

**DOCKET ITEM #2****Development Site Plan #2014-0025****1202 & 1204 South Washington Street (Parcel Address: 1150 South Washington Street) – Hunting Point Amenity Building**

Application	General Data	
Project Name: Hunting Point Amenity Building	PC Hearing:	July 7, 2015
	If approved, DSP Expiration:	July 7, 2018
	Plan Acreage:	515,503 Sq. Ft. (11.83 acres)
	Site Area:	26,154 Sq. Ft. (0.60 acres)
Location: 1202 & 1204 South Washington Street (Parcel Address: 1150 South Washington Street)	Zone:	RC/ High Density Apartment
	Proposed Use:	Residential Amenity Building
	Dwelling Units:	N/A
	Gross Floor Area:	8,082 Sq. Ft.
Applicant: Hunting Point Apartments, LLC by Mary Catherine Gibbs, attorney	Small Area Plan:	Hunting Creek Area Plan
	Historic District:	Old and Historic Alexandria District
	Green Building:	Compliance with the City's Green Building Policy

Purpose of Application:

A request for approval of a development site plan with a modification to construct a residential amenity building to include a leasing office and four new surface parking spaces between two existing residential buildings.

Modifications Requested:

1. Modification to reduce the required open space.

Staff Recommendation: APPROVAL WITH CONDITIONS**Staff Reviewers:**

Robert M. Kerns, AICP; Robert.Kerns@alexandriava.gov

Dirk H. Geratz, AICP; Dirk.Geratz@alexandriava.gov

PLANNING COMMISSION ACTION, JUNE 4, 2015: Without objection, the Planning Commission noted the deferral of Development Site Plan #2014-0025.

Reason: The applicant requested the deferral.



DSP #2014-0025
1202 & 1204 South Washington Street
(Parcel Address: 1150 South Washington Street)



I. SUMMARY

A. Recommendation

Staff recommends approval of the development site plan to allow the construction of a residential amenity building and four additional surface parking spaces in the existing Hunting Point community. The proposal provides recreational and community amenities for the existing residents, while maintaining the Potomac River view currently visible from South Washington Street.

B. Project Description and Summary of Issues

The applicant, Hunting Point Apartments, LLC, requests approval of a development site plan to complete site improvements in the existing Hunting Point community, located in the southeastern portion of the City. With this application, the applicant proposes to construct an 8,082 sq. ft. amenity building and four additional surface parking spaces. The amenity building, which includes a leasing office, gathering rooms and a fitness center, is proposed above an existing below-grade garage centered between the two existing residential apartment buildings. In addition to the amenity building and parking spaces, the applicant also proposes several open space amenities surrounding the new building, including outdoor seating areas, a lawn area, outdoor fireplaces and grilling areas. To complete the proposed improvements, the applicant requests approval of a development site plan with a modification to the required open space.

Key issues that were considered with this proposal, which are discussed in further detail below, include:

- Improvements permitted to existing noncomplying structures, pursuant to Section 12-100 of the Zoning Ordinance;
- Compliance with Section 8-200 (F) of the Zoning Ordinance, including whether the applicant proposes significant alterations which trigger compliance with the current parking requirements;
- Maintaining views from South Washington Street through the site to the Potomac River; and
- Enhancement and protection of the open space.

II. BACKGROUND

A. Site Context

The project site is located in the southeastern portion of the City and is bordered by the Capital Beltway to the north, the Potomac River to the east, South Washington Street to the west and the Porto Vecchio Condominiums to the south. The site is currently occupied by two apartment buildings (532 units) known as Hunting Point. The Hunting Terrace garden-style apartments are located across South Washington Street from the site. The site is located on a parcel which includes 11.83 acres; approximately 0.60 acres of which are the subject of this development site

plan application. Due to the proximity to the Potomac River, a portion of the parcel is also located within the 100-year floodplain and the 100-foot buffer of the Resource Protection Area. The site includes a rather significant change in grade, approximately 10 feet from South Washington Street to the existing residential buildings in the center of the site. This change in grade was the result of the Capital Beltway construction and, until recently, impeded the site's connectivity with Old Town, located just north of the site. The site functions as a transition to the urban grid of Old Town from the open landscaped character of the George Washington Memorial Parkway south of the site. This transition is improved with the recently completed urban deck, which was constructed to provide a visual and physical connection to Old Town as well as restore the memorial character of South Washington Street as it transitions to the George Washington Memorial Parkway.

III. PROJECT DESCRIPTION

The applicant requests development site plan (DSP) approval to complete site improvements on approximately 0.60 acres (26,154 sq. ft.) of the nearly 12-acre site. These improvements include the construction of an 8,082 sq. ft. residential amenity building and four surface parking spaces. Due to the limited scale and nature of the proposed site improvements, the applicant requests that only the disturbed area be subject to review and compliance with the City plans, policies and code requirements. This request is consistent with similar projects of this scale and scope, including the Encore Clubhouse (DSP #2008-0017) and the Southern Towers Clubhouse (DSP #2014-0024).

The proposed amenity building is one-story (approximately 17 feet in height) and includes a leasing office, gathering areas, and a fitness center. In addition, the applicant proposes an outdoor patio area adjacent to the amenity building, with seating and lounge areas, grilling areas, outdoor fireplaces, an open lawn area and enhanced landscaping. The applicant proposes an open trellis as well as a green roof on portions of the amenity building to maintain site lines from South Washington Street to the Potomac River.

The proposed parking spaces, including three compact spaces and one accessible space, are proposed near the entrance to the existing apartment buildings as well as the new amenity building, just west of the building addressed as 1202 South Washington Street.

IV. ZONING

As visible in the below table, the existing apartment buildings are noncomplying structures as defined in Zoning Ordinance Section 12-100, specifically with regard to the existing height, setbacks, open space and parking. In 2001, the Virginia Department of Transportation (VDOT) purchased the site, which then included three residential buildings, and demolished one of the structures to provide sufficient land for the construction of the new Woodrow Wilson Bridge. The table below provides a summary of the Zoning requirements for the subject property.

Property Address:	1202 – 1204 South Washington Street		
Total Parcel Area:	515,503 sq. ft. (11.83 acres)		
Total Site Area:	26,154 sq. ft. (0.60 acres)		
Zone:	RC / High Density Apartment Zone		
Current Use:	Multi-Family Residential		
Proposed Use:	Multi-Family Residential		
	Permitted/Required	Existing	Proposed
Height	50 feet	89 feet	17.14 feet
FAR	1.25	0.93	0.95
Density	54.45 units / acre	44.97 units / acre	N/A*
Lot Size	425,600 sq. ft. (800 sq. ft. / unit)	515,503 sq. ft. (969 sq. ft. / unit)	N/A*
Setbacks			
Front	80 feet	26 feet	N/A**
Side	1:3 (16 feet minimum)	117 feet	N/A**
Rear	N/A	N/A	N/A**
Open Space	40 percent	34.3 percent	33.2 percent
Parking	724 spaces	660 spaces	664 spaces***
* No additional units are proposed with this application.			
** Proposed amenity building is located between existing buildings. No changes to setbacks.			
***Exempt from current standards pursuant to Section 8-100(A)(3)			

V. STAFF ANALYSIS

A. *Development Site Plan*

The applicant requests approval of a development site plan pursuant to Section 11-400 of the Zoning Ordinance. Staff has reviewed the proposal for compliance with the applicable factors outlined in Section 11-410 and determined that the proposal achieves these factors, particularly with regard to the mass, location and orientation of the proposed amenity building; the compatibility of the proposed building with the surrounding property; and the introduction of additional open space amenities for the benefit of the existing residential community. Staff also believes that the proposal achieves an important principle of the Hunting Creek Area Plan, to reinforce neighborhoods within the Plan area.

B. *Noncomplying Structures*

The existing apartment buildings are noncomplying structures, as defined by Section 12-100 of the Zoning Ordinance because they exceed the permitted height and do not comply with Zoning Ordinance requirements for setbacks, open space and parking. The Zoning Ordinance permits

the expansion of noncomplying structures if the “enlargement or expansion complies with the regulations for the zone in which it is located.”

With this application, the applicant is not proposing to expand the existing noncomplying apartment buildings, but rather to construct a new residential amenity building which complies with the floor area ratio, density and height requirements of the RC zone. As discussed in greater detail below, the applicant does request approval of a modification to the open space requirement, which does not currently comply with the open space requirements of the RC Zone. While the applicant requests approval of a modification from the required open space, the approval of a modification renders the open space legally approved, rather than noncomplying.

C. Parking Requirements for Existing Buildings and Structures

The new amenity building does not require any additional parking pursuant to the Zoning Ordinance as it is an accessory use associated with a multi-family development. However, the applicant is proposing four “convenience” spaces for visitors’ of the leasing office which is located within the new building. The existing apartment buildings were constructed between 1949 and 1951, prior to the adoption of the site plan requirements. Pursuant to Section 8-100(A)(3) of the Zoning Ordinance, “land, buildings or structures actually in use or constructed as of January 27, 1987, and prior thereto are exempted” from the current parking requirements, unless the structures changed uses, were significantly enlarged or significantly altered. Section 8-200(F) of the Zoning Ordinance defines these categories, including “significantly altered” as the construction, remodeling or rehabilitation of a structure or building, over any two-year period which involves expenditures amounting to 33 1/3 percent or more of the market value of the structure or building at the time of the application.

The applicant has completed several upgrades to the existing Hunting Point community over the last few years, including the replacement of exterior windows, doors, entrance vestibules and open space amenities, such as a barbeque area. On-going interior improvements include upgrades units in Building 1204 and to occur next to Building 1202 as well as upgrades to the foyers and hallways. Building systems upgrades are in process throughout the two buildings. The applicant verified that the cumulative improvements, including the improvements proposed with the development site plan application do not involve expenditures amounting to 33 1/3 percent or more of the market value of the existing structures to demonstrate compliance with section 8-200(F) of the Zoning Ordinance. Therefore, the proposed project does not need to provide any additional parking.

D. Open Space Modification

The applicant requests approval of a modification to the minimum open space requirements. As outlined in Section 11-400, the Planning Commission may modify the minimum open space requirements of the RC / High Density Apartment Zone if it is determined that the modification is necessary or desirable to achieve a beneficial site development; if specific features of the proposal compensate for the impact otherwise protected by the open space requirement; and if the modification will not be detrimental to neighboring properties or to the public health, safety and welfare.

The RC zone requires a minimum of 320 sq. ft. of open space for each dwelling unit or 40 percent of the total lot or tract area, whichever amount is greater. In this case, 40 percent of the total lot or tract area (206,201 sq. ft.) is greater than 320 sq. ft. per unit (170,240 sq. ft.), and the 40 percent requirement is applied. As the existing buildings were constructed prior to the adoption of the RC zone regulations and the site plan requirements, the existing buildings are not technically subject to the open space requirements of the RC zone. However, the proposed improvements are subject to the current requirements of the Zoning Ordinance, including 40 percent open space.

The existing open space is equivalent to 34.3 percent of the total lot or tract area and is considered noncomplying. The proposal further reduces the open space to 33.2 percent of the total lot or tract area, but also provides new and enhanced amenities for the existing residents, including gathering spaces, a fitness center and improved outdoor open space amenities. The approval of a modification from 40 percent to 33.2 percent enables the open space to be legally approved, rather than maintaining its noncomplying status as it is today. Staff is recommending a condition requesting the applicant to work with City staff on the feasibility of creating a public access easement for a pedestrian / bike trail along the waterfront. Staff finds that such a trail along with the new amenities associated with the new building would provide the benefits and features to support the lower percentage of open space while not negatively impacting adjacent properties or the Potomac River.

E. Building Design

The proposed amenity building is approximately 17 feet in height and will be built 100% over the existing below grade parking garage resulting in no increase in impervious area. The new building is designed to relate to the existing residential buildings in both form and material, while maintaining views of the Potomac River from South Washington Street. The proposed building maintains the functional minimalism of the simple, sparsely decorated existing facades, but introduces contemporary elements such as anodized aluminum canopies and open trellises. Primarily clad in a corresponding brick, with supplemental slate cladding and cast stone details, the amenity building appears as a logical extension of the existing residential buildings. The project is located within the Old and Historic Alexandria District and is subject to review and approval by the Board of Architectural Review. Thus, the final building design requires approval of a certificate of appropriateness by the Board of Architectural Review.

F. Resource Protection Area (RPA) Buffer & Storm Water Quality

As a waterfront property, the subject site is required to maintain a resource protection area (RPA) buffer along the waterfront. The extent of the RPA is generally defined as 100' from the top of bank of a shore, stream or wetland. Based on this RPA, to the best of our assessment at this point and not knowing the sequence of construction for the Woodrow Wilson Bridge project, the site improvements were located outside the RPA buffer at that time.

This development site plan was required to field-verify and map the onsite RPA as part of the plan submission. The mapped RPA included in the plan shows an updated RPA boundary that now includes portions of the parking lot, the previously existing pool, and previously existing

parking to the southwest. However, the amenity building proposed with this submission is to be located outside of the RPA buffer. No land disturbance or impacts to the RPA are proposed with the construction. No new development is permitted in the RPA buffer unless an exemption is requested. However, the existing parking lots and pool were constructed consistent with Environmental Management Ordinance at the time.

As noted earlier in this report, the new building is being built entirely over an existing below grade parking garage, thereby not adding any additional impervious surface area. However, the applicant is meeting pollutant reduction requirements for the proposed construction associated with the disturbed area by providing stormwater quality mitigation through a number of green infrastructure, low impact development (LID) best management practices (BMP's), which are designed to reduce pollutants in stormwater runoff.

G. City Policies and Contributions

As part of this approval, the applicant is making a voluntary contribution of \$14,709 in support of the affordable housing policy and based on the City's adopted formula for calculating the affordable housing contribution. Additionally, the clubhouse building will be designed to meet the City's Green Building policy by complying with the LEED Certified standard or an equivalent green building standard to be determined during the final site plan process. The voluntary contribution to the City's Art Policy does not apply to this project. The art policy is triggered by Development Special Use Permits (DSUP's) only and does not apply to Development Site Plans (DSP's).

VI. COMMUNITY

The applicant invited residents of Hunting Point, Porto Vecchio and the Old Town Civic Association to a community meeting on Wednesday, March 18th to discuss the proposed site improvements. Several of the existing residents attended the meeting to learn more about the proposal. Many of the residents in attendance expressed support for the improvements, particularly noting that the gathering areas, both within the proposed amenity building and the outdoor patio area provided an opportunity for residents to interact, socialize and foster a greater sense of community. No specific concerns about the project were identified at the meeting. However, staff has heard from other residents that expressed various concerns about the extent of the proposed improvements and impacts on open space, the environment, affordability and parking. Staff responded to the residents and a meeting was also held at City Hall with one of the residents to address these concerns.

VII. CONCLUSION

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

VIII. GRAPHICS

Figure 1: Proposed Improvements





Figure 2: Proposed View of the Amenity Building Looking Southwest

IX. STAFF RECOMMENDATIONS

1. The Final Site shall be in substantial conformance with the preliminary plan dated March 17, 2015 and comply with the following conditions of approval. These conditions only apply to the impacts resulting from the changes related to the construction of the clubhouse

A. 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 the issuance of a certificate of occupancy permit.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 5 feet.
 - d. Sidewalks shall be flush across all driveway crossings.
 - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - f. Provide separate curb ramps, as applicable, for each direction of a driveway crossing. Curb ramps shall be perpendicular to the driveway to minimize crossing distances. Any changes must be approved by the Director of T&ES.
 - g. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
 - h. All crosswalk markings shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)) may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES. *** (P&Z)(RP&CA)(T&ES)

B. OPEN SPACE/LANDSCAPING:

3. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z. At a minimum the Landscape Plan shall:
 - a. Ensure positive drainage in all planted areas.
 - b. Provide detail sections showing above and below grade conditions for plantings above a structure.
 - c. Provide planting details for all proposed conditions including shade trees, multi-trunk trees, shrubs, perennials, and ground covers.

- d. Provide a plan exhibit that verifies the growing medium in all planting areas above structure and provides adequate soil volume and depth for the plant material proposed. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. The applicant will perform an as-built of existing soil depths, and all new plantings will be installed to achieve the same depths or better than the existing conditions. *, *** (P&Z)
4. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of P&Z and Code Administration.
 - a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
 - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
 - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - d. Install all lines beneath paved surfaces as sleeved connections.
 - e. Locate water sources and hose bibs in coordination with City Staff. (Code Administration)(P&Z)
5. Develop a palette of site furnishings in consultation with staff.
 - a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Site furnishings shall include benches, bicycle racks, trash and recycling receptacles, drinking fountains and other associated features. (P&Z)(T&ES)
6. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)
7. The applicant shall make a good faith effort to determine the feasibility of creating a 20 to 25-foot wide public access easement for a 10-foot wide pedestrian / bike trail to be generally located along the waterfront. Details of the potential for the trail, to be constructed by others, including location and design, may be discussed during the final site plan review. (P&Z)(T&ES)

C. BUILDING:

8. The building design, including the quality of materials and final detailing shall be consistent with the elevations dated March 17, 2015 and the following conditions. (P&Z)
9. Provide the following building refinements to the satisfaction of the Director of P&Z:
 - a. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to placement and color. (P&Z)
10. Provide detailed drawings (enlarged plan, section and elevation studies) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the final site plan review. Separate design drawings shall be submitted for each building typology at a scale of 1/4" = 1'. (P&Z)
11. Building materials, finishes and architectural details shall be subject to review and approval by the Old and Historic Alexandria District Board of Architectural Review. A materials board shall be submitted as part of the Certificate of Appropriateness approval (BAR)
12. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified or Equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
 - a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan and provide a draft checklist showing how the project plans to achieve the certification.*
 - 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 Certified (or equivalent) for the project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(T&ES)

13. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
14. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense/pp/index.htm](http://www.epa.gov/WaterSense/pp/index.htm). (T&ES)

D. SIGNAGE:

15. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.* (P&Z)(T&ES)

E. HOUSING:

16. A voluntary contribution of \$14,709 would be consistent with the conclusions of the Developer's Housing Contribution Work Group accepted by The Alexandria City Council in December 2013. (Housing)

F. PARKING:

17. The design and allocation of parking shall be subject to the following to the satisfaction of the directors of P&Z, T&ES, and Code Administration:
 - a. All parked vehicles shall be prohibited from encroaching on the proposed streets, pedestrian walkways, or emergency vehicle easements, and all purchasers and tenants shall be notified of this prohibition. (P&Z)(T&ES)(Code Administration)
18. Provide 2 bicycle parking space(s) per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. (T&ES)

G. SITE PLAN:

19. Per Section 11-418 of the Zoning Ordinance, the development site plan shall expire and become null and void, unless substantial construction of the project is

commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. (P&Z)

20. Submit the plat with all applicable easements prior to the final site plan submission. The plat(s) shall be approved prior to the release of the final site plan.* (P&Z)(T&ES)
21. 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)
22. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(BAR)
23. Provide a lighting plan, applicable only to the limits of disturbance of the new clubhouse, 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 in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including as applicable, any existing street lights located on adjacent streets. Photometric calculations must extend from proposed building face(s) to a distance as determined during the review of the lighting plan. Show existing and proposed street lights and site lights.
 - e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
 - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.

- h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
- i. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
- j. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
- k. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
- l. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES) (Police)(BAR)

H. CONSTRUCTION MANAGEMENT:

- 24. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan.* (T&ES)
- 25. Submit a construction management plan to the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
 - a. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
 - b. Include an overall proposed schedule for construction;
 - c. Include a plan for temporary pedestrian circulation;
 - d. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
 - e. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)
- 26. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
 - a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.

- c. If the off-street construction workers parking plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)
- 27. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
- 28. No major construction staging shall be allowed within the public right-of-way. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
- 29. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
- 30. 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)
- 31. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
- 32. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z)(T&ES)
- 33. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the

satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

34. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. *** (P&Z)
35. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z)
36. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z) (T&ES)
37. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
38. 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)

I. STREETS / TRAFFIC:

39. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
40. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)

41. Show turning movements of standard vehicles in the parking lot. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
42. All 90 degree vehicle parking spaces adjacent to a sidewalk less than seven feet shall have wheel stops. (T&ES)

J. UTILITIES:

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

K. WATERSHED, WETLANDS, & RPAs:

44. The stormwater collection system is located within the Cameron / Holmes Run watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
45. Provide an Environmental Site Assessment that clearly delineates the individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, in a method approved by the Director of Transportation and Environmental Services. The Environmental Site Assessment shall also clearly describe, map or explain intermittent streams and associated buffer; highly erodible and highly permeable soils; steep slopes greater than 15% in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

L. STORMWATER MANAGEMENT:

46. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
47. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES)

48. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. **** (T&ES)
49. Surface-installed stormwater Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
50. Submit two originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)
51. The Applicant/Owner shall be responsible for installing and maintaining stormwater 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)
52. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. ****(T&ES)
53. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to

make this certification, provide a description of the maintenance measures performed. ****(T&ES)

M. CONTAMINATED LAND:

54. 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)
55. Design and install a vapor barrier and ventilation system for the building in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. (T&ES)
56. If environmental assessments find the presence of contamination onsite, the final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
 - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil.
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.
 - e. If past use of the site is found to include one of the following VDEQ identified high risk category sites for potential sources of residual PCBs, the applicant shall screen for PCBs as part of the site characterization High risk categories include the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).

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

N. NOISE:

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

O. AIR POLLUTION:

- 59. 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)

P. ARCHAEOLOGY:

- 60. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- 61. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

- F - 1. The proposed building will require a new street address. Refer to the GIS Division for all street level address assignments. Moe Abu-Rabi, 703-746-3823.
- F - 2. Revise the Zoning Tabulations on sheet 1 to calculate the proposed FAR using the net square footage, rather than the gross square footage.
- F - 3. Sheet A1.2: The proposed signage requires approval by the Old and Historic Alexandria District Board of Architectural Review as well as a separate sign permit. Therefore, the signage was not reviewed with this development site plan application.
- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. **** (P&Z) (T&ES)
- C - 2 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three years after completion. **** (P&Z) (T&ES)
- C - 3 No permits shall be issued prior to the release of the Certificate of Appropriateness from the Board of Architectural Review. (BAR)

Transportation and Environmental Services

- F - 1. The 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 - 2. Sheet 02: Revise the “Environmental Site Assessment” note since there is a floodplain and RPA located on the subject property. (T&ES-Storm)
- F - 3. Provide standard BMP blocks documenting compliance with the Alexandria Water Quality Volume Default. (T&ES-Storm)
- F - 4. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the

same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)

- F - 5. 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 - 6. 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 - 7. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 8. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 9. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration (T&ES)
- F - 10. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 11. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe

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

- F - 12. 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 - 13. 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 - 14. 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 - 15. 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 - 16. 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 - 17. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 18. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 19. 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 - 20. 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 - 21. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide

an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)

- C - 3 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 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 - 5 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 - 6 (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 - 7 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 8 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and

Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)

- C - 9 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: www.alexandriava.gov/solidwaste or by contacting the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)
- C - 10 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 11 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: www.alexandriava.gov/solidwaste or by calling the Solid Waste Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)
- C - 12 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 13 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)
- C - 14 The sewer connection fee must be paid prior to release of the site plan.* (T&ES)
- C - 15 All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)
- C - 16 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 - 17 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 18 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 - 19 The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 20 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C - 21 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 22 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 23 The applicant shall comply with the City of Alexandria’s Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 24 Provide documentation of compliance with Section 13-110 of Article XIII of the City of Alexandria Zoning Ordinance for treatment of the Alexandria Water Quality Volume Default. (T&ES)
- C - 25 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 26 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. The SWPPP must be submitted to the City for review with the Final Site Plan submission. (The City must approve the SWPPP prior to release, and the

Notice of Coverage Letter included in the mylar submission.) See memo to industry 08-14 which can be found on-line here:
<http://alexandriava.gov/tes/info/default.aspx?id=3522>. *(T&ES)

VAWC Comments:

1. VAWC has no comments.

AlexRenew Comments:

1. ARenew has no comments.

Fire Department

- F - 1. All new fire hydrants on private property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance and service.
- F - 2. 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.

Previously acknowledged by applicant.

- F - 3. Plans should show location of all existing fire hydrants in and around site and existing 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.

Applicant has provided requested information.

- C - 1 The applicant shall provide a separate Fire Service Plan which illustrates where applicable: a) emergency ingress/egress routes to the site; b) one fire department connection (FDC) for buildings under 5 stories or 55 feet or two sufficiently remote FDC's for buildings over 5 stories or 55 feet; c) all existing and proposed fire hydrants where fire hydrants are located between forty (40) and one hundred (100) feet of each required 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 minimum width of twenty-two (22) feet; f) the location and size of the separate fire line(s) for the building fire service connection and fire hydrants.

- a) Provided by applicant.
- b) FDC provided.
- c) FDC is within 100 feet of a hydrant.
- d) Existing condition, no change.

- e) Existing condition, no change.
- f) Line size will be based on fire sprinkler system demand.

Applicant indicates that fire service line will be route through garage. Suggest contacting VAWC before committing to that plan to ensure they will permit.

Acknowledged by applicant.

- 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.

Applicant has provided requested information.

- C - 3 The applicant shall provide two 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.

Applicant indicates this will be provided.

- C - 4 A Knox Box Rapid Entry key access system shall be installed to facilitate building entry by fire department personnel during an emergency. The size and number of Knox Boxes, number of key sets, and required keys or access devices shall be determined by Alexandria Fire Department personnel.

Due to this building having a fire sprinkler system, a Knox Box is required.

Acknowledged by applicant.

- C - 5 Show fire apparatus vehicle turning radius based on the following specifications:

Tower 203 Turning Specifications

- a. Turning Radius
 - i. Wall to Wall = 54.98 feet + / - 2 feet
 - ii. Curb to Curb = 51.33 feet + / - 2 feet
 - iii. Inside turning radius = 37.73 feet + / - 2 feet
- b. Overall Length – 47' – 4 ½"
- c. Overall Width – 98"
- d. Wheel Bases from front axle to both rear axles – 240"
- e. Tandem axle spacing – 56" CL of axle to CL of axle
- f. Gross Weight – As built with no equipment or water gross weight = 66,000#

- g. Angle of Approach – 13 Degrees
- h. Angle of Departure – 11 degrees
- i. Ramp Break Over – Break over angle is 9°

Previously provided by applicant.

- C - 6 The applicant shall insure EVE remains open during construction.

Applicant indicates EVE's will remain open.

- C - 7 Fire Hydrants shall remain in-service and unobstructed during construction.

Applicant indicates fire hydrants will remain in service and unobstructed during construction.

- C - 8 A fire prevention code permit is or may be required for the proposed use and occupancy condition assembly. 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.

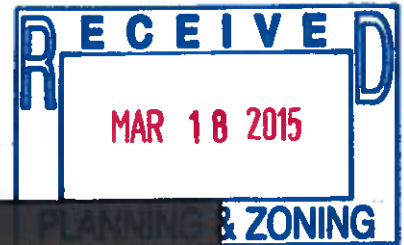
Applicant acknowledges that a fire prevention permit may be required for use and occupancy condition and will obtain if required.

Archaeology

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

Asterisks denote the following:

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

**APPLICATION****DEVELOPMENT SITE PLAN****DSP #** 2014-0025**Project Name:** Hunting Point Clubhouse**PROPERTY LOCATION:** 1202-1204 S. Washington Street**TAX MAP REFERENCE:** 083.02-01-09 (083.02-01-08)**ZONE:** RC**APPLICANT****Name:** Hunting Point Apartments, LLC**Address:** c/o The Laramar Group LLC, 30 S. Wacker Dr., Suite 2750, Chicago, IL 60606**PROPERTY OWNER****Name:** Hunting Point Apartments, LLC**Address:** c/o The Laramar Group LLC, 30 S. Wacker Dr., Suite 2750, Chicago, IL 60606**PROPOSED USE:**The Applicant requests approval of a development site plan with a modification to reduce the required open spacefor the development of an amenity building between the two existing residential towers a clubhouse and leasing office.

☒ **THE UNDERSIGNED** hereby applies for Development Site Plan 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.

Mary Catherine Gibbs, Hart, Calley, Gibbs & Karp, PCPrint Name of Applicant or Agent307 N. Washington StreetMailing/Street AddressAlexandria, VA22314City and StateZip CodeSignature703-836-5757703-548-5443Telephone #Fax #mccg.hcgk@verizon.netEmail address3/17/15 as amendedDate**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:

ALL APPLICANTS MUST COMPLETE THIS FORM.**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.

ORG Hunting Point LLC Delaware 3733 Park East, Suite 210 Cleveland, OH 44122 10.10850%
Lubert Adler Hunting Point VI, LLC 2929 Arch Street Philadelphia, PA 19104 36.92139%
Lubert Adler Hunting Point VI-A, LLC 2929 Arch Street Philadelphia, PA 19104 10.46876%
Lubert Adler Hunting Point VI-B, LLC 2929 Arch Street Philadelphia, PA 19104 28.08664%
~~Laramar Hunting Point LLC 7900 East Union Avenue Denver, CO 80237 14.41472%~~

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. ORG Hunting Point LLC Delaware	3733 Park East, Suite 210 Cleveland, OH 44122	10.10850%
Lubert Adler Hunting Point VI, LLC	2929 Arch Street Philadelphia, PA 19104	36.92139%
2. Lubert Adler Hunting Point VI-A, LLC	2929 Arch Street Philadelphia, PA 19104	10.46876%
3. Lubert Adler Hunting Point VI-B, LLC	2929 Arch Street Philadelphia, PA 19104	28.08664%
Laramar Hunting Point LLC	7900 East Union Avenue Denver, CO 80237	14.41472%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1202-1204 S. Washington St. (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. Same as above		
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. Hunting Point Apartments, LLC	None	
ORG Hunting Point LLC Delaware	None	
2. Lubert Adler Hunting Point VI, LLC	None	
3. Lubert Adler Hunting Point VI-A, LLC	None	
Lubert Adler Hunting Point VI-B, LLC	None	
Laramar Hunting Point LLC	None	

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.

2/6/15
Date

Mary Catherine Gibbs
Printed Name


Signature