

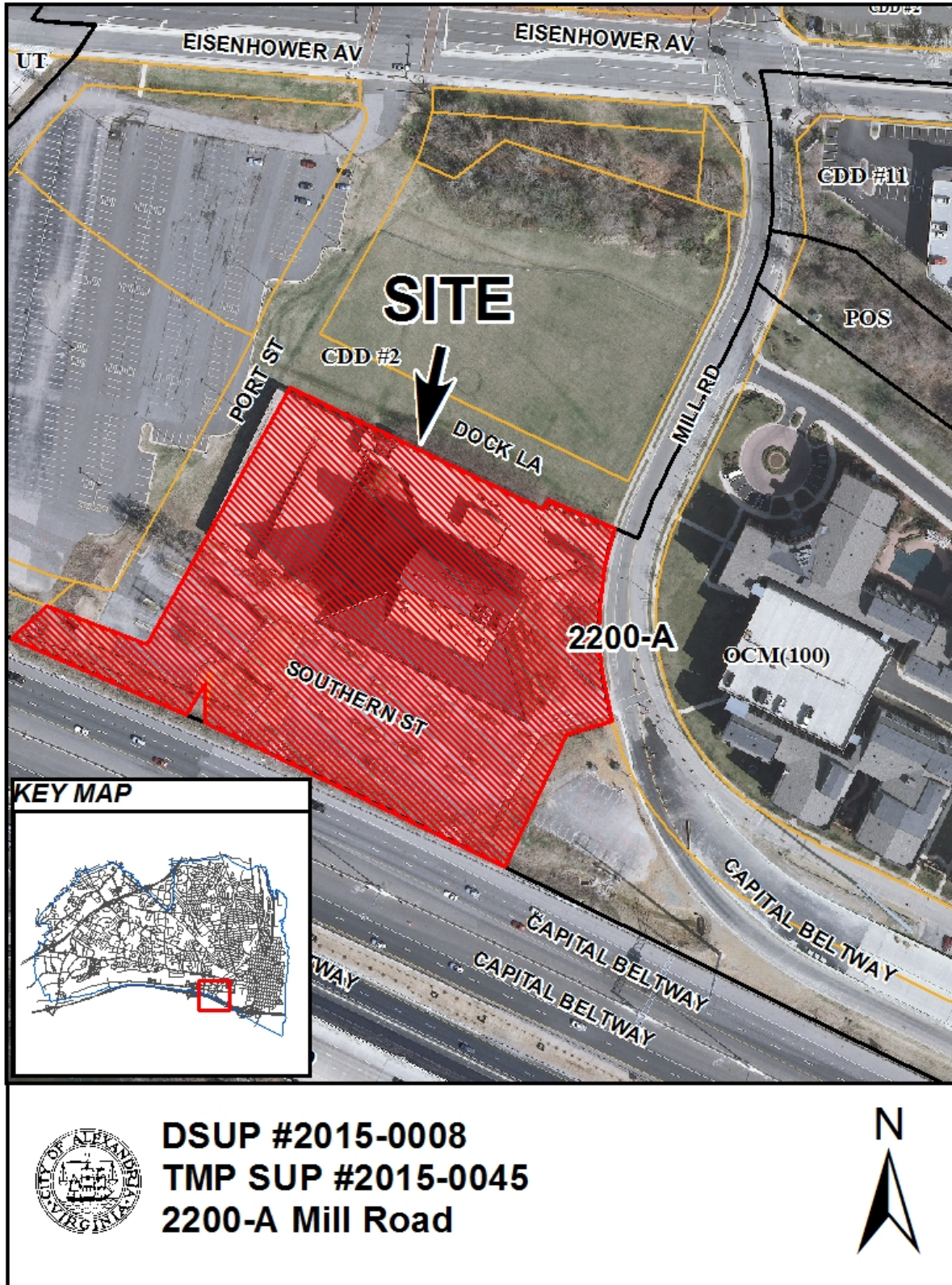


DOCKET ITEM #13
Development Special Use Permit #2015-0008
Transportation Management Plan SUP #2015-0045
2200-A Mill Road – Eisenhower East Block 20

Application	General Data	
Project Name: Eisenhower East Block 20	PC Hearing:	June 2, 2015
	CC Hearing:	June 13, 2015
	If approved, DSUP expiration:	June 13, 2018 (36 months from expiration date)
	Site Area:	173,135 sf (3.97 ac)
Location: 2200 Mill Road	Zone:	CDD#2
	Proposed Use:	Office
	Gross Floor Area:	585,000 sf
Applicant: LSREF2 Clover Property 12, LLC, represented by Duncan Blair	Small Area Plan:	Eisenhower East
	Green Building:	LEED Silver

Purpose of Application
Approval of a three year extension for a previously approved Development Special Use Permit, DSUP #2012-0003 for Block 20 in the Eisenhower East Small Area Plan area

Special Use Permits, Modifications, and other Approvals Requested:
1. Development Special Use Permit with Site Plan DSUP 2015-0008 2. Special Use Permit for a Transportation Management Plan SUP 2015-0045 3. Special Use Permit for increased penthouse height and additional penthouses.
Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Gary Wagner, RLA, gary.wagner@alexandriava.gov , Planning and Zoning Robert Kerns, Chief, robert.kerns@alexandriava.gov , Planning and Zoning



I. SUMMARY

Recommendation

Staff recommends **approval** of a request for a 3 year extension for Block 20 in Eisenhower East, subject to compliance with the amended staff recommendations. The applicant and owner of Block 20 in Eisenhower East, LSREF2 Clover Property 12, LLC, is requesting an extension of the previously approved Development Special Use Permit (DSUP2012-0003) and associated applications for the proposed office development. The applicant has been unable to start construction of the development within the required timeframe due to the past economic climate for office development in the City. However, over the past year, the applicant demolished the existing American Truckers Association building, which has been vacant for several years, in order to pave the way for future office development on the site. This application does not need an extension of the approved Master Plan Amendment for increased height on Block 20, the CDD Concept Plan and the Street Name Case, which were part of the original approval, because they do not have an expiration. There are no changes to the previously approved site plan or building design.

A. *Project Highlights*

- High-density development near a Metro station
- Transit-oriented development
- Creation of new grid streets
- Ground-level open space
- Contribution to the Eisenhower East Open Space Fund
- LEED Silver
- Underground parking
- \$900,000 affordable housing contribution
- Mill Road traffic improvements
- Pedestrian and streetscape improvements
- Public Art

B. *Site Context*

Block 20 is located in the Coordinated Development District (CDD#2) zone, at the intersection of Eisenhower Avenue and Mill Road. Mill Road and the Virginia Department of Transportation (VDOT) Capital Beltway ramp are located to the east and southeast of the subject property. On the east side of Mill Road is the existing Carlyle Mill residential development. Existing surface parking lots, owned by Hoffman Family LLC abut the property to the west. This portion of the Hoffman property, (Blocks 11 and 12) was approved by City Council for approximately 1.2 million square feet of mixed-use development, including approximately 1200 dwelling units and 70,000 sf of retail in 250-370 foot-high buildings. To the south of the site is the future Southern Street, Dominion Virginia high-tension power lines, and the Capital Beltway. The Eisenhower Avenue Metro Station is located approximately 500 feet west of Block 20. To the north is the Block 19 residential tower development with 505 dwelling units, three levels of underground

parking and a one acre regional stormwater management/amenity pond, currently under construction and owned by Paradigm Development Company.

C. Project History

Previously, Blocks 19 and Block 20 were approved as one development case (DSUP2007-0017) in 2009. In 2012 the property was purchased by LSREF2 Clover Property 12, LLC who filed for a three year extension and also a bifurcation of Blocks 19 and 20 into two separate development cases. As mentioned above, Block 19 received DSUP approval in 2013 and is currently under construction. Both blocks were previously found to be consistent with the small area plan by providing dense commercial buildings within walking distance of a metro station, reduced parking, transit incentives, and extensive pedestrian amenities. The design of Block 20 received significant design review input, including mass and scale, building materials, and the design of the central courtyard from the Eisenhower East Design Review Board (DRB).

D. Detailed Project Description

Block 20 will consist of two 15-story office buildings totaling 585,000 square feet and 737 parking spaces, the bulk of which are in a below-grade parking garage. Access to the parking garage will be from future Southern Street. Main pedestrian entrances for both buildings are oriented towards Dock Lane and the adjacent courtyard. The east and west buildings consist of 294,000 and 291,000 square feet of office, respectively. A large landscaped courtyard/plaza is planned for the area between the buildings.

As part of the development approval, the applicant agreed to make a voluntary contribution of approximately \$900,000 towards affordable housing. Additionally, since no open space land is required to be dedicated to the City with this block, the applicant was instead required to make a contribution to the Eisenhower East Open Space Fund. The previous condition of approval required a contribution of \$350,000 towards the Fund if construction commenced prior to the DSUP expiration date. If substantial construction did not commence within three years of the approval, the contribution amount was to be increased to the full amount of \$1,246,050.

Development of Block 20, as well as Block 19 (Paradigm) and Blocks 11&12 (Hoffman), will all include the creation of new streets, forming the urban grid pattern envisioned by the EESAP for the east side of the Eisenhower Metro Station. Block 19 will be constructing a portion of Dock Lane and Port Streets with their development. Block 20 will share in the construction of Port Street along their western boundary and a portion of Southern Street along the southern boundary.

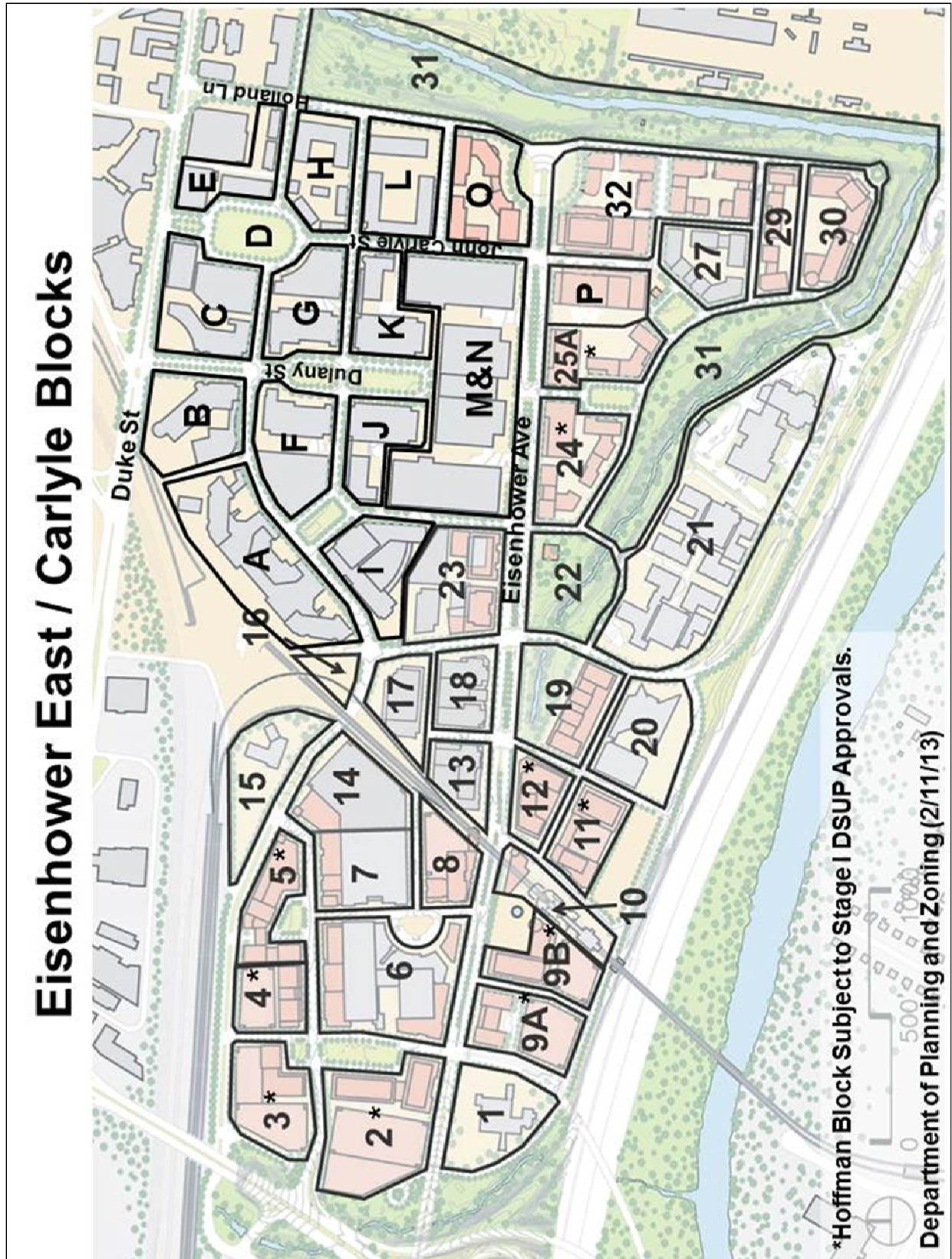
II. STAFF ANALYSIS

Given the current market conditions for office in the area and the fact that the applicant demolished the existing ATA building to be able to better market the site for future office development, Staff supports the request for a three year extension. Specific issues associated with this extension request include:

- Condition 113 of the DSUP2012-0003 approval requires a developer contribution towards the Eisenhower East Open Space Fund of \$350,000. If substantial construction did not occur within the 3 year approval period, the contribution amount was to be increased to \$1,246,050. However, given the past economic climate for new office, and since the applicant has demolished the existing ATA building in order to market the site better for future office tenants, staff is not recommending any changes to Condition 113. To date, the applicant has spent approximately \$675,000 to demolish the existing ATA building. The applicant has indicated that the total cost of demolition for the building will be approximately \$800,000.
- A Dominion Virginia Power (DVP) surface easement runs through the southern portion of the site on Block 20. The development site plan proposes several below-grade features in the easement and includes a new public street, Southern Street. No portion of the office buildings extend into the easement. Staff met with DVP in August of 2012 regarding the extension request and to discuss any potential issues regarding the development of Block 20. Their concerns had mainly to do with safety issues related to the below-grade BMPs and the transformer vaults, fire hydrants and light poles located too close to their electric towers. They were also concerned about construction of the future office building next to their easement. In order to address their concerns, City Council approved condition (#48A.) in 2012 requiring the applicant to coordinate with DVP at the final site plan stage in the event that certain site features need to be adjusted to address their concerns. To date, there has been no coordination with DVP; however, this condition has been carried forward with the extension request to be addressed with the final site plan.

III. CONCLUSION

Staff recommends **approval** of the requested extension of three years for Block 20, subject to compliance with the amended staff recommendations below.





View of Block 20 from Capitol Beltway looking northeast.

IV. AMENDED CONDITIONS OF APPROVAL

The following staff recommendations have been carried forward from DSUP #2007-0017 and all changes, additions, and deletions are noted.

Amended conditions: 41,45, 47, 49, 52, 65, 87, 92, 93, 95, 98, 101

Deleted conditions: 43.A, 43.B, 67, 83.A

Added conditions: 43.C, 45.A, 83.B, 87.A, 102.A

T&ES Findings Added: F19, F20, F21, F22, F23

T&ES Code Requirements Amended: C-3, C-4,

T&ES Code Requirements Deleted: C-24

T&ES Code Requirements Added: C-31, C-32

Attachment #1 Transportation Management Plan, Amended

A. GENERAL

1. Provide all improvements depicted on the preliminary plan dated March 17, 2009 for Block 20 and comply with the following conditions of approval. The final site plan shall show only the improvements related to Block 20. (P&Z)(T&ES)

B. PEDESTRIAN/STREETSCAPE

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
 - a. Complete all pedestrian improvements prior to issuance of a certificate of occupancy permit.
 - b. Install and maintain ADA accessible pedestrian crossings serving the site.
 - c. All sidewalks shall be brick per the *Eisenhower East Small Area Plan*.
 - d. Construct all brick sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6'.
 - e. All brick sidewalks shall comply with the City's Memo to Industry 05-08.
 - f. Sidewalks shall be flush across all driveway crossings.
 - g. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - h. To the extent possible, 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.

- i. Provide thermoplastic crossings on Mill Road and Southern Street. All other crosswalks serving the development shall consist of StreetPrintXD (http://www.integratedpaving.com/streetprint_xd/). Crosswalks on the private street shall be maintained by the applicant.
- j. Install pedestrian countdown signals and pedestrian activated push-buttons in accordance with City Standards at the intersection of Mill Road and Southern Street. All pedestrian-activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG).
- k. Provide special paving patterns to designate entrances per the *Eisenhower East Design Guidelines*, including entrances in front of areas designated as active use.
- l. Planters in front of storefronts designated as active use shall be movable to provide wider sidewalks and more accessible storefront facades.
- m. Provide a decorative bollard design that relates to the building design and provide details of all bollard types.
- n. Materials for planter walls shall be stone, brick, or pre-cast concrete in coordination with materials on the buildings.

Port Street:

- o. Prior to the issuance of the first certificate of occupancy for Block 20, the sidewalk on the eastern portion of Port Street from Eisenhower Avenue to Southern Street shall be constructed. A portion of the garage of the existing building encroaches into the area of the east side Port Street sidewalk. In the event that at the time the sidewalk is required to be constructed the building is still in existence, the sidewalk shall be designed and constructed to allow the continued encroachment of the building.
- p. Prior to the issuance of the first certificate of occupancy for Block 20, and consistent with the alignment approved as part of DSUP#2005-0034, a temporary 14 ft wide asphalt sidewalk and street trees from Southern Street to Eisenhower Avenue shall be installed on the west side of Port Street if construction has not started on Blocks 11 and 12.
- q. Maximize on-street parking along Port Street from Southern Street to Eisenhower Avenue.
- r. Condition deleted.

Dock Lane:

- s. Condition deleted.
- t. Eliminate a total of 8 bollards on the raised curbs adjacent to the lay-by area serving Block 20.

Mill Road:

- u. Condition deleted.

Southern Street:

- v. Unless doing so will preclude the ability to have a left-turn lane from Mill Road onto Southern Street, provide a minimum 10-foot-wide landscape strip between the southeast corner of the eastern office building and the back of sidewalk along Southern Street. This can be achieved by reducing the east-and west-bound lane widths of Southern Street to 11 feet (exclusive of gutter pans), by narrowing the planting strip in this specific area to 4 feet, by

reengineering the curve of Southern Street, and by allowing landscape plantings within the right-of-way next to the sidewalk.

- w. Coordinate boundary information and final alignment of Southern Street with adjacent property (Block 11) to the west.*(P&Z)(RP&CA)(T&ES)

3. Condition deleted.

C. OPEN SPACE/LANDSCAPING

- 4. Develop, provide, install and maintain an integrated Landscape Plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and RP&CA. At a minimum the Landscape Plan shall:
 - a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - b. Ensure positive drainage in all planted areas.
 - c. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
 - d. Provide detail sections showing above and below grade conditions for plantings above structure.
 - e. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
 - f. Evergreen groundcover shall be provided within each tree well.
 - g. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.
 - h. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
 - i. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, and all planting above structure that meets the requirements of the City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)
- 5. Provide the following modifications to the landscape plan and supporting drawings:
 - a. Condition deleted.
 - b. Condition deleted.
 - c. Clarify hatches on landscape plan sheets. It appears that a concrete paver hatch is used to denote turf in planting strip along Mill Rd.
 - d. Condition deleted.

- e. Condition deleted.
 - f. Condition deleted.
 - g. Condition deleted.
 - h. Condition deleted.
 - i. Condition deleted.
 - j. Replace *Ilex glabra* with other native species.
 - k. Designate all lawn areas to be sodded.
 - l. Provide tree protection and details per City of Alexandria Landscape Guidelines. Depict tree protection on demolition plan, erosion & sediment control plan, and landscape plan. (RP&CA)(P&Z)(T&ES)
6. Provide a site irrigation/water management plan developed, installed and maintained to the satisfaction of the Directors of RP&CA and Code Administration.
- a. Demonstrate that all parts of the site can be accessed by a combination of building mounted hose bibs, ground set hose connections, and automatic irrigations systems.
 - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible external water hose bib on all building sides.
 - c. Hose bibs and ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - d. Install all lines beneath paved surfaces as sleeved connections.
 - e. Locate water sources and hose bibs in coordination with City Staff. (Code)(RP&CA)
7. Develop a palette of site furnishings in accordance with the *Eisenhower East Design Guidelines* that is generally consistent with the Preliminary Plan submission.
- a. Provide location and specification for site furnishings that depicts the scale, massing and character of site furnishings.
 - b. Site furnishings shall include benches, bicycle racks, trash receptacles, drinking fountains and other associated features and be developed to the satisfaction of the Directors of RP&CA, P&Z, and T&ES (RP&CA)(P&Z)(T&ES).
8. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls located at grade. 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, P&Z, and T&ES. (RP&CA)(P&Z)(T&ES)
9. Condition deleted.
10. Condition deleted.
11. Condition deleted.

12. Provide perpetual public access easements over all at-grade privately owned open space areas. The perpetual open space easement(s) shall enable the open space areas to be fully accessible to the public for hours and guidelines approved by the Directors of RP&CA and P&Z in consultation with the applicant. The open space easement areas shall not be considered a street or public right-of-way and the applicant shall have the right to conduct ordinary maintenance and repairs without obtaining a T&ES permit. All easements and reservations shall be depicted on the easement plat and shall be approved prior to the release of the final site plan.* (P&Z)(RP&CA) (City Council)
- 12A. Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.* (Arch)(P&Z)(RP&CA)
- 12B. 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. TREE PROTECTION AND PRESERVATION

13. Contract with a professional tree preservation company to provide, implement and follow a tree conservation and protection program that is developed per the *City of Alexandria Landscape Guidelines* and to the satisfaction of the Directors of P&Z and RP&CA, and the City Arborist. (P&Z)(RP&CA)
14. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree to be preserved over 2" in caliper that is destroyed if the approved tree protection methods have not been followed. Trees less than or equal to 2" in caliper shall be replaced in kind with no fine. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit to the satisfaction of the City Arborist and in accordance with the *City of Alexandria Landscape Guidelines*.*** (P&Z)(RP&CA)
15. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary plan dated March 17, 2009 and reduced if possible to retain existing trees and grades. (RP&CA)
16. Condition deleted.

E. BUILDING

17. Provide the following building refinements to the satisfaction of the Director of P&Z*:
- a. Condition deleted.
 - b. Provide the structure for future projecting glass storefront bays extending beyond the building wall on all active use facades along Dock Lane, Port Street, and the central courtyard space.
 - c. Provide high quality windows for each of the buildings.
 - d. Provide detailed design drawings (enlarged plan, section, and elevation studies) to evaluate the building base, entrance canopies, and window treatments, including the final detailing, finish and color of these elements, during final site plan review. Provide these detailed design drawings at a scale sufficient to fully explain the detailing and depth of façade treatment.
 - e. Color architectural elevations shall be submitted during final site plan review.
 - f. Provide detailed design drawings showing all architectural metalwork (balcony rails, transformer enclosure, garage doors, etc.) along with color, material and finish information for each.
 - g. Provide details including colors and materials for all balconies, decks, canopies, and rooftop spaces with the final site plan.
 - ~~h.~~ Condition-deleted.
 - i. Provide plan and section details of the conditions adjoining garage and loading bay doors. The doors shall be an opaque screen or mesh to minimize the projection of light from the garage or loading bay onto the adjoining street.
 - j. The final materials, details, and color selection shall be subject to review by the Eisenhower East Design Review Board prior to obtaining a building permit.
 - k. On-site mock-up panels for Block 20 shall be provided for final approval of the precast and other major building materials (base, metal panels, windows, etc).** (P&Z)
- 17A. 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)
- 18. Condition deleted.
- 19. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver or equivalent for Block 20 to the satisfaction of the Directors of P&Z, RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
 - a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan.*
 - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy.***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent)_within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of LEED certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Silver (or equivalent) for Block 20 will be evaluated by City staff, and if staff determines a good faith, reasonable, and documented effort was not made to achieve the certification level, then any City-wide policies on Green Buildings existing at the time of staffs' release of Final Site Plan_will apply. (P&Z)(RP&CA)(T&ES) (City Council)
- 20. To the extent possible and in accordance with LEED standards, the applicant shall work to reuse the existing building materials as part of the demolition process and coordinate with the City on leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
- 20A. The stairwells within structured parking garages shall be visible, as permitted by the Building Code without solid walls. The balusters shall be open to allow for a clear line of vision. Provide guards that are 42" in height along open sides of the stairways and landings which are located 30" above the floor or grade below. The width between the balusters shall be no wider than 4" and the handrails are to be a minimum of 34" and a maximum of 38". (Police)
- 20B. 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)

F. SIGNAGE

21. Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics, business signs, and interpretive signage that highlights the history and archaeology of the site. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of Archaeology, P&Z, 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)
- 21A. 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.
 - d. The business and identification signs shall be designed of high quality materials and sign messages shall be limited to logos and names.
 - e. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)
- 21B. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
22. Freestanding monument signs shall be prohibited, unless approved by the Eisenhower East Design Review Board. (P&Z)
23. Install a temporary informational sign on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a 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)

24. Condition deleted.

G. HOUSING

25. Condition deleted.
26. Condition deleted.
27. Condition deleted.

28. Condition deleted.
29. Condition deleted.
30. The developer shall make a voluntary contribution of \$1.50 per square foot of new gross floor area (\$877,500, based on current application) in keeping with the conclusions of the “Developer Housing Contribution Work Group Report” dated May 2005 and accepted by the Alexandria City Council on June 14, 2005. The contribution is to be made prior to issuance of Certificate of Occupancy.*** (Housing)
31. In the event of a reduction in the approved gross floor area of the proposed development for Block 20, the contribution will be scaled down in proportion to the reduction in gross floor area. (Housing)

H. PARKING

32. Provide a Parking Management Plan with the final site plan submission, outlining mechanisms to maximize the use of the parking garage by residents, office workers, and visitors and discouraging single occupancy vehicles. The Parking Management Plan shall be to the satisfaction of the Directors of P&Z and T&ES and be approved by the Departments of P&Z and T&ES prior to the release of the final site plan. The Parking Management Plan shall provide the following:*)
 - a. Condition deleted.
 - b. Condition deleted.
 - c. Condition deleted.
 - d. Condition deleted.
 - e. Condition deleted.
 - f. A maximum of 1,170 parking spaces shall be provided on the property in accordance with the *Eisenhower East Small Area Plan*. A minimum of six (6) spaces shall be provided in the underground garage for active use employees. All spaces defined as “active use” spaces shall be reserved for active uses and provided in convenient locations. The active use parking shall include all applicable signage.
 - g. If excess parking spaces are available in the office garage, they shall be made available to the public on an hourly basis to short-term users such as visitors.
 - h. Correct parking tabulations, eliminating the 5 standard surface spaces included in the tables. (P&Z)(T&ES)
33. In keeping with the City Council requirements for metered parking in the Eisenhower East area, the applicant shall furnish and install multi-space parking meters on all public and private streets serving the project that provide on-street parking. The location and detail of the meters shall be provided on the final site plan. Meters will be paid for by the applicant, but ordered and delivered by the City. Zip cars will be allowed to park in designated spaces without charge. (P&Z)(T&ES)

34. 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. Within the project area, any parking meters which are placed on private streets with public access easements or on public rights-of-way shall be installed by the applicant in accord with City specifications. The City reserves the right to maintain, enforce, and collect revenue from parking meters on private streets containing public access easements. (P&Z)(T&ES)
35. Provide 108 bicycle parking spaces adjacent to the office space and 2 bicycle parking spaces adjacent to the retail space. The short term bicycle rack locations will preferably be covered, grouped, and located within 50 feet of the main entrance of the residential building or as close as practical to the satisfaction of the Director of T&ES. Bicycle parking racks shall be located in a manner that will not obstruct the existing/proposed sidewalks. Bicycle parking standards, acceptable rack types and details for acceptable locations for short-term parking are available at: www.alexandriava.gov/bicycleparking (T&ES)

I. TRANSPORTATION MANAGEMENT PLAN

36. 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 *Attachment #2* to the general staff conditions. Below are the basic conditions from which other details originate. (T&ES)
37. 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 so operate shall be deemed grounds for revocation of such permit, after notice and hearing, by the City Council. (T&ES)
38. 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)
39. Eisenhower East Block 20 shall integrate into the District Transit Management Program when it is organized. All TMP holders in Eisenhower East 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. No increase in TMP contributions will be required as a result of participation in the District TMP. (T&ES)
40. Designate a TMP Coordinator 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 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. ****(T&ES)**

41. **CONDITION AMENDED BY STAFF:** Create a TMP fund, based on the reduction goal of 45% of single occupant vehicles, established for Eisenhower East Block 20, the project's size and the benefits to be offered to participating residents. The annual contribution rate for this fund shall be \$0.258 per square foot of office and \$0.206 per square foot of ~~for~~ 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. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. Annually, to begin one year after the initial CO is issued, 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 TMP fund shall be used exclusively for the approved transportation activities detailed in the attachment. (T&ES) (City Council)
42. 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)
43. The TMP Coordinator or Association will submit annual reports, fund reports and modes of transportation surveys to the Transportation Planning Division as detailed in *Attachment #2*. (T&ES)
- 43A. **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)
- 43B. **CONDITION DELETED 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 35%, 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)~~

- 43C. **CONDITION ADDED BY STAFF:** As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the use may be required to participate in the Citywide TMP Program, may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the city council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance.

J. SITE PLAN

44. Per Section 11-418 of the Zoning Ordinance as amended, the development site plan/development special use permit shall expire and become null and void as to any uncommenced construction and any uncompleted construction, unless substantial construction of the project is commenced within 36 months after approval of this extension request and such construction is thereafter pursued with due diligence. Eighteen (18) months after the date of City Council approval, the applicant shall submit a report to the Director of P&Z on the construction status for the project, including but not limited to information on any outstanding final site plan approvals, building permit approvals, and development financing. (P&Z)
45. **CONDITION AMENDED BY STAFF:** Submit the plat of subdivision/consolidation and all applicable easements and/or dedications with the first final site plan submission. The plat(s) shall be approved ~~and recorded~~ prior to the release of the final site plan.* (P&Z)(T&ES)
- 45A. **CONDITION ADDED BY STAFF:** The plat shall be recorded and a copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit.** (P&Z)
46. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. These items include:
- a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas, except for the Block 19 emergency generator shaft curbs and 12-foot-high exhaust flume as shown on the preliminary plan. (RP&CA)(P&Z)(T&ES)
47. **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 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 site 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. For each fixture type, the applicant shall note "equal" or "approved equal" to the manufacturer's specifications.
 - 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's 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. The fixtures shall not be flushed against the ceiling, but should hang down at least to the crossbeam to provide as much light spread as possible.
 - k. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties.
 - l. The lighting for the underground parking garage shall be a minimum of 2.0 foot-candles with an average of 5.00 foot-candles. The fixtures should not be flush against the ceiling, unless there are no cross beams, but should hang down at least to the crossbeam to provide as much light spread as possible.
 - m. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES. (P&Z)(T&ES)(RP&CA)(Police)
48. 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. (P&Z)

- 48A. Coordinate with Dominion Virginia Power (Transmission section) during the final site plan review. This may require shifting or adjustments to site features, which can be addressed during final site plan. (P&Z) (T&ES)

K. CONSTRUCTION

49. **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. ~~Designate a location(s) for off street parking for all construction employees during all stages of construction, which may include applicable provisions such as shuttles or other methods deemed necessary by the City;~~
 - b. ~~Describe how the applicant will ensure that no construction workers park on public street(s);~~
 - c. Include a plan for temporary pedestrian and vehicular circulation;
 - d. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed;
 - e. Include the overall schedule for construction and the hauling route;
 - f. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
 - g. ~~If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) business days, a "stop work order" will be issued, with construction halted until the violation has been corrected.~~
 - h. 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. * (P&Z)(T&ES)(Code)
50. 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 require the contractor to 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, none of which shall be allowed on public streets, 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) business days, a "stop work order" will be issued, with construction halted until the violation has been corrected.* (P&Z)(T&ES)(PC)
51. 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)
52. **CONDITION AMENDED BY STAFF:** A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of ~~C&I~~ Infrastructure Right of Way (I-ROW) 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)
53. No major construction staging shall be allowed along Mill Road. The Applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities.** (T&ES)
54. 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, RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)
55. An early construction phasing plan to the satisfaction of the Director of T&ES, may be submitted, reviewed and approved for partial release. In addition, building and construction permits required for site pre-construction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES.* (T&ES)
56. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owner's other agent shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)(Code)
57. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a certificate of occupancy permit.*** (P&Z)

58. Submit a wall check prior to the commencement of vertical construction above grade. 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 vertical construction. (P&Z)
59. 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 as set forth in the preliminary submission.*** (P&Z)
60. Condition deleted.
- 60A. 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)

L. STREETS/TRAFFIC

61. Port Street shall be dedicated to the City as a public street. The Port Street cross-section from Southern Street to Eisenhower Avenue shall be consistent with the alignment approved in DSUP#2005-0034. All improvements for Port Street shall be installed and the street shall be operational prior to the issuance of the first certificate of occupancy permit for the east and/or west tower for Block 20. The street shall not be accepted for dedication until a determination by the City is made that the street complies with all applicable codes and standards. * (P&Z)(T&ES)
62. The following street names shall apply for the new public streets within the project: Port Street and Southern Street. The approved street names shall be depicted on the final site plan and subsequent documentation and plans. (P&Z)
63. Provide street signs, stop signs, and traffic control signs, which shall consist of the following to the satisfaction of the Directors of T&ES and P&Z:
 - a. Sign posts shall be 2" galvanized posts; signs shall be Highway C aluminum, 0.080 gauge blank, 3M VIP sheeting.
 - b. All appropriate on-street parking signage and any other signage adjacent to the project for control of pedestrians and vehicles shall be installed by the developer to the satisfaction of the Director of T&ES. (T&ES)(P&Z)

64. If the City's existing public infrastructure is damaged during construction, or patch work is 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 of T&ES. (T&ES)
65. **CONDITION AMENDED BY STAFF:** A pre-construction walk/survey of the site shall occur with T&ES ~~Construction Management and Inspection (CM&I)~~ **Infrastructure Right of Way (I-ROW)** staff to document the existing conditions prior to any land disturbing activities. (T&ES)
66. 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)
67. **CONDITION DELETED BY STAFF (replaced with Finding):** ~~Submit a Traffic Control Plan as a 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)~~
68. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets.**** (T&ES)
69. The slope on parking ramps to garage entrances shall not exceed 12 percent. In case the slope varies between 10% and 12% then the applicant shall provide a trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)
70. The sidewalk along Mill Road shall remain open to the extent possible during construction and pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
71. Show turning movements of standard vehicles in the parking garage and parking lot. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. Provide individual plan views of each turning movement. * (T&ES)
72. Condition deleted.
73. Condition deleted.
74. [Provide new crosswalk across Mill Road at Southern Street on the north side of the intersection. (T&ES)]

75. Provide an actual count of I-495 Mill Road off-ramp and on-ramp traffic at submission of first Final Site Plan to verify projected ramp volumes in traffic study.* (T&ES)
76. Provide documentation from VDOT that the proposed right-of-way acquisition or access easement required at the southern corner of the Mill Road and Southern Street has been obtained prior to release of the Final Site Plan.* (T&ES)
77. Provide signalization at the intersection of Mill Road and Southern Street. Provide signal plans with Final Site Plan #1. Prior to the start of construction, submit shop drawings to T&ES for approval for the following equipment: traffic signal poles/masts, traffic signal foundation design, LED traffic signals, countdown pedestrian signals, ADA accessible push buttons, and backlit street signs.** (T&ES)
78. The applicant shall furnish and install two 4" conduits with pull wires, and junction boxes located at a maximum interval of 300' along Mill Road, from Dock Lane to Southern Street. These conduits shall terminate in an underground junction box on the south side of the intersection of Mill Road and Dock Lane, and in an underground junction box at the traffic signals located at Eisenhower Avenue and Mill Road, and Mill Road and Southern Street. (T&ES)
79. Subject to VDOT approval, provide a dedicated left turn lane from northbound Mill Road onto Southern Street. Provide documentation from VDOT that the proposed lane reconfiguration on the I-495 Mill Road off-ramp necessary to provide a dedicated left turn lane has been reviewed and approved. (T&ES)

M. UTILITIES

80. All private utilities without a franchise agreement shall be located outside of the public right-of-way and public utility easements. (T&ES)
81. 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)

N. STORMWATER

82. All storm water designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)

83. Demonstrate compliance with flood plain ordinance Section 6-300 to Section 6-311 of Article VI Special and Overlay Zones. No final plan shall be released until full compliance with flood plain ordinance has been demonstrated.* (T&ES)
- 83A. **CONDITION DELETED BY STAFF:** ~~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)~~
- 83B. **CONDITION ADDED BY STAFF:** Provide detailed computations of the impact of fill in the flood plain on the 100 year Water Surface Elevation (WSE) to the satisfaction of the Director of T&ES. 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. Proposed fill placement shall not raise the 100 year water surface level at any location along the channel reach more than a maximum of 6 inches as permitted under Floodplain Regulations. (T&ES)

O. WASTEWATER/SANITARY SEWERS

84. The proposed sanitary sewer within the private street (Dock Lane) shall be privately owned and maintained. (T&ES)
85. The applicant shall submit a letter to the Director of Transportation & Environmental Services prior to release of the final site plan acknowledging that this property will participate, if the City adopts a plan prior to release of the building permit, to require equal and proportionate participation in an improvements plan to mitigate wet weather surcharging in the Holmes Run Trunk Sewer sanitary sewer shed. (T&ES)
86. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on site) and other measures that could possibly reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at <http://www.epa.gov/WaterSense/pp/index.htm> (T&ES)

P. SOLID WASTE

87. **CONDITION AMENDED BY STAFF:** Provide ~~\$1,150~~ \$896 per receptacle to the Director of T&ES for purchase and installation of ~~four (4)~~ two (2) Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans with domed lid by Victor Stanley. Receptacles shall be generally located along the property frontage and at strategic

locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. *(T&ES)

- 87A. **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. 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. WATERSHED, WETLANDS, & RPAS

88. The storm water collection system is located within the Timber Branch 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)
89. Condition deleted.
90. Condition deleted.
91. Condition deleted.

R. BMP FACILITIES

92. **CONDITION AMENDED BY STAFF:** The City of Alexandria's storm water management regulations regarding water quality are two-fold: 1) first, state phosphorus removal requirement and 2) second, Alexandria water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the Alexandria water quality default requirement. The Alexandria water quality volume default, as determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility.* (T&ES)
- 92A. The BMPs for this development shall meet the Virginia Storm Water regulations for new development and/or the provisions of the Environmental Management Ordinance (Article XIII), whichever is more stringent at the time of Final Site Plan submission. No grandfathering shall be allowed. *(T&ES)
93. **CONDITION AMENDED BY STAFF:** Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMP's and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer

delineates onsite soils otherwise ~~Worksheet A or B and Worksheet C, as applicable.*~~
(T&ES)

94. 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:
- Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized.**** (T&ES)
95. **CONDITION AMENDED BY STAFF:** Submit two originals of a storm water quality and detention BMP Maintenance Agreement(s), to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)
96. Condition deleted.
97. Condition deleted.
98. **CONDITION AMENDED BY STAFF:** The Applicant/Owner of non-residential properties shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; copy of released 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. 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)
99. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the Office of Environmental Quality on digital media.**** (T&ES)
100. Prior to release of the performance bond, 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)

S. IMPACTED LAND

101. **CONDITION AMENDED 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. ~~The applicant shall screen for PCBs as part of the site characterization to comply with the City's Department of Conservation and Recreation Municipal Separate Storm Sewer (MS4) permit.~~
- e. 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.
- f. 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).

Applicant shall submit 5 copies (3 electronic and 2 hard copies) of the above. The remediation plan must be included in the Final Site Plan.* (T&ES)

102. If methane is detected on the property, design and install a vapor barrier and ventilation system for the buildings and parking areas to prevent the migration or accumulation of methane or other gases under parking areas or into buildings, or conduct a study and provide a report signed by a professional engineer showing that such measures are not needed to the satisfaction of Directors of T&ES and Code Administration. (T&ES)(Code)
- 102A. **CONDITION ADDED BY STAFF:** 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. Include required note (in Findings) on the final site plan. (T&ES)

T. NOISE

103. Prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time, and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD). Identify options to minimize noise exposure to future residents at the site, particularly in those units closest to the interstate highway, railroad tracks and airport traffic, 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)
104. The noise study shall be submitted and approved prior to final site plan approval.* (T&ES)
105. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Directors of P&Z and T&ES and the City Attorney:
 - a. That Eisenhower Avenue is a major four-lane arterial and that future traffic is expected to increase significantly as development along Eisenhower Avenue continues.
 - b. Other neighboring uses surrounding the site include the Metro operations, the Beltway, and Mill Road, and these uses, surrounding streets, and traffic volumes including truck traffic are permitted to continue indefinitely. (P&Z)(T&ES)
106. All exterior loudspeakers shall be prohibited, and no amplified sounds shall be audible at the property line. (T&ES)
107. If a restaurant use is proposed, outdoor musicians are prohibited, unless approved through a separate special use permit. (T&ES)
108. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

U. AIR POLLUTION:

- ~~109.~~ Condition deleted.
110. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)

111. The Applicant shall control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)
112. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

V. CONTRIBUTIONS:

113. Contribute \$350,000 towards the Eisenhower East Open Space Fund prior to release of the final site plan. If substantial construction does not commence within three years of this approval, the contribution amount shall be \$1,246,050. All checks shall be made payable to the City of Alexandria and submitted to the Department of P&Z with a cover letter citing the project name, contribution amount, and the condition being fulfilled.* (P&Z) (City Council)

W. ARCHAEOLOGY:

114. Call Alexandria Archaeology immediately (703-746-4399) if any evidence of buried structural remains (wooden piers or boats, 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. If such resources are discovered, the applicant shall cooperate with Alexandria Archaeology toward the preservation of these resources; provided, however, that the Applicant shall not be responsible for carrying out or for the cost of carrying out such actions. (Archaeology)
115. No metal detection or artifact collecting shall be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)
116. The statements in archaeology conditions above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheet piling and Shoring) so that on-site contractors are aware of the requirements. (Archaeology)

X. PUBLIC ART:

117. Work with City staff to determine ways to incorporate public art elements within the site. Stand-alone pieces or integrated artwork may be considered. A work of art may be functional and may include, but not be limited to, lighting, benches, bike racks, pavers, grates, landscaping or other design elements, if designed by an artist as a unique and prominent feature of the project. A broad range of art types should be considered. The public art proposal 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, to the satisfaction of the Directors of P&Z and/or RP&CA. City staff and the Public Art Committee are available as a resource throughout the process. * ***(P&Z)(RP&CA)

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. (P&Z)

Transportation and Environmental Services

- F-1 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-2 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F-3 Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F-4 All storm sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter for storm sewers shall be 18” in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead shall be 15”. The acceptable pipe 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-5 All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers shall be 10” in the public Right of Way and sanitary lateral 6” for all commercial and institutional developments; however, a 4” sanitary lateral will be acceptable for single family residences.

The acceptable pipe materials will be Polyvinyl Chloride (PVC) D ASTM 3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); Class III pipe may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Lateral shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)

- F-6 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-7 Maintenance of Vertical Separation for 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-8 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-9 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-10 Dimensions of parking spaces, aisle widths, etc. within the parking lot and garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F-11 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-12 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F-13 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)
- F-14 The site discharges the sanitary flow to Holmes Run Trunk sewer that is surcharged during wet weather; therefore, the Alexandria Sanitation Authority (ASA) **MAY** have additional requirement of providing storage for dry and wet weather flows for a period of 24-hours during wet weather events.
- F-15 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-16 VAWC has no comments on the extension request.
- F-17 DASH has no comments on the extension request.
- F-18 ASA has no comments on the extension request.
- F-19 **FINDING ADDED BY STAFF:** The plan must include the following note: *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- Storm)
- 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)
- F-21 **FINDING ADDED BY STAFF:** The following notes shall be included on all Maintenance of Traffic Plan Sheets:

- a. The prepared drawings shall include a statement “FOR INFORMATION ONLY” on all MOT Sheets.
 - b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. *
- F-22 **FINDING ADDED BY STAFF:** Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- F-23 **FINDING ADDED BY STAFF:** Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration (T&ES)
- C-1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, 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, comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. (T&ES)
- C-3 **CODE REQUIREMENT AMENDED BY STAFF:** Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer outfall as per the requirements of Memorandum to the industry ~~05-14 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-4 **CODE REQUIREMENT AMENDED BY STAFF:** In compliance with the City of Alexandria Zoning Ordinance Article XI, complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. ~~06-14 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis, effective July 1, 2014 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/MemoToIndustry06-14.pdf>

[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-5 Condition deleted.
- C-6 Provide storage space for solid waste and recyclable material containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of T&ES. The plan shall show the turning movements of a trash truck. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov, for information about completing this. (T&ES)
- C-7 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 notify any prospective purchaser in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. This condition does not apply to construction debris which is to be recycled. (T&ES)
- C-8 Submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. (T&ES)
- C-9 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C-10 Bond for the public improvements must be posted prior to release of the plan.* (T&ES)
- C-11 The sewer tap fee must be paid prior to release of the Site Plan.* (T&ES)
- C-12 All easements and/or dedications must be recorded prior to release of the plan.* (T&ES)
- C-13 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.* (T&ES)
- C-14 All drainage facilities must be designed to the satisfaction of the Director of T&ES. Drainage divide maps and computations must be provided for approval. (T&ES)
- C-15 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C-16 Per the Memorandum To Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone)

coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)

- C-17 The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of T&ES will be acceptable. (T&ES)
- C-18 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C-19 All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C-20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C-21 Comply with the City of Alexandria’s Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-22 Comply with Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management. (T&ES)
- C-23 Comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C-24 **CODE REQUIREMENT DELETED BY STAFF (Replaced below):** All required permits from Virginia Department of Conservation and Recreation, Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a Virginia Stormwater Management Program (VSMP) General Permit for Discharges of Stormwater from Construction Activities for land disturbing activities greater than 2500 SF. (T&ES)
- C-25 Ensure all discharges are in accordance with City of Alexandria Code 4035. (T&ES)

- C-26 Applicant shall underground all the secondary utility services serving the site. (T&ES)
- C-27 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-28 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C-29 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-30 (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-31 **CODE REQUIREMENT ADDED BY STAFF:** All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or 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 state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP) for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. *(T&ES)

- C-32 **CODE REQUIREMENT ADDED BY STAFF:** The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) plan sheet(s) with the Final 1 submission. (T&ES)
- R-1 Ensure that planned flow capacity does not exceed City of Alexandria allotted ASA plant capacity of 20.5 mgd. (T&ES)
- R-2 Ensure in writing to ASA that additional flow planned does not exceed flow capacity in ASA interceptors and trunk sewers during wet and average flow conditions. (T&ES)
- R-3 Provide sanitary flow computations. (T&ES)
- R-4 Additional sewage flow from proposed development could exceed present design criteria for existing service chamber. Engineer for development is required to contact ASA to discuss issues related to additional sewage flow from the development and the standby service chamber pumping limitations. (T&ES)
- R-5 Developer should review requirements agreed by ASA under DSUP#2004-0016.

Code Administration

Note: Fire comments moved to a separate Fire Department Comments section

- F-1 Structures over 75 feet in height shall conform to the USBC requirements for high rise structures.
Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- F-2 Sheets A1-1A through Sheets A1-1D show in the parking tabulation chart a total of 13 accessible parking spaces and 2 van accessible parking spaces. The plans show a total of 16 accessible parking spaces. Please clarify the amount provided and also note on the plans which accessible parking spaces will be van accessible.
- F-3 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.
- F-4 As of July 1, 2011, the Department of Code Administration became independent of the Fire Department and is now a standalone City agency. Therefore, the code requirements and findings approved with DSUP2007-00017 shall be reviewed with each subsequent amendment and / or extension to ensure that the current code requirements and standards are cited and applied. As the requirements of Code administration and the Fire Department have changed since the approval of DSUP2007-00017, these agencies reserve the authority to review and revise the code requirements and findings with subsequent amendments and /or extensions and will discuss any necessary language with the applicant.

- F-5 All references to previous code years on documents will be required to be updated to the currently adopted 2009 Virginia Uniform Statewide Building Code.
- F-6 All previous comments and applicant responses based DSUP2007-00017 will remain applicable for this extension request.
- R-1 Code requirement deleted. **[Moved to Fire Department Comments]**
- C-1 An automatic fire suppression system will be required for the structures and garage. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-2 A separate tap is required for the building fire service connection. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-3 Code requirement deleted. **[Moved to Fire Department Comments]**
- C-4 Code requirement deleted. **[Moved to Fire Department Comments]**
- C-5 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with the current addition of the USBC 119.0. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-6 This structure contains mixed use groups [M, Mercantile; R-2 Residential; B, Business; S-2 Low-Hazard Storage (public garage, group 2)], and is subject to the mixed use and occupancy requirements of USBC. Acknowledged by applicant. The applicant indicates Mercantile is not required, however it is included in the building code analysis therefore will be required. Shown on Sheet 7 under the Building Code Information section. If the applicant does not wish to provide a mercantile use, the applicant is required to edit the Building Code Information on Sheet 7 to indicate the correct use groups within the proposed buildings.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-7 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-8 The public parking garage (Use Group S-2) is required to be equipped with a sprinkler system (USBC 903.2.11). Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-9 The public parking garage floor must comply with USBC 406.2.6 and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers

as provided for in the plumbing code (USBC 2901). This parking garage is classified as an S-2, Group 2, public garage. Acknowledged by applicant.

Code: Previous comment and response accepted based on DSUP2007-00017.

- C-10 Code requirement deleted. **[Moved to Fire Department Comments]**
- C-11 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-12 Code requirement deleted. **[Moved to Fire Department Comments]**
- C-13 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-14 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-15 A soils report must be submitted with the building permit application. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-16 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from the adjacent property owners which has been recorded in the land records; or through an approved encroachment process. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-17 Code requirement deleted. **[Moved to Fire Department Comments]**
- C-18 A fire prevention code permit is required for the proposed operation (Fuel Storage Room, Sheet A1-1A). An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application. An inventory and MSDS sheets for hazardous materials are required.

Fire Department Comments

Note: The following are new comments from the Fire Department, some of which have been carried over from the previous Code Administration comments.

- F-1 The following comments are for preliminary review only. Additional comments may be forthcoming once the applicant provides supplemental information for review.

Please direct any questions to Maurice Jones at 703-746-4256 or maurice.jones@alexandriava.gov.

- F-2 Plans should show location of all fire hydrants in and around site and fire department connections so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply.
- C-1 The applicant shall provide a separate Fire Service Plan which illustrates **where applicable:** a) emergency ingress/egress routes to the site; b) two sufficiently remote fire department connections (FDC) to the building; c) all existing and proposed fire hydrants where fire hydrants are 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) the location and size of the separate fire line for the building fire service connection and fire hydrants g) all Fire Service Plan elements are subject to the approval of the Fire Official.
- C-2 The applicant 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. This information will determine if item C-3 requirements apply.
- C-3 This building is over 50 feet in height, it is required to have ladder truck access to 48% perimeter of the buildings by public roads or recorded emergency vehicle easements (EVE). For a building face to be considered accessible by a ladder truck the curb line shall be at least 15 feet and no more than 30 feet from the face of the building. Alternatives that demonstrate equivalency to this requirement will be considered on a case by case basis. All elevated structures used for this purpose shall be designed to AASHTO HS-20 loadings.
- C-4 The developer shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314, not to the Site Plan Coordinator of Code Administration.
- C-5 A Knox Box building key access system shall be installed to facilitate building entry by fire department personnel during an emergency.
- C-6 The applicant of any building or structure constructed in excess of 10,000 square feet; or any building or structure which constructs an addition in excess of 10,000 square feet shall contact the City of Alexandria Radio Communications Manager prior to submission of final site plan. The proposed project shall be reviewed for compliance with radio requirements of the City of Alexandria to the satisfaction of the City of

Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:

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

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

- C-7 The final site plans shall show placement of emergency vehicle easement signs. See sign detail and placement requirements below.

Emergency Vehicle Easements

Emergency Vehicle Easements. 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.

Sign Specifications. 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.

Fire Dept. Access Lanes/Mountable Curbs. 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.



Fire Lane Sign Left Arrow

Fire Lane Sign Right Arrow

C-8 Show fire apparatus vehicle turning radius based on the following specifications:

Alexandria Fire Department
Fire Apparatus Specification Information

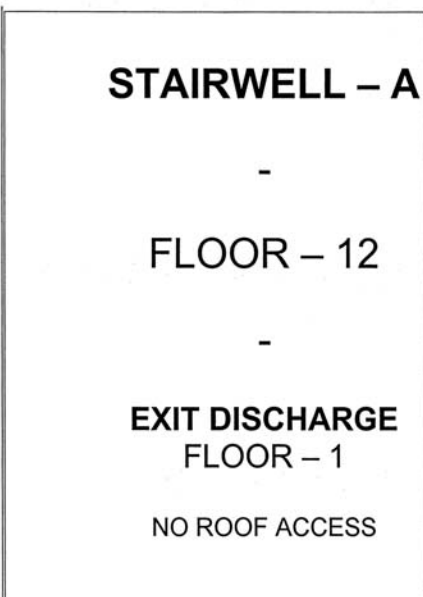
1. **Tractor Drawn Aerial Ladder Truck w/100' Ladder**
Apparatus I.D.# - Truck 208
Overall Length - 67'8" (56' 6")
Overall Width - 108" (9') w/mirrors and 96" (8') w/o mirrors.
Wheel Bases:
Tractor - 150" (12' 5") from front steer axle to drive axle.
Trailer - 306" (25' 5") from drive axle to rear steer axle.
GVW: 64,500#
Angle of Approach¹: Tractor - 11 degrees and Trailer - 11 degrees
Angle of Departure²: Tractor - 11 degrees and Trailer - 15 degrees
Ramp Breakover³: Tractor - 6 degrees and Trailer - 12 degrees
Turning Radius⁴: Within 45' wall to wall.
2. **Rear Mount Aerial Ladder Truck**
Apparatus I.D.# - Truck 204
Overall Length - 49'6" (41' 4")
Overall Width - 108" (9') w/mirrors
Wheel Bases:
Front Axle to No. 1 Rear Axle (First Axle of Tandem) - 215" (17' 11")
Front Axle to No. 2 Rear Axle (Second Axle of Tandem) - 289" (22' 4")
Tandem Axle Spacing - 54" (4' 5")
GVW: 60,500#
Angle of Approach¹: 11 degrees
Angle of Departure²: 10 degrees
Ramp Breakover³: 6 degrees
Turning radius⁴: Within 43' wall to wall.
3. **Dash 2000 Heavy Duty Rescue Pumper (Engine)**
Apparatus I.D.# - Rescue Engine 206
Overall Length - 39'0" (32' 6")
Overall Width - 108" (9') w/mirrors and 96" (8') w/o mirrors.
Wheelbase - 212.5" (18' rounded to the nearest foot).
GVW: 51,800#
Angle of Approach¹: 11 degrees
Ramp Breakover³: 8 degrees
Turning Radius⁴: Within 42' wall to wall
4. **City of Alexandria Advance Life Support Ambulance**
Apparatus I.D.# - Medic 202 (Specifications applicable to Medic 205, 206, 207, and M208)
Overall Length: 29'7" (24 ft. 9 in.)
Overall Width: 11'0" (9 ft. 2 in.) w/mirrors and 9'9" (8 ft 3 in.) w/o mirrors.
Overall Height: 11'4" (9 ft. 6 in.)
Wheel Base: 16'7" (13 ft 11 in.)

- C-9 Provide Stairway Identification. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire Department, in accordance with USBC 1020.1.6. and the City Fire Prevention Code. Building footprint map is not required if graphic annunciator is installed.

Stairway identification signs. 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 within 30 days of completion of construction or receipt of notification.

Sign requirements. 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. (See Figure 1020.1.6.1)

Footprint requirements. 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 buildings exterior and the general layout of the lobby of the first floor. Stairways shall be denoted by letter as stated in section 1020.1.6. (See Figure 1020.1.6.2)



Example Stairway Identification Sign

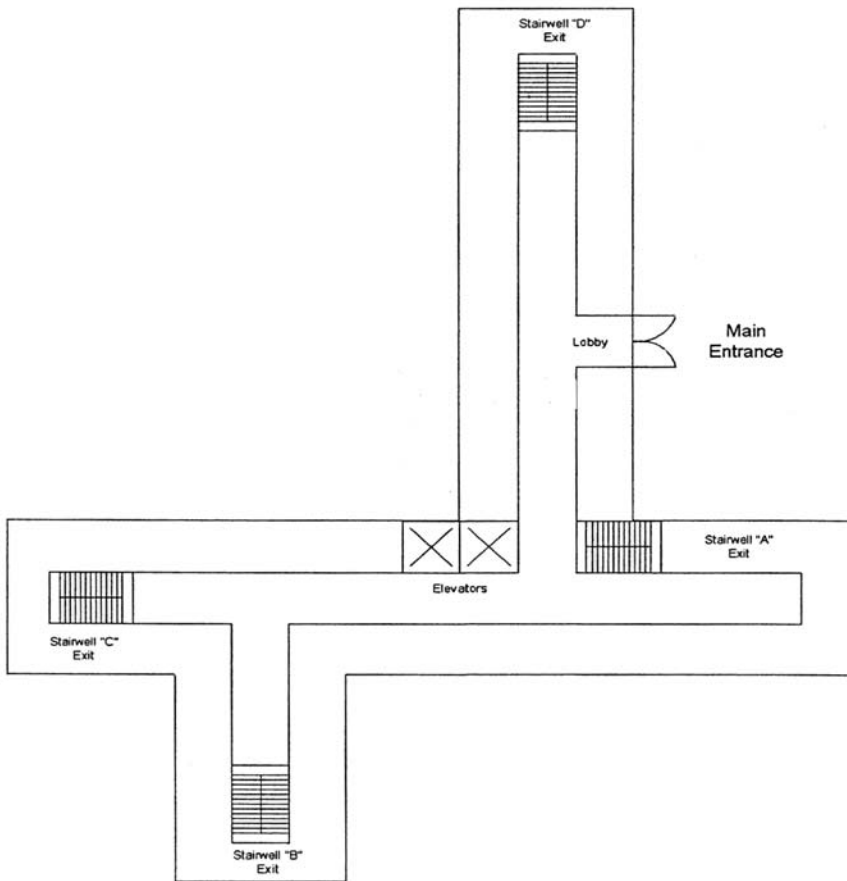


Figure 1020.1.6.2 Example Building Footprint Sign

- C-10 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application. An inventory and MSDS sheets for hazardous materials are required.
- C-11 A separate fire line is required for the building fire service connection. Show location and line size on plans
- R-1 For firefighting reasons it is recommended that all stairs extend thru the roof so that door access to the roof is provided. Applicant indicates all stairs will extend thru the roof, granting door access to the roof.

Archaeology

- F-1 This property is situated on filled land that was historically part of a large marshy area along Hunting Creek. The marshes would have been utilized by Native Americans during prehistoric times, and the creek would have been navigable in this area during the early historic period. While unlikely, it is possible that evidence of occupation and use

during the Late Pleistocene and early Holocene could remain buried in the historically marshy areas, and historic wharves and even small boats could be present under the fill. However, given the depth of the fill and the impact of groundwater infiltration, there is low potential for the archaeological recovery of buried resources in the development area, but there is a slight possibility that some evidence of early historic resources, such as piers or small boats, could be seen during the excavation for the underground garage construction.

Police

No comments.

Virginia American Water Company

No comments.

Health

No comments.

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 issuance of the certificate of occupancy
- **** Condition must be fulfilled prior to release of the bond

Attachment #1

Alexandria, VA Upland Meadow Mix

% of Mix	Latin binomial
12	<i>Elymus virginicus</i>
2	<i>Eragrostis spectabilis</i> 'VA'
27	<i>Schizachyrium scoparium</i> 'PA'
16	<i>Sorghastrum nutans</i> 'PA'
8	<i>Tridens flavus</i> 'VA'
1	<i>Aster laevis</i>
1	<i>Aster prenanthoides</i>
5	<i>Chamaecrista fasciculata</i> 'PA'
5	<i>Coreopsis lanceolata</i> 'NC'
4	<i>Monarda fistulosa</i>
4	<i>Penstemon laevigatus</i> 'PA'
5	<i>Rudbeckia hirta</i> 'NC'
3	<i>Senna hebecarpa</i> 'NC/VA'
2	<i>Silphium trifoliatum</i> 'PA'
2	<i>Solidago bicolor</i> 'PA'
3	<i>Zizia aurea</i>
100	Total

Attachment #1 Transportation Management Plan
Eisenhower East Block 20 TMP SUP#2012-0064-2015-0045

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, hotel 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 Eisenhower East Block 20 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 Eisenhower East Block 20 site is located approximately 1,500 feet from the Eisenhower Avenue Metro Station. Several DASH and Metro bus lines run near the site through the Carlyle neighborhood. The Eisenhower East Block 20 development has a goal of 45% non-SOV trips during peak hour¹.
- 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.

¹ Eisenhower East Small Area Plan, adopted by City Council by Ordinance on April 12, 2003, p.5-5.

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:

	Land Use*	
	Dwelling Units	Commercial Sf
Eisenhower East Block 20		585,000

**As of August 21, 2012. Subject to change.*

- 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 employees, 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 or electronic media shall be sold and distributed on-site to employees of the project. The fare media to be sold and distributed will include, at a minimum, fare media for Metrorail, Metrobus, DASH and any other public transportation system fare media requested by employees 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. **AMENDED BY STAFF:** TMP Fund — The applicant shall create a TMP fund to achieve the reduction goal of 45% of single occupant vehicles for employees, based on the project's size and the benefits to be offered to employees and tenants. The annual contribution rate for this fund shall be \$.258 per occupied square foot of commercial space, and \$.206 per occupied square foot of retail space. 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 on July 1 of each 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 and tenants.
 - 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. Providing shuttle services or partnering with neighboring organizations for shuttle services.
- viii. 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

As it is established in the Eisenhower East Small Area Plan transportation elements, the Eisenhower East Block 20 project should integrate with the larger district level TMP program when it is organized. All TMP holders in the established area will be part of this District. No increase in TMP contributions will be required as a result of participation in the 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.

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.
- e. **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.~~
- 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. **DELETED 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 35%, 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.~~
- f. **ADDED BY STAFF:** As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the use may be required to participate in the Citywide TMP Program, may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the city council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance.



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2015-0008

Project Name: Eisenhower East Block 20

PROPERTY LOCATION: 2200 and 2250 Mill Road, Alexandria, Virginia

TAX MAP REFERENCE: 078.02-01-05 & 06

ZONE: CDD-2

APPLICANT:

Name: LSREF2 CLOVER PROPERTY 12, LLC, a Delaware limited liability company

Address: c/o Hudson Advisors, LLC, 2711 N. Haskell Ave., Suite 1800, Dallas, Texas 75204

PROPERTY OWNER:

Name: LSREF2 CLOVER PROPERTY 12, LLC, a Delaware limited liability company

Address: c/o Hudson Advisors, LLC, 2711 N. Haskell Ave., Suite 1800, Dallas, Texas 75204

SUMMARY OF PROPOSAL Request for three (3) year extension of DSUP #2012-0003.

MODIFICATIONS REQUESTED None.

SUP's REQUESTED Same as DSUP #2012-0003

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

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

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

Duncan W. Blair, Esquire

Print Name of Applicant or Agent

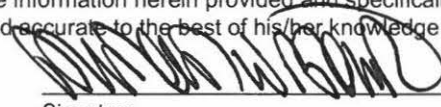
524 King Street

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

March 31, 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.

LSREF2 CLOVER PROPERTY 12, LLC, is a Delaware limited liability company ("LSREF2"). The sole member of LSREF2 is LSREF2 Clover Sub Property, LLC, a Delaware limited liability company.

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.	LSREF2	2711 Haskell Ave., Suite 1800	100%
2.		Dallas, Texas 75204	
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2200 & 2205 Mill Road, 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.	LSREF2	Same as #1	Same as #1
2.			
3.			

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

	Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	LSREF2	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.

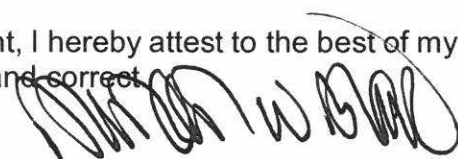
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

March 31, 2015

Date

Duncan W. Blair

Printed Name



Signature

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 #2012-0003.

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

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

No change from DSUP #2012-0003.

5. Describe the proposed hours and days of operation of the proposed use: No change from DSUP #2012-0003.

Day	Hours	Day	Hours
<hr/>	<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>	<hr/>

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 #2012-0003.

B. How will the noise from patrons be controlled?
No change from DSUP #2012-0003.

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

No change from DSUP #2012-0003.

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 #2012-0003.

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

No change from DSUP #2012-0003.

C. How often will trash be collected?

No change from DSUP #2012-0003.

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

No change from DSUP #2012-0003.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property? No change from DSUP #2012-0003.

☐ Yes. ☐ No.

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

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property? No change from DSUP #2012-0003.

☐ Yes. ☐ No.

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

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

No change from DSUP #2012-0003.

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 #2012-0003.

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?

No change from DSUP #2012-0003.

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

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces

_____ Other

No change from
DSUP #2012-0003.

- 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?

No change from DSUP #2012-0003.

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? No change from DSUP #2012-0003.

- B. How many loading spaces are available for the use? No change from DSUP #2012-0003.

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

No change from DSUP #2012-0003.

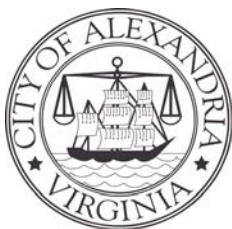
- D. During what hours of the day do you expect loading/unloading operations to occur?
No change from DSUP #2012-0003.

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

No change from DSUP #2012-0003.

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 #2012-0003.



Docket #3A-D

Development Special Use Permit #2012-0003(Office)

TMP Special Use Permit #2012-0064(Office)

Development Special Use Permit #2012-0023(Residential)

TMP Special Use Permit #2012-0065(Residential)

EESAP Blocks 19 & 20 - 2250 and 2200 Mill Road

Application	General Data	
Project Name: Eisenhower East Blocks 19 & 20	PC Hearing:	October 2, 2012
	CC Hearing:	October 13, 2012
	If approved, DSUP expiration:	June 13, 2015 (36 months from expiration date)
	Site Area:	Block 19: 129,383 sf (2.97 ac) Block 20: 173,135 sf (3.97 ac)
Location: Block 19: 2250 Mill Road Block 20: 2200 Mill Road	Zone:	CDD#2
	Proposed Use:	Block 19: Residential Block 20: Office
	Gross Floor Area:	Block 19: 474,000 sf Block 20: 585,000 sf Total: 1,059,000 sf
Applicant: LSREF2 Clover Property 12, LLC, represented by Duncan Blair, Land, Carroll and Blair	Small Area Plan:	Eisenhower East
	Green Building:	Block 19: LEED Certified Block 20: LEED Silver

Purpose of Application
Approval of a three year extension for a previously approved Development Special Use Permit, DSUP #2007-0017 for two blocks in the Eisenhower East Small Area Plan area. The request also includes the bifurcation of the original DSUP into two separate DSUPs so that Blocks 19 and 20 can proceed independently.
Special Use Permits, Modifications, and other Approvals Requested:
<ol style="list-style-type: none"> 1. Development Special Use Permit with Site Plan DSUP 2012-0003 (Office) 2. Development Special Use Permit with Site Plan DSUP2012-0023 (Residential) 3. Special Use Permit for a Transportation Management Plan SUP 2012-0064 (Office) 4. Special Use Permit for a Transportation Management Plan SUP 2012-0065 (Residential) 5. Special Use Permit for increased floor area for Block 19, increased penthouse height for both blocks, and additional penthouses for Block 20
Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Gary Wagner, RLA, Department of Planning and Zoning Katy North, AICP, LEED AP, Department of Planning and Zoning

CITY COUNCIL ACTION, OCTOBER 13, 2012: City Council approved the Planning Commission recommendation, with an amendment to condition 113 to restore the condition back to the language approved by City Council previously.

PLANNING COMMISSION ACTION, OCTOBER 2, 2012: On a motion by Commissioner Dunn, seconded by Commissioner Wagner, the Planning Commission voted to **recommend approval** of DSUP 2012-0003, DSUP 2012-0023, TMP-SUP 2012-0064, and TMP-SUP 2012-0065. The motion carried on a vote of 5 to 0. Commissioner Lyman and Commissioner Jennings were absent.

Reason: The Planning Commission agreed with the staff analysis and recommendations. There was a discussion about the applicant's request to keep the original language of Condition #113 for Block 20, which would have allowed a reduced contribution to the Eisenhower East Open Space Fund. The Commission believed that the original condition language was very clear that after three years the contribution amount would revert to the full amount and they did not believe a reduction should be given.

Speakers:

Duncan Blair, attorney representing the applicant, spoke in support of the request and noted that the applicant agreed to all of staff's recommended conditions with the exception of Condition #113 for Block 20. He stated that the value of the RPA land to be dedicated to the City on Block 19 exceeds the amount of the contribution required for both Blocks 19 and 20, and therefore the contribution for Block 20 should be reduced. He recommended retaining the original amount in the condition of \$350,000.



DSUP #2012-0003
DSUP #2012-0023
SUP TMP #2012-0064
SUP TMP #2012-0065

10/2/2012



I. REQUEST

The applicant and new owner of Blocks 19 and 20 in Eisenhower East, LSREF2 Clover Property 12, LLC, is requesting approval of an extension of the previously approved Development Special Use Permit (DSUP2007-00017) and associated applications for the proposed residential and office development. The previous applicant was unable to start construction of the development within the required timeframe due to of financial constraints and the larger economic situation. This application does not need an extension of the approved Master Plan Amendment for increased height on Block 20, the CDD Concept Plan and the Street Name Case, which were part of the original approval, because they do not have an expiration date. The applicant has also requested that the original site plan be bifurcated into two separate site plan approvals for Blocks 19 and 20 so that each block may proceed independently.

II. SITE DESCRIPTION

Blocks 19 and 20 are located in the Coordinated Development District (CDD#2) zone, at the intersection of Eisenhower Avenue and Mill Road. Mill Road and the new Virginia Department of Transportation (VDOT) Capital Beltway ramp are located to the east and southeast of the subject properties. On the east side of Mill Road is the existing Carlyle Mill residential development. An existing surface parking lot, owned by Hoffman Family LLC, abuts the property to the west. This portion of the Hoffman property, Blocks 11 and 12, was approved by City Council for approximately 1.2 million square feet of mixed-use development in 250-370 foot-high buildings. To the south of the site are the future Southern Street, Dominion Virginia high-tension power lines, and the Capital Beltway. The Eisenhower Avenue Metro Station is located approximately 500 feet west of Blocks 19 and 20.

Block 19 is currently undeveloped and Block 20 is occupied by a vacant office building, formerly the offices of the American Trucking Association (ATA). Approximately one acre of open space on the northern portion of Block 19, south of Eisenhower Avenue, is designated as a Resource Protection Area (RPA). This open space area is designated as a Community Park by the *Eisenhower East Small Area Plan* (EESAP) and will become part of the Eisenhower Park.

III. BACKGROUND

Since the 2009 City Council approval, there has been no development activity for this site. The property has changed ownership and the new owner is requesting an extension of the original plan. There are no changes to the previously approved DSUP site plan, although the applicant is requesting that the approvals be bifurcated. The developer will construct two new streets (Dock Lane and Southern Street) within the development and sharing in the cost and construction of a third street (Port Street) with the adjacent Hoffman 11&12 development.

The Block 19 approval consists of a two-building, 22-story residential development with 474,000 square feet and 516 parking spaces, the majority of which are in a below-grade parking garage. Included in the residential floor area is 20% bonus density (79,000 sf) for affordable housing. The developer will set aside approximately 30,000 sf for affordable housing units and make a

voluntary contribution of approximately two million dollars. The developer will restore the resource protection area (RPA) north of the residential buildings and dedicate the land to the City for use as a public park. The developer has agreed to perpetually maintain the open space in the RPA.

Block 20 has two 15-story office buildings totaling 585,000 square feet and 737 parking spaces, the bulk of which are in a below-grade parking garage. The developer will also be making a voluntary contribution of approximately \$900,000 towards affordable housing. Since no open space land is required to be dedicated to the City with this block, the applicant is instead required to make a contribution to the Eisenhower East Open Space Fund. The previous condition of approval required a contribution of \$350,000 towards the Fund if construction commenced prior to the expiration date. However, since substantial construction did not commence within three years of the approval, the contribution amount has increased to the full amount of \$1,246,050.

IV. SUMMARY OF ISSUES

Specific issues associated with this extension include:

- The property now has new ownership that has recently acquired the property and intends to diligently market the development for construction. The owner is in discussions with a local developer, Paradigm Development Company, to purchase Block 19 and construct a residential building on this site. At this time, there is not a potential buyer for the office portion, but the owner believes an approved site plan will create a more marketable property.
- The developers for Blocks 19&20 and Blocks 11&12 (Hoffman) have been in discussion to provide the land swaps, easements and dedications necessary to mutually construct and dedicate Port Street, depending on which development proceeds first. At a minimum Port Street to Dock Lane will be constructed with the first development to proceed.
- Since construction did not commence within the original 3 year approval, the required developer contribution towards the Eisenhower East Open Space Fund is \$1,246,050. The new owner of the property does not agree with this contribution amount and will be requesting relief from this requirement. Staff believes that the condition approved by the City Council in 2009 was a fair compromise. At the time, there were few other projects approved on the south side of Eisenhower Avenue and this project was a pioneer project. However, in the past couple of years, major projects have been approved on the Hoffman Blocks 11 and 12 and at Carlyle Plaza Two. This project is no longer a pioneer project and staff does not recommend any changes to the condition. Also, it is likely that any project coming in on Block 20 will want to make some amendments to the DSUP and the issue of relief on the open space contribution is more appropriately discussed in that context.
- A Dominion Virginia Power (DVP) surface easement runs through the southern portion of the site on Block 20. The development site plan proposes several below-grade features in the easement and includes a new public street, Southern Street. No portion of the office buildings extend into the easement. Staff met with DVP in August regarding the extension request and to discuss any potential issues regarding the development of Block 20. Their concerns had mainly to do with safety issues related to the below-grade BMPs and the transformer vaults, fire hydrants and light poles too close to their electric towers.

They were also concerned about construction of the future office building next to their easement. In order to address their concerns, staff added a new condition (#48A.) requiring the applicant to coordinate with DVP at the Final Site Plan stage in the event that certain site features need to be adjusted to address their concerns.

- The contract purchaser for Block 19, Paradigm Development Company, has confirmed that they would adhere to the previous condition related to dedicating and perpetually maintaining the public open space on Block 19 in the RPA;
- The DSUP and the conditions have been bifurcated to allow each block to proceed on its own. The conditions have been amended to meet current City standard conditions;
- The applicant has agreed to all conditions as amended, except for the open space contribution for Block 20, which will be discussed at the public hearing.

V. STAFF RECOMMENDATION

Staff recommends **approval** of the requested extension of three years for Blocks 19 and 20 with separate DSUPs for each block: DSUP2012-0003 for the commercial block; and DSUP2012-0023 for the residential block, subject to compliance with the Amended Conditions of Approval section below. This extension request will be discussed with the Eisenhower East Design Review Board in conjunction with the review of the new Block 19 project on September 20th, and also at the Federation meeting on September 26th.

PREVIOUS
STAFF REPORT

VI. AMENDED CONDITIONS OF APPROVAL

The following staff recommendations have been carried forward from DSUP #2007-0017 and all changes, additions, and deletions are noted.

Amended conditions: 1, 2, 4, 11, 12, 17, 19, 21, 25, 32, 35, 36, 38, 39, 40, 41, 42, 43, 44, 49, 50, 60, 61, 62, 71, 74, 78, 85, 86, 87, 100, 101, 106, 113

Added conditions: 12A, 12B, 17A, 20A, 20B, 21A, 21B, 43A, 43B, 60A, 83A, 92A, 117

Deleted conditions: 30, 31, 76, 77, 79, 98, 107, 110, 113

A. GENERAL

1. Provide all improvements depicted on the preliminary plan dated March 17, 2009 for Block 19 and comply with the following conditions of approval. The final site plan shall show only the improvements related to Block 19. (P&Z)(T&ES)

B. PEDESTRIAN/STREETSCAPE

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
 - a. Complete all pedestrian improvements prior to issuance of a certificate of occupancy permit.
 - b. Install and maintain ADA accessible pedestrian crossings serving the site.
 - c. All sidewalks shall be brick per the *Eisenhower East Small Area Plan*.
 - d. Construct all brick sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6'.
 - e. All brick sidewalks shall comply with the City's Memo to Industry 05-08.
 - f. Sidewalks shall be flush across all driveway crossings.
 - g. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - h. To the extent possible, 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.
 - i. Provide thermoplastic crossings on Mill Road and Southern Street. All other crosswalks serving the development shall consist of StreetPrintXD (http://www.integratedpaving.com/streetprint_xd/). Crosswalks on the private street shall be maintained by the applicant.
 - j. Condition deleted.
 - k. Provide special paving patterns to designate entrances per the *Eisenhower East Design Guidelines*, including entrances in front of areas designated as active use.
 - l. Planters in front of storefronts designated as active use shall be movable to provide wider sidewalks and more accessible storefront facades.

- m. Provide a decorative bollard design that relates to the building design and provide details of all bollard types.
- n. Materials for planter walls shall be stone, brick, or pre-cast concrete in coordination with materials on the buildings.

Port Street:

- o. Prior to the issuance of the first certificate of occupancy for Block 19, the sidewalk on the eastern portion of Port Street from Eisenhower Avenue to Dock Lane shall be constructed.
- p. Prior to the issuance of the first certificate of occupancy for Block 19, and consistent with the alignment approved as part of DSUP#2005-0034, a temporary 14 ft wide asphalt sidewalk and street trees from the southern side of Dock Lane to Eisenhower Avenue shall be installed on the west side of Port Street if construction has not started on Block 12.
- q. Maximize on-street parking along Port Street from Dock Lane to Eisenhower Avenue.
- r. Eliminate the bulb out on the east side of Port Street north of the residential building entrance and provide four (4) additional on-street parking spaces in this location consisting of up to two (2) Zip car spaces with the remaining 2 or 3 spaces as 15-minute parking spaces.

Dock Lane:

- s. Prior to the issuance of the first certificate of occupancy for Block 19, Dock Lane shall be constructed curb to curb, with permanent streetscape installed on each side of the street.
- t. Reduce curb turning radii for all loading dock curb cuts along Dock Lane to 15'.
- u. Eliminate 6 bollards on the raised curbs adjacent to the lay-by area serving Block 19. The owner shall provide an access easement for the construction of a lay-by serving Block 20.

Mill Road:

- v. If Mill Road is expanded to the full section with the construction of Blocks 19 and 20, the proposed retaining wall for the sidewalk adjacent to the open space shall be a stone veneer and include decorative metal railings. Any other retaining walls if required within the open space area shall be of comparable materials.

Southern Street:

- w. Condition deleted.
- x. Condition deleted . (P&Z)(RP&CA)(T&ES)

- 3. For the pedestrian connection on the north side of the Block 19 buildings, provide the following to the satisfaction of the Director of P&Z.
 - a. Where permanent walls or planters are necessary they shall be brick, stone or precast concrete to complement the building. The planting depth of the planters shall be in accordance with the requirements of the Landscape Guidelines.
 - b. Where practical, the raised planters shall be designed to be of seat wall height.

- c. Provide black pedestrian scale single acorn luminaire street lights on the southern portion of the connection to reinforce the public nature of the sidewalk. (P&Z)

C. OPEN SPACE/LANDSCAPING

- 4. Develop, provide, install and maintain an integrated Landscape Plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and RP&CA. At a minimum the Landscape Plan shall:
 - a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - b. Ensure positive drainage in all planted areas.
 - c. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
 - d. Provide detail sections showing above and below grade conditions for plantings above structure.
 - e. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
 - f. Evergreen groundcover shall be provided within each tree well.
 - g. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.
 - h. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
 - i. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, and all planting above structure that meets the requirements of the City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)
- 5. Provide the following modifications to the landscape plan and supporting drawings:
 - a. Add one street tree north of parking area curb cut along Mill Rd on Block 19.
 - b. Demonstrate adequate soil volume for street tree above culvert on Mill Rd.
 - c. Clarify hatches on landscape plan sheets. It appears that a concrete paver hatch is used to denote turf in planting strip along Mill Rd.
 - d. The RPA trail to be located within the southern boundary of the RPA buffer on Block 19 as generally depicted on the preliminary plan dated March 17, 2009 shall be six (6) feet wide with a stone dust surface course with metal

- edging and designed and constructed to the satisfaction of the Directors of T&ES, RP&CA and P&Z.
- e. The north-south RPA trail shall not extend north of the east-west RPA trail.
 - f. Provide a cross sectional detail of the RPA trail on the site plan prior to the final plan approval to the satisfaction of the Directors of T&ES, RP&CA, and P&Z.
 - g. Revise RPA wildflower mix according to *Attachment #1*. Provide installation notes and specifications according to Ernst Seed Company.
 - h. Relocate trees and shrubs shown in the wildflower mix area to the north side of the east-west 6 ft. stone dust trail in the RPA, except for those adjacent to the parking lot used for screening and those bordering the RPA trail.
 - i. Provide an exhibit to clarify which vegetation is to remain and to be removed. Applicant shall work with City Staff to retain vegetation to the maximum extent possible.
 - j. Replace *Ilex glabra* with other native species.
 - k. Designate all lawn areas to be sodded.
 - l. Provide tree protection and details per City of Alexandria Landscape Guidelines. Depict tree protection on demolition plan, erosion & sediment control plan, and landscape plan. (RP&CA)(P&Z)(T&ES)
6. Provide a site irrigation/water management plan developed, installed and maintained to the satisfaction of the Directors of RP&CA and Code Administration.
- a. Demonstrate that all parts of the site can be accessed by a combination of building mounted hose bibs, ground set hose connections, and automatic irrigations systems.
 - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible external water hose bib on all building sides.
 - c. Hose bibs and ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - d. Install all lines beneath paved surfaces as sleeved connections.
 - e. Locate water sources and hose bibs in coordination with City Staff. (Code)(RP&CA)
7. Develop a palette of site furnishings in accordance with the *Eisenhower East Design Guidelines* that is generally consistent with the Preliminary Plan submission.
- a. Provide location and specification for site furnishings that depicts the scale, massing and character of site furnishings.
 - b. Site furnishings shall include benches, bicycle racks, trash receptacles, drinking fountains and other associated features and be developed to the satisfaction of the Directors of RP&CA, P&Z, and T&ES (RP&CA)(P&Z)(T&ES).
8. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls located at grade. 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, P&Z, and T&ES.
(RP&CA)(P&Z)(T&ES)

9. Prior to the issuance of the last certificate of occupancy for the west or east tower of Block 19, dedicate to the City the open space including the resource protection area (RPA) for use as public open space/park. All improvements shall be completed prior to issuance of the last certificate of occupancy permit for the west tower or east tower of Block 19. (P&Z)(RP&CA)(T&ES)
10. Provide a maintenance plan for the community park in compliance with City of Alexandria Landscape Guidelines. (RP&CA)
11. Perpetual maintenance for the Community Park associated with this property and accompanying RPA, including the portions on public land, shall be the sole responsibility of the applicant, their successors and assigns. Prior to the release of the Final Site Plan, the applicant shall enter into an agreement with the City on the maintenance of this area. Maintenance shall include all capital and operational work and financial responsibility, including but not limited to care for and replacement of hardscape materials and plantings, application of seasonal growth media and mulch, leaf removal, trimming and pruning, policing of litter and watering as needed during times of drought. * (RP&CA)
12. Except for the visitor parking area and residential patio areas immediately north of the residential building on Block 19, provide perpetual public access easements over all at-grade privately owned open space areas. The perpetual open space easement(s) shall enable the open space areas to be fully accessible to the public for hours and guidelines approved by the Directors of RP&CA and P&Z in consultation with the applicant. The open space easement areas shall not be considered a street or public right-of-way and the applicant shall have the right to conduct ordinary maintenance and repairs without obtaining a T&ES permit. All easements and reservations shall be depicted on the easement plat and shall be approved prior to the release of the final site plan.* (P&Z)(RP&CA) (City Council)
- 12A. Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.* (Arch)(P&Z)(RP&CA)
- 12B. 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. TREE PROTECTION AND PRESERVATION

13. Contract with a professional tree preservation company to provide, implement and follow a tree conservation and protection program that is developed per the *City of Alexandria Landscape Guidelines* and to the satisfaction of the Directors of P&Z and RP&CA, and the City Arborist. (P&Z)(RP&CA)
14. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree to be preserved over 2" in caliper that is destroyed if the approved tree protection methods have not been followed. Trees less than or equal to 2" in caliper shall be replaced in kind with no fine. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit to the satisfaction of the City Arborist and in accordance with the *City of Alexandria Landscape Guidelines*.*** (P&Z)(RP&CA)
15. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary plan dated March 17, 2009 and reduced if possible to retain existing trees and grades. (RP&CA)
16. The Condominium / Homeowners Association (HOA) documents shall incorporate language that requires the following elements and other restrictions deemed necessary by the City Attorney to ensure that the trees proposed to be saved are retained including:
 - a. Require property owners to sign a disclosure statement acknowledging the presence and required protection of the trees.
 - b. The trees to be protected as depicted on the approved site plan shall be required to be retained unless otherwise permitted to be removed by the City Arborist due to the health and safety of the tree.
 - c. Any proposal to remove a tree that is designated to be retained on the approved site plan for reasons other than health or safety shall require approval by the Homeowners Association and a site plan amendment. (P&Z)(RP&CA)

E. BUILDING

17. Provide the following building refinements to the satisfaction of the Director of P&Z*:
 - a. Provide the structure for future projecting glass storefront bays extending beyond the building wall on all active use facades along Dock Lane, at the corner of Mill Road and Dock Lane, and facing the central courtyard space.
 - b. Condition deleted.
 - c. Provide high quality windows for each of the buildings.
 - d. Provide detailed design drawings (enlarged plan, section, and elevation studies) to evaluate the building base, entrance canopies, and window treatments, including the final detailing, finish and color of these elements, during final site plan review. Provide these detailed design drawings at a scale sufficient to fully explain the detailing and depth of façade treatment.

- e. Color architectural elevations shall be submitted during final site plan review.
 - f. Provide detailed design drawings showing all architectural metalwork (balcony rails, transformer enclosure, garage doors, etc.) along with color, material and finish information for each.
 - g. Provide details including colors and materials for all balconies, decks, canopies, and rooftop spaces with the final site plan.
 - h. Through-the-wall HVAC vent grilles, and other vents, shall, wherever possible, be located so as not to directly face streets (for example, turned to face into adjacent private balcony spaces). All such vents shall also be designed with high-quality grille work and of a color to match the material of the building and integrated into the facade design. During Final Site Plan, the applicant will work with staff on the location, style, materials and detailing of vent grills.
 - i. Provide plan and section details of the conditions adjoining garage and loading bay doors. The doors shall be an opaque screen or mesh to minimize the projection of light from the garage or loading bay onto the adjoining street.
 - j. The final materials, details, and color selection shall be subject to review by the Eisenhower East Design Review Board prior to obtaining a building permit.
 - k. On-site mock-up panels for Blocks 19 shall be provided for final approval of the precast and other major building materials (base, metal panels, windows, etc).** (P&Z)
- 17A. 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)
18. Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES)
19. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified or equivalent for Block 19 to the satisfaction of the

Directors of P&Z, RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:

- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan.*
 - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy.***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of LEED certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Certification (or equivalent) for Block 19 will be evaluated by City staff, and if staff determines a good faith, reasonable, and documented effort was not made to achieve the certification level, then any City-wide policies on Green Buildings existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(RP&CA)(T&ES) (City Council)
20. To the extent possible and in accordance with LEED standards, the applicant shall work to reuse the existing building materials as part of the demolition process and coordinate with the City on leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
- 20A. The stairwells within structured parking garages shall be visible, as permitted by the Building Code without solid walls. The balusters shall be open to allow for a clear line of vision. Provide guards that are 42" in height along open sides of the stairways and landings which are located 30" above the floor or grade below. The width between the balusters shall be no wider than 4" and the handrails are to be a minimum of 34" and a maximum of 38". (Police)
- 20B. 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)

F. SIGNAGE

21. Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics, business signs, and interpretive signage that highlights the history and archaeology of the site. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of Archaeology, P&Z, 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)
- 21A. 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)
- 21B. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
22. Freestanding monument signs shall be prohibited, unless approved by the Eisenhower East Design Review Board. (P&Z)
23. Install a temporary informational sign on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a 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)
24. Provide City standard park signage for the open space on Block 19. (P&Z)(RP&CA)

G. HOUSING

Block 19

25. If the property is developed as rental apartments, the following conditions shall apply:
- a. The developer shall make a voluntary cash contribution of \$1,174,330 to the City's Housing Trust Fund in keeping with the conclusions of the Developer's Housing Contribution Policy Work Group (DHCPWG).
- b. The developer shall provide affordable set-aside rental units, with a total of 30,020 gross square feet, with the mix of units to be to the satisfaction of the Director of Housing.
- c. Rents payable for the set-aside units shall not exceed the maximum rents allowed under the Federal Low Income Housing Tax Credit program for households with incomes at or below 60% of Washington D.C. Metropolitan Area Family Median Income (taking into account utility allowances and any charges for parking spaces) for a period of 40 years from the date of initial occupancy of each affordable unit. The developer shall re-certify the incomes of such households annually.

- d. 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), and located on the first twelve floors must be rented 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.
 - e. Applicants receiving 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.
 - f. The set-aside units shall be of the same size, floor plan and with the same amenities as other similar units in the development excluding the penthouse and the luxury two-bedroom units. Units designed as affordable housing shall be distributed throughout the first twelve floors of the development. Concentrations of affordable units will be avoided.
 - g. If the market rents are less than anticipated, the tax credit rents (as adjusted for utility 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.
 - h. Occupants of the affordable rental units shall be charged a parking fee equivalent to no more than the cost of the sticker and management fee.
 - i. 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 40-year affordability period.
 - j. 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. (Housing)
26. Alternatively, if the property is developed as a condominium:
- a. The developer shall make a voluntary cash contribution of \$1,249,864 to the City's Housing Trust Fund in keeping with the conclusions of the Developer's Housing Contribution Policy Work Group (DHCPWG). The City shall also have the option of using this voluntary cash contribution to buy down additional affordable units.
 - b. The developer shall provide affordable condominium units to be used as rental units, with a total area of 30,020 gross square feet, with the mix of units to be to the satisfaction of the Director of Housing.
 - c. The affordable units shall be sold to an entity designated by the City at a price not to exceed \$175,000 for the one bedroom units; \$200,000 for the one-bedroom w/den units and \$225,000 for the two bedroom units, and shall be operated by that entity as rental units in perpetuity. The operation of the rental units shall be governed by a separate agreement to be entered into between the City and the designated entity.

- d. The set-aside units shall be of the same size, floor plan and with the same amenities as other similar units in the development excluding the penthouse and the luxury 2-bedroom units. Units designed as affordable housing shall be distributed throughout the first twelve floors of the development. Concentrations of affordable units will be avoided.
 - e. If the developer sells the market rate units for less than expected, the applicant shall index the price on the affordable units and ensure that a price differential between the market units and the affordable set-aside units of not less than 15% is maintained.
 - f. A minimum of one parking space shall be included in the price of each affordable set-aside unit.
 - g. The developer will work with the City and ARHA to consider the possibility of providing 16 public housing replacement units to ARHA as an alternative to some or all of the aforementioned units. (Housing) (City Council)
27. In the event of a development that combines rental and condominium units, each component will be subject to the applicable requirements listed above on a pro rata basis, and the developer shall submit a revised Affordable Housing Plan for the consideration of the staff of the Office of Housing and final approval from the City Manager. (Housing)
28. If at a future date the City Council approves a text amendment to the Zoning Ordinance Section 7-700 that allows for a cash contribution to be made in lieu of the provision of affordable housing, the requirement for on-site affordable sales units set forth above may be converted to a cash contribution in accordance with the policy in effect at that time for such cash contributions, by mutual agreement between the City and the developer. (Housing)
29. In the event of a reduction in the approved gross floor area of the proposed development for Block 19, the contribution will be scaled down in proportion to the reduction in gross floor area, with any reduction in the number of affordable units subject to review by the Affordable Housing Advisory Committee and final approval by the City Manager. (Housing)
30. Condition deleted.
31. Condition deleted.

H. PARKING

32. Provide a Parking Management Plan with the final site plan submission, outlining mechanisms to maximize the use of the parking garage by residents, office workers, and visitors and discouraging single occupancy vehicles. The Parking Management Plan shall be to the satisfaction of the Directors of P&Z and T&ES and be approved by the Departments of P&Z and T&ES prior to the release of the final site plan. The Parking Management Plan shall provide the following:*

Block 19

- a. A *maximum* of 521 parking spaces shall be provided on the property in accordance with the *Eisenhower East Small Area Plan*. A minimum of 49 spaces in the garage shall be reserved for visitor use and shall include all applicable signage. Eight (8) at-grade parking spaces shall be reserved for the leasing center.
 - b. The visitor spaces in the garage shall be located on the first level.
 - c. A minimum of six (6) spaces shall be provided in the underground garage for active use employees. All spaces defined as “active use” spaces shall be reserved for active use uses and provided in convenient locations. The active use parking shall include all applicable signage.
 - d. Provide controlled access into the underground garage for vehicles and pedestrians. The controlled access to the garage shall be designed to allow convenient access to the underground parking for residents and visitors.
 - e. Residents of the building shall be ineligible to apply for or receive any residential, visitor, or guest on-street parking permits.
 - f. An average of one parking space within the garage for each residential unit is optimal.
 - g. Condition deleted.
 - h. Condition deleted.
 - i. Condition deleted. (P&Z)(T&ES)
33. In keeping with the City Council requirements for metered parking in the Eisenhower East area, the applicant shall furnish and install multi-space parking meters on all public and private streets serving the project that provide on-street parking. The location and detail of the meters shall be provided on the final site plan. Meters will be paid for by the applicant, but ordered and delivered by the City. Zip cars will be allowed to park in designated spaces without charge. (P&Z)(T&ES)
34. 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. Within the project area, any parking meters which are placed on private streets with public access easements or on public rights-of-way shall be installed by the applicant in accord with City specifications. The City reserves the right to maintain, enforce, and collect revenue from parking meters on private streets containing public access easements. (P&Z)(T&ES)
35. Provide 86 bicycle parking spaces for residential within the underground garage, and 36 spaces for residential visitor (short-term parking). The short term bicycle rack locations will preferably be covered, grouped, and located within 50 feet of the main entrance of the residential building or as close as practical to the satisfaction of the Director of T&ES. Bicycle parking racks shall be located in a manner that will not obstruct the existing/proposed sidewalks. Bicycle parking standards, acceptable rack types and details for acceptable locations for short-term parking are available at: www.alexandriava.gov/bicycleparking (T&ES)

I. TRANSPORTATION MANAGEMENT PLAN

36. 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 *Attachment #2* to the general staff conditions. Below are the basic conditions from which other details originate. (T&ES)
37. 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 so operate shall be deemed grounds for revocation of such permit, after notice and hearing, by the City Council. (T&ES)
38. 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)
39. Eisenhower East Blocks 19 shall integrate into the District Transit Management Program when it is organized. All TMP holders in Eisenhower East 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. No increase in TMP contributions will be required as a result of participation in the District TMP. (T&ES)
40. Designate a TMP Coordinator 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 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. **(T&ES)
41. Create a TMP fund, based on the reduction goal of 45% of single occupant vehicles, established for Eisenhower East Blocks 19, the project's size and the benefits to be offered to participating residents. The annual contribution rate for this fund shall be \$80 per occupied residential unit. Annually, to begin one year after the initial CO is issued, 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 TMP fund shall be used exclusively for the approved transportation activities detailed in the attachment. (T&ES) (City Council)
42. 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)

43. The TMP Coordinator or Association will submit annual reports, fund reports and modes of transportation surveys to the Transportation Planning Division as detailed in *Attachment #2*. (T&ES)
- 43A. 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)
- 43B. 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 35%, 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)

J. SITE PLAN

44. Per Section 11-418 of the Zoning Ordinance as amended, the development site plan/development special use permit shall expire and become null and void as to any uncommenced construction and any uncompleted construction, unless substantial construction of the project is commenced within 36 months after approval of this extension request and such construction is thereafter pursued with due diligence. Eighteen (18) months after the date of City Council approval, the applicant shall submit a report to the Director of P&Z on the construction status for the project, including but not limited to information on any outstanding final site plan approvals, building permit approvals, and development financing. (P&Z)
45. Submit the plat of subdivision/consolidation and all applicable easements and/or dedications with the first final site plan submission. The plat(s) shall be approved and recorded prior to the release of the final site plan.* (P&Z)

46. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. These items include:
- a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas, except for the Block 19 emergency generator shaft curbs and 12-foot-high exhaust flume as shown on the preliminary plan. (RP&CA)(P&Z)(T&ES)
47. 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 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 site 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. For each fixture type, the applicant shall note "equal" or "approved equal" to the manufacturer's specifications.
 - 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's 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. The fixtures shall not be flushed against the ceiling, but should hang down at least to the crossbeam to provide as much light spread as possible.
 - k. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties.

1. The lighting for the underground parking garage shall be a minimum of 2.0 foot-candles with an average of 5.00 foot-candles. The fixtures should not be flush against the ceiling, unless there are no cross beams, but should hang down at least to the crossbeam to provide as much light spread as possible. (P&Z)(T&ES)(RP&CA)(Police)
48. 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. (P&Z)

K. CONSTRUCTION

49. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
 - a. Designate a location(s) for off-street parking for all construction employees during all stages of construction, which may include applicable provisions such as shuttles or other methods deemed necessary by the City;
 - b. Describe how the applicant will ensure that no construction workers park on public street(s);
 - c. Include a plan for temporary pedestrian and vehicular circulation;
 - d. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed;
 - e. Include the overall schedule for construction and the hauling route;
 - f. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
 - g. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) business days, a "stop work order" will be issued, with construction halted until the violation has been corrected.* (P&Z)(T&ES)(Code)
50. 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 require the contractor to 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, none of which shall be allowed on public streets, 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) business days, a "stop work order" will be issued, with construction halted until the violation has been corrected.* (P&Z)(T&ES)(PC)
51. 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)
52. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of C&I prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
53. No major construction staging shall be allowed along Mill Road. The Applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities.** (T&ES)
54. 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, RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)
55. An early construction phasing plan to the satisfaction of the Director of T&ES, may be submitted, reviewed and approved for partial release. In addition, building and construction permits required for site pre-construction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES.* (T&ES)
56. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owner's other agent shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)(Code)
57. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a certificate of occupancy permit.*** (P&Z)

58. Submit a wall check prior to the commencement of vertical construction above grade. 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 vertical construction. (P&Z)
59. 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 as set forth in the preliminary submission.*** (P&Z)
60. If this building becomes a condominium, all owner/condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP/DSP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.
- a. The principal use of the individual resident parking spaces in the underground garage shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
 - b. The designated visitor parking spaces shall be reserved for the use of the condominium guests.
 - c. No more than two parking spaces shall be assigned to a specific condominium unit until all settlement on the units are complete; all unassigned spaces in the garage shall be made generally available to residents and/or visitors.
 - d. All landscaping and open space areas within the development shall be maintained by the owner/condominium association.
 - e. Prior history of the Eisenhower East area indicates the presence of environmental conditions and past or ongoing remediation efforts.
 - f. Vehicles shall not be permitted to park on sidewalks, or on any emergency vehicle easement. The Homeowner's Association shall maintain a contract with a private towing company to immediately remove any vehicles violating this condition on Dock Lane.
 - g. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
 - h. If the City establishes a special taxing district for this area for a transit improvement project to raise funds to finance transit capital projects or transit operating programs and services which would serve the district, all owners of property within this development shall be required to participate in the district.
 - i. On-site affordable dwelling units are located within the Block 19 buildings and will be maintained as affordable housing.
 - j. That retail uses may be provided on site including, but not limited to restaurants, bakeries, banks, bookstores, clothing, clothing accessories,

drugstores, dry cleaners, florists, groceries, jewelry stores, restaurants, and any similar use deemed by the Director of P&Z, shall be present within the first floor retail spaces and that outdoor dining may be associated with any restaurants. The retail uses will generate noise and truck traffic on the adjoining public and internal streets surrounding the project and may have extended hours of operation.

- k. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.
 - l. Notify prospective buyers, in homeowner documents that Dock Lane is a private street and that storm sewers located within the site are privately owned and maintained. *** (T&ES)(P&Z)
- 60A. 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)

L. STREETS/TRAFFIC

61. Port Street shall be dedicated to the City as a public street. The Port Street cross-section from Southern Street to Eisenhower Avenue shall be consistent with the alignment approved in DSUP#2005-0034. All improvements for Port Street from Eisenhower Avenue to the southern side of Dock Lane shall be installed and the street shall be operational prior to the issuance of the first certificate of occupancy permit. The street shall not be accepted for dedication until a determination by the City is made that the street complies with all applicable codes and standards. A perpetual public access easement shall be provided for Dock Lane, including the adjoining sidewalks which shall be recorded as part of the subdivision plat, prior to the release of the final site plan.* (P&Z)(T&ES)
62. The following street names shall apply for the new public streets within the project: Port Street. The approved street names shall be depicted on the final site plan and subsequent documentation and plans. (P&Z)
63. Provide street signs, stop signs, and traffic control signs, which shall consist of the following to the satisfaction of the Directors of T&ES and P&Z:
- a. Sign posts shall be 2" galvanized posts; signs shall be Highway C aluminum, 0.080 gauge blank, 3M VIP sheeting.
 - b. All appropriate on-street parking signage and any other signage adjacent to the project for control of pedestrians and vehicles shall be installed by the developer to the satisfaction of the Director of T&ES. (T&ES)(P&Z)

64. If the City's existing public infrastructure is damaged during construction, or patch work is 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 of T&ES. (T&ES)
65. A pre-construction walk/survey of the site shall occur with T&ES Construction Management and Inspection (CM&I) staff to document the existing conditions prior to any land disturbing activities. (T&ES)
66. 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)
67. Submit a Traffic Control Plan as a 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)
68. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets.**** (T&ES)
69. The slope on parking ramps to garage entrances shall not exceed 12 percent. In case the slope varies between 10% and 12% then the applicant shall provide a trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)
70. The sidewalk along Mill Road shall remain open to the extent possible during construction and pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
71. Show turning movements of standard vehicles in the parking garage and parking lot. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. Provide individual plan views of each turning movement. * (T&ES)
72. Demonstrate that a 30 foot box truck can access loading bays with 15 foot curb radii on Block 19 without any encroachment into sidewalks or parked cars. (T&ES)
73. Demonstrate that a 40 foot box truck can ingress/egress Dock Lane without any encroachment into sidewalks or parked cars. (T&ES)

- 74. Eliminate proposed crossing of Mill Road at Dock Lane. (T&ES)
- 75. Provide an actual count of I-495 Mill Road off-ramp and on-ramp traffic at submission of first Final Site Plan to verify projected ramp volumes in traffic study.* (T&ES)
- 76. Condition deleted.
- 77. Condition deleted.
- 78. The applicant shall furnish and install two 4" conduits with pull wires, and junction boxes located at a maximum interval of 300' along Mill Road, from Eisenhower Avenue to Dock Lane. These conduits shall terminate in an underground junction box at the traffic signal located at Eisenhower Avenue and Mill Road and at an underground junction box on the south side of the intersection of Mill Road and Dock Lane. (T&ES)
- 79. Condition deleted.

M. UTILITIES

- 80. All private utilities without a franchise agreement shall be located outside of the public right-of-way and public utility easements. (T&ES)
- 81. 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)

N. STORMWATER

- 82. All storm water designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
- 83. Demonstrate compliance with flood plain ordinance Section 6-300 to Section 6-311 of Article VI Special and Overlay Zones. No final plan shall be released until full compliance with flood plain ordinance has been demonstrated.* (T&ES)
- 83A. 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

84. The proposed sanitary sewer within the private street (Dock Lane) shall be privately owned and maintained. (T&ES)
85. The applicant shall submit a letter to the Director of Transportation & Environmental Services prior to release of the final site plan acknowledging that this property will participate, if the City adopts a plan prior to release of the building permit, to require equal and proportionate participation in an improvements plan to mitigate wet weather surcharging in the Holmes Run Trunk Sewer sanitary sewer shed. (T&ES)
86. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on site) and other measures that could possibly reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at <http://www.epa.gov/WaterSense/pp/index.htm> (T&ES)

P. SOLID WASTE

87. 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. 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. WATERSHED, WETLANDS, & RPAS

88. The storm water collection system is located within the Timber Branch 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)
89. The project is located within an existing RPA or mapped wetland area, therefore the applicant shall prepare a Water Quality Impact Assessment in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance to the satisfaction of the Director of T&ES. (T&ES)

90. Mitigate any impacts on water quality of the development by encroachment into and/or destruction of an existing resource protection areas (RPA's) and mapped wetland area by the following methods to the satisfaction of the Director of T&ES:
- Restoring streams on site subject to historic erosion damage.
 - Increasing vegetation onsite and/or performing offsite plantings.
 - Contribution to T&ES/OEQ funds to stream restoration / water quality projects.

These mitigation efforts shall be quantified and tabulated against encroachments as follows:

- Wetlands destruction shall be mitigated at a ratio of 2:1 and offsite at 3:1.
 - Resource Protection Area Encroachments shall be mitigated according to the guidelines suggested in the "Riparian Buffers Modification & Mitigation Guidance Manual" by the Chesapeake Bay Local Assistance Department. (T&ES)
91. Mitigation plan shall include invasive species removal within the RPA and a monitoring plan to assure survival of vegetation within the RPA, to the satisfaction of the Directors of T&ES and RP&CA. (T&ES)(RP&CA)

R. BMP FACILITIES

92. 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)

- 92A. The BMPs for this development shall meet the Virginia Storm Water regulations for new development and/or the provisions of the Environmental Management Ordinance (Article XIII), whichever is more stringent at the time of Final Site Plan submission. No grandfathering shall be allowed. *(T&ES)

93. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMP's and a completed Worksheet A or B and Worksheet C, as applicable.* (T&ES)

94. 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:

- 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)
95. Submit two originals of a storm water quality and detention BMP Maintenance Agreement(s) with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)
96. 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)
97. 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 Homeowners Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners.
- Otherwise the following condition applies:
- c. 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)
98. Condition deleted.

99. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the Office of Environmental Quality on digital media.**** (T&ES)
100. Prior to release of the performance bond, 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)

S. IMPACTED LAND

101. 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. The applicant shall screen for PCBs as part of the site characterization to comply with the City's Department of Conservation and Recreation Municipal Separate Storm Sewer (MS4) permit.
 - e. 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.

Applicant shall submit 5 copies (3 electronic and 2 hard copies) of the above. The remediation plan must be included in the Final Site Plan.* (T&ES)

102. If methane is detected on the property, design and install a vapor barrier and ventilation system for the buildings and parking areas to prevent the migration or accumulation of methane or other gases under parking areas or into buildings, or conduct a study and provide a report signed by a professional engineer showing that such measures are not needed to the satisfaction of Directors of T&ES and Code Administration. (T&ES)(Code)

T. NOISE

103. Prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time, and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development

(HUD). Identify options to minimize noise exposure to future residents at the site, particularly in those units closest to the interstate highway, railroad tracks and airport traffic, 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)

104. The noise study shall be submitted and approved prior to final site plan approval.* (T&ES)
105. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Directors of P&Z and T&ES and the City Attorney:
 - a. That Eisenhower Avenue is a major four-lane arterial and that future traffic is expected to increase significantly as development along Eisenhower Avenue continues.
 - b. Other neighboring uses surrounding the site include the Metro operations, the Beltway, and Mill Road, and these uses, surrounding streets, and traffic volumes including truck traffic are permitted to continue indefinitely. (P&Z)(T&ES)
106. All exterior loudspeakers shall be prohibited and no amplified sounds shall be audible at the property line. (T&ES)
107. Condition deleted.
108. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

U. AIR POLLUTION:

109. 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)
110. Condition deleted.
111. The Applicant shall control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)
112. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

V. CONTRIBUTIONS:

113. Contribute \$350,000 towards the Eisenhower East Open Space Fund prior to release of the final site plan. If substantial construction does not commence within three years of this approval, the contribution amount shall be \$1,246,050. All checks shall be made payable to the City of Alexandria and submitted to the Department of P&Z with a cover letter citing the project name, contribution amount, and the condition being fulfilled.* (P&Z) (City Council)

W. ARCHAEOLOGY:

114. Call Alexandria Archaeology immediately (703-746-4399) if any evidence of buried structural remains (wooden piers or boats, 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. If such resources are discovered, the applicant shall cooperate with Alexandria Archaeology toward the preservation of these resources; provided, however, that the Applicant shall not be responsible for carrying out or for the cost of carrying out such actions. (Archaeology)
115. No metal detection or artifact collecting shall be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)
116. The statements in archaeology conditions above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheet piling and Shoring) so that on-site contractors are aware of the requirements. (Archaeology)

X. PUBLIC ART:

117. Work with City staff to determine ways to incorporate public art elements within the site. Stand-alone pieces or integrated artwork may be considered. A work of art may be functional and may include, but not be limited to, lighting, benches, bike racks, pavers, grates, landscaping or other design elements, if designed by an artist as a unique and prominent feature of the project. A broad range of art types should be considered. The public art proposal 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, to the satisfaction of the Directors of P&Z and/or RP&CA. City staff and the Public Art Committee are available as a resource throughout the process. * ***(P&Z)(RP&CA)

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. (P&Z)

Transportation and Environmental Services

- F-1 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-2 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F-3 Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F-4 All storm sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead shall be 15". The acceptable pipe 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-5 All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The

acceptable pipe materials will be Polyvinyl Chloride (PVC) D ASTM 3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); Class III pipe may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Lateral shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)

- F-6 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-7 Maintenance of Vertical Separation for 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-8 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-9 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-10 Dimensions of parking spaces, aisle widths, etc. within the parking lot and garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F-11 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-12 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F-13 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)
- F-14 The site discharges the sanitary flow to Holmes Run Trunk sewer that is surcharged during wet weather; therefore, the Alexandria Sanitation Authority (ASA) **MAY** have additional requirement of providing storage for dry and wet weather flows for a period of 24-hours during wet weather events.
- F-15 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-16 VAWC has no comments on the extension request.
- F-17 DASH has no comments on the extension request.
- F-18 ASA has no comments on the extension request.
- C-1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, 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, comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. (T&ES)

- C-3 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer outfall as per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C-4 In compliance with the City of Alexandria Zoning Ordinance Article XI, 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-5 Code requirement deleted.
- C-6 Provide storage space for solid waste and recyclable material containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of T&ES. The plan shall show the turning movements of a trash truck. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-7 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 notify any prospective purchaser in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. This condition does not apply to construction debris which is to be recycled. (T&ES)
- C-8 Submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. (T&ES)
- C-9 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C-10 Bond for the public improvements must be posted prior to release of the plan.* (T&ES)
- C-11 The sewer tap fee must be paid prior to release of the Site Plan.* (T&ES)
- C-12 All easements and/or dedications must be recorded prior to release of the plan.* (T&ES)

- C-13 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.* (T&ES)
- C-14 All drainage facilities must be designed to the satisfaction of the Director of T&ES. Drainage divide maps and computations must be provided for approval. (T&ES)
- C-15 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C-16 Per the Memorandum To Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C-17 The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of T&ES will be acceptable. (T&ES)
- C-18 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C-19 All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C-20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C-21 Comply with the City of Alexandria’s Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-22 Comply with Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management. (T&ES)

- C-23 Comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C-24 All required permits from Virginia Department of Conservation and Recreation, Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a Virginia Stormwater Management Program (VSMP) General Permit for Discharges of Stormwater from Construction Activities for land disturbing activities greater than 2500 SF. (T&ES)
- C-25 Ensure all discharges are in accordance with City of Alexandria Code 4035. (T&ES)
- C-26 Applicant shall underground all the secondary utility services serving the site. (T&ES)
- C-27 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-28 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C-29 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-30 (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)

- R-1 Ensure that planned flow capacity does not exceed City of Alexandria allotted ASA plant capacity of 20.5 mgd. (T&ES)
- R-2 Ensure in writing to ASA that additional flow planned does not exceed flow capacity in ASA interceptors and trunk sewers during wet and average flow conditions. (T&ES)
- R-3 Provide sanitary flow computations. (T&ES)
- R-4 Additional sewage flow from proposed development could exceed present design criteria for existing service chamber. Engineer for development is required to contact ASA to discuss issues related to additional sewage flow from the development and the standby service chamber pumping limitations. (T&ES)
- R-5 Developer should review requirements agreed by ASA under DSUP#2004-0016.

Code Administration

Note: Fire comments moved to a separate Fire Department Comments section

- F-1 Structures over 75 feet in height shall conform to the USBC requirements for high rise structures.
Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- F-2 Sheets A1-1A through Sheets A1-1D show in the parking tabulation chart a total of 13 accessible parking spaces and 2 van accessible parking spaces. The plans show a total of 16 accessible parking spaces. Please clarify the amount provided and also note on the plans which accessible parking spaces will be van accessible.
- F-3 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.
- F-4 As of July 1, 2011, the Department of Code Administration became independent of the Fire Department and is now a standalone City agency. Therefore, the code requirements and findings approved with DSUP2007-00017 shall be reviewed with each subsequent amendment and / or extension to ensure that the current code requirements and standards are cited and applied. As the requirements of Code administration and the Fire Department have changed since the approval of DSUP2007-00017, these agencies reserve the authority to review and revise the code requirements and findings with subsequent amendments and /or extensions and will discuss any necessary language with the applicant.

- F-5 All references to previous code years on documents will be required to be updated to the currently adopted 2009 Virginia Uniform Statewide Building Code.
- F-6 All previous comments and applicant responses based DSUP2007-00017 will remain applicable for this extension request.
- R-1 Recommendation deleted.
- C-1 An automatic fire suppression system will be required for the structures and garage. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-2 A separate tap is required for the building fire service connection. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-3 **Code requirement deleted. [Moved to Fire Department Comments]**
- C-4 **Code requirement deleted. [Moved to Fire Department Comments]**
- C-5 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with the current addition of the USBC 119.0. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-6 This structure contains mixed use groups [M, Mercantile; R-2 Residential; B, Business; S-2 Low-Hazard Storage (public garage, group 2)], and is subject to the mixed use and occupancy requirements of USBC. Acknowledged by applicant. The applicant indicates Mercantile is not required, however it is included in the building code analysis therefore will be required. Shown on Sheet 7 under the Building Code Information section. If the applicant does not wish to provide a mercantile use, the applicant is required to edit the Building Code Information on Sheet 7 to indicate the correct use groups within the proposed buildings.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-7 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-8 The public parking garage (Use Group S-2) is required to be equipped with a sprinkler system (USBC 903.2.11). Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-9 The public parking garage floor must comply with USBC 406.2.6 and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers

as provided for in the plumbing code (USBC 2901). This parking garage is classified as an S-2, Group 2, public garage. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.

C-10 Code requirement deleted. [Moved to Fire Department Comments]

C-11 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.

C-12 Code requirement deleted. [Moved to Fire Department Comments]

C-13 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.

C-14 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.

C-15 A soils report must be submitted with the building permit application. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.

C-16 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from the adjacent property owners which has been recorded in the land records; or through an approved encroachment process. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.

C-17 Code requirement deleted. [Moved to Fire Department Comments]

C-18 A fire prevention code permit is required for the proposed operation (Fuel Storage Room, Sheet A1-1A). An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application. An inventory and MSDS sheets for hazardous materials are required.

Fire Department Comments

Note: The following are new comments from the Fire Department, some of which have been carried over from the previous Code Administration comments.

F-1 The following comments are for preliminary review only. Additional comments may be forthcoming once the applicant provides supplemental information for review. Please

direct any questions to Maurice Jones at 703-746-4256 or maurice.jones@alexandriava.gov.

- F-2 Plans should show location of all fire hydrants in and around site and fire department connections so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply.
- C- 1 The applicant shall provide a separate Fire Service Plan which illustrates **where applicable:** a) emergency ingress/egress routes to the site; b) two sufficiently remote fire department connections (FDC) to the building; c) all existing and proposed fire hydrants where fire hydrants are 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) the location and size of the separate fire line for the building fire service connection and fire hydrants g) all Fire Service Plan elements are subject to the approval of the Fire Official.
- C -2 The applicant 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. This information will determine if item C-3 requirements apply.
- C- 3 This building is over 50 feet in height, it is required to have ladder truck access to 48% perimeter of the buildings by public roads or recorded emergency vehicle easements (EVE). For a building face to be considered accessible by a ladder truck the curb line shall be at least 15 feet and no more than 30 feet from the face of the building. Alternatives that demonstrate equivalency to this requirement will be considered on a case by case basis. All elevated structures used for this purpose shall be designed to AASHTO HS-20 loadings.
- C-4 The developer shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314, not to the Site Plan Coordinator of Code Administration.
- C - 5 A Knox Box building key access system shall be installed to facilitate building entry by fire department personnel during an emergency.
- C - 6 The applicant of any building or structure constructed in excess of 10,000 square feet; or any building or structure which constructs an addition in excess of 10,000 square feet shall contact the City of Alexandria Radio Communications Manager prior to submission of final site plan. The proposed project shall be reviewed for compliance with radio requirements of the City of Alexandria to the satisfaction of the City of

Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:

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

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

- C -7 The final site plans shall show placement of emergency vehicle easement signs. See sign detail and placement requirements below.

Emergency Vehicle Easements

Emergency Vehicle Easements. 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.

Sign Specifications. 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.

Fire Dept. Access Lanes/Mountable Curbs. 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.



Fire Lane Sign Left Arrow

Fire Lane Sign Right Arrow

C-8 Show fire apparatus vehicle turning radius based on the following specifications:

Alexandria Fire Department
Fire Apparatus Specification Information

1. **Tractor Drawn Aerial Ladder Truck w/100' Ladder**
Apparatus I.D.# - Truck 208
Overall Length - 67'8" (56' 6")
Overall Width - 10'8" (9') w/mirrors and 9'6" (8') w/o mirrors.
Wheel Bases:
Tractor - 150" (12' 5") from front steer axle to drive axle.
Trailer - 306" (25' 5") from drive axle to rear steer axle.
GVW: 64,500#
Angle of Approach¹: Tractor - 11 degrees and Trailer - 11 degrees
Angle of Departure²: Tractor - 11 degrees and Trailer - 15 degrees
Ramp Breakover³: Tractor - 6 degrees and Trailer - 12 degrees
Turning Radius⁴: Within 45' wall to wall.
2. **Rear Mount Aerial Ladder Truck**
Apparatus I.D.# - Truck 204
Overall Length - 49'8" (41' 4")
Overall Width - 10'8" (9') w/mirrors
Wheel Bases:
Front Axle to No. 1 Rear Axle (First Axle of Tandem) - 215" (17' 11")
Front Axle to No. 2 Rear Axle (Second Axle of Tandem) - 269" (22' 4")
Tandem Axle Spacing - 54" (4' 5")
GVW: 60,500#
Angle of Approach¹: 11 degrees
Angle of Departure²: 10 degrees
Ramp Breakover³: 5 degrees
Turning Radius⁴: Within 43' wall to wall.
3. **Dash 2000 Heavy Duty Rescue Pumper (Engine)**
Apparatus I.D.# - Rescue Engine 205
Overall Length - 39'0" (32' 6")
Overall Width - 10'8" (9') w/mirrors and 9'6" (8') w/o mirrors.
Wheelbase - 212.5" (18' rounded to the nearest foot).
GVW: 51,800#
Angle of Approach¹: 11 degrees
Ramp Breakover³: 8 degrees
Turning Radius⁴: Within 42' wall to wall
4. **City of Alexandria Advance Life Support Ambulance**
Apparatus I.D.# - Medic 202 (Specifications applicable to Medic 205, 206, 207, and M208)
Overall Length: 29'7" (24 ft. 9 in.)
Overall Width: 11'0" (9 ft. 2 in.) w/mirrors and 9'9" (8 ft. 3 in.) w/o mirrors.
Overall Height: 11'4" (9 ft. 6 in.)
Wheel Base: 16'7" (13 ft. 11 in.)

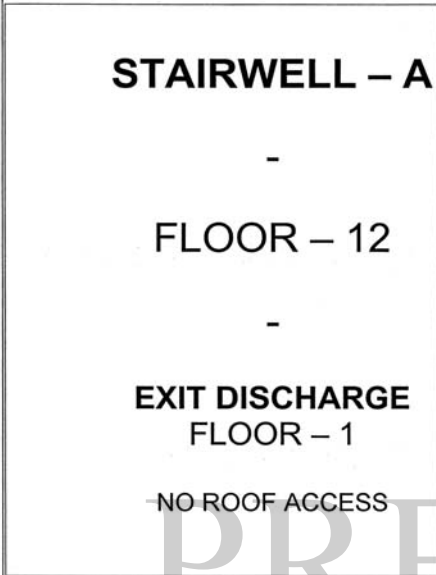
C -9 Provide Stairway Identification. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire Department, in accordance with USBC 1020.1.6. and the City Fire Prevention Code. Building footprint map is not required if graphic annunciator is installed.

Stairway identification signs. 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 within 30 days of completion of construction or receipt of notification.

Sign requirements. 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. (See Figure 1020.1.6.1)

Footprint requirements. 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 buildings exterior and the general layout of the lobby of the first floor. Stairways shall be denoted by letter as stated in section 1020.1.6. (See Figure 1020.1.6.2)



Example Stairway Identification Sign

PREVIOUS
STAFF REPORT

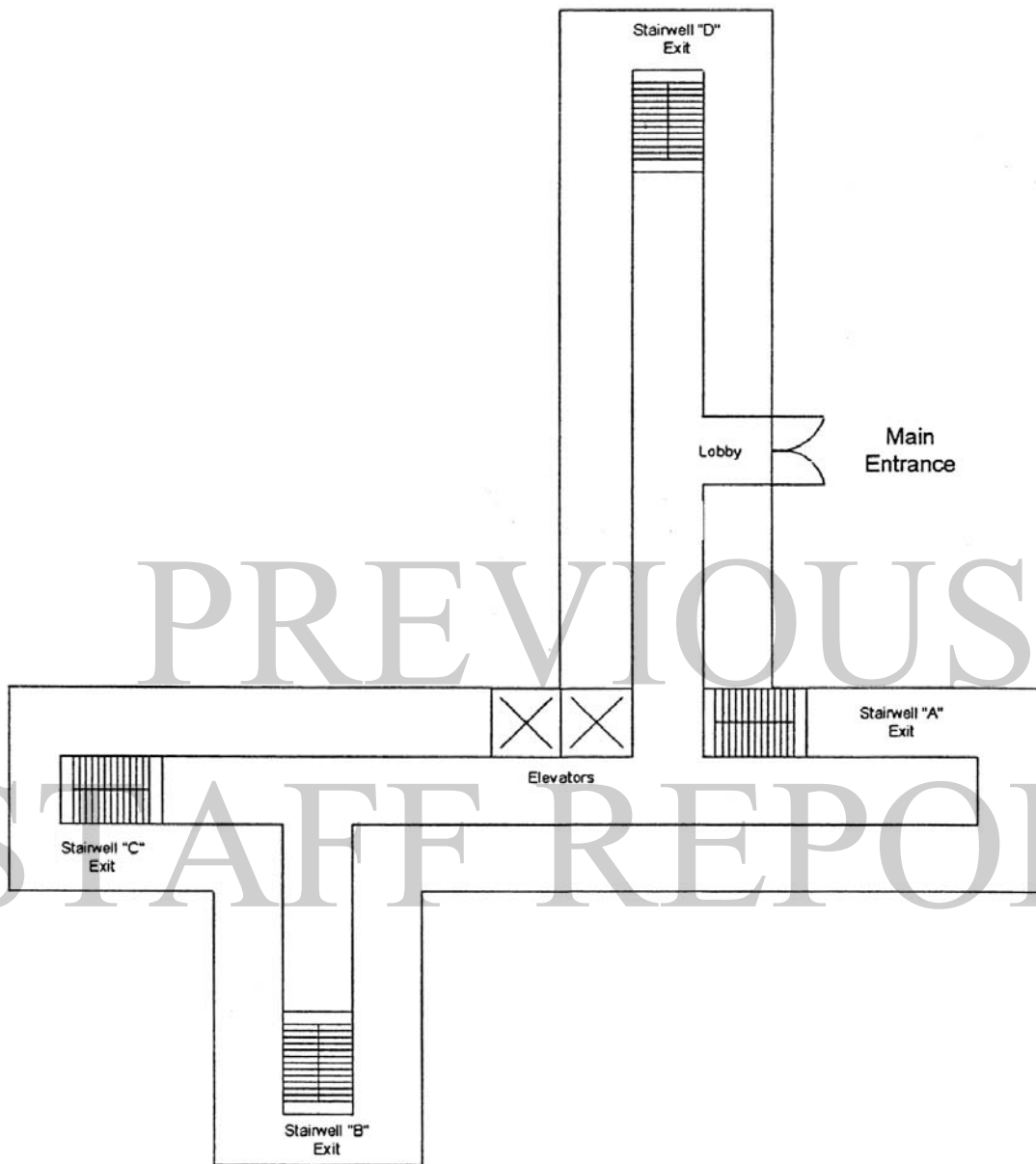


Figure 1020.1.6.2 Example Building Footprint Sign

- C-10 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application. An inventory and MSDS sheets for hazardous materials are required.
- C-11 A separate fire line is required for the building fire service connection. Show location and line size on plans
- R-1 For firefighting reasons it is recommended that all stairs extend thru the roof so that door access to the roof is provided. Applicant indicates all stairs will extend thru the roof, granting door access to the roof.

Archaeology

- F-1 This property is situated on filled land that was historically part of a large marshy area along Hunting Creek. The marshes would have been utilized by Native Americans during prehistoric times, and the creek would have been navigable in this area during the early historic period. While unlikely, it is possible that evidence of occupation and use during the Late Pleistocene and early Holocene could remain buried in the historically marshy areas, and historic wharves and even small boats could be present under the fill. However, given the depth of the fill and the impact of groundwater infiltration, there is low potential for the archaeological recovery of buried resources in the development area, but there is a slight possibility that some evidence of early historic resources, such as piers or small boats, could be seen during the excavation for the underground garage construction.

Police

No comments.

Virginia American Water Company

No comments.

Health

No comments.

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 issuance of the certificate of occupancy
- **** Condition must be fulfilled prior to release of the bond

Attachment #2

Alexandria, VA Upland Meadow Mix

% of Mix	Latin binomial
12	<i>Elymus virginicus</i>
2	<i>Eragrostis spectabilis</i> 'VA'
27	<i>Schizachyrium scoparium</i> 'PA'
16	<i>Sorghastrum nutans</i> 'PA'
8	<i>Tridens flavus</i> 'VA'
1	<i>Aster laevis</i>
1	<i>Aster prenanthoides</i>
5	<i>Chamaecrista fasciculata</i> 'PA'
5	<i>Coreopsis lanceolata</i> 'NC'
4	<i>Monarda fistulosa</i>
4	<i>Penstemon laevigatus</i> 'PA'
5	<i>Rudbeckia hirta</i> 'NC'
3	<i>Senna hebecarpa</i> 'NC/VA'
2	<i>Silphium trifoliatum</i> 'PA'
2	<i>Solidago bicolor</i> 'PA'
3	<i>Zizia aurea</i>
100	Total

Attachment #3 — Transportation Management Plan
Eisenhower East Block 19 TMP SUP#2012-0065

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, hotel 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 Eisenhower East Block 19 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 Eisenhower East Block 19 site is located approximately 1,500 feet from the Eisenhower Avenue Metro Station. Several DASH and Metro bus lines run near the site through the Carlyle neighborhood. The Eisenhower East Block 19 development has a goal of 45% non-SOV trips during peak hour¹.
- 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 and residents 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,

¹ Eisenhower East Small Area Plan, adopted by City Council by Ordinance on April 12, 2003, p.5-5.

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 and residents. 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:

	Land Use*	
	Dwelling Units	Commercial Sf
Eisenhower East Block 19	450	

**As of August 21, 2012. Subject to change.*

- 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 and residents.
 - 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 or electronic media shall be sold and distributed on-site to employees and residents of the project. The fare media to be sold and distributed will include, at a minimum, fare media for Metrorail, Metrobus, DASH and any other public transportation system fare media requested by employees, residents, 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 45% of single occupant vehicles for employees and residents, based on the project's size and the benefits to be offered to employees and tenants. The annual contribution rate for this fund shall be \$.20 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 and tenants.
 - 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. Providing shuttle services or partnering with neighboring organizations for shuttle services.

- viii. 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

As it is established in the Eisenhower East Small Area Plan transportation elements, the Eisenhower East Block 19 project should integrate with the larger district level TMP program when it is organized. All TMP holders in the established area will be part of this District. No increase in TMP contributions will be required as a result of participation in the 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.

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 35%, 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.

STAFF REPORT

VII. AMENDED CONDITIONS OF APPROVAL

The following staff recommendations have been carried forward from DSUP #2007-0017 and all changes, additions, and deletions are noted.

Amended conditions: 1, 2, 4, 5, 12, 17, 19, 21, 25, 32, 35, 36, 38, 39, 40, 41, 42, 43, 44, 49, 50, 61, 71, 74, 77, 78, 79, 85, 86, 87, 100, 101, 106, 113

Added conditions: 12A, 12B, 17A, 20A, 20B, 21A, 21B, 43A, 43B, 48A, 60A, 83A, 92A, 117

Deleted conditions: 3, 9, 10, 11, 16, 18, 24, 25, 26, 27, 28, 29, 60, 72, 73, 89, 90, 91, 96, 97, 109

A. GENERAL

1. Provide all improvements depicted on the preliminary plan dated March 17, 2009 for Block 20 and comply with the following conditions of approval. The final site plan shall show only the improvements related to Block 20. (P&Z)(T&ES)

B. PEDESTRIAN/STREETSCAPE

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
 - a. Complete all pedestrian improvements prior to issuance of a certificate of occupancy permit.
 - b. Install and maintain ADA accessible pedestrian crossings serving the site.
 - c. All sidewalks shall be brick per the *Eisenhower East Small Area Plan*.
 - d. Construct all brick sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6'.
 - e. All brick sidewalks shall comply with the City's Memo to Industry 05-08.
 - f. Sidewalks shall be flush across all driveway crossings.
 - g. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - h. To the extent possible, 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.
 - i. Provide thermoplastic crossings on Mill Road and Southern Street. All other crosswalks serving the development shall consist of StreetPrintXD (http://www.integratedpaving.com/streetprint_xd/). Crosswalks on the private street shall be maintained by the applicant.
 - j. Install pedestrian countdown signals and pedestrian activated push-buttons in accordance with City Standards at the intersection of Mill Road and Southern Street. All pedestrian-activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG).

- k. Provide special paving patterns to designate entrances per the *Eisenhower East Design Guidelines*, including entrances in front of areas designated as active use.
- l. Planters in front of storefronts designated as active use shall be movable to provide wider sidewalks and more accessible storefront facades.
- m. Provide a decorative bollard design that relates to the building design and provide details of all bollard types.
- n. Materials for planter walls shall be stone, brick, or pre-cast concrete in coordination with materials on the buildings.

Port Street:

- o. Prior to the issuance of the first certificate of occupancy for Block 20, the sidewalk on the eastern portion of Port Street from Eisenhower Avenue to Southern Street shall be constructed. A portion of the garage of the existing building encroaches into the area of the east side Port Street sidewalk. In the event that at the time the sidewalk is required to be constructed the building is still in existence, the sidewalk shall be designed and constructed to allow the continued encroachment of the building.
- p. Prior to the issuance of the first certificate of occupancy for Block 20, and consistent with the alignment approved as part of DSUP#2005-0034, a temporary 14 ft wide asphalt sidewalk and street trees from Southern Street to Eisenhower Avenue shall be installed on the west side of Port Street if construction has not started on Blocks 11 and 12.
- q. Maximize on-street parking along Port Street from Southern Street to Eisenhower Avenue.
- r. Condition deleted.

Dock Lane:

- s. Condition deleted.
- t. Eliminate a total of 8 bollards on the raised curbs adjacent to the lay-by area serving Block 20.

Mill Road:

- u. Condition deleted.

Southern Street:

- v. Unless doing so will preclude the ability to have a left-turn lane from Mill Road onto Southern Street, provide a minimum 10-foot-wide landscape strip between the southeast corner of the eastern office building and the back of sidewalk along Southern Street. This can be achieved by reducing the east- and west-bound lane widths of Southern Street to 11 feet (exclusive of gutter pans), by narrowing the planting strip in this specific area to 4 feet, by reengineering the curve of Southern Street, and by allowing landscape plantings within the right-of-way next to the sidewalk.
- w. Coordinate boundary information and final alignment of Southern Street with adjacent property (Block 11) to the west.*(P&Z)(RP&CA)(T&ES)

- 3. Condition deleted.

C. OPEN SPACE/LANDSCAPING

4. Develop, provide, install and maintain an integrated Landscape Plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and RP&CA. At a minimum the Landscape Plan shall:
 - a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - b. Ensure positive drainage in all planted areas.
 - c. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
 - d. Provide detail sections showing above and below grade conditions for plantings above structure.
 - e. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
 - f. Evergreen groundcover shall be provided within each tree well.
 - g. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.
 - h. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
 - i. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, and all planting above structure that meets the requirements of the City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)
5. Provide the following modifications to the landscape plan and supporting drawings:
 - a. Condition deleted.
 - b. Condition deleted.
 - c. Clarify hatches on landscape plan sheets. It appears that a concrete paver hatch is used to denote turf in planting strip along Mill Rd.
 - d. Condition deleted.
 - e. Condition deleted.
 - f. Condition deleted.
 - g. Condition deleted.
 - h. Condition deleted.
 - i. Condition deleted.
 - j. Replace Ilex glabra with other native species.
 - k. Designate all lawn areas to be sodded.

1. Provide tree protection and details per City of Alexandria Landscape Guidelines. Depict tree protection on demolition plan, erosion & sediment control plan, and landscape plan. (RP&CA)(P&Z)(T&ES)
6. Provide a site irrigation/water management plan developed, installed and maintained to the satisfaction of the Directors of RP&CA and Code Administration.
 - a. Demonstrate that all parts of the site can be accessed by a combination of building mounted hose bibs, ground set hose connections, and automatic irrigations systems.
 - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible external water hose bib on all building sides.
 - c. Hose bibs and ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - d. Install all lines beneath paved surfaces as sleeved connections.
 - e. Locate water sources and hose bibs in coordination with City Staff. (Code)(RP&CA)
7. Develop a palette of site furnishings in accordance with the *Eisenhower East Design Guidelines* that is generally consistent with the Preliminary Plan submission.
 - a. Provide location and specification for site furnishings that depicts the scale, massing and character of site furnishings.
 - b. Site furnishings shall include benches, bicycle racks, trash receptacles, drinking fountains and other associated features and be developed to the satisfaction of the Directors of RP&CA, P&Z, and T&ES (RP&CA)(P&Z)(T&ES).
8. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls located at grade. 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, P&Z, and T&ES. (RP&CA)(P&Z)(T&ES)
9. Condition deleted.
10. Condition deleted.
11. Condition deleted.
12. Provide perpetual public access easements over all at-grade privately owned open space areas. The perpetual open space easement(s) shall enable the open space areas to be fully accessible to the public for hours and guidelines approved by the Directors of RP&CA and P&Z in consultation with the applicant. The open space easement areas shall not be considered a street or public right-of-way and the applicant shall have the right to conduct ordinary maintenance and repairs without obtaining a T&ES permit. All easements and

reservations shall be depicted on the easement plat and shall be approved prior to the release of the final site plan.* (P&Z)(RP&CA) (City Council)

- 12A. Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.* (Arch)(P&Z)(RP&CA)
- 12B. 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. TREE PROTECTION AND PRESERVATION

- 13. Contract with a professional tree preservation company to provide, implement and follow a tree conservation and protection program that is developed per the *City of Alexandria Landscape Guidelines* and to the satisfaction of the Directors of P&Z and RP&CA, and the City Arborist. (P&Z)(RP&CA)
- 14. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree to be preserved over 2" in caliper that is destroyed if the approved tree protection methods have not been followed. Trees less than or equal to 2" in caliper shall be replaced in kind with no fine. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit to the satisfaction of the City Arborist and in accordance with the *City of Alexandria Landscape Guidelines*.*** (P&Z)(RP&CA)
- 15. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary plan dated March 17, 2009 and reduced if possible to retain existing trees and grades. (RP&CA)
- 16. Condition deleted.

E. BUILDING

- 17. Provide the following building refinements to the satisfaction of the Director of P&Z*:
 - a. Condition deleted.
 - b. Provide the structure for future projecting glass storefront bays extending beyond the building wall on all active use facades along Dock Lane, Port Street, and the central courtyard space.
 - c. Provide high quality windows for each of the buildings.

- d. Provide detailed design drawings (enlarged plan, section, and elevation studies) to evaluate the building base, entrance canopies, and window treatments, including the final detailing, finish and color of these elements, during final site plan review. Provide these detailed design drawings at a scale sufficient to fully explain the detailing and depth of façade treatment.
 - e. Color architectural elevations shall be submitted during final site plan review.
 - f. Provide detailed design drawings showing all architectural metalwork (balcony rails, transformer enclosure, garage doors, etc.) along with color, material and finish information for each.
 - g. Provide details including colors and materials for all balconies, decks, canopies, and rooftop spaces with the final site plan.
 - h. ~~Condition deleted.~~
 - i. Provide plan and section details of the conditions adjoining garage and loading bay doors. The doors shall be an opaque screen or mesh to minimize the projection of light from the garage or loading bay onto the adjoining street.
 - j. The final materials, details, and color selection shall be subject to review by the Eisenhower East Design Review Board prior to obtaining a building permit.
 - k. On-site mock-up panels for Block 20 shall be provided for final approval of the precast and other major building materials (base, metal panels, windows, etc).** (P&Z)
- 17A. 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:
- c. Provide a materials board that includes all proposed materials and finishes at first final site plan. *
 - d. 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.***
 - e. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. *
 - f. 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. **
 - g. 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)
18. Condition deleted.
19. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver or equivalent for Block 20 to the satisfaction of the Directors of P&Z, RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:

- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan.*
 - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy.***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent)_within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of LEED certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Silver (or equivalent) for Block 20 will be evaluated by City staff, and if staff determines a good faith, reasonable, and documented effort was not made to achieve the certification level, then any City-wide policies on Green Buildings existing at the time of staffs' release of Final Site Plan_will apply. (P&Z)(RP&CA)(T&ES) (City Council)
20. To the extent possible and in accordance with LEED standards, the applicant shall work to reuse the existing building materials as part of the demolition process and coordinate with the City on leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
- 20A. The stairwells within structured parking garages shall be visible, as permitted by the Building Code without solid walls. The balusters shall be open to allow for a clear line of vision. Provide guards that are 42" in height along open sides of the stairways and landings which are located 30" above the floor or grade below. The width between the balusters shall be no wider than 4" and the handrails are to be a minimum of 34" and a maximum of 38". (Police)
- 20B. 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)

F. SIGNAGE

21. Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics, business signs, and interpretive signage that highlights the history and archaeology of the site. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of Archaeology, P&Z, and/or RP&CA, and T&ES.*
- h. Business signs shall employ variety and creativity of design. Tenant designers shall bring a sculptural and dimensional quality to their signs.
 - i. 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.

- j. 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)
- 21A. 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.
 - k. The business and identification signs shall be designed of high quality materials and sign messages shall be limited to logos and names.
 - l. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)
- 21B. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
- 22. Freestanding monument signs shall be prohibited, unless approved by the Eisenhower East Design Review Board. (P&Z)
- 23. Install a temporary informational sign on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a 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)
- 24. Condition deleted.

G. HOUSING

- 25. Condition deleted.
- 26. Condition deleted.
- 27. Condition deleted.
- 28. Condition deleted.
- 29. Condition deleted.
- 30. The developer shall make a voluntary contribution of \$1.50 per square foot of new gross floor area (\$877,500, based on current application) in keeping with the conclusions of the “Developer Housing Contribution Work Group Report” dated May 2005 and accepted by the Alexandria City Council on June 14, 2005. The contribution is to be made prior to issuance of Certificate of Occupancy.*** (Housing)

31. In the event of a reduction in the approved gross floor area of the proposed development for Block 20, the contribution will be scaled down in proportion to the reduction in gross floor area. (Housing)

H. PARKING

32. Provide a Parking Management Plan with the final site plan submission, outlining mechanisms to maximize the use of the parking garage by residents, office workers, and visitors and discouraging single occupancy vehicles. The Parking Management Plan shall be to the satisfaction of the Directors of P&Z and T&ES and be approved by the Departments of P&Z and T&ES prior to the release of the final site plan. The Parking Management Plan shall provide the following:*
- a. Condition deleted.
 - b. Condition deleted.
 - c. Condition deleted.
 - d. Condition deleted.
 - e. Condition deleted.
 - f. A maximum of 1,170 parking spaces shall be provided on the property in accordance with the *Eisenhower East Small Area Plan*. A minimum of six (6) spaces shall be provided in the underground garage for active use employees. All spaces defined as “active use” spaces shall be reserved for active uses and provided in convenient locations. The active use parking shall include all applicable signage.
 - g. If excess parking spaces are available in the office garage, they shall be made available to the public on an hourly basis to short-term users such as visitors.
 - h. Correct parking tabulations, eliminating the 5 standard surface spaces included in the tables. (P&Z)(T&ES)
33. In keeping with the City Council requirements for metered parking in the Eisenhower East area, the applicant shall furnish and install multi-space parking meters on all public and private streets serving the project that provide on-street parking. The location and detail of the meters shall be provided on the final site plan. Meters will be paid for by the applicant, but ordered and delivered by the City. Zip cars will be allowed to park in designated spaces without charge. (P&Z)(T&ES)
34. 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. Within the project area, any parking meters which are placed on private streets with public access easements or on public rights-of-way shall be installed by the applicant in accord with City specifications. The City reserves the right to maintain, enforce, and collect revenue from parking meters on private streets containing public access easements. (P&Z)(T&ES)

35. Provide 108 bicycle parking spaces adjacent to the office space and 2 bicycle parking spaces adjacent to the retail space. The short term bicycle rack locations will preferably be covered, grouped, and located within 50 feet of the main entrance of the residential building or as close as practical to the satisfaction of the Director of T&ES. Bicycle parking racks shall be located in a manner that will not obstruct the existing/proposed sidewalks. Bicycle parking standards, acceptable rack types and details for acceptable locations for short-term parking are available at: www.alexandriava.gov/bicycleparking (T&ES)

I. TRANSPORTATION MANAGEMENT PLAN

36. 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 *Attachment #2* to the general staff conditions. Below are the basic conditions from which other details originate. (T&ES)
37. 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 so operate shall be deemed grounds for revocation of such permit, after notice and hearing, by the City Council. (T&ES)
38. 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)
39. Eisenhower East Block 20 shall integrate into the District Transit Management Program when it is organized. All TMP holders in Eisenhower East 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. No increase in TMP contributions will be required as a result of participation in the District TMP. (T&ES)
40. Designate a TMP Coordinator 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 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. *(T&ES)
41. Create a TMP fund, based on the reduction goal of 45% of single occupant vehicles, established for Eisenhower East Block 20, the project's size and the benefits to be offered to participating residents. The annual contribution rate for this fund shall be \$0.25 per

square foot of office and/or retail space. Annually, to begin one year after the initial CO is issued, 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 TMP fund shall be used exclusively for the approved transportation activities detailed in the attachment. (T&ES) (City Council)

42. 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)
43. The TMP Coordinator or Association will submit annual reports, fund reports and modes of transportation surveys to the Transportation Planning Division as detailed in *Attachment #2*. (T&ES)
- 43A. 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)
- 43B. 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 35%, 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)

J. SITE PLAN

44. Per Section 11-418 of the Zoning Ordinance as amended, the development site plan/development special use permit shall expire and become null and void as to any uncommenced construction and any uncompleted construction, unless substantial construction of the project is commenced within 36 months after approval of this extension request and such construction is thereafter pursued with due diligence. Eighteen (18) months after the date of City Council approval, the applicant shall submit a

report to the Director of P&Z on the construction status for the project, including but not limited to information on any outstanding final site plan approvals, building permit approvals, and development financing. (P&Z)

45. Submit the plat of subdivision/consolidation and all applicable easements and/or dedications with the first final site plan submission. The plat(s) shall be approved and recorded prior to the release of the final site plan.* (P&Z)
46. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas, except for the Block 19 emergency generator shaft curbs and 12-foot-high exhaust flume as shown on the preliminary plan. (RP&CA)(P&Z)(T&ES)
47. 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 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 site 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. For each fixture type, the applicant shall note "equal" or "approved equal" to the manufacturer's specifications.
 - 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's 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. The fixtures shall not be flushed against the ceiling, but should hang down at least to the crossbeam to provide as much light spread as possible.
 - k. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties.
 - l. The lighting for the underground parking garage shall be a minimum of 2.0 foot-candles with an average of 5.00 foot-candles. The fixtures should not be flush against the ceiling, unless there are no cross beams, but should hang down at least to the crossbeam to provide as much light spread as possible. (P&Z)(T&ES)(RP&CA)(Police)
48. 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. (P&Z)
- 48A. Coordinate with Dominion Virginia Power (Transmission section) during the final site plan review. This may require shifting or adjustments to site features, which can be addressed during final site plan. (P&Z) (T&ES)

K. CONSTRUCTION

49. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
- a. Designate a location(s) for off-street parking for all construction employees during all stages of construction, which may include applicable provisions such as shuttles or other methods deemed necessary by the City;
 - b. Describe how the applicant will ensure that no construction workers park on public street(s);
 - c. Include a plan for temporary pedestrian and vehicular circulation;
 - d. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed;
 - e. Include the overall schedule for construction and the hauling route;
 - f. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
 - g. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) business days, a "stop work order" will be issued, with construction halted until the violation has been corrected.* (P&Z)(T&ES)(Code)

50. 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 require the contractor to 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:
- Establish the location of the parking to be provided at various stages of construction, none of which shall be allowed on public streets, 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.
 - Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - 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) business days, a "stop work order" will be issued, with construction halted until the violation has been corrected.* (P&Z)(T&ES)(PC)
51. 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)
52. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of C&I prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
53. No major construction staging shall be allowed along Mill Road. The Applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities.** (T&ES)
54. 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, RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)
55. An early construction phasing plan to the satisfaction of the Director of T&ES, may be submitted, reviewed and approved for partial release. In addition, building and construction permits required for site pre-construction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES.* (T&ES)

56. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owner's other agent shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)(Code)
57. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a certificate of occupancy permit.*** (P&Z)
58. Submit a wall check prior to the commencement of vertical construction above grade. 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 vertical construction. (P&Z)
59. 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 as set forth in the preliminary submission.*** (P&Z)
60. Condition deleted.
- 60A. 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)

L. STREETS/TRAFFIC

61. Port Street shall be dedicated to the City as a public street. The Port Street cross-section from Southern Street to Eisenhower Avenue shall be consistent with the alignment approved in DSUP#2005-0034. All improvements for Port Street shall be installed and the street shall be operational prior to the issuance of the first certificate of occupancy permit for the east and/or west tower for Block 20. The street shall not be accepted for

dedication until a determination by the City is made that the street complies with all applicable codes and standards. * (P&Z)(T&ES)

62. The following street names shall apply for the new public streets within the project: Port Street and Southern Street. The approved street names shall be depicted on the final site plan and subsequent documentation and plans. (P&Z)
63. Provide street signs, stop signs, and traffic control signs, which shall consist of the following to the satisfaction of the Directors of T&ES and P&Z:
 - a. Sign posts shall be 2" galvanized posts; signs shall be Highway C aluminum, 0.080 gauge blank, 3M VIP sheeting.
 - b. All appropriate on-street parking signage and any other signage adjacent to the project for control of pedestrians and vehicles shall be installed by the developer to the satisfaction of the Director of T&ES. (T&ES)(P&Z)
64. If the City's existing public infrastructure is damaged during construction, or patch work is 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 of T&ES. (T&ES)
65. A pre-construction walk/survey of the site shall occur with T&ES Construction Management and Inspection (CM&I) staff to document the existing conditions prior to any land disturbing activities. (T&ES)
66. 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)
67. Submit a Traffic Control Plan as a 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)
68. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets.**** (T&ES)
69. The slope on parking ramps to garage entrances shall not exceed 12 percent. In case the slope varies between 10% and 12% then the applicant shall provide a trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)

70. The sidewalk along Mill Road shall remain open to the extent possible during construction and pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
71. Show turning movements of standard vehicles in the parking garage and parking lot. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. Provide individual plan views of each turning movement. * (T&ES)
72. Condition deleted.
73. Condition deleted.
74. [Provide new crosswalk across Mill Road at Southern Street on the north side of the intersection. (T&ES)]
75. Provide an actual count of I-495 Mill Road off-ramp and on-ramp traffic at submission of first Final Site Plan to verify projected ramp volumes in traffic study.* (T&ES)
76. Provide documentation from VDOT that the proposed right-of-way acquisition or access easement required at the southern corner of the Mill Road and Southern Street has been obtained prior to release of the Final Site Plan.* (T&ES)
77. Provide signalization at the intersection of Mill Road and Southern Street. Provide signal plans with Final Site Plan #1. Prior to the start of construction, submit shop drawings to T&ES for approval for the following equipment: traffic signal poles/masts, traffic signal foundation design, LED traffic signals, countdown pedestrian signals, ADA accessible push buttons, and backlit street signs.** (T&ES)
78. The applicant shall furnish and install two 4" conduits with pull wires, and junction boxes located at a maximum interval of 300' along Mill Road, from Dock Lane to Southern Street. These conduits shall terminate in an underground junction box on the south side of the intersection of Mill Road and Dock Lane, and in an underground junction boxes at the traffic signals located at Eisenhower Avenue and Mill Road, and Mill Road and Southern Street. (T&ES)
79. Subject to VDOT approval, provide a dedicated left turn lane from northbound Mill Road onto Southern Street. Provide documentation from VDOT that the proposed lane reconfiguration on the I-495 Mill Road off-ramp necessary to provide a dedicated left turn lane has been reviewed and approved. (T&ES)

M. UTILITIES

- 80. All private utilities without a franchise agreement shall be located outside of the public right-of-way and public utility easements. (T&ES)
- 81. 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)

N. STORMWATER

- 82. All storm water designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
- 83. Demonstrate compliance with flood plain ordinance Section 6-300 to Section 6-311 of Article VI Special and Overlay Zones. No final plan shall be released until full compliance with flood plain ordinance has been demonstrated.* (T&ES)
- 83A. 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

- 84. The proposed sanitary sewer within the private street (Dock Lane) shall be privately owned and maintained. (T&ES)
- 85. The applicant shall submit a letter to the Director of Transportation & Environmental Services prior to release of the final site plan acknowledging that this property will participate, if the City adopts a plan prior to release of the building permit, to require equal and proportionate participation in an improvements plan to mitigate wet weather surcharging in the Holmes Run Trunk Sewer sanitary sewer shed. (T&ES)
- 86. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is

encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on site) and other measures that could possibly reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at <http://www.epa.gov/WaterSense/pp/index.htm> (T&ES)

P. SOLID WASTE

87. 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. 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. WATERSHED, WETLANDS, & RPAS

88. The storm water collection system is located within the Timber Branch 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)
89. Condition deleted.
90. Condition deleted.
91. Condition deleted.

R. BMP FACILITIES

92. 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)
- 92A. The BMPs for this development shall meet the Virginia Storm Water regulations for new development and/or the provisions of the Environmental Management Ordinance (Article XIII), whichever is more stringent at the time of Final Site Plan submission. No grandfathering shall be allowed. *(T&ES)
93. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMP's and a completed Worksheet A or B and Worksheet C, as applicable.* (T&ES)

94. 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:
 - c. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - d. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized.**** (T&ES)
95. Submit two originals of a storm water quality and detention BMP Maintenance Agreement(s) with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)
96. Condition deleted.
97. Condition deleted.
98. The Applicant/Owner of non-residential properties shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City.**** (T&ES)
99. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the Office of Environmental Quality on digital media.**** (T&ES)
100. Prior to release of the performance bond, 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)

S. IMPACTED LAND

101. 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. The applicant shall screen for PCBs as part of the site characterization to comply with the City's Department of Conservation and Recreation Municipal Separate Storm Sewer (MS4) permit.
 - e. 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.
- Applicant shall submit 5 copies (3 electronic and 2 hard copies) of the above. The remediation plan must be included in the Final Site Plan.* (T&ES)
102. If methane is detected on the property, design and install a vapor barrier and ventilation system for the buildings and parking areas to prevent the migration or accumulation of methane or other gases under parking areas or into buildings, or conduct a study and provide a report signed by a professional engineer showing that such measures are not needed to the satisfaction of Directors of T&ES and Code Administration. (T&ES)(Code)

T. NOISE

103. Prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time, and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD). Identify options to minimize noise exposure to future residents at the site, particularly in those units closest to the interstate highway, railroad tracks and airport traffic, 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)
104. The noise study shall be submitted and approved prior to final site plan approval.* (T&ES)

105. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Directors of P&Z and T&ES and the City Attorney:
 - a. That Eisenhower Avenue is a major four-lane arterial and that future traffic is expected to increase significantly as development along Eisenhower Avenue continues.
 - b. Other neighboring uses surrounding the site include the Metro operations, the Beltway, and Mill Road, and these uses, surrounding streets, and traffic volumes including truck traffic are permitted to continue indefinitely. (P&Z)(T&ES)
106. All exterior loudspeakers shall be prohibited, and no amplified sounds shall be audible at the property line. (T&ES)
107. If a restaurant use is proposed, outdoor musicians are prohibited, unless approved through a separate special use permit. (T&ES)
108. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

U. AIR POLLUTION:

109. Condition deleted.
110. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
111. The Applicant shall control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)
112. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

V. CONTRIBUTIONS:

113. Contribute \$350,000 towards the Eisenhower East Open Space Fund prior to release of the final site plan. If substantial construction does not commence within three years of this approval, the contribution amount shall be \$1,246,050. All checks shall be made payable to the City of Alexandria and submitted to the Department of P&Z with a cover letter citing the project name, contribution amount, and the condition being fulfilled.* (P&Z) (City Council)

W. ARCHAEOLOGY:

114. Call Alexandria Archaeology immediately (703-746-4399) if any evidence of buried structural remains (wooden piers or boats, 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. If such resources are discovered, the applicant shall cooperate with Alexandria Archaeology toward the preservation of these resources; provided, however, that the Applicant shall not be responsible for carrying out or for the cost of carrying out such actions. (Archaeology)
115. No metal detection or artifact collecting shall be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)
116. The statements in archaeology conditions above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheet piling and Shoring) so that on-site contractors are aware of the requirements. (Archaeology)

X. PUBLIC ART:

117. Work with City staff to determine ways to incorporate public art elements within the site. Stand-alone pieces or integrated artwork may be considered. A work of art may be functional and may include, but not be limited to, lighting, benches, bike racks, pavers, grates, landscaping or other design elements, if designed by an artist as a unique and prominent feature of the project. A broad range of art types should be considered. The public art proposal 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, to the satisfaction of the Directors of P&Z and/or RP&CA. City staff and the Public Art Committee are available as a resource throughout the process. * ***(P&Z)(RP&CA)

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. (P&Z)

Transportation and Environmental Services

- F-1 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-2 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F-3 Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F-4 All storm sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead shall be 15". The acceptable pipe 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-5 All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The

acceptable pipe materials will be Polyvinyl Chloride (PVC) D ASTM 3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); Class III pipe may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Lateral shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)

- F-6 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-7 Maintenance of Vertical Separation for 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-8 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-9 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-10 Dimensions of parking spaces, aisle widths, etc. within the parking lot and garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F-11 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-12 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F-13 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)
- F-14 The site discharges the sanitary flow to Holmes Run Trunk sewer that is surcharged during wet weather; therefore, the Alexandria Sanitation Authority (ASA) **MAY** have additional requirement of providing storage for dry and wet weather flows for a period of 24-hours during wet weather events.
- F-15 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-16 VAWC has no comments on the extension request.
- F-17 DASH has no comments on the extension request.
- F-18 ASA has no comments on the extension request.
- C-1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, 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, comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. (T&ES)

- C-3 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer outfall as per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C-4 In compliance with the City of Alexandria Zoning Ordinance Article XI, 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-5 Condition deleted.
- C-6 Provide storage space for solid waste and recyclable material containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of T&ES. The plan shall show the turning movements of a trash truck. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov, for information about completing this. (T&ES)
- C-7 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 notify any prospective purchaser in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. This condition does not apply to construction debris which is to be recycled. (T&ES)
- C-8 Submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. (T&ES)
- C-9 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C-10 Bond for the public improvements must be posted prior to release of the plan.* (T&ES)
- C-11 The sewer tap fee must be paid prior to release of the Site Plan.* (T&ES)
- C-12 All easements and/or dedications must be recorded prior to release of the plan.* (T&ES)

- C-13 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.* (T&ES)
- C-14 All drainage facilities must be designed to the satisfaction of the Director of T&ES. Drainage divide maps and computations must be provided for approval. (T&ES)
- C-15 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C-16 Per the Memorandum To Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C-17 The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of T&ES will be acceptable. (T&ES)
- C-18 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C-19 All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C-20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C-21 Comply with the City of Alexandria’s Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-22 Comply with Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management. (T&ES)

- C-23 Comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C-24 All required permits from Virginia Department of Conservation and Recreation, Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a Virginia Stormwater Management Program (VSMP) General Permit for Discharges of Stormwater from Construction Activities for land disturbing activities greater than 2500 SF. (T&ES)
- C-25 Ensure all discharges are in accordance with City of Alexandria Code 4035. (T&ES)
- C-26 Applicant shall underground all the secondary utility services serving the site. (T&ES)
- C-27 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-28 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C-29 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-30 (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)

- R-1 Ensure that planned flow capacity does not exceed City of Alexandria allotted ASA plant capacity of 20.5 mgd. (T&ES)
- R-2 Ensure in writing to ASA that additional flow planned does not exceed flow capacity in ASA interceptors and trunk sewers during wet and average flow conditions. (T&ES)
- R-3 Provide sanitary flow computations. (T&ES)
- R-4 Additional sewage flow from proposed development could exceed present design criteria for existing service chamber. Engineer for development is required to contact ASA to discuss issues related to additional sewage flow from the development and the standby service chamber pumping limitations. (T&ES)
- R-5 Developer should review requirements agreed by ASA under DSUP#2004-0016.

Code Administration

Note: Fire comments moved to a separate Fire Department Comments section

- F-1 Structures over 75 feet in height shall conform to the USBC requirements for high rise structures.
Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- F-2 Sheets A1-1A through Sheets A1-1D show in the parking tabulation chart a total of 13 accessible parking spaces and 2 van accessible parking spaces. The plans show a total of 16 accessible parking spaces. Please clarify the amount provided and also note on the plans which accessible parking spaces will be van accessible.
- F-3 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.
- F-4 As of July 1, 2011, the Department of Code Administration became independent of the Fire Department and is now a standalone City agency. Therefore, the code requirements and findings approved with DSUP2007-00017 shall be reviewed with each subsequent amendment and / or extension to ensure that the current code requirements and standards are cited and applied. As the requirements of Code administration and the Fire Department have changed since the approval of DSUP2007-00017, these agencies reserve the authority to review and revise the code requirements and findings with subsequent amendments and /or extensions and will discuss any necessary language with the applicant.

- F-5 All references to previous code years on documents will be required to be updated to the currently adopted 2009 Virginia Uniform Statewide Building Code.
- F-6 All previous comments and applicant responses based DSUP2007-00017 will remain applicable for this extension request.
- R-1 Code requirement deleted. **[Moved to Fire Department Comments]**
- C-1 An automatic fire suppression system will be required for the structures and garage. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-2 A separate tap is required for the building fire service connection. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-3 Code requirement deleted. **[Moved to Fire Department Comments]**
- C-4 Code requirement deleted. **[Moved to Fire Department Comments]**
- C-5 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with the current addition of the USBC 119.0. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-6 This structure contains mixed use groups [M, Mercantile; R-2 Residential; B, Business; S-2 Low-Hazard Storage (public garage, group 2)], and is subject to the mixed use and occupancy requirements of USBC. Acknowledged by applicant. The applicant indicates Mercantile is not required, however it is included in the building code analysis therefore will be required. Shown on Sheet 7 under the Building Code Information section. If the applicant does not wish to provide a mercantile use, the applicant is required to edit the Building Code Information on Sheet 7 to indicate the correct use groups within the proposed buildings.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-7 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-8 The public parking garage (Use Group S-2) is required to be equipped with a sprinkler system (USBC 903.2.11). Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.
- C-9 The public parking garage floor must comply with USBC 406.2.6 and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers

as provided for in the plumbing code (USBC 2901). This parking garage is classified as an S-2, Group 2, public garage. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.

C-10 Code requirement deleted. **[Moved to Fire Department Comments]**

C-11 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.

C-12 Code requirement deleted. **[Moved to Fire Department Comments]**

C-13 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.

C-14 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.

C-15 A soils report must be submitted with the building permit application. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.

C-16 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from the adjacent property owners which has been recorded in the land records; or through an approved encroachment process. Acknowledged by applicant.
Code: Previous comment and response accepted based on DSUP2007-00017.

C-17 Code requirement deleted. **[Moved to Fire Department Comments]**

C-18 A fire prevention code permit is required for the proposed operation (Fuel Storage Room, Sheet A1-1A). An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application. An inventory and MSDS sheets for hazardous materials are required.

Fire Department Comments

Note: The following are new comments from the Fire Department, some of which have been carried over from the previous Code Administration comments.

F-1 The following comments are for preliminary review only. Additional comments may be forthcoming once the applicant provides supplemental information for review. Please

direct any questions to Maurice Jones at 703-746-4256 or maurice.jones@alexandriava.gov.

- F-2 Plans should show location of all fire hydrants in and around site and fire department connections so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply.
- C-1 The applicant shall provide a separate Fire Service Plan which illustrates **where applicable:** a) emergency ingress/egress routes to the site; b) two sufficiently remote fire department connections (FDC) to the building; c) all existing and proposed fire hydrants where fire hydrants are 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) the location and size of the separate fire line for the building fire service connection and fire hydrants g) all Fire Service Plan elements are subject to the approval of the Fire Official.
- C-2 The applicant 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. This information will determine if item C-3 requirements apply.
- C-3 This building is over 50 feet in height, it is required to have ladder truck access to 48% perimeter of the buildings by public roads or recorded emergency vehicle easements (EVE). For a building face to be considered accessible by a ladder truck the curb line shall be at least 15 feet and no more than 30 feet from the face of the building. Alternatives that demonstrate equivalency to this requirement will be considered on a case by case basis. All elevated structures used for this purpose shall be designed to AASHTO HS-20 loadings.
- C-4 The developer shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314, not to the Site Plan Coordinator of Code Administration.
- C-5 A Knox Box building key access system shall be installed to facilitate building entry by fire department personnel during an emergency.
- C-6 The applicant of any building or structure constructed in excess of 10,000 square feet; or any building or structure which constructs an addition in excess of 10,000 square feet shall contact the City of Alexandria Radio Communications Manager prior to submission of final site plan. The proposed project shall be reviewed for compliance with radio requirements of the City of Alexandria to the satisfaction of the City of

Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:

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

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

- C-7 The final site plans shall show placement of emergency vehicle easement signs. See sign detail and placement requirements below.

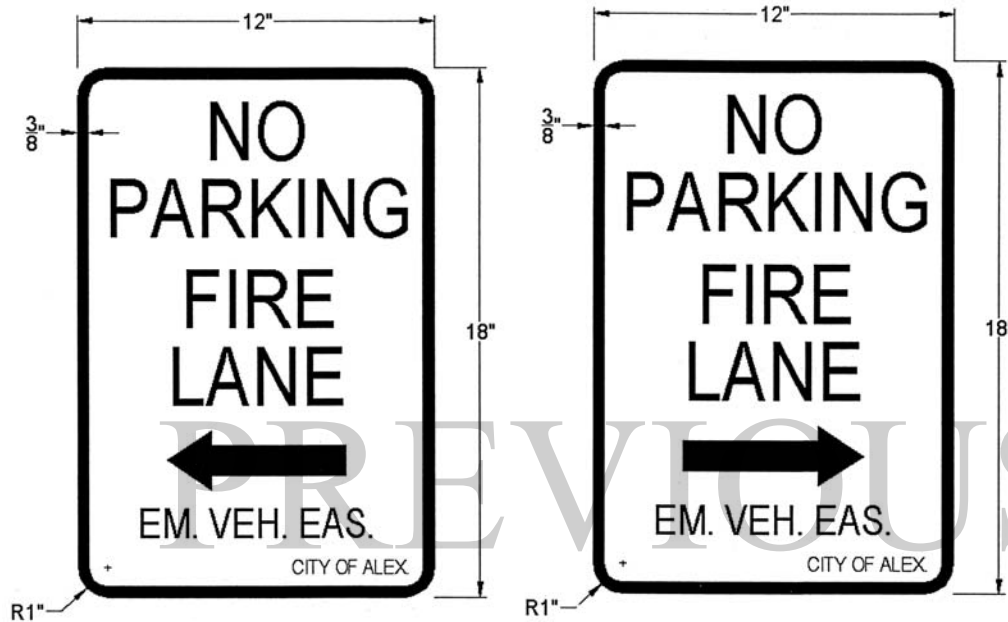
Emergency Vehicle Easements

Emergency Vehicle Easements. 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.

Sign Specifications. 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.

Fire Dept. Access Lanes/Mountable Curbs. 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.



Fire Lane Sign Left Arrow

Fire Lane Sign Right Arrow

C-8 Show fire apparatus vehicle turning radius based on the following specifications:

Alexandria Fire Department
Fire Apparatus Specification Information

1. **Tractor Drawn Aerial Ladder Truck w/100' Ladder**
Apparatus I.D.# - Truck 208
Overall Length - 678" (56' 6")
Overall Width - 108" (9') w/mirrors and 96" (8') w/o mirrors.
Wheel Bases:
Tractor - 150" (12' 6") from front steer axle to drive axle.
Trailer - 308" (25' 8") from drive axle to rear steer axle.
GVW: 64,500#
Angle of Approach¹: Tractor - 11 degrees and Trailer - 11 degrees
Angle of Departure²: Tractor - 11 degrees and Trailer - 15 degrees
Ramp Breakover³: Tractor - 6 degrees and Trailer - 12 degrees
Turning Radius⁴: Within 45' wall to wall.
2. **Rear Mount Aerial Ladder Truck**
Apparatus I.D.# - Truck 204
Overall Length - 498" (41' 6")
Overall Width - 108" (9') w/mirrors
Wheel Bases:
Front Axle to No. 1 Rear Axle (First Axle of Tandem) - 215" (17' 11")
Front Axle to No. 2 Rear Axle (Second Axle of Tandem) - 269" (22' 4")
Tandem Axle Spacing - 54" (4' 6")
GVW: 69,500#
Angle of Approach¹: 11 degrees
Angle of Departure²: 10 degrees
Ramp Breakover³: 6 degrees
Turning Radius⁴: Within 43' wall to wall.
3. **Dash 3000 Heavy Duty Rescue Pumper (Engine)**
Apparatus I.D.# - Rescue Engine 205
Overall Length - 390" (32' 6")
Overall Width - 108" (9') w/mirrors and 96" (8') w/o mirrors.
Wheelbase - 212.5" (18' rounded to the nearest foot).
GVW: 51,800#
Angle of Approach¹: 11 degrees
Ramp Breakover³: 8 degrees
Turning Radius⁴: Within 42' wall to wall.
4. **City of Alexandria Advance Life Support Ambulance**
Apparatus I.D.# - Medic 202 (Specifications applicable to Medic 205, 206, 207, and M208)
Overall Length: 297" (24 ft. 9 in.)
Overall Width: 110" (9 ft. 2 in.) w/mirrors and 99" (8 ft 3 in.) w/o mirrors.
Overall Height: 114" (9 ft. 6 in.)
Wheel Base: 167" (13 ft. 11 in.)

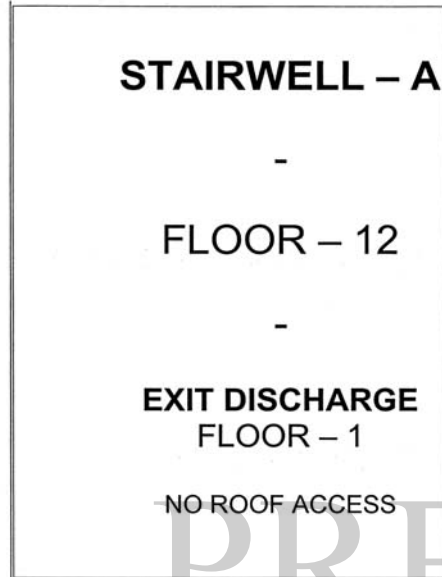
C-9 Provide Stairway Identification. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire Department, in accordance with USBC 1020.1.6. and the City Fire Prevention Code. Building footprint map is not required if graphic annunciator is installed.

Stairway identification signs. 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 within 30 days of completion of construction or receipt of notification.

Sign requirements. 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. (See Figure 1020.1.6.1)

Footprint requirements. 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 buildings exterior and the general layout of the lobby of the first floor. Stairways shall be denoted by letter as stated in section 1020.1.6. (See Figure 1020.1.6.2)



Example Stairway Identification Sign

PREVIOUS
STAFF REPORT

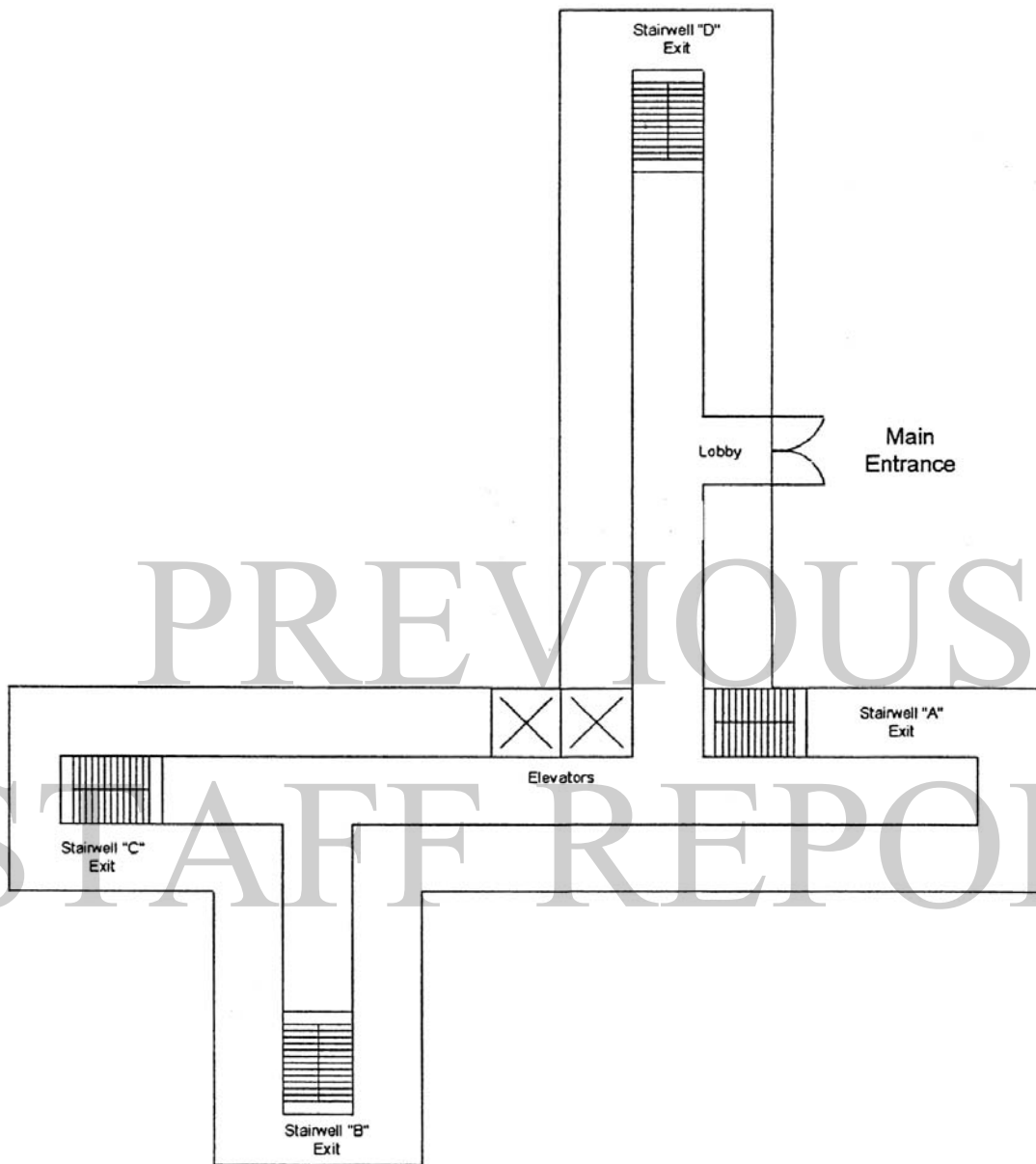


Figure 1020.1.6.2 Example Building Footprint Sign

- C-10 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application. An inventory and MSDS sheets for hazardous materials are required.
- C-11 A separate fire line is required for the building fire service connection. Show location and line size on plans
- R-1 For firefighting reasons it is recommended that all stairs extend thru the roof so that door access to the roof is provided. Applicant indicates all stairs will extend thru the roof, granting door access to the roof.

Archaeology

- F-1 This property is situated on filled land that was historically part of a large marshy area along Hunting Creek. The marshes would have been utilized by Native Americans during prehistoric times, and the creek would have been navigable in this area during the early historic period. While unlikely, it is possible that evidence of occupation and use during the Late Pleistocene and early Holocene could remain buried in the historically marshy areas, and historic wharves and even small boats could be present under the fill. However, given the depth of the fill and the impact of groundwater infiltration, there is low potential for the archaeological recovery of buried resources in the development area, but there is a slight possibility that some evidence of early historic resources, such as piers or small boats, could be seen during the excavation for the underground garage construction.

Police

No comments.

Virginia American Water Company

No comments.

Health

No comments.

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 issuance of the certificate of occupancy
- **** Condition must be fulfilled prior to release of the bond

Attachment #1

Alexandria, VA Upland Meadow Mix

% of Mix	Latin binomial
12	<i>Elymus virginicus</i>
2	<i>Eragrostis spectabilis</i> 'VA'
27	<i>Schizachyrium scoparium</i> 'PA'
16	<i>Sorghastrum nutans</i> 'PA'
8	<i>Tridens flavus</i> 'VA'
1	<i>Aster laevis</i>
1	<i>Aster prenanthoides</i>
5	<i>Chamaecrista fasciculata</i> 'PA'
5	<i>Coreopsis lanceolata</i> 'NC'
4	<i>Monarda fistulosa</i>
4	<i>Penstemon laevigatus</i> 'PA'
5	<i>Rudbeckia hirta</i> 'NC'
3	<i>Senna hebecarpa</i> 'NC/VA'
2	<i>Silphium trifoliatum</i> 'PA'
2	<i>Solidago bicolor</i> 'PA'
3	<i>Zizia aurea</i>
100	Total

Attachment #1 Transportation Management Plan
Eisenhower East Block 20 TMP SUP#2012-0064

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, hotel 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 Eisenhower East Block 20 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

2. Goal and Evaluation of the TMP

- a. The Eisenhower East Block 20 site is located approximately 1,500 feet from the Eisenhower Avenue Metro Station. Several DASH and Metro bus lines run near the site through the Carlyle neighborhood. The Eisenhower East Block 20 development has a goal of 45% non-SOV trips during peak hour².
- 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

- b. 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

² Eisenhower East Small Area Plan, adopted by City Council by Ordinance on April 12, 2003, p.5-5.

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

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

	Land Use*	
	Dwelling Units	Commercial Sf
Eisenhower East Block 20		585,000

**As of August 21, 2012. Subject to change.*

- 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 employees, 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 or electronic media shall be sold and distributed on-site to employees of the project. The fare media to be sold and distributed will include, at a minimum, fare media for Metrorail, Metrobus, DASH and any other public transportation system fare media requested by employees 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 45% of single occupant vehicles for employees, based on the project's size and the benefits to be offered to employees and tenants. The annual contribution rate for this fund shall be \$.25 per occupied square foot of commercial space, and \$.20 per occupied square foot of retail space. 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:
- ix. Discounting the cost of bus and transit fare media for on-site employees and tenants.
 - x. 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.
 - xi. Marketing activities, including advertising, promotional events, etc.
 - xii. 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
 - xiii. Operating costs for adjacent bikeshare station.
 - xiv. Membership and application fees for carshare vehicles.
 - xv. Providing shuttle services or partnering with neighboring organizations for shuttle services.

- xvi. 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

- b. 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.
- d. 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.
- e. 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

As it is established in the Eisenhower East Small Area Plan transportation elements, the Eisenhower East Block 20 project should integrate with the larger district level TMP program when it is organized. All TMP holders in the established area will be part of this District. No increase in TMP contributions will be required as a result of participation in the 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.

6. Permanence of the TMP Ordinance

- f. 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.
- g. 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.

- h. 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.
- i. The Director of T&ES may approve modifications to agreed TMP activities, provided that any changes are consistent with the goals of the TMP.
- j. 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 35%, 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.

STAFF REPORT