

Docket Item #12
Development Site Plan#2015-00020
100 South Reynolds Street – The Mark

Application	General Data	
Project Name: The Mark – (Formerly known as Washington Suites)	PC Hearing:	November 5, 2015
	CC Hearing:	N/A
	If approved, DSP Expiration:	November 5, 2018
	Plan Acreage:	4.207 Acres
Location: 100 South Reynolds Street	Zone:	RC/High density apartment zone
	Proposed Use:	Multifamily Residential
	Gross Floor Area:	211,596 sf
Applicant: Landmark 100 SR LLC	Small Area Plan:	Landmark/Van Dorn
	Historic District:	Not Applicable

Purpose of Application
Amendment to an existing development site plan (#DSP2012-00032) to add an additional eight (8) residential units, to remove the proposed parking structure, and to apply the current parking standards for multifamily residential buildings.
Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Gary Wagner, Principal Planner, gary.wagner@alexandriava.gov Robert Kerns, Division Chief, robert.kerns@alexandriava.gov



DSP #2015-0020
100 South Reynolds Street



I. SUMMARY

A. Recommendation

Staff recommends **approval** of the requested amendment to the Development Site Plan DSP2012-00032 for 100 South Reynolds Street, The Mark. The request is specifically to:

- Increase the number of dwelling units from 219 units to 227 units;
- Change parking to meet the new standards for multifamily dwellings; and
- Delete the previously approved 8,000 square foot parking structure on the northern portion of the site.

This request also eliminates the need for the previously approved modifications to the open space requirements and setbacks for the parking garage. The site plan now meets the requirement of 40 percent open space that is all at ground level. The plan also proposes to provide the previously approved surface parking spaces, and update the existing parking lot to meet the Landscape Guidelines for parking lot islands with shade trees.

The previous conditions of approval have been carried forward and updated to meet current standards, with applicable conditions modified and/or deleted. Other than removal of the parking structure, there are no other changes to the site plan, except for changes to the location of stormwater pipes in the area of the previous parking structure. There are also no changes to the previously approved landscape plans. For background and more information on the previous approval, please see the attached report for DSP2012-00032.

II. BACKGROUND

A. Brief History

The subject property was constructed in 1964 in accordance with Site Plan #64-023 as high rise residential apartments with 219 units. Between 1970 and 1978, the building was converted from multifamily residential to an extended stay apartment hotel. In 1978, an applicant requested to operate a first floor restaurant within the apartment hotel per SUP #1194. The City Council approved special use permit #1194 as an extended stay hotel with a restaurant. In May of 2013, the City Council approved the conversion of the existing extended stay hotel back to its original use as a multifamily residential apartment building and the construction of an approximately 8,000 square foot parking garage on the northern portion of the site to meet parking standards at the time. The conversion also required approval of a Master Plan Amendment and Rezoning of two commercial parcels on the site to the RC/High residential zone and the consolidation of three parcels into one parcel.

B. Site Context

The site is located on South Reynolds Street just south of Duke Street, within the Landmark/Van Dorn Small Area Plan. The surrounding area is comprised primarily of multifamily residential apartment buildings, condominiums, townhomes and some small commercial and automobile-oriented uses on the corner of Duke and South Reynolds Street. Buildings are generally set back from the street with surface parking lots and/or parking garages to provide parking for the various residential communities. East of the site are garden apartments; to the south are townhouses and mid to high-rise rental and condominium communities; to the north, toward Duke Street, is a car repair facility, gas station, 7-11 convenience store and a bar and grill restaurant; and across South Reynolds Street to the west are mid to high rise multifamily apartment buildings and condominiums.

C. Project Description

The applicant, Landmark 100 SR LLC, is requesting a revision to the approved site plan to add eight (8) dwelling units within the existing building footprint, and also within the permitted density for the site, based on the RC High zone provisions. The area of the existing laundry room and conference center that served the former hotel use will be used to create the 8 new units.

The applicant is also proposing to provide parking in compliance with the new parking regulations for multifamily dwelling units, which alleviates the need for the previously approved 8,000 square-foot parking garage on the northern portion of the site. By removing the parking structure, the open space for the project has been increased to now meet the 40% open space requirements for the site.

Currently, the applicant is in the process of converting the existing extended stay hotel to multifamily residential floor by floor, ensuring that new surface parking spaces are provided to meet parking requirements for the residents as each floor is occupied. With the provision of additional surface parking spaces, the applicant is also bringing the existing parking lot up to current standards with the provision of new parking lot islands with shade trees in conformance with the Landscape Guidelines. The applicant will also be providing new street trees and a new bus stop along South Reynolds Street per the original approval.

Because the project is for a change of use to an existing building, from hotel to residential apartments, and no changes are being made to the existing building footprint or overall square footage, flexibility was granted to the green building policy in the previous approval.

Also, based on the current contribution policy for affordable housing, the project does not meet the minimum threshold for a voluntary contribution. With no additional square footage being created the project is exempt from making a voluntary contribution to the Housing Trust Fund.

III. ZONING

Property Address:	100 South Reynolds Street		
Total Site Area:	183,268 sq. ft or 4.2076 acres		
Existing Zone:	RC/High density apartment zone		
Proposed Use:	Multifamily Residential		
	Permitted/Required	Existing	Proposed
FAR	1.25 max	1.15	1.15
Dwelling units	229	219	227
Density	54.45 DU/AC	52.05	53.95
Height	150 ft. max	87 feet	87 feet
Open Space	40% - 73,307 sf		40% - 73,400 sf (at grade)
Front Setbacks	None	87.2 feet	N/A
Side	29 feet (building)	48.6 feet (building)	48.6 feet (building)
Rear	87 feet (building)	54.6 feet (building)*	54.6 feet*
Parking	236 spaces	218 spaces	238 spaces (surface)

* Modification granted with previous application

IV. STAFF ANALYSIS

Staff recommends approval of the applicant's request to amend the site plan DSP2012-00032 to increase the number of dwelling units by eight (8); to amend the parking to meet the new parking standards for multifamily development; and to remove the previously approved parking structure from the site plan. Staff finds that the proposed amendment is consistent with the requirements of the RC High zone, and furthermore that many of the previously approved improvements, such as landscaping and streetscape improvements, adequate on-site parking, and improved on-site stormwater mitigation will be provided as originally envisioned. For more information regarding the previous approval (DSP2012-00032) see the attached report.

A. Modifications

Previously, modifications were granted to the applicant for open space, rear and side yard setbacks for the proposed parking deck, and the rear yard setback for the existing building. Since the parking garage has been eliminated, the rear and side yard setback

modifications are no longer needed for that area of the site. Additionally, with the removal of the garage, the plan now meets or slightly exceeds the open space requirement of 40%. All of the open space provided is at ground level. The modification to the rear yard setback for the existing building remains valid.

B. Parking and Transportation Options

The applicant proposes to apply the new parking standards for multifamily development to the site. The new standards require a base parking rate of one space per bedroom, which equates to 262 spaces. The plan proposes 67 studio units, 125 one bedroom units, 62 two bedroom units and 8 three bedroom units. By applying parking deductions consisting of 5% for over 20% studio units, and 5% for four (4) bus stops located within 0.25 mile walking distance of the site (one bus stop is located along the property frontage), the applicant may reduce the parking to a minimum of 236 parking spaces for the project, which includes visitor parking. The applicant has provided 238 surface parking spaces. By applying the new parking standards, the applicant was able to eliminate the previously approved parking structure on the site, which allowed for a 5,000 sf increase in open space and pervious area.

This site is also served by excellent bus service, which includes the WMATA Route 21 bus to the Pentagon, the WMATA Route 25 bus to the Van Dorn Street Metro, and the nearby Dash Route 8 bus to the King Street Metro and Old Town. Staff believes that because of adequate transit in the area, the proposed 238 on-site parking spaces will be sufficient to handle residents parking needs.

C. Open Space

As mentioned above, this amendment includes the elimination of the previously approved parking garage, which will result in an increase to the overall ground-level open space from 35% to 40%, which is the minimum amount of open space required in the RC High zone. The previous application was approved with a modification of 5% to the open space requirement, which is now no longer needed.

Additionally, with the original application the applicant proposed to retrofit the existing surface parking lot with new landscape islands and shade trees. Approximately 35 new shades trees will be provided in the existing and new portions of the surface parking lot combined. In addition, the applicant is providing a substantial amount of new landscaping in the existing and new open space areas of the site. The applicant has provided 39% crown coverage for the site, which exceeds the minimum requirement of 25%.

Type	Entire Site
Ground-Level Open Space	73,400 sf (40.0%)
Outdoor Amenity Space (roof top open space)	0 sf (0%)
Indoor Amenity Space	0 sf (0%)
Total	73,400 sf (40.0%)

Public Open Space	0 sf (0%)
Private Open Space	73,400 sf (40.0%)

V. COMMUNITY

The applicant has indicated that they have contacted the following community groups to discuss the proposed amendment; the Templeton Condominiums, the Prospects Condominium Association, the West End Condominiums Association, the Towns of Hillwood Condominium Association, the Windsor Communities rental apartments, the Cameron Station Home Owner's Association, Lofts Condominiums, EOS Twenty One Condominiums, and Windsor at Arbor. The applicant has met with Reynolds Prospect on September 14th and with Hillwood on September 15th. Templeton Condominiums has requested the applicant provide a presentation at their October 28th condominium association meeting; however the applicant is unable to attend. Therefore, staff plans to attend that meeting. Any additional information will be provided prior to the public hearing.

VI. CONCLUSION

Staff recommends **approval** subject to compliance with all applicable codes, ordinances, and the following staff recommendations.

VII. GRAPHICS

Site Plan



VIII. STAFF RECOMMENDATIONS

The following conditions, code findings or code comments have either been added, amended or deleted:

Deleted Conditions: 10, 11, 27 j, k and l, 42 and 54

Amended Conditions: 8, 9, 19, 23, 24, 27, 36, 50 and 53

Amended T&ES Code Findings: F-17

Added T&ES Code Findings: F-22, F-23

Amended T&ES Code Comment: C-13, C-25

Added T&ES Code Comments: C-26, C-27

1. The Final Site shall be in substantial conformance with the preliminary plan dated July 20, 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 and T&ES:
 - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. Construct all concrete sidewalks to City standards.
 - 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.
*** (P&Z (T&ES))

B. OPEN SPACE/LANDSCAPING:

3. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z. 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 planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
 - e. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
 - f. Provide a plan exhibit that verifies the growing medium in street tree trenches meets the requirements of the City's *Landscape Guidelines* for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)
 - g. Enhance the plant material proposed in the landscape areas between the parking lot and the street to ensure that it adequately screens parked cars from Reynolds Street. A landscape plan showing this enhanced landscaping shall be submitted for review with the first final site plan. (PC)
4. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of P&Z and Code Administration.
- a. Provide an exhibit that demonstrates that all landscaped areas can be accessed by a combination of building mounted hose bibs and ground set hose connections.
 - b. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - c. Install all lines beneath paved surfaces as sleeved connections.
 - d. Locate water sources and hose bibs in coordination with City Staff.
 - e. Ensure that irrigation system is compatible with City's remote control Maxicom System. (Code Administration) (P&Z)
5. Develop a palette of site furnishings in consultation with staff.
- a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Site furnishings shall include benches, bicycle racks, trash and recycling receptacles, and other associated features. (P&Z)(T&ES)
6. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, and T&ES. (P&Z)(T&ES)

C. TREE PROTECTION AND PRESERVATION:

7. 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 the City Arborist. (P&Z)
8. **CONDITION AMENDED BY STAFF:** 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)
9. **CONDITION AMENDED BY STAFF:** 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 ~~February 21, 2013~~ July 20, 2015 and reduced if possible to retain existing trees and grades. (P&Z)

D. BUILDING:

10. **CONDITION DELETED BY STAFF:** ~~Provide detailed drawings (enlarged plan, section and elevation studies) to evaluate the building material details including the final detailing, finish and color of the parking structure during the final site plan review. Separate design drawings shall be submitted for each building typology at a scale of 1/4" = 1'. (P&Z)~~
11. **CONDITION DELETED BY STAFF:** ~~Building materials, finishes, and relationships for the parking structure shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director prior to selection of final building materials. (P&Z)~~
12. The applicant shall work with the City for recycling and/or reuse of the existing materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
13. Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES)
14. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures for all replaced fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense/pp/index.htm](http://www.epa.gov/WaterSense/pp/index.htm). (T&ES)

E. SIGNAGE:

15. Design business and identification signs to relate in material, color and scale to the building on which the sign is displayed to the satisfaction of the Director of P&Z. The business and identification signs shall be designed of high quality materials and sign messages shall be limited to logos and names. (P&Z)
16. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
17. A freestanding monument or identification sign shall be limited to a six foot height maximum. (P&Z)
18. 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)

F. PARKING:

19. **CONDITION AMENDED BY STAFF:** Provide ~~69~~ 24-bicycle parking space(s) per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. (T&ES)

G. BUS STOPS AND BUS SHELTERS:

20. Make bus stops at South Reynolds Street adjacent to and across the street from the site ADA compliant. ADA compliance includes:
 - a. Install an unobstructed eight (8) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb, bus stop passenger loading pad. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The exiting width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. See attached standard details.
 - b. Create a 120 foot "No Parking, Bus Stop Zone" if the bus stop is located along the curbside. For the stop across from the site on South Reynolds Street, a 90 foot no parking zone will be acceptable if the stop is relocated to 75 feet south/west of the Domino's Pizza entrance. If the bus stop is

located on a bulb out / extension into the roadway, the “No Parking, Bus Stop Zone” shall not be required. (T&ES)

21. 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)

H. SITE PLAN:

22. Per Section 11-418 of the Zoning Ordinance, the development site plan shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status. (P&Z)
23. **CONDITION AMENDED BY STAFF:** Submit the plat of consolidation and all applicable easements ~~prior~~ with to the final site plan submission. The plat(s) shall be approved ~~and recorded~~ prior to the release of the final site plan.* (P&Z)(T&ES)
24. **CONDITION AMENDED BY STAFF:** The plat shall be recorded and a A copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit.** (P&Z)
25. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:

- a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)
26. Provide screening to trash/dumpster pad visible from the public ROW. Show location and provide details of materials of screening upon submission of first final site plan. Screening shall be to the satisfaction of the Director of P&Z. (P&Z)
27. **CONDITION AMENDED BY STAFF:** Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and P&Z in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
 - e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
 - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
 - j. **CONDITION DELETED BY STAFF:** ~~The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.~~

- k. **CONDITION DELETED BY STAFF:** ~~The lighting for the structured parking garage shall be a minimum of 5.0 foot candle maintained for the lower level of the garage, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.~~
 - l. **CONDITION DELETED BY STAFF:** ~~Light fixtures for the structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.~~
 - m. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - n. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
 - o. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police)
28. Provide a unit numbering plan for each floor of a multi-unit building with the first final site plan submission. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Retail, Office) if known. (P&Z)
29. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)

I. CONSTRUCTION:

30. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. * (T&ES)
31. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
- a. Include a plan for temporary pedestrian and vehicular circulation;
 - b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
 - c. Include the overall schedule for construction and the hauling route;
 - d. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
 - e. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5)

calendar days, a “stop work order” will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)(Code)

32. Provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
 - a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)
33. 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)
34. No major construction staging shall be allowed within the public right-of-way on South Reynolds 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)
35. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop on South Reynolds Street, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Transit Services Division. (T&ES)
36. **CONDITION AMENDED BY STAFF:** A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of Infrastructure and Right of Way Construction Management & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
37. 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)

- a. The hours of noise-producing outdoor construction will be limited to between the hours of 8:00 am to 5:00 pm Monday through Friday. Outdoor construction activities which do not produce excessive noise will be limited to between the hours of 7:00 am and 6:00 pm. This condition will not apply to the final two week of construction during which time noise-producing outdoor construction may be performed between the hours of 7:00 am and 6:00 pm, as necessary. (PC)
38. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
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. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. *** (P&Z)
42. **CONDITION DELETED BY STAFF:** ~~Submit a wall check prior to the commencement of construction of the first floor above grade for the parking structure. The wall check shall include the building footprint, as depicted in the approved final site plan and the top of slab. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z)~~
43. 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)

44. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
45. 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)

J. WASTEWATER / SANITARY SEWERS:

46. Condition deleted. (PC)
47. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)

K. SOLID WASTE:

48. Provide \$1,150 per receptacle to the Director of T&ES for purchase and installation of two (2) Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans with domed lid by Victor Stanley. The receptacle(s) shall be placed in the public right of way. Receptacles shall be generally located along the property entrance 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)

L. STREETS / TRAFFIC:

49. 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)
50. **CONDITION AMENDED BY STAFF:** A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction Management & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)

51. Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement “FOR INFORMATION ONLY” on the Traffic Control Plan Sheets. (T&ES)
52. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
53. **CONDITION AMENDED BY STAFF:** Show turning movements of standard vehicles in the ~~parking structure and/or~~ parking lots. Show turning movements of the largest delivery vehicle projected to use the site ~~loading dock~~. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
54. **CONDITION DELETED BY STAFF:** ~~The slope on parking ramp to garage entrance shall not exceed 12 percent. For slopes 10% and greater, provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming.~~ (T&ES)

M. UTILITIES:

55. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements; however, no transformers and switch gears shall be placed in the right of way. (T&ES)
56. A sanitary sewer line was identified during Preliminary review and shown connected to storm manhole. The pipe shall be televised by closed circuit TV (CCTV) prior to the Final 1 submission to confirm, if it is in fact a storm line. If the said line is determined to be a sanitary line after the CCTV, then the sanitary line shall be separated and connected to sanitary manhole. * (T&ES)

N. SOILS:

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

O. WATERSHED, WETLANDS, & RPAs:

58. The project site lies within the Holmes Run Watershed, thus stormwater quantity controls shall be in compliance with the City and Commonwealth of Virginia

requirements applicable at the time of the first Final Site Plan submission. (T&ES)

59. The storm water collection system is located within the Holmes Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
60. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES)

P. BMP FACILITIES:

61. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
62. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
63. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. **** (T&ES)
64. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)

65. Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. ****(T&ES)
66. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. ****(T&ES)
67. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. ****(T&ES)

Q. NOISE:

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

R. AIR POLLUTION:

70. 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)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

- 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)

Transportation and Environmental Services

- F - 1. Sheet 18: Provide approved City Standard information blocks (the ones provided are incomplete). (T&ES- OEQ)
- F - 2. Show the 120' no parking bus stop zone for the southbound bus stop located on S Reynolds across from the site. To reduce the impact of parking, consider relocating locating the southbound bus stop on S Reynolds across from the site to a location 75 feet south/west of the Domino's Pizza driveway on S Reynolds Street. If the stop is located 75 feet south/west of the driveway, the no parking bus stop zone shall only be 90 feet (this allows for 15' of clearance south/west from the bus stop location to allow the bus to safely merge back into the travel lane). Another option is to install an 8'X8' bus stop bulb out at the existing southbound bus stop location across from the site to reduce the impact of parking. If a bulb out is installed, the no parking bus stop zone for the southbound bus stop location shall not be required. (T&ES- Transit)
- F - 3. Plat does not show any creation or vacation of ingress-egress easements as suggested in the title of the plan. (T&ES- Survey)
- F - 4. New consolidated lot should be labeled "Lot 500" not New Parcel T.M.058.01-02-01. (T&ES- Survey)
- F - 5. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no

exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)

- F - 6. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:

<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%202002-09%20December%203,%202009.pdf>

- F - 7. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 8. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 9. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 10. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 11. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76

- Class IV (For 12" or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)
- F - 12. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F - 13. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18" for sanitary sewer and 12" for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)
- F - 14. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 15. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)

- F - 16. The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F - 17. **FINDING AMENDED BY STAFF:** Dimensions of parking spaces, aisle widths, etc. ~~within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths.~~ (T&ES)
- F - 18. 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 - 19. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 20. 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 - 21. The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (T&ES)
- F - 22. **FINDING ADDED BY STAFF:** 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. (T&ES)
- F - 23. **FINDING ADDED BY STAFF:** Indicate bicycle parking spaces on the Final Site Plan. (T&ES- Transportation Planning)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)

- C - 2 The applicant shall comply with the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII and the Commonwealth of Virginia peak flow requirements and prepare a Stormwater Management Plan to be in compliance with the applicable laws and regulations applicable at the time of the first Final Site Plan submission. (T&ES)
- C - 3 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 5 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 6 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. The memorandum is available at the following web address of the City of Alexandria (T&ES)
- [http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20\(02-07\).pdf](http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20(02-07).pdf)
- C - 7 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)

- C - 8 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of a trash truck and the trash truck shall not back up to collect trash. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C - 9 The applicant shall be responsible to deliver the solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 10 The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. (T&ES)
- C - 11 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)
- C - 12 The sewer tap fee must be paid prior to release of the site plan.* (T&ES)
- C - 13 **CODE REQUIREMENT AMENDED BY STAFF:** All easements and/or dedications must be ~~recorded~~ approved prior to release of the site plan.* (T&ES)
- C - 14 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 - 15 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 16 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)

- C - 17 The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 18 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 - 19 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 - 20 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 21 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 22 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 - 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 water quality volume default and stormwater quantity management. (T&ES)
- C - 24 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 25 **CODE REQUIREMENT AMENDED BY STAFF:** All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VPDES Construction General Permit ~~VSMP permit~~ for land disturbing activities equal to or greater than 1 acre~~2500 SF~~. * (T&ES)

- C - 26 **CODE REQUIREMENT ADDED BY STAFF:** Given that the project secured coverage under the VPDES Construction General Permit prior to July 1, 2014 and received a reissued permit under the new CGP effective, July1, 2014, the project is subject to the City's previous stormwater technical criteria in effect prior to that date. The project shall remain subject to these technical criteria for two additional state construction general permit cycles. After such time, portions of the project not under construction shall become subject to any new technical criteria in place at that time. (T&ES)
- C - 27 **CODE REQUIREMENT ADDED BY STAFF:** The previously-approved Stormwater Pollution Prevention Plan (SWPPP) must be amended if changes have been made to the previously approved Stormwater Management (SWM) Plan or the approved Erosion & Sediment Control (ESC) Plan. If amended, the SWPPP must be submitted to the City for review with final site plan submission. (T&ES)

VAWC Comments:

1. The existing 8" water main and fire hydrants inside the property are private (agreement provided to applicant under separate cover). The property owner shall maintain them.
2. Survey and show this private 8" main on site plan.
3. Please advise whether the existing meter settings need to be changed.
4. Please advise whether the existing fire service line need to be changed.
5. Please consult fire marshal whether this building remodel need an updated Needed Fire Flow calculation. If yes submit a Needed Fire Flow (NFF) calculation to Code Administration with the final site plan review. After Code Administration approves the calculation, developer shall send VAW a copy of the approved calculation with a Code Administration signature, in order to verify whether the existing and proposed water main layout can meet the NFF requirement.

AlexRenew Comments:

1. Provide difference in sewage flow between actual current and proposed uses.

Code Administration (Building Code):

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief at ken.granata@alexandriava.gov or 703.746.4193.

- C-1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C-3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C-4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C-5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C-6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
- C-7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Police

Landscape Recommendations

- R - 1. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

Miscellaneous

- R - 2. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the

street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.

- R - 3. It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.
- R - 4. It is recommended that a “door-viewer” (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

Archaeology

- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Asterisks denote the following:

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



APPLICATION

DEVELOPMENT SITE PLAN

DSP # 2015-00020

Project Name: The Mark

PROPERTY LOCATION: 100 S. Reynolds Street

TAX MAP REFERENCE: 058.01-02-03

ZONE: RC

APPLICANT

Name: Landmark 100 SR LLC

Address: 8120 Woodmont Avenue, Suite 410, Bethesda, MD 20814

PROPERTY OWNER

Name: Landmark 100 SR LLC

Address: 8120 Woodmont Avenue, Suite 410, Bethesda, MD 20814

PROPOSED USE: Site Plan Amendment to adjust parking to current standards, add 8 units within the existing building footprint and permitted density, and remove the approved parking structure.

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

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

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

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 #

cpuskar@thelandlawyers.com

Email address

6/19/2015

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid and Date: _____

Received Plans for Completeness: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

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

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

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. None of the parties listed on the attached ownership breakdown chart have relationships as defined by Section 11-350.		
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.

6/19/2015

Date

M. Catharine Puskar, Agent/Attorney

Printed Name



Signature

Landmark 100 SR, LLC

8120 Woodmont Avenue, Suite 410
Bethesda, MD, 20814

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

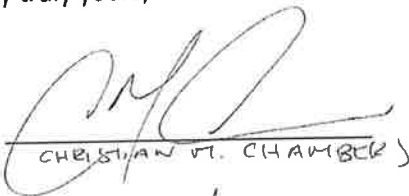
Re: Owner's Consent for Development Site Plan Amendment Application
100 S. Reynolds Street; Tax Map ID: 058.01-02-03 (the "Property")

Dear Mr. Moritz:

As owner of the Property, we hereby consent to the filing of a development site plan amendment application and any associated requests for the Property by Walsh, Colucci, Lubeley & Walsh, P.C.

Very truly yours,

By:



CHRISTIAN M. CHAMBERS

Its:

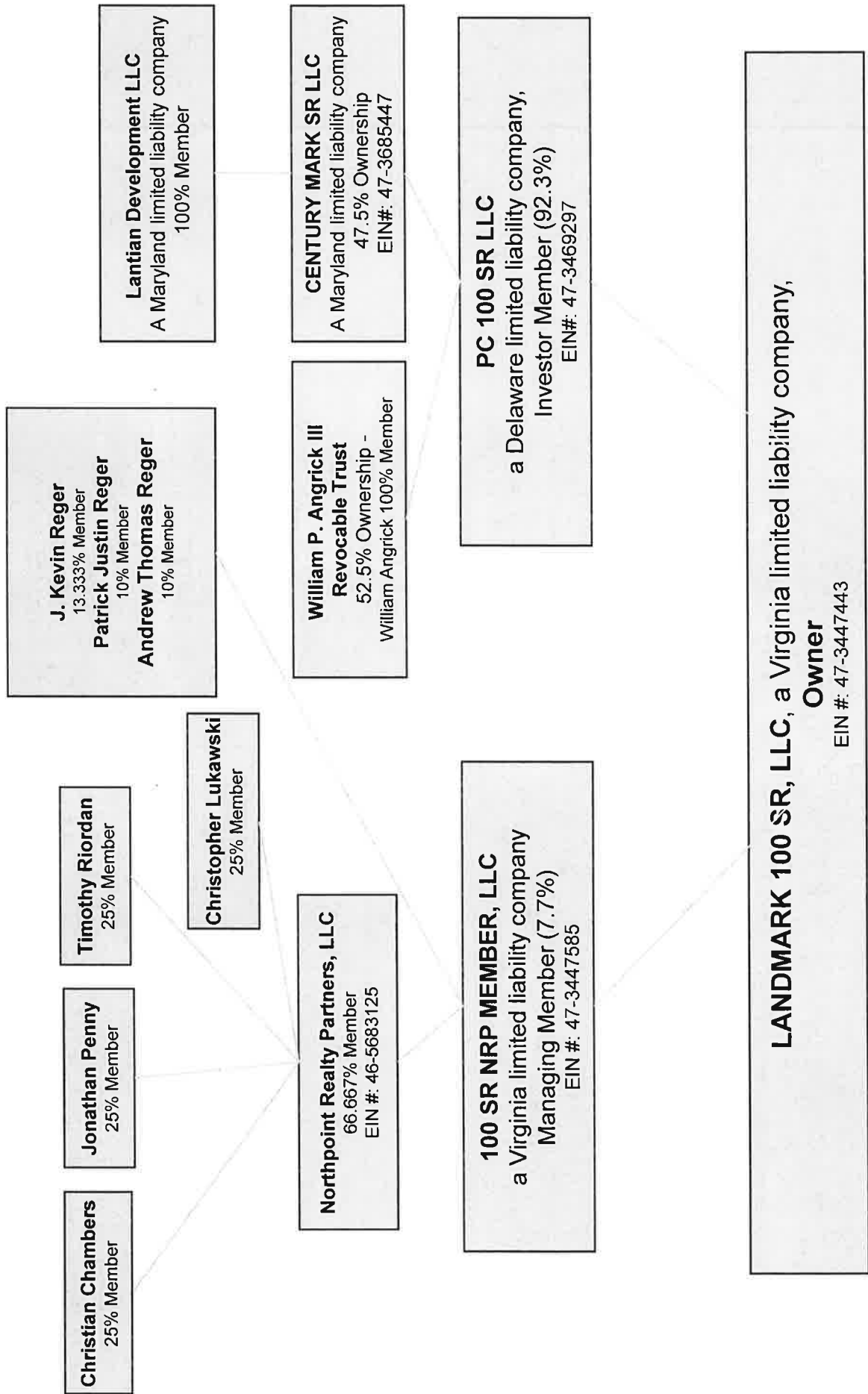
Managing Member

Date:

6/3/15

LANDMARK 100 SR, LLC

Organizational Chart



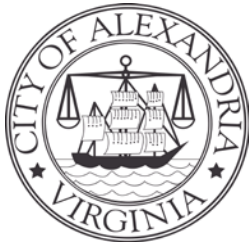
Statement of Support
100 S. Reynolds Street
TM ID: 058.01-02-03
Development Site Plan Amendment

Landmark 100 SR LLC (the "Applicant") requests approval of an amendment to DSP2012-0032 for 100 S. Reynolds Street (the "Property") to add 8 units within the existing building footprint and permitted density, adjust parking to current standards for multifamily development, and remove the approved parking structure.

The Applicant requests that the parking requirement for the project be brought into compliance with the Parking Standards for New Multifamily Development, with a 1 space per bedroom base rate and a 5% deduction for 20% or more studio units and a 5% deduction for four or more bus route stops within 0.25 mile of the development entrance. The project will contain 30% studio units, and the four bus routes within 0.25 mile are as follows: route 25B stops at the "Duke St. and S. Reynolds St." location and the 29K, 29N, and AT8 routes stop at the "Duke St. and N. Paxton St." location.

Compliance with the new parking standards will allow the Applicant to remove the approved parking structure from the northeast corner of the property, thereby increasing open space by 5.1% from 34.9% to 40% and eliminating the need for an open space modification. The additional 8 units will replace the existing laundry and conference room areas that served the former hotel use.

The proposed amendments will allow the Applicant to increase open space on the site and will reflect the City's current parking standards, which reflect the City's parking practices, changes and trends in demographics, and changes in market demands.



Docket Item #2 A-C

Master Plan Amendment#2013-0001

Rezoning#2013-0001

Development Site Plan#2012-0032

34A, 36 and 100 South Reynolds Street – Washington Suites Residences

Application	General Data	
Project Name: Washington Suites Residences	PC Hearing:	May 7, 2013
	CC Hearing:	May 18, 2013 (MPA & REZ only)
	If approved, DSP Expiration:	May 7, 2016 (three years)
	Plan Acreage:	4.207 Acres
Location: 34A, 36, 100 South Reynolds	Zone:	RC/High density apartment zone CG/Commercial General
	Proposed Use:	Multifamily Residential
	Gross Floor Area:	202,556 sf (existing) 210,656 sf (proposed)
Applicant: Duke Street Investors, LC	Small Area Plan:	Landmark/Van Dorn
	Historic District:	Not Applicable

Purpose of Application

The conversion of an existing extended stay hotel back to its original use as a multifamily residential apartment building and the construction of an approximately 8,000 square foot parking garage on the northern portion of the site. This conversion requires a Master Plan Amendment and Rezoning of two commercial parcels on the site to the RC/High residential zone and consolidation of three parcels.

Special Use Permits and Modifications Requested:

1. Rezoning request to rezone the vacant and outlot parcels zoned CG to RC/High;
2. Master Plan Amendment to the Landmark/Van Dorn Small Area Plan, Maps 10, 11, 13, and 14;
3. Development Site Plan for the consolidated parcels with new parking deck;
4. Modification to open space requirement;
5. Modification to side and rear yard setback for parking deck.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers: Richard Lawrence, Richard.Lawrence@alexandriava.gov, Gary Wagner, Gary.Wagner@alexandriava.gov

CITY COUNCIL ACTION, MAY 18, 2013: City Council approved the Planning Commission recommendation.

PLANNING COMMISSION ACTION, MAY 7, 2013:

Master Plan Amendment #2013-0001:

On a motion by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to adopt the resolution for MPA #2013-0001 to amend the Landmark/Van

Dorn Small Area Plan to change the master plan designation from CG to RH on land use maps 10 and 11 and the master plan designation from CG to RC on zoning maps 13 and 14. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission found that the proposed amendment was consistent with the intent of the Landmark/Van Dorn Small Area Plan.

Rezoning #2013-0001:

On a motion made by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of the Rezoning #2013-0001, to revise the zoning designation from CG/Commercial General to RC/High density apartment zone at 34A and 36 South Reynolds Street. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with staff recommendations and found that the proposed amendment was consistent with the intent of the Landmark/Van Dorn Small Area Plan.

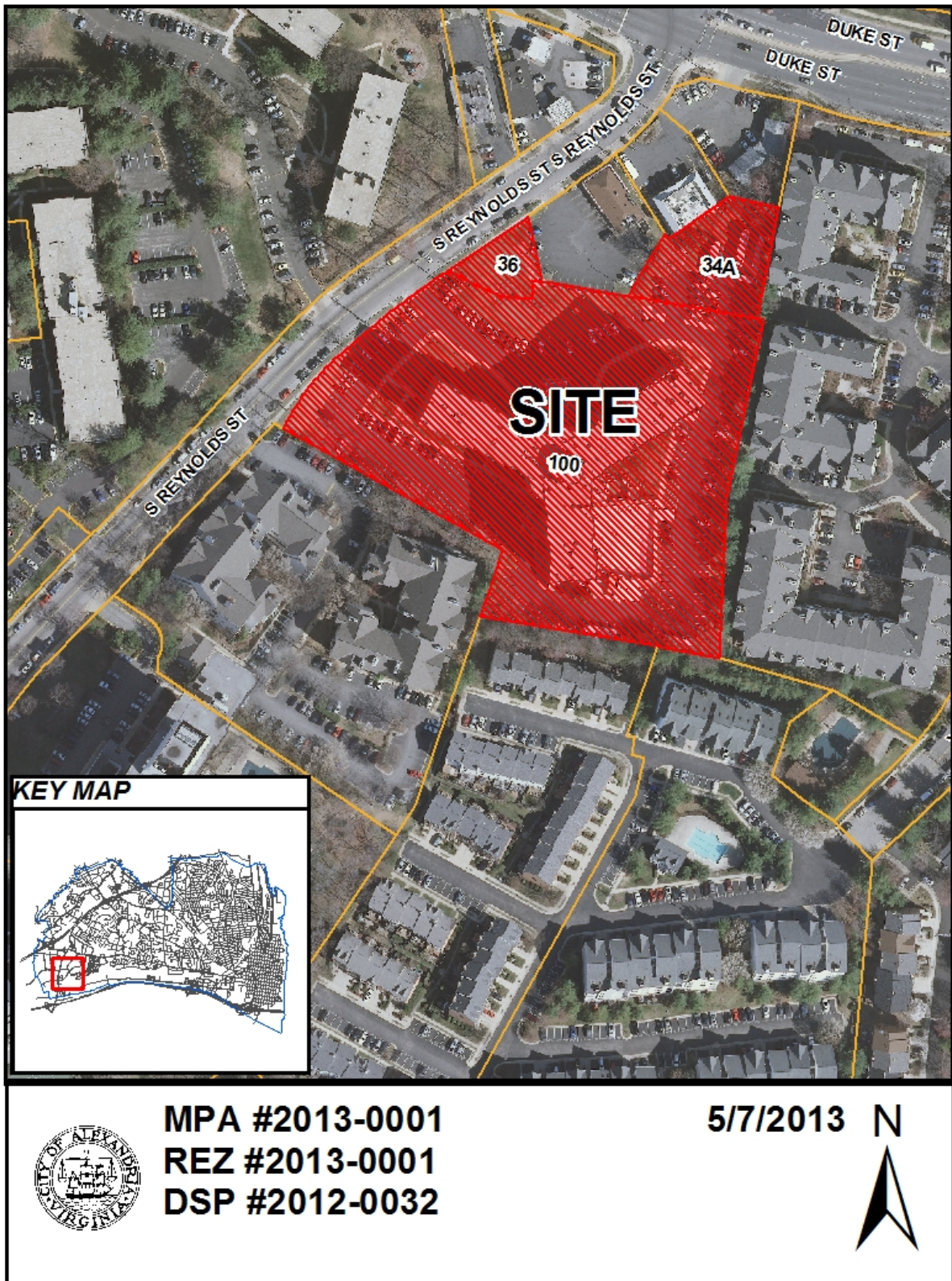
Development Site Plan #2012-0032

On a motion made by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to approve the DSP #2012-0032, with modifications, subject to applicable codes, ordinances and conditions with amendments to delete condition 46 and add conditions 3(g) and 37(a). The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

Speaker:

Jonathan Rak, attorney representing the applicants, spoke in support of the application.



I. SUMMARY

A. Recommendation

Staff recommends **approval** of the development site plan for the conversion of the existing extended stay hotel to a 219 unit multifamily residential apartment building, the consolidation of three parcels and the construction of an approximately 8,000 square foot parking deck on the northern portion of the site. This approval also includes:

- Rezoning request to rezone the vacant and outlot parcels from CG/Commercial General to RC/High density apartment zone;
- Master Plan Amendment to the Landmark/Van Dorn Small Area Plan, Maps 10, 11, 13, and 14; and
- Modifications to open space and side and rear yard setbacks

B. General Project Description

The applicant, Duke Street Investor, L.C. is requesting to consolidate three parcels and convert the existing extended stay hotel back to its original use as a multifamily residential apartment building and construct an approximately 8,000 square-foot parking garage on the northern portion of the site. The applicant also proposes to provide additional surface parking on-site along with additional landscape and streetscape improvements.

Some of the primary issues evaluated with this proposal, which are discussed in further detail below, include the following:

- Compliance with density, bulk and open space requirements of the RC zone;
- Provision of adequate on-site parking;
- Meeting several aspects of the Landscape Guidelines; and
- Provision of adequate stormwater facilities.

II. BACKGROUND

A. Brief History

The subject property was constructed in 1964 in accordance with Site Plan #64-023 as high rise residential apartments with 219 units. Between 1970 and 1978, the building was converted from multifamily residential to an extended stay apartment hotel. In 1978, an applicant requested to operate a first floor restaurant within the apartment hotel per SUP #1194. The City Council approved special use permit #1194 and since that time the site has operated as an extended stay hotel with a restaurant.

B. Site Context

The site is located on South Reynolds Street just south of Duke Street, within the Landmark/Van Dorn Small Area Plan. The surrounding area is comprised primarily of multifamily residential apartment buildings, condominiums, townhomes and some small commercial and automobile-oriented uses on the corner of Duke and South Reynolds Street. Buildings are generally set back from the street with surface parking lots and/or parking garages to provide parking for the various residential communities. East of the site are garden apartments; to the south are townhouses and mid to high-rise rental and condominium communities; to the north, toward

Duke Street, is a car repair facility, gas station, 7-11 convenience store and a bar and grill restaurant; and across South Reynolds Street to the west are mid to high rise multifamily apartment buildings and condominiums.

C. Detailed Project Description

The applicant is proposing to convert the existing extended stay hotel to a multifamily residential building, add new surface parking spaces, construct a parking deck on the northernmost parcel in order to meet parking requirements of the ordinance, and provide new parking lot islands with shade trees in conformance with the Landscape Guidelines. The applicant will also be providing new street trees and a new bus stop along South Reynolds Street.

In addition, a rezoning of the commercial parcels on site from CG to RC with a consolidation of the three parcels is requested to bring the multifamily residential building into compliance with current zoning regulations. This is necessary for the project to achieve 219 residential units, which is the existing number of hotel/apartment units already in the building. The RC zone has a maximum density requirement of 54.45 dwelling units per acre. Currently, the parcel where the hotel is located is approximately 3.7 acres, which would only allow a maximum of 201 units in the RC zone. The rezoning of the two commercial parcels, associated with the current hotel property, from CG to RC and consolidation of all three parcels would increase the total site acreage to 4.207 acres, allowing the desired density of 219 units on the site.

The applicant is proposing no changes to the existing building. The existing extended stay hotel will be converted into multifamily residential apartments with 187 efficiencies/1-bedroom units and 32 2-bedroom units (219 units total); no additional units or square footage has been added to the building. The parking requirements as provided in the Zoning Ordinance are calculated on a ratio of 1.3 per 1-BR units and 1.75 per 2-BR units. To meet this requirement, 299 parking spaces are needed. The existing surface parking lot only holds 218 spaces. With this proposal, the applicant will be resurfacing and restriping the existing parking lot and adding some new surface parking areas to provide a total of 246 surface parking spaces. The applicant will also construct an 8,100 sq. ft. parking deck on the northernmost portion of the site with an additional 57 spaces for a total of 303 parking spaces on the site. With these spaces, the project meets the Zoning Ordinance's parking requirements and no parking reduction is requested.

The parking structure will provide 32 spaces on the upper deck level and 25 spaces on the lower level. The entrance to the upper deck level will meet at grade with the existing drive aisle of the site. The lower level will be accessed from the west side of the structure as the grade falls naturally from north to south. The structure will be constructed of either cast in place concrete or precast concrete and finished with a brick veneer with a precast concrete cap on the top. The area between the structure and the property line will be planted with columnar-shaped deciduous trees to soften the view of the structure from the adjacent residential community.

Staff has worked with the applicant for improvements to the amenity space and pool area and screening of mechanical units visible from the right-of-way and adjacent residential development. The mechanical equipment enclosure on the south side of the building will be constructed with brick to match the existing building with woven wire mesh access panels. In addition, the applicant has worked with staff to provide improved on-site landscaping and streetscape features including additional street trees and new bus stop with bench. The resulting

plan includes an overall improved landscaped site with a significant increase in the number of trees, shrubs, and grasses.

III. ZONING

Property Address:	34A, 36, 100 South Reynolds Street		
Total Site Area:	183,268 sq. ft or 4.2076 acres		
Existing Zone:	RC/High density apartment zone and CG/Commercial general		
Proposed Zone:	RC/ High density apartment zone		
Current Use:	Vacant, Outlot, and Multifamily Residential		
Proposed Use:	Multifamily Residential		
	Permitted/Required	Existing	Proposed
FAR	1.25 max	1.26 (on RC parcel)	1.15 (on consolidated parcel)
Height	150 ft. max	87 feet	13.6 feet (Parking deck)
Front Setbacks	None	87.2 feet	N/A
Side	29 feet (building) 25 feet (parking deck)	48.6 feet (building)	5 feet* (parking deck)
Rear	87 feet (building) 25 feet (parking deck)	54.6 feet (building)	9 feet* (parking deck)
Parking	299 spaces	218 spaces	246 spaces (surface) 57 spaces (parking deck)
Total:			303 spaces

* Modifications requested

IV. STAFF ANALYSIS

Staff recommends approval of the applicant's request to consolidate the three parcels and convert the extended stay hotel to multifamily residential and construct a parking deck. Staff finds that the rezoning and master plan amendment requested is appropriate and consistent with the vision of the Landmark/Van Dorn Small Area Plan and further brings the site into conformance with current zoning regulations. While the proposal includes modifications to the site, it offers several improvements such as landscaping and streetscape improvements, adequate on-site parking, and improved on-site stormwater mitigation and compliance. These improvements enhance the overall appearance of the site.

A. Master Plan Amendment

The applicant is requesting a master plan amendment to the Landmark/Van Dorn Small Area Plan to amend the Land Use Maps 10 and 11, and Zoning Maps 13 and 14. Map amendments for land use maps 10 and 11 reflect the land use designation change from CG/Commercial General to RH/ Residential High to allow residential uses on two parcels. The map amendments to zoning maps 13 and 14 reflect the rezoning of the vacant parcel on the northwestern part of the site and the outlot parcel on the northeastern part of the site from CG/Commercial General to RC/High density apartment zone. Staff finds that the rezoning and master plan amendments requested are

consistent with the intent of the Landmark/Van Dorn Small Area Plan and necessary to bring the RC-zoned parcel into conformance with current zoning.

B. Small Area Plan Conformance

The site of the existing extended stay hotel has been zoned RC/High density apartment zone since its construction in 1964. In 1992, the City identified and rezoned the vacant and outlot parcels from C-2 to CG/Commercial General. The outlot parcel has provided parking to the RC-zoned parcel at 100 S. Reynolds since 1964. The vacant parcel has remained vacant for almost fifty years. The rezoning and consolidation of the vacant parcel fronting South Reynolds Street and the outlot parcel from CG to RC is consistent with the intent and vision of the plan for the area. The plan envisions a mix of medium to high density apartments and townhomes with commercial uses along major arterial roads. More specifically, the surrounding area of the site is primarily zoned for high density apartment and multifamily dwellings with CG zoned uses fronting Duke Street. Because the outlot parcel provides parking to the main site and has no direct frontage to any roads, staff finds the rezoning requests to be in conformance with the intent and vision of the Landmark/Van Dorn Small Area Plan.

C. Modifications

Due to site constraints and requirements of the RC/High density apartment zone, the applicant has requested modifications to the site plan. The following modifications are being requested:

- Modification to the rear yard setback for the existing building;
- Modification to the rear and side yard setback for the proposed parking deck;
- Modification to the open space requirement.

The modification to the rear yard setback of the existing building is a technical request as the building is already constructed. The zone requires a 1:1 setback ratio and a minimum of 25 feet. The existing building is 87 feet and would necessitate an 87 foot rear yard, whereas it is currently 54.6 feet. Because this is a new site plan, all modifications need to be requested. Given the constraints of the site and the need to provide adequate on-site parking, the location of the proposed parking deck is the best option for circulation as well as visibility from the public right-of-way. Modifications to the side and rear yard setbacks would be necessary per the RC zone.

The applicant has also requested a modification to the open space requirement. Site plans constructed prior to July 6, 1966 were required to provide at least 300 sq. ft. per dwelling unit or 37.5% open space, whichever is greater. The existing site, constructed in 1964, was deficient in that open space requirement and further deficient when compared to the current requirement of 40%. While the applicant has increased the amount of open space, the constraints of the site don't allow for additional open space without affecting parking. It should be noted that while the open space is deficient, the applicant has worked with staff to increase the amount of crown coverage on site. The crown coverage requirement is 25% of the total site area, or 45,817 sq. ft. The applicant is proposing 39.1% sq. ft. of crown coverage (71,800 sq. ft.).

D. Green Building and Sustainable Design

This project is a change of use for an existing building with the addition of a parking deck. In general, new development projects should comply with the City's green building policy. However, in this case, staff does not believe that the application meets the Leadership in Energy

and Environmental Quality (LEED) 2009 Minimum Program Requirements, and is ineligible to apply for LEED certification. Additionally, the green building policy allows flexibility for development projects based on certain building types, size, scale, location, and special circumstances. The applicant is not making any changes or adding any additional square footage to the existing building. Staff finds that, given the scope of the project, flexibility in terms of the green building policy can be applied in this instance. Therefore, staff is not requiring the applicant to hire a LEED Accredited Professional as a member of the design and construction team to require LEED certification, or equivalent. However, it should be noted that some elements to increase the sustainability of the site are being implemented. Firstly, an adaptive reuse or conversion of an existing structure from one use to another is a greener approach than if the applicant were to demolish and redevelop the entire site. Additionally, the applicant has recently installed energy efficient windows to the building. With this proposal, the following green building technologies will be incorporated into the renovated building including: energy efficient light fixtures and site lighting, installation of low-flow and Water Sense plumbing fixtures, new reflective roofing material and insulation, Energy Star appliances, and installation of BMPs to treat previously untreated stormwater. These elements among others would be the same utilized to achieve a LEED rating. While the applicant was not required to provide green technologies, they believed it was important to provide as many green improvements to the building and site.

E. Pedestrian and Streetscape Improvements

In addition to the on-site landscape improvements, the applicant proposes improvements to the pedestrian right-of-way and streetscape. To help create a continuous streetscape along South Reynolds Street the applicant proposes to install six new street trees in the planting strip on the southernmost portion of the site. Additionally, a new ADA complaint bus stop with bench will replace the existing bus stop, which is discussed below.

F. Traffic and Transportation

The applicant has submitted trip generation volumes based on the ITE trip generation manual, which show the projected total number of vehicle trips after the conversion to multifamily apartments, will be slightly less than the previous hotel use. The ITE trip generation manual estimates approximately 1,075 vehicles per day are generated by the hotel use, and approximately 920 vehicles per day will be generated by the proposed apartment use. During the peak hours, the proposed apartment complex will generate approximately 65 AM peak hour trips and 78 PM peak hour trips. With the total number of vehicles after development remaining relatively unchanged from the existing conditions, there are no additional traffic impacts anticipated on the surrounding roadways once development is complete.

As part of this project, the applicant will make bus stop improvements to the bus stops serving the development. For the bus stop on the same side of the street as the development, the applicant will be upgrading the stop to ADA compliance and will install a city standard bench to allow bus patrons waiting for the bus a convenient place to rest. Staff has conditioned the applicant to create a 120 foot "No Parking, Bus Stop Zone" to allow buses to fully pull in curbside. For the bus stop on the across from the site on South Reynolds Street, the applicant will also be installing a concrete bus pad to make the bus stop ADA compliant. A 90 foot no parking zone will be acceptable if the stop is relocated to 75 feet south/west of the Domino's Pizza entrance. Staff has included conditions for these requirements. These improvements will help to

encourage overall bus ridership and will also ease the boarding process for bus riders with disabilities.

G. Parking

The existing building was constructed in 1966, prior to the present zoning ordinance parking requirements. Based on present zoning ordinance requirements, 300 parking spaces are required for the site. The existing site currently has 218 parking spaces, or approximately one space per unit. The applicant is proposing to add 85 parking spaces to the development, for a total of 303 parking spaces (1.38 spaces/unit). These 85 additional parking spaces will be created through additional surface parking as well as the construction of a 57 space two-level parking garage in the northeast corner of the site.

While the proposed 303 spaces meets the present zoning ordinance parking requirements, staff has typically requested 15% visitor parking in addition to the zoning ordinance requirements. For this site, 15% visitor parking would equate to 42 additional parking spaces above the 303 parking spaces presently proposed.

Staff supports the proposed 1.38 spaces per unit parking ratio for the site, even though the site does not provide the full 15% visitor parking requirements. This site is served by excellent bus service, which includes the WMATA Route 21 bus to the Pentagon, the WMATA Route 25 bus to the Van Dorn Street Metro, and the nearby Dash Route 8 bus to the King Street Metro and Old Town. In addition, the proposed parking ratios for this development are very similar to the recently approved Delaney development. For the Delaney development, the full residential parking requirements for the site were met, with 5% visitor parking provided in lieu of 15% visitor parking. Staff believes the proposed 303 on-site parking spaces will be adequate to handle both residents and residents' visitors parking needs.

H. School/Student Generation

The applicant's proposal to convert the extended stay hotel to multifamily residential units raised some concerns from the Cameron Station Home Owner's Association about the potential impact on nearby schools. Staff has been working with Alexandria City Public Schools (ACPS) to study the impacts of development on schools and student generation. As part of a recent analysis of the Encore apartments remodel for the Beauregard Small Area Plan, a major difference was identified between pre-2000 high-rise buildings and post-2000 buildings (based on the 3 year average of the 09-10, 10-11, and 11-12 school years). High-rise apartment complexes constructed pre-2000 tended to have a higher student generation rate (0.126 students per unit) than that of the post-2000 buildings (0.03 students per unit). While the Encore was constructed prior to 2000, after the recent remodel, the student generation rates most appropriate were that of a post-2000 apartment complex, not a pre-2000 apartment complex.

The proposed apartment mix for Washington Suites is 187 efficiencies/1-bedroom units and (32) 2-bedroom units (219 units total) with no additional units or square footage added to the existing building. Since the building is being remodeled post-2000, the applicable student generation rate is 0.03 students per unit. This generation rate results in an estimate of 6 students.

The analysis did not have student generation rates for apartments by number of bedrooms, but staff believes that efficiencies and one-bedroom apartments have extremely low student

generation rates. Additionally, the project will not have any subsidized housing; all of the units will be market rate. Subsidized housing has, on average, a higher student generation rate than market rate housing.

I. Stormwater

The applicant is requesting to make development improvements on a small portion of a much larger parcel. The improvements in this area consist of additional surface parking areas, the addition of a parking structure, installation of several BMPs and a detention vault. The applicant requests, and staff supports, to add stormwater improvements under Section 13-109(E)(1) using the sub-basin approach. Staff will continue to work with the applicant to determine the most opportune areas for treatment on the site.

V. COMMUNITY

The applicant presented this development case to several community groups; the Templeton Condominiums, the Reynolds Prospects Condominium Association, the West End Condominiums Association, the Towns of Hillwood Condominium Association, the Windsor Communities rental apartments, and with representatives from the Cameron Station Home Owner's Association. All were supportive of the applicant's proposal but expressed concerns about (1) the lack of available on-street parking in the area due to other communities being under parked, and (2) screening between adjacent properties. However, all community groups were comfortable with the proposal and the fact that the applicant will be providing the necessary parking for the development on-site and enhancing on-site landscaping and crown coverage to provide increased screening between adjacent properties.

VI. CONCLUSION

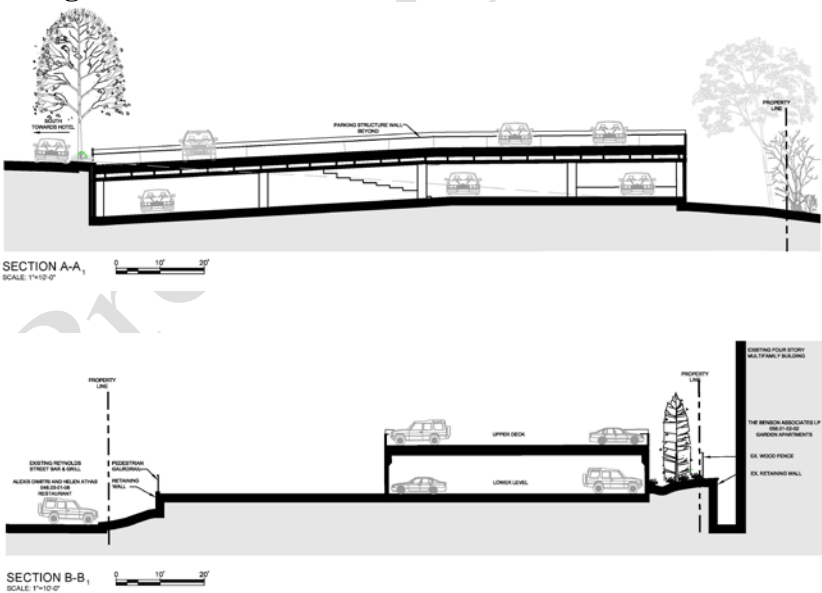
Staff recommends **approval** subject to compliance with all applicable codes, ordinances, and the following staff recommendations.

VII. GRAPHICS

Site Plan



Parking Deck Elevations



East Elevation

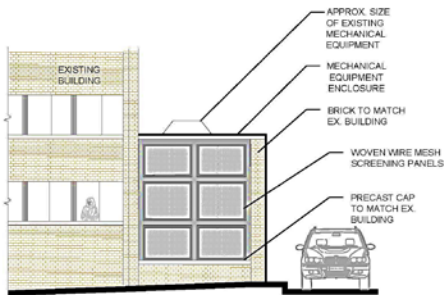
North Elevation

Mechanical Screening

Existing



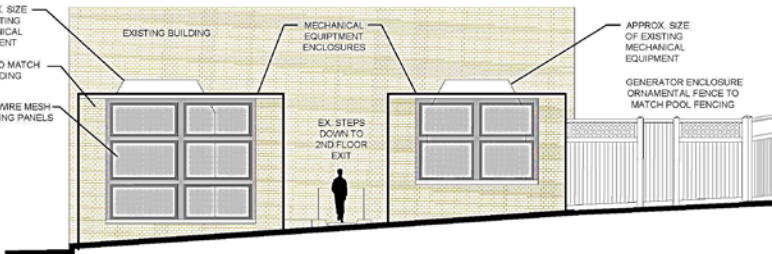
Proposed



NOTE:
INFORMATION SHOWN HEREIN IS
CONCEPTUAL AND INTENDED TO
INDICATE THE PROPOSED
CHARACTER AND QUALITY OF
DESIGN. FINAL DESIGN MAY VARY
AS LONG AS THIS CONCEPT,
CHARACTER AND QUALITY ARE
MAINTAINED.

MECHANICAL ENCLOSURE WEST ELEVATION

SCALE: 1/8"=1'-0"



MECHANICAL ENCLOSURES SOUTH ELEVATION

SCALE: 1/8"=1'-0"

VIII. STAFF RECOMMENDATIONS

1. The Final Site shall be in substantial conformance with the preliminary plan dated February 21, 2013 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 and T&ES:
 - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. Construct all concrete sidewalks to City standards.
 - 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. *** (P&Z (T&ES)
 - B. ***OPEN SPACE/LANDSCAPING:***
 3. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z. 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 planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
 - e. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
 - f. Provide a plan exhibit that verifies the growing medium in street tree trenches meets the requirements of the City's *Landscape Guidelines* for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)
 - g. Enhance the plant material proposed in the landscape areas between the parking lot and the street to ensure that it adequately screens parked cars from Reynolds Street. A landscape plan showing this enhanced landscaping shall be submitted for review with the first final site plan. (PC)

4. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of P&Z and Code Administration.
 - a. Provide an exhibit that demonstrates that all landscaped areas can be accessed by a combination of building mounted hose bibs and ground set hose connections.
 - b. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - c. Install all lines beneath paved surfaces as sleeved connections.
 - d. Locate water sources and hose bibs in coordination with City Staff.
 - e. Ensure that irrigation system is compatible with City's remote control Maxicom System. (Code Administration) (P&Z)
5. Develop a palette of site furnishings in consultation with staff.
 - a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Site furnishings shall include benches, bicycle racks, trash and recycling receptacles, and other associated features. (P&Z)(T&ES)
6. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, and T&ES. (P&Z)(T&ES)

C. TREE PROTECTION AND PRESERVATION:

7. 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 the City Arborist. (P&Z)
8. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. *** (P&Z)
9. 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 February 21, 2013 and reduced if possible to retain existing trees and grades. (P&Z)

D. BUILDING:

10. Provide detailed drawings (enlarged plan, section and elevation studies) to evaluate the building material details including the final detailing, finish and color of the parking structure during the final site plan review. Separate design drawings shall be submitted for each building typology at a scale of 1/4" = 1'. (P&Z)

11. Building materials, finishes, and relationships for the parking structure shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director prior to selection of final building materials. (P&Z)
12. The applicant shall work with the City for recycling and/or reuse of the existing materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
13. Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES)
14. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures for all replaced fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense/pp/index.htm](http://www.epa.gov/WaterSense/pp/index.htm). (T&ES)

E. SIGNAGE:

15. Design business and identification signs to relate in material, color and scale to the building on which the sign is displayed to the satisfaction of the Director of P&Z. The business and identification signs shall be designed of high quality materials and sign messages shall be limited to logos and names. (P&Z)
16. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
17. A freestanding monument or identification sign shall be limited to a six foot height maximum. (P&Z)
18. 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)

F. PARKING:

19. Provide 24 bicycle parking space(s) per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. (T&ES)

G. BUS STOPS AND BUS SHELTERS:

20. Make bus stops at South Reynolds Street adjacent to and across the street from the site ADA compliant. ADA compliance includes:
 - a. Install an unobstructed eight (8) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb, bus stop passenger loading pad. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The exiting width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. See attached standard details.
 - b. Create a 120 foot "No Parking, Bus Stop Zone" if the bus stop is located along the curbside. For the stop across from the site on South Reynolds Street, a 90 foot no parking zone will be acceptable if the stop is relocated to 75 feet south/west of the Domino's Pizza entrance. If the bus stop is located on a bulb out / extension into the roadway, the "No Parking, Bus Stop Zone" shall not be required. (T&ES)
21. 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)

H. SITE PLAN:

22. Per Section 11-418 of the Zoning Ordinance, the development site plan shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status. (P&Z)

23. Submit the plat of consolidation and all applicable easements prior to the final site plan submission. The plat(s) shall be approved and recorded prior to the release of the final site plan.* (P&Z)(T&ES)
24. A copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit.** (P&Z)
25. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)
26. Provide screening to trash/dumpster pad visible from the public ROW. Show location and provide details of materials of screening upon submission of first final site plan. Screening shall be to the satisfaction of the Director of P&Z. (P&Z)
27. 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 and P&Z in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
 - e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
 - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.

- i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
 - j. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.
 - k. The lighting for the structured parking garage shall be a minimum of 5.0 foot candle maintained for the lower level of the garage, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.
 - l. Light fixtures for the structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - m. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - n. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
 - o. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police)
28. Provide a unit numbering plan for each floor of a multi-unit building with the first final site plan submission. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Retail, Office) if known. (P&Z)
29. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)

I. CONSTRUCTION:

30. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. * (T&ES)
31. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
- a. Include a plan for temporary pedestrian and vehicular circulation;
 - b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
 - c. Include the overall schedule for construction and the hauling route;
 - d. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
 - e. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop

work order” will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)(Code)

32. Provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
 - a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)
33. 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)
34. No major construction staging shall be allowed within the public right-of-way on South Reynolds 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)
35. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop on South Reynolds Street, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Transit Services Division. (T&ES)
36. A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
37. 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)
 - a. The hours of noise-producing outdoor construction will be limited to between the hours of 8:00 am to 5:00 pm Monday through Friday. Outdoor construction activities which do not produce excessive noise will be limited to between the

hours of 7:00 am and 6:00 pm. This condition will not apply to the final two week of construction during which time noise-producing outdoor construction may be performed between the hours of 7:00 am and 6:00 pm, as necessary. (PC)

38. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
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. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. *** (P&Z)
42. Submit a wall check prior to the commencement of construction of the first floor above grade for the parking structure. The wall check shall include the building footprint, as depicted in the approved final site plan and the top-of-slab. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z)
43. 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)
44. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
45. 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)

J. WASTEWATER / SANITARY SEWERS:

- 46. Condition deleted. (PC)
- 47. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)

K. SOLID WASTE:

- 48. Provide \$1,150 per receptacle to the Director of T&ES for purchase and installation of two (2) Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans with domed lid by Victor Stanley. The receptacle(s) shall be placed in the public right of way. Receptacles shall be generally located along the property entrance 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)

L. STREETS / TRAFFIC:

- 49. 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)
- 50. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction Management & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
- 51. Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES)
- 52. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
- 53. Show turning movements of standard vehicles in the parking structure and/or parking lots. Show turning movements of the largest delivery vehicle projected to use the loading

dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

54. The slope on parking ramp to garage entrance shall not exceed 12 percent. For slopes 10% and greater, provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)

M. UTILITIES:

55. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements; however, no transformers and switch gears shall be placed in the right of way. (T&ES)
56. A sanitary sewer line was identified during Preliminary review and shown connected to storm manhole. The pipe shall be televised by closed circuit TV (CCTV) prior to the Final 1 submission to confirm, if it is in fact a storm line. If the said line is determined to be a sanitary line after the CCTV, then the sanitary line shall be separated and connected to sanitary manhole. * (T&ES)

N. SOILS:

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

O. WATERSHED, WETLANDS, & RPAs:

58. The project site lies within the Holmes Run Watershed, thus stormwater quantity controls shall be in compliance with the City and Commonwealth of Virginia requirements applicable at the time of the first Final Site Plan submission. (T&ES)
59. The storm water collection system is located within the Holmes Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
60. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES)

P. BMP FACILITIES:

61. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's

proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)

62. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
63. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. *****(T&ES)
64. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
65. Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. *****(T&ES)
66. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. *****(T&ES)
67. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. *****(T&ES)

Q. NOISE:

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

R. AIR POLLUTION:

70. 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)

Previous Staff Report

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

- 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)

Transportation and Environmental Services

- F - 1. Sheet 18: Provide approved City Standard information blocks (the ones provided are incomplete). (T&ES- OEQ)
- F - 2. Show the 120' no parking bus stop zone for the southbound bus stop located on S Reynolds across from the site. To reduce the impact of parking, consider relocating locating the southbound bus stop on S Reynolds across from the site to a location 75 feet south/west of the Domino's Pizza driveway on S Reynolds Street. If the stop is located 75 feet south/west of the driveway, the no parking bus stop zone shall only be 90 feet (this allows for 15' of clearance south/west from the bus stop location to allow the bus to safely merge back into the travel lane). Another option is to install an 8'X8' bus stop bulb out at the existing southbound bus stop location across from the site to reduce the impact of parking. If a bulb out is installed, the no parking bus stop zone for the southbound bus stop location shall not be required. (T&ES- Transit)
- F - 3. Plat does not show any creation or vacation of ingress-egress easements as suggested in the title of the plan. (T&ES- Survey)
- F - 4. New consolidated lot should be labeled "Lot 500" not New Parcel T.M.058.01-02-01. (T&ES- Survey)
- F - 5. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)

- F - 6. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:

<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>

- F - 7. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 8. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 9. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 10. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 11. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)

- F - 12. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F - 13. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18" for sanitary sewer and 12" for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)
- F - 14. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 15. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 16. The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F - 17. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 18. 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 - 19. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 20. 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 - 21. The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (T&ES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 The applicant shall comply with the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII and the Commonwealth of Virginia peak flow requirements and prepare a Stormwater Management Plan to be in compliance with the applicable laws and regulations applicable at the time of the first Final Site Plan submission. (T&ES)
- C - 3 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 5 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)

- C - 6 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. The memorandum is available at the following web address of the City of Alexandria (T&ES)

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

- C - 7 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 8 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of a trash truck and the trash truck shall not back up to collect trash. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C - 9 The applicant shall be responsible to deliver the solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 10 The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. (T&ES)
- C - 11 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)
- C - 12 The sewer tap fee must be paid prior to release of the site plan.* (T&ES)
- C - 13 All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)
- C - 14 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 - 15 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 16 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 17 The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 18 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 - 19 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 - 20 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 21 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 22 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 - 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 water quality volume default and stormwater quantity management. (T&ES)

- C - 24 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 25 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF. * (T&ES)

VAWC Comments:

1. The existing 8" water main and fire hydrants inside the property are private (agreement provided to applicant under separate cover). The property owner shall maintain them.
2. Survey and show this private 8" main on site plan.
3. Please advise whether the existing meter settings need to be changed.
4. Please advise whether the existing fire service line need to be changed.
5. Please consult fire marshal whether this building remodel need an updated Needed Fire Flow calculation. If yes submit a Needed Fire Flow (NFF) calculation to Code Administration with the final site plan review. After Code Administration approves the calculation, developer shall send VAW a copy of the approved calculation with a Code Administration signature, in order to verify whether the existing and proposed water main layout can meet the NFF requirement.

AlexRenew Comments:

1. Provide difference in sewage flow between actual current and proposed uses.

Code Administration (Building Code):

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief at ken.granata@alexandriava.gov or 703.746.4193.
- C-1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.

- C-3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C-4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C-5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C-6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
- C-7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Police

Landscape Recommendations

- R - 1. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

Miscellaneous

- R - 2. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R - 3. It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.

- R - 4. It is recommended that a “door-viewer” (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

Archaeology

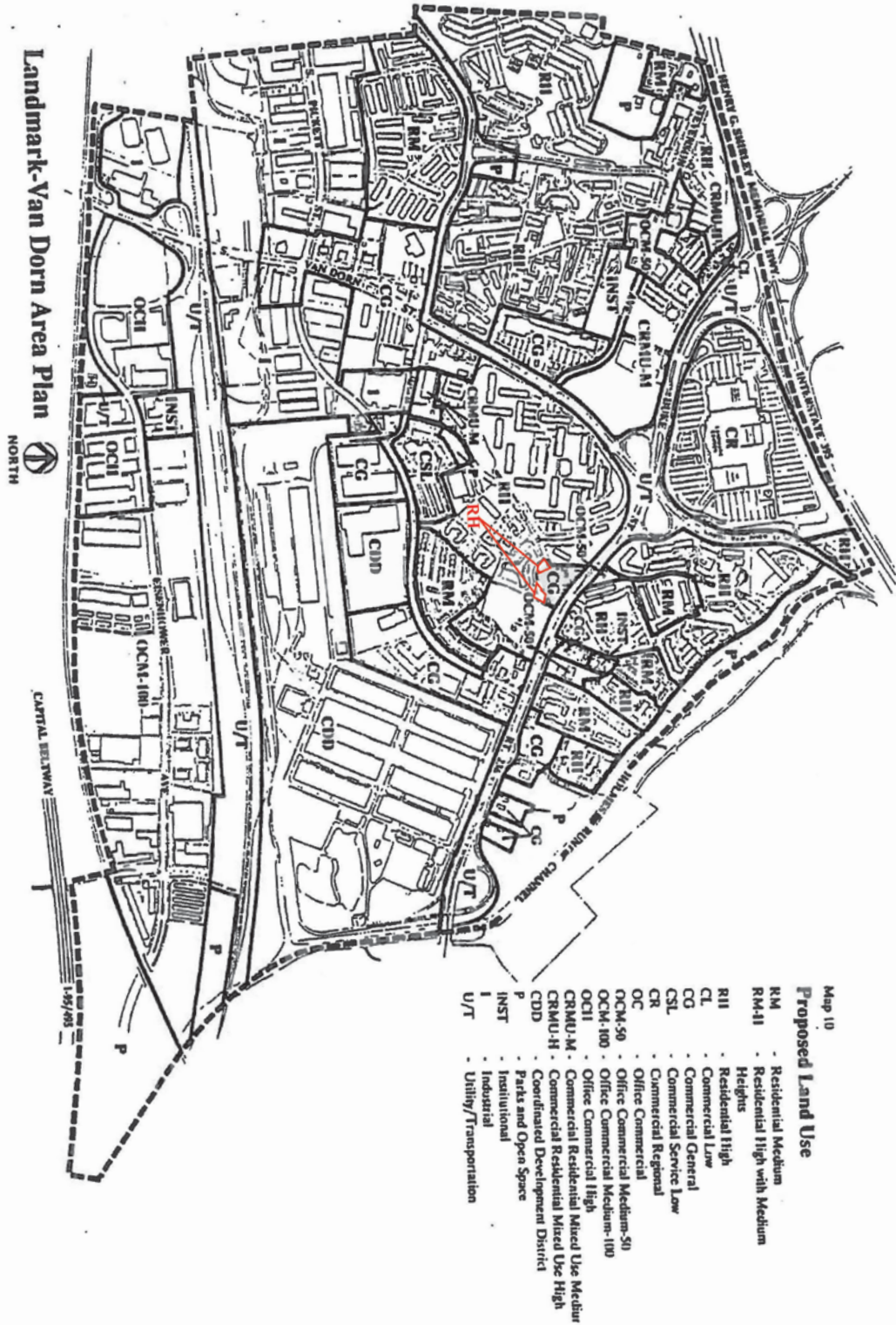
- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Asterisks denote the following:

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

IX. ATTACHMENTS

Map 10



Map 11



Landmark-Van Dorn Area Plan



Map 14



RESOLUTION NO. **MPA 2013- 0001**

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 Landmark/Van Dorn Small Area Plan chapter of the 1992 Master Plan was filed with the Department of Planning and Zoning on January 25, 2013 for changes in the land use designations to the parcels located at 34A and 36 South Reynolds 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 April 2, 2013 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 Landmark/Van Dorn Small Area Plan section 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 Landmark/Van Dorn Small Area Plan chapter of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the Landmark/Van Dorn 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 Landmark/Van Dorn 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;

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 Landmark/Van Dorn 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:

Change the land use designation of the parcels located at 34A and 36 South Reynolds Street from CG/Commercial General to RH/Residential High.

Change each land use map designating the parcels located at 34A and 36 South Reynolds Street from CG/Commercial General to RH/Residential High.

Change each zoning map designating the parcels located at of 34A and 36 South Reynolds Street from CG/Commercial General to RC/High density residential zone.

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 7th Day of May 2013.

John Komoroske, Chairman
Alexandria Planning Commission

ATTEST:

Faroll Hamer, Secretary