pedestrian & Streetscape Amenities

As part of this development, the applicant will be providing a number of upgrades to the site and adjacent streetscape. In continuation of the ongoing improvements on Washington Street, two "Nostalgia" style streetlights will be installed to replace the existing cobra head lights. These street lights are in place at a number of redevelopment infill locations, including the PNC Bank building at 825 N. Washington, and on S. Washington Street between Gibbons Street and the Wilson Bridge.

Also in keeping with the Washington Street Standards, the sidewalk along the Washington and Pendleton Street frontages will be updated with brick. The existing street trees on N. Washington Street will be maintained and protected throughout construction. The applicant proposes to save the 32" Osage Orange and 24" Mulberry trees located at the northwest corner of the site, although there is a required water line that could potentially damage them. Staff has included a recommendation to continue review of this issue during the Final Site Plan process. If it is determined that the utility work will harm the trees, the applicant will be required to remove the trees and replant the area.

The parking lot area nearest to N. Washington Street at the south end of the existing building will be converted to a pocket park, which is described more fully in the next section.

Open Space

The OC zone requires 40 percent of the area of the lot to function as open and usable space for residents, visitors and others. The applicant proposes to meet this requirement predominantly through ground-level open space, with some additional above-ground amenity space. Table 1 provides a detailed breakdown of the proposed uses on the site:

Table 1

OC Zone Open Space Requirement	11,551 sf / 40%
Total Open & Amenity Space Provided	11,986 sf /42%
Ground-Level Open Space	10,504 sf (91%)
Above-Grade Amenity Space	1,482 sf (9%)
Publically Accessible Open Space	975 sf – pocket park

Private Open Space	1,482 sf – patios, roof decks & balconies
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As shown in Table 1, 91% of the open space is provided at-grade, with the largest concentrations at the northern and southern ends of the site, facing N. Washington Street. The remaining 9% (1,482 sq. ft.) is located in private patios, balconies and roof decks.

One of the primary site amenities will be the publically accessible pocket park. The portion of the existing parking lot facing N. Washington Street at the southern end of the historic building will be removed and landscaped. This allows approximately 3,100 square feet of impermeable surface to be converted into green space, and places the remaining parking lot 62 feet back from the street, making it much less visible.

Approximately 1/3 of the recovered open space (975 sq. ft.) will be converted into a pocket park, which is intended to function as an outdoor room for the residents and community. This park will face N. Washington Street and will be set behind a two foot landscaped berm (see figure 6 in the Attachments). This berm will screen the parking lot, prevent headlights from extending to N. Washington Street, and provide an additional level of separation between the park and the street.

The park will include a stone dust base, seat walls, lighting and new trees. The pathway from N. Washington Street to the public area will be signed with access hours, so the community will be aware that it is accessible. Staff has included a recommendation for continued review during the final site plan process to ensure that this space will function as a true amenity.

By providing the majority of the open space at-grade, the atmosphere of the site will remain. The site also contains a number of mature trees, most of which will be retained, as well as the existing street trees. Additional landscaping will be provided within the site interior and around the perimeter of the parking lot.

F. Requested Modifications to the Site Plan

Side Yard Modification

The applicant is requesting a modification to the side yard setback (§4-806(A)(2)(a) for a 48 foot section where the annex building abuts the property line shared with the Shad Row Condominiums, located to the east of the property. The side yard setback request is required because this is a corner lot, which has two front yards and two side yards. Within the OC zone, the required setbacks for a multifamily project would include a side yard setback based on a ratio of 1:2 and a minimum of 16 feet. This would require a 25 foot setback; the project is proposing to set the building along the property line shared with Shad Row.

Staff finds the modification request is justified because the siting of the building corresponds to the aesthetic of the neighborhood. It places density on the site at the northern end, closer to the neighboring large office buildings, while protecting the more sensitive historic residential uses at

the southern end of the site. It also pulls the annex building back from the intersection, allowing the historic building to be the more prominent structure on the site.

By placing the annex building on the property line, it screens the parking lot and provides the south side of Pendleton Street with a finished street wall, as called for in the Old Town North Design Guidelines. Finally, the siting of the building will provide some visual screening for Shad Row from Washington Street, while preserving access to sunlight at the Shad Row mews, located at the center of their site.

Parking Lot Islands Modification

The City's Landscape Guidelines require a parking lot island with trees whenever there are more than 10 spaces in a row. The east side of the site has 22 spaces in a row, and the applicant is requesting relief from the provision of islands for these spaces.

Staff supports this modification because the parking lot is screened from public view, and a substantial amount of landscaping is provided within the site, including retention of many of the mature trees. The intent of the requirement was to provide shade and visual greenery for parking lots, both of which will be met by the proposed design.

Finally, inclusion of the islands would require an additional two-space parking reduction, and because of the on-site landscaping provided, staff believes the parking is a more valuable use of the space at this particular location.

G. Parking

With this application, the applicant is requesting a Special Use Permit for a parking reduction of 16 spaces. After review of the submitted parking study, recent parking reduction approvals, and alternate means of transportation within the area, staff supports the requested parking reductions, as discussed below.

For this project, the Zoning Ordinance requires a total of 50 spaces. In addition to the residential parking requirement, the City typically asks that an additional 15 percent of the residential parking supply be provided for visitor parking. Approval of the requested parking reduction would decrease the required residential spaces from 50 spaces to 34 (16 space reduction). This would provide one parking space per residential unit. The applicant proposes to provide five visitor spaces at a nearby offsite location, which is likely to be the adjacent Washington Square (Saul Center) office complex.

The subject site is located approximately .60 of a mile from the Braddock Road Metro Station and has access to bus lines, bicycle lanes and trails, Capital Bikeshare stations and car-share vehicles. It is well served by commercial uses, with restaurants, two grocery stores, a bank and other residential amenities within easy walking distance of the site. Finally, the project is a relatively small rental project, with a high percentage (74%) of studios or 1-bedrooms, increasing the likelihood that new residents may choose this location for a car-free or car-lite lifestyle.

<i>Parking</i>	<i>Required</i>	<i>Proposed</i>
<i>Residential – 34 units</i>	50 spaces	34*
<i>Studio & 1 Bedroom- 25</i>	33 spaces @ 1.25/unit	25 spaces
<i>2 Bedroom - 8</i>	14 spaces @ 1.75/unit	8 spaces
<i>3 Bedroom - 1</i>	3 spaces @ 2.2/unit	1 space
<i>Visitor</i>	15% (5.1 spaces)	5 spaces**
<i>Total</i>	56 spaces	34 spaces + 5 visitor spaces

* *Parking reduction SUP requested*

** *Applicant proposes to provide visitor parking at an offsite location*

When reviewed under the draft Parking Standards for New Development, which was previewed by City Council in December, 2014, this project would be required to provide 28 parking spaces, inclusive of visitor parking. This is 11 fewer spaces than the 34 + 5 visitor being proposed, or and 22 fewer spaces the 50 required by the Zoning Ordinance. The parking reductions under the draft Parking Standards result from the location's walkability, the number of bus lines serving the site, and the high percentage (>20%) of studio units.

Parking Study

Gorove/Slade Associates prepared a parking study, dated October 2, 2014, providing justification for the parking reduction. The Parking Study included data on the parking supply and demand for eight residential buildings in comparable locations to the site. Each of the residential buildings identified were located in urban, walkable neighborhoods near transit. The average parking supply for the residential buildings was 1.21 parking spaces per dwelling unit, but the parking demand observed was 0.95 spaces per dwelling unit. The study concluded that the parking ratio is consistent with the actual parking demand of residential buildings in comparable areas. Since release of the parking study, the building bedroom mix has been adjusted to increase the number of one-bedrooms and studios, decrease the number of two-bedrooms, and add one three-bedroom unit. This adjustment does not substantially change the findings of the study.

The Old Town North Plan

Wherever possible, underground parking is strongly encouraged within the City. At this location, it was not feasible, given the existing building and the narrowness of the site. In order to mitigate the visual effects of surface parking, the Old Town North SAP Urban Design Guidelines provide specific criteria for location and screening. These include confining parking to the rear of the property, screened by landscape or architectural elements, and minimizing curb cuts. As proposed, the parking area is in compliance with these design guidelines.

H. Encroachment

The applicant has requested approval of an encroachment for a decorative fence along the Washington Street frontage of the existing building. The site has an unusual condition where the property line is set back further than is visually apparent. In fact, the last few stairs at the portico entrance of the historic building extend into the public right of way. The Washington Street

frontage has a four and one-half foot landscape strip, an approximately eight foot sidewalk, and nine feet of an additional landscape area, which blends into the landscape at the front of the building. The building is set back eleven and one-half feet from the property line. This condition provides a gracious and attractive setback for the building and a generous sidewalk.

The applicant requested fence placement at the inner edge of the sidewalk, which is nine feet into the public right of way (*Attachment #5*). They prefer this location because it follows the existing sidewalk and corresponds to the fence line at the historic properties at the southern end of the block.

Staff's recommendation is for the fence location to extend no more than three feet past the property line. This places the fence in the lawn, rather than at the back of the sidewalk, creating a sidewalk condition where the walkway is flanked on either side with landscape strips. This will reduce the amount of the total encroachment, while still creating the desired demarcation between the public sidewalk and private open space.

With this change, staff supports the encroachment request for practical and aesthetic reasons. The fence will serve as a decorative element and clarification of the building's change of use, as it will not encircle the property or enclose the building site. The Old Town North SAP *Urban Design Objectives and Critical Concerns* recommends sidewalk treatment on Washington Street should include "low walls, shrubbery gardens or a landscape entrance", similar to the conditions in the 500 and 600 blocks of N. Washington Street. Height will be limited to three and one-half feet tall, which is typical of fences at the front property line. Final design and materials will be subject to review and approval by the Old and Historic Alexandria District BAR.

I. Project Contributions and Impacts

Affordable Housing and Public Art

A cash contribution of \$66,610 will be made to City's Affordable Housing Trust Fund in lieu of providing on-site affordable units.

Per the City's Public Art Policy, adopted December 13, 2014, the project will either provide public art within the pocket park, or a financial contribution of \$4,450 to be used for art within the Old Town North SAP. The determination will be made during the Final Site Plan process.

Green Building and Sustainable Design

The City adopted the Green Building Policy in 2009 which established an expected standard for green building certification for new development. For residential developments such as this one, the Policy requires the project to be LEED Certified or an equivalent certification from another third party program. This applicant has opted to use the National Green Building Standard program by the National Association of Home Builders to comply with this policy. Final details about the certification will be reviewed during the final site plan process.

Additionally, the project is in the process of renovating an existing historic building, and will provide new residential units within a walkable neighborhood, well served by transit and amenities.

School Impacts

The applicant proposes to construct 34 market-rate residential units, including 25 in the existing building and 9 in the new annex building, ranging from studio to two bedrooms. The student generation rate for new mid-rise apartments is 0.02 students per unit, or .68 for the 34 units. This project is located in the Jefferson-Houston elementary school and George Washington middle school attendance areas, and the proposed development project has been accounted for in school enrollment forecasts.

V. COMMUNITY

The applicant has done extensive outreach with this proposal. As discussed, the Old and Historic Alexandria District Board of Architectural Review reviewed the annex building at public worksessions on March 19 and June 4, 2014, and January 7, 2015. The North Old Town Urban Design Advisory Committee (UDAC) reviewed the project at meetings at their January 8th and November 5th, 2014, and January 7th and 21st, 2015 meetings.

The applicant presented the project to NOTICe (North Old Town Independent Citizens Civic Association) at their June 16th, 2014 Board meeting, and at their annual meeting on November 20th, 2014. They also coordinated with the Shad Row Condominiums, and worked extensively with the neighbors on Oronoco Street, prior to commencing construction on the existing building, and throughout the design process for the annex building.

Discussion topics among the various groups included the importance of adherence to the Washington Street Standards, whether the annex building complies with the requirements and the need for high quality urban design, as required by UDAC and Old and Historic Alexandria District BAR.

As discussed in the report, the BAR found the project in general compliance with the Washington Street Standards and Guidelines on a 5-1 vote, with one recusal. Several of the UDAC members continued to struggle with whether the annex building is compatible with the site and the neighborhood. The project was endorsed on a 2-1 vote, with 1 abstention.

Concerns about construction and the ensuing impacts have also been raised. Recommendations for a construction management plan and ongoing monitoring have been placed on the project.

VI. CONCLUSION

Staff recommends **approval** of the Master Plan Amendment, Map Amendment/Rezoning with amended proffer, development site plan with modifications, the TMP and the parking reduction

special use permit, and the encroachment, and subject to compliance with all applicable codes and the following staff recommendations.

Staff: Dirk Geratz, Principal Planner, Development;
Maya Contreras, Urban Planner; and,
Catherine Miliaras, Urban Planner, Historic Preservation.

ATTACHMENTS

1. Master Plan Amendment Resolution
2. Master Plan Amendment Updated Maps – Map 11
3. Amended Proffer Statement
4. OHAD BAR Staff Report#3 : Compliance with the Washington Street Standards & Guidelines
5. Encroachment Exhibit

VII. GRAPHICS

Image 1 – Site Plan

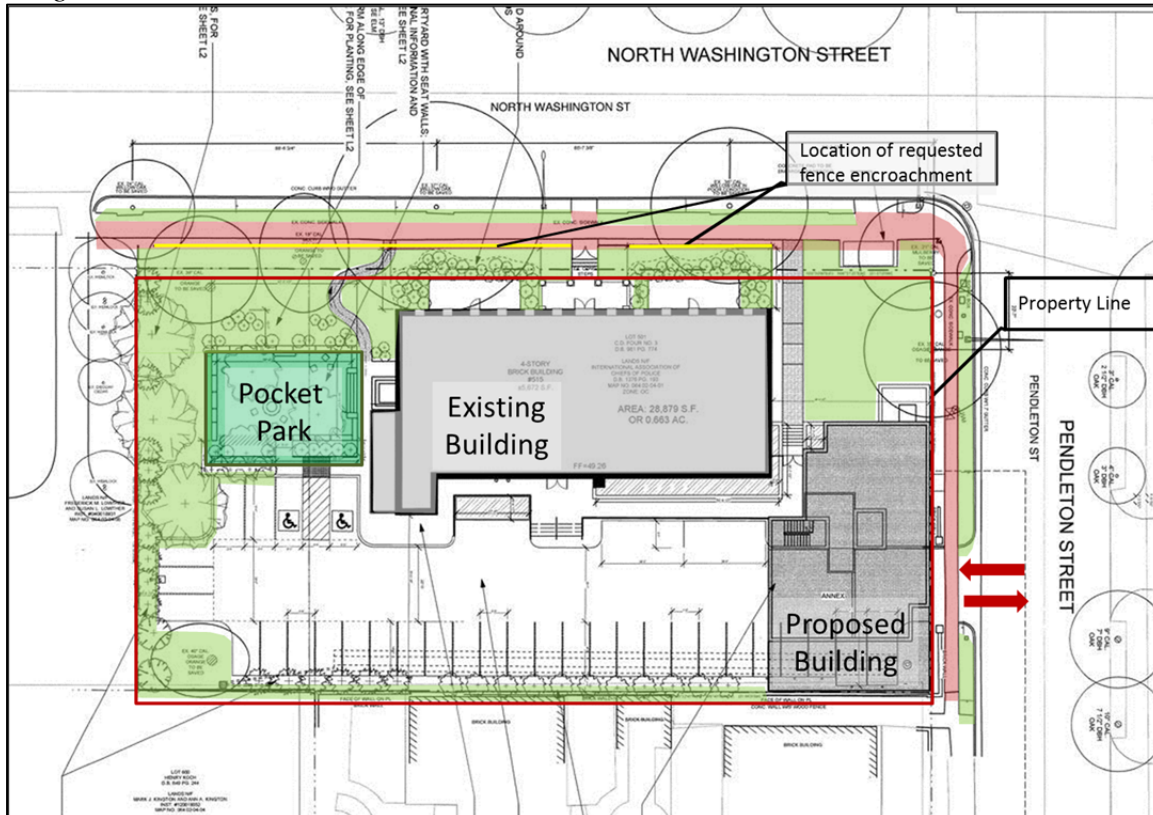


Image 2 – Aerial



Image 3 & 4- View from N. Washington St - old (color) & revised (B&W) annex building designs



Image 5- View from Pendleton Street (old annex building design)



Image 6- View from Pendleton Street (revised annex building design)



Image 8- Detail of revised annex building design



VIII. STAFF RECOMMENDATIONS

The Final Site shall be in substantial conformance with the preliminary plan dated November 17th, 2014 and updated January 6th, 2015 and comply with the following conditions of approval:

A. PEDESTRIAN/STREETSCAPE:

Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:

- a. Complete all pedestrian improvements prior to the issuance of a final certificate of occupancy permit for the new building.
- b. Install ADA accessible pedestrian crossings serving the site.
- c. Construct all sidewalks to City standards. The unobstructed width of the sidewalk on Pendleton Street shall be 6 feet, allowing for a minimum width of 4 feet if tree save requirements necessitate.
- d. The streetscape along North Washington Street shall be improved to comply with the Washington Street Standards.
- e. All sidewalks along property frontage shall be brick and comply with the City's Memos to Industry 05-08 and 01-13.
- f. New brick sidewalk shall be coordinated with existing concrete sidewalk panels. The existing sidewalk can only be cut at transverse joints and the contractor shall only remove and replace full sidewalk panels.
- g. Sidewalks shall be flush across all driveway crossings.
- h. 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.
*** (P&Z)(RP&CA)(T&ES)

B. PUBLIC ART:

2. Per the City's Public Art Policy, adopted December 13, 2014, work with City staff to determine ways to incorporate public art elements on-site, or provide an equivalent monetary contribution to be used toward public art within the Small Area Plan planning area, to the satisfaction of the Directors of RP&CA and P&Z. (RP&CA)(P&Z)
 - a. Prior to the first final site plan submission, meet with the Office of the Arts to identify the location, type and goals for public art. Prior to release of the final site plan, the applicant shall have selected the artist, have locations and medium finalized and provide a schedule for the art installation. The art shall be installed prior to the issuance of the first Certificate of Occupancy for the new building, to the satisfaction of the Directors of P&Z and/or RP&CA. (RP&CA)(P&Z) *, ***
 - b. If the developer opts not to provide art on-site, the in-lieu contribution shall be \$.30 per gross square foot for new construction, with a maximum

contribution of \$75,000 per new building. The contribution shall be provided prior to the issuance of the first Certificate of Occupancy for the new building. (RP&CA)(P&Z) ***

C. OPEN SPACE/LANDSCAPING:

3. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and/or RP&CA. At a minimum the Landscape Plan shall:
 - a. Provide an enhanced level of detail for 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, 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.
 - d. Provide detail sections showing above and below grade conditions for plantings above a structure.
 - e. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
 - f. Plantings shall be provided per the City's Landscape Guidelines (P&Z)(RP&CA)
4. Provide the following modifications to the landscape plan and supporting drawings:
 - a. Relocate fire service lines proposed at the NW corner of the property and shift the transformer location, as feasible, in order to protect the existing 32" Osage Orange and 24" Mulberry, proposed to be saved, to the satisfaction of the Directors of P&Z, Fire and RP&CA.
 - b. If City staff determines the proposed relocations will not be sufficient to ensure survival of the tree, or if relocation of the infrastructure is not possible, replacement tree(s) shall be required.
 - c. Plantings proposed for the east side of the parking lot shall be placed to minimize potential damage from vehicles and be protected by wheel stops, or curb.
 - d. With the first final site plan submission, provide a detail of courtyard and tree planting, including a section detail from Washington Street. (RP&CA)(P&Z)(T&ES)*

5. The courtyard at the southern end of the existing building shall be open to the public and provide amenities to encourage its use, to the satisfaction of the Directors of P&Z and RP&CA:
 - a. A perpetual public access easement shall be granted for the courtyard. The easement and reservations shall be depicted on the easement plat and shall be approved by the City prior to the release of the final site plan.
 - b. Provide location, and specifications, and details for site furnishings within the public amenity courtyard space that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of RP&CA, and/or P&Z and T&ES.
 - c. Proposed fire pit shall be reviewed as part of the Final Site Plan.
 - d. At a minimum, one trash receptacle shall be provided to serve the courtyard and will be maintained by the property owner.
 - e. A decorative pedestrian-scale sign shall be added near the courtyard entrance, facing N. Washington Street. This will identify the courtyard as public open space and identify the hours it is open, which shall be hours normally associated with parks.
 - f. Courtyard signage shall be reviewed and approved by BAR staff.
(RP&CA)(P&Z)(T&ES)*
6. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of RP&CA, P&Z and Code Administration.
 - a. Provide an exhibit that demonstrates 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.
 - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - d. Install all lines beneath paved surfaces as sleeved connections.
 - e. Locate water sources and hose bibs in coordination with City Staff. (Code Administration) (P&Z)(RP&CA)*

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 RP&CA, and/or P&Z, and T&ES. (RP&CA)(P&Z)(T&ES)

7. Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall

indicate themes and locations of interpretive elements. Prior to release of the final site plan, the consultant shall provide text and graphics for the interpretive elements subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.* (Arch)(P&Z)(RP&CA)

D. TREE PROTECTION AND PRESERVATION:

8. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, and/or RP&CA and the City Arborist. This shall include existing street trees and all trees proposed to be saved on the property. (P&Z)(RP&CA)*
9. Removal of the concrete sidewalks and installation of the brick sidewalks shall be coordinated with existing trees and the tree conservation and protection program to minimize disturbance to roots and protect the trees to the maximum possible extent, to the satisfaction of the Directors of P&Z, and/or RP&CA and the City Arborist. (P&Z)(RP&CA)*
10. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. *** (P&Z)(RP&CA)
11. 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 November 17th and updated January 6th, 2015, and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

E. BUILDING:

12. The building design, including the quality of materials, final detailing, and site improvements shall be consistent with the elevations reviewed by the Old & Historic Alexandria Board of Architecture at the January 7, 2015 meeting and the following conditions. (P&Z)
13. Provide the following building refinements to the satisfaction of the Director of P&Z:
 - a. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to placement and color.
 - b. No vents on street facing elevations. (P&Z)
14. Provide detailed drawings (enlarged plan, section and elevation studies) in color to evaluate the building base, entrance canopy, stoops, window and material

details including the final detailing, finish and color of these elements during the final site plan review. Separate design drawings shall be submitted for each building typology at a scale of 1/4" = 1'. (P&Z)

15. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the preliminary plan. The following submissions 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 an 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. **
 - 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)
16. Building materials, finishes and architectural details shall be subject to review and approval by the Old and Historic Alexandria District Board of Architectural Review. A materials board shall be submitted as part of the Certificate of Appropriateness approval (BAR)
17. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of Bronze under the National Green Building Standard (or an equivalent program and certification) to the satisfaction of the Directors of P&Z 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 the National Green Building Standard program (or equivalent) with the submission of the first final site plan and provide a draft checklist showing how the project plans to achieve the certification.*
 - b. Provide evidence of submission of materials for certification to the National Green Building Standard program (or equivalent) prior to issuance of a certificate of occupancy. ***
 - c. Provide documentation of Bronze Certification from the National Green Building Standard (or equivalent) within two years of obtaining a final certificate of occupancy.

- d. Failure to achieve certification 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)
- 18. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
- 19. Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES)

F. SIGNAGE:

All permanent signage require review and approval by the Old and Historic Alexandria BAR or BAR staff. *(P&Z)

Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate 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)

G. HOUSING:

A voluntary contribution of \$4.94 on the gross new square footage (13,484 SF), for a total contribution of \$66,610 shall be consistent with the conclusion of the Developer Housing Contribution Work Group, accepted by the Alexandria City Council on December 13, 2013. (Housing)

H. PARKING:

Locate a minimum of 34 parking spaces on-site for residents. (P&Z)(T&ES)

Provide 12 bicycle parking space(s) per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. (T&ES)

Five visitor spaces shall be provided in an off-site facility. Verification of the off-site arrangement and plan for how it will be managed shall be submitted with Final Site Plan.* (T&ES)

Off-site visitor parking spaces shall be advertised to residents and visitors. The location of the off-site facility for visitor parking shall be indicated on signage visible from the garage entrance.

Information regarding off-site visitor parking spaces shall be provided in the lease/purchase agreements. *** (T&ES)

All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the final site plan. (P&Z)(T&ES)

I. TRANSPORTATION MANAGEMENT PLAN:

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. (T&ES)

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 and tenants/residents 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)

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 \$82.42 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 when TMP reporting begins.

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 property 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.

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)

J. BUS STOPS AND BUS SHELTERS:

Remove existing Metrobus shelter and install a new City standard bus shelter and a new bus shelter pad for the stop on northbound North Washington Street at Pendleton Street. Install electric conduit and connections from the site to the bus shelter for bus shelter illumination during evening/night hours. Show improvements on the first final site plan submission. (T&ES)

Show all existing and proposed bus stops with associated features, to include shelters, canopies, and benches in the vicinity of the site on the final site plan. Any proposed features shall be ADA compliant; all bus shelters shall include a bench, illumination (solar or electric), and the ability to accommodate future real time bus information LED screens and electric connections to the satisfaction of the Director of T&ES. The final bus shelter, bus canopy, and bus stop bench design shall meet City standards and the approval of the Director of T&ES. Design and specifications for the City standard bus shelter can be found at <https://www.alexandriava.gov/tes/info/default.aspx?id=6548>. (T&ES)

Make bus stops on northbound North Washington Street at Pendleton Street ADA compliant.

- a. Install an unobstructed eight (8) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb, bus stop passenger loading pad. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The loading pad's cross slope shall be less than 2%. The exiting width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. See attached standard details.
- b. Create a 120 foot "No Parking, Bus Stop Zone" for the bus stop located on northbound North Washington Street at Pendleton Street. (T&ES)

New street trees in close proximity to bus stop approaches or directly adjacent to travel lanes shall be:

- c. Located to avoid conflict with vehicles, specifically:
 - i. New trees shall be excluded from a 40 ft. zone which represents the length of the bus as it is serving the stop.
 - ii. New trees within both the 10 ft. departure zone and the 20 ft. approach zone (on either side of the 40 ft. zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses.
- d. Subject to the character of the adjacent area and relevant design guidelines for spacing, distance from the curb and species selection. In general, trees shall be of the same species along the entire block face.
- e. selected from upright branching species in areas where relevant design guidelines do not otherwise specify

- f. Installed with a minimum six feet of clear stem and gradually pruned to reduce conflict with vehicles, under consultation from a certified arborist. Pruning of street trees is part of the regular maintenance required of applicants under the City's bond for public improvements.
- g. Set back from the curb edge where the width of sidewalk and adjacent conditions allow. (T&ES)

K. SITE PLAN:

Per Section 11-418 of the Zoning Ordinance, the development special use permit 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 if substantial construction has not commenced at such time. (P&Z)

Submit the plat of consolidation and all applicable easements prior to the final site plan submission. The plat(s) shall be approved prior to the release of the final site plan.* (P&Z)(T&ES)

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

Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and/or RP&CA, and T&ES. These items include:

- h. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
- i. Minimize conflicts with plantings, pedestrian areas and major view sheds.
- j. Do not locate above grade utilities in dedicated open space areas and tree wells.
- k. 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)

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, P&Z, and/or RP&CA in consultation with the Chief of Police and shall include the following:

- l. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
- m. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.

- n. Street light(s) on North Washington Street shall be the Washington Street decorative light fixture (Nostalgia) which was approved by the City and National Park Service.
 - o. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - p. The decorative Nostalgia lights shall be metered and the applicant shall work with the City to finalize the location and design of the pedestal meter during the final site plan. The applicant shall bear all costs for installation of the meter.
 - q. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - r. 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.
 - s. 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.
 - t. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - u. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - v. 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.
 - w. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - x. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - y. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)(BAR)
20. Provide a unit numbering plan for each floor of a multi-unit building with the first final site plan submission. 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)
21. 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)

L. ENCROACHMENT:

22. The requested fence encroachment shall be reduced to a maximum distance of 3 feet from the property line along N. Washington Street. (T&ES)
23. The applicant (and his/her successors, if any) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his /her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (T&ES)
24. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
25. The owner or any successor in interest shall remove the encroachment if the City has need for the area of the proposed encroachment, or if the City determines that the encroachment interferes with public access or is otherwise inconsistent with the public welfare. In such case, the City shall provide the owner or successor in interest with written notice of the need to remove the encroachment at least 10 days prior to the date on which the removal must be completed. If the owner or successor in interest cannot be found, or fails to remove the encroachment within the time specified, the City shall have the right to remove the encroachment, at the expense of the owner or successor, and shall not be liable for any loss or damage to the encroaching structure that may occur as a result of the removal. (T&ES)

M. CONSTRUCTION MANAGEMENT:

Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan.* (T&ES)

Submit a construction management plan to the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:

- a. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
- b. Include an overall proposed schedule for construction;
- c. Include a plan for temporary pedestrian circulation;
- d. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
- e. Include a phasing plan to determine when occupancy of the existing building may be feasible, given construction of the new building;

- f. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)

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 a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:

- g. 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.
- h. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
- i. If the off-street construction workers parking 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)

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)

No major construction staging shall be allowed within the public right-of-way on North Washington Street. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)

Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)

A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection 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)

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)

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 Directors of P&Z, and/or and T&ES. (P&Z)(T&ES)

Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z) (T&ES)

Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

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)

N. WASTEWATER / SANITARY SEWERS:

The project lies within the Combined Sewer System (CSS) area district, therefore, stormwater management and compliance with the state stormwater quality and quantity requirements and the City's Alexandria Water Quality Volume Default shall be coordinated with the City's CSS Management Policy. (T&ES)

The project lies within the Combined Sewer System (CSS) area; therefore, the applicant shall be required to comply with the CSS Management Policy requirements set forth in Memo to Industry 07-14, effective July 1, 2014. Provide full separation of sanitary and/or storm sewer to comply with the policy. *(T&ES)

O. SOLID WASTE:

Provide \$896 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 receptacle with Dome Lid dedicated to trash collection. The receptacle(s) shall be placed in the public right of way. 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. Payment required prior to release of Final Site Plan.* (T&ES)

Provide \$996 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way. 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. Payment required prior to release of Final Site Plan. (T&ES)

P. STREETS / TRAFFIC:

If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation 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. (T&ES)

A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)

Show turning movements of standard vehicles in the parking lot. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

Furnish and install two 4" conduits with pull wires, and junction boxes located at a maximum interval of 300' underneath the sidewalks along North Washington Street. These conduits shall terminate in an underground junction box at each end of the property along Washington Street. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES)

All 90 degree vehicle parking spaces adjacent to a sidewalk less than seven feet shall have wheel stops. (T&ES)

Q. UTILITIES:

Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)

R. WATERSHED, WETLANDS, & RPAs:

The stormwater collection system is located within the Potomac River watershed. All on-site stormwater 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)

S. STORMWATER MANAGEMENT:

The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)

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 BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES)

The stormwater 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:

- j. Constructed and installed as designed and in accordance with the approved Final Site Plan.
- k. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. **** (T&ES)

Provide recent inspection report(s) to demonstrate that the existing stormwater quality BMP and the detention system has been properly maintained and is functioning as designed prior to release of the final site plan. The existing facility shall also be recertified by the design professional prior to bond release. *,****(T&ES)

Surface-installed stormwater Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)

Submit two originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)

26. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA or owner. 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)
27. If units will be sold as individual units and a homeowner's association (HOA) established, the following two conditions shall apply:
 - a. The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on 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 any 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.
 - b. The Developer shall furnish each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners.

Otherwise the following condition applies:

28. The Developer shall furnish the owners with 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. (T&ES)

29. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. ****(T&ES)
30. 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 stormwater 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)

T. CONTAMINATED LAND:

31. 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, Office of Environmental Quality. (T&ES)

U. NOISE:

32. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
33. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

V. AIR POLLUTION:

34. 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)

W. ARCHAEOLOGY:

35. Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.* (Arch)(P&Z)(RP&CA)

36. EHT Traceries has produced a historical overview report for the property (dated September 2013). The document is an excellent overview consisting mainly of maps and photographs of the primary building on the property, but it does not adequately address the archaeological integrity or potential contexts of the Cotton Factory.
- Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. *Alexandria Archaeology generated a Scope of Work dated April 23, 2014 as a guide for the required Documentary Study and Archaeological Evaluation.* * (Archaeology)
37. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological fieldwork has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)
38. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)
39. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
40. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- F-1 The Mount Vernon Cotton Factory was built on the property in 1847. Over the next 50 years it passed through the hands of several different owners. During the Civil War the Union Army commandeered the building for use as a military prison. Immediately to the south of the Cotton Factory structure, on the lot at 513 N. Washington (also part of this proposed project) stood an office complex and barracks. In 1903 the Portner Brewing Company acquired the property and converted the main building into a bottling factory which operated for approximately a decade. In 1918 the building was transformed into a

spark plug factory. In 1935 the building was renovated into an apartment complex, which was changed yet again into office space in the early 1980s. Given the history of the lots at 513 and 515 N. Washington Street, the properties have the potential to contain significant archaeological resources pertaining to the industrial growth of the City of Alexandria.

- F-2 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

X. DISCLOSURE REQUIREMENTS:

41. In the event that the project is converted to condominiums, the Condominium / Homeowners Association (HOA) documents shall incorporate language that requires the following elements and other restrictions deemed necessary by the City Attorney to ensure that the trees proposed to be saved are retained including:
- a. Require property owners to sign a disclosure statement acknowledging the presence and required protection of the trees.
 - b. The trees to be protected as depicted on the approved site plan shall be required to be retained unless otherwise permitted to be removed by the City Arborist due to the health and safety of the tree.
 - c. Any proposal to remove a tree that is designated to be retained on the approved site plan for reasons other than health or safety shall require unanimous approval by the Homeowners Association and a site plan amendment. (P&Z)
42. In the event that the project is converted to condominiums, 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 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. One parking space shall be assigned to a specific residential unit until all settlement on the units is complete.

- c. All landscaping and open space areas, including the publically accessible courtyard, within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.
 - d. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
 - e. Five required visitor parking spaces will be provided off-site. Locating and leasing/purchasing these spaces is the responsibility of the Homeowners' and/or Condominium Owners' Association
 - f. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. *** (P&Z)
43. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:
- a. That Washington Street is a major arterial and that future traffic is expected to increase as development along Washington Street continues. (P&Z)(T&ES)

CITY DEPARTMENT CODE COMMENTS

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

- C - 1 The existing building address shall remain as 515 N. Washington Street. The annex building, if approved, shall be addressed on Pendleton Street.
- C - 2 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)
- C - 3 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three years after completion. **** (P&Z) (T&ES)
- C - 4 No permits shall be issued prior to the release of the Certificate of Appropriateness from the Board of Architectural Review. (BAR)

Transportation and Environmental Services

- F - 1. The Cover Sheet lists the project at 0.663 acres and Sheet C 3.0 lists the limits of disturbance at 0.75 acres. The VRMM worksheets use 0.53 as the disturbed area. Computations for the water quality and water quantity requirements must be based on the total land-disturbing acreage to design facilities and determine compliance. (Storm)

- F - 2. The project site is less than 1 acre and does not have to seek coverage under the VPDES Construction General Permit by submitting a SWPPP for review and approval. However, the project should employ best practices for pollution prevention from construction sites in order to prohibit and/or mitigate discharges from construction-related activities. Failure to do so may result in being cited during construction inspections. (Storm)
- F - 3. The project is located in the Pendleton Combined Sewer System (CSO) area and must demonstrate compliance with Memo to Industry 07-14 regarding CSS Management. (Storm)
- F - 4. Existing bus shelter adjacent to the site on northbound N Washington at Pendleton Street contains rust. This shelter is not ADA compliant. Applicant has noted the location of the replacement shelter. However, the applicant needs to illustrate the location of the electric conduit and connections from the site to the bus shelter for bus shelter illumination. (Transit)
- F - 5. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 6. 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 - 7. 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)
- F - 8. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

- F - 9. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 10. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration (T&ES)
- F - 11. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, 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 D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 12. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. 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. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)
- F - 13. 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)
- F - 14. Crossing Water Main Over and Under a Sanitary or 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)

- F - 15. 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)
- F - 16. 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 for a distance of 10 feet on each side of the point of crossing 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)
- F - 17. 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)
- F - 18. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 19. 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)
- F - 20. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. These sheets are to be provided as "Information Only." (T&ES)
- F - 21. The following notes shall be included on all Maintenance of Traffic Plan Sheets:
 - a. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on all MOT Sheets.
 - b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from

Transportation and Environmental Services (T&ES) at the time of permit application.

- c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. * (T&ES)

F - 22. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)

C - 1 The disturbed area of the site is greater than 50% of the parcel. Per Sec. 13-103(KK), for projects disturbing greater than or equal to 50% of the tax parcel, the entire tax parcel shall constitute the site. (T&ES)

C - 2 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 stormwater 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)

C - 3 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. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)

C - 4 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 stormwater 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 - 5 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)

C - 6 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 - 7 (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)
- C - 8 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 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)
- C - 9 In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services to the condominium townhomes portion of the development. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)
- C - 10 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 11 The applicant shall provide required storage space for both trash and recycling materials 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 the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: www.alexandriava.gov/solidwaste or by contacting the City's

Solid Waste Division at 703-746-4410, or via email at
commercialrecycling@alexandriava.gov. (T&ES)

- C - 12 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. 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)
- C - 13 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: www.alexandriava.gov/solidwaste or by calling the Solid Waste Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)
- C - 14 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 15 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)
- C - 16 The sewer tap fee must be paid prior to release of the site plan.* (T&ES)
- C - 17 All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)
- C - 18 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)
- C - 19 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 20 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)
- C - 21 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)

- C - 22 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)
- C - 23 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)
- C - 24 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 25 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 26 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. (T&ES)
- C - 27 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)
- C - 28 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 29 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia
- C - 30 Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. *(T&ES)

VAWC Comments:

1. VAWC has no comments

AlexRenew Comments:

1. AlexRenew has no comments.

Fire Department

- F - 1. All new fire hydrants on private property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance and service.

Code Administration (Building Code)

- F - 2. 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 the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 6 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration 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 - 7 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.
- C - 8 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Police

Parking Garage Recommendations

- R - 1. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.
- R - 2. Only residents with proper electronic access cards should be able to enter into the stairwells from the parking area. This makes the stairwells safer for residents.
- R - 3. 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.

Landscape Recommendations

- R - 4. 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.

Open Space

- R - 5. It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.

Miscellaneous

- R - 6. 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 home. 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.
- R - 7. 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.
- R - 8. It is recommended that a “door-viewer” (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

Archaeology

- F - 3. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the

Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

- C - 9 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Asterisks denote the following:

- * Condition must be fulfilled prior to release of the final site plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to release of the certificate of occupancy
- **** Condition must be fulfilled prior to release of the bond

IX. ATTACHMENTS

ATTACHMENT #2: RESOLUTION NO. MPA 2014-0010

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the Old Town North Small Area Plan section of the 1992 Master Plan was filed with the Department of Planning and Zoning on November 17, 2014 for changes in the land use designations to the parcel located at 513 North Washington Street; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and,

WHEREAS, a duly advertised public hearing on the proposed amendment was held on February 3, 2015 with all public testimony and written comment considered; and,

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is in keeping with the character of the Old Town North Small Area Plan;
2. The proposed amendment will meet the goals for the area and the Alexandria Open Space Plan; and;
3. The proposed amendment is generally consistent with Planning Commission's long-range recommendations for the general development of the Old Town North Small Area Plan.

Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the Old Town North Small Area Plan section of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City.

RESOLUTION NO. **MPA 2014-0010**

Page 2

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the Old Town North Small Area Plan section of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:
 - a. Amend Map 11 / Proposed Land Use to note that the applicable parcels are zoned to OC/Office Commercial

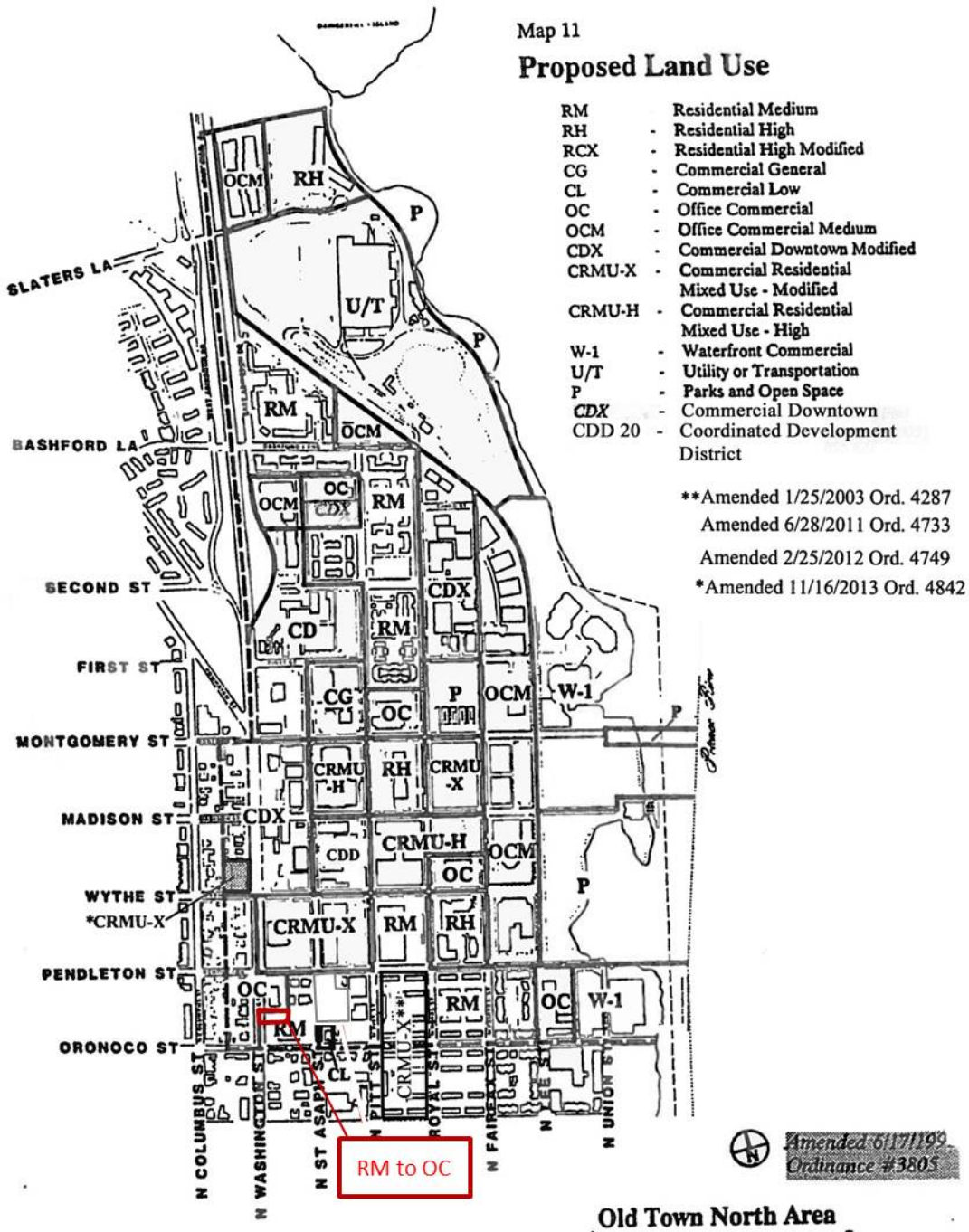
This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the Third Day of February, 2015.

Stewart Dunn, Acting Chairman

ATTEST: _____
Karl Moritz, Secretary

Attachment #2B: Master Plan Amendment Updated Maps – Map 11



**PROFFER STATEMENT
PROPOSED DEVELOPMENT CONDITION
RZ 2014-0010**

Pursuant to the provision of §11-804 of the Alexandria Zoning Ordinance, 1992, as amended (the “**Ordinance**”), J. River 513-515 N. Washington Street, LLC, a Virginia limited liability company (“**J. River**”), the owner of the property known as 513-515 N. Washington Street, Alexandria, Virginia, also known as City of Alexandria Tax Parcel Map 064.02 Block 04 Lot 06 and 01 (the “**Property**”) and the applicant requesting a map amendment rezoning of the Property to remove existing proffered conditions contained in Ordinance 2624 and to proffer amended conditions does hereby proffer in writing the provision of reasonable conditions to be applied to and be part of the rezoning.

J. River voluntarily and in writing prior to the scheduled public hearing proffers:

1. The proffered conditions in Section One of Ordinance No. 2624 are amended as follows:


- (1) Any above-ground parking structure shall be located behind the rear line of the main building, all motor vehicle access to such parking shall be limited to Pendleton Street.
- (2) The buildings shall be limited to residential and office uses.
- (3) The maximum floor area ratio shall be 1.5.
- (4) No building shall be allowed or located south of a line extending from Washington Street along the south side of the main building as it presently exists to the east property line; provided, however, that the portion of the property located south of this line may be used for surface parking. If the Bryant property located at 501 North Washington Street is rezoned to a use other than residential, then restriction shall be null and void as of the effective date of the rezoning.
- (5) The residential condominium conversion relocation assistance program for this property, approved by City Council on February 24, 1981, shall remain in effect for any reuse or conversion of the building.

2. These proffers are submitted in accord with §11-804 of the Ordinance and shall be governed and construed in accordance with §11-804 of the Ordinance.

3. Kevin R. Riegler, its Member Manager, represents that he is authorized to execute and deliver this Proffer and this Proffer is voluntarily entered into by J. River.

These proffers are the only proffers on this Zoning Map Amendment. In the event the rezoning is not approved and associated approvals MPA 2014-0010, DSUP 2013-0023, TMP SUP 2014-0105 and Encroachment 2014-0007, these proffers shall be of no binding effect.

J. River 513-515 N. Washington Street, LLC
a Virginia limited liability company

By: 
Kevin R. Riegler, its Member Manager
January ~~21~~ 2015

ORDINANCE NO. 2624

AN ORDINANCE to amend Section 42-3, Article II, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended; which Chapter 42 relates to ZONING, which Article II relates to ZONES AND GENERAL PROVISIONS and which Section 42-3 relates to ZONE BOUNDARIES; ADOPTION OF ZONING MAPS.

WHEREAS, pursuant to due and timely notice of the time and place of hearing published in a newspaper of general circulation published in the City of Alexandria, Virginia, by mailing and by posting, a public hearing was held in relation to the matters hereinafter set forth, at which public hearing parties in interest and citizens had an opportunity to be heard; therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the "FIFTH REVISED ZONING MAP" described and referred to in Section 42-3, Article II, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended in the particulars following so that the pieces of property hereinafter listed are changed to the respective zones specified:

All of Lots 1 and 1.0.1, Block 4, City of Alexandria Assessment Map 64.02, having frontage on North Washington Street of approximately 232 feet, and on Pendleton Street of approximately 125 feet, and containing 0.66 acre (28,879 square feet), subject to certain conditions proffered by the applicant and accepted by the city, to-wit:

1. All off-street parking required by the zoning code shall be provided.
2. Any above-ground parking structure shall be located behind the rear line of the main building, and all motor vehicle access to such parking structure shall be limited to Pendleton Street.
3. The building shall be limited to residential and office uses.
4. The maximum floor area ratio shall be 1.5.
5. No structure, above- or below-ground, shall be allowed or located south of a line extending from Washington Street along the south side of the main building as it presently exists to the east property line; provided, however, that that portion of the property located south of this line may be used for surface parking. If the Bryant property located at 501

North Washington Street is rezoned to a use other than residential, then this restriction shall be null and void as of the effective date of such rezoning.

6. The residential condominium conversion relocation assistance program for this property, approved by the city council on February 24, 1981, shall remain in effect for any reuse or conversion of the building.

FROM: RC residence
TO: C-3 central business district commercial, with proffers

Section 2. Copies of any matter incorporated in this ordinance by reference, including but not limited to the "FIFTH REVISED ZONING MAP," as amended, and any other map referred to in this ordinance, may be examined in the city hall of the City of Alexandria, Virginia, at the citizens assistance office, room 103, at the city clerk's office, room 302 and at the information desk in the main lobby of the King Street entrance to city hall, and also at the department of planning and community development, room 201, 320 King Street, Alexandria, Virginia 22314, phone 838-4666.

Section 3. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective the date of its final passage.

CHARLES E. BEATLEY, JR.
Mayor

Final Passage: November 14, 1981

Attachment 4: BAR Case# 2014-0038, January 7, 2015

IV. COMPLIANCE WITH THE WASHINGTON STREET STANDARDS

Standards to Consider for a Certificate of Appropriateness on Washington Street

As discussed in the previous two work sessions, the BAR must also find that the Washington Street Standards are met, in addition to the general BAR standards outlined in the Zoning Ordinance and the BAR's *Design Guidelines*. A project located on Washington Street is subject to a higher level of design scrutiny to ensure that the memorial character of the George Washington Memorial Parkway is protected and maintained based on the City's 1929 agreement with the federal government. Although the project is bound in the Zoning Ordinance to the Washington Street Standards, there is a degree of flexibility and interpretation, as noted by former BAR member Mr. Smeallie at the first concept review when he stated that some of the Washington Street Standards are not mandates because they do not have objective measurability.

Staff has included the additional standards for Washington Street in italics below. Staff's comments as to how the Standards are now satisfied, are noted below each standard.

Washington Street Standards

Alexandria Zoning Ordinance Sec. 10-105(A)(3): Additional standards—Washington Street.

(a) In addition to the standards set forth in section 10-105(A)(2), the following standards shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting on both sides of Washington Street from the southern city limit line north to the northern city limit line:

(1) Construction shall be compatible with and similar to the traditional building character, particularly including mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.

i. Elements of design consistent with historic buildings which are found on the street shall be emphasized.

Staff's comments from the two previous memos remain the same with respect to this Standard. The design intent for the proposed annex is a modern interpretation of a historic warehouse or simple industrial building. As the annex is adjacent to a large-scale factory building from the mid-19th century, and there were similar structures on this same site at one time, it is an appropriate design approach. The previous additions occurred over a period of years, which provides flexibility to interpret a range of historic industrial styles. Staff supports the design concept which features a later industrial annex subservient to the historic four-and-one-half story factory. Furthermore, the proposed design uses a flat roof and a triple window configuration that echoes the historic double-hung window size on the existing building and is found on numerous early 20th century Colonial Revival commercial and multifamily buildings on the Parkway.

- ii. *New buildings and additions to existing buildings shall not, by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.*

The proposed annex is smaller, set back farther from Washington Street and is clearly deferential to the historic cotton factory building. As the previously proposed metal connector beams were eliminated, the historic building now remains entirely freestanding.

- iii. *The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.*

Staff was previously concerned that the previous design competed with, rather than complemented, the historic building. The subsequent revisions, including the current roof monitor redesigns, address prior concerns and now result in an annex that will complement the historic building.

- iv. *The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.*

As noted by the BAR members at the first two concept reviews, the massing is generally appropriate. The location of the annex will allow the historic factory building to retain visual prominence from Washington Street as a freestanding 19th century building.

- v. *New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design shall be accomplished through differing historic architectural designs, facades, setbacks, roof lines and styles. Buildings should appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated.*

The proposed annex will have a footprint of approximately 65 feet by 46 feet, in contrast to the historic building with a footprint of 110 feet by 50 feet. The annex is clearly separated from the historic building. The annex will have a flat roof and different fenestration, reflecting a slightly later architectural period, but will retain a historic industrial character.

- vi. *Applications for projects over 3,000 square feet, or for projects located within 66 feet of land used or zoned for residential uses, shall include a building massing study. Such study shall include all existing and proposed buildings and building additions in the six block area as follows: the block face containing the project,*

the block face opposite, the two adjacent block faces to the north and the two adjacent block faces to the south.

Staff's comments from the two previous memos remain the same with respect to this Standard. The applicant has included digital massing models of the surrounding blocks. This particular block features a mix of late 18th century dwellings on Oronoco Street, 2 ½ story 1970s Colonial Revival mews-style townhouses to the east, and the very large contemporary commercial use of the Saul Center to the north. Therefore, there is a wide range of building masses in the area. The annex has been carefully sited to align with and preserve the light and views from the mews in Shad Row. The annex is also located on the northern part of the site to maintain the open and heavily landscaped character of the historic townhouses fronting on Oronoco Street with large rear yards. Because of the setback from Washington Street, staff does not believe the annex will have a significant visual effect on the two and three story buildings on the west side of Washington Street.

- vii. *The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere in along Washington Street shall be consistent with the massing and proportions of that style.*

Staff's comments from the two previous memos remain the same with respect to this Standard. The proposed scheme generally maintains appropriate massing and proportions for historic industrial buildings.

- viii. *New or untried approaches to design which result in new buildings or additions to existing buildings that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing and detailing, are not appropriate.*

Staff's comments from the two previous memos remain the same with respect to this Standard. The proposed design references the historic architecture found in the Old and Historic Alexandria District and specifically on Washington Street, though many of the historic industrial buildings it references in this area have been demolished. The flat roof and triple ganged windows are found in numerous historic buildings on the Parkway. Staff finds the proposed design to be grounded in the design vocabulary of historic commercial, industrial, and multifamily residential buildings in Alexandria.

- (2) *Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material, articulation of the wall surfaces,*

changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.

Staff's comments from the two previous memos remain the same with respect to this Standard. The annex features historically appropriate bay widths for commercial buildings with respect to the proposed fenestration, pilasters and roof monitor.

- (3) *Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.*

The applicant's images indicate that the proposed annex will feature high-quality, historically-appropriate materials, including a fieldstone foundation, red brick walls, metal windows and a wood garage door.

- (4) *Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's streetscapes (i.e., ratio of window and door openings to solid wall) shall be used in building facades, including first floor facades.*

The applicant has selected a fenestration which features traditional solid-void relationships within a load-bearing masonry construction form. The first floor Pendleton Street elevation is much improved with the addition of windows and a pedestrian entrance. The top-level roof monitor reads as a true monitor element—common on industrial and multifamily buildings—with substantial glazing and multi-light windows. Staff notes that this element will not be prominent and is pleased with the proposed refinements, particularly as shown on Option 1, noting that the increased glazing results in a visually lighter element.

- (5) *Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e., masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.*

The Board's final approval of a Certificate of Appropriateness will require that high-quality materials and appropriate detailing be used consistently throughout the project. The concept plans indicate that this will be fully met.

- (b) *No fewer than 45 days prior to filing an application for a certificate of appropriateness, an applicant who proposes construction which is subject to this section 10-105(A)(3), shall meet with the director to discuss the application of these standards to the proposed development; provided, that this requirement for a preapplication conference shall apply only to the*

construction of 10,000 or more square feet of gross building area, including but not limited to the area in any above-ground parking structure.

- (c) No application for a certificate of appropriateness which is subject to this section 10-105(A)(3) shall be approved by the Old and Historic Alexandria District board of architectural review, unless it makes a written finding that the proposed construction complies with the standards in section 10-105(A)(3)(a).*
- (d) The director may appeal to city council a decision of the Old and Historic Alexandria District board of architectural review granting or denying an application for a certificate of appropriateness subject to this section 10-105(A)(3), which right of appeal shall be in addition to any other appeal provided by law.*
- (e) The standards set out in section 10-105(A)(3)(a) shall also apply in any proceedings before any other governmental or advisory board, commission or agency of the city relating to the use, development or redevelopment of land, buildings or structures within the area subject to this section 10-105(A)(3).*
- (f) To the extent that any other provisions of this ordinance are inconsistent with the provisions of this section 10-105(A)(3), the provisions of this section shall be controlling.*
- (g) The director shall adopt regulations and guidelines pertaining to the submission, review and approval or disapproval of applications subject to this section 10-105(A)(3).*
- (h) Any building or addition to an existing building which fails to comply with the provisions of this paragraph shall be presumed to be incompatible with the historic district and Washington Street standards, and the applicant shall have the burden of overcoming such presumption by clear and convincing evidence.*
- (i) The applicant for a special use permit for an increase in density above that permitted by right shall have the burden of proving that the proposed building or addition to an existing building provides clearly demonstrable benefits to the historic character of Washington Street, and, by virtue of the project's uses, architecture and site layout and design, materially advances the pedestrian-friendly environment along Washington Street.*

Next Steps

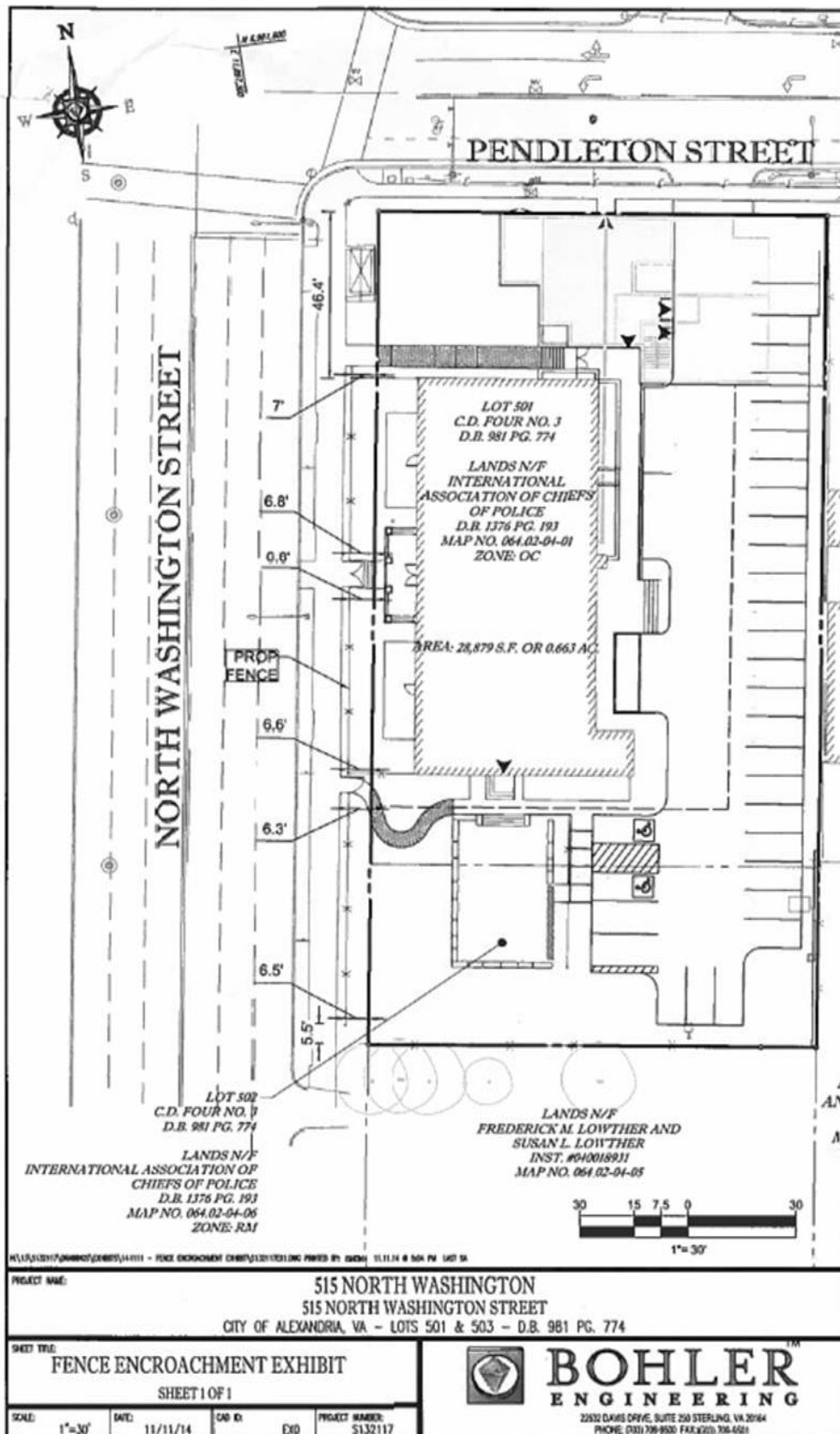
At this time, it is anticipated that the proposal will be reviewed by Planning Commission and City Council in February 2015. Following City Council approval, the applicant would then return to the BAR with a formal application for a Certificate of Appropriateness. At that point, the BAR will review materials, color, design details, site elements and the like.

IV. STAFF RECOMMENDATION

Staff recommends that the BAR find Option 1, with an amended east elevation, appropriate with respect to the height, scale, mass and general architectural character of the Old and Historic Alexandria District and in compliance with the Washington Street Standards.

MPA #2014-0010, REZ #2014-0010, DSUP #2013-0023
TMP SUP #2014-0105, ENC2014-0007
513 & 515 North Washington Street

Attachment 5: *Encroachment Exhibit*



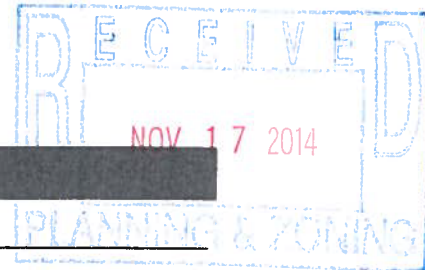


APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2013-0023

Project Name: The Mill at 515



PROPERTY LOCATION: 513-515 N. Washington Street Alexandria, VA 22314

TAX MAP REFERENCE: 064.02-04-06 & 064.02-04-01

ZONE: RM & OC

APPLICANT:

Name: J. River 513-515 N. Washington Street LLC

Address: 1010 Wisconsin Ave, NW, Suite 600 Washington, DC 20007

PROPERTY OWNER:

Name: J. River 513-515 N. Washington Street LLC

Address: 1010 Wisconsin Ave, NW, Suite 600, Washington, DC 20007

SUMMARY OF PROPOSAL

Development Special Use Permit with Site Plan to construct an nine (9) unit multifamily building as an annex to the historic Cotton Factory building at 513-515 N. Washington Street and associated site improvements.

MODIFICATIONS REQUESTED Reduction of the required open space requirement of the OC zone regulations.

SUP's REQUESTED A Parking Reduction Special Use Permit pursuant to Section 8-200 of the Alexandria Zoning Ordinance.

☒ **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.

Duncan Blair

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Signature

703-836-1000

Telephone #

703-549-3335

Fax #

dblair@landcarroll.com

Email address

11/13/2014

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

☒ the Owner [] Contract Purchaser [] Lessee or [] Other: _____ of the subject property.

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

CASR 513/515 N. Washington Holdings, LLC

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

☒ **Yes.** Provide proof of current City business license.

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

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than 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. CASR 513/515 N. Washington Holdings, LLC	1010 Wisconsin Ave, NW, Suite 600 Washington, DC 20007	80%
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 515-513 N. Washington Street (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. J. River 513-515 N. Washington Street LLC	1010 Wisconsin Ave, NW, Suite 600 Washington, DC 20007	100%
2.		
3.		

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. CASR 513/515 N. Washington Holdings, LLC	None	CC and PH
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.

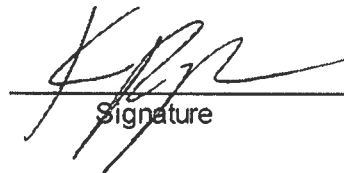
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

11/14/2014

Date

Kevin Riegler

Printed Name


Signature

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

J. River 513-515 N. Washington Street LLC, a Virginia limited liability company is requesting a Development Special Use Permit with Site Plan (DSUP#2013-0023) to construct an eight (8) unit multifamily building on the Pendleton Street frontage of 513 and 515 North Washington Street. The new multifamily building will be an annex to the existing historic Cotton Factory building. The Cotton Factory building is being converted from office use to residential and is currently being renovated.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery designed for writing.

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

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

Not Applicable.

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

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

Not Applicable.

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

Day

Hours

Day

Hours

Not Applicable.

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

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

Not Applicable.

B. How will the noise from patrons be controlled?

Not Applicable.

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

Not Applicable.

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

- A. What type of trash and garbage will be generated by the use?
The type of trash and garbage will be that generally associated with residential use.
- B. How much trash and garbage will be generated by the use?
The volume of trash and garbage will be that generally associated with residential use.
- C. How often will trash be collected?
Trash, garbage and recyclable materials will be collected by commercial trash collectors contracted by the building management.
- D. How will you prevent littering on the property, streets and nearby properties?
Not applicable.

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

☒ Yes. ☐ No.

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

Small quantities of cleaning solvents generally recognized to be appropriate for residential use will be stored, used as solvents and disposed of in accordance with applicable regulations.

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

☒ Yes. ☐ No.

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

Small quantities of cleaning solvents generally recognized to be appropriate for residential use will be stored, used as solvents and disposed of in accordance with applicable regulations.

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

Not Applicable.

ALCOHOL SALES

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

☐ Yes. ☒ No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

See zoning tabulations on Development Site Plan.

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

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces
_____ Other

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

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

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? Not Applicable.

- B. How many loading spaces are available for the use? Not Applicable.

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

Not Applicable.

- D. During what hours of the day do you expect loading/unloading operations to occur? Not Applicable.

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? Not Applicable.

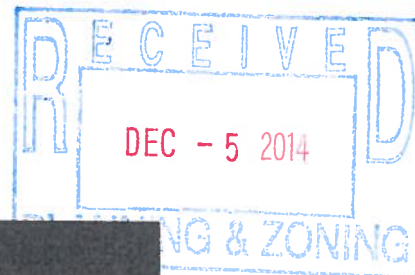
15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access to the property is adequate.



APPLICATION

SPECIAL USE PERMIT



SPECIAL USE PERMIT # 2014-00105

PROPERTY LOCATION: 513-515 N. Washington Street Alexandria VA 22314

TAX MAP REFERENCE: 064.02-04-06 & 064.02-04-01 **ZONE:** RM & OC

APPLICANT:

Name: J. River 513-515 N. Washington Street LLC

Address: 513-515 N. Washington Street

PROPOSED USE: Tier One Transportation Management Plan Special Use Permit (DSUP 2013-0023)

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Duncan W. Blair, Esq.

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Signature

12/1/2014

Date

703-836-1000

Telephone #

703-549-3335

Fax #

dblair@landcarroll.com

Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 513-515 N. Washington Street, I hereby
(Property Address)
grant the applicant authorization to apply for the SUP Transportation Management Plan use as
(use)
described in this application.

Name: Kevin Riegler

Phone: 202-506-5595

Please Print

Address: 1010 Wisconsin Ave, NW, Suite 600, Washington, DC 20007

Email: Kevin@casriegler.com

Signature: _____

Date: 11/14/2014

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

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

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

CASR 513/515 N. Washington Holdings, LLC

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 513-515 N. Washington Street, I hereby
(Property Address)
grant the applicant authorization to apply for the SUP Transportation Management Plan use as
(use)
described in this application.

Name: Kevin Riegler

Phone: 202-506-5595

Please Print

Address: 1010 Wisconsin Ave, NW, Suite 600, Washington, DC 20007

Email: Kevin@casriegler.com

Signature: _____

Date: 11/14/2014

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

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

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

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

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

CASR 513/515 N. Washington Holdings, LLC

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. CASR 513/515 N. Washington Holdings, LLC	1501 11th Street, NW Washington, DC 20001	80%
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 513-515 N. Washington Street (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. J. River 513-515 N. Washington Street LLC	1501 11th Street, NW Washington, DC 20001	100%
2.		
3.		

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. CASR 513/515 N. Washington Holdings, LLC	None	CC and PH
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.

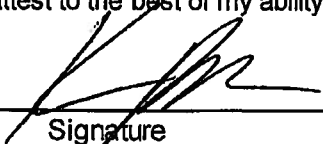
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

10/2/2014

Date

Kevin Riegler

Printed Name


Signature

SUP # _____

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

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

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

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Tier One Transportation Management Plan Special Use Permit (DSUP 2013-0023)

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

USE CHARACTERISTICS**4.** The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☒ other. Please describe: Tier One Transportation Management Plan Special Use Permit.

5. Please describe the capacity of the proposed use:

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

Not Applicable

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

Not Applicable**6.** Please describe the proposed hours and days of operation of the proposed use:

Day:
Not Applicable

Hours:

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

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

Not Applicable

- B. How will the noise be controlled?

Not Applicable

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

Not Applicable

- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Not Applicable

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

Not Applicable

- C. How often will trash be collected?

Not Applicable

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

Not Applicable

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

[] Yes.

[✓] No.

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

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

☐ Yes. ☒ No.

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

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Not Applicable

ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

See Zoning tabulations on Development Site Plan.

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

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

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

☒ on-site

☐ off-site

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

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

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

☒ **Parking reduction requested; see attached supplemental form**

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

- A. How many loading spaces are available for the use? Not Applicable

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

SUP # _____

- B. Where are off-street loading facilities located? Not Applicable
- C. During what hours of the day do you expect loading/unloading operations to occur?
Not Applicable
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Not Applicable
16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
Not Applicable

SITE CHARACTERISTICS Not Applicable

17. Will the proposed uses be located in an existing building? ☐ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☐ No
- How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be? **Not Applicable**

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one) **Not Applicable**

- ☐ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: _____
- ☐ an office building. Please provide name of the building: _____
- ☐ other. Please describe: _____

End of Application



APPLICATION

☒ Master Plan Amendment MPA# 2014-00010

☒ Zoning Map Amendment REZ# 2014-00010

PROPERTY LOCATION: 513-515 N. Washington Street Alexandria, VA 22314

APPLICANT

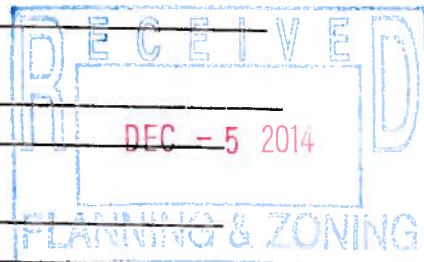
Name: J. River 513-515 N. Washington Street LLC

Address: 524 King Street Alexandria, VA 22314

PROPERTY OWNER:

Name: J. River 513-515 N. Washington Street LLC

Address: 1010 Wisconsin Ave, NW, Washington DC 20007



Interest in property:

☒ Owner ☐ Contract Purchaser

☒ Developer ☐ Lessee ☐ Other _____

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

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

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

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

Duncan W. Blair, Esq.

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, VA

City and State

22314

Zip Code

Signature

703-836-1000

Telephone #

703-549-3335

Fax #

12/1/2014

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

Fee Paid: \$ _____

ACTION - CITY COUNCIL: _____

MPA # _____

REZ # _____

SUBJECT PROPERTY See attached.

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

Address Tax Map - Block - Lot	Land Use	Master Plan	Zoning	Frontage (ft.)
	Existing - Proposed	Designation Existing - Proposed	Designation Existing - Proposed	Land Area (acres)
1 _____ _____	_____	_____	_____	_____
2 _____ _____	_____	_____	_____	_____
3 _____ _____	_____	_____	_____	_____
4 _____ _____	_____	_____	_____	_____

PROPERTY OWNERSHIP

☐ Individual Owner

☒ Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

1. Name: CASR 513/515 N. Washington Holdings, LLC Extent of Interest: 80%
 Address: 1501 11th St NW Washington, DC 20001
2. Name: _____ Extent of Interest: _____
 Address: _____
3. Name: _____ Extent of Interest: _____
 Address: _____
4. Name: _____ Extent of Interest: _____
 Address: _____

513-515 North Washington Street.

Master Plan Rezoning Application

Subject Property

Address	Land Use	MP Designation	Zone Designation	Frontage
Tax Map-Blk-Lot	Existing / Proposed	Existing / Proposed	Existing / Proposed	(Sq. feet) (acres)
513 N. Washington St.	Vacant Vacant	OC OC	RM* OC**	
Tax Map 64.02 04 01				
515 N. Washington Street	Office Residential	OC OC	RM* OC**	
Tax Map 64.02 04 01		* WITH PROFFER		
		** WITH AMENDED PROFFER		

MPA # _____
REZ # _____

JUSTIFICATION FOR AMENDMENT See attached.

(attach separate sheets if needed)

- 1.** Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

- 2.** Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

- 3.** Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

- 4.** If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

513-515 N. Washington Street Alexandria, VA 22314

Justification for Amendment.

1. Explain how and why any proposed amendment to the Master Plan are desirable, beneficial to the surrounding properties, in character with the applicable Small Area Plan and consistent with City policies.

Goals for the Old Town North Small Area Plan (SAP) is to protect and preserve the “viable, attractive urban neighborhood – with strong residential and commercial residential and commercial components and to increase the quality of life for the people who live, work, shop and recreate in Old Town North. The Applicant acquired the Cotton Factory building with the purpose of converting the office use of the Property returning it to residential use and constructing an annex reminiscent of the out buildings long associated with prior industrial and penal uses of the property. This new residential component will further strengthen the urban fabric of Old Town North.

The Master Plan Amendment is needed to amend existing maps to reflect that 513 N. Washington Street is being rezoned for the RM zone to the OC zone.

2. Explain how and why any proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan.

The Applicant is requesting that the property at 513 N. Washington Street is rezoned from the RM zone to the OC zone. The requested amendment unites 513 and 515 N. Washington Street into one zone classification and amendments to the existing proffers that govern the use and development of 513 and 515 North Washington Street (Ordinance 2624). The requested amendments will permit the conversion of the property from a commercial office use to a residential development that will strengthen the urban fabric of Old Town North and advance the goals of the SAP as articulated in the response 1. above.

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The Applicant has filed an application for a Development Special Use Permit (DSUP 2014 -0007) to construct the residential multifamily use project on the Property. The site plan filed with that application demonstrates that the property is adequately served by public facilities.

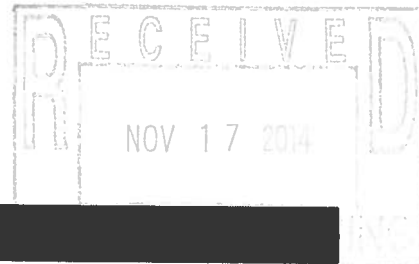
4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

The Applicant is requesting amendments to the existing proffer contained in Ordinance 2624. The amendments are set forth on Exhibit A



APPLICATION

ENCROACHMENT



ENC# _____

PROPERTY LOCATION: 513-515 N. Washington Street Alexandria VA 22314

TAX MAP REFERENCE: 064.02-04-06 & 064.02-04-01

ZONE: _____

APPLICANT

Name: J. River 513-515 N. Washington Street LLC

Address: 1010 Wisconsin Ave, NW, Suite 600, Washington, DC 20007

PROPERTY OWNER

Name: J. River 513-515 N. Washington Street LLC

Address: 1010 Wisconsin Ave, NW, Suite 600, Washington, DC 20007

PROPOSED USE:

Proposed perimeter fence along the west property line and encroaching the public right of way. The fence is encroaching approximately 46 feet off the NW property corner to 5 feet off the southwest property corner with a maximum encroachment of 7 feet.

INSURANCE CARRIER (copy attached) Hanover Insurance **POLICY #** 54637

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

☒ **THE UNDERSIGNED** hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.

☐ **THE UNDERSIGNED** hereby applies for an Administrative Use Permit in accordance with the provisions of Article VI, Section 6-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☐ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria 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** I so 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 their knowledge and belief.

Duncan W. Blair, Esq.

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, VA 22314

City and State Zip Code


Signature

703-836-1000

703-549-3335

Telephone #

Fax #

dblair@landcarroll.com

Email address

11/14/2014

Date

Application Received: _____

Date and Fee Paid: \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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. CASR 513/515 N. Washington Holdings, LLC	1010 Wisconsin Ave, NW, Suite 600 Washington, DC 20007	80%
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 515-513 N. Washington Street (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. J. River 513-515 N. Washington Street LLC	1010 Wisconsin Ave, NW, Suite 600 Washington, DC 20007	100%
2.		
3.		

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. CASR 513/515 N. Washington Holdings, LLC	None	CC and PH
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.

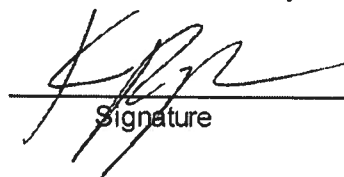
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

11/14/2014

Date

Kevin Riegler

Printed Name


Signature



URBAN DESIGN ADVISORY COMMITTEE

Marie Tavernini
Roger Waud
Bruce Machanic, Co-Chair
Daniel Straub, Co-Chair & Secretary

Applicant: Cas Riegler

Re: **Old Cotton Building**
515 North Washington Street
Conceptual Urban Design Submission

The Urban Design Advisory Committee (UDAC) serves in an appointed advisory committee capacity to the Planning Commission and to City Council on the planning and design of projects within the Old Town North (OTN) small area plan boundaries. In that role, UDAC met on January 8 to review the your initial presentation for the above referenced project, and on November 5 to review your presentation on updated concept design for the proposed Annex Building and for the proposed 'garden space' and streetscape along Washington Street.

Although the committee is strongly supportive of your administratively approved plans to renovate and re-use the existing Old Cotton Building for residential use and is generally supportive of the proposed footprint for a proposed annex building and the conceptual design for the proposed 'garden space', we have many concerns with the conceptual design of the annex building as it is currently submitted. We also have concerns with how the final conceptual design of the overall project is crafted.

As a result, UDAC offers the following support for your project:

- UDAC strongly supports the historical preservation and renovation work on this project that is being completed;
- UDAC generally supports the proposed footprint for a new annex building; and
- UDAC generally supports the proposed conceptual design for the 'garden space' on the south side of the property.

The Urban Design Advisory Committee encourages you to return to the committee when you have Resolved the conceptual design of the annex building and how the overall project works in harmony, scale and character to enhance the character of Washington Street and the adjacent community.

Respectfully submitted:

Urban Design Advisory Committee

Daniel Straub
co-chair and professional representative

Bruce Machanic
co-chair and business representative

URBAN DESIGN ADVISORY COMMITTEE

TO: **Old Town North Urban Design Advisory Committee**

SUBJECT: Minutes of January Meeting

DATE: 21 January 2015

FINAL

The Urban Design Advisory Committee met on Wednesday, January 21 at 9:00am at City Hall. The following members were in attendance at the meeting:

Steve Kulinski, non-voting guest
Marie McKenney Tavernini
Roger Waud
Bruce Machanic, co-chair
Daniel Straub, co-chair

The following Staff, representatives for the Applicants, and citizen representatives were also in attendance:

Maya Contreras	P&Z
Al Cox	P&Z
Dirk Geratz	P&Z
David Kitchens	Cooper Carry Architects
Brandon Lenk	Cooper Carry Architects
Rory Byrnes	CAS Riegler
Adam Stifil	CAS Riegler
Duncan Blair	Attorney at Law

INTRODUCTION

- The meeting was called to order at 9:00am as an extended quarterly meeting of UDAC. The purpose of the meeting was to review the approved conceptual design by BAR for the proposed annex building for the 515 North Washington (The Old Cotton Building) project.

OLD BUSINESS: PROJECT PRESENTATION & DISCUSSION

- **515 North Washington Street (The Old Cotton Factory Building).**
This project is being proposed as a renovation and re-use of the original Cotton Factory Building for residential purposes along with the development of a proposed adjacent Annex Building, which will require a Development Special Use Plan (DSUP). The overall project will require a Master Plan Amendment, a rezoning with proffers, the DSUP including special use requests to reduce the number of parking spaces and provide off-site parking within 300 feet of the project, a Transportation Management Plan, and modification requests for the secondary front yard and the side yard for the Annex Building. The project was originally presented to UDAC in January, 2014 with a follow-up presentation in November (see minutes). The committee prepared a letter of support for the preservation and re-use of the existing building, the general footprint for a proposed Annex Building, and the proposed concept design for the 'garden space' along Washington Street. The recent January 7, 2015 presentation was focused on explaining the evolution of the concept design for the Annex Building prior to that evening's BAR meeting and work session. The committee complimented the Applicant on the obvious improvement of the design of the project but also registered the following questions:
 - a) how the proposed Annex Building, and overall project, is compatible with the Washington Street Design Guidelines and the Urban Design Guidelines since the submitted narrative does not adequately meet the requirement of explaining and describing the concept design for this project;
 - b) whether the proposed roof, roof monitor and masonry detailing of the Annex Building is compatible with the guidelines, the adjacent neighborhood, and the historic character of Washington Street.

This presentation focused on an explanation of the results of the recent BAR meeting and an explanation of how the conceptual design of the Annex Building has evolved.

Discussion and Vote:

The committee continued to question how this conceptual design for the Annex Building has evolved and what particular Washington Street historical building precedents have been used for inspiration. The committee also complemented the Applicant on the significant work they have accomplished in working with Staff on the conceptual layout and design of the window fenestration for the Annex Building to reflect an historical and architectural connection to the existing building. However, the committee continued to raise the following questions about the conceptual design of the building:

- a) whether the design of the proposed building, including the flat roof and roof monitor, are compatible with the adjacent neighborhood/community and with the historic character of Washington Street (it was suggested that the Annex Building appears to be a perfect fit for the waterfront, but not for Washington Street);
- b) whether the articulated masonry detail on the building elevations reflects and reinforces the intended “simple industrial building” style as noted in the earlier narratives; and
- c) whether the height of the stone base on the building may need some relief to make the north building elevation more pedestrian friendly.

In addition, questions were raised about the potential safety and security of the proposed pocket park on the south side of the site.

The following motion was offered (presented by BM; seconded by RW):

- UDAC endorses the conceptual design of this overall project and the conceptual design of the proposed Annex Building subject to the submission of an updated Narrative that will adequately explain a) the conceptual design of the overall project, and b) the conceptual architectural design of the Annex Building including its historical precedents along Washington Street.

Yes: BM, RW

No : MT, DS

Motion Failed.

Staff led a discussion of whether the project responds to the Urban Design Guidelines. The co-chair (DS) explained that the process used by Staff to guide this project has been flawed from the start especially for a project of such significance on Washington Street (the Staff BAR report includes noteworthy comments by adjacent property owners and by the previous Chair of the BAR). Moreover, the convoluted process makes the determination of whether this project merits the other urban design special use requests a false forgone conclusion. Nevertheless, the committee does not want to make the problems associated with the City’s current “planning process” an undue burden on this Applicant. As a result, the following motion was offered (presented by BM; seconded by RW):

- UDAC endorses the conceptual design of this overall project and the conceptual design of the proposed Annex Building subject to the submission of an updated Narrative that will adequately explain a) the conceptual design of the overall project, and b) the conceptual architectural design of the Annex Building including its historical precedents along Washington Street.

Yes: BM, RW

No : MT

Abstain: DS

Motion Approved.

NEW BUSINESS

- No New Business.

ADJOURNMENT

- The Committee adjourned at approximately 11:00am.