

***Coordinated Development District Concept Plan #2015-0001
Development Special Use Permit #2014-0033
Transportation Management Plan SUP #2015-0030
Coordinated Sign Special Use Permit #2015-0031
3809-3839 Mount Vernon Avenue (Parcel Address: 3809,
3809-A, 3811, & 3811-A Mount Vernon Avenue) and 3907
Bruce Street – Mount Vernon Village Center***

Application	General Data	
Project Name: Mt Vernon Village Center	PC Hearing:	May 5, 2015
	CC Hearing:	May 16, 2015
	If approved, DSUP Expiration:	May 16, 2018
	Plan Acreage:	4.88
Location: 3809-3839 Mt Vernon; 3907 Bruce Street	Zone:	CDD#6
	Proposed Use:	Residential rental units with ground floor retail
	Dwelling Units:	478
	Gross Floor Area:	636,601 sq. ft.
Applicant: Arlandria Center LLC, represented by Duncan Blair	Small Area Plan:	Arlandria Neighborhood Plan and Potomac West SAP
	Historic District:	Not Applicable
	Green Building:	LEED Certification for Residential and LEED Silver for Retail

Purpose of Application
<p>A request for approval of an extension of all existing approvals for the redevelopment of a commercial strip with surface parking into a mixed-use development:</p> <ol style="list-style-type: none"> 1. Coordinated Development District Concept Plan (CDD #6) #2011-0005; 2. Development Special Use Permit with Site Plan #2009-0016 to construct a mixed-use project with residential and ground floor retail, with a Special Use Permit for building height increase in exchange for affordable housing units per Section 7-700 of the Zoning Ordinance; 3. Special Use Permit for Transportation Management Plan #2011-0058; and, 4. Special Use Permit for Freestanding Sign and Coordinated Sign Program #2011-0070.
Special Use Permits and Modifications Approved:
1. Coordinated Development District Concept Plan (CDD#6)
2. SUP for Transportation Management Plan
3. SUP for Freestanding Sign and Coordinated Sign Program
4. SUP for building height increase in exchange for affordable housing units per Section 7-700 of the Zoning Ordinance.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers: Maya Contreras, Urban Planner, maya.contreras@alexandriava.gov

PLANNING COMMISSION ACTION, MAY 5, 2015: On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of CDD #2015-0001, DSUP #2014-0033, TMP SUP #2015-0030 and Coordinated Sign SUP #2015-0031. The motion carried on a vote of 6 to 0 with Commissioner Lyle absent.

Discussion:

The Commission agreed with the staff analysis.

Commissioner Brown referenced a letter emailed to Planning Commission on May 4, 2015, from Mr. Jon Liss, Executive Director of Tenants and Workers United, and asked how staff would address the noted concerns, including use of Four Mile Run Park, public art, and provision of affordable housing at the project. Commissioner Brown asked about timing for completion of the Final Site Plan for the project, and about current parking conditions at the site.

Commissioner Macek noted this project has not requested a parking reduction and that there may be opportunities for shared or leased parking for the neighborhood.

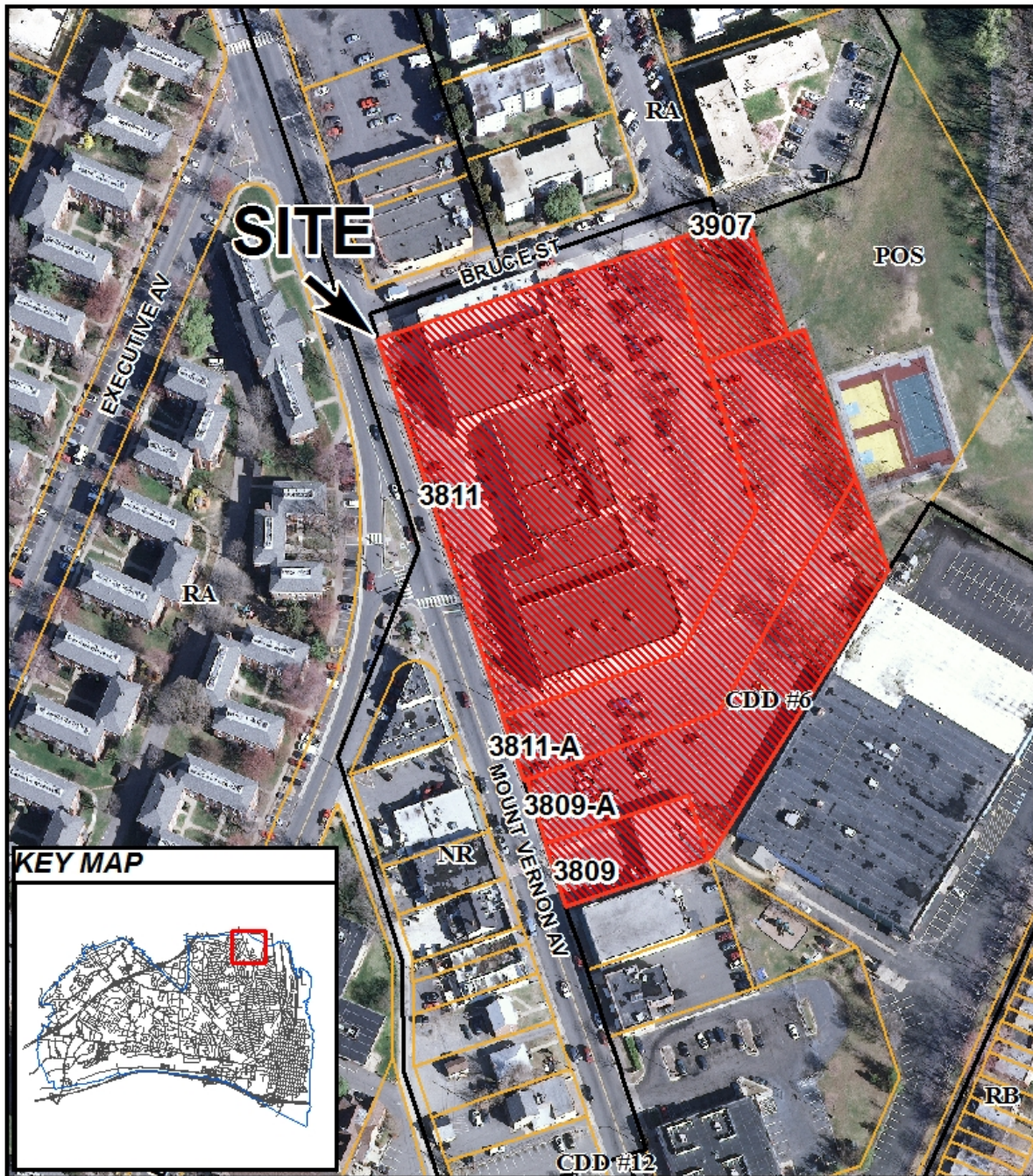
Commissioner Wasowski noted the project was anticipated as part of the Arlandria Plan, as envisioned, and that construction would help bring that plan to fruition. She requested clarification on Condition 130a to ensure the City would retain ability to oversee access in the central courtyard.

Commissioner Keonig requested additional clarification about provision of affordable housing units at the project, and whether they would be provided on-site.

Speakers:

Duncan Blair, Land, Carroll and Blair, attorney for the project, spoke in support of the project.

CDD #2015-0001, DSUP #2014-0033, TMP SUP #2015-0030
Coordinated Sign SUP #2015-0031
Mount Vernon Village Center



CDD #2015-0001, DSUP #2014-0033
TMP SUP #2015-0030, Coordinated Sign SUP #2015-0031
3809-3839 Mount Vernon Avenue
(Parcel Address: 3809, 3809-A, 3811, &
3811-A Mount Vernon Avenue) and 3907 Bruce Street



I. SUMMARY

Recommendation

Staff recommends **approval** of a request to grant a 36-month extension of all previous development approvals associated for the Mt. Vernon Village Center site, subject to compliance with the staff recommendations. The project was originally approved by City Council on December 17, 2011.

The extension request would allow the redevelopment of an existing commercial strip and adjacent surface parking lot into two mixed-use buildings with ground-level commercial space, residential units and below-grade parking. Please refer to the attached staff report for the original DSUP#2009-0016 (Attachment 7) approval for additional project details.

A. Project Highlights:

- Mixed-use redevelopment plan in accordance with Zoning Ordinance regulations, 1992 Potomac West Small Area Plan, the 2003 *A Long-Term Vision and Action Plan for the Arlandria Neighborhood* (Arlandria Neighborhood Plan) and the CDD#6 design guidelines;
- Modern architectural design using current green building practices;
- Retention of existing retail square footage and grocery store tenant;
- 478 new residential units, 28 of which will be on-site affordable units, provided for 30 years for households at 60% of Area Median Income (AMI);
- Improved pedestrian streetscape along Mount Vernon Avenue, Bruce Street and improved site lines and pedestrian connections to Four Mile Run Park;
- Provision of on-site public art, \$40,000 contribution to Capital Bikeshare, and \$215,000 contribution for improvements in Four Mile Run Park.

B. Site Context

The applicant and developer, Arlandria Center, LLC, is requesting extension of the existing approvals:

- Coordinated Development District Concept Plan (CDD #6) #2011-0005;
- Development Special Use Permit with Site Plan #2009-0016, including a SUP for increased building height in exchange for the provision of on-site affordable housing pursuant to Section 7-700 of the Zoning Ordinance;
- Transportation Management Plan #2011-0058; and,
- Special Use Permit for a freestanding sign and Coordinated Sign Program #2011-0070.

The site is located on the east side of Mount Vernon Avenue in the Arlandria neighborhood, bordered by Four Mile Run Park to the east and Bruce Street to the north. There are several commercial parcels to the south of the site, including the Birchmere music venue, Shakti restaurant, the Tenants and Workers United building and Auto Zone. West of the site, across

Mount Vernon Avenue, are the Presidential Greens apartments and the Waffle “Wafle” House restaurant.

Mount Vernon Village Center, the subject property, is comprised of four lots of record, totaling 4.88 acres that will be consolidated into a single lot under this proposal. Currently, the site is developed with a 50,000 sq. ft. retail center, best known for anchor MOM’s Organic Market. The remainder of the site is surface parking with approximately 300 spaces, and a vacant 3,700 sq. ft. freestanding retail store at the southern end of the site.

The east side of the project abuts Four Mile Run Park, a 47-acre park that is one of the largest in the City. The park is bounded by Four Mile Run, Cora Kelly Elementary School, and a number of private residential and commercial parcels. As such, it has limited street frontage, with access points at the northern end of Mount Vernon Avenue, near the bridge to Arlington County, and on Commonwealth Avenue, at the Frank Mann Baseball Field. The area immediately behind the Mount Vernon Village Center has a multipurpose court, a small play area behind the neighboring Chirilagua Co-op, and a well-used bike trail that runs through the park and connects to Arlington County.

C. Project History

The Mount Vernon Village Center was first identified as a redevelopment opportunity in 1992, with the update of the Potomac West Small Area Plan. As part of the plan, CDD#6 was created, which encompassed 14 parcels, including Mount Vernon Village Center (formerly the Arlandria Center) and the Birchmere music hall (formerly Berkey Photo). In 2000, the City created the Upper Potomac West Task Force to assist in the planning of key redevelopment sites in the Arlandria Neighborhood. In 2001, the Task Force produced a report that outlined opportunities to maximize the development value of particular sites by creating redevelopment opportunities promoting community goals. The Birchmere site, the Mount Vernon Village Center site and the former Safeway site were identified as the three key redevelopment sites for the neighborhood.

Since that time, major redevelopment and neighborhood revitalization has occurred in the nearby Shirlington section of Arlington County, within the Del Ray neighborhood on Mount Vernon Avenue and in the continuation of the planned build-out of Potomac Yard. Some community members have expressed frustration at the lack of private investment interest in redevelopment of the key sites in Arlandria. In December 2009, the City Council approved the creation of the Arlandria Advisory Group, a community-based stakeholder group who works with City staff on the implementation of the Arlandria Neighborhood Plan.

The Advisory Group worked closely with the applicant and City staff through the Concept and Preliminary process of the Mount Vernon Village Center project, which was approved in December 2011 with a CDD concept plan (CDD #6, previously established), a DSUP for a mixed use project, and SUPs for a Transportation Management Plan, signage, and building height increase, per ZO Section 7-700. While the project was approved by City Council, the applicant had difficulties in finding the right financial partner. Staff regularly coordinated the

applicant throughout 2012. As required, the applicant provided an 18-month status update to City Council at the midpoint of the development approval, in May 2013 (Attachment 1).

Project funding came together in Fall 2013, and the applicant began regular meetings with staff in anticipation of the Final Site Plan submittal. In January 2014, they came forward with a request for a one-story height reduction for the southern building, or Phase 1 of the two-building project. After careful review, staff determined the height reduction would not substantially alter the appearance of the building, or reduce the proposed community benefits. The proposal was shared with the Arlandria Advisory Group, who wrote a letter of support. The change to the height of the southern building was administratively approved, as outlined in the February 18, 2014 Memo to Council (Attachment 2).

Once this was complete, the applicant began submittals for the Final Site Plan review. Despite diligent efforts on the parts of everyone involved, it quickly became clear that, given the size of the project and complexities associated with the review, it was unlikely the project would meet the substantial construction threshold by December, 2014, as required to maintain the original approval.

The applicant submitted an extension request, as well as a request for a parking reduction in November, 2014. During the course of the staff review, the applicant decided to withdraw the parking reduction and move forward only with the extension request, and the project was docketed for public hearing. The Final Site Plan review is nearly finished, but has been put on hold, until the public hearings for the extension request have been completed.

D. Detailed Project Description

This proposal is for two mixed-use buildings with street-level commercial space, multi-family dwelling units above, and two levels of below-grade parking. The commercial uses will occupy the front half of the first floor of the new building with approximately 53,000 square feet of commercial area, with highly visible glassy fronts and pedestrian entrances on Mount Vernon Avenue. The applicant has been working closely with MOM's Organic Market in order to retain them for the redevelopment. Spaces will be constructed to current retail market standards, with fifteen foot high ceilings and a coordinated sign program.

Parking and loading for the commercial spaces is at-grade and located entirely within the buildings, with an entrance on Bruce Street for the north building and an entrance on Mount Vernon Avenue for the south building. The project meets the parking requirements of the Zoning Ordinance and no parking reduction is requested.

A central private courtyard separates the buildings, continuing the progression of Russell Road through to the park, and providing the entrance to the underground parking for the residential units. A private pedestrian esplanade with a public access easement runs along the east side of the project, adjacent to Four Mile Run Park, creating a buffer between the building and the park. In order to maintain an active neighborhood presence along Bruce Street and Four Mile Run Park, the ground level residences have direct access to the street or to the pedestrian promenade

with front doors and stoops. The arrivals courtyard and Bruce Street will be visually open to provide a view and a pedestrian connection through the development to Four Mile Run Park.

The apartments include a mix of units, ranging from efficiencies to four-bedrooms. Amenities for the residents include two above-ground open space areas (one for each building), a fitness center, swimming pool, club room with adjoining rooftop terrace, a ground-level room for secure bicycle storage and a business center.

The project construction would be phased, with the south building and associated underground parking structure, adjacent to the Birchmere music hall, being constructed first. The north end of the existing shopping center, including MOM's Organic Market, would remain open and occupied while the first phase is under construction.

II. STAFF ANALYSIS

Staff finds that the proposed development remains suitable for this location and compatible with nearby uses. This site was identified and incentivized for redevelopment in the 2003 Arlandria Neighborhood Plan, and the proposed design and site plan have not been altered with the extension request. Items for consideration include the ongoing development in the surrounding neighborhoods, an architectural change to the original approval, and construction coordination with the neighborhood and Four Mile Run Park.

A. Neighborhood Development

Since the project was approved in 2001, major investments have been made in adjacent neighborhoods, with the large-scale redevelopment in Potomac Yard South, the installation of the Route 1 BRT Route and ongoing study of the potential for the Potomac Yard Metro.

Several noteworthy projects have been completed or are under construction nearby. The Calvert Apartment building, located a half-mile south on Mount Vernon Avenue, reopened in Spring 2014 as Del Ray Towers. The building has significantly revised architecture and a streetfront addition with 145 residential units, for a total of 368. The Jackson Crossing project, located at one mile southeast at East Reed Avenue and Route 1, was approved in January 2013 for 78 affordable residential units. It is under construction and anticipated to be completed by the end of 2015.

All of these changes continue to show Arlandria as a viable location for future development, as was anticipated more than ten years ago. The Arlandria Vision and Action Plan, as described on Page 5 of the plan, states:

- The desire for a healthy, mixed-use community focusing on the redevelopment of three underutilized "opportunity" sites: Safeway-Datatel, the Birchmere and the Mt Vernon Village Shopping Center;

- Active and viable commercial retail that serves both the neighborhood and the broader community;
- A transition in uses from automobile-oriented to pedestrian-oriented;
- Visual and physical connections to Four Mile Run Park; and
- A safer environment for pedestrians.

B. Changes to the Previous Approval

As noted above, and detailed in the February 18, 2014 Memo to Council (Attachment 2), the developer requested a 10-foot reduction in height for the southern building (Phase 1). The residential portions of the buildings were designed in “C” shapes, with the long sides facing a central courtyard street, creating an interior spine for the project. The lower floors had approximately 50 residential units per floor, per building, and the top floors, the “spine”, had 27 units apiece in two long corridors. This concentrated the height of the building at the center of the site, allowing it to step down to the neighboring uses.

The reduction request proposed to remove the top floor on the south building, reducing the height for that building from six stories to five stories, or from approximately 70’ to 60’ high. The building was reconfigured with slightly smaller units, in order to retain the same overall number of units, and the architecture, including window placement and design details, was modified accordingly.

Due to the configuration of the uppermost floors and the careful redesign by the project’s architects, staff found the height reduction would not substantially change the appearance of the building. All other aspects of the project were proposed to remain the same, including overall building design and materials, retail square footage, unit totals and financial and affordable housing contributions. After staff review and consultation with the Arlandria Advisory Group Executive Committee, it was determined that, in this instance, an administrative approval could be made for the height reduction. Details of the height reduction were reviewed as part of the Final Site Plan.

During this review, the applicant did make changes to the bedroom count in the southern building, as a result of the building’s reconfiguration, although the overall unit counts remained the same. Because the parking requirements are based on bedroom counts, the applicant needed to add an additional nine parking spaces to the overall counts for residential spaces. These spaces have been shown on the Final Site Plan.

C. Construction Phasing and Park Impacts

The current redevelopment plans call for a two-phase process. The first phase would demolish the freestanding building at 3809 Mount Vernon Avenue (the former McCormick’s Paint Store) and approximately half of the primary strip center building. The edge condition would be stabilized and treated, and construction on the underground parking and south building would commence.

Once the south building is constructed, approximately 32,423 square feet of retail and 155 retail parking spaces would be available and MOM's grocery store would move to this building. One half of the underground parking structure would be completed, providing 387 spaces for 272 residential units. Approximately half of the rear esplanade along Four Mile Run Park and the entire central street will be constructed as part of Phase One.

Phase Two will demolish the rest of the existing building. The second half of the subterranean parking structure would be constructed. With completion of the Phase Two building, there would be an additional 206 residential units with 298 residential parking spaces. Approximately 20,000 square feet of retail space would be returned to the neighborhood, with 100 new parking spaces. The remaining portion of the rear esplanade would be completed with the Phase II construction.

The applicant has coordinated with the Department of Recreation, Parks and Cultural Activities (RP&CA) to use the existing multipurpose court in Four Mile Run Park as a staging area for the construction. In order to mitigate the impacts on the community, the applicant maintain a temporary playing field elsewhere in the Park, under the direction of RPCA staff, as well as providing funds to replace the multipurpose court, and removal of the old court at the end of construction.

The City has also been working on the Large Park Planning Process, part of which has been focused on Four Mile Run Park. A major wetlands restoration project began in the Park in March 2015, which involves clearing out non-native species in the area behind the project. This project will close the existing park access points along Mount Vernon Avenue for much of the nine-months of active construction. The applicant has coordinated with RP&CA to provide an easement across their property at the foot of Bruce Street during this period.

D. School Impacts

This information has been added to staff reports since the 2011 approval, and so has been included with this update. The applicant proposes to construct 478 mid-rise apartments, 28 of which will be affordable at 60% of the AMI. The student generation rate for new mid-rise apartments is 0.02 students per unit, or approximately 10 students for the 450 market-rate apartments. The student generation rate for affordable units is .50 per unit, which, if applied to the 28 affordable units, would be 14 students. This project is located in the Cora Kelly elementary school and George Washington Middle School attendance areas. The proposed development project has been accounted for in school enrollment forecasts.

III. COMMUNITY

The Arlandria Neighborhood Plan was adopted in 2003, and many of the stakeholders who worked on the plan are still deeply involved in the community. At the request of community members, the 30-member Arlandria Advisory Group (AG) was created by a Council Action in December, 2009, with the addition of an associated Executive Committee in Spring, 2011.

City staff worked closely with the Advisory Group, as well as other community stakeholders, during the review of the original approval in December, 2011.

Since that time, staff's work with the Advisory Group has continued, with two meetings and an open house event each year. Staff also produces and distributes a quarterly neighborhood newsletter and maintains City webpages information about the Arlandria Plan Implementation and the Mt. Vernon Village Center project.

The project has been featured in the Development Updates section in the Fall 2014 and Spring 2015 newsletters, including information about the extension and the proposed public hearing dates. The most recent Advisory Group meeting was November 14, 2014, and the applicant was present to discuss their extension request and answer questions. Staff and the applicant attended the April 21st, 2015 Hume Springs Civic Association, which was held jointly with Lynhaven Civic Association, and the project was shared with the Federation of Civic Associations at the April 29th, 2015, meeting.

Development at this location has been anticipated since the 2003 Arlandria Neighborhood Plan. While there has been significant community support for the project, there are many who are also concerned about the potential for gentrification and rising rents in other residential developments. Other issues raised include impacts on neighborhood retailers, architectural scale and character, construction, traffic congestion, and impacts on Four Mile Run Park.

IV. CONCLUSION

Because this request for an extension reopens the case, staff has updated certain conditions of approval to make them consistent with current standard conditions and City policies.

In conclusion, staff recommends **approval** of the following extension requests, with an expiration date of May 16, 2018, subject to compliance with all applicable City codes, standards, policies and the following staff recommended conditions:

- Coordinated Development District Concept Plan (CDD #6) #2015-0001;
- Development Site Plan #2014-0033, including a SUP for increased building height in exchange for the provision of on-site affordable housing pursuant to Section 7-700 of the Zoning Ordinance;
- Transportation Management Plan #2015-0030; and,
- Coordinated Sign Special Use Permit #2015-0031.

Staff: Robert Kerns, AICP, Chief, Development;
Maya Contreras, Urban Planner.

V. STAFF RECOMMENDATIONS

CDD CONDITIONS

1. The CDD Concept Plan shall have the same validity period as the development special use permit. (P&Z)

DSUP CONDITIONS

2. **CONDITION AMENDED BY STAFF:** The Final Site Plan shall be in substantial conformance with the preliminary plan dated September 12, 2011, and as revised with the supplemental design plans prepared by CORE Architects, dated October 3, 2011, and the administrative approval for a height reduction of the south building, as described in the February 18, 2014 staff memo, and comply with the following conditions of approval. (P&Z)

A. PEDESTRIAN/STREETSCAPE:

3. **CONDITION AMENDED BY STAFF:** Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
 - a. Complete all pedestrian improvements, as appropriate for each phase of the project and as determined during the final site plan process, prior to the issuance of the first certificate of occupancy permit for ~~the~~ each phase. Include a phasing plan with each final site plan submission.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. Construct all sidewalks along Mount Vernon Avenue, Bruce Street and the esplanade along the park to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet. All uni-décor paver sidewalks shall be set on a minimum 4" concrete base with a 1" sand setting bed. Sidewalks within the private courtyard may be of different material, as shown on the final site plan.
 - d. Sidewalks shall be flush across all driveway crossings.
 - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - f. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
 - g. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES. The crosswalk at Mount Vernon Avenue and Russell Road shall be constructed to the specifications referenced in the Streets and Traffic section.
All crosswalks shall be standard, 6" wide, white thermoplastic parallel lines with reflective material, with 10' in width between interior lines. High-visibility

crosswalks (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)) may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES. *** (P&Z) (RP&CA) (T&ES)

- h. Provide consistently graded 2% cross-slopes on the sidewalks from face of building to back of curb. Additional ADA accessible entrances to retail spaces, as needed, shall not interfere with the minimum sidewalk width and will be coordinated at final site plan. * (T&ES, P&Z)
 - i. The garden walls along the east side of the building and the north-east corner shall project no further than six feet from the building line and shall allow for a minimum eleven feet of unobstructed sidewalk between the face of garden wall and the edge of the tree well. (P&Z)(RP&CA)
 - j. No garden walls shall be constructed within the park property line. (P&Z)(RP&CA)
 - k. Provide street trees along the full frontage of Mount Vernon Ave. Locations to be determined at final site plan. In the area with potential conflict with the underground storm pipe, provide verification of the pipe depth and tree wells generally consistent with *Exhibit 1 (Attachment 4)* to the satisfaction of the directors of RPC&A and P&Z. Relocation of the existing stormwater pipe will not be required. (P&Z)(RP&CA)*
 - l. Provide street trees along the full frontage of Bruce Street by carefully locating tree wells to allow for sufficient sidewalk clearance between the well and the building façade. Tree grates, if necessary, shall be coordinated at final site plan. (P&Z)(RP&CA)*
4. Continual public access easements shall be provided for all sidewalks crossing private land, including Mount Vernon Avenue, the esplanade facing Four Mile Run Park, Bruce Street, and the central courtyard. The easements shall be recorded as part of the subdivision plat, prior to the release of the final site plan.*

B. PUBLIC ART:

5. ~~**CONDITION DELETED BY STAFF:** Coordinate with City staff prior to submittal of the Final Site Plan to discuss ways to incorporate public art elements into the plaza areas fronting Mount Vernon Avenue and the central courtyard. Consider the use of lighting, colored concrete or special pavers, murals, etc. The public art shall be reviewed by the Public Art Committee prior to release of the final site plan and the applicant shall consider the Committee's comments before making the final selection of the public art components. The art shall be fabricated and installed prior to the first certificate of occupancy for each phase, or prior to the first certificate of the final phase for elements shared between the buildings, to the satisfaction of the Directors of P&Z and/or RP&CA.*** (P&Z)(RP&CA)~~
5. **CONDITION ADDED BY STAFF:** Per the City's Public Art Policy, the applicant will incorporate public art elements on-site, as generally described in the November 21, 2014

Public Art Narrative (Attachment 3), to the satisfaction of the Directors of P&Z and RP&CA. Specific details including location, materials, type and style of the art piece, will be coordinated with the Office of the Arts and Planning & Zoning, and the proposed artwork will be designed and approved prior to issuance of final Certificate of Occupancy for Phase 1. (P&Z)(RP&CA)

6. **CONDITION ADDED BY STAFF:** The art shall be installed, or installation shall be scheduled, prior to the issuance of the first Certificate of Occupancy of Phase II. If Phase II is not under substantial construction within 24 months of final Certificate of Occupancy of Phase 1, the applicant shall install the proposed artwork 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 P&Z and RP&CA. The in-lieu contribution shall be \$.30 per gross square foot, with a maximum contribution of \$75,000 per building. (RP&CA)(P&Z)

C. OPEN SPACE/LANDSCAPING:

7. 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 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.* (P&Z)(RP&CA)
8. Provide the following modifications to the landscape plan and supporting drawings:
- a. Provide a plant palette with seasonal interest to complement the foundation planting indicated on the planting plans.
 - b. Provide groundcover planting in all at-grade tree wells where no tree grate is proposed.
 - c. Amend the spacing and location of the proposed *Viburnum plicatum* to reflect the eventual size of the species. In the event that site factors such as space constraints or conflicts with fenestration occur, replace with a suitable species.
 - d. Amend the labeling on the planting plan to accurately reflect the proposed planting.

- e. At the two L-shaped planters either side of the driveway entrance from Mt Vernon Ave, include trees/planting material suitable for the scale of the building in addition to foundation planting. If necessary, provide a larger planter.
 - f. Provide an appropriate set of construction details for the edge condition of the Esplanade area where it transitions to the public park. The construction details shall provide for flexibility to allow for the future road construction. Specifically, the details shall include:
 - i. A flush concrete curb along the project extent to demarcate the boundary and to serve as edge restraint to the paving and the tree wells.
 - ii. At the property extent, provide a root barrier of minimum 36" depth installed in the tree wells along the inside of the tree well wall.
 - g. Provide street tree planting in continuous tree trenches, with the trench extents indicated by a dashed line on the Site and Landscape plans.
 - h. Show the location and canopy of all trees identified as to-be-saved on the Site, Grading and Landscape plans with the tree protection required (see tree protection section below). Trees identified as to-be-removed shall not be shown on these plans.
 - i. Clarify how the *Quercusphellos* are counted in the crown coverage calculations and amend any discrepancies.
 - j. Provide coordinated section details for tree wells above structure to amend the discrepancy between the details on L3.01 and L5.01. (P&Z)(RP&CA)
9. All sidewalks and driveways constructed above tree wells shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. (P&Z)(RP&CA)
10. Provide paving details for all types of proposed paving, including details where interface between different types of paving occur and where paving meets vertical planes such as walls. (P&Z)(RP&CA)
11. Proposed plantings shall be coordinated with on-site utilities. Horizontal and vertical location of all proposed site utilities including storm and sanitary sewer, water, electrical, gas and associated appurtenances shall be adjusted to maximize accommodation of street and on-site plantings. (P&Z)(RP&CA)(PC)
12. Project elements associated with pedestrian areas including sidewalks, crosswalks, depressed curbs, street/site lighting and site furnishings, signals and signs shall be located and coordinated so as maximize accommodation of street and on-site plantings. Horizontal and vertical locations of all associate service, footings and foundations shall be adjusted to maximize accommodation of street and on-site plantings. (P&Z)(RP&CA)
13. The open space areas on the second level of each building shall be designed to function as high-quality usable open space for the residents. At a minimum, the revised plans for these rooftop open spaces shall, in addition to the elements shown on the Preliminary Plan, include the following to the satisfaction of the Director of P&Z:

- a. Features and elements such as seating, trash receptacles, and pedestrian-scale lighting;
 - b. Varied paving patterns and materials;
 - c. Adequate landscaping and irrigation systems consistent with a high-quality apartment building; and
 - d. Lighting shall be pedestrian-scale pathway lighting and shall not be visible from the adjoining streets.
 - e. Any additional rooftop gathering places shall be reviewed as part of the final site plan review process. (P&Z)
14. Provide coordinated information in the construction phasing sheets to accurately reflect which elements of the landscape shall be provided in each phase. Consideration shall be given to the edge condition of the early phase and how it transitions to the existing conditions, with access restrictions if necessary and temporary landscape screening to the satisfaction of the Director of P&Z. Proposed permanent planting that is likely to be impacted by late phase construction shall be protected from damage. (P&Z)(RP&CA)
15. Provide a site irrigation/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. (RP&CA)(P&Z)(T&ES)(Code)
16. Develop a palette of site furnishings in consultation with staff:
 - a. Provide location and specification for site furnishings that depicts the scale, massing and character of site furnishings to the satisfaction of the Directors of RP&CA, and/or P&Z and T&ES.
 - b. Site furnishings shall include benches, bicycle racks, trash receptacles, drinking fountains and other associated features.
 - c. For site furnishings proposed within the applicant's portion of the esplanade at the rear of the property, staff strongly encourages the use of City standard street furniture. (RP&CA)(P&Z)(T&ES)
17. 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)

18. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the City's Landscape Architects to review the scope of installation procedures and processes. (P&Z)

D. PARKS AND OPEN SPACE:

19. **CONDITION DELETED BY STAFF:** ~~The applicant shall remove the multipurpose courts in Four Mile Run Park, re-establish the grade and grass, and relocate the courts within the park at a nearby location, to be chosen by RP&CA. The location shall be determined in conjunction with the final site plan review process, and all engineering and related documents may be submitted as part of the final site plan review. The applicant shall install the courts, at a construction cost not greater than \$200,000, prior to approval of the final certificate of occupancy for the first building, provided the City has designated a new location, to the satisfaction of the Directors of P&Z and RP&CA. (P&Z)(RP&CA)(PC)~~
19. **CONDITION ADDED BY STAFF:** The applicant shall provide \$215,000 to the City to be used towards construction of a new multipurpose court. The City will construct the court, in addition to a new City-funded playground in Four Mile Run Park, at a location as determined in the Four Mile Run Park Improvement Plan (2014). Fifty percent of the contribution shall be provided at release of the final site plan and the remaining 50% provided prior to approval of the final certificate of occupancy for the first phase of construction. (P&Z)(RP&CA)(PC)*
20. **CONDITION ADDED BY STAFF:** The applicant may use the existing multipurpose court in Four Mile Run Park for construction staging but shall remove the court and re-establish the grade and grass prior to final Certificate of Occupancy of Phase 2 of the project. If Phase 2 is not under construction within 24 months of final Certificate of Occupancy of Phase 1, the applicant shall proceed with removal of the existing multipurpose court, to the satisfaction of the Directors of P&Z and RP&CA. (P&Z)(RP&CA)
21. **CONDITION ADDED BY STAFF:** Prior to City construction of a permanent futsal court and while the existing multipurpose court is used for construction staging, the applicant shall maintain a temporary field at the location, as generally shown in Exhibit 2 (Attachment 5) within Four Mile Run Park, to the satisfaction of the Directors of P&Z and RP&CA. The field shall meet the international futsal dimensions of 25m x 15m, and the applicant will maintain the lines on the field, lining them bi-weekly.
22. No gate element between the central courtyard and the park is approved with this submittal. Once both buildings are constructed and occupied, if the property owner determines that one may be needed, a written request shall be provided for determination by the Directors of P&Z and RP&CA. (P&Z)(RP&CA)

E. BUILDING:

23. Provide the following building refinements to the satisfaction of the Director of P&Z:
 - a. Continue to work with staff to refine the proposed building elevations and architectural details, including architectural skin and materials
 - b. With the first submission of the Final Site Plan, provide an exhibit that demonstrates that the Bruce Street elevations are in conformance with the requirements of the bulk plane angles;
 - c. With first submission of the Final Site Plan, provide an exhibit that demonstrates that all building heights as submitted in this DSUP application conform to all requirements of the Zoning Ordinance with the understanding that certain of the building heights submitted in this DSUP application are increased pursuant to Section 7-700;
 - d. With first submission of the Final Site Plan, provide an exhibit that demonstrates options for windows or other architectural treatments that would enliven the blank walls facing the Birchmere property.
 - e. Continue to work with staff to further refine some of the architectural building skin along Bruce Street. (P&Z)
24. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director prior to selection of final building materials:
 - a. Provide a materials board that includes all proposed materials and finishes at first final site plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. *
 - d. Construct a color, on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to release of building permits. **
 - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)
25. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver or equivalent for commercial and LEED Certified or equivalent for residential to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
 - a. Provide evidence of the project's registration with LEED with the submission of the first final site plan.*

- b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) prior to issuance of a certificate of occupancy.

 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of LEED Silver Certification from USGBC within two years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Certification for the residential project and /or LEED Silver for the commercial project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of the final site plan approval will apply.
(P&Z)(RP&CA)(T&ES)
26. The applicant shall work with the City for reuse or recycling of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
27. Energy Star labeled appliances shall be installed in all multi-family residential units.
(T&ES)
28. The applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures to minimize the generation of municipal wastewater from the site and explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could possibly reduce the wastewater generation from this site. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense/pp/index.htm](http://www.epa.gov/WaterSense/pp/index.htm). (T&ES)
29. Elevator lobbies and vestibules shall be visible from the parking garage. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code permits.
(Police)
30. The applicant shall permit future development on the property on which the Birchmere is located to build an abutting wall along portion of the development constructed along the property line without requiring the payment of any fee to exercise such right. The architectural enhancements agreed to by the applicant shall not preclude the building of abutting walls. (PC)

F. RETAIL USES:

31. Ground floor uses of areas designated on the plan as “retail” shall be limited to retail, personal service uses, day care centers, and restaurants, as defined in the Zoning Ordinance, with the exceptions identified below:
- a. one leasing office for each building is allowed;

- b. retail shopping establishments shall not include auto parts stores, and lawn and garden supply stores;
 - c. personal service uses shall not include appliance repair and rental, contractors' offices, Laundromats, and pawnshops;
 - d. day care centers are subject to the applicable conditions below;
 - e. restaurants are subject to the applicable conditions below; and
 - f. Other similar pedestrian-oriented uses as approved by the Director of P&Z to meet the intent of providing active pedestrian-oriented neighborhood-serving retail uses are allowed. (P&Z)(PC)
32. **CONDITION AMENDED BY STAFF:** A commercial tenant approved under a separate Special Use Permit and existing at the site on ~~September 12, 2011~~ December 14, 2014 may request to continue operating under their existing Special Use Permit approval in order to reopen in a newly-constructed tenant space on the site, unless said commercial tenant no longer complies with its existing Special Use Permit conditions or the use changes, expands or intensifies, as determined by the Director of Planning & Zoning. (P&Z)
33. **CONDITION AMENDED BY STAFF:** Restaurants shall be permitted with an administrative special use permit provided they comply with Section 11-513(C), (L), and (M) of the Zoning Ordinance, with the following exceptions. ~~Restaurants that do not meet these conditions may apply for a separate special use permit.~~
- a. The maximum number of indoor and outdoor seats allowed shall be determined by the Building Code.
 - b. The hours of operation for the restaurant shall be limited to between 7:00 am and 11:00 pm Sunday through Thursday, and between 7:00 am and midnight Friday and Saturday.
 - c. If entertainment is proposed consistent with the Zoning Ordinance, then it must be demonstrated by a qualified professional that sufficient sound-proofing materials are provided so as to prevent the entertainment from disturbing building residents.
 - d. Restaurants that do not meet these conditions may apply for a separate special use permit. (P&Z)(T&ES)(Code)
34. Ensure the following for the retail areas within the development, to the satisfaction of the Director of P&Z:
- a. Provide a minimum 15 feet floor to floor height.
 - b. All retail entrances along Mount Vernon Avenue shall be required to be operable entrances. This requirement shall be included as part of the lease for each tenant.
 - c. The placement or construction of items that block the visibility of the interior of the store from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. This requirement shall be included as part of the lease for each tenant. (P&Z)

G. SIGNAGE:

35. Continue to work with staff to develop a coordinated sign plan, which includes a color palette for all proposed signage, including, but not limited to site-related signs, way-finding graphics, and business signs. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of P&Z, and/or RP&CA, and T&ES.*
- a. Business signs shall employ variety and creativity of design. Tenant designers shall bring a sculptural and dimensional quality to their signs.
 - b. Highlight the identity of individual business tenants through signage and storefront design. Coordinate signage with the building design and with individual storefront designs, including but not limited to integration with any proposed awnings, canopies, etc.
 - c. Pedestrian-oriented signs (e.g. projecting signs, window signs, etc.) are encouraged. Tenants with main storefront entrances on Street(s) shall incorporate a projecting or under-canopy sign. (Arch)(P&Z) (RP&CA) (T&ES)
 - d. The proposed freestanding pylon signs as shown in the Preliminary Plan shall not be permitted
 - e. Lighted signs shall be coordinated as part of the sign program. Internally lit box signs are prohibited.
36. Design business and identification signs to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z.
- a. The business and identification signs shall be designed of high quality materials and sign messages shall be limited to logos and names.
 - b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)
37. 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)

H. HOUSING:

38. The developer shall provide 28 affordable set-aside rental units, with the mix of units to include an equivalent percentage of each type of unit as in the whole project to the satisfaction of the Director of Housing. The portion of the affordable units applicable to each building shall be provided as each building is occupied.
39. Rents payable for the set-aside units shall not exceed the maximum rents (taking into account utility allowances and any charges for parking spaces) affordable at 30% of maximum income limits used by the US Department of Housing and Urban Development

for the Housing Choice Voucher Program (HUD 80%) for a period of 30 years from the date of initial occupancy of each affordable unit. The owner shall re-certify the incomes of such households annually.

40. Once an income-eligible household moves into a unit, that unit will be considered an affordable unit until the household's income increases to more than 140% of the then-current income limit. At that time, the over income household shall be allowed to remain, but the next available unit of comparable size (i.e., with the same number of bedrooms, den space and/or approximate square footage) must be made available to a qualified household. Once the comparable unit is rented, the rent of the over-income unit may then be increased to market rate in accordance with any lease restrictions.
41. Applicants receiving Housing Choice Voucher (Section 8) assistance will not be denied admission on the basis of receiving Section 8. Section 8 payments will be treated as income for the purpose of determining minimum income eligibility.
42. The set-aside units shall be of the same size, floor plan and with the same amenities as other similar units in the development. Concentrations of affordable units will be avoided.
43. If the market rents are less than anticipated, the affordable rents as defined above (as adjusted for allowances) will continue to be used as the affordable rents; however, in the event the differential between the market rents and the affordable rents falls below \$150, the affordable rents shall be reduced to maintain a differential of at least \$150 at all times.
44. Occupants of the affordable rental units shall be charged a parking fee equivalent to no more than the cost of the sticker and any commonly applied management fee for one parking space per unit. Normal charges shall apply with regard to any additional parking spaces rented by such occupant.
45. The developer shall provide the City with access to the necessary records and information to enable annual monitoring of compliance with the above conditions for the 30-year affordability period.
46. Amendments to the approved Affordable Housing Plan must be submitted to the Affordable Housing Advisory Committee for consideration, and require final approval from the City Manager.

I. PARKING:

47. A maximum of 940 parking spaces shall be permitted in the structured garage areas for residential and retail parking, excluding proposed loading spaces. Residential parking spaces shall be separated from retail spaces, unless approved for certain areas during the final site plan process. All remaining unassigned spaces in the garage shall be made generally available to residents and visitors. (P&Z)(T&ES)

48. **CONDITION AMENDED BY STAFF:** Provide a minimum of ~~72 long-term~~ 143 Class 1, bicycle parking space(s) in an enclosed secure room for the residential units of the development. Provide a minimum of ~~14 short-term~~ 24 Class 2 or Class 3 bicycle parking spaces for visitor and retail uses. Racks for short-term spaces should be located close to retail entrances and should serve each retail establishment. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. Bicycle parking layouts, including dimensions, should be shown with final site plans. (T&ES)
49. Provide a Parking Management Plan with the final site plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the final site plan and shall at a minimum include the following:
- Provide controlled access into the underground garage for vehicles and pedestrians. The controlled access shall be designed to allow convenient access to the underground parking for residents.
 - A plan of the garage facility, a description of access control equipment and an explanation of how the garage will be managed.
 - Appropriate signage shall be provided for the retail parking indicating hours which are reserved for retail patrons.* (P&Z)(T&ES)
50. 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)
51. Provide an annual parking study for two years after the final certificate of occupancy for the second phase to determine the parking usage for the retail space. If it is determined that the parking is underutilized, the spaces shall be made available to the public at market rates, to the satisfaction of the Directors P&Z and T&ES. (P&Z)(T&ES)

J. TRANSPORTATION MANAGEMENT PLAN:

52. According to Article XI of the City's Zoning Ordinance, a Transportation Management Plan is required to implement strategies to persuade residents and employees to take public transportation or share a ride, as opposed to being a sole occupant of a vehicle. The details of the Plan are included in the TMP (Attachment 6) to the general staff conditions. Below are the basic conditions from which other details originate. (T&ES)
53. Any special use permit granted by City Council under this section 11-700, unless revoked or expired, shall run with the land and shall be mandatory and binding upon the applicant, all owners of the land and all occupants and upon all of their heirs, successors and assigns. Any use authorized by a special use permit granted under this section 11-700 shall be operated in conformity with such permit, and failure to do so shall be deemed grounds for revocation of such permit, after notice and hearing, by the City Council. (T&ES)

54. 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)
55. **CONDITION DELETED BY STAFF:** ~~The applicant shall participate in the revised Transportation Management Program if established. The revised program will include the elements outlined in the December 8, 2010 docket memo to City Council and approved by the Council. The revision to the program includes a periodic review of the TMP to determine if goals are being met and will provide an opportunity to adjust the rates up or down up to a percentage cap. The revised TMP program will go before the City Council for approval. Participation in the program will not initially increase the base contribution established in this SUP, however, the base contribution would be subject to adjustment up or down, up to a percentage cap, based on the final revised TMP program language to be approved by City Council at a future date. (T&ES)~~
55. **CONDITION AMENDED BY STAFF:** The applicant shall contribute \$40,000 to the city prior to Final Site Plan release to install a bike share station on their site frontage or directly across the street from the project as part of a coordinated bike share program. In the event a bike share station cannot be located along the site frontage, an alternate off-site location within a two block radius of the project may be selected. ~~The bike share station shall be constructed within one year of the issuance of the last certificate of occupancy permit.~~ In the event the City has already installed a bikeshare station within two blocks of the development ~~has not established a coordinated City bike share program that is either operating or scheduled to begin operation within one year of the last certificate of occupancy permit,~~ the funds shall be used for the operation of bikeshare stations ~~transit infrastructure to serve the site.~~ (T&ES)
56. **CONDITION AMENDED BY STAFF:** An administrative fee shall be assessed to the governing entity for lack of timely compliance with the submission of the TMP mandatory reports required in the attachment (fund reports with supporting documentation, annual reports, survey results with a minimum response rate of 50%, and submission of raw data). The fee shall be in the amount of five hundred fifteen dollars and twelve cents (~~\$515.00~~12) for the first 30 (thirty) days late and two hundred and fifty ~~seven~~ dollars and fifty-six cents (~~\$257.56~~ 250.00) for every subsequent month late. The amount of these administrative fees is for the base year in which the TMP is approved and shall increase according to the Consumer Price Index (CPI) going forward. (T&ES)
57. The applicant shall integrate into the District Transit Management Program when it is organized. All TMP holders in the established district will be part of this District TMP. The objective of this district is to make optimum use of transportation resources for the benefit of residents and employees through economies of scale. (T&ES)

58. A TMP Coordinator shall be designated for the entire project upon application for the initial building permit. The name, location, email and telephone number of the coordinator will be provided to the City at that time, as well as any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project. ****(T&ES)**
59. **CONDITION AMENDED BY STAFF:** An annual TMP fund shall be created based on the TMP reduction goal of 40% of residents/employees not using single occupant vehicles, the project's size and the benefits to be offered to participating residents and employees. The rate to be charged for this development shall be \$82.42 ~~80.00~~ per residential unit and \$ 0.21 ~~0.25~~ per square foot of retail space. 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. ~~Annually, to begin one year after the initial CO is issued, the rate shall increase by an amount equal to the rate of inflation (Consumer Price Index—CPI of the United States) for the previous year.~~ The TMP fund shall be used exclusively for the approved transportation activities detailed in the attachment.
60. The Director of T&ES may require that the funds be paid to the City upon determination that the TMP Coordinator or Association has not made a reasonable effort to use the funds for TMP activities. As so determined, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in transportation support activities which benefit the site. (T&ES)
61. The TMP Coordinator or Association will submit annual reports, fund reports and modes of transportation surveys to the Transportation Planning Division as detailed in the Attachment. (T&ES)

K. *BUS STOPS AND BUS SHELTERS:*

62. 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. New proposed stop is located adjacent to the main entrance to the site; relocated stop is southbound on Mount Vernon Avenue at Russell Road. Any proposed features shall be ADA compliant; all bus shelters shall include a bench and illumination via solar or electric power, and include a LED screen, wiring, and connections to display real time bus information 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. Total cost for each bus shelter shall not exceed \$15,000.* (T&ES)(PC)
63. The southbound Mount Vernon Avenue and Russell Road bus stop shall be relocated across from the proposed northbound bus stop such that it does not create a conflict with the pedestrian crosswalk. (T&ES)

64. The outline of proposed bus shelter shown on southbound Mount Vernon Avenue (west side of Mt Vernon) would make the sidewalk and the bus shelter inaccessible for persons with disabilities. Relocate the proposed bus shelter to meet Americans with Disabilities Act (ADA) regulations and guidelines. If the shelter cannot be relocated due to the lack of right-of-way / available space, install an 8' bus stop bench (Victor Stanley Model RB-28 -black color) at / near the location of the proposed southbound Mt Vernon Ave bus shelter. The bench shall be installed to meet ADA regulations and guidelines and shall not be installed on the bus stop passenger loading pad. Show either the relocated bus shelter or 8' bus stop bench on the final site plan(s). (T&ES)
65. **CONDITION AMENDED BY STAFF:** Make bus stops at northbound, nearside Mount Vernon Avenue and Russell Road and at southbound far-side Mount Vernon Avenue and Russell Road ADA compliant. ADA compliance includes:
- a. Install an unobstructed eight seven (8) (7) 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 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" if the bus stop is located along the curbside. Within this zone, maintain a minimum 12' vertical clearance free from tree limbs, signs and any other obstructions. (T&ES)

L. SITE PLAN:

66. 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. (P&Z)
67. **CONDITION AMENDED BY STAFF:** Submit the plat of consolidation and all applicable easements and/or dedications prior to the final site plan submission for each phase. The plat(s) shall be approved and recorded prior to the release of the final site plan for each phase.* (P&Z)
68. The Applicant shall record a deed and plat of reservation in the Land Records for the City of Alexandria reserving the approximately 7000 square feet of land on the east portion of the property facing Bruce Street and Four Mile Run Park and labeled as a public esplanade ("Property") for future dedication to the City for use as a public street ("Reservation"). The Reservation shall be recorded prior to the release of the Final Site

Plan and at the same time as the Deed of Consolidation. The Reservation shall require dedication of the Property at the time the City requests it. . * (P&Z)

69. 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:
- Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - Do not locate above grade utilities in dedicated open space areas. (RP&CA)(P&Z)(T&ES)
70. **CONDITION AMENDED BY STAFF:** Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, P&Z, and/or RP&CA in consultation with the Chief of Police and shall include the following:
- Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - 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.
 - A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - 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.
 - 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.
 - Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - 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.
 - Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.

- k. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.
 - l. The lighting for the underground parking garage shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.
 - m. 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)
71. 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)
72. 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)
- 72a. Provided that the owner of the Birchmere property and the applicant both consent, the applicant shall be permitted to administratively amend the preliminary site plan for DSUP#2009-0016 to accommodate Park Avenue along the southern property line. Any such administrative amendment shall enable reallocating any used floor area to other portions of the property. (PC)

M. CONSTRUCTION:

73. 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. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. * (T&ES)
74. **CONDITION AMENDED BY STAFF:** Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
- a. 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 a plan for temporary pedestrian ~~and vehicular~~ circulation;
 - c. Include the overall schedule for construction ~~and the hauling route~~;
 - 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. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work.*
 - f. ~~If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. *(P&Z)(T&ES)(Code)~~
75. **CONDITION AMENDED BY STAFF:** Provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be 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:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the 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)
76. 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)
77. No major construction staging shall be allowed within the public right-of-way on Mount Vernon Avenue and Bruce 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)
78. **CONDITION ADDED BY STAFF:** Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop on Mount Vernon Ave, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Office of Transit Services at 703-746-4075 as well as with the transit agency which provides service to the bus stop. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction. (T&ES)

79. 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)
80. A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of Construction & 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)
81. 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)
82. 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 RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)
83. 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)
84. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. *** (P&Z)
85. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z)
86. Submit a height certification and a location survey for all site improvements to the Department of P&Z as part of the request for a certificate of occupancy permit. The height certification and the location survey shall be prepared and sealed by a registered

architect, engineer, or surveyor. The height certification shall state that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z)

87. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
88. With the first final site plan submittal, provide construction plans and details to address how the edge of the existing building and site will be treated during the time that the north half of the existing shopping center remains standing. Temporary screening measures shall be included in the construction phasing plan, to the satisfaction of the Director of P&Z. * (P&Z)
89. **CONDITION ADDED BY STAFF:** 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. *STORMWATER:*

90. Furnish specific engineering data and information, in addition to Zoning Ordinance Requirements, as to the effect of the proposed construction on future flood heights. No final site plan shall be released until the applicant has demonstrated that no increase in water surface elevation for the 100-year flood will result due to implementation of this project. Computations are to include backwater calculations starting at a downstream cross section to an upstream cross section. Computations shall be made by modifying the existing HEC-RAS model, as prepared by the U.S. Army Corps of Engineers, Baltimore District. * (T&ES)

O. *WASTEWATER / SANITARY SEWERS:*

91. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)

P. *SOLID WASTE:*

92. **CONDITION AMENDED BY STAFF:** Provide \$896 ~~4,150~~ per receptacle to the Director of T&ES for purchase and installation of two ~~four~~ (2) ~~(4)~~-Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans with domed lid by Victor Stanley. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.* (T&ES)

93. **CONDITION ADDED BY STAFF:** Provide \$996 per receptacle to the Director of T&ES for the purchase and installation of two (2) 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 to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.* (T&ES)

Q. STREETS / TRAFFIC:

94. **CONDITION AMENDED BY STAFF:** Rebuild the traffic signal at Mt. Vernon Avenue and Russell Road to accommodate the additional approach leg to the intersection. This rebuild shall include all necessary pedestrian upgrades to make the entire traffic signal ADA compliant and shall include pedestrian countdown signals and internally illuminated street name signs for all approaches. This rebuild shall include signal pole relocations and/or new traffic signal poles, conduit, junction boxes, traffic signal cabinets, and other traffic signal equipment as necessary to support the addition of the fourth leg of the intersection. (T&ES)
95. Any proposed modification to the existing pavement markings on Mt. Vernon Avenue shall be subject to the following to the satisfaction of the Director of T&ES:
- a. A minimum 11 foot lane width dimension for the southbound through travel lane shall be maintained
 - b. A minimum 11 foot lane width dimension (including gutter pan) for the southbound right turn lane onto Russell Road
 - c. A minimum 12 foot lane width dimension for the northbound travel lane shall be maintained
 - d. Any proposed parking stalls shall be a minimum of 7.5 feet wide, with an 8 foot parking stall width provided where feasible. Parking shall only be allowed on Mt. Vernon Avenue where it is demonstrated that conditions a. through c. above have been satisfied.
 - e. Parking along northbound Mount Vernon Avenue shall be limited to off peak hours. Parking on northbound Mount Vernon Avenue during peak weekday non-holiday travel periods shall be prohibited. (T&ES)
96. **CONDITION AMENDED BY STAFF:** Provide and install 10 foot wide ~~colored and pressed concrete~~ crosswalks ~~designed to mimic a brick crosswalk pattern~~ at the signalized intersection of Mt. Vernon Avenue and Russell Road. ~~Concrete crosswalks shall be installed for all there signalized pedestrian crosswalks at the intersection.~~ These crosswalks shall be ~~H-20 loaded~~ and include 6 inch² wide white thermoplastic longitudinal lines on each side of the crosswalk, with associated ADA-compliant curb ramps. (Transportation)
97. If the City's existing public infrastructure is damaged during construction, or if 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)

98. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction and Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
99. **CONDITION DELETED BY STAFF:** ~~Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES)~~
99. **CONDITION AMENDED BY STAFF:** ~~All traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)~~
100. Show turning movements of standard vehicles in the parking structure. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
101. The slope on parking ramp to garage entrance shall not exceed 12 percent. For slopes 10% and greater, provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)
102. Furnish and install two 4" conduits with pull wires, and junction boxes located at a maximum interval of 300' apart, underneath the sidewalks on Mount Vernon Avenue. These conduits shall terminate in an underground junction box at each of the four street corners of the site. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES)

R. UTILITIES:

103. Locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)

S. WATERSHED, WETLANDS, & RPAs:

104. The project site lies within Four Mile Run Watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year and 10-year storm events. (T&ES)

105. The storm water collection system is located within the Four Mile Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

T. BMP FACILITIES:

106. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
107. 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 Worksheet A or B and Worksheet C, as applicable. (T&ES)
108. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
- a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. **** (T&ES)
109. Surface-installed storm water 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)
110. **CONDITION AMENDED BY STAFF:** Submit two originals of the storm water 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)
111. The Applicant shall be responsible for maintaining storm water 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)

112. **CONDITION AMENDED BY STAFF:** 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 Owners' Operation and Maintenance Manual for all Best Management Practices (BMP(s)) 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; copy of release site plan sheet showing location of BMP(s); 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 storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowner's 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:

113. **CONDITION AMENDED BY STAFF:** 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; copy of release site plan sheet showing location of BMP(s); 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)
114. 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)
115. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. ****(T&ES)

U. CONTAMINATED LAND:

116. 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)
117. Design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. (T&ES)
118. **CONDITION ADDED BY STAFF:** If environmental assessments find the presence of contamination onsite, the final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil.
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.
 - e. If past use of the site is found to include one of the following VDEQ identified high risk category sites for potential sources of residual PCBs, the applicant shall screen for PCBs as part of a site characterization. High risk categories include the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
 - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. * (T&ES)

V. NOISE:

119. **CONDITION ADDED BY STAFF:** Prepare a noise study identifying the levels of noise that residents of the project will be exposed due to loading and unloading activities.

idling, refrigeration and traffic. Identify options to minimize noise and vibration exposure to future residents at the site, particularly in those units closest to the loading areas and garage entrances including triple-glazing for windows, additional wall/roofing insulation, installation of resilient channels between interior gypsum board and wall studs, installation of a berm or sound wall and any other special construction methods to reduce sound transmission. If needed, the applicant shall install some combination of the above to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)

120. **CONDITION ADDED BY STAFF:** The noise study shall be submitted and approved prior to final site plan approval.* (T&ES)
121. **CONDITION ADDED BY STAFF:** Truck staging, loading and unloading activities within the loading dock area shall not occur between the hours of 11:00 pm and 7:00 am. Movement of merchandise from the staging area into the store shall be accomplished with non-motorized equipment between the hours of 11:00 pm and 7:00 am. (T&ES)
122. **CONDITION ADDED BY STAFF:** No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in the loading dock area. The applicant shall post a minimum of two “no idling for greater than 10 minutes signs” in the loading dock area in plain view. (T&ES)
123. **CONDITION ADDED BY STAFF:** Diesel or gasoline powered refrigeration system(s) for trailers or other storage containers are prohibited on site in the loading dock area. (T&ES)
124. All exterior loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
125. If a restaurant use is proposed, the use of loudspeakers or musicians outside is prohibited. (T&ES)

W. AIR POLLUTION:

126. 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)
127. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)

X. ARCHAEOLOGY:

128. Call Alexandria Archaeology immediately (703-838-4399) 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)

129. 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)

Y. DISCLOSURE REQUIREMENTS:

130. **CONDITION AMENDED BY STAFF:** If any portion of this project converts to for-sale units, the seller shall notify prospective buyers in its marketing materials and homeowner of the following site conditions, to the satisfaction of the Directors of Planning & Zoning, Transportation & Environmental Services, Recreation, Parks & Cultural Activities, and the City Attorney ~~documents that the esplanade is a private street with public access easement and shall not be maintained by the City of Alexandria, and that it will be dedicated at such time that the City requests for construction of a public street:~~
- a) The central courtyard between the buildings is a private street with a public access easement and shall be accessible to the public, at a minimum, during the hours that Four Mile Run Park is open (generally dawn until dusk).
 - b) The esplanade on the east side of the project, adjacent to Four Mile Run Park, is a private street with a public access easement and shall not be maintained by the City of Alexandria.
 - c) The esplanade on the east side of the project, adjacent to Four Mile Run Park, will be dedicated at such time that the City requests for construction of a public street.
 - d) The residential units are located next to a public park with active uses and that some noise associated with day to day park operations is common and is expected to continue indefinitely.
 - e) The residential units are located above commercial uses, including, but not limited to, a commercial grocery store, and that some noise associated with day to day store operations is common and is expected to continue indefinitely.
(P&Z)(T&ES)(RP&CA)(City Attorney)
131. **CONDITION AMENDED BY STAFF:** If any portion of this project converts to for-sale units while the Birchmere is still operating in its current location ~~adjacent and in operation~~, the seller shall present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:

- a) *The Birchmere Music Hall is located immediately adjacent to the southeast side of the building and is expected to continue and hold indoor music events indefinitely. (P&Z)(T&ES)*

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

- R - 1. For all first floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division (703-838-4884) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.
- R - 2. As-built documents for all landscape and irrigation installations are required. Refer to City of Alexandria Landscape Guidelines, Section III A & B. ****(P&Z)(T&ES)
- R - 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 at completion of construction, and at periods of one year and three years after completion. ****(P&Z)(T&ES)

Transportation and Environmental Services

- F - 1. ASA has no comments on the Preliminary Plan.
- F - 2. Ensure sufficient clearance between the back of the proposed bus shelter adjacent to the property and the front of the building to meet ADA requirements. (DASH)
- F - 3. 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 - 4. 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 - 5. 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 - 6. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 7. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 8. 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 AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM 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 - 9. 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 - 10. 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 - 11. 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 - 12. 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 - 13. 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 - 14. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 15. 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 - 16. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 17. 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 - 18. The Traffic Control Plan shall 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. (T&ES)
- F - 19. The applicant shall continue to work with staff during the phasing and construction of the project to balance the on-street parking demand on Bruce Street with vehicle delay for vehicles exiting Bruce Street onto Mount Vernon Avenue during peak hours. After completion of Phase I of the project, consideration should be given to providing a dedicated left turn lane on Bruce Street at its intersection with Mount Vernon Avenue if vehicular delay during peak hours demonstrates the need for a dedicated left turn lane. (T&ES)
- F - 20. **FINDING ADDED BY STAFF:** 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)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. 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 - 3 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The

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

- C - 4 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 - 5 (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 - 6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 7 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. The memorandum is available at the following web address of the City of Alexandria (T&ES)
- [http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20\(02-07\).pdf](http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20(02-07).pdf)
- C - 8 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 - 9 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 - 10 The applicant shall provide storage space for solid waste and recyclable 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 a trash truck and the trash truck shall not back up to collect trash. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C - 11 The applicant shall be responsible to deliver the solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 12 The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle.
- C - 13 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 14 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)
- C - 15 The sewer tap fee must be paid prior to release of the site plan.* (T&ES)
- C - 16 All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)
- C - 17 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 - 18 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 19 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 - 20 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 - 21 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 - 22 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 - 23 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 24 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 25 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 - 26 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 water quality volume default and stormwater quantity management. (T&ES)

- C - 27 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF. * (T&ES)
- C - 28 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 29 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)

VAWC Comments:

1. Comply with Virginia American Water's *General Design Requirements* for all new water facilities. The standards can be obtained from VAWC by contacting Hao Chen at Hao.Chen@amwater.com.
2. Developer shall submit a Needed Fire Flow (NFF) calculation to Code Administration. After Code Administration approves the calculation, developer shall send VAW a copy of the approved calculation with a Code Administration signature, in order to verify whether the existing and proposed water main layout can meet the NFF requirement.
3. Revise City Standard General Notes #31 on Sheet C113 as follows: All water facility constructions shall conform to Virginia American Water (VAW) standards and specifications. Developer or contractor shall contact VAW at 703-706-3889, obtain an approved proposal and pay all required fees prior to the start of construction, demolition and inspection of water facilities, including, but not limit to, water mains, fire hydrants, domestic and fire service lines. All the proposed wet taps on an existing water main shall be constructed by VAW.
4. Indicate whether the proposed grading will reduce the existing water line cover to less than 3.5 feet.
5. Annotate the size of the proposed domestic service lines on Sheet C103.s
6. The proposed fire service line size (8") on Sheet C103 is inconsistent with Sheet C109.
7. Proposed 6" water line on Arrival Court (private road)
 - a. This water line, including the associated fire hydrants, tapping tees and valves, will be recorded as private utilities, and shall be installed under a VAW "Application for Special Connection" fire service agreement.
 - b. Explain whether this water line and/or the associated hydrants will be installed above the underground garage. Provide a water line profile, which also shows the

- garage elevation.
- c. Keep minimum 5 feet clearance from the circular curb & planting area.
- d. The proposed hydrant at the west entrance shall be in public ROW and directly wet tapped to the existing water main on Mt Vernon Ave.

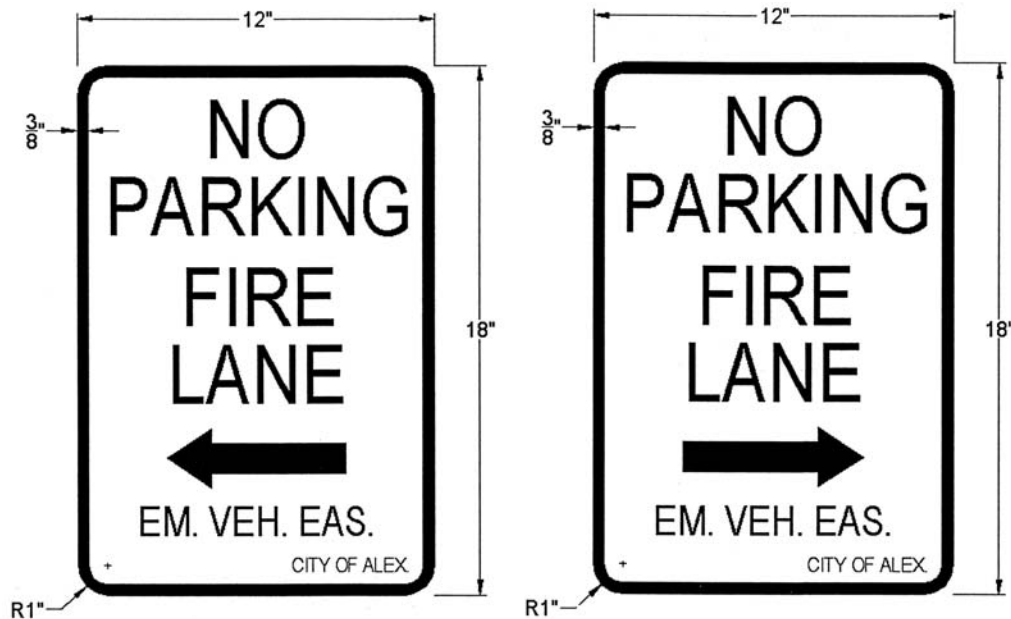
Fire Department:

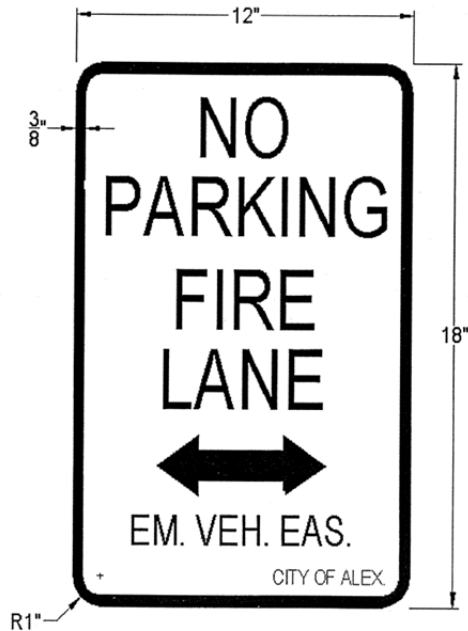
- C-1 **COMMENT ADDED BY STAFF:** The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located between forty (40) and one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a width of eighteen (18) feet (one way) and twenty-two (22) feet for two-way traffic; f) all Fire Service Plan elements are subject to the approval of the Director of Code Administration.
- C-2 **COMMENT ADDED BY STAFF:** Permanent hydrant locations need to be established in conjunction with both FDC locations. Hydrant in courtyard should be moved to a street location near one of the FDC's and deleted from courtyard location on the site plan.
- C-3 **COMMENT ADDED BY STAFF:** Fire Department ladder truck access is required for 48% of the perimeter of all buildings over 50 feet in height. This requires a truck to be able to position itself between 15 and 30 feet from the face of the building. All elevated structures used for this purpose shall be designed to AASHTO HS-20 loadings.
- C-4 **COMMENT ADDED BY STAFF:** 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) floor area per floor; e) fire protection plan.
- C-5 **COMMENT ADDED BY STAFF:** The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements.
- C-6 **COMMENT ADDED BY STAFF:** Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements.

Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/8-inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "EMERGENCY VEHICLE EASEMENT" - 2½ inches. EM. VEH. EAS. - 1 inch, CITY OF ALEX. - ½

inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1½ inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.

Where curbing is a component of the emergency vehicle easement, the curbing construction shall conform to weight and grade requirements for vehicular traffic. In no circumstances shall a raised curb be located in the path of travel in an emergency vehicle easement. Where a mountable curb is provided as part of an emergency vehicle easement, emergency vehicle easement signs shall be posted at the point nearest the edge of the emergency vehicle easement, but in no case within the clear width of the emergency vehicle easement.





C-7 COMMENT ADDED BY STAFF: The applicant of any building or structure constructed in excess of 10,000 square feet; any building or structure which constructs an addition in excess of 10,000 square feet; or any building where there is a level below grade shall contact the City of Alexandria Radio Communications Manager in the Department of Emergency Communications prior to submission of a final site plan. The proposed project shall be reviewed for compliance with the radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:

- a) The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
- b) The building or structure design shall support a minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
- c) The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.
- d) Areas deemed critical by the City of Alexandria, such as fire control rooms, exit stairways, and exit passageways shall provide 99 percent coverage exceeding -95 dbm when transmitting or receiving.
- e) The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the applicant shall install to the

satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. A bi-directional amplifier or other powered equipment must consist of two power sources:

- a) Primary Source: Dedicated branch circuit.
- b) Secondary Source: Battery backup capable of powering the system for 12 hours at 100 percent capacity.

Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager.

C-8 **COMMENT ADDED BY STAFF:** Prior to submission of the Final Site Plan #3, the developer shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to the Site Plan Coordinator of Code Administration, 301 King Street, Suite 4200, Alexandria, VA 22314.

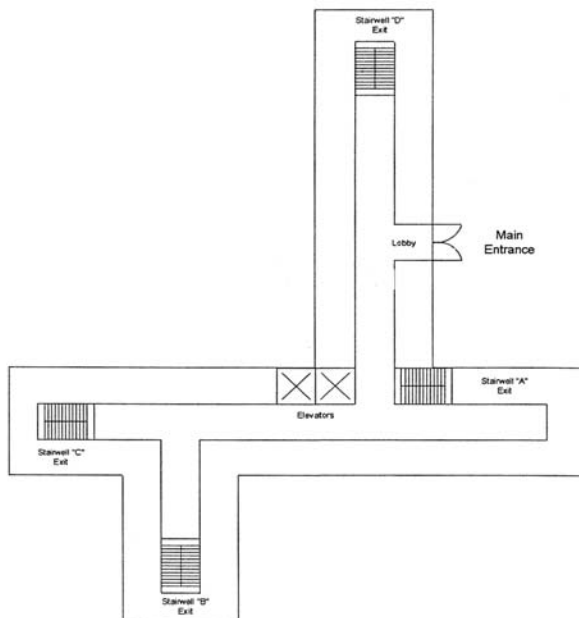
C-9 **COMMENT ADDED BY STAFF:** Provide Stairway Identification. Stairway identification signs shall be provided at each landing in all interior exit stairways connecting more than three stories. Stairways shall be identified by letter designation starting next to the main entrance with "A" and continuing in a clockwise or left to right pattern using consecutive letters of the alphabet for each additional stairway. Two copies of the stairway signs shall be submitted to the fire official for approval before occupancy.

Stairway signs shall designate the stairway letter, state the floor level, the level of exit discharge, and if there is access or no access to the roof regardless if the access door or roof hatch locks. The bottom of the sign shall be located five (5) feet above the floor landing in a position that is readily visible when the stairwell door is opened or closed. The signs must have lettering that is a minimum of 2 inches but no greater than 4 inches in height. This information may be stenciled directly onto the wall but all lettering must be of a color contrasting with the background stairway wall color.

In buildings greater than three stories where there is no graphic representation of the building footprint, a simplified building schematic must be display in the lobby. The simplified building footprint shall be an overhead view of the building exterior and the general layout of the lobby of the first floor. Stairways shall be denoted by letter as required.



Example of stairway sign



Example of building footprint

- C-10 **COMMENT ADDED BY STAFF:** The proposed building must comply with the requirements of HIGH-RISE buildings (USBC 403.1).
- C-11 **COMMENT ADDED BY STAFF:** The interior court area is insufficient for suppression apparatus. Turning movement based on vehicles not in City fleet. The space does not allow for adequate aerial rescue / suppression activities. Access does not allow for a turn-around for apparatus to egress the area.

Tower 203 Turning Specifications

- Turning Radius – Wall to Wall = 54.98 feet + / - 2 feet
Curb to Curb = 51.33 feet + / - 2 feet
Inside turning radius = 37.73 feet + / - 2 feet
- Overall Length – 47' – 4 ½"
- Overall Width – 98"
- Wheel Bases from front axle to both rear axles – 240"
- Tandem axle spacing – 56" CL of axle to CL of axle
- Gross Weight – As built with no equipment or water gross weight = 66,000#
- Angle of Approach – 13 Degrees
- Angle of Departure – 11 degrees
- Ramp Break Over – Break over angle is 9°

- R—1. **RECOMMENDATION DELETED BY STAFF:** ~~An automatic sprinkler system is recommended. (Code)~~
- R—2. **RECOMMENDATION DELETED BY STAFF:** ~~Removal of the existing addition may create an unsatisfactory exposure condition for the wall of the building located on the adjacent interior lot line. It is recommended that the owner of that property be informed. (Code)~~
- R—3. **RECOMMENDATION DELETED BY STAFF:** ~~It is recommended that the owner present a notarized affidavit to the Building Official stating when (to his best knowledge) the current usage was established. (Code)~~
- R—4. **RECOMMENDATION DELETED BY STAFF:** ~~For firefighting reasons it is recommended that all stairs extend thru the roof so that door access to the roof is provided. (Code)~~
- R—5. **RECOMMENDATION DELETED BY STAFF:** ~~In lieu of strict compliance with ladder truck access requirements specified in item C—, an alternative compliance proposal is recommended. The proposed massing, articulation of the facade and placement on the lot would be acceptable if the following fire protection and fire fighting features were built into the buildings.~~
- a. ~~Enclose all elevator lobbies in smoke tight construction~~
 - b. ~~Stair capacity to be designed without taking the sprinklered building exception.~~
 - c. ~~Fire phones installed on every level in the elevator lobby and the stairs.~~
 - d. ~~Knock out panels that have an area of 20 feet for every 50 lineal feet of building perimeter.~~
 - e. ~~Full automatic sprinkler system designed to NFPA 13. (Code)~~

Code Administration (Building Code):

- F-1 The following comments are for 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 Thomas Sciulli, Plan Review Supervisor, at 703.746.4190 or Thomas.sciulli@alexandriava.gov.
- C-1 New construction 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) floor area per floor; e) fire protection plan.

Police

Parking Garage Recommendations

- R - 6. It is recommended that the section of the underground garage dedicated to the residents is gated off from the retail section and is controlled by electronic means. This should help alleviate unwanted persons tampering with resident's vehicles and other crimes.
- R - 7. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.
- R - 8. Only residents with proper electronic access cards should be able to enter into the stairwells from the underground parking garage. This makes the stairwells safer for residents.
- R - 9. 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 - 10. 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.

Parks

- R - 11. 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 - 12. 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 - 13. 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 - 14. 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 - 1. 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.

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

VI. ATTACHMENTS

1. May 23, 2013 Applicant Status Report
2. February 18, 2014 Memo to Council
3. November 21, 2014 Public Art Narrative
4. Exhibit 1, Condition 3k: Street Trees
5. Exhibit 2, Condition 20: Location of temporary play field
6. Transportation Management Plan
7. December 14, 2011 DSUP#2009-0016 Staff Report

ATTACHMENT #1

May 23, 2013

Arlandria Center LLC
c/o Finmarc Management
7200 Wisconsin Avenue
Suite 1102
Bethesda, Maryland 20814

Dear Ms. Wright:

The project team has been working hard on this project for quite some time. We have been, and continue to be, in conversation and meetings with various entities since City Council approval. As you are no doubt aware market conditions have been fluid and challenging due to the uncertainties of the direction of the US and Washington DC economy's. We are trying very hard to move the project forward.

If you have any questions, please do not hesitate to call.

Very truly yours,

Stephen Weinstock, Managing Member
Arlandria Center LLC

Cc: Duncan Blair, Esq.
Kingdon Gould III
Keith Harney

ATTACHMENT #2

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 18, 2014

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

THROUGH: RASHAD M. YOUNG, CITY MANAGER *ml For*

FROM: FAROLL HAMER, DIRECTOR, DEPARTMENT OF PLANNING AND ZONING *JH*

SUBJECT: UPDATE ON MOUNT VERNON VILLAGE CENTER REDEVELOPMENT – REQUEST FOR BUILDING HEIGHT REDUCTION

The Mount Vernon Village Center/Arlandria Shopping Center, located in the 3800 block of Mt. Vernon Avenue, was approved for redevelopment in December, 2011 as a two-phase, mixed-use project with 478 residential units and approximately 53,000 SF of retail.

The applicant is proposing to reduce the building height by approximately one floor for the southern building, a reduction in average building height from 73'10" to 63'2". Other than the requested reduction in height, all other aspects of the project will remain the same, including building design and materials, retail square footage, unit and parking space totals, and financial and affordable housing contributions.

While a change to the height normally impacts a proposed development such that it would require a return to a public hearing, the Planning Director has determined that in this instance, as the proposal is to decrease the height without decreasing the benefits, the change does not require an amendment to the Preliminary Site Plan with Special Use Permit approval. The proposed height reduction will be reviewed as part of the Final Site Plan process, contingent upon maintenance of the architectural quality of the building and fulfillment of the conditions of approval. It is important to note that an increase in building height would always trigger the requirement to go back to City Council for approval because staff cannot administratively approve more than what City Council approved. However, if the developer chooses to not to build the full extent of what City Council approved, they may do so as long as the change does not impact the building such that it becomes a different building than City Council approved. In this case, staff believes the reduction in height will not change the building enough to require City Council approval.

On December 17, 2011, City Council approved CDD Concept Plan #2011-0005, Development Special Use Permit #2009-0016, Special Use Permit/Transportation Management Plan #2011-0058, and Coordinated Sign Special Use Permit #2011-0070, for the redevelopment of the

commercial center located at 3809-3839 Mt. Vernon Avenue and 3907 Bruce Street as a mixed-use residential/retail development.

The 4.88-acre site is located on the east side of Mt. Vernon Avenue in Arlandria, between W. Glebe Road and Four Mile Run. The site is currently developed with a 50,000 sq. ft. retail center, best known as the location of MOM's Organic Market. The rest of the site is a surface parking lot with approximately 300 spaces, and a vacant 3,700 sq. ft. freestanding retail store at the south end.

The Mount Vernon Village Center property is within the 1992 Potomac West Small Area Plan and the 2003 Arlandria Neighborhood Plan. Redevelopment has long been anticipated for this area, by both the City and the community. As this was the first property proposed to redevelop since the plan was adopted, careful consideration was taken to meet the goals and design guidelines envisioned by the plans. The project was supported by the Arlandria Advisory Group, a 30-member group created by Council Action in December 2009. Community concern was expressed over a number of issues, including neighborhood gentrification, traffic congestion, relationship of the building to the neighborhood in terms of height and scale, treatment of the park edge, and access to the bike trail.

The project is designed to be constructed in two phases, with the building at the southern end, and the associated underground parking structure, proposed as the first phase. Upon completion, the two buildings will flank a central private courtyard, which provides a visual and pedestrian connection to the park from Mt. Vernon Avenue and Russell Road, and functions as the entrance to the underground parking for the residential units.

As part of the approval, the project requested, and received, a Special Use Permit for increased height, without an increase in floor area or density, in exchange for additional affordable housing units, per Section 7-700 of the Zoning Ordinance. In cooperation with the Office of Housing, the applicant submitted an affordable housing plan to provide twenty-eight (28) affordable set-aside rental units within the project.

As noted, height was an ongoing concern for the neighborhood and for staff throughout the project design phase. In the end, the requested height increases were approved because of the importance of the project as a redevelopment site, the benefit of the additional affordable housing units, and the careful approach of the architecture to target the height towards the center of the site.

The current request to decrease the height primarily affects the central courtyard and the park frontage, both of which will benefit from the ten foot reduction. The applicant has demonstrated in revised elevation plans (*attached*) that the visual changes to the building will be minimal, and that they have been able to retain the key architectural elements and building articulation. They are not requesting any other changes to the building or the site plan, or a commensurate reduction in affordable housing units or financial contributions. There is no change to the total number of dwelling units. The applicants were able to decrease the height by reducing the unit size (average unit is now approximately 700 square feet), and because the upper floor was a narrow spine with a reduced number of units to start out with it was not difficult to absorb the

units into the rest of the building.

While a change to the approved preliminary plan that changes the height of a building would typically require a return to public hearing, in this instance, the change is a decrease in height, the change has positive effects on the surrounding property, all of the other conditions of approval are going to be fulfilled by the developer, and the change will not change the overall look of the building. Therefore, staff is in support of the requested height reduction and believes that the review should be conducted as part of the final site plan process. The proposed change was reviewed by the Executive Committee of the Arlandria Advisory Group and received their endorsement.

Since project approval in December 2011, the applicant has been working to find a financing partner. They are now working with a local developer (Dalian Development, LLC, represented by Brady Nolan) and the project is ready to begin the final site plan review process. In order to maintain development approval, the project must be under substantial construction no later than December 14, 2014, which the applicant has indicated is entirely feasible, given that the design change can be approved administratively.

New residential units and a revitalized retail center will be a substantial benefit to the immediate community and is intended to serve as a long-desired catalyst for the redevelopment of other sites identified as underutilized within Arlandria. It continues improvements along the Mt. Vernon Avenue corridor that began with the redevelopment of the Del Rey Central apartment building at Mt. Vernon and Commonwealth Avenue, and the renovation of the Calvert apartment building on Mt. Vernon Avenue, between Commonwealth Avenue and Glebe Road.

STAFF:

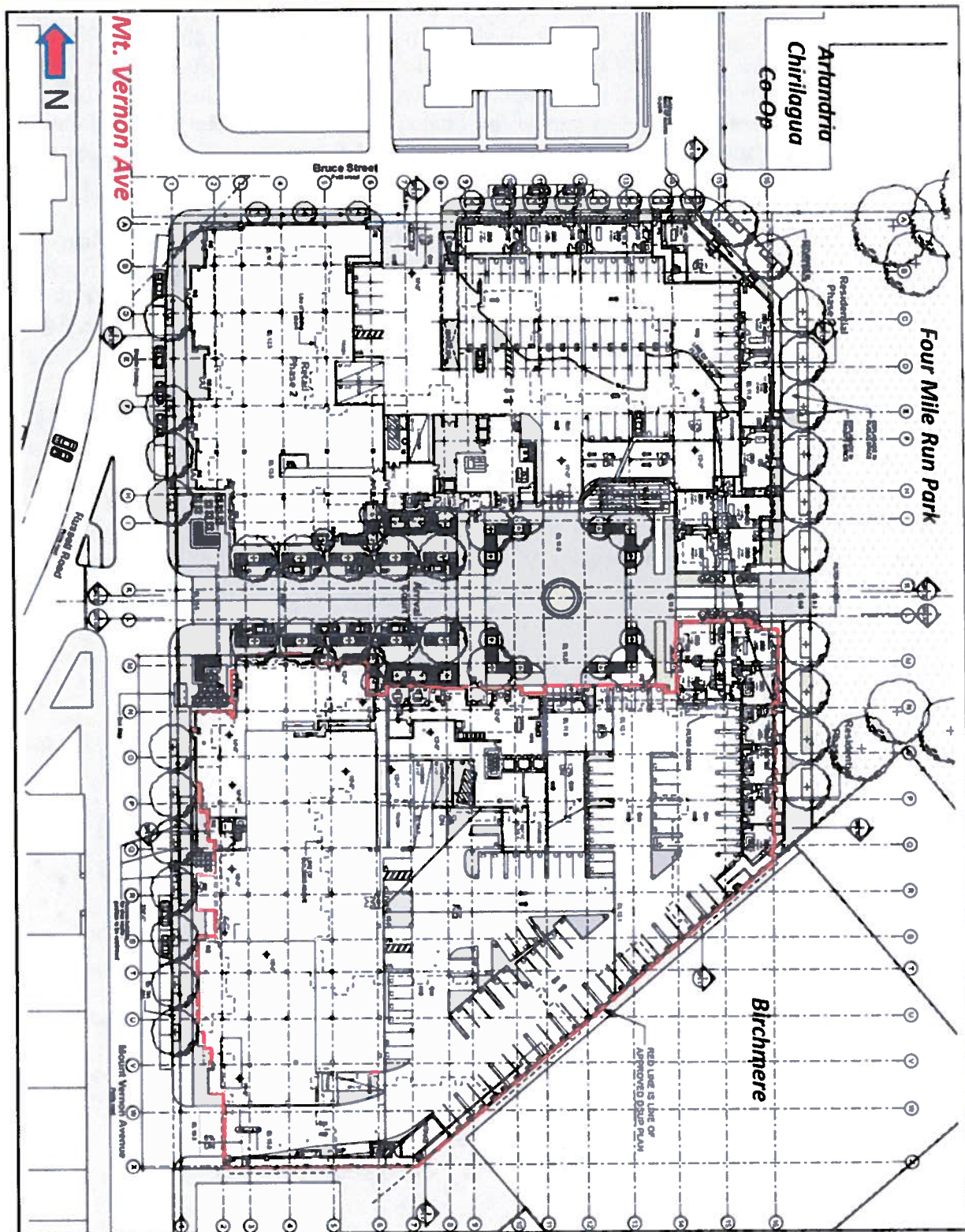
Faroll Hamer, Director, Planning and Zoning
Robert Kerns, AICP, Development Division Chief, Planning and Zoning
Gary Wagner, Principal Planner, Planning and Zoning
Maya Contreras, Planner III, Planning and Zoning
Joanna Anderson, Assistant City Attorney

CC:

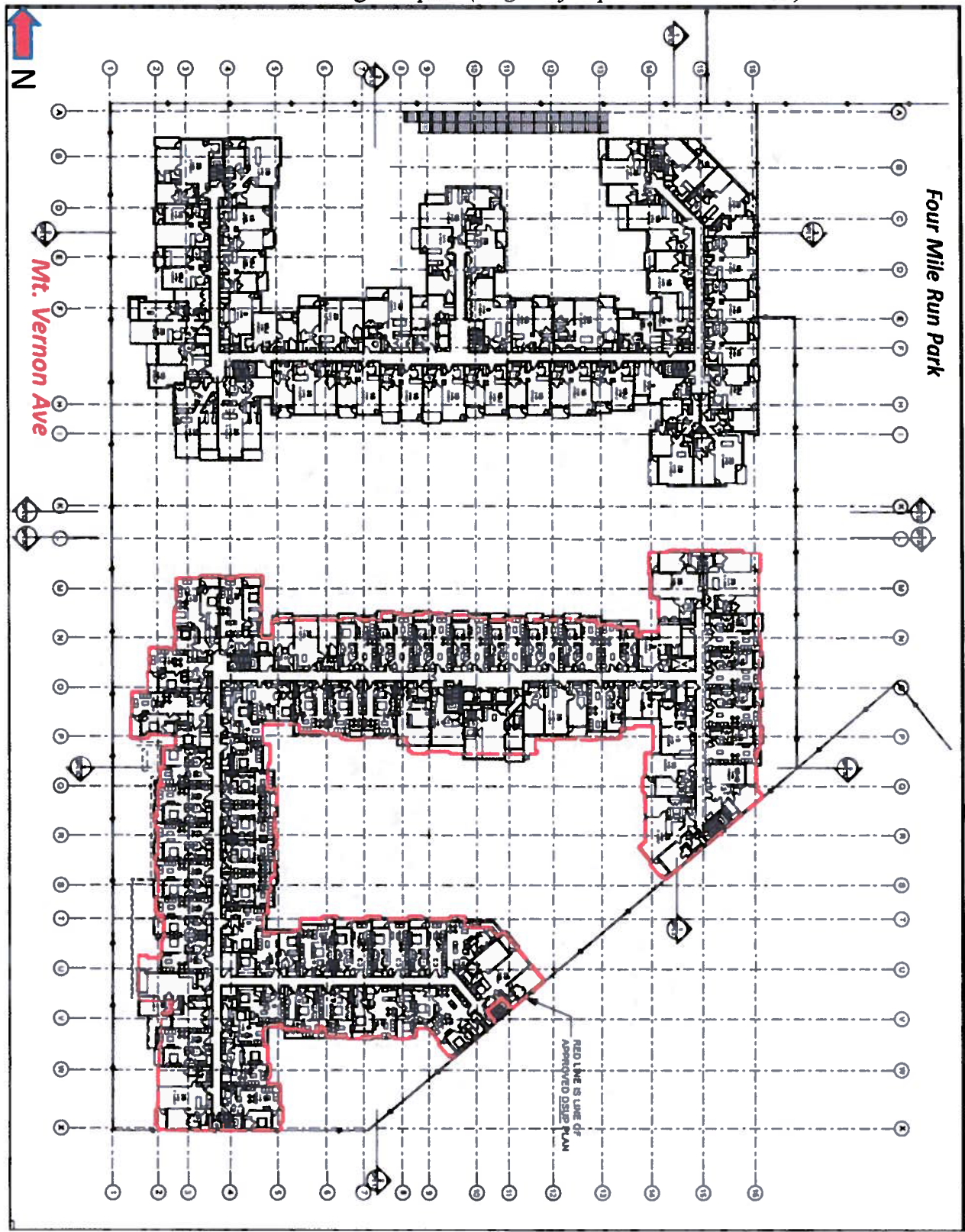
Rashad M. Young, City Manager
Mark Jinks, Deputy City Manager
Karl Moritz, Deputy Director, Department of Planning and Zoning
Arlandria Advisory Group Executive Committee

ATTACHMENTS:

Attachment 1: Site Plan *(original footprint outlined in red)*

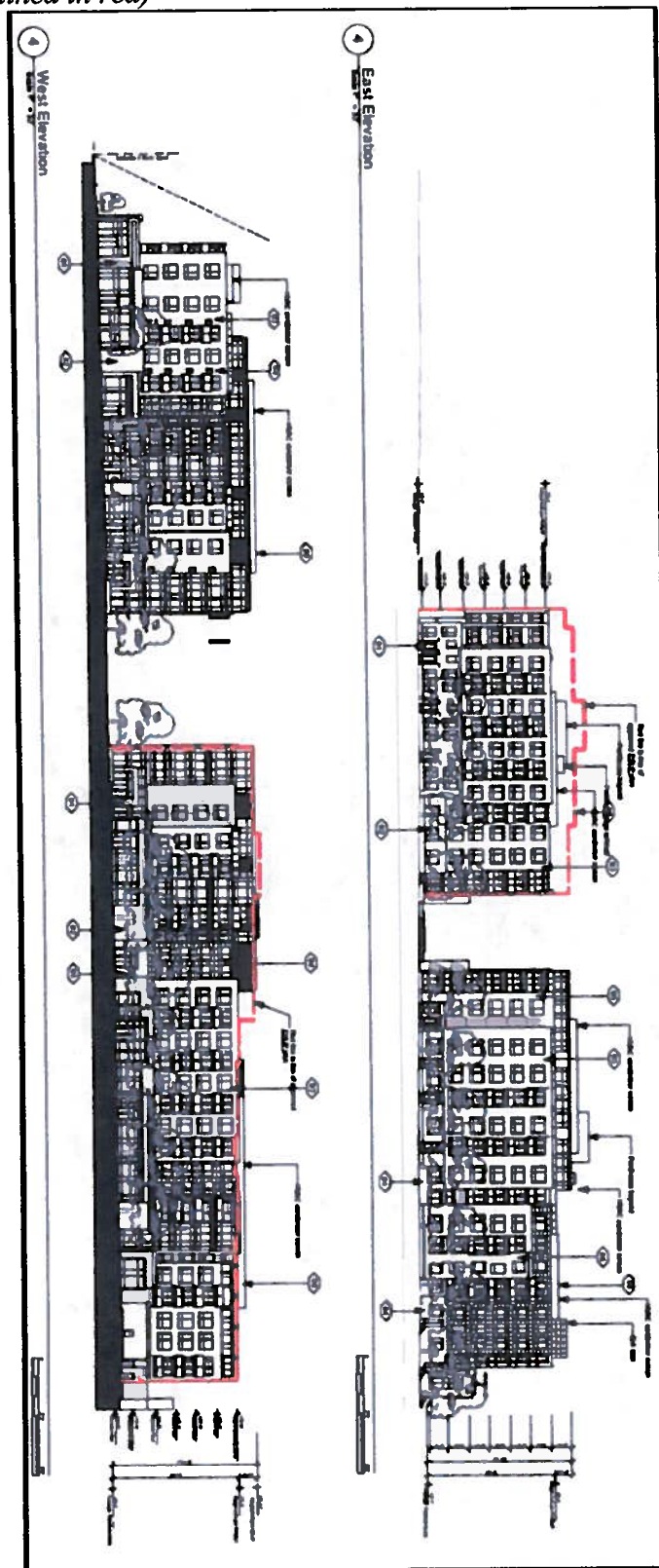


Attachment 2: Site Plan of Building Footprint (original footprint outlined in red)



Attachment 3: East and West Elevations (view from Four Mile Run Park & Mt. Vernon Ave)

(original footprint outlined in red)



November 21, 2014

The following document is in response to Condition 5 from the City of Alexandria Development Special Use Permit Conditions for the Mount Vernon Village Center project located at 3809-3939 Mt. Vernon Avenue, Alexandria, Virginia. Pursuant to a meeting with the City of Alexandria Art Director, it was agreed that construction during Phase 2 could damage any art installations constructed during Phase 1 and/or Phase 2. Therefore, the final art piece and installation shall be completed after the construction of Phase 2. Specific details of final materials and style of the art piece is to be coordinated with the City of Alexandria. In pursuit of plan approval, the following narrative and inspiration images are intended to provide the general conceptual idea of the final art piece. Ownership reiterates its commitment and support of public art projects and looks forward to determine the final appropriate strategy to be used within the development.

Part 1: Narrative

The public art piece Mount Vernon Village Center will likely be located within or along the Entrance Drive and the Central Courtyard. A circular curb with plantings, acting as a traffic circle, will be constructed during Phase 1. It is thought that this maybe the ideal location for a piece of public art to be installed at the end of Phase 2 construction and act as both a welcoming centerpiece and a traffic calming measure. Other options that are being considered in lieu of this would be an installation of paving materials that create a public art component at the ground plane.

The public art component of the project, regardless of its final form is envisioned as a modern feature that visually ties Mount Vernon Village Center with its surroundings. The materials for the art piece may range from metal to paving to landscaping to water or lighting. The final materials and details of the piece will be developed with the City staff as the project moves forward.

Part 2: Inspiration Images

The following images are for reference purposes only. The final art piece may or may not include the conceptual ideas referenced in the images.



Sculpture and water features.



Sculptural piece providing a "view" towards Four Mile Run Park.



Sculptural plantings.

Wiles Mensch Corporation - A Women Owned Small Business

11860 Sunrise Valley Drive, Suite 200, Reston, Virginia 20191 Tel: (703) 391-7600 Fax: (703) 264-0595



Modern sculptures among plantings or water feature.



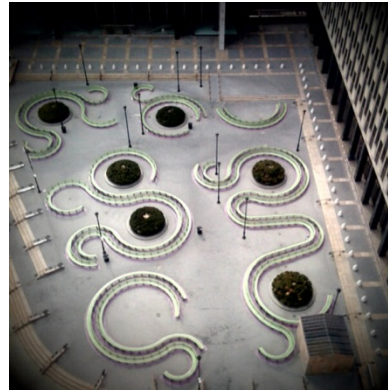
Pavement marking or painting with colored pavers.

Wiles Mensch Corporation - A Women Owned Small Business

11860 Sunrise Valley Drive, Suite 200, Reston, Virginia 20191 Tel: (703) 391-7600 Fax: (703) 264-0595



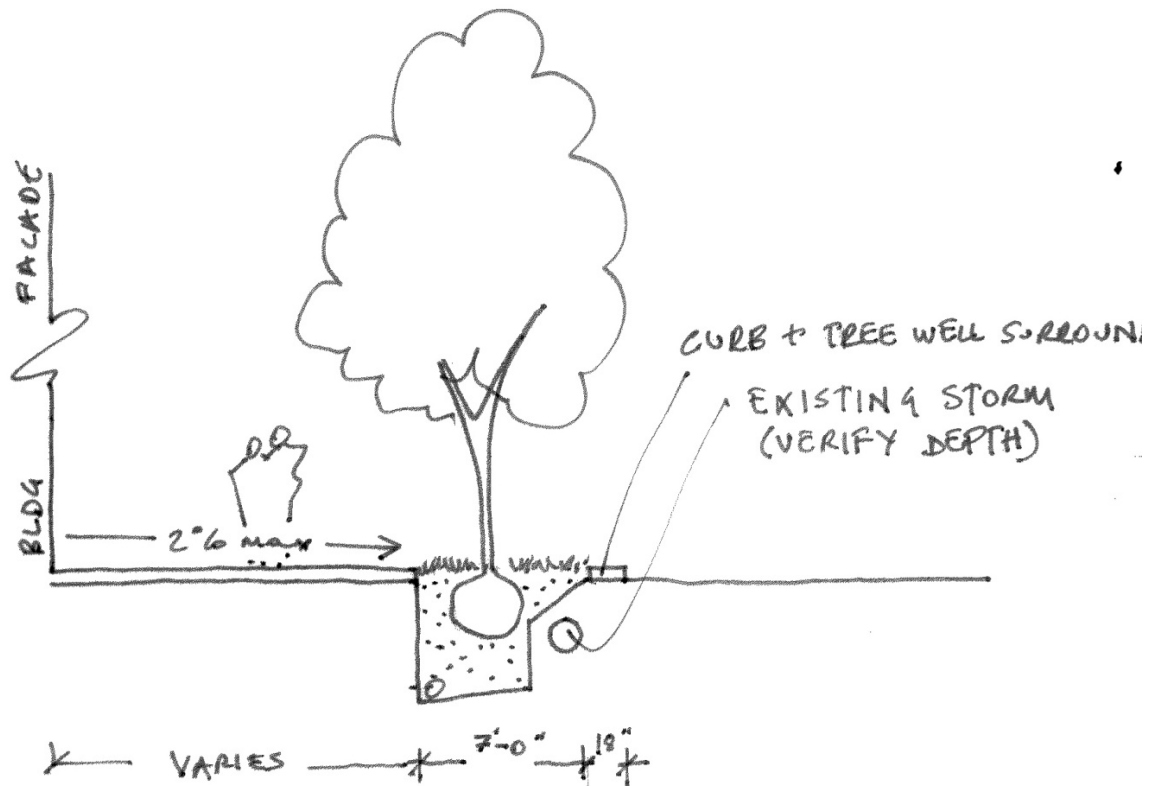
Groundplane formations



Lighting.



Attachment 4: Exhibit 1, Condition 3k: Street Trees



TYPICAL STREETSCAPE SECTION
MOUNT VERNON AVE (FROM L3.01)
 $\frac{1}{8}" = 1'-0"$

ATTACHMENT #5

Four Mile Run Park



Attachment #6 — Transportation Management Plan

Mt. Vernon Village Center TMP DSUP#2015-0030

The Transportation Management Plan (TMP) program was enacted by the Alexandria City Council on May 16, 1987, updated March 15, 2014 and is now part of the Alexandria Zoning Code (Article XI, Division B, Section 11-700). The ordinance requires that office, retail, residential and industrial projects which achieve certain square footage thresholds submit a special use permit application which must include a traffic impact analysis and a transportation management plan (TMP). The Planning Commission and the City Council consider all special use permit applications, and the City Council makes the final decision on the approval of the applications. Any project requiring a TMP must receive the TMP special use permit before the project can proceed. The TMP Program is a comprehensive effort to increase the use of transit and reduce the number of single occupant vehicles (SOVs) in the City.

The Transportation Management Program for Mt. Vernon Village Center consists of six parts:

- 1) Goal and Evaluation of the TMP
- 2) Organization, Funding and Reporting
- 3) Transportation Management Plan Directives
- 4) Evaluation of the Effectiveness of the TMP
- 5) District Transit Management Program
- 6) Permanence of the TMP Ordinance

1. Goal and Evaluation of the TMP

- a. The Mt. Vernon Village Center site is located approximately two miles between the Braddock Road and Crystal City Metro Stations. Several DASH and Metro bus lines run adjacent to the site on Mt. Vernon Avenue. The Mt. Vernon Village Center development has a goal of 40% non-SOV trips.
- b. The achievement of this goal will be demonstrated by the activities conducted and financed by the TMP fund and the annual survey that are requirements of this special use permit. The fund report should demonstrate that enough activities are being conducted to persuade employees to switch to transit or carpool as opposed to driving alone. The survey should progressively show that the strategies financed through the TMP fund are decreasing the number of peak hour single occupant vehicles to the site to achieve or exceed the goal. The annual report, fund report and survey are covered under Section 2.

2. TMP Organization, Funding and Reporting

- a. The developer shall designate a Transportation Management Plan Coordinator (the TMP Coordinator) to manage and implement the TMP on behalf of the owners of the project. The Transportation Planning Division may assist the TMP Coordinator.

- b. An Annual Report shall be submitted by the TMP Coordinator and approved by the Transportation Planning Division. This report will be due on July 15 of every year. The Annual Report shall include an assessment of the effects of TMP activities on carpooling, vanpooling, transit ridership and peak hour traffic, and a work program for the following year. The initial report shall be submitted one year from the issuance of the Certificate of Occupancy.
- c. The TMP Coordinator shall provide Semi-annual TMP Fund Reports to the Transportation Planning Division. These reports will provide a summary of the contributions to the fund and all expenses and should be accompanied by supporting documentation. The first report will be due six months following the issuance of the first certificate of occupancy, with the following due on January 15 and July 15 of every year.
- d. The TMP Coordinator shall distribute an annual survey to all employees. The survey will be supplied by the Transportation Planning Division. Survey results will be due on July 15 of every year. A 35% response rate is required as approved by the Transportation Planning Division.

3. Transportation Management Plan Directives

- a. The Special Use Permit application has been made for the following uses:

Mt. Vernon Village Center	Land Use	
	Dwelling Units	Commercial/Retail SF
	478	53,535

- b. According to the guidelines of Zoning Ordinance Chapter 11-700, the above level of development requires a Transportation Management Program (TMP). Such plan shall include the following elements:
 - i. A TMP Coordinator shall be designated for the project upon application for the initial building permit. The name, address, email and telephone number of the coordinator will be provided to the City at that time, as well as of any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project.
 - ii. Transit, ridesharing, staggered work hours/compressed workweeks, parking restrictions and the other program elements shall be promoted to employees.

- iii. Information about transit, ridesharing, and other TMP elements shall be distributed and displayed— including transit schedules, rideshare applications and information, incentive information, parking information, etc. This information shall be kept current. Displays of these brochures and applications shall be placed in a prominent location in the building and a website with this information and appropriate links to transit providers will be provided and maintained.
 - iv. A ridesharing program shall be established that includes not only participation in the regional Metropolitan Washington Council of Governments Commuter Connections Program, but also site-specific matching efforts.
 - v. Establish and promote a Guaranteed Ride Home Program as part of the ridesharing and transit marketing efforts.
 - vi. A carshare program shall be established as part of the ridesharing and transit marketing efforts for the building. At least two parking spaces should be reserved for the location of carshare vehicles. These spaces should be in a convenient location for residents, and the TMP Coordinator will arrange with any of the carshare companies for placement of vehicles in this project. For those individuals who do not lease a parking space, the TMP program will pay the registration and annual membership fees (not the usage fees) to use the carshare vehicles.
 - vii. Discounted bus and rail fare media shall be sold on-site to employees of the project. The fare media to be sold will include, at a minimum, fare media for Metrorail, Metrobus, DASH and any other public transportation system fare media requested by employee and/or the Transportation Planning Division. The availability of this fare media will be prominently advertised. At a minimum, the initial discount will be 20%.
- c. TMP Fund —The applicant shall create a TMP fund to achieve the reduction goal of 40% of single occupant vehicles for employees, based on the project's size and the benefits to be offered to participating employees. The annual contribution rate for this fund shall be \$.21 per occupied square foot of retail space and \$82.42 per occupied dwelling unit. The annual TMP rate shall increase by an amount equal to the rate of inflation (Consumer Price Index – CPI of the United States) for the previous year. Payments shall be the responsibility of the developer until this responsibility is transferred by lease or other legal arrangement. The TMP fund shall be used exclusively for these approved activities:
- i. Discounting the cost of bus and transit fare media for on-site employees.
 - ii. Ridesharing and carsharing incentive programs which may include activities to encourage and assist the formation of car, van and bus pools, such as

- subsidies or preferential parking charges and parking space location, and other analogous incentive programs.
- iii. Marketing activities, including advertising, promotional events, etc.
 - iv. Bicycle and pedestrian incentive measures which may include the provision of bicycle parking, bike sharing station and/or storage facilities, the construction and extension of bicycle paths and pedestrian walkways, the provision of shower and locker facilities and similar incentive features
 - v. Operating costs for adjacent bikeshare station.
 - vi. Membership and application fees for carshare vehicles.
 - vii. Any other TMP activities as may be proposed by the TMP Coordinator and approved by the Director of T&ES as meeting goals similar to those targeted by the required TMP measures.

Unencumbered Funds: As determined by the Director of T&ES, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in walk, bike, transit and/or ridesharing programs and activities.

4. Evaluation of the Effectiveness of the TMP

- a. The goals for transit mode share and auto occupancy established in paragraph 1.a of this document, will be used in evaluating the performance and effectiveness of the TMP. The annual survey will be used to continually determine whether the development is meeting these targets.
- b. The City of Alexandria, in conjunction with the TMP Coordinator, will identify performance standards and objectives to measure the cost effectiveness and develop methodologies to monitor the performance of each element of the TMP. The performance of the development in meeting these objectives will be evaluated in the annual report prepared by the TMP Coordinator, and will be used in developing the work plan for the association.
- c. This TMP has been designed to be flexible and responsive to the inputs of these annual evaluations in prescribing Transportation Demand Management (TDM) and Transportation Supply Management (TSM) strategies and tactics to be implemented in the Annual Work Program. By linking evaluation to work planning, the TMP standards of performance could change throughout the development cycle as the “right” solutions are adjusted in response and anticipation of changes in transportation conditions.

5. District Transit Management Program

The Mt. Vernon Village Center should integrate with a larger district level TMP program when or if one is organized. All TMP holders in the established area will be part of this

District. The objective of this district is to make optimum use of transportation resources for the benefit of residents and employees through economies of scale.

6. Permanence of the TMP Ordinance

- a. As required by Section 11-700 under Article XI of the City of Alexandria Zoning Ordinance, the special use permit and conditions attached thereto as granted by City Council, unless revoked or amended, shall run with the land and shall be mandatory and binding upon the applicant, all owners of the land and all occupants and upon all heirs, successors and assigns with whom sale or lease agreements are executed subsequent to the date of this approval.
- b. 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.
- c. The Director of T&ES may approve modifications to agreed TMP activities, provided that any changes are consistent with the goals of the TMP.
- d. An administrative fee shall be assessed to the governing entity for lack of timely compliance with the submission of the TMP mandatory reports required in the attachment (fund reports with supporting documentation, annual reports, survey results with a minimum response rate of 50%, and submission of raw data). The fee shall be in the amount of five hundred (\$515.11) for the first 30 (thirty) days late and two hundred and fifty dollars (\$257.56) for every subsequent month late. The amount of these administrative fees is for the base year in which the TMP is approved and shall increase according to the Consumer Price Index (CPI) going forward.



Docket Item #6A-D

CDD Concept Plan #2011-0005

Development Special Use Permit #2009-0016

Special Use Permit/Transportation Management Plan #2011-0058

Coordinated Sign Special Use Permit #2011-0070

Application	General Data	
Project Name: Mt Vernon Village Center	PC Hearing:	December 6, 2011
	CC Hearing:	December 17, 2011
	If approved, DSUP Expiration:	December 17, 2014
	Plan Acreage:	4.88
Location: 3809-3839 Mt Vernon; 3907 Bruce Street	Zone:	CDD #6
	Proposed Use:	Residential rental units with ground level retail
	Dwelling Units:	478
	Gross Floor Area:	636,601 sq. ft
Applicant: Arlandria Center LLC, represented by Duncan Blair	Small Area Plan:	Arlandria Neighborhood and Potomac West
	Historic District:	Not Applicable
	Green Building:	LEED Certification for Residential and LEED Silver for Retail

Purpose of Application

A request for approval of a Development Special Use Permit for the redevelopment of an existing commercial strip into a mixed use residential/retail development. The project requires the approval of the following applications:

1. A development special use permit, with site plan, to construct a mixed use project with residential and ground floor retail.
2. Coordinated Development District Concept Plan (CDD #6)
3. SUP for Transportation Management Plan
4. SUP for Freestanding Sign and Coordinated Sign Program
5. SUP for building height increase in exchange for affordable housing units per Section 7-700 of the Zoning Ordinance

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers: Maya Contreras, Urban Planner III, maya.contreras@alexandriava.gov
Gary Wagner, Principal Planner, gary.wagner@alexandriava.gov

CITY COUNCIL ACTION, DECEMBER 17, 2011: City Council approved the Planning Commission recommendations.

PLANNING COMMISSION ACTION, DECEMBER 6, 2011:

Coordinated Development District Concept Plan #2011-0005:

On a motion made by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission voted to

recommend approval of the CDD Concept Plan #2011-0005 to allow for a Floor Area Ratio of 3.0 for a mixed-use retail and residential development. The motion carried on a vote of 6-0, with Mr. Robinson absent.

Reason: The Planning Commission found that the proposed amendment was consistent with the intent of the Potomac West Small Area Plan, the Arlandria Neighborhood Plan (*A Long-Term Vision and Action Plan for the Arlandria Neighborhood*) and the CDD #6 design guidelines.

Development Special Use Permit with Site Plan #2009-0016:

On a motion made by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the DSUP #2009-0016, to construct an approximately 53,254 sq. ft. of ground-level retail with approximately 478 market-rate residential units with amendments. Included in the recommendation is approval of *building* height increases in exchange for 28 affordable housing units pursuant to Section 7-700 of the Zoning Ordinance. The motion carried on a vote of 6-0, with Mr. Robinson absent.

Reason: The Planning Commission generally expressed support of the proposal and agreed with staff recommendations. Two additional conditions, noted in sections III and V of a letter dated December 2, 2011, from Attorney Ken Wire, representing the owners of the Birchmere, were also included in the recommendation for approval. The Section III condition would require the applicant to permit future development on the Birchmere property through construction of an abutting wall along a portion of the property line without requiring the payment of a fee to exercise such right. The Section V condition would permit, by consent of both property owners, an administrative amendment of DSUP2009-0016 to accommodate a future “Park Avenue” along the southern property line, while enabling reallocation of any used floor area to other portions of the property. The Commission also accepted the changes outlined in the staff memo to the Planning Commission dated December 2, which recommended the removal of condition #14, and the amendment of conditions #10, 19, 28 and 60.

Special Use Permit for Transportation Management Plan #2011-0058:

On a motion made by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the SUP/TMP #2011-0058 for a transportation management plan. The motion carried on a vote of 6-0, with Mr. Robinson absent.

Reason: The Planning Commission found that a TMP was consistent with the City’s goals and generally agreed with staff recommendations.

Special Use Permit for Coordinated Sign Program #2011-0070:

On a motion made by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the SUP/SIGN #2011-0070 for a coordinated sign program. The motion carried on a vote of 6-0, with Mr. Robinson absent.

Reason: The Planning Commission found that a coordinated sign program was consistent with the City’s goals and generally agreed with staff recommendations.

Speakers:

Duncan Blair, representing the applicant, spoke on behalf of the project and introduced the developers/property owners and the design team.

Ken Wire, representing the owners of the Birchmere, requested that the Planning Commission initiate a Master Plan Amendment to CDE 1a that would remove the requirement of the “Park Ave” road from the Birchmere property, as well as other conditions, as outlined in the December 2, 2011 letter submitted to the Planning Commission.

Joyce Woodson, 1407 Wayne St, spoke against the proposal. Ms. Woodson requested a denial of the project based on concerns about traffic and the transportation study, a lack of community outreach to the immediate neighbors, inadequate affordable housing in the proposal, and the 100-year floodplain.

Gabriel Rojo, Executive Director for Tenants and Workers United, spoke against the proposal. Mr. Rojo requested a postponement to allow for additional community outreach, and expressed concern about a lack of a community benefits plan, including an increased amount of affordable housing, shuttles to the metro, and a plan to provide for community parking. He also questioned whether there was appropriate emergency vehicle access on Bruce Street

Sheila Bell Clifford, spoke against the proposal, expressing concerns about a lack of community outreach, the income levels associated with the affordable housing units, as well as a lack of affordable family housing.

Kenia Castillo spoke against the proposal. Ms. Castillo requested additional time before moving forward with the project, and cited concerns about a lack of community outreach and impending change in the community.

Melina Ruiz spoke against the proposal, requesting additional time before moving forward with the project, citing fears of displacement for Arlandria residents.

Israel Aguilar spoke against the proposal, requesting additional time before moving forward with the project, as he had become aware of the project only one month ago.

Carlos Moreno spoke against the proposal, requesting additional time before moving forward with the project, citing concerns about the potential impacts on area rent and an increase in traffic.

Dina Martinez spoke against the proposal, requesting that the project be deferred by one year in order to work with the community, citing concerns that the low-income Hispanic populations could be evicted if rents increase.

Adelaida Martinez spoke against the proposal, expressing concerns that the neighborhood health clinic would be removed if this project was approved.

Nora Partlow, owner of Saint Elmo’s Coffee Pub, spoke against the proposal. Ms. Partlow voiced concern about the effect on traffic in Del Ray, and asked for improved transit from the West End, as well as requesting additional research on potential traffic impacts. She also expressed concerns about displacement of existing Arlandria residents and businesses.

Kelly Merrill, president of the West End Tenants and Workers United, spoke against the proposal and requested a six month deferral of the project to allow the neighbors to have an active voice in the process. She also expressed concerns that the affordable housing provided was too expensive and requested a longer completion period for development projects.

Eileen Rivera, resident of the Mt Jefferson neighborhood, spoke against the project. Ms. Riviera expressed concerns with three major topics: 1) impact on people, families and culture, 2) negative impact on traffic, and 3) affordable housing.

Andy Rivera spoke against the project. Mr. Riviera voiced concerns with the TMP and the lack of a parking plan.

Jon Liss spoke against the project. Mr. Liss expressed concerns with the building height, and traffic impacts, lack of sufficient affordable housing and impact on minority businesses. He requested a six month deferral.

Dawnielle Miller, Executive Director of Casa Chirilagua, spoke against the project. Ms. Miller requested a six month postponement for additional community outreach, and expressed concern about future redevelopment and resident displacement if this project was approved.

Friar Andrew White, Grace Episcopal, spoke against the project. Fr. White voiced concerns that the project threatens diversity within the neighborhood and needs more dialogue. He asked for the project to be deferred for 6 months to allow time for this dialogue.

Nelson Zavaleta, Arlandria-Chirilagua Business Association (ACBA), spoke in favor of the project. He noted that the ACBA had voted to support the project because 1) it would improve the visibility and economic viability of Arlandria, 2) there is no residential displacement with the proposal, 3) it would increase the customer base for the existing businesses, 4) it provides on-site affordable units where none currently exist, 5) a new project would help to market Arlandria, 6) improvements to the Russell Road and Mt Vernon Avenue intersections would help traffic flow. He also stated that ACBA is made up of existing neighborhood businesses owners and that they will work to preserve diversity within the community.

Kevin Beekman, 3905 Elbert Ave, Lenox Place @ Sunnyside HOA and Arlandria Civic Association, spoke in favor of the project. Mr. Beekman noted the timeline for planned redevelopment in Arlandria, and that many of the transit improvements requested by the community would require adequate density to be implemented.

Elizabeth Wright, 113 S Ingram St, Alexandria Bicycle and Pedestrian Advisory Committee (BPAC), noted that the project was close to existing bike trails, but had questions about what streets cyclists would ride, and noted that there were no off-site trail improvements associated with the project. She had additional questions about the security of the residential bike spaces, and requested that the City's Bicycle Coordinator be involved in the placement of the retail bike spaces. She also requested on-site shower facilities with appropriate amenities for retail employees.

Betty King, 3731 Mark Dr., spoke against the project, citing concerns with the traffic, height,

density, and impact on the character of the neighborhood. She requested a deferral of the project because there was not enough public notice.

Colleen Stover, 3647 Edison St, spoke against the project. Ms. Stover voiced concerns that the traffic study was not sufficient, that the project provided too much parking, and that the construction of two levels of underground parking could impact the foundations of the neighboring Arlandria-Chirilagua Co-Op. She requested that the project be deferred to reconsider the scale.

Robin Roberts, 3923 Charles Ave, spoke against the project. Mr. Roberts stated that he liked the architectural vision and open space of the project, and had intended to support it, but could not because the transportation plan was not adequate.

Pat Miller, 404 Laverne Ave, Del Ray Business Association, spoke in favor of the project. The Del Ray Business Association voted to support the project and believe that it would have a beneficial impact on the neighborhood.

Maria Wasowski, 306 Hume Ave, spoke in favor of the project. Ms. Wasowski felt the project met the vision of the Arlandria Plan, and requested that it move forward without deferral

Jacob Cuomo, 51 W. Reed Ave, Vice-President of the Hume Springs Citizens Association, spoke on behalf of the Hume Springs Association in favor the project, noting the extensive outreach done by the developer and the benefits that redevelopment would bring to the neighborhood.

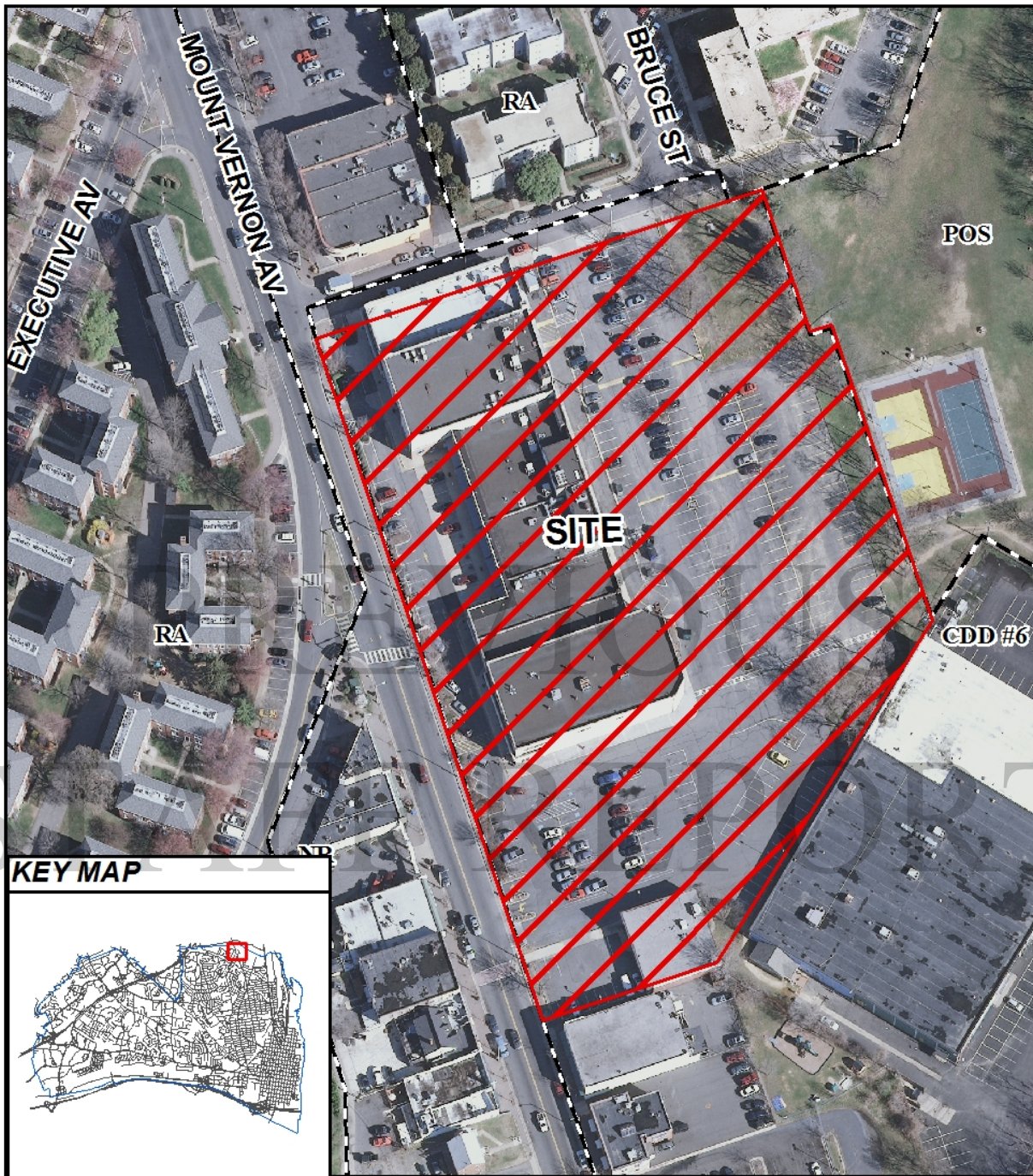
Poul Hertel, 1317 Michigan Court, spoke against of the project. Mr. Hertel expressed concerns with the design and the development of community.

Gayle Reuter, 110 E Del Ray Ave, spoke in favor of the project. Ms. Reuter noted that other projects in Arlandria have not moved forward but hoped that this project would succeed in order to keep the area from stagnating.

Val P. Hawkins, President and CEO of Alexandria Economic Development Partnership (AEDP), spoke in support of the proposal.

PLANNING COMMISSION ACTION, NOVEMBER 1, 2011: The Planning Commission noted the deferral of the request. The applicant requested the deferral.

Mount Vernon Village Center
3809-3839 Mt. Vernon Avenue, 3907 Bruce Street



CDD CONCEPT PLAN #2011-0005

DSUP#2009-0016

SUP TMP#2011-0058

COORDINATED SIGN PROGRAM #2011-0070

12/6/2011



I. SUMMARY

A. Recommendation

Staff recommends **approval** of the development application proposed for the Mt Vernon Village Center site, subject to compliance with the staff recommendations.

The proposal provides a number of benefits for the City and surrounding community, including:

- Redevelopment of a strip retail center with surface parking into a mid-rise, mixed-use retail and residential project;
- Implementation of a mixed-use development scheme in accordance with Zoning Ordinance regulations, 1992 Potomac West Small Area Plan, the 2003 *A Long-Term Vision and Action Plan for the Arlandria Neighborhood* (Arlandria Neighborhood Plan) and the CDD #6 design guidelines;
- High quality, contemporary architectural design in compliance with current green building practices;
- Improved pedestrian streetscape along Mount Vernon Avenue and Bruce Street;
- Retention of existing retail square footage and major commercial tenants;
- On-site affordable rental housing units provided for households at 60% of Area Median Income;
- New rental housing in an area long planned for redevelopment; and
- Improved access and increased visibility for Four Mile Run Park.

B. Summary of Issues

The applicant and developer, Arlandria Center, LLC, has submitted an application for redevelopment of the Mount Vernon Village Center in Arlandria. The proposal consists of a phased project that would demolish the existing retail strip, and replace it with two six-story buildings, with a two-level subterranean parking garage under the entire site. Upon completion, the buildings would provide a total of 478 residential units and generally maintain the existing amount of retail space at 53,254 sf.

To construct this project, the applicant has requested approval of the following:

- A development special use permit, with site plan, to construct a mixed use project with residential and ground floor retail.
- Coordinated Development District Concept Plan (CDD #6)
- SUP for Transportation Management Plan
- SUP for Freestanding Sign and Coordinated Sign Program
- SUP for building height increase in exchange for affordable housing units per Section 7-700 of the Zoning Ordinance

Key issues considered with this proposal, and discussed in detail later in the report, include:

- Compliance with 1992 Potomac West Small Area Plan, the 2003 *A Long-Term Vision and Action Plan for the Arlandria Neighborhood* (Arlandria Neighborhood Plan); and the CDD#6 design guidelines;

- Floodplain and associated design issues
- Affordable housing and bonus height;
- Architecture and site design;
- Traffic and parking issues;
- Neighborhood retail;
- Improvements to the pedestrian environment and streetscape;
- Coordination with surrounding neighborhood; and
- Relationship to Four Mile Run Park.

C. General Site Description

The site is located on the east side of Mount Vernon Avenue in Arlandria, between W. Glebe Road and Four Mile Run. The site is 4.88 acres and comprised of four lots of record that will be consolidated into one property with this proposal. Currently the site is developed with a 50,000 sq. ft. retail center, best known for anchor tenants CVS and MOM's Organic Market on the northern end. The rest of the site is a surface parking lot with approximately 300 spaces, and a vacant 3700 sq. ft. freestanding retail store on the southern end.

This site is bordered by Four Mile Run Park to the east with Bruce Street and the Arlandria Chirilagua Housing Cooperative to the north. There are several parcels to the south of the site, the largest of which contains the Birchmere Music Hall, and a small retail strip fronting Mount Vernon Avenue that includes Po-Siam restaurant, the Tenants and Workers United building and Auto Zone. West of the site, across Mount Vernon Avenue, is Presidential Greens apartments and Russell Road, which comes to a T-intersection at the center of the Village Center site. Cora Kelly Elementary School, located about a half mile away, is the designated elementary school for the site. The Hume Springs townhouse development is located between the school and the Birchmere.

The Arlandria neighborhood is regionally central. The Pentagon is four miles northwest, Shirlington is two miles west, Crystal City is one mile northeast, Potomac Yard is one mile east, and the Del Ray neighborhood is one mile south. As noted, Four Mile Run Park extends along the eastern edge of the neighborhood, from Four Mile Run to W. Glebe Road, and is largely a hidden neighborhood asset. West and South Glebe Roads serve as the east-west connection.

The Mount Vernon Village Center property falls within the 1992 Potomac West Small Area Plan and the 2003 Arlandria Neighborhood Plan. This is the first project to redevelop since the plan was adopted and careful consideration has been taken to meet the goals and design guidelines envisioned by the plans.

II. BACKGROUND

A. Site History and Planning Background

Redevelopment of this site has been discussed for many years. The primary building was constructed in the 1940's as a commercial shopping center known as the Arlandria Center. It was an active neighborhood shopping strip that contained approximately 85,000 square feet of retail with a surface

rear parking lot. It was active through the 1960's, and featured junior department and shoe stores, a pharmacy, an ABC store and a carpet store.

In the 1960's and 70's, this section of Mount Vernon Avenue suffered repeated flooding from Four Mile Run, which discouraged investment and development. Completion of the flood control project in the mid-1970's has effectively eliminated the problem, and while other parts of the City have had flooding problems from storms in the past several years, Arlandria has not experienced large-scale flooding. A portion of the northeastern side of Mount Vernon Avenue, however, remains within the 100-Year Floodplain.

In the early 2000's, the property was purchased by Arlandria Center LLC, the current owners. The building was renovated to create a small parking lot along the street, but otherwise, the property and the surrounding neighborhood have remained largely unchanged. According to data from CoStar, the median construction year for residential property within a one mile radius of Arlandria is 1956, and 1967 within a five mile radius.

The shopping center property, as well as the Birchmere site and several freestanding buildings along Mt. Vernon Avenue, were rezoned from Commercial General (CG) to CDD#6 in the 1992 Potomac West Small Area Plan. Redevelopment was recommended to include a mix of uses, including retail and residential. CDD#6 includes fourteen parcels, currently under five separate ownerships. The largest portions of the CDD are under the control of the Birchmere and Arlandria LLC. AutoZone, the Tenants and Workers building and Po-Siam, with their associated parking areas, make up the remainder of the CDD.

After the 1992 CDD creation, it was amended with design guidelines in 2003 as part of the Arlandria Neighborhood Plan. The Arlandria Neighborhood Plan was adopted through a community planning process that began in 2000 and was overseen by the Upper Potomac West (UPW) Task Force. This planning effort covered an area generally bounded by Four Mile Run to the north, Four Mile Run Park to the east, W. Glebe Road to the south, and to the west by the rear property lines of properties that abut Mt. Vernon Avenue.

Changes included in the Plan were: creation of design guidelines for the Arlandria neighborhood, rezoning a group of parcels, including the former Safeway site, to CDD#12 "Safeway/Datatel", the creation of a new Neighborhood Retail (NR) zone, and amendment of the underlying zone for CDD#6 to NR. At the May 2003 public hearing, the Plan was supported by representatives from Brighton Square, the Chirilagua Cooperative, the Warwick Village Citizens Association, the Potomac West Business Association, Lenox Place, and the Mt Jefferson Civic Association as well as individual small businesses owners and residents.

The 2003 Arlandria Neighborhood Plan describes a vision for future development with a healthy mixed-use community that focused on the redevelopment of three key parcels deemed underutilized "opportunity sites": Safeway/Datatel site, the Birchmere, and the Mount Vernon Village Center. The intent of the NR zone was to revitalize the remainder of the area with a mix of uses, to promote pedestrian-scaled infill and redevelopment, to provide additional guidance on signage and façade treatments, and to prohibit land uses that are inconsistent with a pedestrian, retail environment.

Since the completion of the Arlandria Plan, major redevelopment and neighborhood revitalization has occurred in Shirlington, within the Del Ray neighborhood of Mount Vernon Avenue and in the planned build-out of the Potomac Yard. Some community members have expressed frustration at the lack of private investment interest in redevelopment of the key sites in Arlandria, including Mount Vernon Village Center. In December 2009, the City Council approved the creation of the Arlandria Advisory Group, a community-based stakeholder group, which has the sole purpose of working with City staff on the implementation of the Arlandria Neighborhood Plan.

In fall 2009, the applicants, Arlandria, LLC, submitted to the City a concept for redevelopment of the Mount Vernon Village Center. Since that time, the City and the applicants have worked through site issues and neighborhood concerns, which culminated in the current application.

Under the current application, the Mount Vernon Village Center is moving forward separately from the rest of the properties within CDD#6. Site design considerations have been incorporated to meet the overall vision of the Arlandria Neighborhood Plan on their own site and to further the vision if and when other parcels elect to redevelop.

B. Detailed Project Description

This proposal is for two mixed-use buildings that include approximately 53,000 sq. ft. of street level retail space, and five floors of multi-family dwelling units, all of which is over two levels of below-grade parking. There are a total of 478 rental apartments being proposed. No parking reduction is being requested and the number of parking spaces being provided is 940.

CDD#6 has a number of regulations for development. With a Special Use Permit, parcels in CDD#6 are permitted to request a maximum gross floor area ratio (FAR) of 3.0, including above-grade parking. Maximum height at the street is 35', increasing to 50' with a minimum building step back of 15' from the front building façade. An additional height of 65' may be requested for a maximum of 50% of the development footprint. There must be 10-15% ground level open space.

The proposed project meets the majority of the CDD#6 regulations – it is at 3.0 FAR and it has 10% ground level open space. However, the building heights are not in strict conformance with the CDD#6 regulations as the applicant is requesting bonus height pursuant to Section 7-700 of the Zoning Ordinance, which allows up to 25 feet of additional building height in exchange for the provision of on-site affordable housing units. Specifically, the applicant is providing 28 affordable units at 60% of the AMI for 30 years, and is requesting three specific areas of additional height:

1. The applicant is requesting a maximum building height of 73'10" for 37% of the building footprint (at the center of the site), for an 8'10" increase above the permitted building height of 65 feet, to accommodate a change in building material from steel construction to wood frame. There is no increase in FAR.
2. The CDD#6 regulations allow the building height to increase from 50' to 65' for 50% of the development footprint. The applicant is requesting to have 61% of the development footprint at heights above 50'. This 61% includes the area of building that is 73'10" (described above) as well as portions of the building that are at 65'. The area that is over the CDD#6

regulations is 11% or approximately 17,000 sq. ft. of development area. Again, there is not increase in FAR.

3. Finally, there are areas along the Mt. Vernon Avenue façade that do not have the 15' setback required by the CDD#6 regulations – particularly three glassy tower elements. These elements are an important part of the contemporary architectural composition and staff supports retention of these unique features; thus, a portion of the bonus height is being used to allow for these areas that do not have the full 15' setback.

The project would be constructed in two phases, with the south building and associated underground parking structure, adjacent to the Birchmere, being constructed first. Part of the existing shopping center would remain while the first phase is under construction. The commercial uses will occupy the front half of the first floor of the new buildings with approximately 53,000 square feet of commercial area. Parking and loading for these spaces is encompassed at grade and entirely within the buildings, with an entrance off of Bruce Street for the north building and an entrance off of Mount Vernon Avenue for the south building. A central private courtyard acts as a street to separate the buildings, continuing the progression of Russell Road through to the park, and providing the entrance to the underground parking for the residential units. There would be direct pedestrian connections through the site to the park and a 20 foot wide esplanade constructed along the rear of site as a new access for park users.

The approximately 478 rental dwelling units will occupy floors 2–6 and accounts for about 75% of the building (490,500 square feet). The residential portions of each building are designed in a “C” shape. The long side of these “C” shapes back up to a central courtyard street, creating a central spine for the project. The arms of each “C” wrap above-grade central open spaces with amenities accessible to residents of the building. Residential liner units extend to the ground level at Bruce Street, opposite the Arlandria Chirilagua Housing Cooperative and to the esplanade area at Four Mile Run Park at the rear of the property, providing front doors to the sidewalk. The building becomes more slender as it rises, with approximately 100 residential units per floor on the lower floors and 54 units in two long corridors on the top floor. This concentrates the height of the building at the center of the site, allowing it to step down to the neighboring uses.

Residential Units

The rental apartments include a mix of efficiency, one-bedroom, one-bedroom with den and two bedroom units. The sizes will range from 445 square feet for the smallest efficiency unit to 1,342 square feet for the largest 2-bedroom unit. Parking will be provided in the two underground levels of the garage, with direct elevator connections between the garage levels to the residential lobby and to the apartments above.

Amenities for the residents include two above-ground open space areas (one for each building), a fitness center, a swimming pool, a club room with adjoining rooftop terrace, and a business center. The arrivals courtyard functions as a new private street and provides street-level access to the leasing and management offices, as well as short-term parking. The residential garages will be accessed from this central court. Loading areas for moving trucks and associated freight elevators are provided for each building within the parking garages.

In order to maintain an active neighborhood presence along Bruce Street and Four Mile Run Park, the ground level residences have direct access to the street or to the pedestrian promenade with front doors and stoops. The arrivals courtyard and Bruce Street will be visually open to provide a view and a pedestrian connection through the project to Four Mile Run Park.

Retail Space

Storefronts will have highly visible glassy fronts with pedestrian entrances on Mount Vernon Avenue. The applicant has been working closely with the two anchor tenants, MOM's Organic Market and CVS, in order to retain them for the redevelopment. Spaces will be constructed to current retail market standards, with fifteen foot high ceilings and a coordinated sign program.

Parking for the retail is provided from within a two level parking structure with rear entrances to stores and retail elevators connecting below-grade parking to the retail level. The north building retail parking will be accessed from Bruce Street and the south building access will be from a curbcut on Mount Vernon Avenue. Non-peak street parking will be added along Mount Vernon Avenue and existing street parking is anticipated to be maintained along the north and south side of Bruce Street.

Truck deliveries and trash removal will occur within each building. The depth of the loading dock will be large and deep enough to support one tractor trailer truck and two smaller trucks to park completely within the south building, where MOM's is anticipated. Three smaller loading spaces are also provided within the north building garage. These configurations will prevent any truck from loading or off-loading from the street while making deliveries, and will reduce noise levels for the neighboring businesses and residences.

III. ZONING

Property Address:	3809-3843 Mount Vernon Ave	
Total Site Area:	4.88 AC; 212,526 SF	
Zone:	CDD#6	
Current Use:	Retail	
Proposed Use:	mixed-use with above ground residential and ground level retail	
	Permitted/Required	Proposed- CDD Zone
FAR	0.5; or 1.5 for a mixed use project w/ SUP or up to 3.0 GFA within CDD#6 w/ DSUP	3.0
Height	35' along the street; up to 50' with step back of 15' from front façade; up to 65' for a max 50% of building footprint	Up to 73'-10" for tower elements along Mt Vernon Ave. *; Up to 73'-10" for 37% of building footprint*; Up to 65' for 61% of building footprint (including the 73'10" area)*
Setbacks	None	5' along Bruce Street; Varies along Mount Vernon – 11'-27.5'

Parking		
Retail Use:	255 (1.1 space / 220 sq ft.)	255
Residential Use:	685, per Parking District 2 requirements 1.3 per 1BR unit; 1.75 per/2BR units. CDD requires a minimum of 1 space per residential unit	685
Visitor	@ 15% = 103 spaces	Shared with the 255 retail spaces
Total:	940	940
Loading spaces:	Residential: 0 Retail: 3	6
Open Space	10-15%	10% (public) + 5% (private)

*Height increase pursuant to Section 7-700 for affordable housing

IV. STAFF ANALYSIS

A. *Conformance to the Small Area Plan and CDD#6*

Within the 2003 Arlandria Vision and Action Plan, the community identified several major areas of concern, including redevelopment of large parking lots and access to Four Mile Run Park. The plan provided illustrative options, and staff has worked closely with the applicant to achieve these goals, which are shown below. The Vision, as described on Page 5 of the plan, includes:

- The desire for a healthy, mixed-use community focusing on the redevelopment of three underutilized “opportunity” sites: Safeway-Datatel, the Birchmere and the Mt Vernon Village Shopping Center;
- Active and viable commercial retail that serves both the neighborhood and the broader community;
- A transition in uses from automobile-oriented to pedestrian-oriented;
- Visual and physical connections to Four Mile Run Park; and
- A safer environment for pedestrians.

The illustrative plans describe two major concepts identified by the community on Page 6, which were kept in the forefront through the development of the site plan:

- Visually opening and enhancing access to Four Mile Run Park by providing better pedestrian and vehicular access to the Park in several key locations, including at the northern edge of the park by Four Mile Run, between the existing Duron Paint and 24 Express properties, and providing connections to the Park from Mt. Vernon Avenue as the Mt Vernon Village Center and Birchmere properties are redeveloped;
- Optimizing the future development of the three major sites identified as underutilized and “opportunity sites”. The plan envisions the redevelopment of these properties with ground floor retail and entertainment uses, with office and residential uses on the floors above.

Structured off-street parking would be faced with active uses. Plazas and other open spaces would be provided;

A Vision for Redevelopment

One of the key goals of the 1992 and the 2003 plans is achieved with the current mixed-use application. This site has repeatedly been identified and incentivized for redevelopment. Located within the heart of the Arlandria retail core, it has some of the most visible street frontage, and two of the larger retail tenants. The existing building is utilitarian, and the large surface parking lot does very little to enhance the neighborhood or the park, which is hidden behind the building from Mount Vernon Avenue. Once complete, the redeveloped site will retain popular retailers, while providing new commercial space that meets the specifications of current market demands.

In keeping with the Eco-City policy of Alexandria, this is a very good infill site for residential units, as it is located next to existing underutilized open space, and along a busy transit corridor with ready access to multiple job centers. New residents will be able to take advantage of existing commercial and entertainment options, and provide patronage for new businesses. Perhaps most importantly, as the existing site is currently all commercial uses, there is no loss of affordable residential units to the area, and 28 new affordable units will be gained, in addition to the market-rate units.

Development under a CDD

CDD #6 is made up of fourteen parcels, five of which are owned by Arlandria LLC, and would be consolidated with this development approval. Other parcels within the CDD are the single lot spaces occupied by the Po-Siam Restaurant at 3807 Mount Vernon Avenue, the Tenants and Workers building at 3801 Mount Vernon Avenue, and the Auto Zone building, with associated parking lot, at 3705 Mount Vernon. The remaining parcels within the CDD are owned by Just a Honky Tonk LLC, which is associated with the Birchmere. While it has a street address of 3701 Mount Vernon, the associated parcels have some parking lot street frontage along Mount Vernon Avenue with the building tucked behind the single streetfront lots.

Often, the benefits of CDD redevelopment come from joint partnerships where parcels consolidate and redevelop together. While the proposal at the Mount Vernon Village Center does not require joint development, it does not preclude it either, and in this instance, the individual owners are large enough that benefits can be achieved through single owner redevelopment. The 2003 Arlandria Vision and Action Plan described interim redevelopment options, and similar discussions have occurred between the Birchmere and Village Center owners, as well as the Birchmere and the City. The Birchmere is both locally and regionally important and a key member of the community. Redevelopment on that parcel can occur when the owners are ready.

As a result of discussions between the property owners, the blank walls along the shared property line will be modified during the final site plan process to incorporate windows or other architectural treatments. This will increase the future redevelopment options for the Birchmere site, and it brings street-quality architectural treatments to all frontages of the redeveloped Mount Vernon Village Center building.

The remaining parcels along Mount Vernon Avenue may redevelop at some point, particularly the Auto Zone site, as it is the largest and least pedestrian oriented of the three. If they do not, it would not preclude development on the Birchmere site. They are reasonably situated along the street and provide active and recognized neighborhood uses. Po-Siam, in particular, was mentioned in a recent song, “Arlandria” by the rock band the Foo Fighters.

Access to Four Mile Run Park

Improved access to Four Mile Run Park, both visually and by providing pedestrian and vehicular access to the Park, is discussed at length in the plan. The Plan describes the park as a “hidden asset” and provides several alternatives for access points, as well as graphics showing two alternatives for vehicular access to the park on page 25. Staff has worked with the applicant and with the Department of Recreation, Parks, and Cultural Activities (RPCA) to develop means to achieve the goal of improved access.

The illustrative plan, first described on page 31 of the Long Term Vision and Action Plan, shows a number of proposed road connections through CDD#6. One road, labeled for the illustrative plan as “Park View Lane” travels roughly northeast, beginning at the existing Birchmere driveway and extending along the backs of the adjacent Hume Springs townhomes. It jogs left at Four Mile Run Park, and becomes a traffic circle, “Park View Circle” and then extends to connect with Bruce Street. A secondary road, “Park Avenue” travels along the southern edge of the Mount Vernon Village Center property and connects to “Park View Circle”. (See Illustrative Plan from the Arlandria Neighborhood Plan in Section VII, Graphics)

City staff, including members from the Development team, Neighborhood Planning, RPCA and T&ES discussed the illustrative road network at length and with the applicant. As shown, the roads do not connect to any larger network and, as the plan states, exist primarily to open access to Four Mile Run Park, and to provide secondary access points to the rear of the deep lots. They would not alleviate traffic along Mount Vernon Avenue or provide additional connections, and as such, T&ES would not require them for traffic purposes. Additionally, RPCA expressed concerns with any loss of open space for a new road network. They are, however, shown in the Arlandria Plan as a long-term goal.

In reviewing the current application, staff has attempted to leave options open for the future. In terms of “Park View Lane”, this project is not being required to build this new public street, but the project does not preclude it. The portion of the 20’ wide esplanade on the east side of the applicant’s property is to be placed in reservation, with future dedication to the city as a part of a new road, if it is deemed appropriate in the future. However, the pedestrian esplanade plays a beneficial role in terms of the park and can stand on its own as a positive way of accessing the park for pedestrians and bicyclists. A park plan is currently pending for the park itself and the issues of the road connections, separation of the public park from the private residences, as well as park uses at its perimeter will be explored and better defined in that plan.

One concern that the applicant expressed, as the road network was being discussed, was that two of the roads are shown with a significant amount of property taken from the Mount Vernon Village Center site, on both the east and the south sides. A 20’ setback has been required along the east side

of the property (for the esplanade.) This, in combination with adjustments that were required for the floodplain issues, as discussed in the next section, resulted in a significant loss of developable property. The proposed road along the south side of the site - "Park Avenue" – was also problematic because, in preliminary discussions with the Birchmere owners, they indicated that, while they may be interested in redeveloping their site at some point in the future, they were not prepared to develop a design concept that would work in tandem with the time frame for the Mount Vernon Village Center site. Thus, if "Park Avenue" was required at this time, the result, as argued by the applicant, would be a stub "road to nowhere" encircling their property, but providing few benefits to the site or the neighborhood. Additionally, they put forth that the central access courtyard that provides pedestrian and bicycle access to the park could, in fact, serve as a substitute for the "Park Avenue" road.

For all these reasons, with this application, staff is not recommending dedication of land for the "Park Avenue" road connection on the south, but is recommending a 20' strip along the east side of the property be put in reservation for dedication if needed to construct a public road in the future. This, again, is the public esplanade area.

Additionally, the applicant has been required to set their building face back five feet from their property along Bruce Street on the northern boundary of the site. This will allow for the widening of Bruce Street from 26 ft. to 36 feet with parallel parking on both sides of the street and a minimum 8 ft wide sidewalk on the south side of the street. Within the Arlandria Plan, Bruce Street was envisioned to provide pedestrian park access, as well as an opportunity to function as a "green finger" that could visually pull the park towards Mount Vernon Avenue. In addition to Bruce Street, the new private street between the two buildings will be provided to function as another "green finger" to the park, and create the park vista that is currently missing from Mount Vernon Avenue.

B. Floodplain

One of the distinguishing characteristics of the neighborhood is Four Mile Run, with the associated park that covers much of its floodplain. Following the June 2006 flooding in the City of Alexandria, the Federal Emergency Management Agency (FEMA) began a process to update the City's floodplain maps, also known as the Flood Insurance Rate Maps (FIRMs). This update incorporated more detailed hydrologic and hydraulic analysis of the Cameron Run watershed and more refined topographic information for other flooding sources, such as Four Mile Run. In the summer of 2010, staff was made aware of the update to the floodplain maps, which became effective June 16, 2011, would have a significant impact on Arlandria, and the Village Center site. The northern edge of the site along Bruce Street, and the northeast corner of the property were deemed to be within the 100-year floodplain.

The City participates in the FEMA National Flood Insurance Program (NFIP). Under that program, if Alexandria, and other communities, adopt and enforce a floodplain management ordinance to reduce flood risks to new construction in the Special Flood Hazard Areas (100-year floodplain), the Federal Government makes flood insurance available to Alexandria property owners as a financial protection against potential flood losses. The City's floodplain regulations are included in the Zoning Ordinance, at Section 6-300.

In spring 2011, a text amendment was approved that modified how staff applies the floodplain regulations in the case of mixed-use buildings. A definition for mixed-use buildings and structures has been added at section 6-303(U), along with regulatory provisions at section 6-306(K). The City's prior floodplain regulations only recognized residential and non-residential uses, such that mixed-use buildings that contain any residential units were considered to be residential and required to meet all of the restrictions for residential buildings.

Because FEMA does not permit below grade parking (which meets the definition of a basement) to be constructed in the floodplain for residential structures, the current ordinance prohibits mixed-use development projects from including below grade parking. A review of the FEMA regulations, floodplain management policies and technical bulletins show that mixed-use development can be recognized as its own separate use and include below grade parking, if it is allowed in the local ordinance and if good floodplain management practices are undertaken.

The floodplain challenges resulted in a partial redesign of the project, particularly for the Phase Two building. The project architects worked closely with P&Z and T&ES staff to modify the building design in order to remain compliant with FEMA's floodplain regulations and the City's floodplain ordinance. The most significant change is that the underground residential parking garage has been completely pulled out of the floodplain. Additional floodplain protections have been added to the Bruce Street entrance, and all of the residential entrances along Bruce Street and the park have raised doorways to be at least one (1) foot above the 100-year floodplain elevation.

C. Zoning Ordinance Section 7-700 and Affordable Housing

The applicant has requested the approval of a special use permit pursuant to Section 7-700 of the zoning code, which allows an increase in floor area ratio, height and/or density of a project in exchange for on-site affordable housing units. In this instance the applicant is requesting increased bonus height under 7-700, without an increase in floor area or density. In exchange for the bonus height and the use of the voluntary contribution as defined in the Developer's Housing Contribution Policy Work Group (June 2005), the applicant in cooperation with the Office of Housing has submitted an affordable housing plan that will provide twenty-eight (28) affordable set-aside rental units within the project. This exceeds one-third of the estimated additional units made possible by the bonus height (23-24 units) with the additional units being provided in lieu of the voluntary cash contribution associated with the non-bonus units. The Affordable Housing Plan was approved by the Affordable Housing Advisory Committee on November 3, 2011. The provision of 28 affordable units, proportional to the other units within project, at the property would be about 6% of the total units, which is the same percentage that was provided at the Del Ray Central apartments (9 units within 141).

The lack of adequate affordable housing in Alexandria continues to pose a serious problem to the realization of the City's vision for itself as a caring community that is diverse and affordable to all. The Arlandria Small Area Plan recognized the importance of maintaining affordable housing options as redevelopment occurred. The affordable housing plan provided by the applicant is consistent with the Arlandria Small Area Plan and is supported by City staff. This project demonstrates how compliance by a developer with the bonus density and height provisions of Section 7-700 of the City's Zoning Ordinance and the conclusions of the Developer's Housing Contribution Policy Work

Group (DHCPWG) can be an effective tool to provide a substantial number of affordable housing opportunities for low and moderate income households (including City workers, seniors, and individuals with disabilities) within a mixed-income model.

Specifically, the applicant is providing 28 units with affordable rents as defined in Section 7-700 (30% of maximum income limits used by the U.S. Department of Housing and Urban Development for the Housing Choice Voucher Program) for a period of 30 years, and is requesting three specific areas of additional height:

1. The applicant is requesting a maximum building height of 73'10" for 37% of the building footprint (at the center of the site), for an 8'10" increase above the permitted building height of 65 feet, to accommodate a change in building material from steel construction to wood frame. There is no increase in FAR.
2. The CDD#6 regulations allow the building height to increase from 50' to 65' for 50% of the development footprint. The applicant is requesting to have 61% of the development footprint at heights above 50'. This 61% includes the area of building that is 73'10" (described above) as well as portions of the building that are at 65'. The area that is over the CDD#6 regulations is 11% or approximately 17,000 sq. ft. of development area. Again, there is not increase in FAR.
3. Finally, there are areas along the Mt. Vernon Avenue façade that do not have the 15' setback required by the CDD#6 regulations – particularly three glassy tower elements. These elements are an important part of the contemporary architectural composition and staff supports retention of these unique features; thus, a portion of the bonus height is being used to allow for these areas that do not have the full 15' setback.

The regulations in CDD #6 include two different height restrictions where the applicant is applying the provisions of 7-700 to gain additional building height:

1. 35 ft. along the street, increased to 50 ft. with a minimum 15 ft. building setback from front facade;
2. Building height may be increased above 50 ft., per CDD Guidelines, to a maximum of 65 ft. for 50% of the building footprint where building massing and scale are compatible with the adjoining development and where the design elements are compatible with recommendations of the Long-Term Vision and Action Plan for the Arlandria Neighborhood.

In the first case, the applicant has requested increased building height in several areas along the frontage of Mount Vernon Avenue. Rather than applying the strict height and step back requirements, which could result in a consistently monotonous frontage, the architect has designed the building to provide a variety of building heights and step backs along the street frontage. In order to create this variety, the building heights range anywhere from 20 ft. (for retail store fronts) to up to 73'-10" high (for three glass tower features); and step backs that vary anywhere from 0 ft. to 17 ft. Staff supports the building heights and step backs as proposed because they result in a building design that has more variety along the street frontage than if the building was required to meet the strict letter of the ordinance. (For further description of the building design, see the Architecture Section below)

In the second case, there are two areas where the applicant is requesting additional building height pursuant to 7-700. The first is to exceed the maximum building height of 65 feet because of the type of construction proposed. The second is that the area of building that exceeds 50 percent of the building footprint.

With regard to the requested building height over 65 feet, the applicant is requesting a maximum building height of 73'-10" for 37% of the building footprint (for both buildings) to accommodate a change in building material from concrete construction to wood frame construction, which adds approximately 18 inches to each floor over the retail base. This additional building height is clustered along the central spine overlooking the central courtyard area.

The applicant is also requesting additional building height for an area of the building that is over 50 feet and exceeds 50% of the building footprint. This area represents an increase of approximately 11 percent over the maximum 50% allowed. This area again is concentrated along the central spine of the building where it will have the least amount of impact on adjacent development.

For the reasons mentioned above, staff is of the opinion that the additional height in the described areas will not have an adverse impact on adjacent development and is in keeping with the Long-Term Vision and Action Plan for the Arlandria Neighborhood.

D. Architecture and Relationship to Four Mile Run Park

The overall design approach is contemporary, colorful and glassy, and designed to present an attractive façade from all directions. The buildings are each a "C" shape, back to back, with the center spine fronting the private courtyard street where they meet. The openings of the buildings allow them to step down to the surrounding properties. While the building is taller along Mount Vernon Avenue and the park frontage, it steps down to a courtyard level of 35' along Bruce Street.

The southern building, Phase One, has a façade length measuring approximately 320 feet along Mount Vernon Avenue, extending from the intersection at Russell Road to the property edge next to Po-Siam restaurant. The northern building, Phase Two, has a façade length measuring approximately 200 feet along Mount Vernon Avenue, and about 300 feet along Bruce Street. To mitigate the long horizontal dimensions of the project, the architect has incorporated a significant amount of architectural variation within the building frontage, both in plan (horizontally) and in section (vertically) with recesses and projected bays, visually reducing the mass of the building and improving the pedestrian experience. The foremost projections are mostly glass, and are expressed as dramatic tower forms that come all the way down to the sidewalk, whereas the deepest recesses are a dark brown, to further emphasize the architectural variation. Boldly colored panels appear to hang from the building frame and wrap around the corners, with projected balconies and a regular window pattern punched through the panels. Along Bruce Street, the ground level retail portion of the building wraps the corner, extending to the entrance to the parking garage.

Vision of the Arlandria Plan

While some of the existing buildings in the area have an appealing character, (particularly the cluster within the Arlandria Business Corridor that includes the "Waffle Shop"), most are relatively undistinguished. The Arlandria Neighborhood Plan recommended pedestrian-oriented retail uses at the ground level and a mix of uses on the upper levels, at a scale compatible with the existing level of development along Mount Vernon Avenue and respectful of the adjacent residential neighborhoods. The goal is to break down the scale of the superblocks, and also to relate the size of the redevelopment to the adjacent residential neighborhood.

Architectural Style

The Arlandria Plan referenced the Colonial Revival style of the Presidential Greens main building, and the Art Deco elements of the Chirilagua Co-Op and Lillian's Restaurant. Unfortunately, several of the other buildings with Art Deco elements had already been demolished at the time of the plan's adoption, and during the past nine years, the area has not found any other cohesive architectural voice. Much of the residential architecture is lower-density garden apartments, brick duplexes, or townhouses, with the exception of the Calvert and Park View, the two very distinctive 1960's apartment buildings that bracket the neighborhood on either end.

Relationship to the Neighbors

Careful consideration was made to relate the building to Mount Vernon Avenue, the Birchmere, and Arlandria Chirilagua Housing Cooperative and to Four Mile Run Park. The project will be constructed so that each of the building faces function as "front doors". All of the typical back of house elements, including loading docks, have been incorporated within the buildings, below the landscaped roof terraces. The above-ground open space courtyards in each building create a building height step down for most of Bruce Street and opposite the Birchmere. This will enhance the pedestrian walking experience along Bruce Street and allows sunlight to reach the neighboring Co-Op, as well as opening up improved view access to and from the proposed units to better incorporate the building into the neighborhood.

Construction Phasing

The current redevelopment plans call for a two-phase process. The first phase envisions demolition of 3809 Mount Vernon, an empty single-story masonry building, and CVS, in order to construct the south building. While CVS would move out for the duration of the phase one construction, the pharmacy business would remain on-site in the interim. Once the south building is constructed, approximately 32,423 square feet of retail and 155 retail parking spaces would be available and MOM's grocery store and CVS to occupy. One half of the underground parking structure would be completed, providing 387 spaces for 272 residential units. Approximately half of the rear esplanade along Four Mile Run Park and the entire central street will be constructed as part of Phase One.

Phase Two will demolish the rest of the existing building. The second half of the subterranean parking structure would be constructed. With completion of the Phase Two building, there would be an additional 206 residential units with 298 residential parking spaces. Approximately 20,000 square feet of retail space would be returned to the neighborhood, with 100 new parking spaces. The remaining portion of the esplanade would be completed with the Phase II construction.

E. Traffic

The Arlandria neighborhood is dominated by two major north-south streets. Mount Vernon Avenue goes through the center of the neighborhood, extending from the Braddock Metro Station, which is approximately two miles south of the site, to Four Mile Run, at the Arlington border. Russell Road runs along the western boundary of the neighborhood and ends in a T-intersection directly at this

site. Most east-west traffic uses South Glebe, in Arlington, or West Glebe or connects to East Reed, to reach Route 1.

Area Traffic Impacts

A traffic study was completed by the applicant to measure the impacts of the proposed development on the surrounding roadway network. Based on the applicant's traffic study, the development will generate 147 new AM peak hour trips, 161 new PM peak hour trips, and 123 new weekend peak hour trips. These trips will be dispersed among three entrances that connect to Mount Vernon Avenue. Some concern has been raised by citizens in the community regarding the congested nature of Mount Vernon Avenue, particularly northbound during the AM peak hour as Mount Vernon Avenue crosses over Four Mile Run into Arlington County. Signal timing adjustments at the intersection of Mount Vernon Avenue and South Glebe Road in Arlington County can mitigate the additional delay that would result from this development for traffic travelling to the north. However, even with signal timing changes the existing queues extending from the intersection will not be shortened from their present length due to limited capacity at the intersection. Intersections south of the proposed development along the Mount Vernon Avenue corridor have adequate roadway capacity during peak hours if minor timing adjustments to the existing signalized intersections along the corridor are made.

Traffic Impact Study Conclusions

The proposed development will generate a moderate increase in traffic on the overall roadway network. Vehicles travelling to and from the north and passing through the intersection of Mount Vernon Avenue and South Glebe Road will continue to experience backups and delays during the peak hours due to capacity constraints at the intersection. Intersections to the south will continue to operate at acceptable levels of service during both the AM and PM peak hour periods after development.

F. Parking

One of the concerns within the plan was provision of adequate parking within the neighborhood and for all of the proposed new uses. Many of the existing residential developments, including Presidential Greens, were developed as garden apartments and have parking supplies that do not meet the needs of the current residents. While recent trends in new development has been to push the parking ratio down as low as possible, even to a residential ratio of .9 for projects recently approved near Braddock Metro, the 2003 Arlandria Plan set residential parking minimums and required commercial spaces to meet the Zoning Ordinance requirements.

The applicant has chosen not to request a Parking Management Plan, which would permit the request of a parking reduction by providing ways to mitigate the impacts of a reduction on the site and surrounding neighborhood. Staff is generally supportive of this decision, as they have also agreed to consider coordinated parking options, as described below. Finally, while the retail parking rates are higher than on many new projects, the number of parking spaces is actually being reduced, as the shopping center currently has 307 spaces, and will be returning 255, for approximately the same amount of retail space.

Residential Parking Rates

The residential parking rate for this area is 1.3 spaces per unit for studio and one-bedroom units, and 1.75 spaces for two-bedroom units. The unit and parking breakdowns for residential are shown below. Building One proposes 387 residential spaces, and Building Two proposes 298 spaces, for a project total of 685 residential spaces and an overall residential parking ratio of 1.43 spaces/unit

- 56 studios, 12% of project, parked at 1.3 spaces per unit
- 281 1 bedrooms, 59% of project, parked at 1.3 spaces per unit
- 141 2-bedrooms, 29%, parked at 1.75 spaces per unit

Retail Parking Rates

The retail parking ratio for District Two is 1.1 parking space per 230 square feet of floor area for projects that are at least 20,000 square feet in total floor area. The project proposes 53,254 total square feet of retail, 32,432 square feet in Building One and 20,831 square feet in Building Two. This breaks down to 255 spaces between the two buildings (155 spaces and 100 spaces), for an overall retail parking ratio of 4.79. The applicant also proposes three loading docks for each building, which will serve the retail uses as well as residential moves.

Coordinating Parking

As noted, over the past few years, staff has consistently supported reduced parking ratios, and the 2003 Arlandria Neighborhood Plan does offer reduced parking options if a public parking facility is available. The Plan envisioned a parking facility at the former Datatel site and, while the site does serve as a surface parking lot with approximately fifty spaces, it would not meet the needs of a major commercial or residential space.

While Arlandria is well-served by buses, and has several neighborhood grocery options, it is not within walking distance of a metro, and off-peak bus service is not ideal. With the potential for a Potomac Yard Metro station, and the introduction of Capital BikeShare, transit options may be very different in ten years, although this does little to alleviate the developers' current concerns. As such, staff has agreed to support the higher parking ratios requested, with the addition of a condition requiring an aggressive Transportation Management Plan and on-going monitoring of the retail and residential parking usage.

This site is the adjacent to Four Mile Run Park, which has heavy usage for sports events, and minimal parking spaces and the Birchmere, which is a regional entertainment draw. As such, any parking that is constructed at Mount Vernon Village Center, but unneeded by the residents or retailers would have multiple other potential users. Staff will continue to work closely with the property owners as the parking spaces become available, and into the future.

G. Retail Uses

The Arlandria neighborhood is best known for diverse commercial uses, including the Birchmere, RT's Restaurant, Po Siam's and the various ethnic restaurants and services. A large section of the population is from Central America, resulting in the neighborhood nickname "Little Chirilagua", and the neighborhood hosts the annual Chirilagua Festival in the summer. Mount Vernon Village Center is currently anchored by MOM's Organic Market, which is a regional draw, and CVS drugstore heavily used by the community, with a number of smaller retail uses, including Wing Zone and Subway, a pawn shop, a hair salon, and several financial uses. Fashion K, previously located within the center, will be relocating to the nearby Foodway commercial strip, which has been recently renovated.

During the Upper Potomac West Task Force and the Arlandria Neighborhood Plan planning processes, retail studies found a strong market for a variety of housing products, including rental and sale, a limited market for office uses and an unmet demand for a broader variety of retail options. The Arlandria Neighborhood Plan recommended strengthening the existing retail environment, encouraging new pedestrian-oriented retail uses and creating a safer pedestrian environment to support and complement the existing and potential niche markets. The Potomac West Business Alliance was formed following the plan, but was not able to maintain cohesion for the length of Mount Vernon Avenue, and reorganized as the Del Ray Business Association.

Over the last two years, as part of the efforts to implement the Arlandria Neighborhood Plan, AEDP has conducted extensive outreach to the Arlandria business community. This included conducting a survey with follow-up interviews during summer 2010, informing existing businesses about funding opportunities, such as the façade improvement grant program, and has resulted in the recent formation of the Arlandria-Chirilagua Business Association (ACBA). The goal is that through continued coordination and education, the existing businesses can continue to exist and thrive, as redevelopment comes to Arlandria. AEDP's outreach efforts and concerns of the retail community are detailed in the AEDP Report on the Survey of the Arlandria Business Community.

One of the concerns expressed by the existing residential and business community is a lack of variety among the retail options, as uses are frequently mimicked, with several chicken restaurants or several dollar-stores. While AEDP has aggressively marketed retail openings within Arlandria, the quality of the built environment surrounding the site is challenging, as the majority of the building stock is dated. The introduction of new commercial spaces, built to current market standards with associated new residential units, provides additional options for attracting new retailers.

The developer has worked closely with MOM's and CVS to ensure that they will have space in the new buildings. Once construction on the south building is complete, MOM's will move to a space in that building, to allow it to continue operations. CVS will move out for the duration of construction of the first phase, but the pharmacy business will remain onsite throughout. Once the first phase is complete, CVS would return. Additionally, a condition has been requested that would permit current restaurant tenants to return to the site without requiring a new Special Use Permit. In the meantime, AEDP and ACBA will work closely with the Arlandria Advisory Group and City staff to retain existing businesses and continue to promote commercial spaces to businesses that recognize the unique market within Arlandria.

H. Green Building and Sustainable Design

The applicant for this development has committed to complying with the City's Green Building Policy as indicated in the conditions of approval. As this is primarily a residential building, the development will be constructed to obtain a minimum rating of LEED Certification, or an equivalent rating system. The developer has indicated that they will strive to meet a LEED Silver certification. Improvements include, but are not limited to, increased stormwater runoff capture on the site, which will have benefits for the adjacent park, redevelopment of an infill location with transit access and light-reflective white roofs.

I. Pedestrian and Streetscape Improvements

Plan Vision

The Arlandria Neighborhood Plan expresses a strong preference for restoring or creating a more traditional pedestrian-oriented environment along Mount Vernon Avenue. Key design criteria from the Arlandria Plan include:

- maintaining adequate sidewalk widths,
- providing pedestrian crosswalks,
- updating street furniture, landscaping and street trees,
- undergrounding of utilities and
- design guidelines for commercial signage.

The City has been overseeing many of these improvements, including the redesign of the pedestrian crosswalk at Mount Vernon and West Reed (summer 2011) and the installation of new bus shelters, bike racks, and traffic calming measures (provided in FY2012-FY2021 CIP budget). In the proposed redevelopment, the applicant will be making a number of pedestrian improvements to the areas, including improved sidewalks along Mount Vernon Avenue and Bruce Street, the pedestrian esplanade at the rear of the property, two new bus shelters on Mount Vernon Avenue, and inclusion of art elements within the project. In a separate, but related project, TES and RPCA will coordinate with the community to determine the best location for an improved bike connection between the Four Mile Run bike trail and the property.

Streetscapes on Mount Vernon Avenue and Bruce Street

The building is set back an average of twelve feet from the property line along Mount Vernon Avenue, and has a building line that varies significantly along the street front. With the scale of the proposed buildings, however, it was felt that maintaining a generous and non-uniform street setback would make a much stronger and more interesting pedestrian environment.

Opportunities are provided for street seating for restaurants or cafes. At the frontage on either side of the main entrance, the buildings are pulled back approximately forty feet to create two small plazas, which will be further enlivened with landscaping and art elements. This will be a significant

improvement from the current environment, which has a narrow sidewalk with the street on one side and a surface parking lot along the other. The applicant is also providing two new bus shelters, one on either side of Mount Vernon Avenue.

The new central “street” will provide a vista and access directly into the park, with landscaped sidewalk on either side. Street trees and City-standard trash cans bike racks will be provided along Mount Vernon Avenue. Though private, all of the improved streetscapes will have a public access easement over them.

The vista down Bruce Street is of a very narrow street with parking on both sides that terminates in a parking lot. With the redevelopment of the northern half of the property, which will be Phase 2, the building will be pulled back five feet from the property line and that extra space will be incorporated into the street width. The applicant will construct a new landscaped sidewalk plus new curb and gutter for the southern length of Bruce Street.

Promenade and Right-of-Way Reservation

The site has an irregular property line between Four Mile Run Park and the properties owned by Arlandria LLC. The property line parallels Bruce Street, then turns south to parallel the park. Land presently owned by Arlandria LLC, approximately 7,000 square feet, along the Four Mile Run Park frontage would be held in reservation for the City’s future potential use. As noted previously, the goal is to not preclude the potential for a vehicular road in this location as called for in the Arlandria Plan, but not to require a vehicular road at this time. The land held in reservation would be used as a pedestrian esplanade for the foreseeable future. Until that time, this area will serve as a landscaped non-vehicular promenade, providing a more inviting entrance to this section of Four Mile Run Park, and serving as a buffer between the residential development and the public park.

J. Open Space

This project shares a property line with Four Mile Run Park, which is a rough triangle, bounded by Four Mile Run, Commonwealth Avenue, Cora Kelly Elementary School, and private property lines. In 2006, the City completed a joint planning process with Arlington County to create the Four Mile Run Restoration Master Plan. Both the Arlandria Neighborhood Plan and the Four Mile Run Restoration Plan called for the acquisition of four commercial properties adjacent to Four Mile Run Park (4109, 4115, 4121, and 4125 Mount Vernon Avenue) and the parcels’ conversion to open space. In January 2007, the City purchased the four parcels for approximately \$4.5 million. One of the buildings (4109 Mount Vernon Ave.) was rehabilitated and reopened as a community space in Summer 2011, beginning activation the northernmost end of the Mount Vernon Avenue corridor.

There are active sports fields at the northern end and along Commonwealth Avenue, and a well-used bike trail that runs through the park and connects to Arlington. The area immediately behind the Mount Vernon Village Center has two fenced multipurpose courts and a small play area behind the neighboring Chirilagua Co-op, situated in otherwise passive green space.

Ground Level and Private Open Space

Because the park runs roughly north-south, and parallels Mount Vernon Avenue, much of it is hidden behind the development along the Avenue. Under current development requirements, a project would typically be required to have at least 40% ground level open space, or they would need to provide an open space contribution of funds or improvements offsite. The Arlandria Plan, however, was written to encourage redevelopment and so limited the required amount of open space to 10-15% for properties that redeveloped under CDD#6. The intention of the plan was that the park could provide for some of the open space within the development. In addition to the adjacency of the park, the applicant is proposing on-site amenities for residents, including above-ground open air spaces for each building, which will include seating areas, landscaping and trees. In the south building, the space is multi-level, connecting to the mezzanine level and includes a swimming pool above the retail parking. Balconies are also proposed for many of the units.

As discussed in the previous section, a pedestrian esplanade will be provided for the length of the building's shared frontage with the park. The central street between the buildings will open to the esplanade with pedestrian access, and nine ground level units that front the park will have direct front door access to the esplanade. In the interim, the area will be planted with trees, ground and with pedestrian lighting, in coordination with RPCA and City Police.

Four Mile Run Park and Associated Improvements

Another area of discussion in the plan was enhancing opportunities for access to the park, several of which were called out on or around the Village Center site. In the site design for the project, Bruce Street is widened slightly, and the sidewalk is landscaped. The central courtyard street opens up the views into the park with the new buildings framing the axis and directing the views, while also providing for bike and pedestrian access to the park. The pedestrian promenade on the east side of the project not only provides a connection between the park and the project, but also clearly demarcates the public space from the private space.

City staff is also recommending that the applicant remove the existing multipurpose courts, reseed the area, and reconstruct them at a nearby location within the park, in coordination with RPCA, the Park & Recreation Commission and the community as a plan for the park is developed in the next year. The existing courts immediately abut the shared property line and may, in all likelihood, be damaged during construction. From a visual perspective, they interrupt the vista point looking from Mt. Vernon Avenue between the buildings to the park. For these reasons, relocating these as new, small scale active recreational uses makes sense. The relocation site and the specific small scale recreational uses will be defined as a part of the pending Four Mile Run plan. The applicant will be required to fund these replacement recreational uses in a dollar amount equal to the reconstruction of the current court uses. Staff recognizes that different recreational uses of a similar size and cost may be the outcome of the plan for the park. The applicant will also be planting trees within the park, in coordination with RPCA, in order to meet their crown coverage requirement.

The redevelopment of this site should be a positive step towards integrating the park more fully into the neighborhood. While the sports fields at the north and south end of the park are heavily programmed, the central section is hidden behind the buildings along Mount Vernon Avenue, and

the only official park entrance and associated parking is at the northernmost end of the Avenue, immediately adjacent to the Run and the Arlington border. As a result, the section behind the Village Center lacks “eyes” on the park. While the Arlandria Chirilagua Housing Cooperative and Hume Springs neighborhood are also adjacent, the buildings have their backs to the park and are constructed as cul-de-sacs, without public access to the park. The redevelopment of this site, with the pedestrian promenade and new residential units overlooking the park will improve neighborhood access and security.

K. Transit Improvements

The Arlandria neighborhood is served by bus lines along Mount Vernon Avenue as its primary transit option; however, there are several upcoming improvements that could have a significant impact on the neighborhood. As has been discussed, this neighborhood is in a key location and is within a short distance of a number of highly desirable destinations. The Four Mile Run Bike Trail runs directly behind the site, and it is two miles south of the Crystal City Metro station, or two miles north of the Braddock Metro station. Once the projected Potomac Yard Metro station opens, the site would be approximately one mile away.

Another new transit option is the impending Alexandria expansion of the popular Capital Bikeshare system. Currently operating with the District and Arlington County, the system allows users to take a bike from one location and return it at another. The nearest station currently is at South Glebe and Potomac Avenue in Arlington, approximately one mile away. The system continues to expand rapidly, and additional stations will be on-line by the time this project is constructed, including new stations in Alexandria.

L. Public Art

The Arlandria Plan does not require public art on-site, but makes a strong case for its inclusion. The neighborhood has a history of bold art elements, including the mural on the Tenants and Workers building, at 3081 Mount Vernon Avenue, the mural on the former Duron Paint Store, now the community building at 4109 Mount Vernon, and the upcoming mural being designed for the side of the restaurant Po-Siam at 3807 Mount Vernon Avenue.

The applicant is being asked to incorporate public art elements into the small plaza areas fronting Mount Vernon Avenue and within the central courtyard. The designs will be determined during the final site plan process in coordination with City Staff and with outreach to the Public Art Committee. Non-traditional options for the artwork could include the use of lighting, colored concrete or special pavers, or murals.

V. COMMUNITY

Arlandria has experienced minimal redevelopment since the Arlandria Neighborhood Plan was adopted; however, the community has been extremely stable. The majority of the stakeholders who predated the 2003 Plan are still deeply involved in the neighborhood. In December 2009, at the request of community members, the Arlandria Advisory Group (AG) was created by a Council

Action. Since that time, City staff has worked extensively within the Arlandria community. The AG has thirty members, representing various stakeholder groups, and has had seven full meetings over the last 18 months. During that time, the group has discussed redevelopment, transportation, CIP investment, Four Mile Run Park expansion project, streetscape enhancements, retail, and neighborhood revitalization. The property developer, Steve Weinstock, has been a regular member of the group and also participated in the creation of the 2003 Arlandria Plan.

This development proposal was previewed to the Arlandria Advisory Group at the September 22, 2011 meeting. The project was presented – in whole – at a community meeting on October 5, 2011. There were approximately 50 people in attendance, excluding staff. At the request of the individual groups, the developers also met with the Northridge Civic Association on October 10, the Arlandria Chirilagua Co-Op Board on October 22, the Hume Springs Neighborhood Association on November 15th and the Alexandria Bike/Ped group on November 21st. Staff and the project attorney were present to provide an overview of the project at the Lynhaven Civic Association meeting on November 7th.

While there has been general support of the idea of redevelopment within the neighborhood, this project does constitute a dramatic change, and there has been ongoing concern over a number of issues, including gentrification, traffic congestion, relationship of the building to the neighborhood, treatment of the park edge, and access to the bike trail.

VI. CONCLUSION

Staff recommends **approval** of the development special use permit with site plan and all related applications subject to compliance with all applicable codes and the following staff recommendations.

Staff: Faroll Hamer, Director, Planning and Zoning;
Gwen Wright, Chief, Development;
Gary Wagner, RLA, Principal Planner;
Maya Contreras, Urban Planner.

VII. GRAPHICS

West Perspective



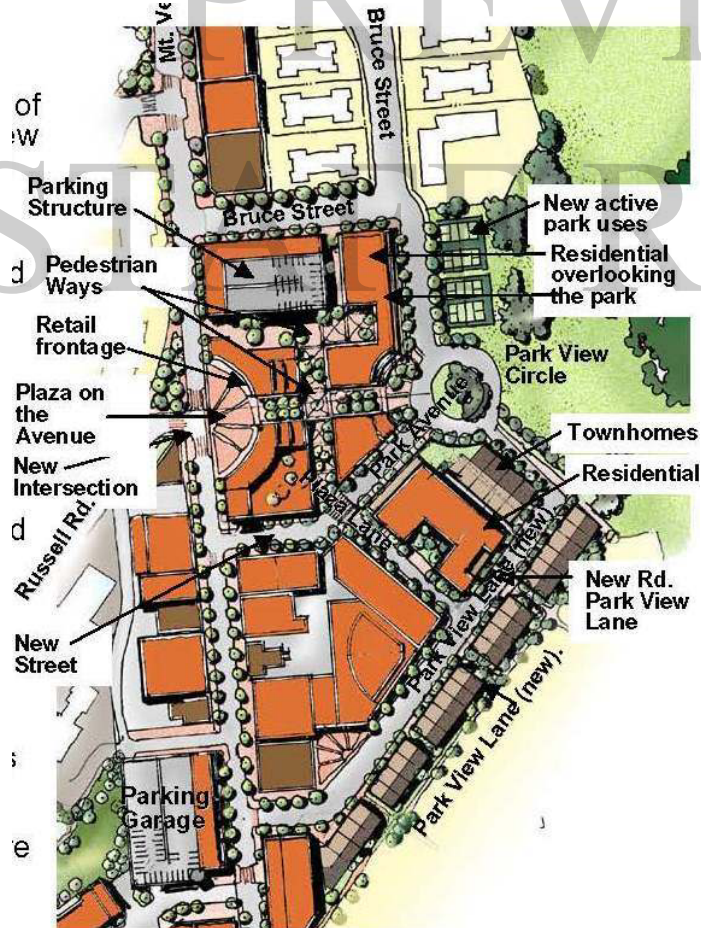
South Perspective



Site Plan



Illustrative Plan



VIII. STAFF RECOMMENDATIONS

CDD CONDITIONS

1. The CDD Concept Plan shall have the same validity period as the development special use permit. (P&Z)

DSUP CONDITIONS

2. The Final Site Plan shall be in substantial conformance with the preliminary plan dated September 12, 2011 and as revised with the supplemental design plans prepared by CORE Architects, dated October 3, 2011, and comply with the following conditions of approval: (P&Z)

A. PEDESTRIAN/STREETSCAPE:

3. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
 - a. Complete all pedestrian improvements, as appropriate for each phase of the project and as determined during the final site plan process, prior to the issuance of a certificate of occupancy permit for the phase.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. Construct all sidewalks along Mount Vernon Avenue, Bruce Street and the esplanade along the park to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet. All uni-décor paver sidewalks shall be set on a minimum 4" concrete base with a 1" sand setting bed. Sidewalks within the private courtyard may be of different material, as shown on the final site plan.
 - d. Sidewalks shall be flush across all driveway crossings.
 - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - f. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
 - g. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES. The crosswalk at Mount Vernon Avenue and Russell Road shall be constructed to the specifications referenced in the Streets and Traffic section.
All crosswalks shall be standard, 6" wide, white thermoplastic parallel lines with reflective material, with 10' in width between interior lines. High-visibility crosswalks (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)) may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES. *** (P&Z) (RP&CA) (T&ES)

- h. Provide consistently graded 2% cross-slopes on the sidewalks from face of building to back of curb. Additional ADA accessible entrances to retail spaces, as needed, shall not interfere with the minimum sidewalk width and will be coordinated at final site plan. * (T&ES, P&Z)
 - i. The garden walls along the east side of the building and the north-east corner shall project no further than six feet from the building line and shall allow for a minimum eleven feet of unobstructed sidewalk between the face of garden wall and the edge of the tree well. (P&Z)(RP&CA)
 - j. No garden walls shall be constructed within the park property line. (P&Z)(RP&CA)
 - k. Provide street trees along the full frontage of Mount Vernon Ave. Locations to be determined at final site plan. In the area with potential conflict with the underground storm pipe, provide verification of the pipe depth and tree wells generally consistent with *Exhibit 1 (attached)* to the satisfaction of the directors of RP&A and P&Z. Relocation of the existing stormwater pipe will not be required. (P&Z)(RP&CA)*
 - l. Provide street trees along the full frontage of Bruce Street by carefully locating tree wells to allow for sufficient sidewalk clearance between the well and the building façade. Tree grates, if necessary, shall be coordinated at final site plan. (P&Z)(RP&CA)*
4. Continual public access easements shall be provided for all sidewalks crossing private land, including Mount Vernon Avenue, the esplanade facing Four Mile Run Park, Bruce Street, and the central courtyard. The easements shall be recorded as part of the subdivision plat, prior to the release of the final site plan.*

B. PUBLIC ART:

5. Coordinate with City staff prior to submittal of the Final Site Plan to discuss ways to incorporate public art elements into the plaza areas fronting Mount Vernon Avenue and the central courtyard. Consider the use of lighting, colored concrete or special pavers, murals, etc. The public art shall be reviewed by the Public Art Committee prior to release of the final site plan and the applicant shall consider the Committee's comments before making the final selection of the public art components. The art shall be fabricated and installed prior to the first certificate of occupancy for each phase, or prior to the first certificate of the final phase for elements shared between the buildings, to the satisfaction of the Directors of P&Z and/or RP&CA.*** (P&Z)(RP&CA)

C. OPEN SPACE/LANDSCAPING:

6. 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 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.* (P&Z)(RP&CA)
7. Provide the following modifications to the landscape plan and supporting drawings:
- a. Provide a plant palette with seasonal interest to complement the foundation planting indicated on the planting plans.
 - b. Provide groundcover planting in all at-grade tree wells where no tree grate is proposed.
 - c. Amend the spacing and location of the proposed *Viburnum plicatum* to reflect the eventual size of the species. In the event that site factors such as space constraints or conflicts with fenestration occur, replace with a suitable species.
 - d. Amend the labeling on the planting plan to accurately reflect the proposed planting.
 - e. At the two L-shaped planters either side of the driveway entrance from Mt Vernon Ave, include trees/planting material suitable for the scale of the building in addition to foundation planting. If necessary, provide a larger planter.
 - f. Provide an appropriate set of construction details for the edge condition of the Esplanade area where it transitions to the public park. The construction details shall provide for flexibility to allow for the future road construction. Specifically, the details shall include:
 - i. A flush concrete curb along the project extent to demarcate the boundary and to serve as edge restraint to the paving and the tree wells.
 - ii. At the property extent, provide a root barrier of minimum 36" depth installed in the tree wells along the inside of the tree well wall.
 - g. Provide street tree planting in continuous tree trenches, with the trench extents indicated by a dashed line on the Site and Landscape plans.
 - h. Show the location and canopy of all trees identified as to-be-saved on the Site, Grading and Landscape plans with the tree protection required (see tree protection section below). Trees identified as to-be-removed shall not be shown on these plans.
 - i. Clarify how the *Quercusphellos* are counted in the crown coverage calculations and amend any discrepancies.
 - j. Provide coordinated section details for tree wells above structure to amend the discrepancy between the details on L3.01 and L5.01. (P&Z)(RP&CA)
8. All sidewalks and driveways constructed above tree wells shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. (P&Z)(RP&CA)
9. Provide paving details for all types of proposed paving, including details where interface between different types of paving occur and where paving meets vertical planes such as walls. (P&Z)(RP&CA)

10. Proposed plantings shall be coordinated with on-site utilities. Horizontal and vertical location of all proposed site utilities including storm and sanitary sewer, water, electrical, gas and associated appurtenances shall be adjusted to maximize accommodation of street and on-site plantings. (P&Z)(RP&CA)(PC)
11. Project elements associated with pedestrian areas including sidewalks, crosswalks, depressed curbs, street/site lighting and site furnishings, signals and signs shall be located and coordinated so as maximize accommodation of street and on-site plantings. Horizontal and vertical locations of all associate service, footings and foundations shall be adjusted to maximize accommodation of street and on-site plantings. (P&Z)(RP&CA)
12. The open space areas on the second level of each building shall be designed to function as high-quality usable open space for the residents. At a minimum, the revised plans for these rooftop open spaces shall, in addition to the elements shown on the Preliminary Plan, include the following to the satisfaction of the Director of P&Z:
 - a. Features and elements such as seating, trash receptacles, and pedestrian-scale lighting;
 - b. Varied paving patterns and materials;
 - c. Adequate landscaping and irrigation systems consistent with a high-quality apartment building; and
 - d. Lighting shall be pedestrian-scale pathway lighting and shall not be visible from the adjoining streets.Any additional rooftop gathering places shall be reviewed as part of the final site plan review process. (P&Z)
13. Provide coordinated information in the construction phasing sheets to accurately reflect which elements of the landscape shall be provided in each phase. Consideration shall be given to the edge condition of the early phase and how it transitions to the existing conditions, with access restrictions if necessary and temporary landscape screening to the satisfaction of the Director of P&Z. Proposed permanent planting that is likely to be impacted by late phase construction shall be protected from damage. (P&Z)(RP&CA)
14. Condition deleted. (PC)
15. Provide a site irrigation/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.

16. Develop a palette of site furnishings in consultation with staff:
 - a. Provide location and specification for site furnishings that depicts the scale, massing and character of site furnishings to the satisfaction of the Directors of RP&CA, and/or P&Z and T&ES.
 - b. Site furnishings shall include benches, bicycle racks, trash receptacles, drinking fountains and other associated features.
 - c. For site furnishings proposed within the applicant's portion of the esplanade at the rear of the property, staff strongly encourages the use of City standard street furniture. (RP&CA)(P&Z)(T&ES)
17. 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)
18. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the City's Landscape Architects to review the scope of installation procedures and processes. (P&Z)

D. PARKS AND OPEN SPACE:

19. The applicant shall remove the multipurpose courts in Four Mile Run Park, re-establish the grade and grass, and relocate the courts within the park at a nearby location, to be chosen by RP&CA. The location shall be determined in conjunction with the final site plan review process, and all engineering and related documents may be submitted as part of the final site plan review. The applicant shall install the courts, at a construction cost not greater than \$200,000, prior to approval of the final certificate of occupancy for the first building, provided the City has designated a new location, to the satisfaction of the Directors of P&Z and RP&CA. (P&Z)(RP&CA)(PC)
20. No gate element between the central courtyard and the park is approved with this submittal. Once both buildings are constructed and occupied, if the property owner determines that one may be needed, a written request shall be provided for determination by the Directors of P&Z and RP&CA. (P&Z)(RP&CA)

E. BUILDING:

21. Provide the following building refinements to the satisfaction of the Director of P&Z:
 - a. Continue to work with staff to refine the proposed building elevations and architectural details, including architectural skin and materials
 - b. With the first submission of the Final Site Plan, provide an exhibit that demonstrates that the Bruce Street elevations are in conformance with the requirements of the bulk plane angles;
 - c. With first submission of the Final Site Plan, provide an exhibit that demonstrates that all building heights as submitted in this DSUP application conform to all

- requirements of the Zoning Ordinance with the understanding that certain of the building heights submitted in this DSUP application are increased pursuant to Section 7-700;
- d. With first submission of the Final Site Plan, provide an exhibit that demonstrates options for windows or other architectural treatments that would enliven the blank walls facing the Birchmere property.
 - e. Continue to work with staff to further refine some of the architectural building skin along Bruce Street. (P&Z)
22. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director prior to selection of final building materials:
- a. Provide a materials board that includes all proposed materials and finishes at first final site plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. *
 - d. Construct a color, on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to release of building permits. **
 - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)
23. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver or equivalent for commercial and LEED Certified or equivalent for residential to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
- a. Provide evidence of the project's registration with LEED with the submission of the first final site plan. *
 - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) prior to issuance of a certificate of occupancy. ***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of LEED Silver Certification from USGBC within two years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Certification for the residential project and /or LEED Silver for the commercial project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of the final site plan approval will apply. (P&Z)(RP&CA)(T&ES)

24. The applicant shall work with the City for reuse or recycling of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
25. Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES)
26. The applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures to minimize the generation of municipal wastewater from the site and explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could possibly reduce the wastewater generation from this site. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense/pp/index.htm](http://www.epa.gov/WaterSense/pp/index.htm). (T&ES)
27. Elevator lobbies and vestibules shall be visible from the parking garage. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code permits. (Police)
- 27a. The applicant shall permit future development on the property on which the Birchmere is located to build an abutting wall along portion of the development constructed along the property line without requiring the payment of any fee to exercise such right. The architectural enhancements agreed to by the applicant shall not preclude the building of abutting walls. (PC)

F. RETAIL USES:

28. Ground floor uses of areas designated on the plan as “retail” shall be limited to retail, personal service uses, day care centers, and restaurants, as defined in the Zoning Ordinance, with the exceptions identified below:
 - a. one leasing office for each building is allowed;
 - b. retail shopping establishments shall not include auto parts stores, and lawn and garden supply stores;
 - c. personal service uses shall not include appliance repair and rental, contractors’ offices, Laundromats, and pawnshops;
 - d. day care centers are subject to the applicable conditions below;
 - e. restaurants are subject to the applicable conditions below; and
 - f. Other similar pedestrian-oriented uses as approved by the Director of P&Z to meet the intent of providing active pedestrian-oriented neighborhood-serving retail uses are allowed. (P&Z)(PC)
29. A commercial tenant approved under a separate Special Use Permit and existing at the site on September 12, 2011 may request to continue operating under their existing Special Use Permit approval in order to reopen in a newly-constructed tenant space on the site, unless said commercial tenant no longer complies with its existing Special Use Permit conditions or the use changes, expands or intensifies, as determined by the Director of Planning & Zoning. (P&Z)

30. Restaurants shall be permitted with an administrative special use permit provided they comply with Section 11-513(C), (L), and (M) of the Zoning Ordinance, with the following exceptions. Restaurants that do not meet these conditions may apply for a separate special use permit.
 - a. The maximum number of indoor and outdoor seats allowed shall be determined by the Building Code.
 - b. The hours of operation for the restaurant shall be limited to between 7:00 am and 11:00 pm Sunday through Thursday, and between 7:00 am and midnight Friday and Saturday.
 - c. If entertainment is proposed consistent with the Zoning Ordinance, then it must be demonstrated by a qualified professional that sufficient sound-proofing materials are provided so as to prevent the entertainment from disturbing building residents. (Code)(P&Z)(T&ES)
31. Ensure the following for the retail areas within the development, to the satisfaction of the Director of P&Z:
 - a. Provide a minimum 15 feet floor to floor height.
 - b. All retail entrances along Mount Vernon Avenue shall be required to be operable entrances. This requirement shall be included as part of the lease for each tenant.
 - c. The placement or construction of items that block the visibility of the interior of the store from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. This requirement shall be included as part of the lease for each tenant. (P&Z)

G. SIGNAGE:

32. Continue to work with staff to develop a coordinated sign plan, which includes a color palette for all proposed signage, including, but not limited to site-related signs, way-finding graphics, and business signs. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of P&Z, and/or RP&CA, and T&ES.*
 - a. Business signs shall employ variety and creativity of design. Tenant designers shall bring a sculptural and dimensional quality to their signs.
 - b. Highlight the identity of individual business tenants through signage and storefront design. Coordinate signage with the building design and with individual storefront designs, including but not limited to integration with any proposed awnings, canopies, etc.
 - c. Pedestrian-oriented signs (e.g. projecting signs, window signs, etc.) are encouraged. Tenants with main storefront entrances on Street(s) shall incorporate a projecting or under-canopy sign. (Arch)(P&Z) (RP&CA) (T&ES)
 - d. The proposed freestanding pylon signs as shown in the Preliminary Plan shall not be permitted
 - e. Lighted signs shall be coordinated as part of the sign program. Internally lit box signs are prohibited.

33. Design business and identification signs to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z.
 - a. The business and identification signs shall be designed of high quality materials and sign messages shall be limited to logos and names.
 - b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)
34. 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)

H. HOUSING:

35. The developer shall provide 28 affordable set-aside rental units, with the mix of units to include an equivalent percentage of each type of unit as in the whole project to the satisfaction of the Director of Housing. The portion of the affordable units applicable to each building shall be provided as each building is occupied.
36. Rents payable for the set-aside units shall not exceed the maximum rents (taking into account utility allowances and any charges for parking spaces) affordable at 30% of maximum income limits used by the US Department of Housing and Urban Development for the Housing Choice Voucher Program (HUD 80%) for a period of 30 years from the date of initial occupancy of each affordable unit. The owner shall re-certify the incomes of such households annually.
37. Once an income-eligible household moves into a unit, that unit will be considered an affordable unit until the household's income increases to more than 140% of the then-current income limit. At that time, the over income household shall be allowed to remain, but the next available unit of comparable size (i.e., with the same number of bedrooms, den space and/or approximate square footage) must be made available to a qualified household. Once the comparable unit is rented, the rent of the over-income unit may then be increased to market rate in accordance with any lease restrictions.
38. Applicants receiving Housing Choice Voucher (Section 8) assistance will not be denied admission on the basis of receiving Section 8. Section 8 payments will be treated as income for the purpose of determining minimum income eligibility.
39. The set-aside units shall be of the same size, floor plan and with the same amenities as other similar units in the development. Concentrations of affordable units will be avoided.
40. If the market rents are less than anticipated, the affordable rents as defined above (as adjusted for allowances) will continue to be used as the affordable rents; however, in the event the

differential between the market rents and the affordable rents falls below \$150, the affordable rents shall be reduced to maintain a differential of at least \$150 at all times.

41. Occupants of the affordable rental units shall be charged a parking fee equivalent to no more than the cost of the sticker and any commonly applied management fee for one parking space per unit. Normal charges shall apply with regard to any additional parking spaces rented by such occupant.
42. The developer shall provide the City with access to the necessary records and information to enable annual monitoring of compliance with the above conditions for the 30-year affordability period.
43. Amendments to the approved Affordable Housing Plan must be submitted to the Affordable Housing Advisory Committee for consideration, and require final approval from the City Manager.

I. PARKING:

44. A maximum of 940 parking spaces shall be permitted in the structured garage areas for residential and retail parking, excluding proposed loading spaces. Residential parking spaces shall be separated from retail spaces, unless approved for certain areas during the final site plan process. All remaining unassigned spaces in the garage shall be made generally available to residents and visitors. (P&Z)(T&ES)
45. Provide a minimum of 72 long-term, bicycle parking space(s) in an enclosed secure room for the residential units of the development. Provide a minimum of 14 short-term bicycle parking spaces for retail uses. Racks for short-term spaces should be located close to retail entrances and should serve each retail establishment. 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)
46. Provide a Parking Management Plan with the final site plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the final site plan and shall at a minimum include the following:
 - a. Provide controlled access into the underground garage for vehicles and pedestrians. The controlled access shall be designed to allow convenient access to the underground parking for residents.
 - b. A plan of the garage facility, a description of access control equipment and an explanation of how the garage will be managed.
 - c. Appropriate signage shall be provided for the retail parking indicating hours which are reserved for retail patrons.* (P&Z)(T&ES)
47. 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)

48. Provide an annual parking study for two years after the final certificate of occupancy for the second phase to determine the parking usage for the retail space. If it is determined that the parking is underutilized, the spaces shall be made available to the public at market rates, to the satisfaction of the Directors P&Z and T&ES.

J. *TRANSPORTATION MANAGEMENT PLAN:*

49. According to Article XI of the City's Zoning Ordinance, a Transportation Management Plan is required to implement strategies to persuade residents and employees to take public transportation or share a ride, as opposed to being a sole occupant of a vehicle. The details of the Plan are included in the TMP Attachment [2] to the general staff conditions. Below are the basic conditions from which other details originate. (T&ES)
50. Any special use permit granted by City Council under this section 11-700, unless revoked or expired, shall run with the land and shall be mandatory and binding upon the applicant, all owners of the land and all occupants and upon all of their heirs, successors and assigns. Any use authorized by a special use permit granted under this section 11-700 shall be operated in conformity with such permit, and failure to do so shall be deemed grounds for revocation of such permit, after notice and hearing, by the City Council. (T&ES)
51. 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)
52. The applicant shall participate in the revised Transportation Management Program if established. The revised program will include the elements outlined in the December 8, 2010 docket memo to City Council and approved by the Council. The revision to the program includes a periodic review of the TMP to determine if goals are being met and will provide an opportunity to adjust the rates up or down up to a percentage cap. The revised TMP program will go before the City Council for approval. Participation in the program will not initially increase the base contribution established in this SUP, however, the base contribution would be subject to adjustment up or down, up to a percentage cap, based on the final revised TMP program language to be approved by City Council at a future date. (T&ES)
53. The applicant shall contribute \$40,000 to the city prior to Final Site Plan release to install a bike share station on their site frontage or directly across the street from the project as part of a coordinated bike share program. In the event a bike share station cannot be located along the site frontage, an alternate off-site location within a two block radius of the project may be selected. The bike share station shall be constructed within one year of the issuance of the last certificate of occupancy permit. In the event the City has not established a coordinated City bike share program that is either operating or scheduled to begin operation within one year of the last certificate of occupancy permit, the funds shall be used for transit infrastructure to serve the site. (T&ES)

54. An administrative fee shall be assessed to the governing entity for lack of timely compliance with the submission of the TMP mandatory reports required in the attachment (fund reports with supporting documentation, annual reports, survey results with a minimum response rate of 50%, and submission of raw data). The fee shall be in the amount of five hundred (\$500.00) for the first 30 (thirty) days late and two hundred and fifty dollars (\$250.00) for every subsequent month late. The amount of these administrative fees is for the base year in which the TMP is approved and shall increase according to the Consumer Price Index (CPI) going forward. (T&ES)
55. The applicant shall integrate into the District Transit Management Program when it is organized. All TMP holders in the established district will be part of this District TMP. The objective of this district is to make optimum use of transportation resources for the benefit of residents and employees through economies of scale. (T&ES)
56. A TMP Coordinator shall be designated for the entire project upon application for the initial building permit. The name, location, email and telephone number of the coordinator will be provided to the City at that time, as well as any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project. *(T&ES)
57. An annual TMP fund shall be created based on the TMP reduction goal of 40% of residents/employees not using single occupant vehicles, the project's size and the benefits to be offered to participating residents and employees. The rate to be charged for this development shall be \$80.00 per residential unit and \$ 0.25 per square foot of retail space. Annually, to begin one year after the initial CO is issued, the rate shall increase by an amount equal to the rate of inflation (Consumer Price Index – CPI of the United States) for the previous year. The TMP fund shall be used exclusively for the approved transportation activities detailed in the attachment.
58. The Director of T&ES may require that the funds be paid to the City upon determination that the TMP Coordinator or Association has not made a reasonable effort to use the funds for TMP activities. As so determined, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in transportation support activities which benefit the site. (T&ES)
59. The TMP Coordinator or Association will submit annual reports, fund reports and modes of transportation surveys to the Transportation Planning Division as detailed in the Attachment. (T&ES)

K. BUS STOPS AND BUS SHELTERS:

60. 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. New proposed stop is located adjacent to the main entrance to the site; relocated stop is southbound on Mount

Vernon Avenue at Russell Road. Any proposed features shall be ADA compliant; all bus shelters shall include a bench and illumination via solar or electric power, and include a LED screen, wiring, and connections to display real time bus information 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. Total cost for each bus shelter shall not exceed \$15,000.* (T&ES)(PC)

61. The southbound Mount Vernon Avenue and Russell Road bus stop shall be relocated across from the proposed northbound bus stop such that it does not create a conflict with the pedestrian crosswalk. (T&ES)
62. The outline of proposed bus shelter shown on southbound Mount Vernon Avenue (west side of Mt Vernon) would make the sidewalk and the bus shelter inaccessible for persons with disabilities. Relocate the proposed bus shelter to meet Americans with Disabilities Act (ADA) regulations and guidelines. If the shelter cannot be relocated due to the lack of right-of-way / available space, install an 8' bus stop bench (Victor Stanley Model RB-28 -black color) at / near the location of the proposed southbound Mt Vernon Ave bus shelter. The bench shall be installed to meet ADA regulations and guidelines and shall not be installed on the bus stop passenger loading pad. Show either the relocated bus shelter or 8' bus stop bench on the final site plan(s). (T&ES)
63. Make bus stops at northbound, nearside Mount Vernon Avenue and Russell Road and at southbound far-side Mount Vernon Avenue and Russell Road ADA compliant. ADA compliance includes:
 - a. Install an unobstructed seven (7) 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 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" if the bus stop is located along the curbside. Within this zone, maintain a minimum 12' vertical clearance free from tree limbs, signs and any other obstructions. (T&ES)

L. SITE PLAN:

64. 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. (P&Z)

65. Submit the plat of consolidation and all applicable easements and/or dedications prior to the final site plan submission. The plat(s) shall be approved and recorded prior to the release of the final site plan.* (P&Z)
66. The Applicant shall record a deed and plat of reservation in the Land Records for the City of Alexandria reserving the approximately 7000 square feet of land on the east portion of the property facing Bruce Street and Four Mile Run Park and labeled as a public esplanade ("Property") for future dedication to the City for use as a public street ("Reservation"). The Reservation shall be recorded prior to the release of the Final Site Plan and at the same time as the Deed of Consolidation. The Reservation shall require dedication of the Property at the time the City requests it. .*(P&Z)
67. 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:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas. (RP&CA)(P&Z)(T&ES)
68. 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:
 - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
 - e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
 - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.

- j. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.
 - k. The lighting for the underground parking garage shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.
 - l. 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)
69. 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)
70. 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)
- 70a. Provided that the owner of the Birchmere property and the applicant both consent, the applicant shall be permitted to administratively amend the preliminary site plan for DSUP#2009-0016 to accommodate Park Avenue along the southern property line. Any such administrative amendment shall enable reallocating any used floor area to other portions of the property. (PC)

M. CONSTRUCTION:

71. 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. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. * (T&ES)
72. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
- a. Include a plan for temporary pedestrian and vehicular circulation;
 - b. Include the overall schedule for construction and the hauling route;
 - c. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
 - d. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)(Code)
73. Provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, DASH, or another form of mass

transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be 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:

- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)
74. 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)
75. No major construction staging shall be allowed within the public right-of-way on Mount Vernon Avenue and Bruce 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)
76. 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)
77. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction & 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)
78. 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)
79. 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 RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)

80. 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)
81. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. *** (P&Z)
82. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z)
83. Submit a height certification and a location survey for all site improvements to the Department of P&Z as part of the request for a certificate of occupancy permit. The height certification and the location survey shall be prepared and sealed by a registered architect, engineer, or surveyor. The height certification shall state that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z)
84. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
85. With the first final site plan submittal, provide construction plans and details to address how the edge of the existing building and site will be treated during the time that the north half of the existing shopping center remains standing. Temporary screening measures shall be included in the construction phasing plan, to the satisfaction of the Director of P&Z. * (P&Z)

N. *STORMWATER:*

86. Furnish specific engineering data and information, in addition to Zoning Ordinance Requirements, as to the effect of the proposed construction on future flood heights. No final site plan shall be released until the applicant has demonstrated that no increase in water surface elevation for the 100-year flood will result due to implementation of this project. Computations are to include backwater calculations starting at a downstream cross section to an upstream cross section. Computations shall be made by modifying the existing HEC-RAS model, as prepared by the U.S. Army Corps of Engineers, Baltimore District. * (T&ES)

O. *WASTEWATER / SANITARY SEWERS:*

87. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)

P. SOLID WASTE:

88. Provide \$1,150 per receptacle to the Director of T&ES for purchase and installation of four (4) Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans with domed lid by Victor Stanley. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.* (T&ES)

Q. STREETS / TRAFFIC:

89. Rebuild the traffic signal at Mt. Vernon Avenue and Russell Road to accommodate the additional approach leg to the intersection. This rebuild shall include all necessary pedestrian upgrades to make the entire traffic signal ADA compliant and shall include internally illuminated street name signs for all approaches. This rebuild shall include signal pole relocations and/or new traffic signal poles, conduit, junction boxes, traffic signal cabinets, and other traffic signal equipment as necessary to support the addition of the fourth leg of the intersection. (T&ES)
90. Any proposed modification to the existing pavement markings on Mt. Vernon Avenue shall be subject to the following to the satisfaction of the Director of T&ES:
- a. A minimum 11 foot lane width dimension for the southbound through travel lane shall be maintained
 - b. A minimum 11 foot lane width dimension (including gutter pan) for the southbound right turn lane onto Russell Road
 - c. A minimum 12 foot lane width dimension for the northbound travel lane shall be maintained
 - d. Any proposed parking stalls shall be a minimum of 7.5 feet wide, with an 8 foot parking stall width provided where feasible. Parking shall only be allowed on Mt. Vernon Avenue where it is demonstrated that conditions a. through c. above have been satisfied.
 - e. Parking along northbound Mount Vernon Avenue shall be limited to off peak hours. Parking on northbound Mount Vernon Avenue during peak weekday non-holiday travel periods shall be prohibited. (T&ES)
91. Provide and install 10 foot wide colored and pressed concrete crosswalks designed to mimic a brick crosswalk pattern at the signalized intersection of Mt. Vernon Avenue and Russell Road. Concrete crosswalks shall be installed for all three signalized pedestrian crossings at the intersection. These crosswalks shall be H-20 loaded and shall include 6" wide white thermoplastic lines on each side of the crosswalk. (Transportation)
92. If the City's existing public infrastructure is damaged during construction, or if 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)

93. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction and Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
94. Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES)
95. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
96. Show turning movements of standard vehicles in the parking structure. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
97. The slope on parking ramp to garage entrance shall not exceed 12 percent. For slopes 10% and greater, provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)
98. Furnish and install two 4" conduits with pull wires, and junction boxes located at a maximum interval of 300' apart, underneath the sidewalks on Mount Vernon Avenue. These conduits shall terminate in an underground junction box at each of the four street corners of the site. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES)

R. UTILITIES:

99. Locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)

S. WATERSHED, WETLANDS, & RPAs:

100. The project site lies within Four Mile Run Watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year and 10-year storm events. (T&ES)
101. The storm water collection system is located within the Four Mile Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

T. BMP FACILITIES:

102. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
103. 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 Worksheet A or B and Worksheet C, as applicable. (T&ES)
104. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. **** (T&ES)
105. Surface-installed storm water 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)
106. Submit two originals of the storm water quality BMP Maintenance Agreement 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)
107. The Applicant shall be responsible for maintaining storm water 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)
108. 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 Owners' 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 storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowner's 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:

109. 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)
110. 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)
111. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. ****(T&ES)

U. CONTAMINATED LAND:

112. 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)
113. Design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. (T&ES)

V. NOISE:

- 114. All exterior loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
- 115. If a restaurant use is proposed, the use of loudspeakers or musicians outside is prohibited. (T&ES)
- 116. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

W. AIR POLLUTION:

- 117. 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)
- 118. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)

X. ARCHAEOLOGY:

- 119. Call Alexandria Archaeology immediately (703-838-4399) 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)
- 120. 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)

Y. DISCLOSURE REQUIREMENTS:

- 121. If any portion of this project converts to for-sale units, the seller shall notify prospective buyers in its marketing materials and homeowner documents that the esplanade is a private street with public access easement and shall not be maintained by the City of Alexandria, and that it will be dedicated at such time that the City requests for construction of a public street. (T&ES)
- 122. If any portion of this project converts to for-sale units while the Birchmere is still adjacent and in operation, the seller shall present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:

Mount Vernon Village Center
3809-3839 Mt. Vernon Avenue, 3907 Bruce Street

The Birchmere Music Hall is located immediately adjacent to the southeast and is expected to continue and hold indoor music events indefinitely. (P&Z)(T&ES)

PREVIOUS STAFF REPORT

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

- R - 1. For all first floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division (703-838-4884) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.
- R - 2. C -1. As-built documents for all landscape and irrigation installations are required. Refer to City of Alexandria Landscape Guidelines, Section III A & B. ****(P&Z)(T&ES)
- R - 3. C-2. 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 at completion of construction, and at periods of one year and three years after completion. ****(P&Z)(T&ES)

Transportation and Environmental Services

- F - 1. ASA has no comments on the Preliminary Plan.
- F - 2. Ensure sufficient clearance between the back of the proposed bus shelter adjacent to the property and the front of the building to meet ADA requirements. (DASH)
- F - 3. 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 - 4. 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 - 5. 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 - 6. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 7. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 8. 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 AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM 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 - 9. 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 - 10. 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 - 11. 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 - 12. 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 - 13. 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 - 14. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 15. 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 - 16. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 17. 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 - 18. The Traffic Control Plan shall 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. (T&ES)

- F - 19. The applicant shall continue to work with staff during the phasing and construction of the project to balance the on-street parking demand on Bruce Street with vehicle delay for vehicles exiting Bruce Street onto Mount Vernon Avenue during peak hours. After completion of Phase I of the project, consideration should be given to providing a dedicated left turn lane on Bruce Street at its intersection with Mount Vernon Avenue if vehicular delay during peak hours demonstrates the need for a dedicated left turn lane. (T&ES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. 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 - 3 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 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 - 5 (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 - 6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)

C - 7 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. The memorandum is available at the following web address of the City of Alexandria (T&ES)

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

C - 8 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 - 9 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 - 10 The applicant shall provide storage space for solid waste and recyclable 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 a trash truck and the trash truck shall not back up to collect trash. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

- C - 11 The applicant shall be responsible to deliver the solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 12 The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle.
- C - 13 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 14 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)
- C - 15 The sewer tap fee must be paid prior to release of the site plan.* (T&ES)
- C - 16 All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)
- C - 17 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 - 18 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 19 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 - 20 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 - 21 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 - 22 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 - 23 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 24 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 25 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 - 26 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 water quality volume default and stormwater quantity management. (T&ES)
- C - 27 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF. * (T&ES)
- C - 28 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 29 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)

VAWC Comments:

1. Comply with Virginia American Water's *General Design Requirements* for all new water facilities. The standards can be obtained from VAWC by contacting Hao Chen at Hao.Chen@amwater.com.
2. Developer shall submit a Needed Fire Flow (NFF) calculation to Code Administration. After Code Administration approves the calculation, developer shall send VAW a copy of the approved calculation with a Code Administration signature, in order to verify whether the existing and proposed water main layout can meet the NFF requirement.

3. Revise City Standard General Notes #31 on Sheet C113 as follows: All water facility constructions shall confirm to Virginia American Water (VAW) standards and specifications. Developer or contractor shall contact VAW at 703-706-3889, obtain an approved proposal and pay all required fees prior to the start of construction, demolition and inspection of water facilities, including, but not limit to, water mains, fire hydrants, domestic and fire service lines. All the proposed wet taps on an existing water main shall be constructed by VAW.
4. Indicate whether the proposed grading will reduce the existing water line cover to less than 3.5 feet.
5. Annotate the size of the proposed domestic service lines on Sheet C103.s
6. The proposed fire service line size (8") on Sheet C103 is inconsistent with Sheet C109.
7. Proposed 6" water line on Arrival Court (private road)
 - a. This water line, including the associated fire hydrants, tapping tees and valves, will be recorded as private utilities, and shall be installed under a VAW "Application for Special Connection" fire service agreement.
 - b. Explain whether this water line and/or the associated hydrants will be installed above the underground garage. Provide a water line profile, which also shows the garage elevation.
 - c. Keep minimum 5 feet clearance from the circular curb & planting area.
 - d. The proposed hydrant at the west entrance shall be in public ROW and directly wet tapped to the existing water main on Mt Vernon Ave.

Fire Department:

- R - 1. An automatic sprinkler system is recommended. (Code)
- R - 2. Removal of the existing addition may create an unsatisfactory exposure condition for the wall of the building located on the adjacent interior lot line. It is recommended that the owner of that property be informed. (Code)
- R - 3. It is recommended that the owner present a notarized affidavit to the Building Official stating when (to his best knowledge) the current usage was established. (Code)
- R - 4. For firefighting reasons it is recommended that all stairs extend thru the roof so that door access to the roof is provided. (Code)
- R - 5. In lieu of strict compliance with ladder truck access requirements specified in item C-__, an alternative compliance proposal is recommended. The proposed massing, articulation of the facade and placement on the lot would be acceptable if the following fire protection and fire fighting features were built into the buildings.
- a. Enclose all elevator lobbies in smoke tight construction
 - b. Stair capacity to be designed without taking the sprinklered building exception.
 - c. Fire phones installed on every level in the elevator lobby and the stairs.

- d. Knock out panels that have an area of 20 feet for every 50 lineal feet of building perimeter.
- e. Full automatic sprinkler system designed to NFPA 13. (Code)

Code Administration (Building Code):

- F-1 The following comments are for 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 Thomas Sciulli, Plan Review Supervisor, at 703.746.4190 or Thomas.sciulli@alexandriava.gov.
- C-1 New construction 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) floor area per floor; e) fire protection plan.

Police

Parking Garage Recommendations

- R - 1. It is recommended that the section of the underground garage dedicated to the residents is gated off from the retail section and is controlled by electronic means. This should help alleviate unwanted persons tampering with resident's vehicles and other crimes.
- R - 2. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.
- R - 3. Only residents with proper electronic access cards should be able to enter into the stairwells from the underground parking garage. This makes the stairwells safer for residents.
- R - 4. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.

Landscape Recommendations

- R - 5. 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.

Parks

- R - 6. 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 - 7. 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 - 8. 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 - 9. 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

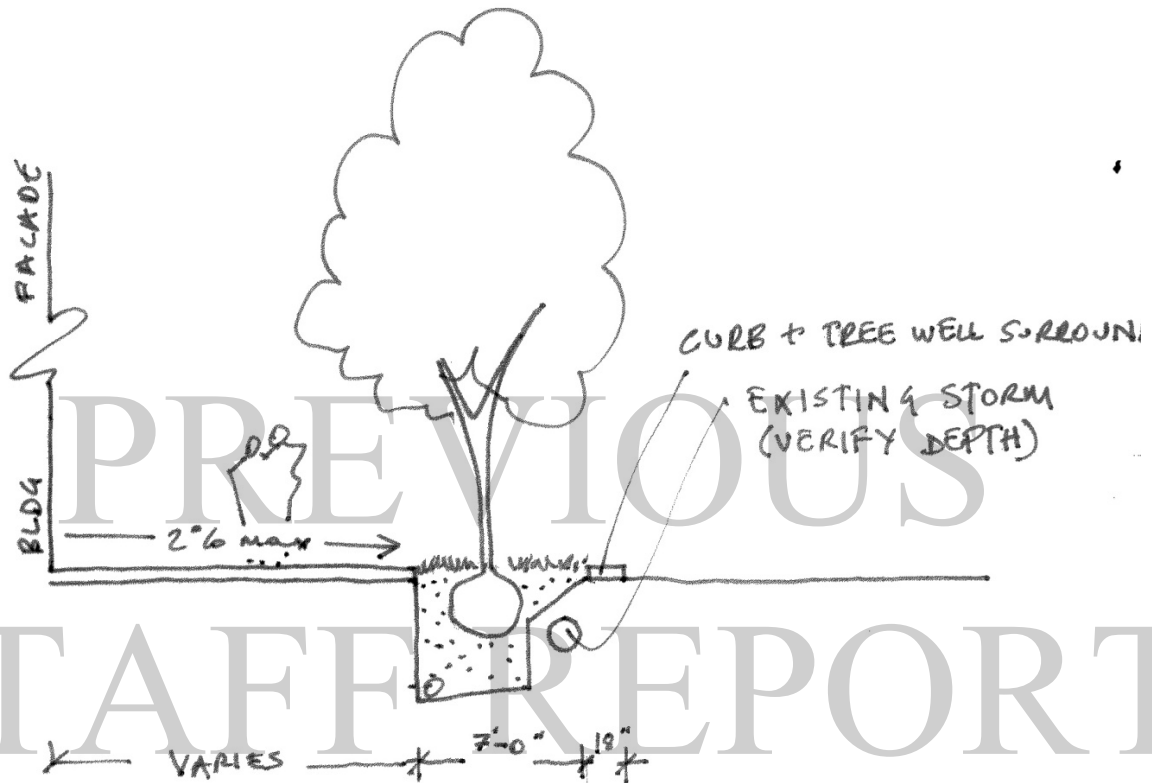
- F - 1. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic 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.

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

1. Exhibit 1, Condition 3k: Street Trees



TYPICAL STREETSCAPE SECTION
MOUNT VERNON AVE
 $\frac{1}{8}" = 1'-0"$ (FROM L3.01)

Attachment #2 — Transportation Management Plan
Mt. Vernon Village Center TMP DSUP#2011-0058

The Transportation Management Plan (TMP) program was enacted by the Alexandria City Council on May 16, 1987 and is now part of the Alexandria Zoning Code (Article XI, Division B, Section 11-700). The ordinance requires that office, retail, residential and industrial projects which achieve certain square footage thresholds submit a special use permit application which must include a traffic impact analysis and a transportation management plan (TMP). The Planning Commission and the City Council consider all special use permit applications, and the City Council makes the final decision on the approval of the applications. Any project requiring a TMP must receive the TMP special use permit before the project can proceed. The TMP Program is a comprehensive effort to increase the use of transit and reduce the number of single occupant vehicles (SOVs) in the City.

The Transportation Management Program for Mt. Vernon Village Center consists of six parts:

- 1) Goal and Evaluation of the TMP
- 2) Organization, Funding and Reporting
- 3) Transportation Management Plan Directives
- 4) Evaluation of the Effectiveness of the TMP
- 5) District Transit Management Program
- 6) Permanence of the TMP Ordinance

1. Goal and Evaluation of the TMP

- a. The Mt. Vernon Village Center site is located approximately two miles between the Braddock Road and Crystal City Metro Stations. Several DASH and Metro bus lines run adjacent to the site on Mt. Vernon Avenue. The Mt. Vernon Village Center development has a goal of 40% non-SOV trips.
- b. The achievement of this goal will be demonstrated by the activities conducted and financed by the TMP fund and the annual survey that are requirements of this special use permit. The fund report should demonstrate that enough activities are being conducted to persuade employees to switch to transit or carpool as opposed to driving alone. The survey should progressively show that the strategies financed through the TMP fund are decreasing the number of peak hour single occupant vehicles to the site to achieve or exceed the goal. The annual report, fund report and survey are covered under Section 2.

2. TMP Organization, Funding and Reporting

- a. The developer shall designate a Transportation Management Plan Coordinator (the TMP Coordinator) to manage and implement the TMP on behalf of the owners of the project. The Transportation Planning Division may assist the TMP Coordinator.
- b. An Annual Report shall be submitted by the TMP Coordinator and approved by the Transportation Planning Division. This report will be due on July 15 of every year. The Annual Report shall include an assessment of the effects of TMP activities on carpooling, vanpooling, transit ridership and peak hour traffic, and a work program for the following year. The initial report shall be submitted one year from the issuance of the Certificate of Occupancy.

- c. The TMP Coordinator shall provide Semi-annual TMP Fund Reports to the Transportation Planning Division. These reports will provide a summary of the contributions to the fund and all expenses and should be accompanied by supporting documentation. The first report will be due six months following the issuance of the first certificate of occupancy, with the following due on January 15 and July 15 of every year.
- d. The TMP Coordinator shall distribute an annual survey to all employees. The survey will be supplied by the Transportation Planning Division. Survey results will be due on July 15 of every year. A 50% response rate is required as approved by the Transportation Planning Division.

3. Transportation Management Plan Directives

- a. The Special Use Permit application has been made for the following uses:

	Land Use	
	Dwelling Units	Retail Sf
Mt. Vernon Village Center	478	53,535

- b. According to the guidelines of Zoning Ordinance Chapter 11-700, the above level of development requires a Transportation Management Program (TMP). Such plan shall include the following elements:
 - i. A TMP Coordinator shall be designated for the project upon application for the initial building permit. The name, address, email and telephone number of the coordinator will be provided to the City at that time, as well as of any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project.
 - ii. Transit, ridesharing, staggered work hours/compressed workweeks, parking restrictions and the other program elements shall be promoted to employees.
 - iii. Information about transit, ridesharing, and other TMP elements shall be distributed and displayed— including transit schedules, rideshare applications and information, incentive information, parking information, etc. This information shall be kept current. Displays of these brochures and applications shall be placed in a prominent location in the building and a website with this information and appropriate links to transit providers will be provided and maintained.
 - iv. A ridesharing program shall be established that includes not only participation in the regional Metropolitan Washington Council of Governments Commuter Connections Program, but also site-specific matching efforts.
 - v. Establish and promote a Guaranteed Ride Home Program as part of the ridesharing and transit marketing efforts.

- vi. A carshare program shall be established as part of the ridesharing and transit marketing efforts for the building. At least two parking spaces should be reserved for the location of carshare vehicles. These spaces should be in a convenient location for residents, and the TMP Coordinator will arrange with any of the carshare companies for placement of vehicles in this project. For those individuals who do not lease a parking space, the TMP program will pay the registration and annual membership fees (not the usage fees) to use the carshare vehicles.
 - vii. Discounted bus and rail fare media shall be sold on-site to employees of the project. The fare media to be sold will include, at a minimum, fare media for Metrorail, Metrobus, DASH and any other public transportation system fare media requested by employee and/or the Transportation Planning Division. The availability of this fare media will be prominently advertised. At a minimum, the initial discount will be 20%.
- c. TMP Fund —The applicant shall create a TMP fund to achieve the reduction goal of 40% of single occupant vehicles for employees, based on the project's size and the benefits to be offered to participating employees. The annual contribution rate for this fund shall be \$.25 per occupied square foot of retail space and \$80 per occupied dwelling unit. This reduction goal may be revised in the future based on City-wide TMP policies or legislation. The annual TMP rate shall increase by an amount equal to the rate of inflation (Consumer Price Index – CPI of the United States) for the previous year. The increase shall begin one year after the initial CO is issued. Payments shall be the responsibility of the developer until this responsibility is transferred by lease or other legal arrangement. The TMP fund shall be used exclusively for these approved activities:
- i. Discounting the cost of bus and transit fare media for on-site employees.
 - ii. Ridesharing and carsharing incentive programs which may include activities to encourage and assist the formation of car, van and bus pools, such as subsidies or preferential parking charges and parking space location, and other analogous incentive programs.
 - iii. Marketing activities, including advertising, promotional events, etc.
 - iv. Bicycle and pedestrian incentive measures which may include the provision of bicycle parking, bike sharing station and/or storage facilities, the construction and extension of bicycle paths and pedestrian walkways, the provision of shower and locker facilities and similar incentive features
 - v. Operating costs for adjacent bikeshare station.
 - vi. Membership and application fees for carshare vehicles.
 - vii. Any other TMP activities as may be proposed by the TMP Coordinator and approved by the Director of T&ES as meeting goals similar to those targeted by the required TMP measures.

Unencumbered Funds: As determined by the Director of T&ES, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in walk, bike, transit and/or ridesharing programs and activities.

4. Evaluation of the Effectiveness of the TMP

- a. The goals for transit mode share and auto occupancy established in paragraph 1.a of this document, will be used in evaluating the performance and effectiveness of the TMP. The annual survey will be used to continually determine whether the development is meeting these targets.
- b. The City of Alexandria, in conjunction with the TMP Coordinator, will identify performance standards and objectives to measure the cost effectiveness and develop methodologies to monitor the performance of each element of the TMP. The performance of the development in meeting these objectives will be evaluated in the annual report prepared by the TMP Coordinator, and will be used in developing the work plan for the association.
- c. This TMP has been designed to be flexible and responsive to the inputs of these annual evaluations in prescribing Transportation Demand Management (TDM) and Transportation Supply Management (TSM) strategies and tactics to be implemented in the Annual Work Program. By linking evaluation to work planning, the TMP standards of performance could change throughout the development cycle as the “right” solutions are adjusted in response and anticipation of changes in transportation conditions.

5. District Transit Management Program

The Mt. Vernon Village Center should integrate with a larger district level TMP program when or if one is organized. All TMP holders in the established area will be part of this District. The objective of this district is to make optimum use of transportation resources for the benefit of residents and employees through economies of scale. The District will be established in coordination with the revised TMP program.

6. Permanence of the TMP Ordinance

- a. As required by Section 11-700 under Article XI of the City of Alexandria Zoning Ordinance, the special use permit and conditions attached thereto as granted by City Council, unless revoked or amended, shall run with the land and shall be mandatory and binding upon the applicant, all owners of the land and all occupants and upon all heirs, successors and assigns with whom sale or lease agreements are executed subsequent to the date of this approval.
- b. 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.
- c. The applicant shall participate in the revised Transportation Management Program if established. The revised program will include the elements outlined in the December 8, 2010 docket memo to City Council and approved by the Council. The revision to the program includes a periodic review of the TMP to determine if goals are being met and will provide an opportunity to adjust the rates up or down up to a percentage cap. The revised TMP program will go before the City Council for approval. Participation in the program will not initially increase the base contribution established in this SUP, however, the base contribution would be subject to adjustment up or down, up to a percentage cap, based on the final revised TMP program language to be approved by City Council at a future date.

- d. The Director of T&ES may approve modifications to agreed TMP activities, provided that any changes are consistent with the goals of the TMP.
- e. An administrative fee shall be assessed to the governing entity for lack of timely compliance with the submission of the TMP mandatory reports required in the attachment (fund reports with supporting documentation, annual reports, survey results with a minimum response rate of 50%, and submission of raw data). The fee shall be in the amount of five hundred (\$500.00) for the first 30 (thirty) days late and two hundred and fifty dollars (\$250.00) for every subsequent month late. The amount of these administrative fees is for the base year in which the TMP is approved and shall increase according to the Consumer Price Index (CPI) going forward.

PREVIOUS STAFF REPORT



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2014-00033

Project Name: Mt. Vernon Village Center

PROPERTY LOCATION: 3809A, 3811, 3811A Mount Vernon Avenue and 3907 Bruce Street, Alexandria, Virginia

TAX MAP REFERENCE: 7.03-09-01, 02, 09, 10 & 11

ZONE: CDD 6

APPLICANT:

Name: Arlandria Center LLC

Address: 1725 DeSales Street, NW, Washington, DC 20036

PROPERTY OWNER:

Name: Arlandria Center LLC

Address: 1725 DeSales Street, NW, Washington, DC 20036

SUMMARY OF PROPOSAL Request for a three (3) year extension of Development Special Use Permit with Site Plan #2009-0016 and associated approvals.

MODIFICATIONS REQUESTED No change from DSUP #2009-0016.

SUP's REQUESTED No change from DSUP #2009-0016.

[x] **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.

[x] **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.

[x] **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 W. Blair, Esquire

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

December 4, 2014; Revised March 30, 2015

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.

Arlandria Center LLC is a Virginia limited liability company. The only members of the limited liability company who own an interest in excess of ten percent are Stephen Weinstock and Fairview Investments LLC. 1725 DeSales Street, NW, Washington, DC 20036.

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. See Attached		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3809 Mt. Vernon Ave. , Alexandria, VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

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

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

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

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

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

December 4, 2014

Date

Duncan W. Blair, Esquire

Printed Name

Signature

Revised March 30, 2015

**Applicant and Owners Attachment
Mt. Vernon Village DSUP #2011-0005
December 4, 2014**

DSUP#
2009-0016
REV. March 30, 2015
JLB

Applicant Property Owner

1. Arlandria Center, LLC, a Virginia limited liability company
1725 DeSales Street, NW
Washington, DC 20036

Owners of More Than 10% Interest in Applicant/Owner

1. Stephen Weinstock
2. Fairview Investments, LLC

Owners of More Than 10% Interest in Fairview Investments, LLC

1. Kingdon Gould III
2. Kingdon Gould IV
3. Kristen Gould
4. Jessica Lewis

- 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.)

Arlandria Center LLC, a Virginia limited liability company (the "Applicant") is requesting a three (3) year extension of DSUP #2009-0016 and associated land use approvals (CDD Concept Plan #2011-0005), TMP Special Use Permit #2011-0058, Coordinated Sign Special Use Permit #2011-0070, and a Speical Use Permti for building heaight increase in exchange for affordable housing units per Section 7-700 of the Zoning Ordinance), granted by the Alexandria City Council on December 17, 2011.

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

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

No change from DSUP #2009-0016.

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

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

No change from DSUP #2009-0016.

5. Describe the proposed hours and days of operation of the proposed use: No change from DSUP #2009-0016.

Day	Hours	Day	Hours

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

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

No change from DSUP #2009-0016.

B. How will the noise from patrons be controlled?

No change from DSUP #2009-0016.

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

No change from DSUP #2009-0016.

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

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

No change from DSUP #2009-0016.

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

No change from DSUP #2009-0016.

C. How often will trash be collected?

No change from DSUP #2009-0016.

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

No change from DSUP #2009-0016.

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:

No change from DSUP #2009-0016.

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:

No change from DSUP #2009-0016.

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

No change from DSUP #2009-0016.

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.

No change from DSUP #2009-0016.

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? 940 parking spaces were provided and approved per DSUP #2011-0005, 685 residential and 255 retail. Guest spaces were shared with retail spaces.

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

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

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

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

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?

- B. How many loading spaces are available for the use? _____

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

No change from DSUP #2009-0016.

- D. During what hours of the day do you expect loading/unloading operations to occur?
No change from DSUP #2009-0016.
-

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

No change from DSUP #2009-0016.

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?

No change from DSUP #2009-0016.

H. Stewart Dunn, Jr. Acting Planning Commission Chair
Planning Commission
301 King Street #2100
Alexandria, VA 22305



Via email

Dear Mr. Dunn,

Concerning the proposed extension of the various permits for the redevelopment of the Mt. Vernon Village Center, Tenants and Workers United is deeply troubled by the recommended three year extension of the approved plans for the redevelopment of the Arlandria Shopping Center / Mt. Vernon Village Center. An extension of three years offers the potential of a continuation of the past four years which has turned the heretofore neighborhood hub into a half vacant eyesore. This plan was originally approved over 4 years ago. At the time our organization and many others from the surrounding community requested a delay of consideration in order to more fully engage the surrounding areas Latino tenants. We were told at the time that development was imminent and sufficient outreach had been made to area residents. Four years later, our organization received formal notice in late April. As far as I know there has not been a general Spanish language summary widely shared with area residents. Lessons were not learned from the deeply flawed process 4 years ago. Democracy and inclusion have been sacrificed for the expediency of the developer. This has resulted in a deeply flawed project. Four years ago we criticized many of the project details including the high density, parking and traffic concerns and even the difficulty of fire vehicle access to the site. We stand by that critique. For the purpose of this extension there are three areas of concern:

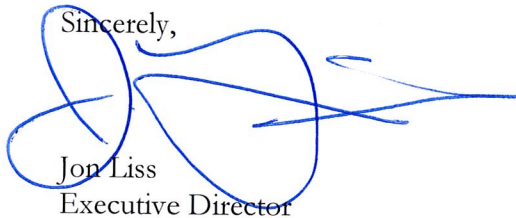
- 1) The current soccer / basketball court in Four Mile Park may be utilized by the private developer as a 'staging' area for project construction. Currently the court is heavily used year-round. Please clarify or confirm that the current mini-soccer park will not be utilized as a staging area for the construction project until after an alternative court is built nearby. Additionally, in exchange for the use of the public land the developer should pay market rental rates for the land. Given the area's high population density and the relative absence of public space it is important that the largely Latino park-users are not denied access to public recreation.
- 2) The public art should be built in a location where the public (not just the properties tenants) can benefit. Locating this art project in the middle of the apartments – especially if there is no general public access- is an inappropriate use of 'public' funds. It creates an automatic division between the majority of Arlandria residents and the residents of the property. The street / sidewalks in the middle of the project should permit public access to the park is open. This development should not further limit Latino and low-income tenants' access to the park.
- 3) Twenty-eight units of housing for families earning 60% of the Area's Median Income (AMI) is woefully inadequate for community need and a small concession for development plans that have (over two steps) doubled the size of permissible development. We urge that 10% of the units should be affordable to families earning between 40% and 60% of the AMI. All 48 of these proposed units should have either two or three-bedrooms. Matching community needs for affordability and larger-sized apartments should be taken into consideration as this extension is

considered. What unit mix is designated for affordable is too central of a detail to live to post-vote discussion.

TWU strongly urges that the Planning Commission and the City Council not rush to rubber stamp this renewal. In addition to addressing the concerns noted above we strongly urge that only a one year extension be considered. For four years we have suffered as the developer has kept the property half vacant and as a public eyesore. Giving a full three-year extension is an invitation to ongoing delays as the developers wait for the right conditions to maximize their profit. In whatever plan is approved please limit approval to a one -year period. This will actively force the developers to keep community concerns in account and move aggressively to complete the redevelopment.

Thank you in advance for your consideration of our requests.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jon Liss", with a long horizontal flourish extending to the right.

Jon Liss
Executive Director

Cc: Mayor and Council