

Master Plan Amendment #2015-0002
Rezoning #2015-0002
Development Special Use Permit #2014-0017
Subdivision #2015-0005
The Park Residences

Application	General Data	
Project Name: Park Residences	PC Hearing:	October 6, 2015
	CC Hearing:	October 17, 2015
	If approved, DSP Expiration:	October 17, 2018 (three years)
	Plan Acreage:	0.68 acres (29,523 SF)
Location: 601, 607 and 611 North Henry Street	Existing Zone:	CSL / Commercial Service Low
	Proposed Zone:	CRMU-M / Commercial Residential Mixed-Use – Medium, with proffer
	Zone Recommended by Planning Commission:	CRMU-L / Commercial Residential Mixed-Use - Low
	Proposed Use:	Residential
	Dwelling Units:	18
	Net Floor Area:	44,204 SF
Applicant: Northfield Development and Construction, LLC	Small Area Plan:	Braddock Road Metro
	Historic District:	Not applicable
	Green Building:	Compliance with the City's Green Building Policy

Purpose of Application
The applicant requests approval of a Master Plan Amendment, Map Amendment (rezoning) with proffer, Development Special Use Permit with modifications, and a subdivision, to construct 18 residential townhouses.
Applications and Modifications Requested:
<ol style="list-style-type: none"> 1. Amendment to the Braddock Road Metro Small Area Plan chapter of the Alexandria Master Plan to amend the land use designation from CSL to CRMU-M; 2. Map Amendment (rezoning) to the official zoning map to change the zone from CSL / Commercial Service Low to CRMU-M / Commercial Residential Mixed Use – Medium, with proffer; 3. Development Special Use Permit (with site plan) to construct 18 townhomes with: <ol style="list-style-type: none"> a. Modifications for vision clearance, front, side, and rear setbacks; b. Special Use Permit for an increase in allowable floor area ratio (FAR) to 1.5; c. Special Use Permit for lots without frontage on a public street; and 4. Subdivision approval to create a total of 19 lots.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Robert M. Kerns, AICP, Division Chief robert.kerns@alexandriava.gov
Maya Contreras, Principal Planner maya.contreras@alexandriava.gov
Nathan Randall, Urban Planner nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, OCTOBER 6, 2015:

Master Plan Amendment #2015-0002:

On a motion by Commissioner Brown, seconded by Vice Chairman Dunn, the Planning Commission voted to adopt a revised Master Plan Amendment #2015-0002 resolution to amend the land-use designation in the Braddock Road Metro Small Area Plan for the property from CSL / Commercial Service Low to CRMU-L / Commercial Residential Mixed-Use - Low. The motion carried on a vote of 6-0, with Commissioner Macek absent.

Reason: The Planning Commission found that, with a revised land-use designation from the recommended CRMU-M to CRMU-L similar to its revised rezoning recommendation, the Master Plan Amendment was consistent with the intent of the Braddock Road Metro Small Area Plan.

Rezoning #2015-0002:

On a motion by Commissioner Brown, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of an amended Rezoning #2015-0002 request to change the zoning designation of the property from CSL / Commercial Service Low to CRMU-L / Commercial Residential Mixed-Use - Low. The motion carried on a vote of 6-0, with Commissioner Macek absent.

Reason: The Planning Commission recommended approval to rezone the property to the CRMU-L zone instead of the originally-requested CRMU-M zone with proffer. It expressed general concern about requests that seek to “upzone” property to a density beyond what is necessary or reasonable for a specific development project. It found that, in this case, the lower-density CRMU-L zone would still allow for the maximum FAR being requested (1.5) by SUP without changing other bulk and area requirements for the project and without the need of a proffer.

Development Special Use Permit #2014-0017 and Subdivision #2015-0005:

On a motion by Commissioner Brown, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0017 (including the related site plan modifications, Special Use Permits, and subdivision), with revisions to Conditions #13, #22, and #83 as noted in staff’s October 6th memorandum to the Commission, and subject to compliance with all applicable codes, ordinances and other staff recommendations. The motion carried on a vote of 6-0, with Commissioner Macek absent.

Reason: The Planning Commission agreed with the staff analysis and with the recommended condition changes regarding potential design-related refinements contained in staff's October 6th memorandum. Although some concern was expressed about the proposed FAR increase, the Commission also noted community support for the project. It found that the provision of rooftop amenity space in order to meet the open space requirement was an acceptable design approach, particularly given that rear-loaded garages are proposed.

Speakers:

M. Catharine Puskar, attorney representing the applicant, spoke in favor of the request. She provided a summary of project, including a description of its community benefits, to the Commission. She also noted her agreement with the condition changes noted in staff's memorandum.



**MPA2015-0002, REZ2015-0002,
DSUP2014-0017
601, 607 & 611 North Henry Street**



I. SUMMARY

A. Recommendation

Staff recommends approval of the request for a Master Plan Amendment, rezoning, Development Special Use Permit with modifications, and a subdivision, to construct 18 residential townhouses, subject to compliance with staff recommendations. The project offers several public benefits including:

- Voluntary affordable housing contribution (\$178,386);
- Voluntary public art contribution (\$14,710);
- Open space/amenity contributions (\$240,653);
- Streetscape improvements, including new sidewalks, lighting and street trees; and
- Redevelopment of a vacant parking lot site identified for re-use in 2008 Braddock Metro Neighborhood Plan.

B. General Project Description and Summary of Issues

The applicant, Northfield Development and Construction LLC, seeks to construct 18 residential townhouses on a site currently occupied by a surface parking lot and small one-story building. The applicant proposes to subdivide the existing three lots into a total of 19 lots, including one parcel that includes utilities, a private street, and dedicated open space. To construct the project, the applicant requests approval of the following:

- Master Plan Amendment to change the land-use designation for the property in the Braddock Road Metro Small Area Plan;
- Rezoning the property from CSL/Commercial Service Low to CRMU-M/Commercial Residential Mixed-Use, with proffers;
- Development Special Use Permit, including associated Special Use Permits for an increase in FAR and for lots without frontage on a public street, and with modifications to setbacks and vision clearance;
- Subdivision approval to divide the property into 19 lots.

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

- Consistency with the City's approved plans and policies, including the Braddock Metro Neighborhood Plan;
- Appropriateness of the rezoning request;
- Additional density compared to existing CSL zoning and compatibility with adjacent neighborhood character;
- Provision of open space; and
- Site design issues.

II. BACKGROUND

A. Site Context and History

The project site is approximately 0.68 acres (29,523 SF) in total and comprised of three lots of record. It is located in the West Old Town neighborhood and just outside of the Parker-Gray Historic District. It is primarily bordered by residential townhouses to the north, east and south. The mixed-use Henry building is located across North Henry Street to the southwest. Formerly the Monarch apartment building, it includes residential condominiums with ground-level commercial uses. The Braddock Neighborhood Interim Open Space and the main Alexandria Post Office are also located across the street to the west and northwest, respectively.

The subject site is located within the Braddock Metro Neighborhood Plan, approved in 2008 as an amendment to the Braddock Road Metro Small Area Plan. The Neighborhood Plan identified the subject site, termed “Henry Street – Site B”, as one of 13 potential redevelopment sites.

The project site was used as an employee parking lot for the main Alexandria Post Office until approximately 18 months ago.

B. Project Evolution

Northfield Development and Construction, LLC, submitted a concept plan for staff review in the summer of 2014 for a multi-family residential building and below-grade parking. The applicant subsequently submitted a revised concept plan in the fall for 23 townhomes. Multifamily and townhouse are permitted uses in the CSL zone. Both proposals also included a request for rezoning, in order to obtain a higher amount of density than permitted in the CSL/Commercial Service Low zone. While the Braddock Metro Neighborhood Plan includes this location as a potential redevelopment site, it did not anticipate a rezoning request. Staff informed the applicant that any increase in density on this site would need to be supported by the community, and asked whether a financially viable proposal could be designed that would not require a rezoning.

The applicant determined that townhomes, a housing type envisioned for the site in the Braddock Metro Neighborhood Plan, were its preferred product. Staff and the applicant worked closely over several months and through multiple site plan iterations to find a design and number of units that would function with the challenges of the site, meet the goals of the developer and provide the level of connectivity and quality of development anticipated by the Braddock Metro Neighborhood Plan. Ultimately, the applicant reduced the requested number of townhouses from 23 to 18. The applicant also provided proffer language to limit FAR at the site from the maximum 2.0 permitted within the proposed CRMU-M zone to a FAR of 1.5. This is discussed in more detail in the rezoning section of the report.

III. PROJECT DESCRIPTION

The applicant proposes to subdivide the three existing lots at the site into a total of 19 lots in order to construct 18 residential townhouses. The large, commonly-owned lot would feature utilities, shared ground-level open space primarily at the eastern and northern portions of the site, and an internal private court connecting to North Henry Street via a new curb cut. The remaining 18 lots, on which the townhouses would be built, would measure between 696 square feet and 1,312 square feet in size.

The four-story townhouse units would measure an average of 2,455 square feet in size (net), resulting in an overall site FAR of 1.5, and would measure up to 42.7 feet in height. The units would be arranged in three buildings, or “sticks.” Stick #1 (Units #1-6) would front North Henry Street and Stick #2 (Units #7-13) would front Pendleton Street. Stick #3 (Units #14-18) would be located parallel to North Henry Street and behind both of the larger sticks. These units, which would be located on lots without frontage on a public street, would have front doors facing the courtyard on the eastern portion of the project site. Two parking spaces would be available for each unit in rear-loaded garages accessed from the interior private street. As noted at the October 6th Planning Commission public hearing, the garage parking spaces for Units #1-6 would be compact in size, while the remaining garage spaces would be standard-sized. Roof terraces are proposed for each townhouse unit in addition to the shared ground-level open space.

The proposal also includes streetscape improvements, including new sidewalks, street trees and pedestrian-scale lighting on North Henry and Pendleton Streets. In addition to these improvements in the public right-of-way, a wood fence and landscaping are proposed along the eastern property line in response to a desire from neighbors for a buffer between the site and the adjacent residential townhouses.

The applicant seeks a Master Plan Amendment and to rezone the property from CSL to CRMU-M with proffers. The proffer language offered in this request would limit the maximum FAR at the site to 1.5 rather than the maximum 2.0 that could be allowed in the CRMU-M zone with Special Use Permit approval.

As shown in the Zoning section on the next page, the applicant requests modifications to the front, side, and rear setbacks, as well as the vision clearance requirements of Section 7-800 of the Zoning Ordinance. The modifications would locate the townhomes closer to North Henry and Pendleton Streets, consistent with the established neighborhood character, and would also allow land, otherwise needed to meet setback requirements for specific units, to be held in common ownership as ground-level open space.

IV. ZONING

The subject site is currently zoned CSL and the applicant is seeking to rezone the property to CRMU-M with proffers. Although residential townhouses are permitted uses in both the existing and proposed zones, the construction of 18 residential units requires site plan approval pursuant to Section 11-400 of the Zoning Ordinance. In addition, a floor area ratio above 1.0 but not more than 2.0 in the CRMU-M zone requires Special Use Permit approval pursuant to Section 5-205(C). Section 7-1007 allows for SUP approval for lots without frontage on a public street. Staff combined the site plan and Special Use Permit requests and processed them as a Development Special Use Permit.

Table 1: Zoning Analysis

Property Addresses:	601, 607 and 611 North Henry Streets	
Total Site Area:	0.68 acres (29,523 SF)	
Proposed Zone:	CRMU-M / Commercial Residential Mixed-Use - Medium	
Current Use:	Vacant (former parking lot)	
Proposed Use:	Residential	
	Permitted/Required (CRMU-M)	Proposed
FAR	1.0 / 2.0 with SUP	1.5
Height	50 feet	Up to 42.7 feet
<i>Setbacks</i>		
Front	20 feet	0.5 feet*
Side (End Units)	1:3 ratio with 8 feet min = Up to 14.2 feet	0 feet*
Rear	1:1 ratio with 8 feet min = Up to 42.7 feet	3 feet*
Vision Clearance (Corner)	Triangle with 75-foot sides as measured from intersecting street centerlines	Triangle with 71.4-foot sides as measured from intersecting street centerlines*
<i>Open Space</i>		
Ground Level	40% (11,809 SF)	25% (7,390 SF)
Rooftop Amenity		16.2% (4,792 SF)
Total		41.3% (12,182 SF)**
<i>Parking</i>		
Residential	2 per unit	2 per unit
Visitor	0 spaces	0 spaces
Total	36 spaces	36 spaces

* Modifications requested.

** Does not add completely due to rounding.

V. STAFF ANALYSIS

A. Master Plan Amendment

Staff has reviewed the proposal, including the Master Plan Amendment to change the land use designation for the site, and finds that the goals and objectives of the Braddock Metro Neighborhood Plan would remain unchanged if the request were approved. With regard to the project's consistency with broad principles in the Plan, the elimination of the existing surface parking lot and installation of new sidewalks, street trees and lighting will enhance the walkability, safety and security of the neighborhood as outlined in Principle #2. The proposal would also continue to achieve the Plan goal of buildings with varying and transitional heights and scales (Principle #7) despite the Master Plan Amendment request. The new townhouses would be lower in height than the 50 feet recommended in the plan, and, at four stories, would represent an appropriate transition between the larger and taller Monarch/Henry Building to the west and the primarily two and three-story townhouses to the east.

The proposed Master Plan Amendment would also be substantially consistent with specific recommendations for the property found in the Neighborhood Plan. It is true that the Plan does not specifically contemplate a rezoning for the property, and therefore lists the expected FAR to be lower than the FAR now requested. However, the subject redevelopment proposal does satisfy the Plan's goal of redeveloping this site along with twelve other sites in the area. It is consistent with the specific uses recommended for the property, which were either residential or office uses. The proposal to amend the site's land use designation from CSL to CRMU-M also would not significantly change the types of allowable uses at the property in the future, nor would it change the maximum allowable building height of 50 feet.

B. Rezoning

The proposal to rezone the property from CSL to CRMU-M, with a proffer limiting maximum FAR to 1.5, is also supportable. The new zone contains several provisions generally similar to the existing zone, including allowable uses and building height. Although the CRMU-M zone allows for greater density than CSL, the applicant has proffered a restriction at a maximum FAR of 1.5. Staff has evaluated the rezoning request based on the following criteria, known as "Criteria for Rezoning Without a Master Plan Study," that City Council established in order to provide guidance for rezoning applications in locations that are not designated to undergo a Small Area Plan update in the near future and do not merit a new plan or study due to the scale of the proposal.

Consistency with Small Area Plan

Although a Master Plan Amendment is required to change the land-use designation in tandem with the rezoning request, staff finds that the proposal is substantially consistent with both broad and specific goals and intent of the Braddock Metro Neighborhood Plan, a 2008 amendment to the Braddock Road Metro Small Area Plan.

Consistency with Type of Area

The proposed rezoning would be consistent with the type of area around the project site, which includes other CRMU-M zoned properties, including immediately across the street. The redevelopment of vacant and underutilized sites in the neighborhood, such as the subject site, has been identified as an important planning goal. Second, the specific residential redevelopment proposed here would be appropriate in this area that includes mixed-use residential/commercial, residential townhouse, and commercial uses.

Isolated Parcel

This rezoning criterion asks whether similarly-situated sites in the area could request similar rezonings, possibly leading to extensive redevelopment with negative impacts that could be addressed through a special planning study. It is true that the subject site is not, strictly speaking, an “isolated parcel” and that rezonings could be requested at one of several sites within the planning area. However, the Braddock Metro Neighborhood Plan specifically anticipates redevelopment, particularly at the subject site and twelve others, and any future rezonings would be considered on a case-by-case basis. Ultimately, staff does not believe that approval of the current rezoning request would trigger unanticipated redevelopment that would necessitate revisiting planning goals that were agreed upon approximately seven years ago.

Status of Planning for Area

The 1992 Braddock Road Metro Small Area Plan and the 2008 Braddock Metro Neighborhood Plan update remain the governing planning documents for the area. No updates to this Small Area Plan are currently being discussed or anticipated.

Consistency with City Goals

In addition to being consistent with goals stated in the Braddock Metro Neighborhood Plan, the rezoning proposal meets other City goals, including the Affordable Housing Policy and the Green Building Policy. The applicant is also providing a \$20,000 contribution toward the goal of establishing a permanent park directly across the street at the site of the “Braddock Interim Open Space.”

At its October 6, 2015 public hearing, the Planning Commission expressed concern about rezoning properties to zones with a higher maximum FAR than would be necessary in order to construct a given development project. In this case, the Commission and staff concluded that the CRMU-L zone would still allow, by SUP, the maximum FAR sought in this case (1.5) without the need of a proffer and without negatively impacting other bulk and area requirements for the project. Although staff originally recommended a rezoning to CRMU-M given the presence of other CRMU-M zoned properties in the area as noted above, it does not object to the Planning Commission’s recommendation. The applicant also agrees with the recommendation.

C. Building Design

The applicant proposes a simple contemporary design for the townhomes, which comply with the Design Guidelines as outlined in the Braddock Metro Neighborhood Plan. The proposed townhomes maintain a consistent design for each of the units, with brick and siding as the

primary building materials. Overall, staff believes that the proposed massing, scale and building style are appropriate for the site and achieve a balance between contemporary and contextual.

The most striking elements are a strong horizontal brick pattern anchoring the base and echoed at the third level, a pattern of projected casement windows, and the variation at the roof deck level. The buildings alternate between three stories with a setback and open deck, and three stories with a setback and a fourth level faux wall. This playful element helps to create a strong presence at the street, breaks up the massing of the typical townhouse row, and provides a memorable building top, as called for in the Design Guidelines.

Although the buildings are within the permitted height, the alternating upper-level setbacks also would offer enhanced daylight access to the street as suggested in the Plan. The decks are located along the street wall, and would offer additional “eyes” for security on the sidewalk and in the City’s temporary park. The applicant will continue to work with staff during the final site plan process to refine details, including materials and color palate, to ensure the buildings meet the high architectural quality that the community and the Plan anticipate.

D. Development Site Plan with Special Use Permits

A Development Site Plan with modifications and Special Use Permits, combined and processed as a Development Special Use Permit, has also been requested. The construction of eighteen townhomes at this former parking lot provides an opportunity to reintegrate the site into the urban fabric. Furthermore, the building orientation, mass, scale and general site layout are compatible with the residential neighborhood character. The proposed site design integrates both the required parking and ground level open space, which can be challenging for infill townhouse developments. Staff believes that the site plan achieves the factors identified in Section 11-410 of the Zoning Ordinance and complies with the City’s plans and policies, as discussed in greater detail in the following paragraphs.

Special Use Permits

The requested Special Use Permits are to create building lots without road frontage and to increase the floor area ratio above 1.0. Section 5-109 of the Zoning Ordinance includes several criteria to evaluate Special Use Permit requests. While several of the criteria are related to the compatibility of mixed uses within the Commercial Residential Mixed-Use Medium (CRMU-M) zone, the following criteria consider the relationship between the proposed project and the existing neighborhood:

- The ability of the design to promote the integration of uses within the project and to promote the compatibility of the project with the neighborhood.
- The inclusion of site amenities, open space and features, supporting uses and community and cultural facilities in a manner which encourages pedestrian use and promotes internal compatibility of uses.

- The distribution of floor area ratio over the site so that the mass and scale of buildings do not overwhelm and are compatible with neighboring areas.

Section 7-1007 allows for SUP approval for lots without frontage on a public street. The introduction of an interior townhouse “stick” often comes at the expense of open space; however, in this instance the applicant is slightly exceeding the 40% requirement. the consolidated open space proposed along the eastern edge of the site creates a visual break within the block and introduces a pedestrian connection through the site. Staff has reviewed the site design with Emergency Services, who are satisfied they will have sufficient access into the site. The applicant is requesting a SUP to increase density above the 1.0 maximum ordinarily allowed in the CRMU-M zone, although they have capped the density to 1.5 with a proposed proffer. The immediate neighborhood is largely residential, with a combination of townhomes and larger mixed-use apartments and condominium buildings. The proposed eighteen unit townhouse development is a reasonable fit for the block, and provides a residential neighborhood for the City’s temporary park without overwhelming it. While the FAR is technically doubled, from .75 as permitted in the CSL zone to the requested 1.5, the additional density would essentially allow for the addition of garages for the units to help with ongoing parking issues, and the third row of homes within the site. The additional density creates enough value for the developer to make the investment worthwhile, but the units are within the 50’ height limit, and do not visually overwhelm the neighboring townhomes.

Modifications

The applicant is requesting site plan modifications for the front, side and rear setbacks and for the required vision clearance. Pursuant to Zoning Ordinance Section 11-416, the Planning Commission may modify the minimum frontage, yard, open and usable space, zone transition setback or other minimum requirements imposed by the Zoning Ordinance if the Planning Commission determines the following:

- Such modifications are necessary or desirable to good site development;
- Specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought; and
- Such modifications will not be detrimental to neighboring property or to the public health, safety and welfare.

Staff finds that the requests to modify the front, side and rear setbacks are reasonable and meet the standards set forth in Section 11-416. Siting the front building walls at the property line, rather than the required 20 feet, achieves a desirable street wall that also enhances the project’s consistency with the many other residences in the neighborhood that have little to no front yards. The land area that would otherwise be necessary for side and rear setbacks has been repurposed for the consolidated ground-level open space. The modifications would not be detrimental to neighboring properties given that, even though individual townhouse units do not meet ordinary setback requirements, the proposed open space would buffer the overall development from neighboring residences to the north and east. Such a buffer would achieve the same general purpose as the setbacks.

The vision clearance requirement (Section 7-800 of the Zoning Ordinance), is designed to ensure adequate vision at street intersections, limits the height of structures, fences, shrubbery or other obstructions within 75 feet of the intersection to a maximum height of three and one-half feet above the curb level. In the City's traditional townhouse zones, staff encourages the location of the townhomes closer to the street to ensure consistency with the established neighborhood character, but this recommendation can conflict with vision clearance requirements. The Zoning Ordinance authorizes the Planning Commission to waive the vision clearance requirements to maintain the building line and the character of the block face. In this case, staff supports the modification of the vision clearance requirement.

E. Subdivision Request

Staff supports the applicant's request to subdivide the existing three lots into 19 lots. Pursuant to Section 11-1700 of the Zoning Ordinance, several criteria must be considered when reviewing the subdivision requests, including but not limited to:

- Lots shall be consistent with the character of the existing neighborhood; and
- Lots shall conform to the Alexandria Master Plan and to the zone in which the lot is located.

In this case, the proposed subdivision meets the requirements of the CRMU-M zone, which, unlike most other zones in the City, has no minimum lot size, frontage, or width requirements for lots intended for townhouse use. In addition, the proposal is consistent with the character of the lots in the existing neighborhood, which features a mix of large lots, small and narrow lots and very small and very narrow lots, several of which are less than 1,000 square feet in size and also intended for townhouse development like the majority of the lots in the current proposal. The Braddock Metro Neighborhood Plan does not specifically contemplate the configuration of lots within the plan area, although it does generally encourage sustainability through compact development.

F. Pedestrian and Streetscape Improvements

To create a safe, walkable neighborhood, the Plan encourages new development to provide a minimum sidewalk width of 14 feet on primary walking streets, identified as West, Fayette, Madison and Wythe Streets. This site is located at the intersection of Pendleton and N. Henry Streets, but staff felt it was important to maintain the walking street standard, where possible. The applicant has provided a 10-foot wide hybrid sidewalk with a 4-foot landscape strip adjacent to the curb on both frontages. The applicant would also install eight new street trees, pedestrian scale lighting, two public bicycle racks, a new bus pad with bench, and three upgraded ADA curb ramps.

Vehicles would access the site via a single curb cut on N. Henry Street, with a flush sidewalk at the crossing. Pedestrians can access the site at two locations, at the southeast corner, and west side of the site. These entry points are highlighted with low walls and five foot walks, leading into the site, and converging at the landscape area within the site.

G. Open Space

Staff supports the applicant's open space plans for the project, which include several components. First, nearly 7,400 square feet of ground-level open space is provided at the site, which includes a 2,500 square-foot pocket park. The park would be located at the northeast corner of the site, at the property line adjacent to the neighboring King's Rowe townhouse development, and would be available to all residents. Final design of the park would be determined during final site plan, but the applicant has already worked with neighbors regarding a heavily-landscaped edge as shown in the attachment at the end of this report. Second, nearly 4,800 square feet of outdoor amenity space is provided on roof decks for each unit. As shown in Table 2 below, when the ground-level open spaces and outdoor amenity spaces are combined, the applicant exceeds the 40% open space requirement found in both the existing CSL zone and the requested CRMU-M zone.

The applicant has also agreed to provide three open space/community amenity contributions to the City totaling over \$240,000. The first of these is a \$20,000 contribution toward improvements at the City-owned temporary park, known as the Braddock Neighborhood Interim Open Space. The two remaining contributions, recommended in the Braddock Metro Neighborhood Plan, are the Braddock Open Space Fund and the Braddock Community Amenity Fund. The applicant would contribute over \$191,000 to the Open Space Fund, which would be used primarily for costs associated with the permanent park planned for the site of the current temporary park. Over \$29,000 would be directed to the Amenity Fund, which would fund neighborhood projects such as streetscape improvements and pocket parks. Staff views these contributions as an important element of the overall open space plan given the proximity of the interim park to the subject site, the permanent park's importance as a planning goal in the Braddock Metro Neighborhood Plan, and the funds being predominantly earmarked for public, rather than private, open space.

Table 2: Open Space Analysis

	Entire Site
Ground-Level Open Space	7,390 SF (25.0%)
Rooftop Amenity Space	4,792 SF (16.2%)
Total Provided	12,182 SF (41.3%)*
Total Required	11,809 SF (40.0%)
Public Open Space	0 SF (0%)**
Private Open Space	12,182 SF (100%)

* Does not add completely due to rounding.

** Applicant would provide monetary contributions toward public open space.

H. School Impacts

The applicant proposes to construct 18 market-rate townhouses. Given that the student generation rate for new, market-rate townhouses is 0.09 students per unit, the 18 new townhouses would yield, on average, 1.6 students. The students from this project are included in the enrollment forecasts that are used to plan school capacity improvements. The project is in the attendance area for Maury Elementary School, George Washington Middle School, and TC Williams High School.

VI. COMMUNITY

The applicant met with the community, and with the immediately adjacent townhouse development, to discuss the proposed redevelopment and the potential impacts. The King's Rowe Townhouse development provided specific feedback for the design of the landscape and fence at the shared property line. Discussion topics for the various groups included questions about the units, construction, architecture and redevelopment. The standard conditions have been placed on the project regarding required community outreach before and during construction, and construction will be closely monitored throughout the process. A list of community meeting attended is included below:

June 23rd, 2015 – King's Rowe Townhouses

August 31st, 2015 – Braddock Metro Citizens Coalition

September 10th, 2015 – West Old Town Citizens Association

September 29th, 2015 – Braddock Implementation Advisory Group

In addition, staff presented the request to the Federation of Civic Associations at that group's September 30, 2015 regular meeting.

VII. CONCLUSION

Staff recommends **approval** of the Master Plan Amendment, the rezoning, and the Development Special Use Permit with modifications, Special Use Permits, and the subdivision, subject to compliance with all applicable codes and the following staff recommendations.

Staff: Robert M. Kerns, AICP, Division Chief
Maya Contreras, Principal Planner
Nathan Randall, Urban Planner

VIII. GRAPHICS



A. View from North Henry Street (facing east)



B. View from Pendleton Street (facing north)



C. View from interior courtyard (facing west)



D. View from interim open space across North Henry (facing east)



E. View from interim open space across North Henry and Pendleton Streets (facing northeast)

IX. STAFF RECOMMENDATIONS:

1. The Final Site shall be in substantial conformance with the preliminary plan dated July 21, 2015 and comply with the following conditions of approval.

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 along the public right of way prior to the issuance of the first certificate of occupancy permit for the development. The pedestrian improvements through the site shall be completed prior to the issuance of the final certificate of occupancy permit for the development.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. Construct all sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 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 for each direction of crossing (i.e., two ramps per corner) for the northeast and southeast corners of the N. Henry Street and Pendleton Street intersection. Curb ramps shall be perpendicular to the street to minimize crossing distances. Provide a single VDOT standard CG-12B parallel curb ramp for the northwest corner of the N. Henry Street and Pendleton Street intersection. The installation of curb ramps on the southeast and northwest corners shall not require the relocation of existing storm sewer infrastructure, utility poles or traffic poles. Any changes shall be approved by the Director of T&ES.
 - g. All below-grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts.
 - h. Continue to work with staff to further develop the entry drive aisle and details of the special pavers within the driveway.
 - i. Update site plan to include the existing pedestrian countdown signal on the northeast corner of the intersection, nearest to the site. *** (P&Z)(RP&CA)(T&ES)

B. PUBLIC ART:

3. Per the City's Public Art Policy, adopted December 13, 2014, provide an equivalent monetary contribution to be used toward public art within the Small

Area Plan planning area, to the satisfaction of the Directors of RP&CA and P&Z. The in-lieu contribution shall be \$.30 per gross square foot. (RP&CA)(P&Z)

C. OPEN SPACE/LANDSCAPING:

4. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and/or RP&CA. At a minimum the Landscape Plan shall:
 - a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - b. Ensure positive drainage in all planted areas.
 - c. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
 - d. Provide detail sections showing above and below grade conditions for plantings above a structure.
 - e. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
 - f. 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.
 - g. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
 - h. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, and all planting above structure [delete as applicable] meets the requirements of the City's Landscape Guidelines for soil volume and depth [delete as applicable]. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. * (P&Z)(RP&CA)
5. Provide the following modifications to the landscape plan and supporting drawings:
 - a. Final site plan design of the landscape edge at the shared property line on east side of the site, adjacent to the proposed open space, shall be generally commensurate with the open space exhibit dated 8/31/2015 (Attachment 1).* (P&Z)(RP&CA)

6. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of RP&CA, P&Z and Code Administration.
 - a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
 - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
 - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - d. Install all lines beneath paved surfaces as sleeved connections.
 - e. Locate water sources and hose bibs in coordination with City Staff.
* (Code Administration) (P&Z)(RP&CA)
7. 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 RP&CA, and/or P&Z and T&ES.
 - b. Site furnishings shall include amenities such as benches, bicycle racks, trash and recycling receptacles and other associated features.* (P&Z)
8. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails, if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of RP&CA, and/or P&Z, and T&ES.* (RP&CA)(P&Z)(T&ES)

D. TREE PROTECTION AND PRESERVATION:

9. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, and/or RP&CA and the City Arborist.* (P&Z)(RP&CA)
10. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree identified to be preserved on the Preliminary Plan that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. *** (P&Z)(RP&CA)

11. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated July 21, 2015 and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

E. BUILDING:

12. The building design, including the quality of materials and final detailing, shall be consistent with the elevations dated July 21, 2015 and the following conditions. (P&Z)
13. **CONDITION AMENDED BY PLANNING COMMISSION:** Provide the following building refinements to the satisfaction of the Director of P&Z:
 - a. Windows styles, and window size of the street-facing ground level windows, shall be reviewed with the City Architect at Final Site Plan;
 - b. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to placement and color;
 - c. Continue to work with staff to develop the final colors and materials palate for the buildings, including potential variation between sticks;
 - d. Rooftop AC units visible from the public right-of-way shall be screened, per Sec. 6-403 b.1;
 - e. Study reducing the height of the parapet wall at the elevated yard for the corner unit; and,
 - f. Explore a design which alternates the top level open space between the street and interior sides of adjacent townhouse units. * (P&Z)(PC)
14. Provide detailed drawings (enlarged plan, section and elevation studies) in color to evaluate the building base, entrance canopy, stoops, window and material details (amend as needed) 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 ¼" = 1'. (P&Z)
15. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the preliminary plan. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
 - a. Provide a materials board that includes all proposed materials and finishes at first final site plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. *

- d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **
 - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)
16. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified / Equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan 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 Certification (or equivalent) for the residential project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(RP&CA)(T&ES)
17. 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)
18. Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES)
19. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. 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)

F. SIGNAGE:

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

G. HOUSING:

21. A voluntary contribution of \$178,386 to the Housing Trust Fund would be consistent with the conclusions of the Developer's Housing Contribution Work Group accepted by The Alexandria City Council in December 2013. ***

H. PARKING:

22. **CONDITION AMENDED BY PLANNING COMMISSION:** 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. The townhouse garages shall contain a minimum unobstructed interior dimension of 18 ft. x 18.5 ft. to enable two adjacent parking spaces, excluding units with tandem parking, which may have a dimension of ~~9ft. x 37 ft.~~ 8 feet x 32 feet in the garage space. If the applicant proposes that the area for the storage of a city standard super can and recycling container is to be located inside a garage, the area must be adequate to accommodate a city standard super can and recycling container, exclusive of the area required for the parking spaces. The parking space dimensions shall not include columns, walls, or obstructions. Dimension lines for interior garages for each of the unit types shall be provided.
 - b. Individual townhouse garages shall be utilized only for parking and cannot be converted to living space; storage which interferes with the use of the garages for vehicle storage is prohibited. (P&Z)(T&ES)(Code Administration)(PC)

I. BUS STOPS AND BUS SHELTERS:

23. The following bus stop improvements shall be provided:
 - a. Show the existing Metro bus 10B, DASH AT3, and DASH AT 3-4 bus stop adjacent to the site on Pendleton St.
 - b. Install an unobstructed twenty (20) foot wide, parallel to the roadway, by ten (10) foot wide, perpendicular to the curb, bus stop passenger loading pad. The unobstructed loading area should be at the front of the boarding zone and accessible from the transit shelter (if present or if installed) and the adjacent sidewalk. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The loading pad's cross slope shall be less than

- 2%. The existing width of the sidewalk may be counted toward the 10 foot wide perpendicular to the curb area. Passenger loading pads shall not be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible.
- c. Provide and install a City standard 6' long bus stop bench, Victor Stanley RB-28, black finish, at the bus stop adjacent to the site on Pendleton Street. Show the bus stop bench location and detail on the final site plan. The bench shall be installed at the back of the passenger loading pad area if feasible or installed in an area six (6) feet parallel to the curb and eight (8) feet back perpendicular from the curb to the bus stop pole.
 - d. The above improvements shall be ADA compliant, shall meet City standards and shall be to the satisfaction of the Director of T&ES. * (T&ES)
24. Coordinate the installation of the final bus stop pole location with the City's Division of Transit Services. (T&ES)
25. Street trees in close proximity to bus stop approaches or directly adjacent to travel lanes shall be:
- a. Located to avoid conflict with vehicles, specifically:
 - i. Trees shall be excluded from a 40 ft. zone which represents the length of the bus as it is serving the stop.
 - ii. Trees within both the 10 ft. departure zone and the 20 ft. approach zone (on either side of the 40 ft. zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses.
 - b. Subject to the character of the adjacent area and relevant design guidelines for spacing, distance from the curb and species selection. In general, trees shall be of the same species along the entire block face.
 - c. selected from upright branching species in areas where relevant design guidelines do not otherwise specify
 - d. Installed with a minimum six feet of clear stem and gradually pruned to reduce conflict with vehicles, under consultation from a certified arborist. Pruning of street trees is part of the regular maintenance required of applicants under the City's bond for public improvements.
 - e. Set back from the curb edge where the width of sidewalk and adjacent conditions allow. (T&ES)

J. SITE PLAN:

26. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update

the City Council on the project status if substantial construction has not commenced at such time. (P&Z)

27. Submit the plat of consolidation and all applicable easements or dedications with the final site plan submission. The plat shall be approved prior to the release of the final site plan.* (P&Z)(T&ES)
28. 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)(T&ES)
29. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and/or RP&CA, and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(RP&CA)
30. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, P&Z, and/or RP&CA in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - b. Determine if existing lighting meets minimum standards within the City right-of-way for all street frontages 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.
 - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - e. 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.

- f. 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.
- g. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
- h. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
- i. 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.
- j. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
- k. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)(BAR)

K. CONSTRUCTION MANAGEMENT:

- 31. 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)
- 32. 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)
- 33. 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)
34. 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)
35. No major construction staging shall be allowed within the public right-of-way on North Henry Street. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
36. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop adjacent to the site, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Office of Transit Services at 703-746-4075 as well as with the transit agency which provides service to the bus stop. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction. (T&ES)
37. 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)
38. 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)
39. 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)

40. 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)
41. 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)
42. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
43. 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. WASTEWATER / SANITARY SEWERS:

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

requirements set forth in Memo to Industry 07-14, effective July 1, 2014. (T&ES)

46. The sewer connection fee must be paid prior to release of the site plan.* (T&ES)

M. RESOURCE RECOVERY:

47. Provide \$896 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 receptacle with Dome Lid per block face dedicated to trash collection. The receptacle(s) shall be placed in the public right of way. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.* (T&ES)
48. Provide \$996 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid per block face 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)

N. STREETS / TRAFFIC:

49. The setback between the buildings and the drive aisles shall be a minimum of 2' to provide adequate turning movements. The setback shall have a maximum length of 4' or a minimum of 18', if a driveway is provided. (T&ES)
50. 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)
51. 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)
52. 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)

- 53. Show turning movements of standard vehicles. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
- 54. Furnish and install two 4" conduits with pull wires, and junction boxes located at a maximum interval of 300' underneath the sidewalks along N Henry Street and Pendleton Street. These conduits shall terminate in an underground junction box at each corner/edge of the site. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES)

O. UTILITIES:

- 55. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
- 56. The existing overhead utility facilities along the North Pendleton Street frontage shall be undergrounded. (T&ES)

P. SOILS:

- 57. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments, if needed. (T&ES)

Q. WATERSHED, WETLANDS, & RPAs:

- 58. Provide Environmental Site Assessment notes that clearly delineate 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)

R. STORMWATER MANAGEMENT:

- 59. 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)

60. 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)
61. 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)
62. Submit two originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)
63. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. ****(T&ES)
64. If units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply:
 - a. The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical

- equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.
- b. The Developer shall furnish each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners.
65. Submit a copy of the Operation and Maintenance Manual to the Stormwater Management and Sewer Infrastructure Division on digital media prior to release of the performance bond. ****(T&ES)
66. 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)
67. Since the storm water runoff is discharged in to the storm sewer systems under the post development conditions as concentrated flow; therefore, provide 10% detention for 10 Year 24 hour post development runoff. *(T&ES)

S. *CONTAMINATED LAND:*

68. Indicate whether or not there is any known soil and groundwater contamination present on the plan. (T&ES)
69. If environmental site assessments or investigations discover the presence of contamination on site, 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. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
- 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. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. The determination whether air monitoring is needed must be adequately addressed in the Health and Safety Plan submitted for review.
 - e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes 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)
70. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the final site plan. (T&ES)
71. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. [The installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (Include if applicable.)](T&ES)

T. NOISE:

72. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
73. 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. (T&ES)
74. The noise study and noise abatement measures shall be submitted and approved prior to final site plan approval.* (T&ES)

U. AIR POLLUTION:

75. 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)

V. CONTRIBUTIONS:

76. Pursuant to the Braddock Metro Neighborhood Plan, a contribution is required to both the Braddock Open Space Fund and the Braddock Community Amenities Fund. Contribution amounts based on the 2012 Consumer Price Index for all Urban Consumers (CPI-U) include:
 - a. \$0.60 per square foot towards the Braddock Community Amenities Fund; and,
 - b. \$3.90 per square foot towards the Braddock Open Space Fund.

Contribution rates are subject to an annual escalation clause equivalent to the CPI-U for the Washington-Baltimore area. Contribution rates will be recalculated January 1st of each year. The final contribution amount shall be calculated and verified by the City's Office of Management and Budget at the time of Certificate of Occupancy. 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. Payments shall be made prior to the release of the first certificate of occupancy for each stick of townhomes. *** (P&Z)

77. The applicant shall provide a monetary contribution of \$20,000 to the Braddock Neighborhood Interim Open Space prior to first Certificate of Occupancy. *** (P&Z)(RP&CA)

W. *ARCHAEOLOGY:*

78. Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
79. 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)
80. 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)

X. *DISCLOSURE REQUIREMENTS:*

81. All Homeowners Association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.
- a. All landscaping and open space areas within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.
 - b. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
 - c. The applicant shall develop a noise control by-law aimed at controlling noise levels in the proposed development and resolving noise issues between neighboring occupants, and disclose this by-law to all involved at the time of sale or lease agreement.

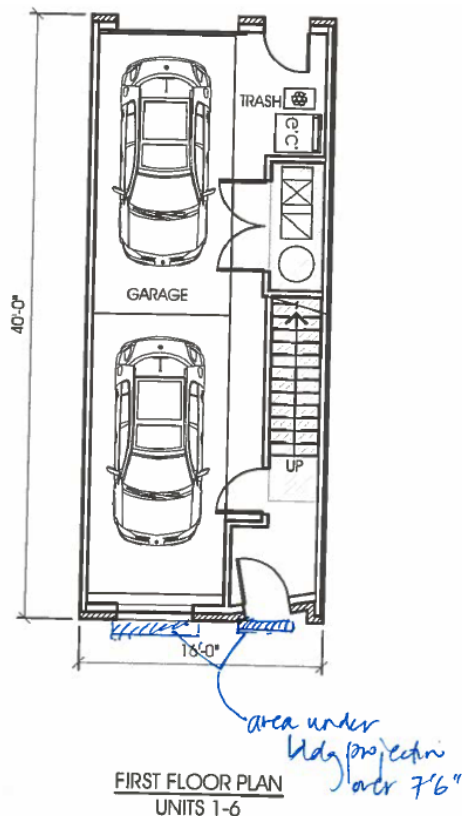
- d. Stormwater facility BMPs must be inspected and adequately maintained as designed to ensure proper functioning.
 - e. The specific language of the covenant statements to be utilized shall be provided to the City for approval prior to release of the first certificate of occupancy permit. ***(P&Z) (T&ES)
82. If environmental site assessments or investigations discover the presence of onsite contamination, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of the Park Residences site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
83. **CONDITION DELETED BY PLANNING COMMISSION:** Notify prospective buyers, in its marketing materials and homeowner documents, that the internal streets are private streets with a public access easement and shall not be maintained by the City of Alexandria; and that the storm sewers located within the site are private and shall be maintained privately, in perpetuity. (T&ES) (PC)
84. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:
- a. That N. Henry Street/Route 1 is a major four-lane arterial and that future traffic is expected to increase significantly as development continues.
 - b. That the internal street(s) are private with a public access easement and shall not be maintained by the City of Alexandria;
 - c. That the storm sewers located within the site are private and shall be maintained privately, in perpetuity (P&Z)(T&ES)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

- R - 1. Please contact the Addressing Coordinator in the GIS Division (703-746-3823) and an appropriate address based on the location of the primary entrance door of the new residence will be assigned.*
- 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 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 - 4 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 - 5 Provide a completed FAR calculation sheet indicating the floor area for all units, showing areas being deducted from the total gross floor area. Zoning will include floor area under bay windows or building projections that have a clearance of 7 feet six inches or more above grade. Update FAR calculation to include the ground floor area under bay window projections/overhangs on ground floor.



Transportation and Environmental Services

- F - 1. 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 - 2. 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 - 3. 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 - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 6. 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 - 7. 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 - 8. 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 - 9. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be

achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)

- F - 10. 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 - 11. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 12. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 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 - 13. 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 - 14. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 15. 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 - 16. 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 - 17. 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 - 18. 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 Environmental Management Ordinance Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan. 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 13-114 (f) 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 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-

2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)

- C - 5 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to 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 - 7 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant completed a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 06-14 New Sanitary Sewer Connection and Adequate Outfall Analysis, effective July 1, 2014. The sanitary sewer adequate outfall analysis was required as part of the Preliminary Site Plan submission. 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>
- C - 8 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 Resource Recovery Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)
- C - 9 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 - 10 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Resource Recovery 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/resourcerecovery or by calling the Resource Recovery Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)
- C - 11 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 12 Bond for the public improvements must be posted prior to release of the site 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 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 15 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. T&ES requires that initial site survey work and plans 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 required to prepare plans in this format including initial site survey work. (T&ES)
- C - 16 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 - 17 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 - 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, 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 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 - 22 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
 - a. Monday Through Friday from 7 AM To 6 PM and
 - b. Saturdays from 9 AM to 6 PM.
 - c. No construction activities are permitted on Sundays and holidays.

Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours :

- d. Monday Through Friday from 9 AM To 6 PM and
 - e. Saturdays from 10 AM To 4 PM
 - f. No pile driving is permitted on Sundays and holidays. (T&ES)
- C - 23 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)
- C - 24 The Alexandria water quality volume default (WQVD) and the phosphorus reduction requirements are two separate requirements. The project must demonstrate compliance with both. The WQVD is 1/2" of stormwater runoff over all impervious surfaces. The Treatment Volume (Tv) in the VRRM is the volume that must be treated to meet the phosphorus reduction requirements. Meeting Tv requirement does not demonstrate compliance with the WQVD. Alternative BMPs approved by the City and meeting the previous specs – not those in the Virginia BMP Clearinghouse – may be used to meet this local WQVD requirement. (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. *(T&ES)

VAWC Comments:

1. Lot #10-#13: each proposed water service line shall be directly connected to existing street main.

AlexRenew Comments:

1. No comments received.

Fire Department

- 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.

Acknowledged by applicant.

- F-2 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 identified and shown existing hydrants.

- C-1 The applicant shall provide a separate Fire Service Plan which illustrates **where applicable**: a) emergency ingress/egress routes to the site; b) location of fire department connections (FDC) 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 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) Vehicle access provided.
- b) No FDC's for this project.
- c) New hydrant on N. Henry meets requirement.
- d) New hydrant meets requirement.
- e) Emergency Vehicle access has been provided.
- f) Fire service lines are 2 inch.

- 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.

Requested information provided by applicant.

- C-3 The applicant 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.

Fire flow has been reviewed and is approved.

Archaeology

Archaeology Findings

- F-1. Historic records do not indicate an excessive amount of historic activity at 601 N. Henry St. Until the mid-twentieth century this part of town was largely an undeveloped outskirts. However, the adjacent block to the east served as Battery H, a Union Army stronghold during the Civil War. Occupying soldiers may have camped on the property if it were open at the time. Moreover, given that the property has served as a parking lot for better than half the twentieth century, the paving may have preserved underlying (and heretofore unrecorded) archaeological resources. Therefore, Alexandria Archaeology will make available a staff member to monitor when the parking lot pavement is removed.

Archaeology Recommendations

- R-1 The applicant/developer shall call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged. “*”
- R-2 The applicant/developer shall 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. “*”
- R-3 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. “*”

- R-4 The statements in archaeology conditions above marked with an asterisk “*” 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 Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Asterisks denote the following:

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



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2014-00017 Project Name: Park Residences

PROPERTY LOCATION: 601, 607 and 611 N. Henry Street

TAX MAP REFERENCE: 054.03-04-17, 16, 15

ZONE: CRMU-M

APPLICANT:

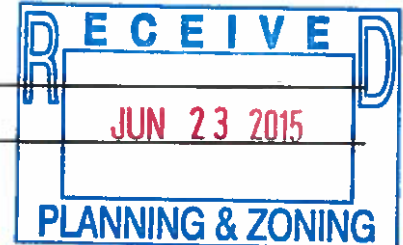
Name: Northfield Construction and Development LLC

Address: 1156 15th Street NW, Suite 1000, Washington DC 20005

PROPERTY OWNER:

Name: Henry Street JV LLC

Address: 1156 15th Street NW, Suite 1000, Washington DC 20005



SUMMARY OF PROPOSAL Proposal to redevelop the existing surface parking lot into an 18 unit townhouse development

MODIFICATIONS REQUESTED Modification to the front, side, rear yard setbacks and the vision clearance triangle

SUP's REQUESTED Increase in floor area ratio and lots without frontage on a public street

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

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

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

M. Catharine Puskar, Agent/Attorney

Print Name of Applicant or Agent
Walsh, Colucci, Lubeley & Walsh PC
2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State Zip Code

Signature

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

6/22/2015

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.

See attached

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.

N/A

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. SEE ATTACHED		
2.		
3.		

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

Name	Address	Percent of Ownership
1. SEE ATTACHED		
2.		
3.		

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

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

6/22/2015

Date

M. Catharine Puskar, Agent/Attorney

Printed Name



Signature

Henry Street JV, LLC
ATTN: Nathan Hamman
1156 15th St NW, Suite 1000
Washington, DC 20005

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

RE: Owner's Consent for Special Use Permit
601 N. Henry Street, Alexandria, VA; Lot 601, 603, & 605, TM#054.03-04-17

Dear Mr. Moritz:

As the owner of the Property, we hereby consent to the filing of a special use permit for the development of a townhome community on the Property by Walsh, Colucci, Lubeley & Walsh, P.C. on behalf of Henry Street JV, LLC.

Very truly yours,

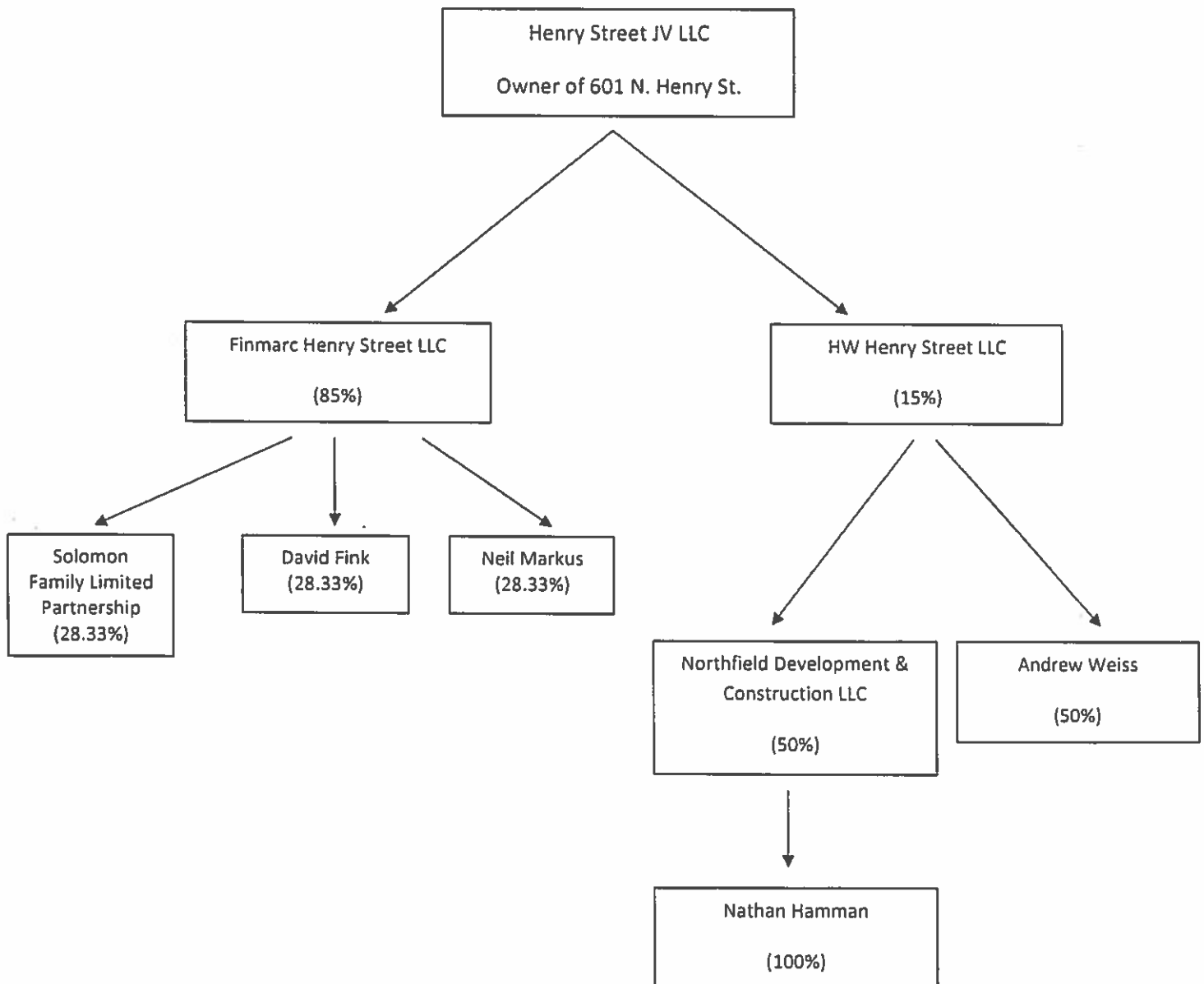
Henry Street JV, LLC

By: 

Nathan Hamman, Managing Member

Date: June 19, 2015

Henry Street JV, LLC
Ownership Disclosure
June 19, 2015



*Henry Street JV, LLC and its members have no business or financial relationships as defined by Section 11-350 of the Zoning Ordinance.

- SEE ATTACHED

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

Statement of Justification
Development Special Use Permit
601, 607 & 611 N. Henry Street
TM ID: 0544.03-04-17, 16, 15

The Applicant requests approval of a Development Special Use Permit ("DSUP") for an increase in FAR and lots without frontage on a public street with site plan modifications for vision clearance and front, rear, and side yard setbacks to permit the development of 18 townhouses at 601 N. Henry Street. Concurrent with this application, the Applicant is requesting approval of a Master Plan Amendment, proffered rezoning and subdivision. The requested approvals will enable the Applicant to redevelop the current vacant surface parking lot into 18 townhouses consistent with the residential character of the adjacent properties.

The illustrative plan and recommendations of the Braddock Metro Neighborhood Plan contemplate townhouse development of this site under the existing CSL zoning, although the re-planning effort did not focus on this site as a major redevelopment site given its small size relative to other sites and its location on the east side of Route 1. While townhouses are appropriate for the site and the density permitted under CSL for townhouse style condominiums (18 units) is consistent with the number of townhouses proposed with this application (18 units), a rezoning is requested to permit fee simple lots with townhouses that are sized to be competitive in the market for new-construction residential townhouses.

The proposed development meets the requirements for open space with a combination of at-grade and roof-top open space, similar to other recently approved townhouse projects. Given today's urban design parameters, which require rear load units, it is customary to provide usable open space for residents in elevated decks vs at grade backyards. The CRMU-M zoning also allows for consolidated communal open space at grade given that the land is treated as a "tract" and open space is not required on a lot by lot basis as it is in the CSL zone. The requested modifications to setbacks are also intended to facilitate an urban design for the project with townhouses fronting the street and creating an urban street wall with visual relief through gated openings and landscaping.

Consistent with City policies, the development will be in conformance with the City's green building policy, the affordable housing policy, and the public art policy. Additional contributions will be made to the Open Space Fund and Community Amenities Fund accounts within the Braddock Metro Neighborhood Plan, thereby providing added community benefit to offset the increase in FAR while supporting the goals of the Plan. The redevelopment of this surface parking lot into townhouses is a good transition from recent and contemplated multi-family development projects on the west side of Route 1 to the existing townhouses immediately east and south of the property, is a desirable improvement over the existing asphalt lot, and will be beneficial to the surrounding properties as property values will be positively impacted.

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

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

N/A

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

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

N/A

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

Day	Hours	Day	Hours
N/A			

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Noise levels will comply with the noise ordinance.

B. How will the noise from patrons be controlled?
No significant noise is anticipated.

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

No potential odors are anticipated.

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

- A. What type of trash and garbage will be generated by the use?
Normal types of trash and recycling from a residential community.

- B. How much trash and garbage will be generated by the use?
Typical amounts of trash and garbage associated with residential uses.

- C. How often will trash be collected?
Trash will be collected weekly.

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

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

☐ Yes. ☒ No.

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

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

☐ Yes. ☒ No.

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

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

N/A

ALCOHOL SALES

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

☐ Yes. ☒ No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

36

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

36

Standard spaces

Compact spaces

Handicapped accessible spaces

Other

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

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

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0 spaces

- B. How many loading spaces are available for the use? 0 spaces

- C. Where are off-street loading facilities located?
N/A
-

- D. During what hours of the day do you expect loading/unloading operations to occur?
N/A
-

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

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

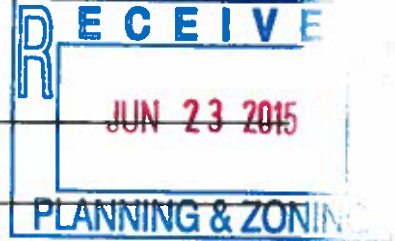
Street access is adequate.



APPLICATION

☐ Master Plan Amendment MPA# 2015-00002

☒ Zoning Map Amendment REZ# 2015-00002



PROPERTY LOCATION: 601, 607 and 611 N. Henry Street

APPLICANT

Name: Northfield Construction and Development LLC

Address: 1156 15th Street NW, Suite 1000, Washington DC 20005

PROPERTY OWNER:

Name: Henry Street JV LLC

Address: 1156 15th Street NW, Suite 1000, Washington DC 20005

Interest in property:

☒ Owner ☐ Contract Purchaser

☒ Developer ☐ Lessee ☐ Other _____

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

☐ yes: If yes, provide proof of current City business license. N/A

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

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

M. Catharine Puskar, Agent/Attorney

Print Name of Applicant or Agent

Walsh, Colucci, Lubeley & Walsh PC
2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

McPuskar

Signature

703-528-4700

703-525-3197

Telephone #

Fax #

6/22/2015

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

MPA # 2015-00002
REZ # 2015-00002

SUBJECT PROPERTY

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

Address Tax Map - Block - Lot	Land Use Existing - Proposed		Master Plan Designation Existing - Proposed		Zoning Designation Existing - Proposed		Frontage (ft.)
							Land Area (acres)
1 <u>054.03-04-15</u>	<u>Vacant</u>	<u>Residential</u>	<u>CSL</u>	<u>CRMU-M</u>	<u>CSL</u>	<u>CRMU-M</u>	<u>26 ft</u> <u>1819 98 sf</u>
2 <u>054.03-04-16</u>	<u>Vacant</u>	<u>Residential</u>	<u>CSL</u>	<u>CRMU-M</u>	<u>CSL</u>	<u>CRMU-M</u>	<u>25 ft</u> <u>1749 98 sf</u>
3 <u>054.03-04-17</u>	<u>Vacant</u>	<u>Residential</u>	<u>CSL</u>	<u>CRMU-M</u>	<u>CSL</u>	<u>CRMU-M</u>	<u>176.62 ft (N. Henry)</u> <u>25,952.95 sf</u>
4 _____	_____	_____	_____	_____	_____	_____	_____

PROPERTY OWNERSHIP

☐ Individual Owner

☐ Corporation or Partnership Owner

SEE ATTACHED

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

1.	Name: _____	Extent of Interest: _____
	Address: _____	
2.	Name: _____	Extent of Interest: _____
	Address: _____	
3.	Name: _____	Extent of Interest: _____
	Address: _____	
4.	Name: _____	Extent of Interest: _____
	Address: _____	

Henry Street JV, LLC
ATTN: Nathan Hamman
1156 15th St NW, Suite 1000
Washington, DC 20005

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

RE: Owner's Consent for Special Use Permit
601 N. Henry Street, Alexandria, VA; Lot 601, 603, & 605, TM#054.03-04-17

Dear Mr. Moritz:

As the owner of the Property, we hereby consent to the filing of a special use permit for the development of a townhome community on the Property by Walsh, Colucci, Lubeley & Walsh, P.C. on behalf of Henry Street JV, LLC.

Very truly yours,

Henry Street JV, LLC

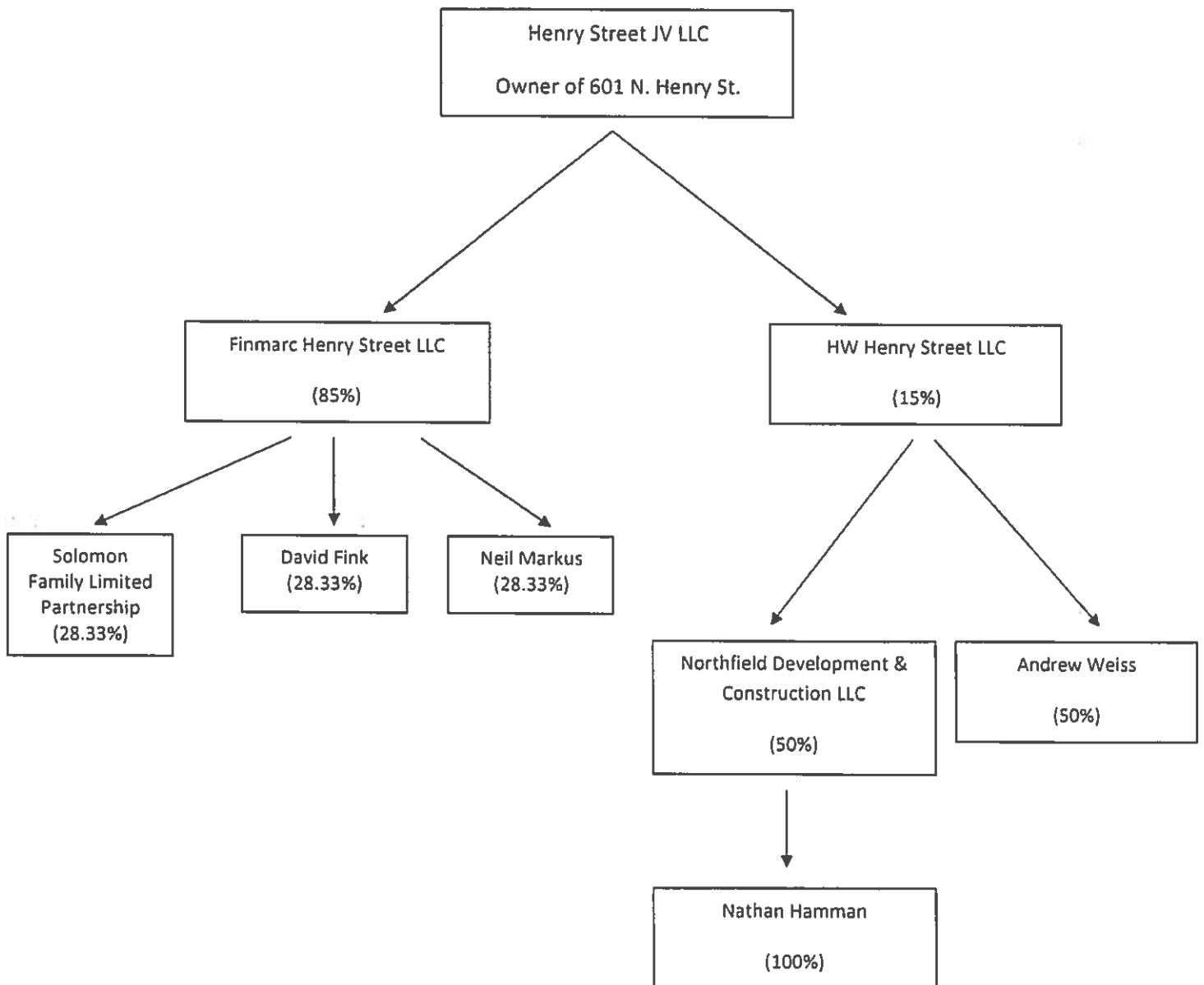
By: 

Nathan Hamman, Managing Member

Date: June 19, 2015

Henry Street JV, LLC
Ownership Disclosure

June 19, 2015



*Henry Street JV, LLC and its members have no business or financial relationships as defined by Section 11-350 of the Zoning Ordinance.

MPA # 2015-00002

REZ # 2015-00002

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

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

See attached.

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

The proposed proffered zoning for medium density townhouse development is consistent with the existing residential/office designation in the Master Plan.

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

As detailed in the preliminary site plan, the property is adequately served by essential public facilities and services.

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

The Applicant proffers that the development of the Property shall occur in substantial conformance with the final approved development plan. Please see the signed proffer statement for the specific proffer language.

JUSTIFICATION FOR AMENDMENT

601, 607 & 611 N. Henry Street

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

The illustrative plan and recommendations of the Braddock Metro Neighborhood Plan contemplate townhouse development of this site under the existing CSL zoning, although the replanning effort did not focus on this site as a major redevelopment site given its small size and configuration. A Master Plan Amendment is requested to permit fee simple lots with townhouses that are sized to be competitive in the market for new-construction residential townhouses, while keeping within the density contemplated for the site under its existing zoning. Consistent with City policies, the development will be in conformance with the City's green building policy, the affordable housing policy, and the public art policy. Additional contributions will be made to the Open Space Fund and Community Amenities Fund accounts within the Braddock Metro Neighborhood Plan, thereby providing added community benefit to offset the increase in FAR while supporting the goals of the Plan. The redevelopment of this surface parking lot into townhouses is a good transition from recent and contemplated multi-family development projects on the west side of Route 1 to the existing townhouses immediately east and south of the property, is a desirable improvement over the existing asphalt lot, and will be beneficial to the surrounding properties as property values will be positively impacted.

RESOLUTION NO. MPA 2015-0002

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

WHEREAS, an application for amendment to the Braddock Road Metro Small Area Plan chapters of the 1992 Master Plan was filed with the Department of Planning and Zoning on **June 23, 2015** for changes in the land use designations to the parcels at **601, 607 and 611 North Henry Street**, and

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

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **October 6, 2015** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the Braddock Road Metro Small Area Plan sections of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the Braddock Road Metro Small Area Plan chapters of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the Braddock Road Metro Small Area Plan; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the Braddock Road Metro Small Area Plan chapter of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

RESOLUTION NO. MPA 2015-0002

Page 2

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

1. The following amendment is hereby adopted in its entirety as an amendment to the **Braddock Road Metro Small Area Plan** chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

Amend Map 10 / Braddock Road Metro Station Land Use to note that the applicable parcels are zoned to CRMU-L / Commercial Residential Mixed-Use – Low.

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

ADOPTED the 6th day of October, 2015.



Mary Lyman, Chair
Alexandria Planning Commission

ATTEST:



Karl Moritz, Secretary



THE PARK RESIDENCES

Concept Site Plan

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 6, 2015

TO: CHAIRWOMAN LYMAN AND MEMBERS OF PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR OF PLANNING AND ZONING

SUBJECT: MPA#2015-0002 / REZ#2015-0002 / DSUP#2014-00017 / SUB#2015-0005 –
601 NORTH HENRY STREET (DOCKET ITEM #9)

Staff and the applicant have discussed several architectural design refinements since the publication of the staff report that would potentially enhance the streetscape and the aesthetics of the proposed townhouse units. One confirmed change, agreed to between staff and the applicant, is the reduction of the length of the parking spaces in the ground-level garages for Units #1-6 facing North Henry Street. The parking spaces for these units are now proposed to be compact in size (8' x 16') instead of standard-sized (9' x 18.5'.) The change would allow for the addition of a ground-level vestibule and also, potentially, better articulation of the front entrances to these units. The applicant and staff agree that it also would not negatively impact the viability of the garages as required parking spaces for the units. Staff also notes that the change does not require separate Special Use Permit approval for reduced-size parking spaces in this instance pursuant to Section 11-512(B) of the Zoning Ordinance. A slight amendment to Condition #22a regarding parking space sizes is necessary to formalize this change as follows:

22a. The townhouse garages shall contain a minimum unobstructed interior dimension of 18 ft. x 18.5 ft. to enable two adjacent parking spaces, excluding units with tandem parking, which may have a dimension of ~~9 ft. x 37 ft.~~ 8 feet x 32 feet in the garage space. If the applicant proposes that the area for the storage of a city standard super can and recycling container is to be located inside a garage, the area must be adequate to accommodate a city standard super can and recycling container, exclusive of the area required for the parking spaces. The parking space dimensions shall not include columns, walls, or obstructions. Dimension lines for interior garages for each of the unit types shall be provided.

The applicant has also agreed to explore the following additional design-related changes pending further study as part of final site plan review process.

- *Alternative color schemes for the exterior of the townhouse buildings.* Given that the existing language of Condition #13c already anticipates that such changes could occur during final site plan review, no amended condition language is needed at this time to

facilitate such potential color changes in the future. An example of the applicant's potential alternative color schemes will be available at the public hearing.

- *Lowering the parapet wall surrounding the rooftop amenity space (elevated yard) for Unit #7.* Staff recommends that new Condition #13e be added to incorporate this potential change for the corner unit as noted below.
- *Alternatively, eliminate all parapet walls surrounding rooftop amenity spaces (elevated yards) and stagger the location of the spaces on different sides of each building.* In the current proposal, some of the spaces are partially enclosed with parapet walls and all of them are located on the same side of their respective buildings. The potential change would remove the parapet walls and stagger the amenity spaces on different sides of the townhouse buildings. Staff recommends the addition of Condition #13f to incorporate the potential change.
- *Change the size of ground-level windows of the townhouse units, most likely by making them larger.* Staff recommends amending existing Condition #13a as shown below.

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

- a. Windows styles, and window size of the street-facing ground level windows, shall be reviewed with the City Architect at Final Site Plan;
- b. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to placement and color;
- c. Continue to work with staff to develop the final colors and materials palate for the buildings, including potential variation between sticks;
- d. Rooftop AC units visible from the public right-of-way shall be screened, per Sec. 6-403 b.1;
- e. Study reducing the height of the parapet wall at the elevated yard for the corner unit; and,
- f. Explore a design which alternates the top level open space between the street and interior sides of adjacent townhouse units.

* (P&Z)

As a separate matter, staff also inadvertently included Condition #83, which essentially duplicates the language in Condition #84, in the published staff report. Staff recommends to the Planning Commission that Condition #83 should now be removed.

~~**83.** Notify prospective buyers, in its marketing materials and homeowner documents, that the internal streets are private streets with a public access easement and shall not be maintained by the City of Alexandria; and that the storm sewers located within the site are private and shall be maintained privately, in perpetuity. (T&ES)~~



Braddock Metro Citizens' Coalition

Working for a Greater Northwest Old Town | www.braddockmetro.org

1122 Madison Street, Alexandria, VA 22314 | bmcc@braddockmetro.org

October 5, 2015

Alexandria Planning Commission

RE: Docket Item #9 – Master Plan Amendment #2015-0002

Rezoning #2015-0002

DSUP #2014-0017

Dear Chairwoman Lyman and Members of the Commission:

The Braddock Metro Citizens' Coalition (BMCC) is the civic association where the proposed Park Residences townhomes, referenced above, are located. The BMCC is taking an active role in the planning and development issues in the Braddock Metro area. We understand and support the transit-oriented development principles of the adopted Braddock Metro Neighborhood Plan. We know that dense development, employing good planning and design, can make our changing neighborhood a walkable, welcoming and wonderful model for the rest of the City.

We have reviewed and shared the design of the Park Residences, located in the 600 block of North Henry Street, with our membership. The BMCC is in support of this project and the master plan amendment, rezoning and the DSUP requested. The plan to construct 18 townhouses on what is currently a derelict surface parking lot is welcomed. We believe the design is consistent with the intent of the Braddock Metro Neighborhood Plan. In our view, the architectural character is completely appropriate at this location. It is not unlike the very successful Belle Pre apartments, modern and forward looking rather than duplicative of some earlier period without roots in this particular part of the City.

We would note that the proposed four-story units, at about 2,455 square feet, each featuring a two-car garage and rooftop deck, are virtually identical in size and scale to the 40 units on the a nearby block known as the Braddock Lofts. The request for an increase in the site's F.A.R. to 1.5, and 42.7 feet overall height is appropriate for this part of the neighborhood. The nearby Henry Condominiums are much taller and the anticipated eventual development across Henry Street from the Park Residences will be about the same height as the Henry. These units will fit very nicely into that context.

The only comment we had for the developer was to reserve a small area on site for the "use" of the dogs that will inevitably live in the Park Residences. While this area of the City becomes denser, we must also plan for the canine companions that will come as well.

The BMCC asks you support the project and grant the necessary approvals to accomplish this project. We welcome it in our neighborhood.

Sincerely,


Judy Noritake
President, Braddock Metro Citizens' Coalition

DSUP2014-0017

Additional Materials

10/6/2015

October 5, 2015

Alexandria Planning Commission

Re: Docket Item #9 – Master Plan Amendment #2015-0002
Rezoning #2015-0002
DSUP #2014-0017

Dear Chairwoman Lyman and Members of the Commission:

My wife and I have lived at 1009 Pendleton Street, which is directly adjacent to the subject property, since 1992. We and all of our Kings Row neighbors that I have spoken with feel that this is a positive addition to the neighborhood and to our own properties. The existing parking lot has been an eyesore for years with spotty maintenance at best. The proposal that is before you is a vast improvement. Moreover, the Applicant, their attorney and design consultants have been very open to our suggestions and have incorporated many of them into the current design.

I urge you to support the Park Residences proposal.

Sincerely Yours,

A handwritten signature in black ink, appearing to be 'Robert Atkinson', with a long horizontal flourish extending to the right.

Robert Atkinson